

# BROOKLAND-BUSH HILL NEWS

Mar 2018

A newsletter for and by the residents of Brookland, Bush Hill, and Gunnell Estates in Alexandria, VA.

## PRESIDENT'S MESSAGE

### Property Taxes, Elections, and Our New Domain

*Sandra "Jeannie" (Graham) Henry, President*

#### Jeff McKay at March BBHCA Meeting

It's time for our first neighborhood meeting of 2018 and you don't want to miss out. Please join us (at 7:30 pm at Bush Hill Elementary on Tuesday, Mar. 20th) for a meeting of the Brookland-Bush Hill Civic Association, where we will be hearing from Lee District Supervisor, Jeff McKay, on a wide range of subjects relevant to our neighborhood. Jeff McKay represents you on the Fairfax County Board and has been very diligent in addressing important concerns raised by BBHCA residents over the years. The decisions of the Fairfax County Board have a direct and immediate impact on all of the residents of BBHCA and--in fact--this year the Board is debating a proposal to increase the property tax rate for all Fairfax County homes. We've invited Jeff to include this topic in his discussion with us, so please come ready with questions you would like to pose on the what, how and why of the property tax issue. Other topics that we expect Jeff will cover in his talk include the changes in aircraft traffic patterns over our neighborhood and what trends we might expect to see in the future, any updates on plans for the wooded property along the northern boundary of BBHCA (Oakwood Road) and any news or trends related to I-495 noise and

traffic patterns adjacent to BBHCA. We've also asked if Jeff could talk a little about local sources of particulate matter pollution in our area and what monitoring or mitigation tools Fairfax County might have in place. As you can see, we do have a number of interesting topics for the evening, and Jeff McKay will likely bring other noteworthy news as well

#### March BBHCA Elections and Budget

At our November meeting, we fell somewhat short of the number of voting household needed to hold valid elections for the BBHCA Board. Elections will therefore be held for the BBHCA Board at the Association's March 20th meeting. As of this writing, all of the current officers are willing to stand for reelection, however nominations for all positions are open to all current members of BBHCA. These elected positions include the president, vice-president newsletter, vice-president membership, treasurer and secretary. We will be taking nominations up to and during the November meeting. If you have questions about any of the positions, please contact Jeannie Henry at [president@bbhca.net](mailto:president@bbhca.net).

Twenty member households must be present in order to hold an elec-

#### COMMUNITY MEETING

**March 20  
(Tuesday)**

**7:30 pm**

**Bush Hill  
Elementary School  
(cafeteria,  
right side entrance)**

#### AGENDA

Board and Committee Reports  
BBHCA Board Elections  
2018 Budget Vote

#### PRESENTATION

Jeff McKay  
Lee District Supervisor

tion. It is very important that we have a good turn-out for this meeting to ensure that our election results are official for the year and that BBHCA can continue to work for you, so please be sure to join us on the 20th.

We will also vote on our proposed 2018 budget at the meeting.

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# Land Use Update

Carol Alim,  
BBHCA Land Use Representative

Summary of Land Use meetings from December 2017 – February 2018...

Embark Richmond Highway: Plan Amendment; Update by County Staff Recommendation as to not support: 2-6-6. This is the first time that our Planning Commissioner said he would not vote in accordance with this recommendation. Most of the opposition was from members who didn't know enough. This project has been in progress for a number of years with many public meetings; I attended several at the start of the project.

This project covers road and transportation improvements from Huntington to Fort Belvoir and was recommended by the VDOT study. The improvements will include Bus Rapid Transit, bike & pedestrian paths, consistent 6 lanes, median running BRT. BRT would replace REX. A key objective is to move people more quickly to the Huntington Metro. Funding at \$30 million currently available. Phase 1 will cover

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Huntington to Hybla Valley. Phase 4 will extend the Yellow line to Hybla Valley. Development will incorporate improvements for business and residential area along the highway.

Beacon at Groveton: Modification to Sign Plan, Recommended for approval 14-0-0.

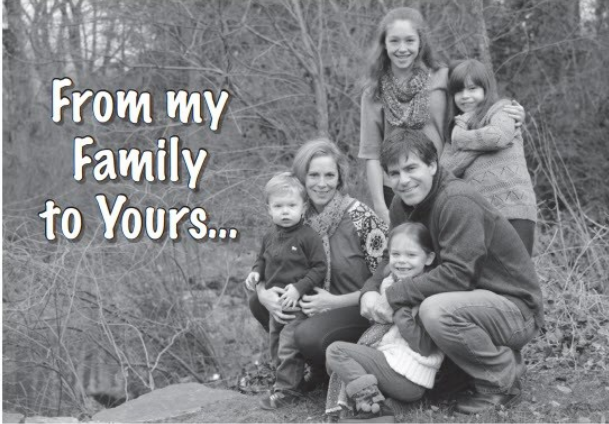
This site is located in the SW quadrant of Route 1 and Memorial. They will replace one sign and add one sign to provide better visibility from the street. With current signage, it is difficult to find this building (residential)

Greenspring Village SE Amendment: Recommended for approval 14-0-0.

Greenspring is planning to renovate its town center to provide better amenities for the residents and requested this Special Exception to current plan. There will be no increase in the number of residential units. Some improvements include a larger pool, add a restaurant with outdoor seating, additional parking. Many of these improvements have been requested by the residents.

TopGolf, Van Dorn: Rezone to Mixed Use, Informational Presentation.

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**2018 MEMBERSHIP APPLICATION**  
**Brookland-Bush Hill Civic Association**

Membership Year: January 1, 2018–December 31, 2018

**Join us—for the good of *your* community.**

BBHCA provides many opportunities for you to take an active role in decisions that affect your quality of life and property values as well as make a difference in your community. BBHCA prints a newsletter, maintains a Web site, and e-mails community updates and alert notices. Only members have a vote at BBHCA meetings on decisions that affect the community and the governance of BBHCA. Join today and support your civic association's efforts to keep our neighborhood a great place to call home. For current information on BBHCA activities, please visit Facebook or go to [www.bbhca.net](http://www.bbhca.net).

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**Enclosed are my member dues:**  \$20.00 (household)  \$10.00 (individual)

**PLEASE PRINT CLEARLY** The information provided here will be considered confidential and used only for BBHCA communications and membership verification.

NAME: (LAST) \_\_\_\_\_ (FIRST) \_\_\_\_\_

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E-MAIL(S): \_\_\_\_\_  
(required for e-mail communications and community alerts; see below)

**E-mail Communications**

**Please notify me by e-mail** of community concerns deemed important by BBHCA. I may request that e-mail communications be discontinued at any time. Your e-mail will be used only by BBHCA.

**Request for Donation**

Your donation will be used to help offset the cost of printing and mailing the BBHCA print newsletter, the website, and other member-approved services. Thank you!

I would like to make a donation to BBHCA for  \$10  \$20  Other \$ \_\_\_\_\_

**Please mail this completed form with your check (payable to "BBHCA") to:**

BBHCA Membership  
5779 Westchester Street  
Alexandria, VA 22310

**Questions?**  
E-mail: [membership@bbhca.net](mailto:membership@bbhca.net)

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## November Meeting Minutes

### President's Report:

BBHCA Board Elections for 2018 could not be held because of lack of quorum. Elections postponed until March 2018 meeting.

### Secretary's Report:

Nothing to report. September meeting minutes approved.

### Membership Report:

Membership is up 50+ YTD in 2017.

### Treasurer's Report:

Proposed 2018 budget was distributed but cannot be approved due to lack of quorum. Voting postponed until March 2018 meeting.

### Neighborhood Watch:

Nothing to report.

### Land Use Committee:

A committee meeting had just happened early November. Items for discussion/vote were...

Sheehy auto is looking to make some enhancements

to their site—this was recommended for approval by the committee. They have already made some enhancements to their showroom and now want to remove the entrance near the intersection near Loisdale and want to install a car wash. This was recommended for approval by the committee.

ECHO (Ecomenical Community Heping Others), an org. that provides assistance to residents of Springfield and Burke having financial difficulties. They have a site that they want to expand to include parking and more storage. Site is 7205&7209 Old Keep Mill Rd.

Springfield Gateway presentation. Located on Backlick and Old Keen Mill and Springfield Blvd on the side. They want to rezone to plan development commercial. Want to put in a hotel – Hampton Inn. 167

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### President's Message,

*continued from page 1*

### New BBHCA Website ([www.bbhca.net](http://www.bbhca.net))

After several years of limping along with a partially functional BBHCA website, we are pleased to report that our website has been redesigned and has a new domain. The content is currently broken down into the following pages:

- Home page
- Community Meetings
- About Us
- Constitution and Bylaws
- Membership
- BBHCA News
- Community Resources
- Got A Problem?
- Contact Us

Additional content will be added as needed. We encourage you to visit the new site and use it for reference in the future. The new domain also means that Board e-mail addresses have changed slightly, with all of the addresses now ending in .net instead of .org.

We will also continue to post to our Facebook page (Brookland-Bush Hill Civic Association), so please follow us for meeting announcements and other notices and updates (including occasional lost pets).

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facility; space for community use. They are considering whether they could provide some recreational activity (min-golf?) on the roof of one of the buildings. Residential will be townhouses, but their plan for this portion was not as far along. Major concerns were traffic from the residential component, lack of family-oriented recreation.

The Ruby Tuesday restaurant is not owned by the partnership, it is separately owned. However, the partnership does own the parking around the restaurant.

### 5504 Oakwood: Plan Amendment, Informational Presentation.

This application is in response to a zoning violation citation to allow the property to be brought into conformance with the plan. This property is on the north side (beltway side) of Oakwood. Also, the current tenant, Lancaster Landscaping, will be leaving in September because the site is no longer big enough for them.

In 1982 this property was rezoned from II to I4. At that time there was a single family home on the property and the site plan submitted with the rezoning called for an addition to the home with parking to be used for contractor offices and shops; outside storage was not permitted. The current owners, Bell Brothers who used to run their business on this site, purchased property after this rezoning and were not aware of all of the requirements of the plan. The addition was not made, instead a tent/airport hangar type structure was added and outside storage was extensive, resulting in the violation citations.

The owners would like to have the plan modified to allow the site to be compli-

*Continued on page 6*

### Land Use Update,

*continued from page 2*

The owners are planning to redevelop this property to include both commercial and residential uses. They will be seeking a comprehensive plan amendment and a zoning change to allow them to build commercial, retail and residential.

TopGolf would like to expand their facility, which is not possible at this location. They have a lease that runs another 12 years, but the current land owners are willing to negotiate an early exit plan. There has been some press mentioning a partnership between TopGolf and Peterson to build a new site near National Harbor.

The partnership met with Kingstowne and a number of other surrounding communities before they started to plan the development. Kingstowne requested no chain restaurants, no super market/grocery store and no senior living.

The concept they presented would have commercial development facing Van Dorn with the residential in the back. The commercial would be a u-shaped development with open space in the middle (similar to Common Market Clarendon without the internal road). There will be restaurants (perhaps a “family oriented brewery”), possibly 2-stories for part of the

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## **BBHCA Board and Committees**

President: Sandra Graham (aka Jeannie Henry), [president@bbhca.net](mailto:president@bbhca.net)

First Vice President (Newsletter): Jackie Hawkins, [newsletter@bbhca.net](mailto:newsletter@bbhca.net)

Second Vice President (Membership): Elise Swinehart, [membership@bbhca.net](mailto:membership@bbhca.net)

Treasurer: Joan Akins, [treasurer@bbhca.net](mailto:treasurer@bbhca.net)

Secretary: Danny Hawkins, [secretary@bbhca.net](mailto:secretary@bbhca.net)

Constitution and Bylaws: Bob Michie, [bylaws\\_constitution@bbhca.net](mailto:bylaws_constitution@bbhca.net)

Land Use & Transportation (Lee District): Carol Alim, [landuse@bbhca.net](mailto:landuse@bbhca.net)

Neighborhood Watch: Mary Breedan, [neighborhoodwatch@bbhca.net](mailto:neighborhoodwatch@bbhca.net)

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### **Land Use Update,**

*continued from page 5*

ant with current structures. As an alternative they are proposing the plan be amended to allow additional approved I4 uses: motor vehicle storage (temporary or impound), new vehicle storage (both of which would require indoor storage), office use (2-story, 4,400 sq ft), ancillary use, public use, warehousing establishments, in addition to contractor offices and shops. With this alternative, they would dedicate right-of-way footage and provide storm water management. They are not looking to consolidate their properties at this time.

### **November Meeting Minutes,**

*continued from page 4*

rooms with pool, gym, other amenities, with shuttle bus to metro. Company also owns property across Backlick. Are looking at what they can do to develop that property as well.

Finally, an email was received from the rep for the

Shell on Fraconia/Old Rolling Rd. The plan has been modified to appease Playland.

### **Program:**

BBHCA's own board member, Bob Michie gave a presentation on cyber security. Recommends upgrading Windows operating system regularly to reduce your attack surface—same goes for all the software on your computer. Keep a list of all of your software with version numbers so that you always know what you have. It is also important that you have some kind of anti-virus software. Be aware of software “end of life” dates, when the manufacturer will no longer be putting out updates. Be wary of social media or any site where you share personal information on the internet—never talk about where you live or work or even who your friends are. It is extremely important to turn your computer off when you go to bed! A power cycle allows your computer to purge garbage and temporary files and frees up memory. It also gives your computer a chance to install all of the updates for all of your software. For a full list of best practices, email [bylaws\\_constitution@bbhca.net](mailto:bylaws_constitution@bbhca.net).