

Resolution about a Transit Center on Belle Haven Lodge Property

- 1) WHEREAS the Gum Springs neighborhood improvement program and conservation plan for the Gum Springs community was adopted by the Board of Supervisors on April 30, 1979; and
 - 2) WHEREAS the basic goal of this document is the conservation and development of a viable and sound residential community in the Gum Springs neighborhood; and
 - 3) WHEREAS the Gum Springs Redevelopment Area Plan was approved by the Board of Supervisors on April 16, 1990; and
 - 4) WHEREAS the basic goal of this plan is to develop the designated area as a mixed-use complex, primarily residential with some office and retail uses as part of a general program for upgrading conditions in the Richmond Highway Corridor; and
 - 5) WHEREAS Bell Haven Joint Venture (“Marx Realty”) owns the property in the Gum Springs area known as the old Belle Haven Lodge Property; and
 - 6) WHEREAS Marx Realty submitted a proposed site plan for the Belle Haven Lodge Property depicting retail use and a restaurant use with outdoor seating in accordance with the comprehensive plan language which states, in part, that “[o]ffice and retail development is architecturally compatible with adjacent residential uses, fronts on Richmond Highway and is oriented to community needs and services;” and
 - 7) WHEREAS the Fairfax County Department of Transportation (FCDOT) is proposing a transit center on the Belle Haven Lodge Property; and
 - 8) WHEREAS a transit center at this location is in conflict with the comprehensive plan language; and
 - 9) WHEREAS the Fairfax County Board of Supervisors may seek to, against owners wishes, exercise eminent domain authority to acquire the Belle Haven Lodge Property for a transit center; and
 - 10) WHEREAS the transit center, if located on the Belle Haven Lodge Property, would adversely affect the quality of life for the community of Gum Springs due to access limitations to the community caused by the closure of Fordson Road and due to negative impacts associated with air, light, sound, and noise pollution created by the nearly continuous bus use of the proposed transit station; and
 - 11) WHEREAS Gum Springs supports Marx Realty’s proposed plans for retail use and a restaurant use with outdoor seating; and
 - 12) WHEREAS Gum Springs, the community most affected by any development/re-development of the Belle Haven Lodge Property, is opposed to a transit center for the reasons specified above.
- A) THEREFORE BE IT RESOLVED that the Mount Vernon Council of Citizens Associations (MVCCA) oppose a transit center on the Belle Haven Lodge Property.
- B) BE IT FURTHER RESOLVED that the MVCCA request that the Mount Vernon District Supervisor direct the FCDOT to no longer consider the Belle Haven Lodge Property as a viable site for a transit center.
- C) BE IT FURTHER RESOLVED that the MVCCA request the Mount Vernon District Supervisor direct FCDOT to identify sites for a transit center in not only Mount Vernon but to include sites in Lee District as well.

January 31, 2012