



GREAT FALLS
CITIZENS ASSOCIATION

06 December, 2016

Fairfax County Planning Commission
12000 Government Center Parkway, Suite 330
Fairfax, VA 22035

Re: Rezoning Application No. RZ 2015-DR-0009

Dear Commissioners:

The Executive Board of the Great Falls Citizens Association (GFCA) has reviewed the application of Gulick Group, LLC for a rezoning application to develop vacant land at Hill's Nursery (also known as Summer Hill) to permit a residential development on an approximately 11-acre parcel.

On behalf of GFCA, I offer three thoughts with respect to the rezoning application:

GFCA's Executive Board, reflecting what we believe to be the position of a large majority of its members, has long opposed residential rezoning in Great Falls and maintains that position. This is for a variety of reasons, among them increased density, storm water and erosion control issues, loss of tree cover, stress on water tables, and traffic management. However, we recognize these are generally not the criteria the staff, Planning Commission and Board of Supervisors weigh heavily when considering the merits of a rezoning application.

With respect to the specific matter of the Gulick Group rezoning application, GFCA acknowledges and appreciates the efforts the applicant has undertaken to address community concerns and to develop the property in a way that goes above and beyond the minimum standards required by Fairfax County. It is our understanding that the current development plan meets all county requirements and exceeds those in many critical areas. Given the applicant's efforts, the GFCA Board has elected to drop its opposition to the application because all significant concerns expressed to you in our letter of 28 June of this year have been satisfactorily addressed. Additionally, we understand the applicant has reduced the lot yield from the previously proposed 10 homes to 9. In recognition of these efforts, the GFCA Board has voted to support the application.

Notwithstanding the issues with regard to the Hill's Nursery rezoning, and in consideration of the broader community concerns with regard to residential rezoning, GFCA board members and general members are growing increasingly concerned about future rezoning and development efforts and believe the criteria the county employs to evaluate rezoning and Special Exception applications are outdated, insufficient and not representative of the unique nature of this area within the Dranesville district. We feel this is a critical long-range issue for the community and believe a serious review and revision of the county and/or state standards is merited to better

reflect expected future trends in the decades ahead. We hope to engender the support of the Planning Commission as we study these issues and improve the standards for the betterment of all county residents.

Should you have any questions, don't hesitate to contact me at: bill.canis@gfca.org.

Sincerely,

A handwritten signature in cursive script that reads "William Canis". The signature is written in black ink and is positioned above the typed name.

William Canis, President
Great Falls Citizens Association