

BROOKLAND-BUSH HILL NEWS

May 2022

A newsletter for the Residents of Brookland-Bush Hill and Gunnell Estates in Alexandria, Virginia

Your Community Civic Association

The purpose of the Brookland-Bush Hill Civic Association (BBHCA) is to provide a forum and voice for the community, and to protect and promote the mutual interests and welfare of the residents of Brookland, Bush Hill, and Gunnell Estates.

The civic association currently represents 772 homes and communicates with residents via its print newsletter, website, Facebook, email, and community meetings. BBHCA is run by community volunteers and supported through dues and donations. Members pay annual dues (\$10 individual/\$20 family) and have a vote in community issues and actions taken.

BBHCA is your voice with elected and appointed officials and government agencies—state delegates and senators, Lee District Supervisor, Virginia Department of Transportation, Fairfax County Police, School Board, etc. We're a community that cares and takes action!

The BBHCA meets four times a year at the Bush Hill Elementary School. All residents in our service area are invited to get an update on community issues, hear local speakers on topics of current interest, and meet your neighbors. To receive meeting updates and occasional email communications, complete the annual Membership Application (enclosed or online), or send an email with name, street address, and contact information to membership@bbhca.net.

BBHCA News is published approximately four times a year. All residents of the Brookland-Bush Hill and Gunnell Estates residential area receive a copy by mail prior to each meeting. A typical issue includes updates from the Board and Committee Chairs, along with other community-related news and activity.

We Need You!

Many, many things were disrupted (and sadly lost) over the last two-plus years due to Covid. One of them was our civic association. Currently the majority of positions on the board and committees are vacant.

BBHCA COMMUNITY MEETING Tuesday, May 10, 2022 @ 7:30 PM

AGENDA

- Approval of Meeting Minutes
- Board and Committee Reports
- Proposed 2022 Budget (Vote)
- Board Elections (Vote)
- Seating of the New Board

GUEST SPEAKER

Combined Properties will present their proposed renovation of Rose Hill Shopping Center.

If Fairfax County Schools close for any reason on the day of our meeting, the meeting will be cancelled.

Previous volunteers in these positions have been unable to continue in their roles for a variety of reasons.

But all is not lost, and we hope that as we emerge from the pandemic, we can reinvigorate BBHCA with your help. We survive as a community, and we ask you to take part.

Remaining volunteers include our treasurer (Katie Mitchell), webmaster/Facebook editor (Sharada Gilkey), and land use representative (Carol Alim). A barebones operation but we still have a heartbeat!

We have continued to maintain communications with you through Facebook and the website. Financially we are in fairly good shape (see proposed budget for 2022 on page 7). Finally, we have continued to be well represented by Carol Alim in local zoning and land use issues, including development of Oakwood Road which lies adjacent on our northern border.

Again...we can reinvigorate BBHCA with your help.

Why is a civic association important?

It's fundamentally about people taking the welfare of their communities into their own hands. Yes, we have elected politicians to represent us. But they represent us on a larger scale. Often times that means our specific needs and wants as a community are lumped in with other commu-

nities. We have issues particular to our immediate neighborhood that no one else has.

For example, right now, we have the issues of the ongoing development of Oakwood Road and the Rose Hill Shopping Center. Certainly, we can individually make our voice heard, but as you know, a choir sings louder and sings in unison.

So, what can you do?! Well, it means sharing your time and talents with your neighbors for a common cause. And it means that time doesn't rest on just one or two or three people. But it does take an honest commitment. If you can find 4 to 6 hours a month to volunteer, you are encouraged to participate. And sharing roles/responsibilities is a great opportunity as well.

What do we need?

A little bit of everything. Curious? Send an email to the role you may be interested in. Or if you have a particular

talent or interest, just let us know and we can fit you in the puzzle. Many pieces make a whole!

- President (president@bbhca.net)
- First Vice President, Newsletter (newsletter@bbhca.net)
- Second Vice President, Membership (membership@bbhca.net)
- Secretary (secretary@bbhca.net)
- Neighborhood Watch Committee Chair (neighborhoodwatch@bbhca.net)
- Bylaws and Constitution Committee Chair (bylaws@bbhca.net)
- Yard sale Committee Chair (yardsale@bbhca.net)

Efforts that depend on volunteers sometimes run out of steam. Covid took so much of our energy and steam. Just as we have all learned to be more resilient, our BBHCA community can be resilient too. Let's do it together.

Rose Hill Shopping Center Renovation

Carol Alim, landuse@bbhca.net

Carol Alim, Katie (BBHCA Treasurer), and a few other BBHCA residents attended the Rose Hill Civic Association (RHCA) meeting on Wednesday, March 23, 2022. The primary topic for this meeting was the first presentation by Combined Properties (CP), the owners and managers of the Rose Hill Shopping Center. The objective of the presentation was for CP to provide a *very early* concept for a potential re-development of the center and to hear comments, concerns, thoughts, and recommendations from the Rose Hill community. The BBHCA Board was invited to attend by Carl Sell, president of RHCA.

Carl started the meeting by reminding everyone that this is the first meeting in what will be a very long pro-

cess if CP does move forward to redevelop the Rose Hill Shopping Center. At this point, CP has not filed any applications with the County related to the Center. Carl explained that what would be presented was an initial concept that was in keeping with the County's long-term goals for similar properties. He also mentioned the recent zoning changes the County approved would allow a wider variety of retail businesses in centers like Rose Hill. He then introduced Greg Riegle from McGuire Woods who is representing Combined Properties.

Greg introduced himself and the team from Combined Properties; there were four people from CP to provide input and answer questions. CP is a company that owns and manages shopping centers around the country. They are in the final stages of redeveloping a shopping center in the Penn Daw area, South Alexandria, scheduled to open later this year.

CP has seen a change in retail over the past 10+ years. More people are shopping at stores like Walmart and Target than at small retailers. Over the past two years with COVID, people working from home, lockdowns, and shutdowns, there has been a large uptick in online purchases which had a negative impact on smaller retail businesses. Many small, local businesses that shut down during the Pandemic never re-opened.

Combined Properties is considering redeveloping Rose Hill as a mixed-use development that would have retail and residential uses. They started focusing on this project at the beginning of January and are at a very

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School Capacity Projections | Region 3

SCHOOL	SY22-23	SY23-24	SY24-25	SY25-26	SY26-27
Edison HS	102%	103%	104%	101%	102%
Mark Twain MS	95%	98%	101%	99%	98%
Rose Hill ES*	79% / 110%	78% / 108%	78% / 109%	78% / 109%	78% / 108%
Bush Hill ES*	79% / 118%	79% / 119%	79% / 118%	78% / 118%	77% / 116%

*with/without modular classrooms

Table source: <https://www.fcps.edu/sites/default/files/media/pdf/Adopted-FY-2023-27-CIP.pdf>

Rose Hill Shopping Center, continued from page 3

early conceptual design stage. After they spent some time considering different concepts, they decided on an initial concept to bring to the Rose Hill community for discussion and comment. Any development of this site would take about five (5) years.

The McDonalds at the corner of Franconia Road and Rose Hill Drive is not part of CP's holdings and will remain outside any redevelopment plan.

The concept that CP presented showed a free-standing potential grocery store next to McDonalds, facing Franconia. It would be planned at 45,000 sq ft, but could be divided into two smaller uses, for example, a small food store and a gym.

There would be two mixed-use buildings with retail on the first floor and residential dwelling units above. These would be approximately 65 ft in height with 300–400 dwelling units. There would be structured parking for residents with some surface parking for retail; CP does not charge for retail parking. Ingress/egress to the redeveloped site would remain as it is today: two entrances on Rose Hill and a right-in/right-out on Franconia.

The center currently has 150,000 sq ft of retail space. Under the mixed-use concept there would be about 75,000 sq ft of retail.

Reaction was mixed. Some people liked the concept but were concerned about the mass; it seemed too massive for the site. Others want the center to stay the way it is with the Safeway and current retailers.

Concerns:

- Increase in residential traffic, especially rush hours.
- Impact on the schools, parks, and other resources.
- Noise and light activity in the open space.

A link to the presentation is available at myrosehill.com. (Note: RHCA meetings are open only to Rose Hill residents unless invited.)

Brookland, Bush Hill, and Gunnell Estates residents are invited to attend the May 10, 2022, BBHCA meeting where CP will make a presentation to our community.

In the News

“Combined Properties spokesperson Jon Stollberg told FFXnow that the decision to explore redevelopment was prompted by the ‘changing nature of retail and high demand for a diversity of housing product.’” According to FFXnow, “...the company will not be in a position to redevelop the shopping center until at least the summer of 2027 due to current retail leases that are in place.”

“No determination on the economic feasibility or a decision to redevelop this property has been finalized as CPI is working to understand the desire and support of the Rose Hill community, Fairfax County, and other stakeholders,’ he said...” (Source: www.ffxnow.com)

Penn Daw Plaza

Combined Properties is also redeveloping a former shopping center, Penn Daw Plaza, where a grocery store and other retail used to be. The Plaza is expected to be completed Fall 2022 as a mixed-use development consisting of a low-rise multifamily building, townhomes, parking garage, a grocery store, and ground-level retail. This is similar to what is proposed at Rose Hill.

Rose Hill Stats

(The following is excerpted from a post on Nextdoor by Alexis Glenn; original post by Shaunta Hill Hammond)

“The 2021 population (est.) within a mile of the Rose Hill shopping center is 12,970. [The proposed] 400 units would likely house less than 1,000 people.”

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“The unit mix has not been finalized yet, but could range between 375 and 425 units, according to Andrew McIntyre, Combined Properties senior executive vice president of development.”

“The apartments at Rose Hill would likely be in the 4-6 level range, which is low-rise, by definition. Low-rise multi-family housing typically produces .188 students per unit at the elementary level, .047 students per unit at the middle school level, and .094 students per unit at the high school level, or an average of .329 students per unit across each level. A 400-unit apartment building could produce up to 130 students across the system, however, historically apartment communities do not have high amounts of families with school-aged children.”

“Single-family homes average .533 students per unit. Within a mile of the Rose Hill Shopping Center, there are around 4,775 households, the vast majority of which are single family homes. Those households contribute around 2,500 students to the school system.... Single-family housing is a much higher contributor of students into the system than apartments.”

School Capacity Projections

The table on page 4 shows our local schools’ projected student capacity percentages. Note that Edison HS is above capacity. Both elementary schools currently have modular classrooms to accommodate additional students.

Land Use Activity July 2021 – February 2022

Carol Alim, landuse@bbhca.net

Franconia Government Center Relocation

Fairfax County is planning a new consolidated Government Center that will include the operations of the current Franconia Government Center along with the Kingstowne Library. The current government center was built in 1992 and does not meet expanding County needs.

The new facility will be located on land purchased 20-25 years ago for a new regional library. This site is located at Silver Lake Boulevard and Beulah Street, behind Chili’s and across the street from Lane Elementary School. The Government Center will include the Franconia Police Department, Supervisor Lusk’s office, the Franconia Museum, a childcare center, an adult center, and community meeting rooms on the first floor. The Library will occupy most of the second floor. There will be secured fueling pumps for the police and other government vehicles. There will be secure parking for the police and public parking. There will be trails to facilitate access for pedestrians. At the time of the October 2021 meeting, there was no proposed name for the new facility.

>>After considerable discussion over two meetings, the Committee voted to recommend this application for approval: 22 Yes, 3 No, 3 Abstain.

Inova Springfield Hospital

Inova Fairfax Hospital plans to build a 250-bed hospital at the site of the former Liberty View and Lewin Park, lo-

cated at the corner of Franconia Springfield Parkway and Beulah Street. It is felt that a hospital is needed in this area to provide more comprehensive health care to the surrounding communities. This application is for a Plan Amendment and a Rezoning. It was suggested that the name be changed since the hospital will not be located in Springfield; Franconia Hospital was suggested. If all goes according to plan, the hospital will open in 2027.

Amazon Data Center

Amazon purchased a 100,000 square foot office site on Loisdale Road that was developed but never occupied. Amazon determined that this would be a good site for a data center. They purchased the property, plan to raze the building and build a 240,000 square foot data storage center. Amazon will lower the height of the new building in order to accommodate roof top equipment. The facility will have generators for emergencies, which will be tested periodically. Fifty-two parking spaces will be located in front of the building. Approximately 50% the site will be open space. They indicated that they would look into upgrading the trail along Loisdale.

>>The Committee voted to recommend that this request be approved: 19 Yes, 8 No, 3 Abstain.

Workforce Development Center

Lee District plans to implement a workforce development center as part of the new Lee District Community Center

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at the site of the former Mount Vernon Athletic Club, 7950 Audubon Avenue. The Athletic Club was a private club; the new community center will be County owned.

The purpose of the development center is to provide upskill training for residents, as many trades require algebra and calculus capability. The center will be a public-private venture with 75% of the funding provided by the County and 25% provided by trade associations. The objective is to provide skills and to expose residents to the trades.

Some of the training will be provided at no cost to the individual. Apprenticeships will be provided by the trade as part of the training program. Training will be provided only to those who are eligible for the program. The IBEW (International Brotherhood of Electrical Workers) was the first trade association to sign up for the program.

Lee District Supervisor Rodney Lusk will operate a satellite office one day a week at the center.

>>The Committee voted to recommend that this application be approved: 27 Yes, 0 No, 3 Abstain.

Mount Vernon Gateway

This property is along Rolling Hills Avenue, on the south side of Buckman Road, west of Richmond Highway. It will be developed with a multi-family residential dwelling with up to 280 dwelling units. When the site plan is approved, the applicant will escrow a sum of \$75,000 with the County for improvements to Richmond Highway.

Truealty Van Dorn Townhomes

This property is on Van Dorn Street adjacent to Woodfield Estates and across the street from Crown Royal Drive. This parcel has been before the Land Use Committee several times, most recently in September 2021 and March 2022 when it was recommended for approval by the Committee.

This application is to develop 17 townhouse units, each with a two-car garage plus a parking pad for one car. There will be 9 visitor parking spaces, which exceeds County requirements.

This application was before the Land Use Committee several years ago with the dwelling units in three rows. At that time there was considerable discussion about the road connecting this development to Woodfield Estates. At the September meeting, this configuration was considered preferable to the previous plan. No transportation study was required because there was no increase in density from the previous plan.

>>At the March meeting the Committee voted to recommend that this application be approved.

Sheehy Subaru, Loisdale

Sheehy Subaru will be building a dealership on a 7.27-acre parcel on Loisdale Road. The site will be a vehicle sales and service facility with vehicle storage away from neighboring residential neighborhoods. There are other car dealerships in the area and the residents indicated that they have been good neighbors. Sheehy met with neighbors to review their plans before coming before the Land Use Committee.

>>The Committee voted to recommend approval of this application: 27 Yes, 0 No, 0 Abstain.

Van Dorn Shared Path

The County approved funding to improve the shared path along Van Dorn, under the Beltway to the Metro.

Landmark Redevelopment

The City of Alexandria is moving forward with plans to redevelop the former Landmark Shopping Center and the Eisenhower Avenue corridor. Landmark will be mixed use, incorporating Inova Alexandria Hospital, commercial and residential.

The BBHCA web version of this article contains background information, diagrams, information on landscaping, storm water management, and the presentation made to the Land Use Committee.

BBHCA Proposed Budget FY 2022

The following budget will be presented for approval (vote) at the May 10, 2022, BBHCA Meeting.

Fiscal Year begins 1 Jan 2022 and ends 31 Dec 2022

REVENUE	Actual Budget 2021	Proposed Budget 2022
Membership Dues	\$3,250	\$3,320
Donations	\$1,340	\$365
Newsletter Ads	\$350	\$500
Interest B&H Money Market	\$4	\$2
Subtotal	\$4,944	\$4,187
Transfer from Reserves	\$0	\$3,868
Total income	\$4,944	\$8,055
EXPENSES		
Bank Charges	\$0	\$5
Newsletter Development	\$200	\$595
Newsletter Printing, Envelope, Taxes	\$1,753	\$3,900
Newsletter mailing & postage	\$142	\$1,500
Membership mailing	\$0	\$905
Fidelity Bond (Rust Ins)	\$111	\$111
Liability Insurance	\$590	\$590
Meetings (copies made for)	\$0	\$300
Miscellaneous	\$0	\$0
Postage	\$0	\$0
Donations/Memberships	\$0	\$0
Web Page (hosting & domain)	\$307	\$0
Zoom (for virtual meetings)	\$0	\$149
Other (signs & stakes)	\$0	\$0
Total Expenses	\$3,103	\$8,055
Profit (Loss)	\$1,841	\$0

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BBHCA Board and Committees

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Second Vice-President, Membership

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Treasurer

Katie Mitchell / treasurer@bbhca.net

Secretary

Vacant / secretary@bbhca.net

Constitution and Bylaws Committee

Bob Michie / bylaws@bbhca.net

Land Use Committee

Carol Alim / landuse@bbhca.net

Neighborhood Watch Committee

Pam Shearer / neighborhoodwatch@bbhca.net

Yard Sale Committee

Katharine Medina / yardsale@bbhca.net

Social Media Committee

Sharada Gilkey / webmaster@bbhca.net

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