

**Public Email comments received for PC19-LE-005 Hilltop Village Shopping Center Nomination  
(After first meeting)**

Subject: Opposed to PC19-LE-005, HILLTOP VILLAGE SHOPPING CENTER

Dear sirs,

I am a resident of Island Creek Community Association. I am writing to voice my sincere opposition to the planned development referenced above. I am concerned that the additional residential units will have a significant negative impact on our community for several reasons including: the increased FAR, traffic safety, sufficient open space, parking overflow, and harmony with the surrounding communities. Please respect the concerns of residents in the immediate area and oppose this proposed project.

Sincerely,

Patricia Brennan  
Sent from my iPad

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Subject: Opposed to PC19-LE005, Hilltop Village Shopping Center

Dear Supervisor Lusk,

I am a resident of Island Creek Community Association. I am writing to voice my sincere opposition to the planned development referenced above. I am concerned that the additional residential units will have a significant negative impact on our community for several reasons, including: the increased FAR, traffic safety, sufficient open space, parking overflow and harmony with the surrounding communities.

I urge you to please respect the concerns of residents in the immediate area and oppose this proposed project.

Sincerely,

Rossana T. Stella

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Subject: Opposed to PC19-LE-005, HILLTOP VILLAGE SHOPPING CENTER

Hello Mr. Lusk,

I am a resident of the Landsdowne community located at Beulah and Telegraph. I am writing to voice my opposition to the planned development referenced above. I am concerned that the additional residential units will have a significantly negative impact on our community for several reasons including: traffic, traffic safety, pedestrian safety, sufficient open space, parking overflow, harmony with the surrounding communities, the increased floor area ratio, ect.

Please respect the concerns of residents in the immediate area and oppose this proposed project.

Thanks  
Jeff Jordan

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Subject: PC19-LE005, HILLTOP VILLAGE SHOPPING CENTER

Dear Mr. Lusk,

I am a resident of Newberry Station Association. I am writing to express my opposition to the planned development referenced above at Hilltop. I am extremely concerned that the additional residential units will have a significant negative impact on our community for several reasons including: the increased FAR, traffic safety, sufficient open space, parking overflow, and harmony with the surrounding communities. In particular I currently have three children in the neighborhood if schools and I am concerned that the addition 300 more families in the area will overcrowd the schools. Furthermore, there are already two other planned residential units within 7 miles of the Hilltop space.

Please respect the concerns of residents in the immediate area and oppose this proposed project.

Sincerely,  
Cari Herrmann Abell

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Dear Chairman of the Board of Supervisors Jeffrey C. McKay

I am a resident of Island Creek Community Association. I am writing to voice my sincere opposition to the planned development referenced above. I am concerned that the additional residential units will have a significant negative impact on our community for several reasons including: the increased FAR, traffic safety, sufficient open space, parking overflow, and harmony with the surrounding communities.

Please respect the concerns of residents in the immediate area and oppose this proposed project.

Sincerely,  
Glenn Gould

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**Subject:** Opposed to PC19-LE-005, HILLTOP VILLAGE SHOPPING CENTER

Dear Mr. McKay and Mr. Lusk,

I am a resident of Island Creek Community Association. I am writing to voice my sincere opposition to the planned development referenced above. I am concerned that the additional residential units will have a significant negative impact on our community for several reasons including: the increased FAR, traffic safety, sufficient open space, parking overflow, and harmony with the surrounding communities.

Please respect the concerns of residents in the immediate area and oppose this proposed project.

Sincerely,  
Brian Petchel

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Subject: Opposed to PC19-LE-005, HILLTOP VILLAGE SHOPPING CENTER

Dear Local leaders

I am a resident of Village of Mt. Air Community Association. I am writing to voice my sincere opposition to the planned development referenced above. I am concerned that the additional residential units will have a significant negative impact on our community for several reasons including: the increased FAR, traffic safety, sufficient open space, parking overflow, and harmony with the surrounding communities.

Please respect the concerns of residents in the immediate area and oppose this proposed project.

Sincerely,  
Jessica Rocha

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Subject: Opposed to PC19-LE-005, HILLTOP VILLAGE SHOPPING CENTER

Dear Supervisor Lusk,

I am a resident of Island Creek Community Association. I am writing to voice my sincere opposition to the planned development referenced above. I am concerned that the additional residential units will have a significant negative impact on our community for several reasons including: the increased FAR, traffic safety, sufficient open space, parking overflow, and harmony with the surrounding communities.

Please respect the concerns of residents in the immediate area and oppose this proposed project.

Sincerely,  
Glenn Wilson,

Island Creek Resident

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**From:** Peggy Tyus  
**Sent:** Monday, August 10, 2020 9:45 PM  
**To:** Leedist BOS <[LeedistBOS@fairfaxcounty.gov](mailto:LeedistBOS@fairfaxcounty.gov)>  
**Subject:** PC19-LE005 Hilltop Village Shopping Center

This email is to express my opposition to the proposed residential structure for Hilltop Shopping Center.

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**Subject:** Fwd: Opposed to PC19-LE-005, HILLTOP VILLAGE SHOPPING CENTER

Dear Mr. Lusk:

I am a resident of Island Creek Community Association. I am writing to voice my sincere opposition to the planned development referenced above. I am concerned that the additional residential units will have a significant negative impact on our community for several reasons including: the increased FAR, traffic safety, sufficient open space, parking overflow, and harmony with the surrounding communities.

Please respect the concerns of residents in the immediate area and oppose this proposed project.

Sincerely,

Geraldine Mendez

Sent from my iPhone

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**Subject:** PC19-LE-001 Beacon Hill Apartments Nomination

Dear Lee District Task Force and Chairman McKay,

We are writing in opposition to the proposed Beacon Hill Apartments Comprehensive Plan Amendment Nomination that requests their inclusion into the Beacon/Groveton CBC. We share a property boundary with the apartment complex.

Over the years we followed and supported the EMBARK Development Plan which we believe offers great revitalization, health, and growth of the Beacon area. However, the far-off out of state corporation Beacon Hill Apartments **residential** redevelopment does not deserve a last minute inclusion into the well developed Community **Business** Center concept. We challenge the justification boxes checked in paragraph 6 of the form as this proposed plan does not address an emerging community concern, it in no way addresses environmental protection, and it is contrary to the spirit of the already formulated EMBARK plan. Instead the architect drawings (views 01 to 04) show **massive destruction** of open spaces, further over arching **encroachment** on long standing existing single family homes, expansion into the suburban neighborhood, and no adherence to social responsibility.

The proposal falsely states on page 8, 1st paragraph: "New residential buildings on Block G, adjacent to the existing single-family homes located on South Kings Highway, would be a much more modest 3 stories in height". The nominator's incomplete architect drawings clearly show huge 7 story pentagonal buildings looming over the existing residences and little to no green space. These drawings do not include egress/ingress, traffic flow, nor parking locations.

If there is any belief that the Beacon Hill Apartments will be socially responsible and a good neighbor, history shows their behavior is otherwise. For example, the management has not engaged the local surrounding residents' concerns nor have any consideration for the community. Most recently we were horribly subjected to light trespass and glare directly into our house. It took more than 9 months and a Fairfax County Code Compliance violation issued and order to have the lighting adjusted. Another example, Beacon Hill Apartments contracted with a trash collector to empty the metal dumpsters in predawn hours nearly giving this writer heart failure. Personal attempts via letters and phone calls to the out of state management resulted in the local rental office refusing to address the issue and asking us "are you done yet?". Thankfully, the Chapter 108.1 Noise Ordinance was updated and curtailed the bad neighbor behavior.

We want to emphasize the importance of the significance of proper planning for this area.

Best Regards,

Harry P. Lehman

Anna Marie Hicks

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**Subject:** Opposed to PC19-LE-005, HILLTOP VILLAGE SHOPPING CENTER

Supervisors McKay and Lusk -

I am a resident of Island Creek Community Association. I am writing to voice my sincere opposition to the planned development referenced above. I am concerned that the additional residential units will have a significant negative impact on our community for several reasons including: the increased FAR, traffic safety, sufficient open space, parking overflow, and harmony with the surrounding communities.

Please respect the concerns of residents in the immediate area and oppose this proposed project.

Sincerely,

John McManus

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**From:** Makeya Porter

**Sent:** Sunday, August 9, 2020 8:57 PM

**Subject:** PC19-LE005, HILLTOP VILLAGE SHOPPING CENTER.

I am a resident of Island Creek Community Association. I am writing to voice my sincere opposition to the planned development referenced above. I am concerned that the additional residential units will have a significant negative impact on our community for several reasons including: the increased FAR, traffic safety, sufficient open space, parking overflow, and harmony with the surrounding communities.

Please respect the concerns of residents in the immediate area and oppose this proposed project.

Sincerely,

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Re: Opposition to PC19-LE005, HILLTOP VILLAGE SHOPPING CENTER

Dear Mr. McKay,

I am a resident of Island Creek Community Association, and have lived in this neighborhood for roughly two decades. I am writing to you today to voice my stringent opposition to the planned development referenced above.

Since I have lived here, Fort Belvoir's residential living situation has increased significantly, the golf course adjacent to the Hilltop Village Shopping Center has been torn down and turned into another residential area. Additional residential units have been created north and west of us. The Hilltop Village Shopping Center itself has been created. We are at a point where the infrastructure simply does not support an influx of more people. The traffic pattern coming out of that intersection is already dangerous, and if I hear my two year old scream at me to 'Go' one more time while I am waiting at the light to take him home from daycare, I may scream myself. Children and parents coming home from

Hayfield High School and Elementary Schools already have to deal with congestion, Fort Belvoir traffic, and frustrated, angry, and dangerous drivers.

The area for the proposed residential units used to be a kids baseball field. The current proposal is for a five story structure - is there a legitimate argument for how this fits with the surrounding community? Traffic will be a bigger problem. Safety will be an even bigger problem (the two lane going towards Wegmans already gets blocked up as it is, with cars driving into oncoming traffic to go around parents picking up their kids from martial arts classes). And, frankly, that was not the stated or intended use for the area when it was created. Changing the zoning approach now benefits very, very few, unless you are counting the owners of the proposed building.

Please respect the concerns of the residents of this area, and oppose this proposed project.

Respectfully,

Harrison Smith

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**Subject:** Opposed to PC19-LE-005, HILLTOP VILLAGE SHOPPING CENTER

Dear Jeffrey C. McKay,

I am a resident of Island Creek Community Association. I am writing to voice my sincere opposition to the planned development referenced above. I am concerned that the additional residential units will have a significant negative impact on our community for several reasons including: the increased FAR, traffic safety, sufficient open space, parking overflow, and harmony with the surrounding communities.

Please respect the concerns of residents in the immediate area and oppose this proposed project.

Sincerely,

Aldo D Abitbol, PhD

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Dear Supervisor Lusk-

I am a resident of Island Creek Community Association. I am writing to voice my sincere opposition to the planned development referenced above. I am concerned that the additional residential units will have a significant negative impact on our community for several reasons including: the increased FAR, traffic safety, sufficient open space, parking overflow, and harmony with the surrounding communities.

Please respect the concerns of residents in the immediate area and oppose this proposed project.

Sincerely,

Holly A. Currie

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September 8, 2020

To: Jeff McKay, Chairman, Fairfax County Board of Supervisors  
Rodney Lusk, Lee District Supervisor  
Ed Joseph, Chair, SSBA Task Force  
SSBA Task Force Members

CC: Graham Owen, Fairfax Department of Planning and Development

From: Jay Dick, President of the Landsdowne Community Association

Re: Hilltop Village Residential Unit Proposal

Dear Chairman McKay, Supervisor Lusk, Chairman Joseph, Mr. Owen and the Members of the Site-Specific Plan Amendment Task Force;

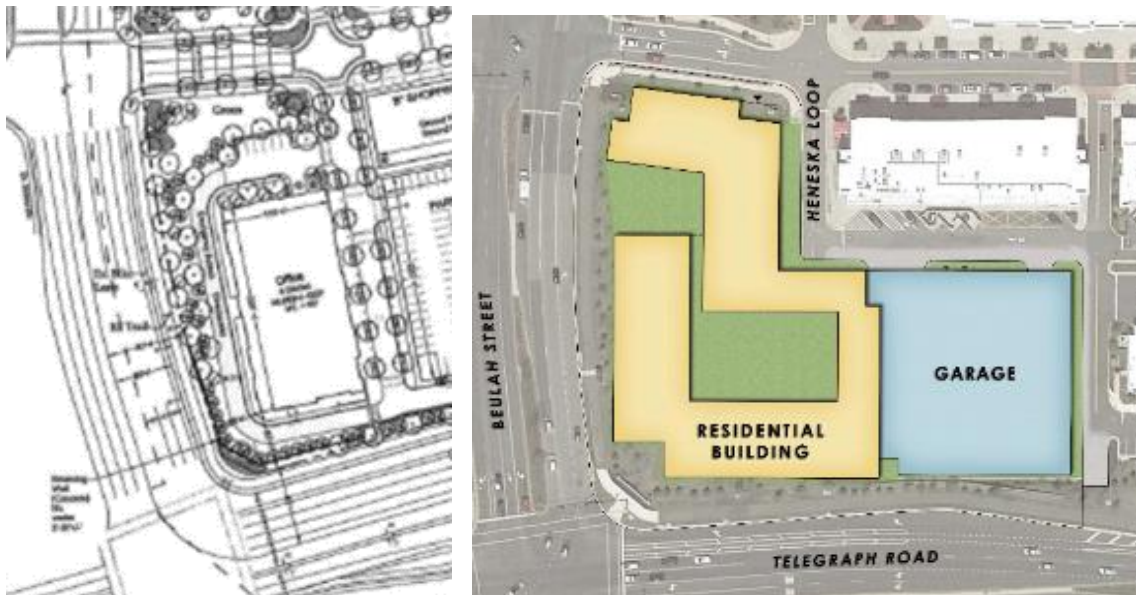
I write today to update you on the opposition of the Landsdowne Board of Directors, on behalf of our residents, to the proposed construction of residential units at Hilltop Village. I have attached my original letter of opposition for you to refer to at the end of this document. As you will note from the SSBA having to postpone a decision on this issue from their August 10<sup>th</sup> meeting to its September 14<sup>th</sup> meeting, hundreds of individual residents took the time to write the SSBA with their opposition to this development. Further, over 1,500 residents signed a petition. I believe this is probably one of the largest, if not the largest, community opposition to a project of this scale. At the last SSBA meeting, you heard universal opposition, for a variety of reasons, from five or six surrounding community associations. I would trust that the SSBA takes this opposition into consideration as it votes. If the residents are staunchly opposed, then the SSBA should not allow this proposal to go forward.

I write today not to simply restate my opposition, but to add additional information that I learned at the SSBA's August 10<sup>th</sup> meeting and to refute and correct several statements that the developer made to the SSBA and then at the August 18<sup>th</sup> Landsdowne Board of Directors meeting.

When I met with Ms. Strobel months ago to discuss this project, I had expressed my concern and opposition and provided some suggestions. Not only were these suggestions ignored, the developer chose to make

the footprint of the building even larger. From the diagrams shared at the SSBA meeting, the building now wraps around the corner of Telegraph and Beulah instead of just being parallel to Beulah. While one of the SSBA members noted that this building would “only be 15 feet higher” than the previously approved office building, what is not taken into account is the massive footprint of the building and how it will dominate the corner of the intersection and detract from the community.

Please note the changes from Ms. Strobel’s presentation. You will notice how the residential building is considerably larger than the office building.



Ms. Strobel, at the SSBA meeting stated that there would be no net loss of parking spaces given that the developer will build a parking garage with 100 retail spaces. This is not a factual statement. Currently, there is a flat parking lot parallel to Beulah where the residential building would be located. It has exactly 100 spaces. Further, the flat lot where the multi-level garage would be built currently has 124 spaces. This would result in a net LOSS of 124 parking spaces, or a 55% reduction in retail parking spaces. Even if you ignore the flat parking lot off a Beulah, there would still be a net reduction of retail parking spaces from 124 to 100 or a reduction of 19%. So, any statements by the developer that parking spaces would not be reduced is false.



By reducing the amount of retail parking, you negatively impact the small business owners who call Hilltop home.

In addition to parking, I have a great concern with the flow of traffic around the parking garage. The developer proposes that traffic, both retail and residential, would enter and exit the parking garage from one, single lane one-way street. To access this street, you have the option of two access streets. See photos.



This is a photo of one of the access streets to the one-way road for access to the parking garage.

To get to the garage, you would turn right at the next intersection. See the next photo.



This photo shows the one-way road that the developer would have all retail and residential traffic pass through to get to the parking garage. The parking to the left is where the garage would be built. The parking at the back of the photo is where the residential building would be constructed. The building to the right is the current commercial space.



This is a reverse of the last photo. The photo is taken from where the residential building would be located. The parking lot to the right is where the parking garage would be located. Again, this one lane road would be used by all retail and commercial traffic.

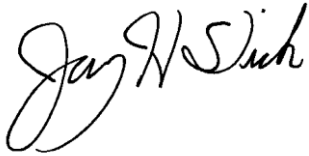
At the Landsdowne Board meeting, Ms. Strobel was questioned about the parking study that she presented to the SSBA (slides 7 and 8) which indicated no adverse traffic flow patterns. When we asked for a copy of the study, Ms. Strobel admitted that the study was from the original Hilltop development proposal, and therefore is at least 6-8 years out of date. I would note that she did not share this information with the SSBA but implied it was a current study.

Lastly, Ms. Strobel implied that Ft. Belvoir has signed off on this development. We have made some inquiries and cannot confirm this. I would ask the SSBA to obtain from Ms. Strobel the name and title of the Ft. Belvoir representative who has approved this development and confirm it with them.

I understand Fairfax County's desire for more residential opportunities for its residents, especially around large employers. But this should not be done in a way to adversely affect the current residents of Lee District. I trust that the SSBA has heard and listened to the substantial concerns by hundreds of local residents and will NOT vote to advance this development.

Thank you,

Warm regards,



Jay H. Dick  
President, Landsdowne Community Association

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Hawthorne Homeowners Association

Hon. Rodney Lusk  
Lee District Supervisor, County of Fairfax  
Franconia Government Center  
6121 Franconia Road  
Alexandria, VA, 22310

Supervisor Lusk:

It seems that we just finished dealing with an adjoining property rezoning issue, and now another one has appeared which will have an adverse impact on our community.

A proposal is being evaluated by Fairfax County to rezone the corner parcel of land on the northeast corner of Beulah and Telegraph (in the corner parking lot adjacent to Panda Express and across the entrance roadway from the P&C Bank). The plan is to construct 300 rental apartments in a five-story apartment building along with an adjacent multi-story parking garage.

Each of the adjoining communities in our area has provided strenuous objection to the proposal citing significant congestion in the area, excess population density, and numerous other negative issues.

After reviewing the proposal ourselves, we, too, must strenuously object. THREE HUNDRED apartment units boggles the mind—especially when they are crammed into a 2 acre corner of an already busy and heavily developed shopping center. Over-development is an understatement when it comes to this proposal.

The list of adverse impacts is long and detailed and frankly should not need to be reiterated herein since they are blatantly obvious.

Please support the many communities in this area which have objected to this proposed change.

Sincerely,

Emmett O'Hare, Ph.D.

President, Board of Directors

Hawthorne Community Association

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**Subject:** Re: PC19-LE-005, HILLTOP VILLAGE SHOPPING CENTER

Dear Sirs,

I am a resident of the Landsdowne community located at Beulah and Telegraph. I am writing to voice my sincere opposition to the planned development referenced above. I am concerned that the additional residential units will have a significantly negative impact on our community for several reasons including: the increased FAR, traffic safety, sufficient open space, parking overflow, and harmony with the surrounding communities.

Please respect the concerns of residents in the immediate area and oppose this proposed project.

Sincerely,

Peggy Belcher

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**Subject:** Opposed to PC19-LE-005, HILLTOP VILLAGE SHOPPING CENTER

Dear Jeff McKay and Rodney Lusk,

I am a resident of the Landsdowne community located at Beulah and Telegraph. I am writing to voice my sincere opposition to the planned development referenced above. I am concerned that the additional residential units will have a significantly negative impact on our community for several reasons including: the increased FAR, traffic safety, sufficient open space, parking overflow, and harmony with the surrounding communities.

I wanted to update the both of you, before the Monday Land Use Committee meeting, that in the community where I live and surrounding communities there is major opposition to this development and here is the link to the petition signed by more than 1400 residents in the area.

[https://www.change.org/p/residents-of-landsdowne-and-island-creek-against-the-hilltop-village-shopping-center-development-pc19-le-005?utm\\_content=cl\\_sharecopy\\_23636990\\_en-US%3A2&recruiter=83133098&utm\\_source=share\\_petition&utm\\_medium=copylink&utm\\_campaign=share\\_petition&utm\\_term=G%3ESearch%3ESAP%3EUS%3ENonBrand%3EExact](https://www.change.org/p/residents-of-landsdowne-and-island-creek-against-the-hilltop-village-shopping-center-development-pc19-le-005?utm_content=cl_sharecopy_23636990_en-US%3A2&recruiter=83133098&utm_source=share_petition&utm_medium=copylink&utm_campaign=share_petition&utm_term=G%3ESearch%3ESAP%3EUS%3ENonBrand%3EExact)

Please respect the concerns of residents in the immediate area and oppose this proposed project.

Sincerely,

Shane McClung  
Landsdowne Community  
Located across the street from the proposed development

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