

I have heard from many community members regarding the recent Planning Commission hearing for the Alexandria Crossing project (RZ/FDP 2021-MV-008) which includes redevelopment at 6228 & 6238 Quander Road, 6211/6213/6215/6217/6223 Richmond Highway, and 6235/6239 Shields Avenue. **This development application does not include the adjacent Penn Daw Terrace Mobile Home Park and the property owner has strongly advised me that the Mobile Home Park is not for sale.**

After more than two years and hundreds of engagements, the community endorsed and approved the Richmond Highway “Embark” plan in 2018, which includes major changes along the Richmond Highway corridor. The Alexandria Crossing property owners have been seeking redevelopment of this site since at least 2009. The proposed redevelopment consists of up to 466 residential units to include 385 multifamily residential units, 46 stacked townhomes, and 35 townhomes on approximately 7.61 acres of land. Forty seven of those units will be workforce affordable homes and more than \$500,000 has been committed to building the new County Park next to the site.

A number of questions have been raised about notice to the community regarding this zoning application. All state and county notice requirements were met for the January 19, 2022, Planning Commission public hearing. This includes the applicant mailing legal notices to adjacent property owners, the County providing noticing through newspaper ads, and the posting of four yellow sign boards around the exterior of the property, with two of the sign boards near the entrance of the mobile home park. Irrespective of meeting the legal requirements, Mount Vernon District land use applications must include direct community outreach and communication before any application can gain my support. This outreach includes contact with affected residents, businesses, property owners, nearby civic associations, the Mount Vernon Council of Citizen’s Associations and its Planning & Zoning Committee. While most of these steps have been completed for this application, I believe that additional outreach needs to occur before I will consider it at the Board of Supervisors.

**To that end, the residents and businesses near the Alexandria Crossing site are invited to join me at the project site on Saturday, February 5 at 2:00 pm for an opportunity to meet with me, Mount Vernon Planning Commissioner Walter Clarke, the project developer, and County staff for a review of the plans, tour of the project, to ask questions and to share comments.**

As your Mount Vernon District Supervisor, communicating as broadly as possible with you has always been my commitment, and I am accomplishing this through tens of thousands of annual mailers, weekly newsletters, articles, community meetings, social media, and targeted outreach. Yet, my experience has shown that despite our best efforts, we will not reach everyone. And so, I appreciate your helping us connect more with our neighbors, to get all the facts out, and to understand the situation and each other better.

For more information on the project, please visit the link below.

<https://plus.fairfaxcounty.gov/CitizenAccess/urlrouting.ashx?type=1001&ID1=21HS5&ID2=00000&ID3=003UK&agency=FFX&SeqNo=262405> Respectfully yours in public service,