



NEWINGTON FOREST COMMUNITY ASSOCIATION, INC.

June 9, 2009

Mr. Tim Sargeant
Chairman, Laurel Hill Project Citizens Advisory & Oversight Committee
c/o Fairfax County Department of Planning and Zoning
12055 Government Center Parkway
Fairfax, VA 22035



Dear Tim:

The Newington Forest Community Association is very concerned about the increased townhouse density outlined in the Alexander Company's plan for the reformatory-penitentiary site. Given the history our community experienced in the underestimating of numbers of children from townhomes, our concerns are not without cause.

The Laurel Hill elementary school, slated to open in the fall of 2009, will open at or very near capacity. The new homes outlined in the Alexander Company's plan will certainly push the elementary school over capacity when built and exacerbate the elementary school boundaries of the area. Even the original proposal for homes and townhomes may do this, but with the increased density it is a foregone conclusion. Clearly increased density will affect not only the elementary school but the population levels of the yet to be built middle school and the current South County Secondary School (SCSS). My community has already expressed concern to the Fairfax County Public School Board and Supervisor Hyland that, while we have been instrumental in getting the SCSS and the middle school built, our children might not be included in the boundaries of both schools. Now is the correct time to manage the school overcrowding problem through limiting the proposed townhomes component of the Laurel Hill Master Plan. Additional density only exacerbates the situation.

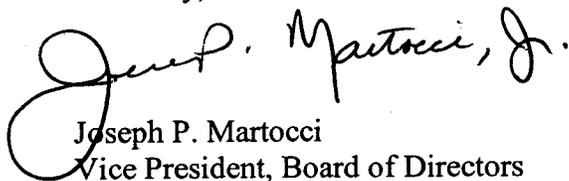
In considering the Alexander Company's proposal for the Laurel Hill Master Plan, there seems to be an over-emphasis on its economic component. Alexander Company's initial proposal was more modest in the number of townhome units and reflected a proposal they believed sufficient to underwrite an acceptable profit margin. A small increase in housing units is probably inevitable given the current financial climate, but the size of the increase seems excessive. If Alexander Company no longer can support their initial plan as being economically viable, perhaps it would serve Fairfax County better to reopen the bid process and allow other competitors the opportunity to develop Laurel Hill.

As noted in John Crooks' electronic mail to you on this subject, NFCA did not specifically endorse the position from the Virginia Department of Historic Resources (VDHR). Upon review though, there is much to commend to you on that position. The potential loss of tax credits from

an unfavorable review should give you and Alexander Company pause regarding their position. It is frequently difficult to reconcile the need to change an area obviously so rich in historical buildings and how to address the costs related to these changes. In this instance, NFCA generally agrees with the VDHR position and suggests making every effort to preserve the ballfield in the final Laurel Hill Master Plan.

Master plans must always reflect a variety of purposes and fit the public's expectations. I feel strongly that Laurel Hill must fit within the overall South County vision. This includes assessing the long term impact against the schools, our sustaining the area's historical legacy as well as other key county services. The Alexander Company proposal does not meet these criteria in the view of my Board of Directors. I ask that you not give Alexander Company a free pass to overbuild our area.

Sincerely,

A handwritten signature in cursive script that reads "Joseph P. Martocci, Jr." The signature is written in dark ink and is positioned above the printed name and title.

Joseph P. Martocci
Vice President, Board of Directors

Cc: ✓ Supervisor Gerry Hyland
Supervisor Pat Herrity
Virginia Department of Historic Resources
NFCA Board of Directors
Neal McBride