

Dear Supervisor Lusk,

I was told by Mr. Ed Joseph to send this letter regarding the parcel of land at 6235 Brandon Avenue, Springfield, Virginia to your office. (see attached)
Would you please forward it to all the Task Force members?

We appreciate your commitment to making sure Lee District is attractive to businesses while at the same time being mindful of the quality of life of its residents.

As we shared with Mr. Joseph, the Springfield Civic Association Board has devoted a great deal of thought and discussion to the use of the parcel of land at 6235 Brandon Avenue, Springfield, Virginia. We have specifically considered the proposed amendment for mixed-use with the option of a storage unit and up to 3.0 FAR.

We cannot lend our support for the proposed amendment and unanimously voted against doing so. Our hope is that the Task Force will also not approve the proposed amendment. Please see the attached letter to the members of the Site-Specific Planning Amendment Task Force.

We would be happy to discuss this further with you and/or the Task Force if you have any questions.

With appreciation for your good work,

Gail Nittle
President, Springfield Civic Association

PS Please acknowledge receipt of this e-mail. Thanks!



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Springfield Civic Association

Where we all come together

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August 4, 2020

RE: PC19-LE-008; 6235 Brandon Avenue

Dear Members of the Site-Specific Planning Amendment Task Force,

On behalf of the members of the Springfield Civic Association (SCA), the Board would like to express its collective opinion regarding the property at 6235 Brandon Avenue. Our SCA members reside in the neighborhoods directly north and northwest of this property, making the SCA the most impacted population regarding the usage of this property.

The Springfield Commercial Revitalization District (CRD) was identified in 1986 for Fairfax County's Commercial Revitalization Program with the goal of improving the economic health of more mature commercial areas. The property at 6235 Brandon Avenue is clearly inside the boundary of the Revitalization focus. Our civic association supports efforts under this program to improve economic climate and sustain economic vitality of the CRD. **Vitality** is the key concept. We support the development of this property in a way that will meet the CRD objectives of environmental protection (stormwater and landscape improvements), economic development that has a vital impact on the area for substantial employment and support to existing businesses, and/or the possibility of apartment style affordable living opportunities.

The current plan recommendation for 6235 Brandon Avenue is mixed-use with an overall FAR 1.6. The proposed amendment is for mixed-use with the option of a storage unit and up to 3.0 FAR. We do not shy away from the increase in the FAR or a use that brings more foot traffic to our business area. In fact, we welcome it! We believe more people living, shopping, and working in our CRD is exactly what makes for the "R" in our Commercial **Revitalization** District. While the property is not located in the heart of the business district, it is very visible to anyone passing through the I-95/I-395/I-495 interchange. The site is dubbed a "visual gateway" feature for the Franconia-Springfield Area and has the same size footprint as the Bob Evans restaurant located immediately to the south.

This visual gateway-positioned site has significant potential for helping Springfield and the county meet **revitalization** goals. We do not believe the storage unit proposal meets that measure of potential, or blend with the neighboring existing businesses we are striving for. As a result, the SCA does **not** support adding it to the proposed amendment. However, we do support an increase to the FAR that allows for interesting roof heights and the accretive best use of the property.

Thank you for your consideration of our community's input.

Sincerely,

Gail Nittle, President, SCA

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