

Mount Vernon Council of Citizens' Associations
Planning and Zoning Committee along with the New Gum Springs
Community Association
Proposed Resolution Opposing Kramer Property for Gum Springs Glen II
PZ/Gum Spring CA 01-2021

1. **WHEREAS**, Fairfax County Housing & Community Development (HCD) and Department of Neighborhood & Community Services (NCS) on behalf of Fairfax County Redevelopment & Housing Authority (Authority) is in discussions about an option to purchase and redevelop the property located at 7835 Richmond Highway; also known as the Kramer property; and
2. **WHEREAS**, the Kramer property is governed by the Gum Springs Redevelopment Plan and “consistent with the objectives of the Gum Springs Conservation Plan;” and
3. **WHEREAS**, the Gum Springs Redevelopment Plan states in part that “all zoning actions, Comprehensive plan amendments, development and site plans, and public improvements which affect properties wholly or partially...shall be submitted by the County to the Authority for review and comment [and] the Authority will also coordinate all such reviews with the Gum Springs community;” and
4. **WHEREAS**, the Authority has not coordinated any such reviews with the Gum Springs community; and
5. **WHEREAS**, the Fairfax County Board of Supervisors authorized Gum Springs to update its conservation plan; particularly since traffic circulation affects housing, environment, community connectivity, public facilities, including utilities, etc.; and
6. **WHEREAS**, Gum Springs submitted its draft Conservation Plan to Fairfax County during August 2015; and
7. **WHEREAS**, Fairfax County to include the Authority has not responded to the Gum Springs draft conservation plan submitted during August 2015; but, instead sought to have the conservation language removed from the Comprehensive Plan; and
8. **WHEREAS**, Fairfax County Planning Commission moved to retain the Gum Springs Conservation Plan in the Comprehensive Plan during September 2015; and
9. **WHEREAS**, the Fairfax County attorney determined that the Conservation Plan “text remains operative even though the Conservation Plan was not extended in 2004;” and
10. **WHEREAS**, the proposed development on the Kramer property is in the vicinity of the traffic patterns and circulation that were identified as problematic in both the approved 1990 and draft 2015 conservation plans and will be impacted by VDOT’s proposed lane expansions; and
11. **WHEREAS**, VDOT has proposed 13-lanes at Richmond Highway & Sherwood Hall Lane; and
12. **WHEREAS**, VDOT and FCDOT have not yet provided a plan on how bicyclists and pedestrians can cross Richmond Highway safely; and
13. **WHEREAS**, the Mount Vernon Magisterial District Supervisor has not held any traffic mitigation meetings with Gum Springs as required in the proffer conditions for SEA 82-V-012-06 to mitigate traffic for the Gum Springs community; and
14. **WHEREAS**, the Authority has not met with Gum Springs; but HCD and NCS held its first meeting with Gum Springs on September 7, 2021, to discuss the Authority’s proposal to exercise an option to

purchase the Kramer property for the development of up to 95-senior units at 7835 Richmond Highway; and

15. **WHEREAS**, Gum Springs has an adequate mixture of affordable housing for the underprivileged than any other community in the Mount Vernon District to include: 109-public housing units (Westford), owned by Fairfax County making it the largest public housing complex in Fairfax County; 60-affordable senior housing units (Gum Springs Glen), owned by Fairfax County; and 209-affordable units for low-income families (Spring Garden Apartments), privately owned; and
16. **WHEREAS**, there are at least seven other Fairfax County owned public or subsidized housing properties within walking distance of Gum Springs: 1) Murraygate, 2) Audubon, 3) Creekside, 4) Stony Brook; 5) Woodley Hills Estate Mobile Home Park; 6) Carydale Village; and 7) Mount Vernon House, a 130-unit complex for affordable senior housing; and
17. **WHEREAS**, North Hill, which is less than two-miles from Gum Springs and currently under construction will include 63-senior affordable housing units; and
18. **WHEREAS**, Gum Springs should not be the only location in the Mount Vernon Magisterial District to provide low income housing for the underprivileged; and
19. **WHEREAS**, Gum Springs does not support HCD, NCS and the Authority to exercise an option or to purchase the Kramer property or to seek a rezoning of the property.
 - A. **RESOLVED**, That Fairfax County does not own any additional property in Gum Springs to become the largest property owner and/or landlord in Gum Springs;
 - B. **RESOLVED**, That Fairfax County does not saturate the Gum Springs area for underprivileged housing;
 - C. **RESOLVED**, That Fairfax County respond, meet and discuss with Gum Springs the draft Gum Springs Conservation Plan submitted by Gum Springs during August 2015 no later than October 15, 2021;
 - D. **RESOLVED**, That Fairfax County increase the number of senior housing units at North Hill;
 - E. **RESOLVED**, That Gum Springs does not support a second senior housing complex within Gum Springs boundaries;
 - F. **RESOLVED**, That Fairfax County Housing & Community Development and Fairfax County Neighborhood & Community Services do not seek a “GO” decision from the Fairfax County Planning Commission and Fairfax County Board of Supervisors; and
 - G. **RESOLVED**, That Fairfax County Planning Commission and Fairfax County Board of Supervisors do not approve or authorize Fairfax County Housing & Community Development and Fairfax County Neighborhood & Community Services on behalf of the Fairfax County Redevelopment & Housing Authority to exercise the option to purchase 7835 Richmond Highway aka Kramer property.
 - H. **THEREFORE BE IT FINALLY RESOLVED**, the Mount Vernon Council of Citizens Associations does support the New Gum Springs Community in their efforts to oppose Kramer Property’s Plan for Gum Springs Glenn II.