

# Brookland & Bush Hill News

A Newsletter for the residents of Brookland-Bush Hill and  
Gunnell Estates in Alexandria, VA

September 2011

## The Sound of Ice Skates in the Morning?

*Sandra "Jeannie" (Graham) Henry, President*

### Ice Sports Complex Proposed Next to BBHCA

Over the summer, we received word of a proposal to build a large sports complex for ice sports on the land between Brookland-Bush Hill Estates and the beltway. The location is at the end of Oakwood Road and would be adjacent to homes in Gunnell Estates (the east portion of BBHCA) and may also be visible from homes on Westchester. This is the same location where a self-storage warehouse was previously proposed. Representatives of the property owner/developer (Kettler) met with a few members of the BBHCA Board over the summer, as well as members of the Gunnell Estates homeowners association, to describe their current thinking on the scope of the project. As currently envisioned, a building housing two ice rinks (or a rink and an indoor field) would cover about 60,000 square feet (1.5 acres) and stand about 50 feet from the back yards of the nearest homes. A parking lot for 350 cars was discussed. The hours of operation would include evenings and weekends. Adult ice hockey league play for the late evenings is one of the likely uses. The facility would be accessed from Oakwood (entered from Van Dorn) and there would be no entrance directly from our neighborhood. Currently, the east end of Oakwood Road is not maintained by the state and is nearly impassable, so arrangements to develop this road would be needed before it could handle the daily traffic flow to the complex.

Representatives from Kettler have been invited to the Tuesday, Sept. 20th meeting of BBHCA to describe their proposal to our residents and take your questions and comments. It should be noted that a number of approvals, including a zoning change, will have to be obtained from the county before this project can move forward. County officials have urged Kettler to work with our association and will be carefully looking at the opinions of our members when making a decision on whether to approve this project. This is a very large project with the potential to have a major impact on our neighborhood and you are strongly urged to attend this meeting and ask questions.

### Mark Your Calendar!

#### BBHCA

#### Community Meeting

Tuesday, Sept. 20,  
2011

7:30 pm

Bush Hill Elementary  
School

Cafeteria, Right Entrance

Program—

"Ice Arena at  
BBHCA" with David  
Gill as guest speaker



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## Volunteers Wanted:

BBHCA is looking for individuals to help serve the community. If you have a few hours to spare each month and want to help keep Brookland-Bush Hill a great place to live, please consider volunteering for the following positions:

**BBHCA Secretary, BBHCA E-News, BBHCA Web and BBHCA Community Yard Sale.**

Email [president@bbhca.org](mailto:president@bbhca.org) to express interest.

**The BBHCA Officers thank Dick for his endless efforts as V.P Membership.**

## Membership by Dick Frederick

We were busy this spring and summer conducting a mail-out campaign soliciting additional BBHCA Civic Association members. This campaign was very successful!

The four-page packet, sent to 617 non-member households, resulted in 75 new members and \$1,570 in dues and donations!! A very special thanks to all of you who responded - you made our efforts worthwhile. As always, donations were sincerely appreciated.

Becky Wolfkiel, a Gunnell Estates resident who will become Membership V.P. in September, was very helpful in completing the campaign. A total of 256 members raised \$5,812 this membership year. Our membership year ended August 31, 2011. We also completed the BBHCA Database update. We updated the home owners' names on 808 residences in our BBHCA community.

It has been a privilege to serve as your Membership V.P. Please continue to provide the same level of support to Becky that you have given me these past three years. The \$17,000+ raised enabled the Association to communicate the significant issues potentially affecting the households in Brookland-Bush Hill and Gunnell Estates.

## Message from Supervisor McKay

### Transit in Northern Virginia, The Invisible

Transportation is moving people. Whether by car, train, bus, bike, or other means, we need choices to create capacity and save our roads. Unfortunately, the State focuses only on building roads. Most troubling are its road projects in rural areas—areas that in many cases don't even want them. The State continues its well-known aversion to northern Virginia and especially to transit solutions.

September's BRAC traffic influx is almost here with the new hospital at Fort Belvoir that will worsen the already strangled Route One and the Mark Center that will cripple transportation on I-395 and surrounding roads. You'd think that would get the State's attention. Instead, the Commonwealth Transportation Board (CTB) has approved allocating \$197.4 million for a U.S 29 western bypass through Albemarle County for a project that has been controversial for more than 20 years and is nowhere near shovel-ready. Worse yet, the State has announced that it will spend up to \$500 million toward a public-private partnership to rebuild U.S. 460 between Suffolk and Petersburg. Contrast that with the agreement that U.S. Transportation Secretary LaHood crafted to break the rail to Dulles impasse (our region's priority transit project). It included not a cent from the State but asks Fairfax County to shoulder a substantial amount of the costs. Over \$700 million for rural projects and not a penny for northern Virginia rail—a project that runs through the heart of the State's economic engine? Northern Virginia (especially Fairfax County) is expected to assume an unfair share of Dulles rail costs because Virginia continues its poor transportation choices. As the elected official representing Lee District on the Fairfax County Board of Supervisors and chair of the Board's Transportation Committee, I recognize that while Dulles rail is essential, so is funding for **all** our County transportation priorities. We need BRAC solutions for Route One and I-395. Instead of funding controversial rural road projects, the State must step up to the plate and deal with today's realities: BRAC and the critical need to get Dulles rail done.

If the state cares about northern Virginia and transit, it's time for the governor to show us the money.





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## **Neighborhood Watch** by Bob Heureux

The Brookland-Bush Hill neighborhood experienced several home break-ins this summer. The Fairfax County Police arrested an adult male and he is pending prosecution at this time. Excellent police work and neighborhood cooperation solved this case.

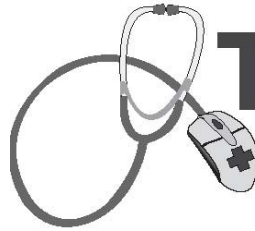
Other activities were a spate of thefts from cars. In most cases, the cars were left unlocked. A resident did report a male youth looking into cars. This report did not get to the police in time to help. No arrests have been made.

Please report suspicious activity to the Fairfax County Public Safety Non-Emergency line - 703-204-2264. **If You See Something, Say Something!**

Also, please remember to keep your cars and homes locked.

BBHCA thanks Sarah Kelley for her commitment to the Association as Newsletter V.P. Sarah recently resigned and the newsletter responsibility passed to Becky Johnson.

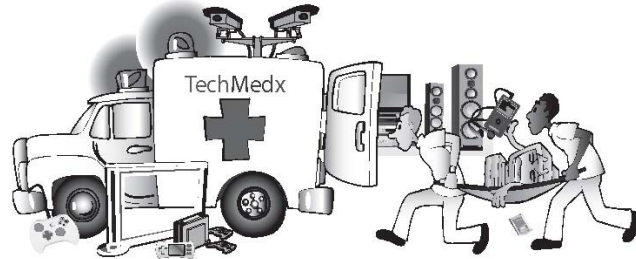
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## Zoning and Land Use by Carol Alim

**Oakwood Road:** There is a lot of activity on Oakwood at this time.

**TMobile:** Application approved by the Planning Commission and the Board of Supervisors. No activity by TMobke, they must wait until the property owner (Mr. Snow) resolves his zoning violations.

**Kettler Property, east end of Oakwood:** This is the parcel that was considered for warehouse use last year. This proposal was withdrawn due to objections from Gunnell Estates. At the June meeting a rezoning proposal was presented to the committee. The owner would like to rezone the property, currently zoned Industrial Institutional, to C2 or C3 with a Special Exception/ Permit to build an indoor skating rink with 320 parking spaces. This facility would have a permanent skating rink on one side with the option for a skating rink/indoor field on the second side. No paperwork has been filed with the County.

This property currently has a zoning variance to build two 40-foot office buildings totaling 70,000 square feet with 216 parking spaces.

Several meetings have taken place with the owner, their attorney and the company that would manage the facility. Most recently, Becca Gizzarelli, Gunnell Estates and I met with an attorney representing Kettler to review issues. Key issues: number of parking spaces, location with respect to the residential boundary lines, paving over of the storm water pond, hours of operation. The attorney recommended that we put together a working group of residents to work with him to discuss options for putting the skating rink on this site. We plan to meet with him again in mid-September.

**5520 Oakwood (north side of Oakwood):** A proposal to rezone this property from Industrial Institutional to I4 (industrial, medium intensity) was presented at the July meeting. This is in response to a zoning violation for operating a contracting business (painting company) on this property. The I4 designation is the lowest level that would permit a contracting business on this property. County considers this to be a “clean up” action to allow the property owner to resume operating his business. Waiting for proffers that will define what can be done with this property under the I4 zoning. This case will be back at the September meeting.

**5516 & 5512 Oakwood (north side of Oakwood):** Presentation at the August meeting to rezone these properties from II to I4. Issues similar to 5520. Waiting for proffers that will define what can be done with this property under the I4 zoning. This case will be back at the September meeting.

There are already some properties on the north side of Oakwood that are zoned I4. One concern is future development at I4 level if all parcels are consolidated.

**Loisdale Road Rezoning:** Application to rezone 24 acres on Loisdale Road, north of the Fairfax County Parkway, not too far from the Engineering Proving Ground.

**Jefferson Chapel: (June-July, Recommended for approval 12-2-1)** This property is located on south of Edison High School. Request to rezone property to C6 in order to change the status of the facility from Funeral Chapel to Funeral Home to allow them to perform embalming on site.

**Buckman Road School:** This property, residential property zoned R20, has a Special Exception to permit educational courses for residents in specific buildings. As part of a recent renovation, they would like to extend their educational sessions to residents of nearby residences. Some of these potential students are relatives of Buckman residents.

Next meeting is Monday, September 12, 2011 at 7 PM at the County Building on Franconia Road.



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Don't forget to sign up for email notification of the Fairfax County Leaf Vacuum Pickup in our neighborhood.

Go to [www.fairfaxcounty.gov/dpwes/leaf](http://www.fairfaxcounty.gov/dpwes/leaf) to get the latest information on this year's schedule.



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**Brookland-Bush Hill Civic Association**  
**Representing You, the Residents of Brookland- Bush Hill and Gunnell Estates**

**Meeting Date:**

**Tuesday, September 20, 2011**

**7:30 pm**

**Meeting Location:**

Bush Hill Elementary School

5917 Westchester St.

Alexandria, VA 22310

**BBHCA Board Members**

**President -**

Jeannie Henry, [president@bbhca.org](mailto:president@bbhca.org)

**Newsletter -**

Becky Johnson, [newsletter@bbhca.org](mailto:newsletter@bbhca.org)

**Membership -**

Rebecca Wolfkiel, [membership@bbhca.org](mailto:membership@bbhca.org)

**Treasurer -**

Joan Akins, [treasurer@bbhca.org](mailto:treasurer@bbhca.org)

**Secretary -**