



Commonwealth of Virginia

**RODNEY L. LUSK**

Fairfax County, Franconia District Supervisor  
6121 Franconia Road, Alexandria, Virginia 22310



## Statement on the Rose Hill Plaza Redevelopment Proposal

August 3, 2023

The Rose Hill Plaza, also known as the Rose Hill Shopping Center, Redevelopment proposal continues to remain in Tier 3 of the 2023 Fairfax County Comprehensive Plan Amendment Work Program. Tier 3 Plan Amendments are defined as “*deferred studies, with the timing of the review to begin following completion of other studies, planning efforts, or other actions that would influence the policy context.*” This means that the plan amendment will remain deferred until the Board of Supervisors votes to move the plan into a higher tier for additional review by staff.

I have met with Combined Properties twice since the deferral of their proposal in April of this year. Once on Zoom and another by phone for a brief call. I will again be meeting with Combined Properties in coordination with County staff to discuss the proposal once more. My message to them will be the same as it has been in the previous two meetings. My expectation, based on community feedback, is that the next version of their proposal should significantly lower the amount of proposed residential units and significantly increase the proposed amount of retail space. They have confirmed that they understand these expectations for the next iteration of their proposal. Should the proposal not meet these expectations, it will remain deferred until we have a proposal that I believe is ready for public consideration.

I know that there is great interest in what the next steps of this process will include. In general, we anticipate the new proposal, the subsequent staff review, and the public meeting to all occur this fall or early winter. Here is the general expected order of events barring any major changes:

1. I will receive the newest proposal by Combined Properties this fall. I will then review it in coordination with county staff to determine if it significantly increases the proposed retail space and significantly lowers the amount of proposed residential units as requested by the community.
2. Should the proposal be ready for public review, per the Site-Specific Plan Amendment process I will need to propose a Board Matter asking that the Board of Supervisors approve a review by Fairfax County staff to evaluate the revised proposal. This will move the plan amendment up and out of Tier 3 so it can be formally studied by Fairfax County staff. This evaluation will allow us to identify the differences of various potential impacts to the neighborhood, like stormwater or transportation, in this revised proposal versus the previous version of the proposal.



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3. Once we have an idea from staff on when the results of the review of the proposal will be ready, we will coordinate with our local community organizations to develop a public meeting process in order for the public to see what changes have been made to the proposal, what the difference in neighborhood impacts are, and to provide feedback on the newest revised proposal.
4. The public meeting(s) will be held and will include presentations from County staff and from the developer. We will open a public comment period after the public meeting(s) to allow residents time to review the proposal and send in comments.
5. After the public meeting(s), I will gauge the feedback from the community and decide next steps. These next steps could include a number of options, including recommending to the Board that we move the new proposal forward in the process, continue to defer the proposal pending additional revisions, or deny the proposal.

I want to note that I appreciate the feedback we have received on this proposal. I strongly believe government works best when all stakeholders work together with open minds and clear goals. I have heard loud and clear that the shopping center, and specifically the local businesses located there, are important to the surrounding community. I believe that we all share the same vision and goal which is the long-term success and economic stability of the Rose Hill Shopping Center. This center is a vital piece of the community, and we must find pathways to ensure it remains viable for current and future generations to use and enjoy. My goal is for all of us to continue working together until we come to a consensus on a plan that the community and the property owner can agree sustains the Rose Hill Shopping Center for decades to come.

Sincerely,

Rodney L. Lusk  
Franconia District Supervisor