

NEW GUM SPRINGS CIVIC ASSOCIATION



Gum Springs Community Center home of The New Gum Springs Civic Association

You're receiving this notice because you signed a petition to allow American Family Centers as American Tukong to build a karate school in Gum Springs.

It appears that as a Gum Springs resident, you may have been misrepresented that the petition you signed was a Gum Springs Civic Association petition. It was not. **American Tukong undermined Gum Springs by failing to state the following facts:**

Gum Springs held two community meetings held with American Tukong during 2016 and 2017. On March 8, 2016 after viewing the proposed development and not receiving satisfactory responses to questions asked by the community, the community voted to not support the proposed development. On September 12, 2017, the community met again with American Tukong and reaffirmed its March 8, 2016 position to NOT SUPPORT the proposed development for the following reasons:

1. A rezoning of residential property to commercial is required that may affect the Gum Springs Redevelopment Plan;
2. A waiver for lot size is required that may affect the Gum Springs Redevelopment Plan;
3. A waiver of the Trails requirement is required, which is part of the Countywide Trails Plan that may also affect the "re-establishment of the historic trail link between Gum Springs and Mount Vernon as recommended by the County Park Authority" as stated in the Gum Springs Conservation Plan;
4. A two-thirds reduction of the screening area is required that may affect the Village at Gum Springs; and
5. Increased cut-through traffic will occur through the Village at Gum Springs because southbound traffic on Richmond Highway will not be allowed to turn into the complex.

You should also know that **Hybla Valley Farms Civic Association has officially provided its support to Gum Springs**. The owners of American Tukong are residents of Hybla Valley Farms.

As a "friendly reminder, *Gum Springs community meetings are held monthly on the first Tuesday of each month (no meetings are held during July and August) at the Gum Springs Community Center at 7:30 p.m.* You may pay your dues (\$5 per person per year) at the meeting--we would love to see you! You may also pay safely and securing online on the community website (www.ngsca.org) or make a check or money order payable to NGSCA and mail to: PO Box 6112, Alexandria, VA 22306. The community will be celebrating 185 years of its founding on June 16, 2018. Your dues and any donation will be greatly appreciated. NGSCA is a 501(c)(4) IRS tax exempt organization. Your Civic Association operates solely through volunteers and donations.

Support your community—Gum Springs!

You can receive updated community information by attending monthly community meetings, visiting the community website and signing up for eNews via the community website: www.ngsca.org.