

JLB REALTY

HILLTOP VILLAGE CENTER – RESIDENTIAL OPTION

PC19-LE-005

Lee District Land Use Committee Meeting
September 14, 2020

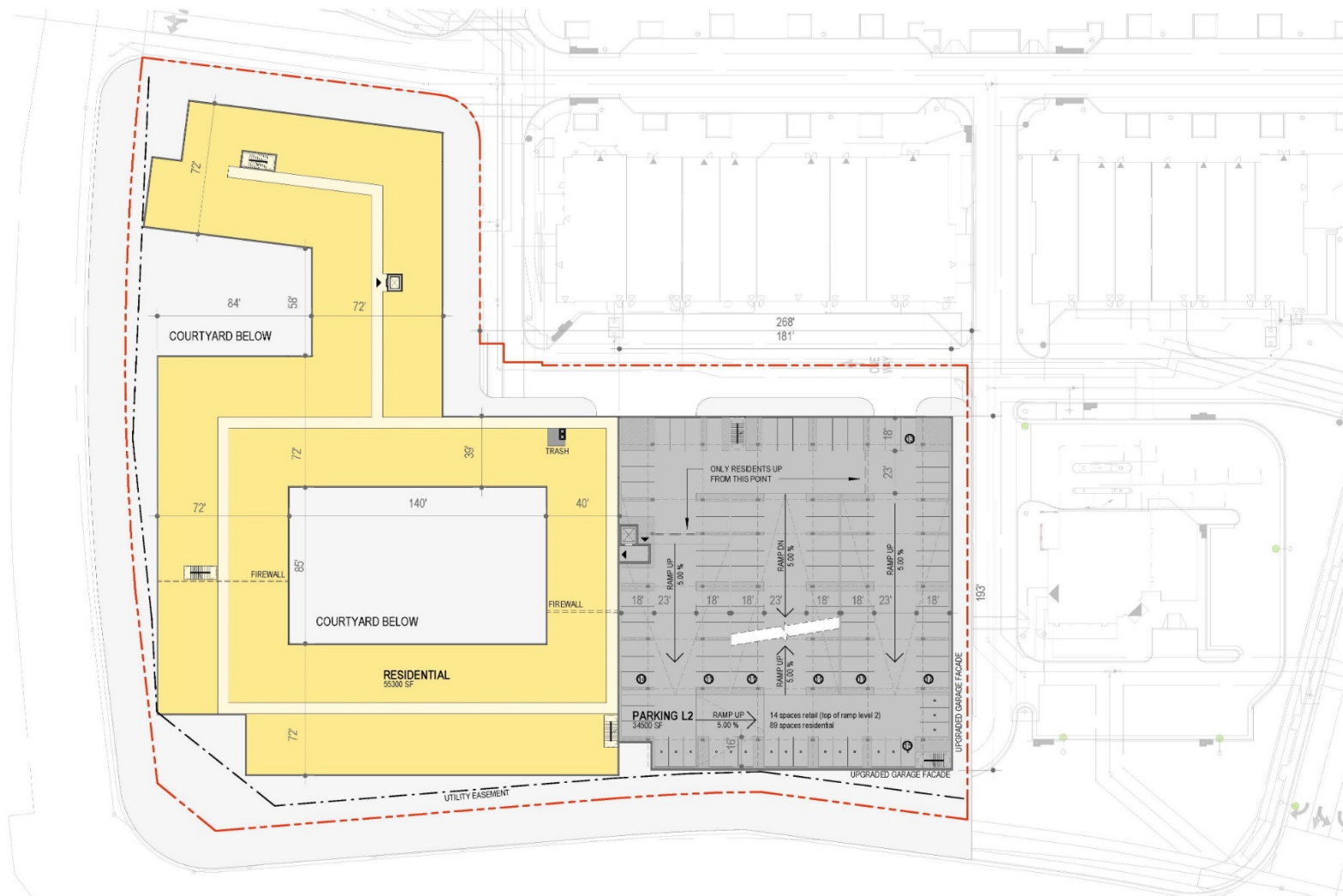
[illegible]

Parking Structure
Height = 40 feet
Levels = 4
Dimensions =
215' x 220'
(189,000 sq. ft.)
Spaces = 500

PROPOSED RESIDENTIAL BUILDING

Residential Building
Height = 57 feet
Stories = 5
GFA = ± 275,450

Parking Structure
Height = 50 feet
Levels = 5
Size = 172,000 sq. ft.
Spaces = 580



PROPOSAL FOR RESIDENTIAL DEVELOPMENT



HILLTOP VILLAGE
Fairfax County, Virginia
JLB Partners

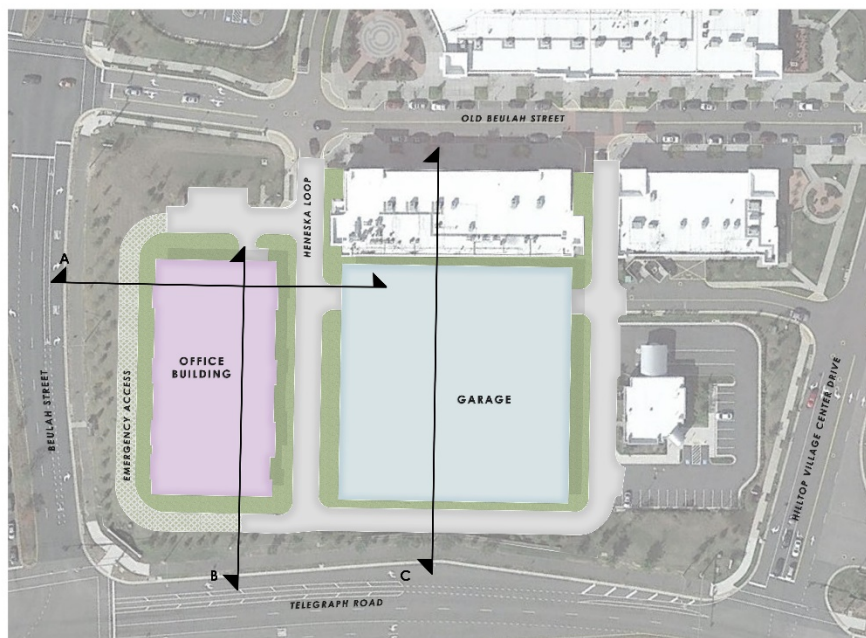


CONCEPTUAL PLAN

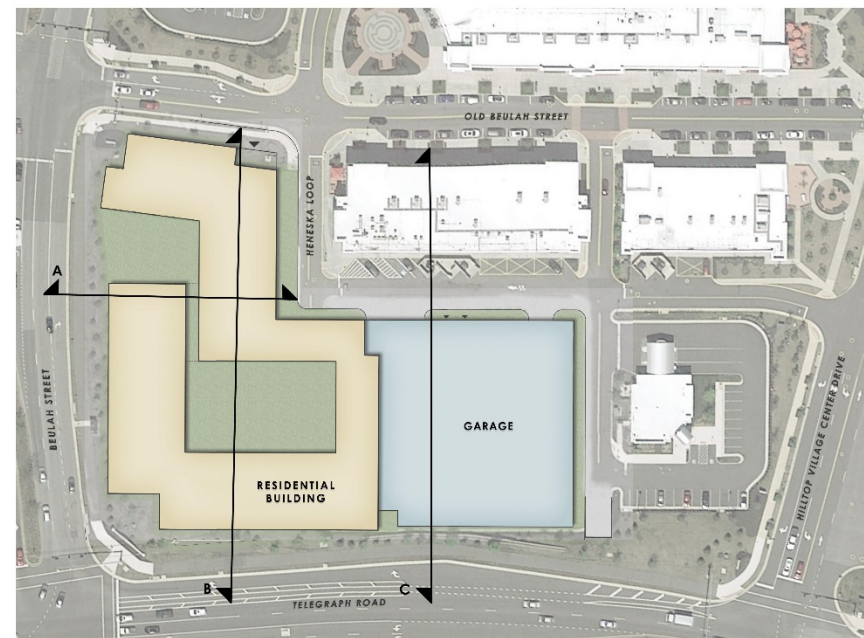
08.06.2020

Scale: 1"=60'

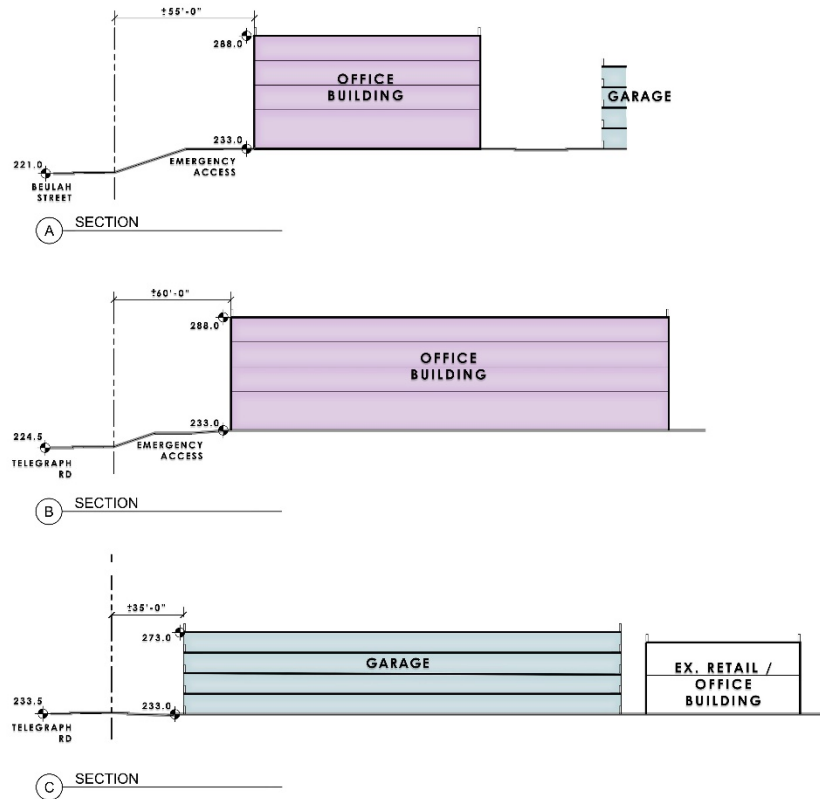




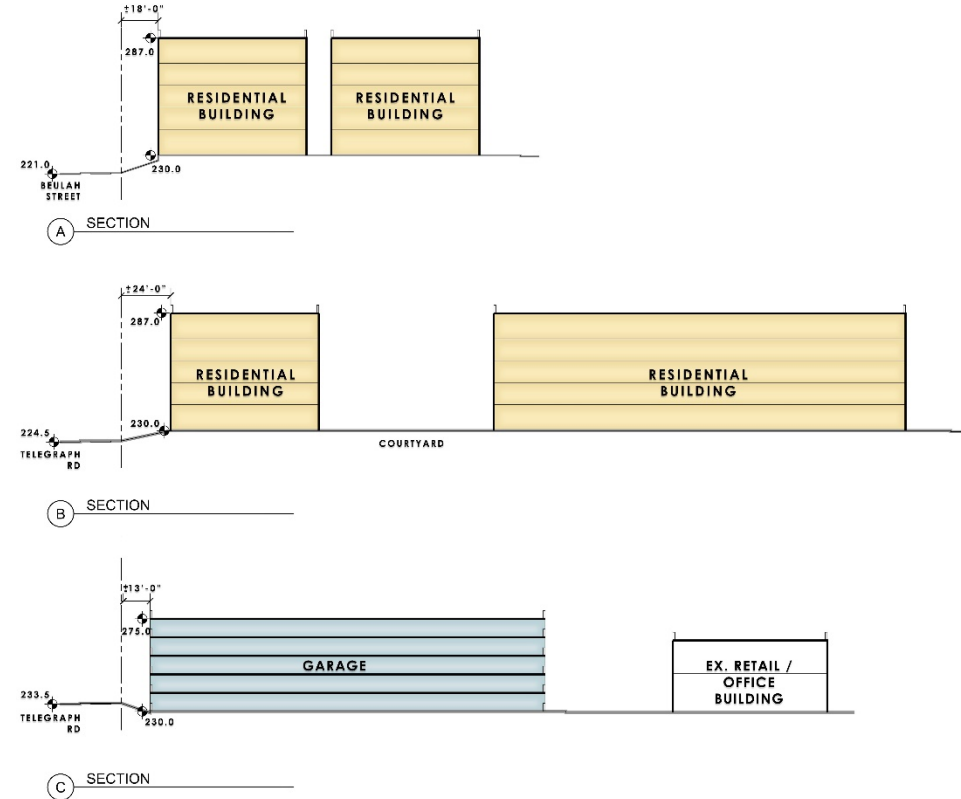
APPROVED OFFICE PLAN



PROPOSED MULTIFAMILY PLAN



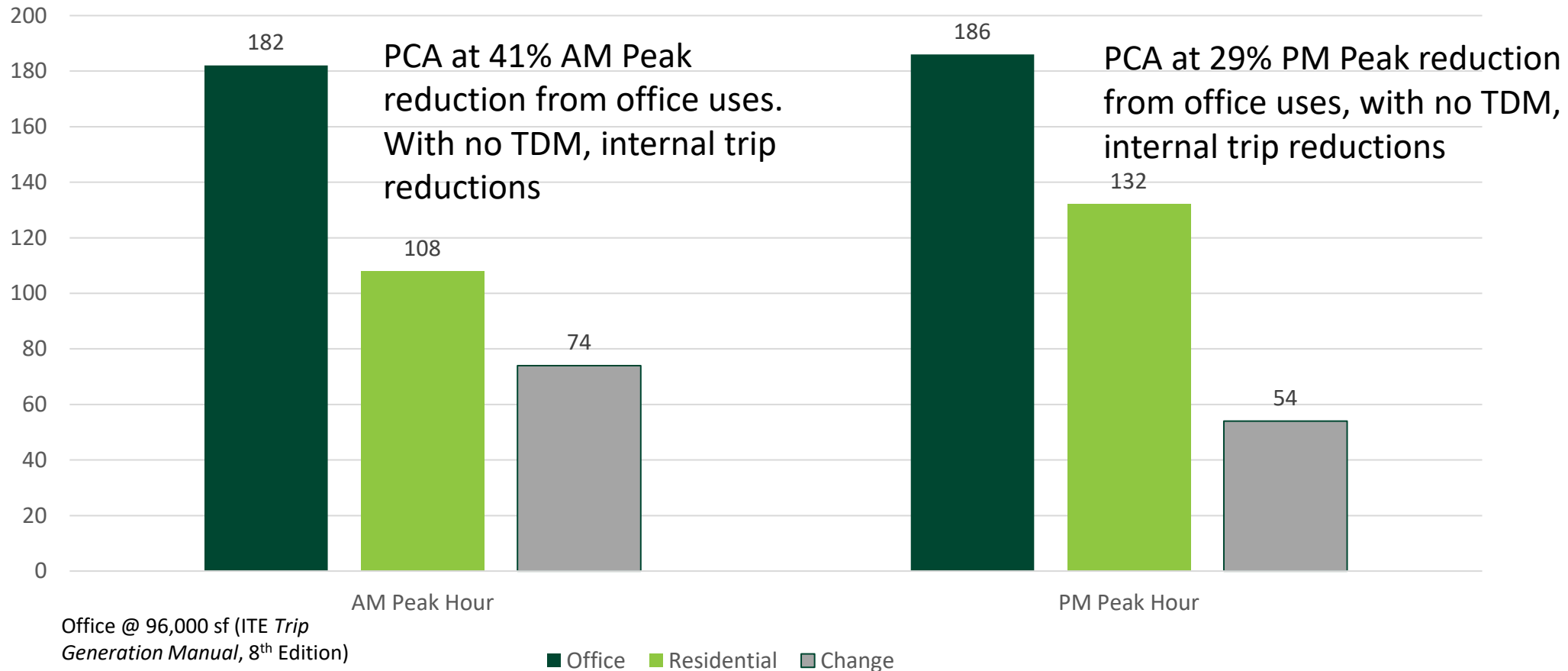
APPROVED OFFICE SECTIONS



PROPOSED MULTIFAMILY SECTIONS

Hilltop Village Center Residential Peak Hour Trip Generation Change

Peak Trips for Roads Impacts w/ 300 DU.



Hilltop Village Center Residential Local Driveway Volume Impacts



Hilltop (PC19-LE-005) Residential Impacts



Legend

- Parcels
- location

Legend

- Off. AM Res. AM % Res. AM trips/Total
- (Off. PM) (Res. PM) % Res. AM trips/Total

Trips shown based on previous assignments for office uses from PHRA traffic analysis for 96,000 sf office (February 2012) and proposed site trips at 300 DU residential with proposed PC19 LE-005. Distributions based on 2008 zoning scope for Hilltop site. Not updated with FfxCo. DOT scoping for PCA review. Traffic counts from January 2012. Prepared by Pennoni 7-20

Notes:

Map produced: 7/22/2020

This map is intended for reference purposes only. Fairfax County does not provide any guarantee of the accuracy or completeness regarding the map information.

IDENTIFIED COMMUNITY CONCERNS

- 1) Increased traffic
- 2) School impact
- 3) Increase in FAR/compatibility
with community
- 4) Parking concerns
- 5) Open space

OUTREACH SINCE TASK FORCE PRESENTATION

- Contacted Landsdowne, Island Creek, Hawthorne Estates, Raceway Farms, Crest of Alexandria, and Fairfax County Staff
- Met with Boards of Landsdowne, Island Creek, and Raceway Farms
- Met with Crest of Alexandria
- Met with Fairfax County Staff

QUESTIONS/DISCUSSION