

April 9, 2014

Supervisor Gerald W. Hyland
Mount Vernon District Office
2511 Parkers Lane
Alexandria, VA 22306

Dear Supervisor Hyland,

This letter concerns the Spring Bank Community Priorities and Phase 3 Development at Kings Crossing.

We have recently revitalized the Spring Bank Community Association. We have revised our bylaws, elected new officers, conducted a neighborhood wide survey of priorities and issues, and established a Development Committee to determine a community position on the proposed phase 3 development of Kings Crossing (the site along Richmond Highway between Fairview Drive and the existing shopping center that includes Wal-Mart). The committee is to work with your office, county staff and Novus Residences of Cafritz Interests throughout the process to ensure community priorities are addressed.

All 250 households in the Spring Bank Community were given an opportunity to complete a Community Survey form or do it online. The survey responses provided significant insight into the priorities of the Community. The results showed a majority of the respondents are supportive of new development of some kind in the Phase 3 area. The primary concerns from the Spring Bank Community are focused primarily on the lack of infrastructure improvements since the original community was built in the 1940's. The Community is badly in need of curbs, sidewalks or trails, underground storm water drainage and infrastructure improvements that allow a pedestrian friendly experience from our neighborhood across Richmond Highway to the Huntington Metro Station.

Some of the more recently developed areas of Spring Bank have some of these amenities but the majority of the neighborhood is without them. The streets closest to Richmond Highway (Fairview, Hillside and part of Dawn Drive) and Oak Drive are older and have the biggest infrastructure deficit. As a consequence, many residents are forced to walk in the street on their way to Richmond Highway to shop or access public transportation.

This issue has become one of public safety, especially for children. When school buses pick up and drop off students, they are let off in the middle of the streets lacking sidewalks and are forced to walk in the street. West Potomac High School walking students going to school or returning to homes closer to Richmond Highway face the same circumstances. It is the uneven development and resulting inadequate infrastructure contributing to the continuing degradation of Quander Brook.

We would like to establish a dialogue with your office seeking the process to get these issues addressed. During the Phase 3 redevelopment of Kings Crossing our community would like to utilize a portion of the tax the Developer will pay the County as well as proffers to begin to address the longstanding infrastructure issues (identified above) as well as establishing a park on the Fairchild Property. The proposed development will bring a significant amount of tax revenue into the County and we believe some of that funding should be allocated to address our longstanding infrastructure deficit that impacts the daily lives and safety of the 250 households and all the other county residents and their children as they pass through the Spring Bank Neighborhood.

The community accepts that some expenses for safety, pedestrian friendly, and other infrastructure improvements may be subsidized with proffers but given the scope, scale and finances needed, both the assistance and advocacy of county planners from various agencies and divisions will be required to successfully mitigate these problems.

The community is supportive of Phase 3 redevelopment as it offers opportunities for a more pedestrian friendly and safer Richmond Highway area, but the community respectfully requests the Mount Vernon District Supervisor's advice and assistance as well as assurances from Fairfax County that these critical neighborhood improvements be studied, planned and funded to ensure the Spring Bank Community is an integral part of the redevelopment and revitalization of the Richmond Highway corridor. We look forward to meeting with your staff to determine the best way to meet our neighborhoods goals and improve the quality of life in our area. Please let us know when the best time is to set up a meeting.

Sincerely,

Martin Tillett, President
Spring Bank Community Association
2410 Fairview Drive
Alexandria, VA 22306