

Brookland & Bush Hill

NEWS

A Newsletter for the Residents of Brookland–Bush Hill and Gunnell Estates in Alexandria, Virginia

March 2010

BBHCA MEMBERSHIP

What Do You Get for \$20?

Thank you to the 154 neighbors who have joined our civic association to date and those who have generously made an additional donation. The membership year, which started September 1, is half over, so if you haven't joined or renewed yet, we ask you to help us reach our modest goal of 300 members.

Your \$10 individual/\$20 household dues allows us to keep you up-to-date (this print newsletter, plus the eNews, web, and e-mail) about the issues affecting your neighborhood. Your BBHCA board and committee members (your neighbors) continue to contribute their time representing the neighborhood on important issues.

- ▶ On March 18, 2010, the developer of a Plan nomination which included a 12-story building office/residential complex on Oakwood Rd withdrew their proposal after extensive objections raised by BBHCA, its residents, and the Lee District Supervisor's office (also in response to BBHCA objections). This was a significant victory for BBHCA. (www.bbhca.org/special_alert.htm)
- ▶ On June 4, 2010, T-Mobile submitted a proposal to build a cell tower on Oakwood Road, which led to a series of meetings between BBHCA, residents, and T-Mobile. The initial

proposal was to build a tower 160 feet in height. Subsequent to the meetings, T-Mobile revised their proposal to build a tower to 125 feet in height and locate it at the same address on Oakwood Road, but at a greater distance from the nearest BBHCA home. Although the T-Mobile proposal is ultimately expected to be approved, important concessions were made for affected residents. (www.bbhca.org/Tmobile.htm)

You probably won't find these and other micro-issues covered in the five o'clock news, but they could make or break the quality of life you enjoy here. And your support is critical to our continued success.

Please take two minutes to fill out and mail the application in the center of this newsletter.

Not sure of your member status? Contact Dick Frederick, 703-971-5653, membership@bbhca.org.

BBHCA Board Elections

The 2011–12 Board Elections will be held for all positions at the May 11 meeting. Candidates are urgently needed for VP Newsletter, VP Membership, and Secretary. For more information, please contact Jeannie Henry, president@bbhca.org.

BBHCA Community Meeting

Tuesday, March 8, 2010
7:30 pm

Bush Hill Elementary School
(Cafeteria, right entrance)

AGENDA

- ▶ Board and Committee Reports
- ▶ Old/New Business

PROGRAM

Legislative Update
Delegate Mark Sickles

Delegate Mark Sickles To Give Legislative Update at March 8 Meeting

Join your neighbors for an informative update on the latest legislative developments following the conclusion of the 2011 session in Richmond.



Delegate Sickles always provides a comprehensive and easy to understand review of the legislative outcomes that will affect life in Northern Virginia. Mark your calendar!

Visit BBHCA online
www.bbhca.org

Brookland-Bush Hill Civic Association Meeting

November 9, 2010

- ▶ Meeting started at 7:35p.
- ▶ We are reversing our usual order of business with our guest speaker, Lee District Supervisor, Jeff McKay, speaking first. Until his arrival we will proceed. A motion was made and approved for this change of order.
- ▶ **President's Report**—T-Mobile will be doing another balloon test this Saturday from 1–4p at a location off Oakwood behind Westchester. Looking at a monopole from 125–165 feet. Next Tuesday evening at 7:30p, T-Mobile will meet again with BBHCA residents who have concerns or questions.
- ▶ **Minutes**—The September 2010 BBHCA meeting minutes were approved as published in the November 2010 issue of *BBHCA News*.
- ▶ **Treasurer's Report**—June 1–May 31 is the BBHCA fiscal year. We currently have \$3,846.99 in income; \$1,305.52 in expenses; and \$22,066.17 combined in our money market and checking accounts.
- ▶ **Newsletter**—A postcard will be published in lieu of the print newsletter in advance of the January meeting. Mark Sickles has been invited to speak.
- ▶ **Neighborhood Watch**—Not much going on in our immediate neighborhood. However, west of here a lot of burglaries are happening by the same group/person—probably a gang, but not local. Tools are being taken that can be sold cheaply. We have a really good crime prevention officer, Officer Jim Reid.
- ▶ **Guest Speaker**—We welcomed **Lee District Supervisor Jeff McKay**.

The County will be adopting a **budget** in April. By law local governments cannot incur a budget deficit. Over the years we have gone from \$650m to \$250m to being \$55m in the hole this fiscal year. Trying to keep tax bills flat and protecting our core services. To help bring the cost down—hiring freeze, consolidation, not hiring behind

vacant position, cutting library hours, park authority raising fees, etc.

The school system asked for an increase of school personnel and teachers with a 2 percent increase, but premature right now with the budget deficit. School compensation has been flat for the past two years.

In addition, for the first time in three years, the averaged assessed price of homes is going up even though commercial properties are lagging.

Springfield Mall will be renamed to Springfield Town Center. Vornado Realty Trust is the new owner and they have asked for a renegotiation of price since the improvements to the mall and surrounding area was based on a 2006 estimate. A new value was settled on several weeks ago. Will be breaking ground next Spring. Jeff McKay's office is helping with the permits. Target, Silver Diner, Macy's and the adjacent strip mall are not part of Springfield Mall, but separate entities. JCPenney and Target have already been renovated. Springfield Town Center will include a town center, movie theatre, food court, hotel, office/residential building, improved streets. Will look similar to Pentagon Mall and Pentagon Row.

In Springfield, the County purchased Circuit City in Springfield and will be making it into a commuter lot. The building has already been torn down. Long John Silver will be torn down next month and the gas station next door will expand. Chi Chi's restaurant lot will be rezoned as a hotel and Shoney's will be torn down by the owner and made into retail space which will include a Kinko's and Panda Express. Jenny Toyota wants to expand to property on Loisdale road.

The **Van Dorn/Franconia overpass** is a dead deal. We moved money to fix the Kings Highway/Telegraph/Van Dorn intersections.

Wegman's (near Beulah and Telegraph) has not broken ground yet. There are still legal issues

Continued on page 3

November Meeting Minutes, cont'd from page 2

dealing with the capping of the landfill. The scheduled opening date of Wegman's is 2013.

VDOT is studying traffic flow on **Franconia Road between Rose Hill and Telegraph** due to the traffic accident which involved a young girl on a bicycle. There is currently no crosswalks or traffic light in this area. We are looking to make it more pedestrian friendly and safe and also better manage the traffic flow.

Lee District Park is undergoing major construction inside the main entrance. There will be a new aquatic play area with 0-depth water surface, improved access to the theatre in the woods, and a new tree house. We expect it to be completed by spring/summer 2011. No general County dollars are being used. Park bond money is contributing \$1 million, and a memorial fund was set up by the Pisano family for children with intellectual disabilities.

► **Membership Report**—The membership year started September 1st. We currently have 106



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members and \$622 in donations. Thank you for your support. Applications can be found in the print newsletter and on the Web site. Members receive the monthly eNews as well as special notices via e-mail.

- **New Business**—Speed hump proposal on Bush Hill Drive: Discussion ensued and it was tabled to the January meeting so that we can do research and have more discussion before voting on whether BBHCA wants to move forward with a speed hump.
- Meeting adjourned at 9:30p.



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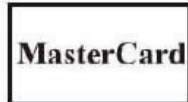
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Alexandria, VA 22310**

January Meeting

Carol Alim, landuse@bbhca.org

Costco

(Recommended for approval 16-2-0)

Costco is planning to build a store on Richmond Highway (Route 1) and Landon Lane—on the site of the former movie theater complex. This property is zoned commercial. There will be no gas station on this site. The front of the building will be made primarily from recycled materials. Costco will invest about \$25 million and anticipates the store support 250 jobs.

Costco will reduce the amount of impervious surface. Their storm water management plan will include green walls, tree pits and infiltration. Soil conditions do not permit permeable pavers. Their study shows a reduction of 10-year storm runoff by 15 percent.

Lewin Road/Liberty View

(Recommended for approval 18-0-1)

RA 2010-LE-009 (BRAC APR 08-10-1-S)

This is a consolidation of residential properties at the intersection of Beulah Road and Springfield/Fairfax Parkway. These single family homes are now surrounded by MetroPark (a commercial development) and the Parkway.

These properties will be rezoned to allow development of an office complex with the option for a hotel at the corner of Beulah and the Parkway. Building heights will be comparable to Metro Park and will not exceed 100 feet. The developer will build to meet Leeds Silver certification and will make \$1.5 million in transportation improvements. There will be a parking garage at the back of the site near the MetroPark garage. The developer will provide the right of way for a grade separated interchange at Beulah and the Parkway.

Springfield Hotel/Old Chi Chi's Site

(Recommended for approval 20-0-1)

This was an out-of-turn plan amendment to allow change the commercial C6 zoning to planned development commercial to allow the development of a hotel at this site. As part of the BRAC APR process in 2008 a hotel was included as an option to the com-

mercial plan. The plan is for a 120,000 square foot extended stay hotel.

February Meeting

Springfield Hotel—Old Chi Chi's

(Recommended for approval 20-0-1)

The Planning Commission approved the out-of-turn plan amendment. Staff report recommends approval. Developer now requesting approval of the zoning change from C6 to planned development commercial.

The plan is for an extended stay hotel geared to the business traveler, short term contractors doing business with Ft. Belvoir the EPG. It will have no conference facilities, no ballroom, and no restaurant. The hotel is planned for six stories with approximately 167 rooms. It will have an above ground garage.

Fleet Drive

(Deferred, applicant to return on February 28)

This consolidated site was rezoned to R12 three years ago to allow 36 town homes. Since that time some property owners have opted out and another has opted in. This changes the configuration of the development, which is why they are back before the committee.

When this application came before the committee last year, the committee recommended approval of preliminary plans. But looking at the layout the 30 town homes raised considerable questions and concerns with respect to parking, recreation/green space.

The applicant will be back to present at the February 28 meeting. They have a Planning Commission hearing on March 2nd and a Board of Supervisors hearing on March 8.

T-Mobile Monopole on Oakwood Road

(Information Only presentation)

This is a 2232 Review. The purpose of the 2232 review is to determine whether the location, character, and extent of the proposed monopole is consistent with the site. Since this is commercially zoned property T-Mobile can build the monopole by right if it meets the 2232 conditions.

BBHCA President Jeannie Henry, BBHCA Development Task Force Member Darrell Meyer, and the residents immediately adjacent to the Oakwood property

Continued on page 5

Zoning and Land Use, continued from page 4

attended and presented their concerns about the pole at this location. Darrell also pointed out that several of the pictures that T-Mobile presented were old and did not accurately reflect the site conditions today. Considerable discussion revolved around screening, proximity of a stream, and the visibility of the monopole from the back yards of the adjacent properties.

Feedback from some members of the committee expressed understanding of the concerns of the BBHCA residents, but clarified that those concerns do not impact the 2232 review process.

The staff report will not be ready until two weeks before the Planning Commission hearing, but in my conversations with them to date, they have indicated that there are no grounds to recommend against the application.

T-Mobile will be back to present at the February 28, Lee District Zoning and Land Use Committee meeting with answers to specific concerns and questions posed by the committee.

EDITOR'S NOTE: The Fairfax County Zoning Commission Public Hearing on the T-Mobile proposal will be held on March 6. For more information, go to the BBHCA web site at www.bbhca.org.

Tamara Derenak-Kaufax Launches Campaign for School Board



On February 27, Tamara Derenak-Kaufax of Barbmor Court launched her campaign for the Lee District representative to the Fairfax County School Board.

A member of BBHCA since 2001, Tammy has also been active in education at the local and County

levels. For more information on Tamara, go to www.facebook.com/home.php#!/KaufaxForSchools.

For 2011 election information, go online to www.fairfaxcounty.gov/eb/.



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Message from Supervisor McKay

The first quarter of the year is a time of waiting. For the County Executive to release his proposed budget...for the new property assessments...for the General Assembly to decide if its aide to localities in education, transportation, mental health, and human services will continue to slide ...for the census figures that will drive the redistricting we do every ten years...for the next snow or ice storm...and for spring.

Fairfax County's FY2012 Budget

On February 22, the County Executive releases his **proposed budget**. While our fiscal picture is stronger, we are still looking at a \$50 million revenue shortfall. As you know from my previous articles, Fairfax County must legally balance its budget so I don't expect to see restorations of any programs. On the positive side, I don't expect any severe cuts to County services.

My **citizen budget advisory group** is now in its third year and continues to aid me in my deliberations. You can find their FY2011 report at www.fairfaxcounty.gov/lee/. I would also value your comments.

The **new real estate assessments** for both residential and commercial properties will be available as of

February 22. (Ed Note: Alexandria increased an average of 1.64 percent.)

Lee Nights Free Summer Concerts

Mark your calendars for the first concert on **Wednesday, June 1** and every Wednesday thereafter through August 31. Construction on the Joey Pizzano Memorial Spray Park should be completed and we'll be back in the amphitheater at Lee District Park.

Redistricting Plan

As chair of the Board's Legislative Committee, I oversee the redistricting plan and our citizen panel that is working on rebalancing our supervisor districts. The panel will recommend a reapportionment plan to the Board of Supervisors in March, followed by a public hearing in late March. The plan will be adopted by the end of April.

Transportation Issues

There is some progress in the General Assembly, but I remain concerned about the long range fiscal impact and our region continuing to be shortchanged.



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Tax Relief Workshops for Seniors and People with Disabilities

The Fairfax County Board of Supervisors is hosting a series of FREE tax relief workshops in March. Real estate, car, and rent tax relief is available for seniors and people with disabilities who meet certain qualifications.

County staff from the Department of Tax Administration will be onsite to assist residents with filling out the application form, as well as answer questions.

For tax relief eligibility requirements:

- ▶ Call 703-222-8234; Español 703-324-3855; TTY 703-222-7594, between 8:00 am–4:30 pm weekdays
- ▶ Go online to Tax Relief—Frequently Asked Questions at www.fairfaxcounty.gov/dta/taxrelief_faq.htm.

Lee District Workshops

Tuesday, March 8 and
Thursday, March 10

10 am–2 pm. No appointment necessary.

Franconia Governmental Center, 6121 Franconia Road

Hosted by Supervisor Jeff C. McKay

For a tax relief application:

- ▶ Call 8:00 am–4:30 pm M-F 703-222-8234; Español 703-324-3855; TTY 703-222-7594
- ▶ E-mail taxrelief@fairfaxcounty.gov
- ▶ Download the tax relief application from www.fairfaxcounty.gov/dta/forms.htm#Other_Forms.



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Brookland-Bush Hill Civic Association

Representing the residents of
Brookland-Bush Hill & Gunnell Estates
in Alexandria, VA

Meeting Dates

Tuesdays

March 08, 2011

May 11, 2011

(BBHCA Board Elections)

Meeting Location

Bush Hill Elementary School
5917 Westchester Street
Alexandria, VA 22310

Board Meetings

Wednesdays

April 13, 2011

BBHCA Board

President

Jeannie Henry

president@bbhca.org

Newsletter (First VP)

Sarah Kelly

newsletter@bbhca.org

Membership (Second VP)

Dick Frederick

membership@bbhca.org

Treasurer

Joan Akins

treasurer@bbhca.org

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