



The Mount Vernon Council of Citizens Associations, Inc.

P.O. Box 203, Mount Vernon, VA 22121-9998

<http://www.mvcca.org>

Supervisor Dan Storck
MV District Supervisor

Ref: MVCCA Resolutions and Positions approved by the General Council Sept 22, 2021

Dear Supervisor Storck,

Sept 27, 2021

The MVCCA General Council membership met on September 22, 2021 and approved the attached resolutions, as well as our position regarding the development at Alexandria Crossing.

Alexandria Crossing position: The MVCCA disagrees with the staff's position regarding requiring both utility undergrounding and the requirement for Lennar Home Builders to following the new WDU compliance policy. If we are to move development forward on this property, after almost 9 years of trying to get this land developed, we must be flexible. Therefore, the MVCCA's position is that we want Lennar to install the undergrounding of utilities as a priority. We do not support the position of the staff to also require them to abide by the new WDU compliance policy.

The MVCCA asks that you support our resolution positions and our position on the Lennar development at Alexandria Crossing.

Thank you for your support.

Katherine Ward

Katherine Ward
CoChair

Attached:

1. Huntington Club IDI development resolution MVCCA/PZ 2021-06
2. Opposing Kramer Property for the New Gum Springs Glen II PZ/New Gum Springs CA 01-2021

MOUNT VERNON COUNCIL OF CITIZENS' ASSOCIATIONS
PLANNING & ZONING COMMITTEE
RESOLUTION IN SUPPORT OF THE "HUNTINGTON CLUB" PROJECT
PZ 2021-06

WHEREAS, the MVCCA has continued to support the redevelopment of the Huntington Club (A Condominium Unit Owners Association),

WHEREAS, previous resolutions 2017-J05 and PZ 2015-05 supports current changes include bird-friendly design and non-invasive plants, rainwater management and an asphalt trail to the Huntington Metro Station, and monetary support to the Fairfax County Park Authority to fund Mr. Eagle Park improvements;

WHEREAS, the Huntington Club current developers, IDI Huntington L.C. propose to rezone approximately 19 acres of property from R-20 to the Planned Residential Mixed Use (RPM) District to allow for mixed use development consisting of up to 200 stacked townhomes, 1,410 multi-family units, and a continuing care facility with up to 150 independent living units. The development includes 120,000 sq ft of assisted living/memory care uses, up to 231,000 sq ft of office space, up to 84,000 sq ft of hotel uses and up to 45,000 sq ft of secondary ground-floor uses, with a combination of above and below ground structured parking,

WHEREAS, the project developers hope to incorporate new urban street standards currently underway in the Reston area with agreement with VDOT and Fairfax County whereby VDOT agrees to maintain the roads inside the urban area,

THEREFORE, BE IT RESOLVED, the Mount Vernon Council of Citizens' Associations does support the proposed rezoning of the parcel known as the Huntington Club.

THEREFORE, BE IT FINALLY RESOLVED, the MVCCA encourages the county staff and the developer to move expeditiously to ensure this project is approved at the upcoming planning commission and Board of Supervisor public hearings.

APPROVED BY THE MVCCA GENERAL COUNCIL ON SEPTEMBER 22,2021

**Mount Vernon Council of Citizens' Associations
Planning and Zoning Committee along with the New Gum Springs Community Association
Resolution Opposing Kramer Property for Gum Springs Glen II
PZ/Gum Spring CA 01-2021**

1. **WHEREAS**, Fairfax County Housing & Community Development (HCD) and Department of Neighborhood & Community Services (NCS) on behalf of Fairfax County Redevelopment & Housing Authority (Authority) is in discussions about an option to purchase and redevelop the property located at 7835 Richmond Highway; also known as the Kramer property; and
2. **WHEREAS**, the Kramer property is governed by the Gum Springs Redevelopment Plan and “consistent with the objectives of the Gum Springs Conservation Plan;” and
3. **WHEREAS**, the Gum Springs Redevelopment Plan states that “all zoning actions, Comprehensive plan amendments, development and site plans, and public improvements which affect properties wholly or partially...shall be submitted by the County to the Authority for review and comment [and] the Authority will also coordinate all such reviews with the Gum Springs community;” and
4. **WHEREAS**, the Authority has not coordinated any such reviews with the Gum Springs community; and
5. **WHEREAS**, the Fairfax County Board of Supervisors authorized Gum Springs to update its conservation plan; particularly since traffic circulation affects housing, environment, community connectivity, public facilities, including utilities, etc.; and
6. **WHEREAS**, Gum Springs submitted its draft Conservation Plan to Fairfax County in August 2015; and
7. **WHEREAS**, Fairfax County to include the Authority has not responded to the Gum Springs draft conservation plan submitted in August 2015; but, instead sought to have the conservation language removed from the Comprehensive Plan; and
8. **WHEREAS**, Fairfax County Planning Commission moved to retain the Gum Springs Conservation Plan in the Comprehensive Plan during September 2015; and
9. **WHEREAS**, the Fairfax County attorney determined that the Conservation Plan “text remains operative even though the Conservation Plan was not extended in 2004;” and
10. **WHEREAS**, the proposed development on the Kramer property is in the vicinity of the traffic patterns and circulation that were identified as problematic in both the approved 1990 and draft 2015 conservation plans and will be impacted by VDOT’s proposed lane expansions; and
11. **WHEREAS**, VDOT has proposed 13-lanes at Richmond Highway & Sherwood Hall Lane; and
12. **WHEREAS**, VDOT and FCDOT have not yet provided a plan on how bicyclists and pedestrians can cross Richmond Highway safely; and
13. **WHEREAS**, the Mount Vernon Magisterial District Supervisor has not held any traffic mitigation meetings with Gum Springs as required in the proffer conditions for SEA 82-V-012-06 to mitigate traffic for the Gum Springs community; and
14. **WHEREAS**, the Authority has not met with Gum Springs; but HCD and NCS held its first meeting with Gum Springs on September 7, 2021, to discuss the Authority’s proposal to

exercise an option to purchase the Kramer property for the development of up to 95-senior units at 7835 Richmond Highway; and

15. **WHEREAS**, Gum Springs has more affordable housing for the underprivileged than any other community in the Mount Vernon District to include: 109-public housing units (Westford), owned by Fairfax County making it the largest public housing complex in Fairfax County; 60-affordable senior housing units (Gum Springs Glen), owned by Fairfax County; and 209-affordable units for low-income families (Spring Garden Apartments), privately owned; and

16. **WHEREAS**, there are at least seven other Fairfax County owned public or subsidized housing properties within walking distance of Gum Springs: 1) Murraygate, 2) Audubon, 3) Creekside, 4) Stony Brook; 5) Woodley Hills Estate Mobile Home Park; 6) Carydale Village; and 7) Mount Vernon House, a 130-unit complex for affordable senior housing; and

17. **WHEREAS**, North Hill, which is less than two-miles from Gum Springs and currently under construction will include 63-senior affordable housing units; and

18. **WHEREAS**, Gum Springs should not be the only location in the Mount Vernon Magisterial District to provide low-income housing for the underprivileged; and

19. **WHEREAS**, Gum Springs does not support HCD, NCS and the Authority to exercise an option or to purchase the Kramer property or to seek a rezoning of the property.

A. That Fairfax County, the largest property owner/or landlord in Gum Springs , not own any additional property in Gum Springs;

B. That Fairfax County does not saturate the Gum Springs area with underprivileged housing;

C. That Fairfax County respond, meet and discuss with Gum Springs the draft Gum Springs Conservation Plan submitted by Gum Springs during August 2015 no later than October 15, 2021;

D. That Fairfax County increase the number of senior housing units at North Hill;

E. That Gum Springs does not support a second senior housing complex within Gum Springs boundaries;

F. That Fairfax County Housing & Community Development and Fairfax County Neighborhood & Community Services not seek a “GO” decision from the Fairfax County Planning Commission and Fairfax County Board of Supervisors; and

G. That Fairfax County Planning Commission and Fairfax County Board of Supervisors do not approve or authorize Fairfax County Housing & Community Development and Fairfax County Neighborhood & Community Services on behalf of the Fairfax County Redevelopment & Housing Authority to exercise the option to purchase 7835 Richmond Highway aka Kramer property.

H. **THEREFORE BE IT FINALLY RESOLVED**, the Mount Vernon Council of Citizens Associations does support the New Gum Springs Community in their efforts to oppose Kramer Property’s Plan for Gum Springs Glenn II.

APPROVED BY THE MVCCA GENERAL COUNCIL ON SEPTEMBER 22, 2021