

RESOLUTION OPPOSING SITE SPECIFIC NOMINATION PC19-MV-004

WHEREAS the Gum Springs Neighborhood Improvement Program and Conservation Plan for the Gum Springs community was adopted by the Fairfax County Board of Supervisors on April 30, 1979; and

WHEREAS the adopted plans are protections for the Gum Springs community; and

WHEREAS the Fairfax County Board of Supervisors authorized the reactivation/revision of the Gum Springs Neighborhood Improvement Program and Conservation Plan and directed Staff to assist Gum Springs with the reactivation/revision; and

WHEREAS Gum Springs and Staff met and held several meetings resulting in Gum Springs submitting a draft of an updated Conservation Plan to Fairfax County Redevelopment & Housing Authority and Fairfax County Department of Planning & Zoning during August 2015; and

WHEREAS Fairfax County still has not conducted and/or completed its review of the submitted draft Conservation Plan by Gum Springs as of February 11, 2020; and

WHEREAS the Gum Springs Neighborhood Improvement Program and Conservation Plan is active and in effect until the draft Conservation Plan submitted during 2015 is approved by the Fairfax County Board of Supervisors; and

WHEREAS the basic goals of these documents includes 1) the conservation and development of a viable and sound residential community in the Gum Springs neighborhood; and 2) to develop the designated area as a mixed-use complex, primarily residential with some office and retail use as part of a general program for upgrading conditions in the Richmond Highway Corridor; and

WHEREAS an objective for land use is to “Conserve the Gum Springs neighborhood and provide for new residential development at densities compatible with the community;” and “it is recommended that existing land uses be preserved, and that future housing development in Gum Springs be at the same general density as the existing neighborhood;” and

WHEREAS the current residential use for the nominated property is 2-to-3 dwelling units per acre; 3-to-4 dwelling units per acre and office; and

WHEREAS Site Specific Plan Amendment nomination PC19-MV-004 is recommending 30 residential units at 8-to-12 dwelling units per acre and 160 residential units at 16-to-20 dwelling units per acre for 190 residential units; and

WHEREAS PC19-MV-004 has the effect of transforming the Gum Springs residential neighborhood into a much higher density neighborhood by proposing a residential use change more than five (5) times the current residential use; and

WHEREAS there is a shortage of affordable housing and low-income housing, skyrocketing home prices, luxury condos and homes that the average Mount Vernon resident will not be able to afford and speed up gentrification in the Gum Springs historic community; and

WHEREAS PC19-MV-004 abuts a multi-family low income apartment building and the largest public housing development owned by Fairfax County; and

WHEREAS the proposed zoning change for increased density is to take advantage of new developments near the proposed Gum Springs and Hybla Valley Bus Rapid Transit stations; and

WHEREAS such density that may bring hundreds of new residents into the area, many of whom may work elsewhere and may not use public transportation is not a one size fits all; and

WHEREAS Fordson Road and Douglas Street will receive increased traffic and Sherwood Hall Lane is currently not operating at an adequate level; and

WHEREAS PC19-MV-004 may have unintended consequences that will not meet the housing affordability criteria to include commitments to investors and increase the student per household ratios, which will impact school capacities; and

WHEREAS the effects of higher-density development include adding more cars to streets and thereby decreasing traffic safety; increasing stormwater runoff and further stretching the resources of police and fire departments, slowing their response times; and overcrowding schools; and

WHEREAS growth is expected with a certain level of density; however, the density level proposed for PC19-MV-004 is strongly opposed by Gum Springs.

RESOLVED, that:

1. the Mount Vernon Council of Citizens Associations' to include its applicable committees stand with its member association, Gum Springs, and reject PC19-MV-004;
2. the Mount Vernon Site Specific Plan Amendment Task Force recommend that PC19-MV-004 be opposed;
3. the Mount Vernon Planning Commissioner oppose PC19-MV-004; and
4. the Mount Vernon Magisterial District Supervisor oppose PC19-MV-004.

Approved by the New Gum Springs Civic Association on February 11, 2020