

GUM SPRINGS REDEVELOPMENT PLAN

Approved by the Fairfax County Redevelopment  
and Housing Authority  
on March 29, 1990

Approved by the Fairfax County Board of Supervisors  
on April 16, 1990

I. BOUNDARIES

The Gum Springs Redevelopment Project Area (hereinafter sometimes referred to as the Project Area) is located in the Mt. Vernon Planning District of Fairfax County. The Project Area is generally bounded by Richmond Highway (U.S. Route One), Sherwood Hall Lane, and Fordson Road. The project boundary, shown on Exhibit A, is described as follows:

BEGINNING at the point of the intersection of the southern right-of-way of Fordson Road with the eastern right-of-way of Richmond Highway (U.S. Route One);

THENCE, from said point, in a southerly direction along said right-of-way of Richmond Highway to its intersection with the northern right-of-way of Sherwood Hall Lane;

THENCE, from said point, in a northeasterly direction along said right-of-way of Sherwood Hall Lane to its intersection with the western right-of-way of Fordson Road;

THENCE, from said point, in a northwesterly direction along said right-of-way of Fordson Road to its intersection with the eastern right-of-way of Richmond Highway.

The following parcels are also included within the Project Area boundary:

Tax Map 102-1 ((1)) 84, 84A, 84B, 84C

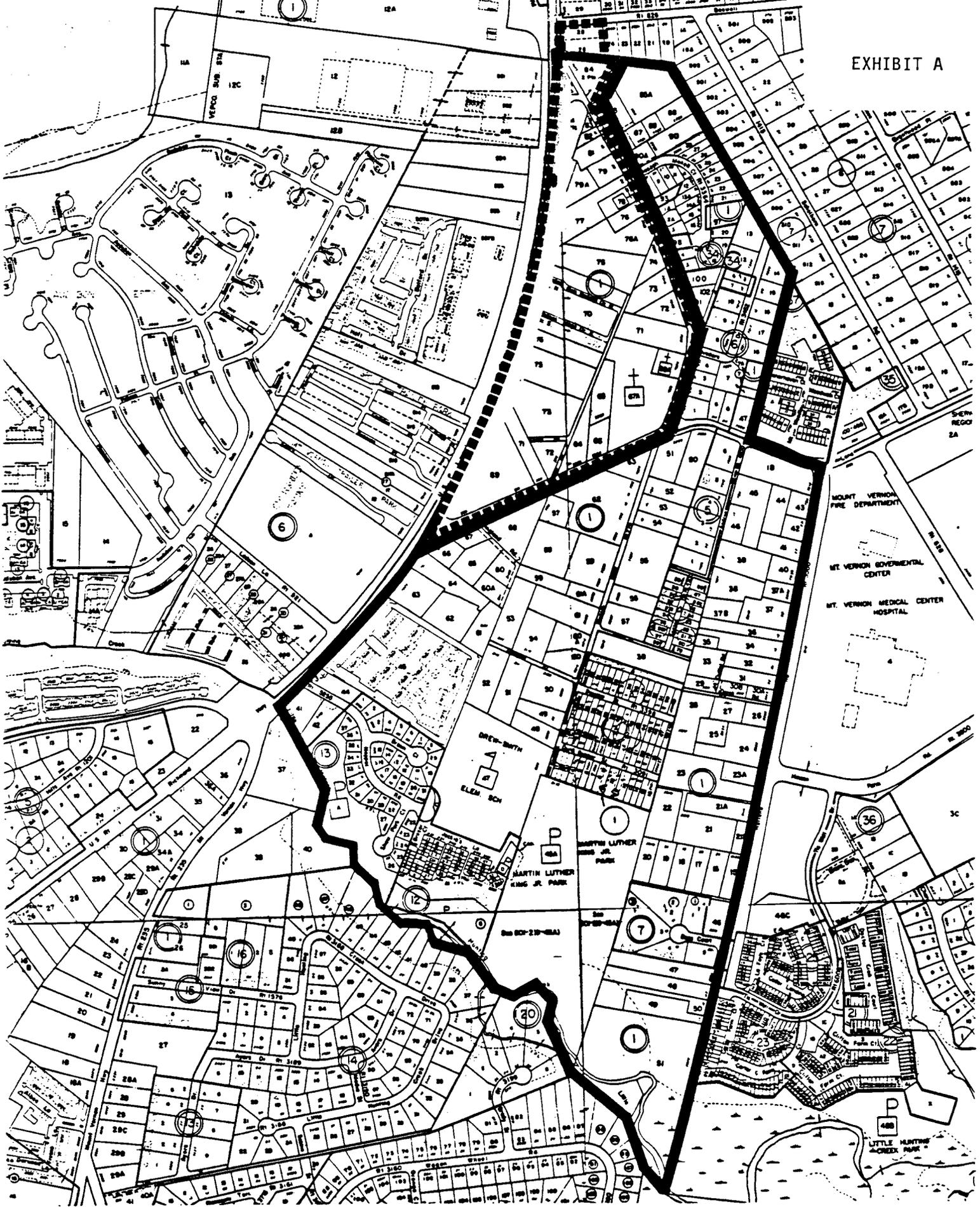
Tax Map 102-1((7))(7) 25, 26, 26A

The Project Area boundaries contain 32 acres, more or less. All properties within these boundaries shall be part of the Gum Springs Redevelopment Project Area.

## II. EXISTING CONDITIONS

The Gum Springs Redevelopment Project Area was initially included in the boundaries of the Gum Springs Conservation Area. The Conservation Area was established in accordance with standards for the preservation of a viable residential community as set forth in Section 36-49.1 of Title 36 of the Code of Virginia of 1950, as amended (hereinafter referred to as the Code of Virginia). By adopting the Gum Springs Conservation Plan on April 30, 1979, the Board of Supervisors recognized the need to take action to prevent the further deterioration of the area. The boundaries of the Conservation Area are also shown on Exhibit A.

The northernmost part of the Gum Springs Redevelopment Area (parcels 25, 26, 26A) lies within the boundaries of the Hybla Valley Farms



GUM SPRINGS CONSERVATION AREA ( as amended)  
GUM SPRINGS REDEVELOPMENT AREAlemmummi

Community Improvement Plan neighborhood. The Hybla Valley Farms Community Improvement Plan was adopted by the Board of Supervisors on April 9, 1984 for the purpose of improving the quality of life in the older neighborhood by making road and storm drainage improvements.

On November 18, 1982, the Board of Supervisors took another action that recognized the depressed and blighted nature of the Route One Corridor, which encompasses the Project Area. They adopted the Route One Corridor Rehabilitation District as authorized by Section 36-52.3 of the Code of Virginia. A rehabilitation district is an area adjacent to a conservation area which is in danger of deteriorating to the level which exists in the conservation area.

In March, 1988, the Board of Supervisors requested that the Fairfax County Redevelopment and Housing Authority investigate the possibility of amending the existing Gum Springs Conservation Plan for purposes of future redevelopment. Then, on November 20, 1989, the Board of Supervisors reactivated consideration of an out-of-turn Plan Amendment to the Comprehensive Plan in order to facilitate the replanning of an area which encompasses the Project Area. The Board of Supervisors also directed staff from the Department of Housing and Community Development to make recommendations on revising the Conservation Plan to include the out-of-turn Plan Amendment changes.

Route One is one of the oldest thoroughfares in Fairfax County.\* Prior to and immediately after world war II, the Corridor served as a "quasi" central business district for southeastern Fairfax County and a center for tourist related facilities serving the needs of travelers between Washington, D.C. and points south. The development of the Corridor was also greatly influenced by its proximity to Fort Belvoir. The influx of soldiers and military personnel during world war II attracted new businesses as well as lower cost housing to the corridor. Most of the development in the corridor during this period was of a modest scale, and the sudden decline of military personnel after the war generally depressed business activity in the corridor. The development of Shirley Highway (Interstate 95) in the early 1950's compounded the already severe business problems in the corridor by attracting most of the tourists away from Route One.

---

\*The major portion of information on the history and development of the Route One Corridor contained in this section was obtained from the Groveton Redevelopment Plan.

In 1958, the County adopted a new zoning ordinance. At that time the state of the art for planning highway areas was "strip zoning" and land along Route One for a distance of 200 feet from the right-of-way was zoned for retail commercial use. As a result of this rezoning, the corridor contained a large surplus of commercial land, mainly in small parcels with little depth from the road and with virtually no opportunity for sizable aggregations of land. This situation resulted in a depression of commercial land prices, and the development of marginal businesses. Building standards were low, and many structures were built out of cinder block or other inexpensive materials. Due to the oversupply of cheap commercial land, new businesses tended to locate on vacant parcels rather than to redevelop sites on which substandard buildings stood, and old substandard buildings continued to attract marginal businesses to the corridor.

Residential development along the Route One Corridor before and after World War II was modestly priced and predominantly single-family. Today, many of the houses in these older communities are in need of renovation. Streets are in need of repair and storm drainage is a serious problem. As a result of this history of zoning and development, much of the Route One corridor today remains blighted, obsolete, marginally or poorly developed, or underutilized.

In recent years, the properties within the Project Area have attracted the interest of developers, primarily because of the proximity to

Richmond Highway and the public transportation system (Metro), the relatively low property costs, and the availability of vacant land. To ensure that the spot development which has been so prevalent along the Route One Corridor does not occur in the Project Area, assemblage of property in accordance with a redevelopment plan and the removal of certain existing uses is necessary.

The Gum Springs Redevelopment Project Area includes approximately 30 acres. Two churches occupy approximately 6.3 acres, and 8.4 acres are utilized as a mobile home park. Vacant land comprises 3.2 acres. The remaining acreage is primarily developed as single-family residential with some highway commercial and a deteriorated motel. The owners of the mobile home park have plans to acquire additional property within the Project Area for redevelopment in accordance with the Gum Springs Redevelopment Plan.

A variety of existing conditions and problems were identified in the Project Area, substantiating the fact that the neighborhood is blighted, deteriorated, and in need of redevelopment, in accordance with Title 36 of the Code of Virginia.

### III. GOALS AND OBJECTIVES

The basic goal of the Gum Springs Redevelopment Plan is the development of the Project Area as a mixed-use complex (primarily residential with some commercial) as part of a general program for upgrading conditions in the Route One Corridor. The specific objectives to meet this basic goal include:

1. The elimination of existing blight and deterioration in the area.
2. The redevelopment of land in an efficient manner through careful planning and attention to quality design, location of open space and structures, and improved traffic flow.
3. The development of an aesthetically pleasing combination of residential dwellings with office and/or limited retail complexes.
4. The provision of public improvements, facilities and amenities, including open space, street upgrading and modernized public utilities.
5. The development of sufficient affordable housing to ensure that persons displaced from substandard dwellings will have decent, safe, and sanitary dwellings available to them.

6. An ongoing process of citizen participation to ensure active community involvement and effective citizen/County cooperation in the planning process and project implementation.

#### IV. UNDERTAKINGS OF A REDEVELOPMENT PLAN

##### A. GENERAL REQUIREMENTS

This Redevelopment Plan shall be implemented by the Fairfax County Redevelopment and Housing Authority or its designee (hereinafter referred to as the Authority) after it is duly approved by the Board of Supervisors. The Authority and the Board of Supervisors shall each conduct a public hearing on the Redevelopment Plan prior to approval by the Board of Supervisors. All undertakings and actions under the power of eminent domain authorized in this Redevelopment Plan shall be deemed to be public purposes as stipulated in Section 36-48 of the Code of Virginia. The Authority may delegate certain undertakings and actions under the Redevelopment Plan to appropriate County agencies. This Plan has been prepared in accordance with the requirements of the Code of Virginia.

B. TYPES OF UNDERTAKINGS PROPOSED

1. Acquisition of Land - The Authority may acquire property located within the boundaries of the Project Area as described in Section I of this Plan in order to carry out the Redevelopment Plan, provided that any exercise of the power of eminent domain under this Plan shall be made only after a specific finding of necessity for condemnation by the Authority and the Board of Supervisors, and shall conform to Virginia law governing eminent domain proceedings. No existing residential property improved at the time of adoption of this Plan or existing institutional uses are to be acquired under this Plan.

2. Disposition of Land - The Authority, if it acquires any of the land in the Project Area, may sell, lease, or otherwise convey such property or any part thereof to public agencies or to private non-profit or profit entities for development in accordance with the provisions of this Plan, provided that the entity receiving the property from the FCRHA shall (1) use the land for the purpose designated in this Plan, (2) begin the building of improvements within a reasonable period of time, and (3) comply with such other conditions as are necessary to carry out the purposes of this Plan.

3. Financial Assistance - The Authority may provide financial assistance by making loans or grants of funds received from any public or private source in accordance with section 36-49 and other applicable sections of the Code of Virginia. Funds may be made available for the planning, land acquisition, development, construction, repair, rehabilitation, or maintenance of residential and to a lesser extent, commercial buildings in the Project Area, provided that such financial assistance has been approved by the Fairfax County Board of Supervisors. A variety of financing mechanisms may be used to implement redevelopment, including tax increment financing (see Section 58.1-3245 through Section 58.1-3245.5 of the Code of Virginia), if applicable.

4. Public Improvements - The Authority may clear any areas acquired and install, construct, or reconstruct streets, utilities, and site improvements essential to the preparation of sites for uses in accordance with the Redevelopment Plan.

5. Other Actions - The Authority may undertake other actions in accordance with the provisions of Title 36 of the Code of Virginia to further the purposes of this Plan.

C. COOPERATION WITH COUNTY AGENCIES

Fairfax County and local agencies and authorities shall aid and cooperate with the Authority pursuant to the Code of Virginia for the purpose of assisting in the implementation and administration

of the Redevelopment Plan. Overall coordination of the implementation of the Plan shall be the responsibility of the Authority.

V. RELATIONSHIP TO LOCAL OBJECTIVES

The Gum Springs Redevelopment Project Area is located in Fairfax County, Planning Area IV, Mt. Vernon Planning District, Groveton Community Planning Sector. The Redevelopment Plan is consistent with the policies, goals and objectives set forth in the County-wide Plan, adopted September 8, 1975, as amended and the Area IV Plan, adopted August 26, 1975, as amended. Both plans recommend the revitalization of older areas of the County where present conditions are inconsistent with the policies of the Plan.

The Redevelopment Plan supports local planning objectives with respect to appropriate land use, consolidation of parcels, high quality development and public improvements, and improved public facilities and transportation.

The Redevelopment Plan is consistent with the objectives of the Gum Springs Conservation Plan which are to preserve the Gum Springs area as a residential community, prevent the further deterioration of the area, and to provide for its future improvement. The Conservation Plan recognizes that residential infill may result in higher densities to

enable existing residents to afford it. The higher density residential development should also serve as a buffer to commercial and institutional uses. In addition, traffic patterns, circulation, and public facilities, including utilities, will be improved through the redevelopment of the Project Area. It is intended that the Redevelopment Plan be consistent with all County codes and ordinances.

VI. PROPOSED LAND USES

A. LAND USE PLAN

Land uses proposed in this Plan shall include primarily residential, with some office and retail commercial uses. The existing zoning within the project boundaries includes R-2 (Residential-Two Dwelling Units/Acre) R-MHP (Mobile Home Park) and C-8 (Highway Commercial), as shown on Exhibit B. Any increased residential densities would require a zoning change. The intent of this Plan is to permit uses of the same general character as those set forth in the PDC or PDH districts of the Zoning Ordinances of Fairfax County, Virginia.

B. LAND USE PROVISIONS

It is the intent of this Plan that residential development shall comprise no less than 70 percent of the land use. The

remaining percentage would be developed as low-rise office and commercial use. The current deteriorated one-story motel is not to be replaced. Further, the following uses are to be prohibited within the Gum Springs Redevelopment Area boundaries: hotel, motel, single-room occupancy and boarding houses.

The residential development is to primarily have an internal orientation to the community. Residential development should be primarily oriented toward Fordson Road and to a limited extent toward Sherwood Hall Lane. Fordson Road frontage should be developed with single-family units only.

Residential development should consist of a mixture of townhouses, condominium apartments, and single-family. Any existing housing for low and moderate income residents which is displaced by future development should be replaced at least by the actual number of affordable units displaced. Contributions toward meeting the County's goal for affordable housing should exceed, where feasible, the minimum set by the County's Affordable Dwelling Unit Ordinance.

Commercial development should front on U.S. Route One and be oriented to community needs and services. There should be sufficient buffering between any office/commercial development and

residential development. All institutional uses (e.g., churches) should remain as currently designated.

Open space should be provided in conjunction with the multi-family residential developments. In addition, a passive recreational area should be developed as one method of preserving the sense of community. All development will be considered in relation to the preservation of the historic nature of the community. The residents of Gum Springs, Hybla Valley Farms, and surrounding communities will be encouraged to participate in the review of development proposals in the Gum Springs Redevelopment Project Area.

## VII. REGULATIONS AND STANDARDS

### A. GENERAL PROVISIONS

It is the objective of the Gum Springs Redevelopment Plan to develop a quality project which will promote a high standard of design and quality for future development in the Gum Springs Redevelopment Project Area. All improvements shall be constructed in accordance with the Redevelopment Plan and all applicable local, state and federal statutes, codes, ordinances, rules and regulations.

B. DEVELOPMENT REVIEW

Upon adoption of the Redevelopment Plan, all zoning actions, Comprehensive Plan amendments, development and site plans, and public improvements which affect properties wholly or partially within the boundaries of the Project Area shall be submitted by the County to the Authority for review and comment. The Authority will follow all regulations, limitations, and time schedules of the County in reviewing and commenting on said documents. The Authority will also coordinate all such reviews with the Gum Springs community.

VIII. PROPERTY ACQUISITION AND DISPOSITION

A. GENERAL PROVISIONS

The Authority may acquire property within the Project Area, as shown on Exhibit A, in carrying out the Redevelopment Plan, upon adoption of this Plan by the Fairfax County Board of Supervisors. Any exercise of eminent domain under this Plan shall be made only after a specific finding of necessity for condemnation by the Authority and the Board of Supervisors. The Authority shall comply with County policies and procedures, applicable provisions of the Virginia Uniform Relocation Assistance and Real Property

Acquisition Policies Act of 1973, as amended, and Title 36 of the Code of Virginia in carrying out any acquisition under the Redevelopment Plan.

B. DISPOSITION OF ACQUIRED PROPERTIES

The Authority may dispose of property and improvements which have been acquired under provisions of this Plan through sale, lease, or other conveyance, provided that such sale, lease, or other conveyance shall have the specific approval of the Fairfax County Board of Supervisors. This land shall be made available for redevelopment. Any land so acquired may be subject, by covenants running with this land, to such controls as are reasonably required to ensure the development and maintenance of such land in accordance with this Plan.

IX. RELOCATION POLICY

Any displacement of persons or businesses located within the Project Area resulting from the acquisition and development of property under this Plan shall be carried out by the developer in compliance with all applicable provisions of the Virginia Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1973, as amended, and relocation policies and procedures as approved by the Fairfax County Board of Supervisors.

**X. PROCEDURE FOR PLAN AMENDMENT**

All proposed amendments to the Redevelopment Plan shall be submitted to the Authority for the purpose of holding a public hearing to provide the opportunity for residents of the Project Area and all other affected parties to voice their views on the proposal. If the Authority approves such amendment, then it shall submit the amendment along with its recommendations to the Board of Supervisors for consideration. Prior to taking final action on any amendment, the Board shall hold a public hearing. Any Redevelopment Plan amendments that require an amendment of the Comprehensive Plan shall further require the review of the amendment and the Comprehensive Plan change by the Planning Commission.

**XI. TIME LIMITATIONS**

A. **DURATION OF CONTROLS**

There is no stated limitation on the length of time that this Redevelopment Plan shall be in effect. Any controls imposed in disposition documents relating to any properties acquired from the Authority shall run for their stated time periods.

B. COMPLETION OF REDEVELOPMENT ACTIVITIES

There is no stated limitation on the length of time within which the redevelopment activities must be completed.

1998c