

# BROOKLAND-BUSH HILL NEWS

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

[www.bbhca.net](http://www.bbhca.net)

## President's Report

*Janet Jaeger, president@bbhca.net*

Our next meeting, which is the Annual Meeting, will be held at 7:30 pm on November 15. The guest speaker will be Captain John Lieb, Franconia Police Department. The agenda will include Board and Committee reports, 2023 Board Election, Financial audit results, and new business.

Rose Hill Civil Association (RHCA) meetings are attended by Rose Hill residents. The BBHCA Land Use representative is also invited. A small working group is being established to work with Combined Properties as they continue to work on their new proposal for the redevelopment of the Rose Hill Shopping Center. The RHCA October meeting was cancelled because it was on the same night as their "Trunk or Treat Night". The November meeting will be held on November 9. See Land Use article on page 4 for additional details.

## Treasurer's Report

*Katie Mitchell, treasurer@bbhca.net*

The Brookland Bush Hill Civic Association continues to be financially sound. As of September 30, 2022, the checking account balance was \$7,592.50. This includes \$1,040 in new deposits from member dues, donations, and advertising fees. Our money market account has a balance of \$19,531.65.

These monies are used to produce, print, and mail our newsletter, purchase yard signs for meeting notices, and pay for insurance required by the Fairfax County School Board for use of the Bush Hill Elementary School cafeteria for our membership meetings.

We are currently seeking a volunteer to fill the Committee Chair position for the Audit Committee and volunteers to serve on that committee. If you are interested in serving, please contact our BBHCA Treasurer, Katie Mitchell at [treasurer@bbhca.net](mailto:treasurer@bbhca.net).

Follow BBHCA on Facebook for regular updates on issues, notices, and events relevant to our neighborhood.

[www.facebook.com/bbhca.net](http://www.facebook.com/bbhca.net)

## ANNUAL MEETING

Tuesday, November 15, 2022

7:30 pm

**Bush Hill Elementary School  
Cafeteria (side entrance)**

### AGENDA

- Approval of September 2022 Meeting Minutes
- Board and Executive Committee Reports
- Financial Audit Report for 2022
- 2023 Board Elections
- New Business

### GUEST SPEAKER

**Captain John Lieb, Franconia Police Department**

## CALL FOR NOMINATIONS BBHCA 2023 Board

Elections for 2023 BBHCA Board will be held during the November 15, 2022, BBHCA Annual Meeting. All positions are open for nomination up to the time of the election. Current nominees are:

### President

Janet Jaeger

### First Vice-President, Communications

Sharada Gilkey

### Second Vice-President, Membership

Raquel Gutierrez

### Treasurer

Katie Mitchell

### Secretary

Jennifer Davis

## Neighborhood Watch Program Is Back!

*Carla Murillo, neighborhoodwatch@bbhca.net*

Did you know that there are studies that have evaluated neighborhood watch programs and have found statistical association between the program and reduction in crime? This includes crimes against properties and crimes against persons.

We are fortunate to live in a relatively safe neighborhood; however, that does not mean that we should let our guard down. For this reason, BBHCA wants to reinstate the Neighborhood Watch program in our neighborhood in 2023. Neighborhood Watch was originally funded by a federal grant from the U.S. Department of Justice in 1972. Although the original funds through the grant have ended, the movement has continued strong and provides

an opportunity for neighbors to come together and help each other through vigilant eyes and ears and conscious reporting.

The National Neighborhood Watch website ([www.nnw.org](http://www.nnw.org)) has identified five easy steps to start a program:

1. Recruit and organize as many neighbors as possible.
2. Contact your local law enforcement agency and schedule a meeting.
3. Discuss community concerns and develop an action plan.
4. Create a communication plan.
5. Take action: Hold meetings and events.

At this time, we would like to gauge interest of those who would like to participate and be part of this team. Please email [neighborhoodwatch@bbhca.net](mailto:neighborhoodwatch@bbhca.net) if you have questions or would like to join. Thank you!

### Get to Know Your Neighbor!

**Carla Murillo-Gonzalez** is our newest BBHCA Executive Board member. She has volunteered to head up the Neighborhood Watch Committee. We're thrilled to have her injecting new life into this essential committee.

"I am excited to be profiled in our neighborhood newsletter. What a great way to get to know and learn more about our neighbors. Here is a little about me and my family.

We have lived in this neighborhood for a little over five years. Time sure flies. I remember the day we moved; it seems like yesterday! This neighborhood is an amazing place to live at. The people in our street are all so friendly and it is just great to see them and know them by name. Not every place is like that, so we are lucky.

We lived in east Franconia at Jefferson Manor for 13 years. But our boys were growing fast, and the house was small, so we decided to look for a little more space, and this is where we landed. I have a sister, who lives on Beulah, just five mins away. It is a blessing to have her family live so near to us!

Our church is in this neighborhood, and we love that! New Life Church-Alexandria, at Trin Street, has made us feel at home. We can volunteer and help our community right here, next-door! It's awesome.

My husband Julio and I have been married for 21 years. My son Esteban is a senior at Edison HS and plays varsity football too. Emilio goes to Mark Twain and is in 7th grade. Our dog, Bruno Bear, will turn five in October. His favorite words are walk, treat, and car!

My family loves to be home, watch movies, sit out around the fire pit, and just hang out. The kids are

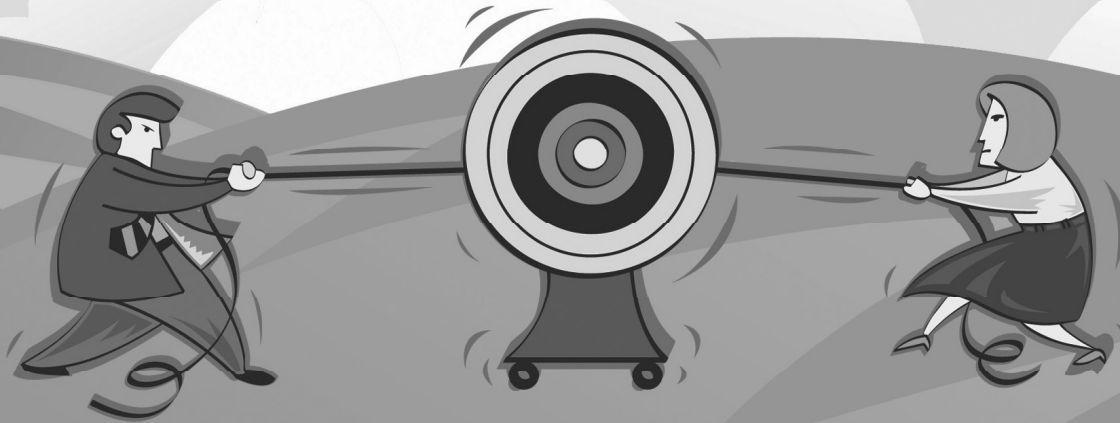
growing, so they also have their own interests and like spending time with their friends. We love that Old Town is so close to us. When we can't agree what to eat, Thai food at Sisters is always the answer.

Julio and I are both from Honduran families. We have interesting immigration stories. My parents were originally from Honduras and professionally trained in the U.S. My family lived in Cleveland, OH, for about 10 years, where I was born. Then, they decided to go back to Honduras to practice their profession. After I graduated from architecture school in Honduras, I decided to come to the U.S. to practice my profession here. That was 22 years ago. Julio came to Michigan for school in 2000. We knew each other before moving to the U.S. We got married in 2001 and lived in Michigan until 2004. Then we decided to move to DC and make this our home because we had work opportunities here and friends who could support us.

I am currently finishing a master's in public health with an emphasis in community health. It is my passion to create environments that heal and make people healthy. I want to contribute towards health and this program has taught me to see how the social determinants of health can impact greatly our wellbeing. Therefore, I want to volunteer and restart the Neighborhood Watch program here in our Brookland-Bush Hill community. It is so important that we have a safe environment where our families can thrive and be the best they can be.

I also love to work out and I do Cross Fit every morning 7:15 am sharp! Finally, as an architect, I love to design and do home projects, see them built and make my clients (which usually are my friends) happy!"

# Pricing your home is like hitting a moving target.



The real estate market is always in motion. Interest rates constantly change. The inventory of competing homes is different every week. The number of buyers in the market and the best ways of attracting their attention is always changing. **Miststeps can cost sellers thousands.**

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# BBHCA Land Use Update: July-October 2022

Carol Alim, [landuse@bbhca.net](mailto:landuse@bbhca.net)

## Oakwood Properties

(5605 Oakwood; 5400 -5604 Oakwood)

At the June SSPA Task Force meeting, the task force voted 17-0-0 to retain the current Comprehensive Plan language for these properties and not to consider any changes until after VDOT makes a decision on extending the Beltway toll lanes from I395 across the Potomac River into Prince Georges County. There was also considerable concern for traffic congestion on Van Dorn and access to Metro.

Supervisor Lusk requested Staff to bring 5606 Oakwood before the Land Use Committee on 3 October 2022 for us to consider a Comprehensive Plan/Zoning Change for this property. This property is owned by Kettler and is currently approved for 850,000 square feet of office. The application is to change the Comprehensive Plan and rezone the property to permit Residential Mixed use; 638 multi-family residences and 212,000 square feet of non-residential.

Given that the Task Force voted (unanimously) not to consider this until after the VDOT Beltway Study was completed, the Land Use Committee refused to consider this application at this time. Reasons: VDOT study is not complete and could have major impact on Beltway/Van Dorn interchange and the bridge over Van Dorn; new SSPA process just starting and this application could be submitted as part of this process.

## New Franconia Government Center/ Kingstowne Library

The Franconia Government Center, including the County Police, Supervisor Lusk's office, Franconia Museum, the Kingstowne Library, and the Active Adult Center will be relocated to a new location between Beulah Street, Silver Lake Boulevard and Interparcel Road, just south of Manchester Boulevard. The link below contains a description of the new facility as well as plans. Bids for this project have been advertised.

► <https://www.fairfaxcounty.gov/publicworks/capital-projects/franconia-governmental-center-and-kingstowne-regional-library-project>

## Current Franconia Government Center

The site of the current government center was transferred to the Fairfax County Redevelopment and Housing Authority (FCRHA) in March of 2021. The plan is to redevelop the site with affordable housing, a major goal for Fairfax County.

Current plans call for no more than 120 dwelling units in buildings no more than four stories above grade. Some of the units will be reserved to attract police, fire, teachers, and medical personnel. The link below is to the Property Overview and Description (RFP Appendix B). Submissions were due in April 2022; site does not provide update on status of RFP review process.

► <https://www.fairfaxcounty.gov/housing/news/2022/franconia-governmental-center>

## Rose Hill Shopping Center

After meetings with many of the communities surrounding the Center, Combined Properties (CP) notified the Rose Hill Civic Association (RHCA) that they were going to revise their redevelopment concept based on community feedback. They had planned to present their revised concept at the September RHCA membership meeting. However, due to staffing changes at CP this project has a new coordinator. As a result, CP will *not* have a revised plan until next year.

In the meantime, RHCA voted to develop and present to CP their concept of what the new Center should be. The RHCA web site ([myrosehill.com](http://myrosehill.com)) shows the results of their community survey along with a draft of their proposal for the center. They are recommending that the residential component be a senior community with an upscale sit-down restaurant and businesses suggested in the survey feedback. They are also asking for thoughts from the wider community.

## Franconia Springfield Hospital

(PA-2001-00012/RZ 2021-LE-00018)

The application is to modify the Comprehensive Plan Language and to Rezone the property that currently houses the Inova Healthplex, which was built in 2000. This property is bounded by the Franconia-Springfield Parkway, Beulah Street, Walker Lane. The proposal is to change the Comp Plan and rezone the property to allow Inova to build a 250-bed hospital on this site.

This application was approved by the Board of Supervisors at their September 13 2022 meeting.

► Background information, presentation to Land Use Committee, project schedule/status:  
<https://www.inova.org/franconia-springfield-hospital>

## Springfield Town Center

Phase 1, the redevelopment of the shopping center, is complete. We are now beginning to review Phase 2 development, which includes a hotel, office, and residential development. The Firestone site and Spring Mall Square are not part of Springfield Town Center.

## Springfield Town Center Hotel - Inter Mountain Hotels

(PCA/CDPA/FDPA 2007-LE-008-02)

This site is on the Loisdale southerly side of the Town Center. It was approved in 2007 for hotel at the rear of the property and an office building on Loisdale Road; applicant would like to swap the locations, placing the hotel fronting on Loisdale Road. This application proposes to reduce the approved size of 180,000 gross square feet (gsf), with 225 rooms to 95,000 gsf with 140 rooms. They are looking at a full suite concept with a unique rooftop outdoor space.

The hotel would be six floors, with option to go to seven floors; parking below the building as well as some surface parking. (The Tesla charging stations that are currently located on the site would be moved to the north.) They will be back to Land Use in November for vote. Planning Commission public hearing in November; Board of Supervisors public hearing scheduled for December 6.

## Hannover Springfield

(PCA/CDPA/FDPA 2007-LE-008-07)

This property is on the Spring Mall side of the Town Center. This site was approved for two residential towers and Hannover would like to reposition them and add a fitness park and dog park along Spring Mall. Their proposal would include structured and surface parking. They are approved for 400,000 sf of residential (352 units) and 8,000 sq retail; they are proposing 475,000 sf of residential (460 units) with no retail.

Since their last presentation, they improved the park, the landscaping and plaza design. They are planning to use part of the existing parking structure for their residents; they will add one floor to the existing structure. There was significant concern expressed about that. This application will be back for review in November.

## Kingstowne Towne Center Development

Building permits have been filed to develop two high-rise multi-family dwellings on the parcels currently used as parking, located across from the movie complex. This change, from 1 million square feet of commercial, was approved in 2019. Plan is for 622 dwelling units, ground floor retail, parking for residents, redesigned plaza.

## Huntington Development

There are hearings on residential development at the Huntington Metro. There is a residential development on Huntington that is close to completion. Current hearings are for residential development where a parking garage (closed some time ago) was on Kings Hwy. There is also a plan to develop a Mount Vernon Gateway.

► <https://www.fairfaxcounty.gov/planning-development/plan-amendments/huntington-metro>

## Beacon at Groveton (PA2022-IV-MV)

Plan for affordable senior independent living at a site currently used as an urban park (interim use only). Current plan is for 70,000 square feet of non-residential use. Plan presented at the October Land Use meeting is for 260 dwelling units and 50,000 square feet of non-residential.

## Landmark Development

If you have driven by the former Landmark Shopping Center, you are aware that the center has been razed in preparation for the development of the new INOVA Alexandria Hospital Center. The garages are still standing; not sure if they will be incorporated into the new complex.

## Supervisor Lusk Update

I am happy to announce that Fairfax County has received \$800,000 plus an additional \$200,000 local cash match from the Federal Transportation Alternatives Set-Aside Safe Routes to School Infrastructure grant program. The funds will go towards adding sidewalks to Bush Hill Drive. This is approximately one-third of the estimated cost of the project.

County officials have also applied for the remaining \$2.1 million (\$1.68M federal funds, \$0.42M local cash match) from the Federal "Safe Streets and Roads for All" grant. A Board Item is coming on November 1 for the Board of Supervisors approval to accept the funds from VDOT (they administer on behalf of USDOT). We expect to hear back about this grant in early 2023.

On October 8, I joined hundreds of residents and local employers to celebrate the grand opening of the Workforce Innovation Skills Hub (W.I.S.H.) at 7950 Audubon Ave, Alexandria. If you or someone you know are unemployed, underemployed, or ready to break into a new career that pays at least \$20/hr, come visit the W.I.S.H.! We are actively working to establish partnerships with local employers who are looking to fill vacancies and engage residents through computer programming for in-demand careers of the future.

Regarding the redevelopment of the Rose Hill Shopping Center, ownership has not yet filed a new application. However, I am pleased that the property owners are engaging in community outreach. My office has been in contact with the owners, and we will inform the BBHCA of any significant updates.

Please get in touch with my office if we can assist you at [leedist@fairfaxcounty.gov](mailto:leedist@fairfaxcounty.gov), 703-971-6262. It is an honor to serve.

# Draft Minutes:

## BBHCA Community Meeting, September 13

*Jennifer Davis, secretary@bbhca.net*

The September meeting led off with a vote to approve the minutes of the previous May 10 meeting. Treasurer Katie Mitchell then provided a brief overview of the BBHCA's finances.

The association is financially in good shape. As of 31 August, the balance of the checking account is \$6,752 with most newsletter bills paid. The money market account balance is \$19,531. Also 94 members joined or renewed their membership since January 2022.

BBHCA President Janet Jaeger told the members she would be attending a September 27 meeting of other neighborhood associations about the planned changes to the Rose Hill Shopping Center. Several attendees expressed interest in the outcome of that meeting. Others expressed gratitude for the info about the plans in the September BBHCA newsletter.

State Delegate Mark Sickles was our guest speaker. He spoke for about an hour and updated the group on various issues that the House of Delegates (HoD) has been addressing since the Covid-19 pandemic began, including in multiple emergency sessions that were held to allocate federal pandemic-related aid.



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Sharada Gilkey Founder  
www.urbanwildflowers.org  
sgilkey@urbanwildflowers.org  
urbanwildflowers.org

- Sickles noted that Virginia is in a great financial situation and the transportation funds are good. However, in Virginia we rely on the gas tax to pay for roads, which could be a long-term problem as drivers begin transitioning to electric cars.
- The HoD has doubled the standard state tax deduction and a \$250 (individual) or \$500 (family) tax rebate should be forthcoming.
- The state is investing in K-12 education, including a 10% pay increase over two years for teachers, money for at-risk students, and teacher bonuses during the worst of Covid. Money for school support positions that had been cut during the 2008 recession was partially restored, but not to pre-2008 levels.
- The legislature passed a two-year budget, and there is a \$4 billion surplus; Del Sickles said this is good, but noted Virginia has a lot of needs too, such as mental health, especially for youth, and care for aging residents. There are not enough teachers to train the needed nurses and caregivers, and he supports paying student loans for medical providers who agree to work in rural areas. He noted that the Federal government also needs immigration reform to address the labor shortage in the healthcare field.
- Virginia operates 12 state hospitals, but there are not enough private sector options for the state to divest these. He noted that county sheriffs are the primary law enforcement officers in many rural areas of the state and the main issues they deal with are mental health-related.
- He supports increased funding for higher education to lower the need for student loans. The State Senate wants to give more aid, whereas the HoD prefers to reduce tuition costs.
- Virginia will have 45 days of early voting before the 2022 election. You don't have to provide a reason to vote early anymore.
- Criminal Justice reform: Virginia banned chokeholds and no-knock warrants.

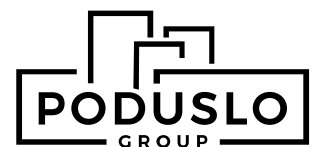
Del Sickles then answered questions from the meeting attendees on a variety of topics, including gun safety, education, the 495 express lanes expansion, and the future relocation of the Franconia Government Center.



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BROOKLAND-BUSH HILL CIVIC ASSOCIATION

# BROOKLAND-BUSH HILL NEWS

A newsletter for the Residents of Brookland-Bush Hill  
and Gunnell Estates in Alexandria, VA 22310

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BROOKLAND-BUSH HILL CIVIC ASSOCIATION

## ANNUAL MEETING

**Date: Tuesday, November 15**

**Time: 7:30 pm**

**Location: Bush Hill Elementary  
School (Cafeteria)**

### AGENDA

- Approval of September 2022 Meeting Minutes
- Board and Executive Committee Reports
- Audit Report for 2022 Financials
- 2023 Board Elections

### GUEST SPEAKER

**Captain John Lieb, Franconia Police Department**

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

▶ [www.fcps.edu/alerts](http://www.fcps.edu/alerts)

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