

North Hill Redevelopment

WHEREAS, the Mount Vernon Council of Citizens' Associations (MVCCA) has expressed longstanding support for (1) revitalization and development countywide that includes Affordable and Workforce housing appropriate to current and long-term needs; and (2) maintenance and enhancement of environmental quality and recreational access throughout the Mount Vernon District and in particular at the 35 acre tract of land known as North Hill; and

WHEREAS, approximately 11 acres (the 11 acres) located at the Southeast corner of North Hill are currently zoned R-MHP, and

WHEREAS, the Regional Housing Authority has publicly announced it intends to develop the North Hill property including affordable housing and is committed to a public dialogue period to gain insight into community desires prior to the site design: and

WHEREAS, the MVCCA prefers that an appropriate number of homes be constructed on the 11 acres, so that adequate affordable and workforce housing is provided there; and

WHEREAS, North Hill was acquired through condemnation proceedings for low to moderate housing needs with the representation made to the Federal Government that North Hill would be redeveloped with low to moderate income housing; and

WHEREAS, the RHA may develop North Hill by right, with affordable homes on the 11 acres and some related HUD-permitted use (such as a safe, usable neighborhood park maintained and made accessible to low to moderate income residents on the remaining 24 acres); and

WHEREAS, the need for parkland and open space along Richmond Highway is a well-recognized public concern, and the development of North Hill would include at a minimum 18 acres (over 750,000 square feet) of community focused park; and

WHEREAS, Woodley Hills Estates, the manufactured home community most directly affected and adjacent to North Hill, favors completion of Phase II of the redevelopment plan for North Hill with manufactured housing, thus completing the community redevelopment promised by

Fairfax County officials in 1986, with the remaining acreage of North Hill to be redeveloped as a usable community park, permitting preservation of significant existing tree cover; and

WHEREAS, since the RHA will not submit a specific plan of redevelopment for North Hill, until such time as there has been appropriate public input with respect to the planning, the MVCCA reserves the right to provide comments with regard thereto, including with respect to environmental issues such as, for example, storm water and open space issues; and LEED design; and

WHEREAS, officials of the RHA have publicly stated that they wish to receive comments from community members in a public meeting process before a site plan for development of the 11 acres is completed; and

WHEREAS, through a series of meetings with various affected groups including the Woodley Hills Estates, and others, a compromise has been advanced to develop affordable housing on that tract zoned R-MHP and retain the balance of the acreage as a passive recreational park for the benefit of the public and endorsed by the Mt. Vernon District Supervisor.

NOW THEREFORE BE IT RESOLVED that the MVCCA supports construction of no more than 66 manufactured homes, in the 11 acres of North Hill, provided final site plans are acceptable to the Woodley Hills Estates and other adjacent communities.

BE IT FURTHER RESOLVED, that the MVCCA continues to promote the protection of park space on North Hill by urging the Board of Supervisors to request that at least 24 acres (over one-million square feet) of North Hill be redeveloped into a community-focused park protecting existing tree cover and serving the needs of local residents and the community.

BE IT FURTHER RESOLVED, that the MVCCA reserves the right to provide comments concerning the site plan to be created on behalf of the RHA with regard to the specific plan of redevelopment of North Hill, pursuant to a public meeting process.

BE IT FINALLY RESOLVED, that the MVCCA supports the by-right redevelopment of the approximately 11 acres of North Hill currently zoned R-MHP into a planned manufactured home

community while redeveloping the remaining acres, including the portion zoned C-8, as a usable community park.