



FAIRFAX COUNTY
SITE-SPECIFIC PLAN AMENDMENT PROCESS
COUNTYWIDE

Nomination Number	CPN22-MV-006
Supervisor District	Mount Vernon
Parcel ID Number(s)	101-2((1))64A, 65, 66, 67, 60, 60A and 61
Parcel Address(es)	7927 and 7925 Richmond Hwy, 3119 Sherwood Hall Lane, 3109 and 3111 Kingland Road, and 3122 Douglas Street, Alexandria, VA 22306
Nominator	West Ford Manor, LLC
Plan Map Designation	Office use and residential use at 2 to 3 dwelling units per acre
Comprehensive Plan Recommendation for Nominated Property	The following language is for the general area of the properties. There is no specific Plan language for the subject properties. The area on the east side of Richmond Highway from Sherwood Hall Lane to Little Hunting Creek is located within the Gum Springs Community. Adequate measures to mitigate against undue environmental impact should be provided. Streams and flood plains with their existing vegetation located on the property should be preserved. Where past practices have degraded these streams, bioengineering approaches should be followed to restore them to more natural conditions and functions. A potential Bus Rapid Transit (BRT) Station is recommended to be located in the vicinity of this area. Refer to the introductory sections and Transportation section of the Richmond Highway Corridor Area Plan for more details.
Proposed Land Use	Residential
Summary of Proposed Comprehensive Plan Change	Revise land use designation to Residential at a density of 8 to 12 dwelling units per acre

NARRATIVE STATEMENT OF JUSTIFICATION

for

West Ford Manor

SSPA Nomination

Tax Maps 101-2((1))60, 60A, 61, 64A, 65, 66, 67 (the “Property”)

October 26, 2022

Revised November 4, 2022

OVERVIEW/BACKGROUND

The Nominator, West Ford Manor LLC, proposes redevelopment of a 7-lot consolidation of properties which currently includes a wide range of planned uses and zoning from office use to residential use at a density of 3 to 4 dwelling units per acre. The consolidated property is surrounded by an even wider range of uses and densities from single family residential at 2 to 3 dwelling units per acre to high density multifamily at 16 to 20 dwelling units per acre to commercial across Richmond Highway. Replanning the Property for residential use at 8 to 12 dwelling units per acre will provide an appropriate transition between the office and commercial establishments across Richmond Highway (and the future planned mixed use densities in that area) and the existing lower density residential uses to the south of the Property. Given the Property’s prominent location at the future and currently named Gum Springs BRT station, this replanning and redevelopment proposal will serve as a much improved “gateway to Gum Springs”.

The consolidation consists of 5.51 acres of properties zoned C-8 and R-3 and planned for office use and residential use at 3 to 4 dwelling units per acre. Several of the properties included in the consolidation are split zoned. The Nominator previously submitted a plan nomination in the last South County process, but withdrew the nomination to enable the Gum Springs Heritage Resources Study to be completed. There were no significant resources determined present on the subject property

DESCRIPTION OF PROPOSED SSPA REQUEST

The proposed SSPA nomination seeks to amend the Comprehensive Plan land use designation for the Property from office and residential at 3 to 4 dwelling units per acre to a singular use and density of residential at 8 to 12 dwelling units per acre to facilitate the development of single family attached units on the Property.

The illustrative concept plan shows how the consolidated property could be developed with 65 rear loaded townhouses located on private streets. The density shown in the illustrative is 11.79 dwelling units per acre. Parking, open space, stormwater management controls and conformance with the Richmond Highway Streetscape guidance can all be provided in the layout.

RELEVANT POLICY OBJECTIVES

The proposed SSPA nomination will result in a cohesive plan density for these properties, create compatibility with other suburban neighborhood plan designations in this portion of the corridor, create a better synergy with the future BRT Station, and further several well-settled County objectives and current Plan objectives in the Richmond Highway Corridor.

With the adoption of EmBark Richmond Highway, the areas to the west and north of the Property are now planned for much more significant density. The Property abuts the Hybla Valley/Gum Springs CBC to the northwest. Mixed use residential and commercial is planned in this area across Richmond Highway with heights at 5 stories. The proposed residential density of 8 to 12 dwelling units per acre and residential use of townhouses will provide a more appropriate and compatible transition to the lower residential densities south of the Property in Gum Springs. It is also noted that elsewhere in this particular Suburban Neighborhood, properties along Richmond Highway are planned 8 to 12 dwelling units per acre as transitions to lower density properties farther from Richmond Highway.

The sixth guiding planning principle in the current Comprehensive Plan for the Richmond Highway Corridor, which is intended to establish the vision and guide land use decisions in the corridor, is to maintain the primarily residential nature of the stable communities surrounding the CBCs. The current Plan guidance suggests that the areas outside and in-between the CBCs be planned for primarily residential, institutional, and open space uses and contain a variety of housing types. The goal of establishing effective transitions to stable neighborhoods through compatible land uses, building intensity and scale is also part of this principle. The proposal to eliminate land planned for office use and provide a cohesive singular residential plan density that provides the appropriate transition density meets this existing planning principle for the Richmond Highway Corridor.

Since its original planning in 2014/2015, the BRT system has become more and more of a reality with station locations determined, right-of-way acquisitions underway and construction imminent within several years. This property is prominently located adjacent to one of the proposed station locations and can provide a high-quality entrance to the Gum Springs community when compared to the patchwork of existing uses and vacant land currently on the Property. Increasing the residential density for the Property also makes sense in placing higher densities in proximity to the BRT Station. To that end, increasing the residential density for the Properties will also further Countywide Objectives 4 and 6 to encourage a diverse housing stock, enhance opportunities for County residents to live in proximity to mass transit, and create a land use pattern that increases efficiency, encourages transit use, and decreases automobile dependency.

COMMUNITY OUTREACH

The Nominator has been working closely with the New Gum Springs Civic Association (NGSCA), who, in their last community meeting, voted to support the nomination. Their letter of support has been included with this submission as a supporting document. The Nominator will continue to work with the NGSCA and the West Ford Legacy Foundation to ensure that the values and principles of the Gum Springs community are reflected in the proposed development. The Nominator also anticipates working with the adjacent property owners and with the Mount Vernon Council as the nomination/rezoning moves through the process.

TIMING

The Nominator anticipates filing a rezoning application at the appropriate time during the review of the SSPA nomination and run the two processes as concurrently as possible.

CONCLUSION

Replanning the Property for residential development at a density of 8 to 12 dwelling units per acre will further several County policies as well as some specific objectives contained in the Richmond Highway Corridor plan. The Nominator looks forward to working with County staff, the community, and other stakeholders during the review of this SSPA nomination and rezoning application.

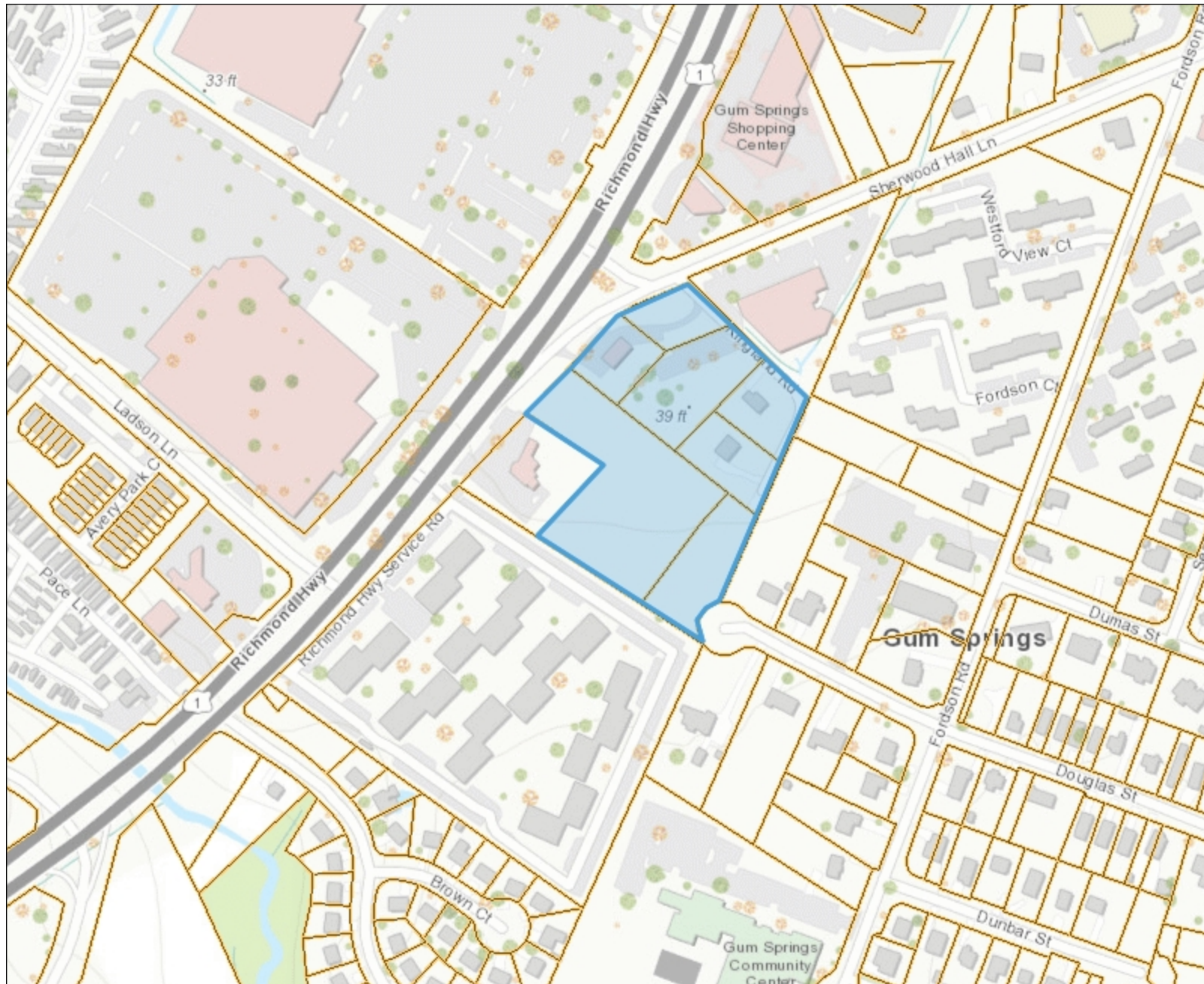
Sincerely,

/LG/

Lori Greenlief, Senior Land Use Planner
McGuireWoods LLP



Map Title



Legend

Parcels

Notes:

Map produced: 10/26/2022

This map is intended for reference purposes only. Fairfax County does not provide any guarantee of the accuracy or completeness regarding the map information.



WEST FORD MANOR

Color Illustrative

10.03.22 N.T.S.



Property Owner Consent Letter

October 6, 2022

Fairfax County Department of Planning and Development
Planning Division
12055 Government Center Parkway, 7th Floor
Fairfax, VA 22035

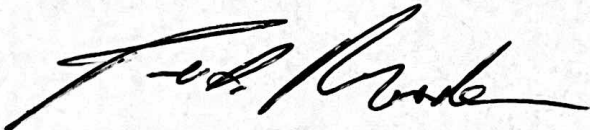
Re: SSPA Nomination for 3122 Douglas St.

To Whom it May Concern,

Update address: 3122

We are the owners of the property located at 3112 Douglas St. (Tax Map 1012-01-0061), Alexandria, VA 22306, which is being nominated for a Comprehensive Plan land use change as a part of the 2022-2023 Site-Specific Plan Amendment Process. We have reviewed the subject nomination and consent to the property being submitted for consideration. Furthermore, I understand the expectations for the process and am willing to participate in the review, analysis, and community engagement, as needed.

Sincerely,



Little Hunting Properties LLC Owner
4141 Southpoint Dr. Ste. B, Jacksonville, FL 32216
Pauldmeadows@gmail.com
904-654-4727

Property Owner Consent Letter

October 6, 2022

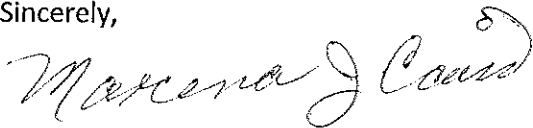
Fairfax County Department of Planning and Development
Planning Division
12055 Government Center Parkway, 7th Floor
Fairfax, VA 22035

Re: SSPA Nomination for Parcel 1012-01-0065 & 3109 Kingland Rd.

To Whom it May Concern,

I am the owner of the properties located at (Tax Map 1012-01-0065), and 3109 Kingland Rd. (Tax Map 1012-01-0060) Alexandria, VA 22306, which are being nominated for a Comprehensive Plan land use change as a part of the 2022-2023 Site-Specific Plan Amendment Process. I have reviewed the subject nomination and consent to the property being submitted for consideration. Furthermore, I understand the expectations for the process and am willing to participate in the review, analysis, and community engagement, as needed.

Sincerely,

A handwritten signature in cursive script that reads "Marcene J. Cain".

Marcene Cain Owner
6397 Haviland Mill Rd., Clarksville, MD 21029
Kcain10@aol.com
301-924-3623

Property Owner Consent Letter

October 6, 2022

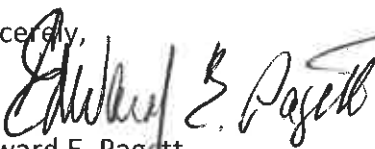
Fairfax County Department of Planning and Development
Planning Division
12055 Government Center Parkway, 7th Floor
Fairfax, VA 22035

Re: SSPA Nomination for 3119 Sherwood Hall Ln. & 7925 Richmond Hwy.

To Whom it May Concern,

We are the owners of the properties located at 3119 Sherwood Hall Ln and 7925 Richmond Hwy (Tax Map 1015-01-0067 and 1012-01-0066, Alexandria, VA 22035, which is being nominated for a Comprehensive Plan land use change as a part of the 2022-2023 Site-Specific Plan Amendment Process. I have reviewed the subject nomination and consent to the property being submitted for consideration. Furthermore, I understand the expectations for the process and am willing to participate in the review, analysis, and community engagement, as needed.

Sincerely,



Edward E. Pagett
Managing General Partner
Sherwood Partnership Owner
6821 Richmond Hwy Alexandria VA 22306
epagett@cbmove.com
571-237-4753

Property Owner Consent Letter

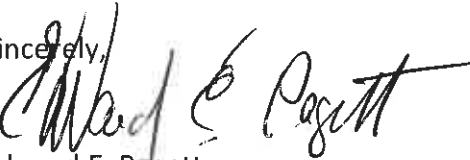
October 6, 2022

Fairfax County Department of Planning and Development
Planning Division
12055 Government Center Parkway, 7th Floor
Fairfax, VA 22035

Re: SSPA Nomination for 7927 Richmond Hwy.

To Whom it May Concern,

We are the owners of the property located at 7927 Richmond Hwy (Tax Map 1012-01-0064A), Alexandria, VA 22306, which is being nominated for a Comprehensive Plan land use change as a part of the 2022-2023 Site-Specific Plan Amendment Process. We have reviewed the subject nomination and consent to the property being submitted for consideration. Furthermore, I understand the expectations for the process and am willing to participate in the review, analysis, and community engagement, as needed.

Sincerely,


Edward E. Pagett
Managing General Partner
Sherwood Partnership II Owner
7927 Richmond Hwy. Alexandria VA 22306
epagett@cbmove.com
571-237-4753

Property Owner Consent Letter

October 6, 2022

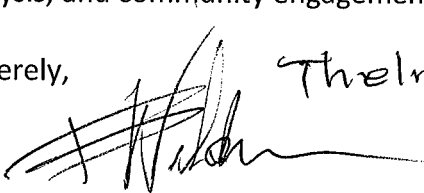
Fairfax County Department of Planning and Development
Planning Division
12055 Government Center Parkway, 7th Floor
Fairfax, VA 22035

Re: SSPA Nomination for 3111 Kingland Rd

To Whom it May Concern,

I am the owner of the property located at 3111 Kingland Rd (Tax Map 1012-01-0060A), Alexandria, VA 22035, which is being nominated for a Comprehensive Plan land use change as a part of the 2022-2023 Site-Specific Plan Amendment Process. I have reviewed the subject nomination and consent to the property being submitted for consideration. Furthermore, I understand the expectations for the process and am willing to participate in the review, analysis, and community engagement, as needed.

Sincerely,

P.O.A.  Thelma Wilder

Thelma Wilder by Brian Wilder POA Owner
3111 Kingland Rd Alexandria VA 22306
bwilder1152@gmail.com
571-232-7977

Property Owner Consent Letter

October 6, 2022

**Fairfax County Department of Planning and Development
Planning Division
12055 Government Center Parkway, 7th Floor
Fairfax, VA 22035**

Re: SSPA Nomination for 3122 Douglas St.

To Whom it May Concern,

We are the owners of the property located at 3122 Douglas St. (Tax Map 1012-01-0061), Alexandria, VA 22306, which is being nominated for a Comprehensive Plan land use change as a part of the 2022-2023 Site-Specific Plan Amendment Process. We have reviewed the subject nomination and consent to the property being submitted for consideration. Furthermore, I understand the expectations for the process and am willing to participate in the review, analysis, and community engagement, as needed.

Sincerely,

A handwritten signature in blue ink, appearing to read "Paul Meadows", is written over a horizontal line.

**Little Hunting Properties LLC Owner
4141 Southpoint Dr. Ste. B, Jacksonville, FL 32216
Pauldmeadows@gmail.com
904-654-4727**



October 14, 2022

West Ford Manor LLC
c/o Joe E. Francone
8253-J Backlick Road
Lorton, VA 22079

Mr. Francone:

The purpose of this letter is to confirm Gum Springs community support for the proposed 65-townhouse development named West Ford Manor as presented to the community on October 11, 2022.

Gum Springs is supporting the Site Specific Plan Amendment (SSPA) nomination and Rezoning Application as presented on October 11, 2022. The proposed development will consolidate seven lots for a total of 5.51 acres and will:

- Remove the current office classification
- Change residential density from R-2-3 to R-8 -12

To retain its rich heritage to include the oldest African American community in Fairfax County with a direct connection to the nation's first president, George Washington, the following commitments, which will convert as proffered conditions are being provided:

- A bronze statue of West Ford, the founder and father of Gum Springs that will be erected at its entrance.
- No onsite recreational amenities.
- \$5,000 per unit to improve the Martin Luther King, Jr. Community Park.
- Street names that may be chosen by the NGSCA with final approval by VDOT.

As stated, these commitments support and ensures Gum Springs' mission as one community through *One Gum Springs*.

Based on the proposed timeline presented on October 11, 2022, Gum Springs will continue to be involved with the proposed SSPA nomination and rezoning application. Any changes or modifications to the proposed layout or commitments as presented to the Gum Springs community on October 11, 2022, without prior collaboration for agreement with NGSCA will result in withdrawal of support for the SSPA nomination and rezoning application.

Thank you and your team for working with the Gum Springs community to add quality housing stock that is designed to link residents for a whole, safe, sustainable, and caring community.

A handwritten signature in black ink that reads "Queenie Cox".

Queenie Cox
President

New Gum Springs Civic Association
PO Box 6112
Alexandria, VA 22306

www.ngsca.org

president@ngsca.org