

## PC19-MV-007 Belle View Shopping Center

Fifteen (15) years ago I moved to the Mt. Vernon District from the City of Alexandria. I was delighted to escape from the over-building gridlock that had been created over time. I have never regretted leaving, and I have no desire to reside there at some point in the future.

Here's my best recommendation for the redevelopment of Belle View Center and surrounding community:

Leave Belle View Center alone. The last thing this community needs is to increase traffic on the very dangerous and over used GW Parkway and surrounding roads. These plans for redevelopment are ill advised and should be dismissed immediately.

**Sunny O'Malley**

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Please, please, please reject this nomination. Our area of the county has been changed dramatically by the shotgun McMansions have been approved in our area. My neighborhood, Hollin Hall, is quickly becoming unrecognizable and overcrowded. Belle View is still a quaint area that does not need any changes. I realize that the tax base that such a development would present to the county is a tough one to pass up but for once, please consider the long term ramifications that a high-density redevelopment would put on our already crowded, neglected roads and schools. Not to mention the wildlife that such a development would displace. Please don't approve this nomination.

Sincerely,  
Kristine Baden

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Good morning,

I am writing to express my grave concern about the proposed plans for redevelopment of the Belle View shopping center. I live at 6420 15TH Street.

My husband and I just returned from serving our country overseas, and I was shocked to see a plan showing my single family home adjacent to a proposed 5 story parking garage. When we purchased our home in 2005, we loved the quiet and walkable character of the neighborhood. We are a young family raising two boys in the area. We had no way of predicting such an extreme plan would be proposed for our house and neighborhood.

The proposed development is out of character with height and massing of buildings in the area as well as the prewar architecture of the Belle View condos. The light and noise the development would create would directly impact our home and make it practically unliveable.

I would like to request someone contact me directly about the proposed plan at 615-796-9516. Any redevelopment should take into account the existing character and massing of the area as well as provide significant landscape, noise, and light buffering. Furthermore, the developer should commission and provide a traffic study showing the impact on existing road and traffic systems.

We are not opposed to change or reasonable development of this area, but the existing character should be maintained.

Ashleigh D. Horne

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Mr. Storck,

I'm writing to express my concerns about the proposed mixed use development at Belle View Shopping Center. Ft. Hunt Road is already a congested mess, especially the section from Belle View Blvd. to Route One. The traffic to get on the Wilson Bridge most days (weekdays and weekends) backs up to the light at Belle View on Fort Hunt Road due to the poor engineering and traffic flow of the Wilson Bridge interchange. Putting in a mixed use development, and the increased vehicular traffic associated, with no increase in public transportation, pedestrian facilities, and cycling lanes, simply puts us into situation where a suburban neighborhood is paying for the money-making venture of a developer.

Please vote NO to the mixed use development at Belle View Shopping Center.

Sincerely,  
Chris Clark

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My name is Mary Jane O'Loughlin. I am writing regarding the proposed development of the Belle View Shopping Center. I am a longtime resident of River Towers located a few blocks from the shopping center.

I am deeply concerned about the (possible) plans to destroy the Belle View Shopping Center and redevelop it with retail, apartments and townhouses. After reviewing the attached document, it is clear that none of the proposals belong in Belle View. There are real, practical reasons why this must NOT proceed.

### **FLOODING, FLOODING and FLOODING**

We already experience regular flooding here. A hard rain is enough to flood Belle View Boulevard and cause traffic disruption. The GW Parkway floods more often than it ever has. Long range forecasts all point in the direction of an increase in storms and intensity. Construction debris, new pipes and structures exacerbate flooding by blocking the flow of rainwater. This is a fragile area on a low water table. It cannot bear a major construction project.

### **SEWAGE**

The Belle View condominiums underwent massive repairs to their sewage system which caused disruption to the residents and directly affected traffic flow. How can anyone guarantee there wouldn't be more damage done from further digging and expanding?

### **TRAFFIC**

**Fort Hunt Road** is one lane in each direction. The number of cars has increased exponentially in the last few years in spite of the effects of Covid 19 changes to work schedules.

**Belle View Boulevard** is one lane in each direction. We lost a lane when bike lanes were added. The street parking is needed for Belle View residents. How can adding more homes and cars NOT create a problem? Belle View Boulevard has become THE alternate artery for those wanting to avoid back-ups on Route One. If the Woodrow Wilson Bridge is backed up, Belle View Boulevard can quickly turn into a parking lot. Ask anyone who lives here.

**The GW Parkway** while two lanes in each direction, has experienced an increased number of accidents in the past few years. When a mere fender bender happens, traffic is backed up all the way into Olde Towne. It can then take an hour to get from Olde Towne to the Belle View Boulevard – normally a two-minute ride or less.

### **WILDLIFE**

Our wildlife is already squeezed into our ever-shrinking green areas. The increase in human activity will drive them further into neighborhoods where they are not welcome. We are used to them here and love seeing them. The

proposed plans to include “green space” is ironic and tragic. We HAVE green space – we live in green space and we want to keep the green space.

Our area IS a great location. It was great before the current owner of the shopping center drove out long-established businesses by raising the rent and demanding long term leases.

I can understand doing an update or cosmetic renovation to the existing buildings. But adding hundreds of residents with cars (NO, everyone will NOT take the metro) would destroy this area forever.

The Route 1 corridor has plenty more space to grow without the unique issues we face. A retail/residential complex like the one(s) in the attachment does not belong in Belle View.

Those of us who have lived here for decades do so because it is beautiful, tree lined and quiet. I hope it will remain so as we are ever surrounded by the chaotic growth outside our small slice of green.

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I agree with this - copied from the local Patch newsletter/paper - it would be a drastic and undesirable change to the area around the current shopping center and would not fit with the surrounding neighborhoods! Flooding is a real issue there as well.

Chris Lynt

*"The nominator for the Belle View Shopping Center calls for a mixed-use development with retail, office, and mid-rise multifamily residential uses. The current shopping center is approximately 182,000 square feet and has grocery store, retail, and restaurant uses.*

*A [preliminary county staff report](#) does not recommend the Belle View Shopping Center nomination to be added to the county's Comprehensive Plan. Here is what the staff report says:*

*The proposed intensity would be appropriate in development centers, such as the Richmond Highway Corridor Area, that are planned for more intense development and provide high frequency transit service that enable residents to rely less upon singleoccupancy vehicle travel. The proposed intensity in a Suburban Neighborhood raises significant compatibility concerns. The proposed site layout and building form also do not appear to consider other Plan objectives that seek to minimize the exposure of new development to the potential for flood impacts and prohibit new residential structures within flood impact hazard areas."*

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We have lived at 2613 Woodlawn Lane (Lot 4 at NE corner of the 5.6 acre parcel) for over four decades. We have several major concerns but will only address two now since there is no site plan available for review. In the future we will discuss losing a unique wildlife habitat located less than a half mile from Rt 1 and the need for adequate buffer/transitional screening for our single family properties at the northeast side of the proposed townhouse development.

**Storm Water Management:** Currently, a large (50ft x 123ft) detention pond at the north end of the adjacent Bryant Towne Court townhomes collects water from Popkins Lane as well as from the fourteen townhouses. The overflow from this detention pond runs through a swale in our backyard (re-engineered by Fairfax County in May 2011) and then flows through the north end of this proposed new development. Adding to this flow is a storm water drainage pipe that collects water from nine single family homes on Woodlawn Lane and the corner of Davis St. The resultant intermittent stream at the north end of PC19-MV-009 property then winds through the Memorial Heights community on its way to the Paul Spring Branch of Little Hunting Creek.

Fairfax County must ensure that the extra runoff due to the large increase in impervious surfaces will not back up to adjacent properties on Woodlawn Ln, Groveton St., East Lee St., and Memorial Dr. This would definitely result

from changing zoning from the formerly proposed single family homes to 33 townhomes on land that is currently four acres of vegetation (pine-hardwood forest) and *permeable*. This increased flow of water must be properly examined as it flows through our community. Has anyone from the county walked this property behind the Verizon building? Proper grading is essential for this parcel to handle the storm water issues.

**Soils:** Adjacent townhouse development had a problem with Hyattsville soil (marine clay) in the N corner of Bryant Towne Ct. A soil type map should be created for PC19-MV-009 to ensure there is no potential slippage of the proposed homes. Has county staff or the developer already done this survey? Isn't the new development at North Hill meant to address the need for higher density along the Rt 1 corridor? The increase in du/acre for the 2806 Popkins Lane property is not necessary since it will be incompatible with most of the rest of the neighborhood.

Thank you for your consideration.

Fred K. Lepple and Suzanne B. Lepple

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I agree with your preliminary staff summary report for PC19-MV-007 Belleview Shopping Center in not recommending that the proposal to be added to the Comprehensive Plan Work Program. Increasing density in that location would only add more traffic congestion and accidents to the George Washington Parkway, Belle View Boulevard, and Fort Hunt Road. This type of development which will add approximately 975 dwelling units and businesses would be detrimental to the environment. The government recently spent lots of money to help preserve Dyke Marsh and address flooding issues around Belle View. This proposal should not be approved.

Sincerely,  
Santee Riley

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My husband and I are against the proposed redevelopment of the Belle View Shopping Center for all the reasons noted in the preliminary county staff report. This is a beloved neighborhood shopping center that fills the needs of a mixed community in both age, ethnicity, and economic status. Traffic is nearly intolerable on Ft Hunt now which has seen an increase in cut through traffic from Ft Belvoir and traffic in general. Ft Hunt itself is in need of repair and even widening without adding more traffic. When the Woodrow Wilson Bridge backs up, traffic can't get onto Rt 1 now from Ft Hunt. In addition, the flooding issue can not be ignored with flooding episodes increasing as it is.

Incompatibility is a great word for the problems this ill-conceived development brings. Leave our neighborhood shopping center alone. There are plenty of other more appropriate places to build as staff wisely notes.

Thank you. Pam and Ken Williams Hollin Hills Neighborhood

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To whom it may concern:

I'd just like to add my opinion to this possibility: traffic on Ft. Hunt Road at rush hours is backed up for a couple miles already. While I am usually pro-density, having discovered the horrendous traffic when driving to Ft. Hunt Park for the first time last year, right after work, I could not BELIEVE I was in a traffic jam getting home from the park. I actually debate whether to visit the park on weeknights because I really don't want to be stuck in the traffic. That's how bad it is. Please don't change a thing.

Sincerely,  
Kate McAloon

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Hello. As a long-standing member of the Belle View community, I would like NOT to see the land where the Belle View Shopping Plaza sits now, be converted into a larger land-use.

The obvious influx of traffic, as well as the overcrowding of the public schools in this zone would present a hardship for our rather peaceful community. In addition, proposing that underground parking be added would not be a wise choice, as our area is in a flood zone.

I might add that this type of development would seemingly be more suitable for a main thorough fair, like Route 1.

Thank you for allowing my input. My prayer is that this proposal not be accepted.

Dale S. Oldham

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Dear Supervisor Storck,

Tonight, the Bellehaven Shopping Center plan was deferred by the Task Force until Sept. 15th with only one week for public review. This is not enough time for the Belle Haven Citizen's Association and other HOAs to consider this significant development to our community.

Both our President, Martin McGuinness and I need these plans from FFX Co. staff before the first of September. The developer is to have their revised plan to staff on Aug. 15th.

President McGuinness is copied on this email. Please respond to both with the date we can see the new plan.

Thank you,  
Mari Lou Livingood

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Hello,

While we await the updated nomination and presentation, I'd like to offer my comments on the staff report for the SSPA nomination for the Belle View Shopping Center.

Staff's recommendation against the nomination is a missed opportunity. Well over half of the property is a parking lot which exasperates flooding with its mass of impervious surfaces. If redeveloped, the County could require it to include stormwater mitigation and a reduction of impervious surfaces, which would be a huge improvement over its current state.

Transportation access is a bit of a chicken or the egg situation. Frequent transit isn't there because it is car-oriented and potential changes like this are potentially going to be blocked, which would prevent justification of more frequent transit service. There is access to a very popular express bus line, the 11Y, on GW Parkway, and there is the Mt. Vernon Trail, which is essentially a bike highway to Arlington and DC, during normal times. If there was perhaps a bit more residential buildings in the area, it may justify more frequent transit.

Auto-oriented, single-use shopping centers will not survive in the economy of the future. They are terrible for the environment and for neighborhood quality of life. Transforming the space into a destination where people can live, work, eat, and recreate is the best possible use the neighborhood could hope for.

-Alexis Glenn

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My husband and I are against the proposed redevelopment of the Belle View Shopping Center for all the reasons noted in the preliminary county staff report. This is a beloved neighborhood shopping center that fills the needs of a mixed community in both age, ethnicity, and economic status. Traffic is nearly intolerable on Ft Hunt now which has seen an increase in cut through traffic from Ft Belvoir and traffic in general. Ft Hunt itself is in need of repair and even widening without adding more traffic. When the Woodrow Wilson Bridge backs up, traffic can't get onto Rt 1 now from Ft Hunt. In addition, the flooding issue can not be ignored with flooding episodes increasing as it is.

Incompatibility is a great word for the problems this ill-conceived development brings. Leave our neighborhood shopping center alone. There are plenty of other more appropriate places to build as staff wisely notes.

Thank you. Pam and Ken Williams Hollin Hills Neighborhood

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Supervisor Storck,

I would like to draw your attention to the Nominations to Amend the Fairfax County Comprehensive Plan (PC19-MV-007) which concerns the Belleview Shopping Center. Specifically, there are several problems with the intent of the owner's plan, which I will outline below, along with opportunities to remediate those issues.

1. **Context.** Page 442 of the document, titled, "Design Collective Vision Booklet," shows many pretty images which appear to ignore or obscure the surrounding neighborhood. The drawings do not indicate anything regarding building heights with the exception of a note "5 stories" at the garage, which does not actually denote the exterior building height, just a number of stories at the garage. The nomination's imagery should clearly demonstrate its relationship to local context, accurately, and defer to it far more rigorously than it does now.
2. **Scale.** Per page 12 up to 7 stories of building are proposed; with clever juggling they could easily arrive at a building up to 84 feet high - or higher. It seems clear that the owners seek to construct a project as large as possible and as close to site boundaries as possible. This suggests their sole intent is to maximize profit rather than respect and contribute to the neighborhood. This opinion is reinforced with informal feedback from retail business owners regarding the low levels and quality of owner/landlord efforts to maintain and upkeep the current facilities. A building this massive is not in keeping with the scale of the surrounding neighborhood, and will appear obese and overbearing relative to the local architecture of one- to three story single family and small multifamily buildings. Before any further action is taken, this nomination should be required to provide street sections, drawn to scale, at all four compass sides, taken from multiple locations at new building faces to existing building faces across the street, with all building heights and street widths dimensioned. Dimensioned building elevations at the same areas should also be provided. This project should not move forward without acknowledging and respecting the local architectural context and fitting an appropriate size relative to the neighborhood.
3. **Density.** The current density of the project appears to have a significant negative impact on the area. A detailed VDOT traffic study should be required to take place to assess the impact this level of density will impose on the surrounding roads - Interstate 495, Route 1, and the George Washington Memorial Parkway. National Park Service approval should be required for a project of this size and scope.
4. **Zoning.** On the matter of zoning, this property belongs in Zone C-6, and per 4-607 Bulk Regulations, this zone allows a maximum building height of 40 feet, along with relative appropriate front/side/rear setbacks. This proposal does not appear to be remotely in keeping with current zoning. This nomination should include a comprehensive zoning study prior to approval.
5. **Local businesses.** Logistically a comprehensive phasing plan does not appear to be in place to address displaced businesses during construction. Given the wide range of community businesses successfully operating in this shopping center, prior to approval the nomination should include a phasing and operations plan that has been evaluated and approved by the business owners in order to limit the negative impact this will have on their operations.
6. **Environment.** Lastly and most importantly, per page 444 this project clearly demonstrates a significant impact on the local flood plain. The Dyke Marsh Wildlife Preserve is a notable natural park that also exists within the same flood plain, and is extremely sensitive to changes caused by humans. Further, in 2003 the Belle Haven area suffered from the effects of Hurricane Isabel, causing substantial flood damage to area properties. There is no indication how the owners plan to mitigate any negative environmental impacts on this highly sensitive

ecology. Furthermore, given the ongoing concerns about climate change, it's likely that whatever floodplain extents have been designated today will expand in the coming decades. This nomination should not be approved without a plan to address these problems by providing significant environmental benefits to the area in order to offset the negative impacts to the environment.

In its current state this project appears to be incompatible with the neighborhood in scale, density, zoning, effect on local businesses, and environmental impact, has been designed solely to maximize owner profit, and the documentation provided appears to purposely obscure this incompatibility. Without significant changes this nomination should not proceed forward.

Thanks for your time and attention. Please share this email with the nomination committee.

Best Regards,  
Bethany and John Kucia  
Residents, 22307

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Dear Dan, The proposal to demolish the current Belle View Shopping Center and add 900 housing units or more is one that I adamantly oppose. It will negatively impact me as a homeowner here in every way possible. Some others like me will no doubt amplify further on all the reasons why they agree with my analysis. I urge you to take heed.

- Jim Shanahan, River Towers

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Supervisor Storck,

I live in River Towers and one of the main reasons I moved here was because of access to the shopping center. Me and my neighbors all depend heavily on the stores there, it's very convenient and within easy walking distance. It would be a major lifestyle disruption if the shopping center was no longer there. And despite what the developer says, traffic would undoubtedly become worse around here. So, in closing, I would like to say I and everyone I talk to is adamantly against tearing down Belle View Shopping Center.

Thank you,

Reubin Ginn

River Towers

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Mr Stork

I want to register my objection to the proposed redevelopments of the Belle View Shopping Center. The scope and scale of the proposal is entirely out of line with the neighborhood and would overrun the community with traffic and congestions. Please vote against this proposal.

Respectfully,

Judith

Dr. Judith S. Dahmann

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We are strongly opposed to the redevelopment plan for the Belle View Shopping Center. The shopping center, with its current mix of restaurants and shops, serves our community well. The proposed plan will destroy these essential services, and create traffic and environmental nightmares.

Diana Cull  
Jacques Kusseling

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Do not let developers tear down Belleview Shopping Center. Thank you.  
Margaret Crowley

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Dear Mr. Storck,

In light of the meeting tonight, I am writing as a concerned citizen about the proposed redevelopment of the Belleview Shopping Center in Alexandria. The proposed redevelopment would negatively impact the area by adding more people and more cars. Already, citizens in this area of Fairfax County face bottlenecks heading down Fort Hunt Road to access the beltway as well as bottlenecks at the south end of Old Towne on the Parkway.

In addition, the access to the Parkway from many roads in our neighborhood (Belleview and Belle Haven in particular) is extremely dangerous during rush hour traffic and has been the scene of deadly accidents. High speeds and volume of cars are to blame.

Finally, our neighborhood roads, including the adjacent Parkway, Fort Hunt Road, and Beacon Hill Road are used as shortcuts by folks heading to and from the south, and over to Maryland as well, allowing them to avoid Route 1 traffic. This adds a lot of cars to our neighborhood roads.

These three reasons show why adding additional cars to our squeezed area will create more traffic, more accidents and longer commute times for folks who live here already. I ask for you to deny the proposed request to add more density.

Thank you for your work,  
Gretchen Giannelli

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Hi Supervisor Storck

The Board of Directors of River Towers would like to thank you for reading our letter on behalf of River Towers.

In the letter we express our very serious concerns with the redevelopment of Belle View.

Please feel free to share this letter with anyone involved in the decision making process.

And again thank you.

Denise Davis, Board President River Towers

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Sir:

The plans for the Belleview Shopping Center would seriously change our lives--for the worse. It is somewhat of an Eden living here now, with an easy walk from River Towers to a nice neighborhood area with a grocery, pharmacy, and several very good restaurants. Parking is plentiful if we want to purchase more groceries than we can carry.

We should also consider global warming. The seas are measurably rising. Flooding here is to be expected. How would a monster development deal with that?

Please vote "NO".

Thank you,



Jerome Andersen

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I am an owner at 6631 Wakefield Dr, Alexandria, VA 22307

I am concerned about the redevelopment plans as I purchased my condo for its current low key accessible neighborhood. Having more traffic and no services for two years is not an acceptable option for me. It not only affects this zip code but the whole Ft. Hunt corridor and community that relies on its services, community environment, and hometown feel.

Please consider the current population you serve in this consideration. Our real estate value is already on the rise as things are so this is not a valid reason for such change.

Sincerely,

Jeanne McIntyre

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Hello Mr. Rinehart,

I understand from my neighbor at River Towers that I can send my concerns to you regarding the possible redevelopment of Belle View shopping center, please pass it along.

We already have too much traffic on Belle View Blvd without adding housing.

It's susceptible to flooding.

We are already a walkable community the developer doesn't need to "give" that to us.

We have a ton of traffic on Fort Hunt road cutting through to get to the WW bridge and we have people who speed like crazy on the GW parkway, it's already had a number of fatalities, one I know of at the Belle View Blvd intersection within the last 36 months I would venture to guess.

I've lived in Alexandria my entire life I feel extremely strongly about developers coming in and making a bunch of \$ and leaving behind urban glut for the neighbors to deal with.

Please do your best to block the redevelopment, it's not in the best interest of anyone who lives in the area for those reasons and I'm sure many more.

PS Fairfax County wants tax revenue, just like the City of Alexandria and every other municipality, so I'm guessing what the neighbors say won't do a bit of good, but one can dream!

Thanks

Rose Gentile 6631 Wakefield Drive

Alexandria

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Monday, August 10, 2020 1:31 PM

I would like to express some of my gravest concerns about the proposed Belle View shopping center redevelopment.

- The concept and design are inappropriate for an established residential community. This area is comprised of single and multi-family housing at present and the roads are stressed. Much of this was designed prior to multi-car families leading to on-street parking being a premium. This plan would be better acted on in the area adjacent to Fort Belvoir, or along Interstate 95 or 81.
- Traffic stress has been ramped up considerably by the expansion and relocation of many Army offices and personnel to Fort Belvoir as a result of the post-911 force protection policies. There are times when one cannot access main thoroughfares for long periods of when one is trying to access a main street without a

traffic light. Also, when there are problems in adjoining areas such as wrecks on Route 1 or the Wilson Bridge, we experience gridlock in the neighborhoods.

- Given that this is an established area, consumer needs have been met already by several shopping areas on Fort Hunt road and Route 1 and are constantly updated by the private sector. The county's Route 1 redevelopment plan has already had an impact, so additional development is not needed, perhaps even superfluous.
- The plan for underground parking is fatuous. The area is a flood plain and recent history has demonstrated that serious flooding already occurs, global warming notwithstanding.

Additional multi-family housing cannot be supported with the current overcrowding of the public schools.

In short, this proposal is ill-conceived, inappropriate and unwanted.

J. N. Eustis

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To: Officials of Mount Vernon District and Fairfax County

Re: Belle View Shopping Center SSPA nomination

I have lived in Belle View since soon after the community converted to a condominium, and have been an owner since 1986. For most of that time I have been a member of the committee that advises on landscaping and other facilities matters. I was also a member of the condominium Board of Directors for six years, including the aftermath of Hurricane Isabel in September of 2003. The destruction of the storm surprised everybody, and a number of our local professional advisors were stretched thin, so the residents of Belle View had to pull together to get things working again. The fact that the community has natural borders and is skillfully laid out made it easier to manage the six months of recovery of our utilities and buildings. We have also been spared from the coronavirus so far, partly because our grounds are open and not crowded.

Now the Benenson family of New York, who have owned our shopping center for 65 years but have seemingly made no effort to connect to the surrounding communities, wants to rip out what works, add residents who will clog roadways for miles around, plus tall buildings and glitz. I am against it.

The proposal appears to have been put together with very little study of the BV property and community. At the Belle View town hall meeting attended by the owners and their attorney, David Gill, they were surprised when the audience laughed at the plan to make space for a dog park and plaza by putting parking underground. This area is at sea level, with a water table so high that the County had great difficulty repairing broken storm drains, due to water seeping into the repair sites. Parts of the community are also a federal Resource Protection Area.

They also claimed to have experience in introducing residential elements into an established community but acknowledged that all of their previous situations had been in all-commercial properties. They have never brought new residential into a long-established residential community.

This proposal will destroy local businesses, crowd our streets, and uglify our neighborhood. Please stop it.

Thank you,

Sandra Hoffman

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RE: Belle View Shopping Center Re-Development Project

Dear Sir/Madam:

The purpose of this letter is to convey my serious concerns over all of the proposed plans for the aforementioned work. I shall preface what I am about to say re my concerns by stating that I have lived in Belle View since I was 10

years old and currently where I am since 1987. In all these 63 years I have witnessed a lot of changes – some for the good; others not so much so. I would be remiss if I failed to state that all three proposals for the “re-development” of the BVSC would fall into the latter category referenced in my opinion.

That having been said, I base my concerns on the following:

1] this area is congested enough and, adding more housing as proposed, would make traffic and congestion even more of a nightmare and disaster than it already is. Just traveling west bound of Belle View Blvd. going toward Ft. Hunt Rd. is a problem with traffic going into/out of any of the four [4] entrances/exits to the shopping areas. I cannot tell you how many times I have almost been hit or even broad sided when just going to the gas station due to people just barreling out of the shopping center or those exiting W. Wakefield Dr. to go into the shopping center parking and simply blowing across two lanes of traffic [one lane going east; the other west] on Belle View Blvd. It is the very same headache just coming back from the gas station. To paraphrase something Dale Earnhardt once said, just going to the gas station and returning home is enough to “rattle your cage”.

2] the infrastructure [ i.e. water mains, pipes, sewer lines, gas lines, electric transformers, etc.] in this area is antiquated and I fear may not be able to support this added re-development. Many years ago, the transformer would blow just with the pressure it had then and still has now without the added stress of new housing being put upon it. Sewer lines and water pipes have had issues and three cases come to mind on this issue and which were caused by just our normal everyday traffic and use.

A] years ago a sewer line malfunctioned/broke which flooded basements in this area which resulted in my street, Potomac Avenue, being closed from parking lot 11 to parking lot 12 which is where I park. Residents were told the work would take three to four months for completion. Over a year later it was still a work in progress which was a great inconvenience to everyone affected by same. A concern that came to my mind was the availability of access to my area in the even of an emergency requiring fire equipment and or ambulance access in that there are only two fire hydrants on my street and one, across the street from me, was obviously NOT available due to the street closure and having been dug up and not accessible.

B] a water main or pipe broke a few years ago on the north end of my street just passed the Belle View Blvd. which caused basements to be flooded and that part of the street to be dug up for repairs.

C] not long after that which was referenced in “B” another sinkhole developed on the same street but further north bound and closer to Belle Haven Rd.

3] Should an incident occur such as the multi-alarm fire experienced at the shopping center not long ago, the construction of additional housing would, most definitely, impact the amount of space available to emergency vehicles especially if other emergency vehicles from other jurisdictions were required to aid in the incident.

4] There are stores/shops in the shopping center that seem to be frequent targets for thieves who break in and steal cash and/or merchandise. This can be verified in a lot of the daily incident reports from the MVDS section as posted by FCPD on “Twitter”. Thank goodness FCPD does post such data since neither the local media nor the Condo Assoc. bother to so inform residents of events that occur in their neighborhood [i.e. break-ins/burglaries at stores in the shopping center, larceny[ies] from vehicles within the community, etc.]. Adding additional housing behind the shopping center area would just be providing more possibilities for would be thieves to target.

5] This one is purely personal for me. Since the ‘70s, I have used the gas station at Belle View Blvd. and Ft. Hunt Rd., Belle View Exxon formerly known as Belle View Texaco for gas and, up until six years ago, for repairs for all of my vehicles owned over the years. I still rely on them for gas and, should I suspect there may be an issue with my car, I can still call them, describe the symptoms and bounce what I believe MAY be the issue off of someone there and get an honest opinion prior to going to the dealership for an inspection and/or repairs. Since I have seen absolutely NO provision made for them in any of the “Re-Development” proposals I am most concerned. That business has been a staple of my life for many many years.

Thank you for taking to time to ready my concerns as noted herein. I realize I am but one voice and probably the only one opposed to this “Re-Development “Project” but I felt these issues must addressed. Again, thank you for taking the time to read my letter.

[Mrs.] Phyllis M. Scott

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last comment, in the event the 300 residential units are rentals. I will take back all comments and oppose this project.

On Sat, Aug 22, 2020 at 12:18 PM Tessa Waters <[tessaannwaters@gmail.com](mailto:tessaannwaters@gmail.com)> wrote:

I would like to express my support for going forward with this project. I absolutely support this project.

Those opposed have expressed the same concerns over and over again, almost all unfounded and most emotional. Some of the comments that I have heard are:

- There will be too much traffic, well there is now. And, the limited bus service we receive, every 20 minutes, is never completely full.
- Our schools will be over run, well, the housing you are proposing would probably not attract multiple large families to have that sort of impact.

Frankly, most concerns are emotionally driven rather than factual.

- I would like to suggest that the developers of this project work with the appropriate government or community representatives to build a pedestrian bridge across the memorial highway to the Mt. Vernon trail. I think these efforts will add an attractive value to the community and to the new development with uninhibited access to Old Town, DC, and Pentagon City.
- I also would like to suggest the developers work with the transit authorities to adjust the current bus route through Belle View. The route currently stops and starts in the middle of the complex. If the bus route ran to the end of Belle View Blvd. and up memorial highway and then turned around, ***[there is a turn around right across from the first bus stop in old town, literally no more than 5 mins up the road]*** it would provide direct accessibility to Old Town. This could also be a selling point of the project to deflect concerns regarding congestion. Not to mention a selling point to new occupants and to existing older residents who have to drive into Old Town.

Tessa Waters

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I see congestion.

I see lower water pressure.

I see more sewer problems.

I see no supermarket till construction is finished.

I see no Pharmacy nearby.

I see a high end supermarket moving in. If a grocery store wants to move in.

I see the current shopping center going down hill. Who wants to open a business only to be kicked out in a year or two.

I see parking problems in the neighborhood and shopping center.

I see Fairfax county want more low income housing in there. The builder agrees or no permits.

Think of the businesses we all use they will be GONE and they will probably not return.

There appear to on be one entrance and exit to the shopping center at West Wakefield Drive and 9000 vehicles a day using this intersection. Add to that the normal traffic on Belle View Blvd. I see a problem.

Where are the delivery trucks going to enter and the shopping center then unload the leave the center. Many of the delivery truck are large tractor trailer.

What is the amount of residential parking provided. There will be at least 320 spaces required. That is one space for every residence. Probably would need 150 more because of residences that have more than one car. Provisions for work vehicles. If there are no provision for them they will park in the surrounding neighborhood and in the retail parking area.

How many space will be provided fore the retail parking. From an aerial photo taken off of MSN maps I counted approx. 300 vehicles in the middle of the day. No date or time was shown on the photo, estimated time of the photo is 11:00 am in early autumn. In the proposal I estimate only about 180 space. Even considering the reduction in size of the retail area 180 space is not nearly enough. Remember the photo I took off of MSN was taken in the middle of the day and not at a peak time.

What is the time frame of construction? How long will it be from this point till we see a new shopping center?

Keep in mind as construction grow closer service in the current center will be reduced.

There are to many problems and question that need to be addressed is the current proposal. It should be dropped. The closeness of the shopping is one of the many reason people bought into this neighborhood

I am not in favor of the reconstruction of the center.

Robert Kelley

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Good evening,

As a native Fairfax County, VA resident and one who lives in the Belle View neighborhood, I am writing to express my strong opposition to the current Belle View shopping center redevelopment proposal. I have lived in this beautiful, quaint, and quiet neighborhood for nearly 20 years and no one I know wants this redevelopment. I live directly behind Primos restaurant and the amount of traffic we already get speeding through our neighborhood as a cut through from Fort Hunt (especially during rush hour) is dangerous and very concerning to the residents in our area.

The current Belle View redevelopment proposal would add no less than 1000 new people to our immediate neighborhood with no plans to address congestion and overcrowding, not to mention noise from the proposed public park. Safety and security are also a major concern as we will have much increased foot traffic through our neighborhood. This already happened when the GW Parkway near Belle Haven Marina shut down and many people started parking in our neighborhood and using it to walk and bicycle. I don't doubt long-term overflow from resident, guest, and visitor parking in the shopping center will end up in our neighborhood as well.

We wouldn't mind a plan to refurbish the shopping center with additional retail establishments, but we don't need the county adding more people to our neighborhood without a plan for how to accommodate the extra traffic and congestion. Right now during rush hour, it can take anywhere from 20-30 minutes to get from Huntington Metro to our Belle View neighborhood because of traffic concerns and clogs at the Huntington Avenue and Route 1 intersection. The other problem we have had to live with is the backing up of traffic on Fort Hunt Road trying to get to Route 1.

I suspect our community's voice won't really make a difference in the final outcome of this redevelopment, but I wanted to let you know how this proposal will adversely affect residents in our neighborhood.

Thank you,  
Kristina Nelson

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Dear Sir/ Madam

Please consider the senior and disabled neighbors in your decisions on the Belle View redevelopment plan. Please also consider the existing neighborhood and its citizens as they will derive no benefit from this proposed plan. Only the developers/owners will benefit.

The reason why the owners developers want a smaller retail footprint is because of greed. The rents here are astronomical and not reflective of neighborhood retail.

What the community needs are different owners/developers not a con artist scheme to reduce a grocery store and post office and CVS.

When I first moved to the neighborhood I selected it because of the retail and I could walk to it. Years later hardware stores have left as well as other stores.

I am lucky in that i can drive. When Safeway was renovated I could go to another store. There are many individuals who cannot go to another store. I know, as I shopped for some of them.

The ground beneath the lot is full of canals. It cannot support residential. Congestion is already severe. I have to leave for work by 6:20 AM to avoid traffic or I am late. My car was dented 3 times just parking on the street. This plan would result in chaos. It would devalue the existing homes. Its an atrocity.

I was on the call listening to the MV reps ask the developers why their updated plan was not available to review . They just did not want it to be shared. It is beyond transparent that these owner /developers are in for the kill. So when the car and pedestrian accidents go up, seniors cannot buy food or mail packages, pick up medication and the neighborhood is ruined to the point where we all want to sell, you will be held accountable for making a very bad decision in supporting them.

There is no substitute for good judgment. All the money and degrees cannot buy it. You know its wrong. Don't allow it to go through. Its the 1% benefitting while the 99% keep getting hurt. I am sure they would not want to live in the neighborhood they are about to ruin. Not good enough for them. Just want to ravage it to support their charmed lives. Exploiting people for their own gain.

Please don't sell us out.  
Lourdes Winberry  
Belle View Blvd resident

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August 21, 2020

To Whom it May Concern:

I am a 76-year old woman and 27-year owner resident of the Belle View Condominium development. I am also an avid and daily user of the Belle View Shopping Center, in particular frequenting the Safeway, CVS, Post Office, Dishes of India, Dunkin Donuts, Optometrist, Floral shop, the Nail Salon, and various additional retail shops (and before they were destroyed in the 2019 fire, the Bike Shop, the Dry Cleaner, and Subway). In the hundreds of times I have shopped at Safeway and CVS, for example, I have never found them less than busy with customers.

Earlier in 2020, I attended the meeting at the local high school at which the owners of the Belle View Shopping Center presented their proposal for redevelopment of the property. The meeting was highly attended by Belle View owners, some of whom have lived here for many more decades than I have. After the owners presented their proposal — premised on the concept that the Shopping Center was not generating sufficient commercial activity and success; and also, that people were not shopping for groceries in person these days, rather asking for delivery... which is not the case in this neighborhood — Belle View owners and I presented our views. Without exception, every one of the 25-30 of us who spoke were shocked at what was being presented, and we expressed unanimous concern against the proposal, which we all felt displayed ignorance about the character of this neighborhood. We also felt that the owners did NOT take into account the multitude of challenges that their ill-conceived plan ignored. Namely:

1) This is a quiet residential neighborhood, and the thought of building (at that time) 900 rental units on the Shopping Center site would present utter overcrowding. Moreover, the young renters that the proposal presumes would want to rent here are NOT apt to want to live in this quiet neighborhood; indeed, several large rental complexes that have opened a year ago on nearby Route 1 or the GW Parkway remain still with many vacancies. (Young renters typically flock to Clarendon or other neighborhoods with livelier ambiance and facilities.... NOT quiet residential neighborhoods with many seniors!)

2) The idea of thousands of more people living in this neighborhood would present a **circulation disaster** for already busy Belle View Boulevard and Fort Hunt Road — both of which streets become clogged already, particularly between 3:00 and 5:00 p.m.

3) The thought of a high rise building with a multistory underground garage makes NO sense in this flood plain area! Apart from when Hurricane Isabel totally flooded our entire area 15 years ago, there is frequent risk of flooding and a high underground water table... and moreover, the nearby River Towers 10-story buildings have experienced several wings sinking in the last two years. (In fact, one Belle View owner who had worked in the Fairfax County site approval office even stated that, River Towers could never have been approved for being built today on our flood-prone ground.)

4) If the owners are concerned about the retail shops not bringing in enough in customers, they should consider adding other retail options — and survey Belle View owners and others as to what kind of facilities they would welcome. For example, there are many dogs in Belle View. Perhaps a dog grooming facility would have potential for success/ Also, how about considering adding one or more appealing restaurants (e.g. Italian?).

5) The site does indeed have huge parking space. I'm sure that folks in Belle View would not be adverse to using part of the lot for something like 20 town homes or a park area. But NOT any sort of high density building that would negatively impact the harmony and functionality of our lovely neighborhood!

Sincerely,

Mary Ray

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Good Evening,

I'm a resident and condominium owner who has lived on W. Wakefield Drive in Alexandria since 2004. I find the proposed redevelopment of the Belle View Shopping Center disappointing. First, while some upgrades to the center would be reasonable to expect after the 2019 fire and the departure of BB&T, Belle View is a thriving shopping center with neighborhood-level amenities including a grocery, post office, bakery, and pharmacy. It is not defunct or out of date as the initial proposal suggested.

We do need Roy Rogers and a dry cleaners back, and it would be nice to see the return of some stable businesses such as a traditional sushi restaurant, card/gift shop, and barista-style coffee shop. The thing is, though, that the reason people like Belle View is because it has small shops and low density! There is easily accessible shopping from a surface parking lot NOT a garage. The shopping center is colonial in style, which matches the surrounding architecture. It's not dull, flat, and "Seattle" looking like many other new developments that are taking away from the colonial character that exemplify the history of the region.

Belle View is in the 100-year floodplain. There's a sinkhole two streets over. It abuts a national park and a Chesapeake tributary marsh. The last thing this area needs environmentally is higher buildings, more traffic, and underground parking. It's a disaster waiting to happen!

Traffic, speeding vehicles, and a high percentage of drivers who DO NOT stop for pedestrians crossing Belle View Boulevard in the crosswalks are already concerns during non-pandemic conditions. If the shopping center developers want to do any favors, they can put pressure on the country to improve pedestrian conditions around and along Belle View Boulevard! That might increase the number of patrons who are willing to walk to their center.

The density of the proposed project is too high, and it is doubtful that the development would be a destination. Neighbors want a shopping center that is theirs and for their needs. Belle View doesn't need to become a mini Shirlington or Mosaic. These places often try too hard to become town centers, and at the end of the day, end up as concrete and soul-less imitations of what a town center truly is. The developer's energies would be better spent planting more trees in the parking lot, bringing in small business owners who provide neighborhood-level goods and services, and sticking to traditional architecture and atmosphere. The Baby Boomers and Generation X residents who live in Belle View aren't dead yet, and there are plenty of Gen Y and Millennial residents who moved here because they want easy parking and low density.

We don't want to look like every other place. We want to look like Belle View. For that reason, I oppose the density of the proposed redevelopment. If redevelopment does happen, consider lower density townhouse or low-level units (1 or 2 story) with architecture that blends with the surrounding area.

By the way, pedestrian safety and driver speeding are REAL concern on Belle View Boulevard. Many drivers do not adhere to the state law. I've lived here 16 years and have seen zero Fairfax County safety enforcement or public awareness (signage, speed checks) surrounding this issue. This needs to change!

Thank you,  
Rachel Beyerle

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Dear Fairfax County Representatives-

I have lived in the Belle View condos since 1987 and love it here. The green space, the fresh air, and the peaceful energy that exists here are some of the primary reasons I have continued to live here.

I am very concerned and disturbed quite frankly about the Belle View Redevelopment project. The traffic, the noise, the increased density of inhabitants living in this area are quite disconcerting. Thus, I oppose the revised plan as stated. Most of my neighbors concur with such opposition as well.

Thank you for your consideration.

v/r  
Karen DiBenedetto

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August 24, 2020

To Whom it May Concern:

I am an owner resident in the Belle View Condominium development. I choose to live in this community in large part because of the convenience of the Belle View Shopping Center, and the open park-like setting of this neighborhood. Unlike the dense developments in Tysons and Balston, our surrounding neighborhoods are not city-like in design or nature. This shopping center provides residents with a number of retail businesses that are actively supported. They include the US Post Office, SAFEWAY, CVS, an Optometrist, and a variety of 20 additional retail shops that allows residents to shop locally without having to further increase traffic congestion and drive to another location for essential items. These retail companies seem to be thriving and well supported by their local customers. When I shop there, they all always busy with customers.

When I attended the meeting at the local high school at which the owners of the Belle View Shopping Center presented their proposal for redevelopment of the property, it became more than evident that the development plan was totally out of keeping with the



Local neighborhood. Even the **REVISED Development** plan is still unacceptable due to:

- It's **SCALE & DENSITY, and Elimination of most Retail**. Planning for even 300 units in such a small parcel of land will be unlike anything in the neighborhood.
- The **TRAFFIC**. Ft. Hunt Road is already a complete bottle neck and this will make the situation far worse.
- Planning for **UNDERGROUND PARKING in a flood plain** seems to be untenable at best. This neighborhood is frequently flooded and has been declared a Disaster Zone during past storms.

A Dense High/Mid Rise development at this site is not in keeping with the existing neighborhood and will diminish the charm and open areas that were the very reasons the residents decided to locate here. Even though there may be a great deal of money to be made by the developer; the community is firmly against the design as set forth.

We hope that the planning office will support the local residents in requiring additional changes to this design should it go forward.

Thanks for your consideration,

William L. Fonvielle  
Belle View Owner/Resident

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Dear Supervisor Storck,

I was relieved to see that plans to redevelop the Belle View Shopping Center are being reconsidered. While I could support some degree of redevelopment there, the proposed plans would overwhelm our area's transportation and other infrastructure. Any plans should fit in with the existing neighborhood, include viable opportunities for local retailers, allow reasonable parking for local residents to shop, take environmental and flooding concerns into consideration, and not add to the already congested traffic along Fort Hunt Road and the GW Parkway.

Any traffic studies obviously should consider what traffic looked like prior to the pandemic, as well. The area often becomes very congested with traffic, and the bus routes are insufficient to a significant increase in population, as was clear by overcrowding on the bus routes during the metro closures last summer.

I hope that you will not support the proposed plans, and that any future plans will take into account the character, infrastructure, and needs of the community.

Thank you,  
Kerry Anderson

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Dear Supervisor Storck:

I have concerns about the proposed Belle View Shopping Center project and await the revised proposal from the owners. Since my office is directly across the street from the shopping center on Belle View Blvd., I am apprehensive of how this project will directly impact my office and patients. My concerns relate to noise, construction, pollution, traffic, parking etc. and the consequences to my office and the community at large.

**Dr. Martin J Skopp**

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Dear Sir or Madam:

I live directly across the street from the Belle View shopping center and I am opposed to the redevelopment proposal.

This area already has FIVE distinct neighborhoods: Belle Haven, River Towers, Belle View Condominiums, the 150 houses behind the Safeway, and the 130 brick row homes across from the golf course. Yet it does not feel crowded because the shopping center -- as it currently exists -- provides much needed visual space, with unobstructed views of the sky.

If you look at this area in Google satellite view, you will notice that the current shopping plaza is an oasis from all the surrounding residential structures. But if this last open space is plugged with additional housing units, there will be an immediate feeling of claustrophobia.

The Belle View Shopping Center is fine just the way it is, and I hope it stays this way.

Sincerely,  
Chris Reidhead

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The Belle View hopping center is great as it is, with a variety of shops and restaurants to please everyone. With the Mt. Vernon bike trail just steps away, and Huntley Meadows close by, there is absolutely no need for another park!

There are plenty of apartments nearby. No need for apartments in such a tranquil residential neighborhood. Please leave the shopping center as it is.

Thank you.

Sandra Robertson

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Good Afternoon,

My name is Kathleen Nolan and I am a proud resident of Belle View, Alexandria, VA. I love this neighborhood- the green space, the Potomac River just a couple of blocks away, and the shopping center. I never have to run errands, everything is just right there.

I understand the desire to bring more retail, and residents into our little neighborhood, but I just don't see the space to fit another 300 residential units.

I've lived here for 15 years and the traffic on Fort Hunt Road leading up to Route 1 and the entrance to 495 is always backed up, on a good day. If there is ever an accident or vehicle breakdown on Woodrow Wilson Bridge, forget about it. The neighborhood just shuts down. Its one of the things that you just have to learn to live with.

GW Parkway also poses its own problems in both directions. Drivers come tearing down south to head to Fort Belvoir or speeding north for Old Town and DC. Making a left or a right from Belle View Blvd takes patience.

The neighborhood traffic is at capacity. Introducing more vehicles in this neighborhood would be a straight up disaster. I strongly discourage this project move ahead.

Sincerely,  
Kathleen Nolan

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Hello,

Thank you for the opportunity to provide comments on the revised Belle View Shopping Center redevelopment proposal. We appreciate the effort on the revision, however, the continued plan for adding residential units to this already congested area is unacceptable. Revitalizing the shopping center makes sense given its age but creating additional density and traffic does not. The offerors remark on the closeness of public transportation but we all know the residents of the proposed added living units will all have cars and will use them. The added people and traffic is not acceptable.

Thank you for your time,  
-Carol and Steve Reynolds

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Please voice my opposition to the revised redevelopment of Belle View Shopping Center.  
Sincerely,

Stuart Nesbitt

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I am writing to register my strong objection to both the original and the revised plan for the shopping center redevelopment.

My family and I live in close proximity to the center, and use one or more of the businesses and services offered there on an almost daily basis. They have a wide variety of shops and services that meet the needs of the local population.

The current parking is often under stress. The reduced and chopped up nature of the proposed change would disincentivize use of even the reduced retail they plan to offer. Furthermore, second story retail is laughable.

In the last few years merging onto Ft. Hunt Road and Belle View Blvd. has become a real issue. Even during non rush-hour. The volume has been greatly increased. More volume would be untenable.

This design concept is inappropriate for an established residential neighborhood. It is for a newly developing area.

The flooding issue is a major issue with this whole plan. No telling how many millions the county will have to spend in flood damage remediation.

The whole idea is I'll-conceived, unnecessary, and unwanted. Please do not approve any part of the renovation plan.

Sincerely,  
Ann Eustis

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To whom it may concern,

Good morning, my name is Ranto Bernhardt, I am a resident of Belle View and I am emailing because of my concern the changes to the Belle View Shopping Center will have.

I purchased property in the Belle View neighborhood after touring many different neighborhoods, this one felt safe and a perfect environment to be able to raise my children. I love the small town feel of the neighborhood and how safe it is; the children in our neighborhood are able to peacefully ride their bicycles in the street and parents don't have to worry about their safety.

My concern is that adding 300 residences to the size of this neighborhood would turn this small community into an overpopulated area of the city. It would bring so much more traffic and wouldn't allow our children to be able to have that safe haven to be able to play outside and ride their bicycle safely.

Another issue is that our schools are already densely populated and adding more residents would then unfairly impact our children's education going forward.

I agree that the shopping center needs to be update, but 300 residences on top of that is too much to handle. It would completely change the identity of our neighborhood.

I ask that you please consider these changes in planning going forward.

Respectfully,

Ranto Bernhardt

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I am a long time resident of Belle View Condominium. I am adamantly opposed to the Belle View Shopping Center redevelopment proposal. There is no need for additional residential housing in an area that is saturated with available housing and incredibly congested. Try getting down Fort Hunt Road on a Thursday or Friday afternoon which is frequently backed up from Maryland traffic. I often cut over through various neighborhoods to the parkway to get home. More residential will lead to more traffic and congestion not only on Thursday and Friday afternoons. Additionally, Belle View is in a flood zone. How is it even possible to consider building more structures in a flood zone? We have enough trouble with flooding. Building more residential, as well as retail in the Belle View shopping center grounds will only cause more problems for those of us who live here. It is unconscionable to even consider building more of anything, whether residential or retail in the Belle View area. It is nothing more than greed on the part of the owners of the shopping center. They do not live here. I do.

Submitted By: Françoise McCarthy

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To: Officials of Mount Vernon District and Fairfax County

Re: Belle View Shopping Center SSPA - revised nomination

I have been a resident owner of Belle View Condominium since 1986, served on the Board of Directors during the aftermath of Hurricane Isabel, and am currently a member of the committee that advises on landscaping and facilities matters. I wrote to you earlier to express my concerns about the Benenson family's proposal to turn a useful local shopping center into a crowded, mixed-use mess.

At the July 15th meeting of the Mt Vernon District Task Force, attorney David Gill said that their revised proposal would take into account the concerns expressed by the 5 of 8 local communities that he and the owners had met with. The changes are too minor to make the proposal acceptable.

Crowding the residents of 300-plus apartments into a stable neighborhood which already has traffic problems, and putting underground parking in a flood plain are not plans that show understanding or concern for local conditions. And this proposal will drive out good local businesses which, the center owners acknowledge, make the shopping center a community gathering place.

Please reject this proposal.

Thank you,

Sandra Hoffman

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Hello Supervisor Storck and colleagues,

I hope this finds you well and staying safe during the pandemic. I live just outside the boundary of the Tauxemont neighborhood. After a long house hunting process for the perfect place to live, my family and I are very happy here. We like the 1950s vibe, moderate car traffic, and tall trees.

I recently learned of the proposal to replace the Belle View shopping center with a high-density residential and commercial project. I pulled up some of the planning process documents and was astonished by how completely incongruous that type of development is for this area. We fled here from Maryland precisely to avoid that type of

development. When we moved here, this area struck us as very well-settled, without the risk of the aggressive re-development like this that plagues other areas. I am horrified by the prospect of it going through. Fort Hunt road simply cannot bear the wild traffic increase that this would bring. It is not close enough to the Metro station to avoid the increase of people driving from that development to public transit. The 101 Connector Bus route, which I sometimes take to the Metro, will be very bogged down with the new traffic. Our son will likely attend the elementary school that is right across the road from there, and the increase in car traffic in the area seems like it would be to the detriment of the safety of students biking or walking to the school. I don't see who would benefit other than the developer. I support high-density housing, but not in a place like this where it would be poorly connected to public transit.

I will try to keep abreast of public hearings throughout the planning process, but also wanted to voice my concern to you in case your office has a role in commenting on the proposal. It would be a blight on the area. Thank you so much for your consideration.

Take care,  
Ethan

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Dear Sirs,

I am an owner of a condoin tge Belle View community. What a lovely place this is!  
However, I am concerned about the proposed reconstruction of Belle View Shopping Center, and here is why:

1. we have been having water/Sewer problems twice this year starting in March. Isnt it time to do something about that instead, rather than just adding more to tge capacity.
2. Parking is a HUGE issue and adding more people will make it even more difficult to find a spot. Belle View is such a narrow and a VERY busy street - as is. More traffic with the new reconstruction for sure,
- 3.;I am very curious to ask the government if they have ever thought about building abpedestrian bridge OVER GWParkway - such a dangerous street to cross in order to enjoy the national preserve.

The owners of the Belle View community want to renew it; but that will not renew our piece right now.

Thank you for reading and taking into considerations my comments.

Sincerely,

Temi K.

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To Whom It May Concern,

I have read the revised plan for the redevelopment of Belle View Center. Again, please leave Belle View Center as is without any further development. Prior to the COVID-19 shut down, there was too much traffic on the GW Parkway and Fort Hunt Road, and when restrictions are lifted all the traffic problems will return. Further, the area is prone to flooding. What you're proposing for Belle View would be much better suited to the Route 1 corridor for both additional housing and retail establishments.

In 2005 I moved from the City of Alexandria to my current residence. I was very happy to leave as what had once been a quiet, residential neighborhood was ruined by over development that brought traffic jams and difficulty parking to every part of the city. What you're proposing - even modified to 1/3 of the original proposal is still too much for this area. The Huntington metro is more than 2 miles from Belle View, and few if any will walk to metro, yet another reason to keep the growth and redevelopment on Route 1 nearer to public transportation.

The Fort Hunt area is a rare find in Northern Virginia featuring homes built 40-70 years ago with mature landscape and the much loved feeling of living in the country while only three miles to Old Town Alexandria and 10 miles to the nation's capital. In closing, our quality of life, combined with rising property values would only be diminished if

you move forward in adding more residential units to the area. It would further be detrimental to reduce the number and size of retail establishments. I very much miss the retailers that were closed by the fire at Belle View Center in October 2019, and look forward to their return.

Please vote NO on the revised plan for redeveloping Belle View Center.

Thank you,  
*Sunny O'Malley*

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I object to the plan to increase residences and decrease businesses at the Belle View shopping center. I'm concerned about traffic congestion that the addition of those residences and cars will mean for this low density neighborhood. In addition, the shopping center and surrounding neighborhoods are located in a flood plain. To increase the number of residences in an at risk area that today would never be built on is crazy.

Submitted By: Donna Martin

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Dear Supervisor Storck,

I do not support the Revised PC19-MV-007 regarding the Belle View Shopping Center.

I live across the street at 1505 Belle View Boulevard. Because this entire Belle View area is in a flood zone and has been a FEMA disaster site in the past, the only change I think the county should make is in the direction of more natural area that can absorb water and reduce flooding.

I don't support the county allowing more people to live in a flood zone.

I realize that the shopping area needs to be rebuilt. I like the idea of adding community work spaces (suggested in the nomination) and adding natural areas with trees and other plantings that support outdoor restaurant seating and that reduces the percentage area covered in impervious asphalt.

Since we are in an environmentally sensitive area adjacent to Dyke Marsh, I strongly support green building design, including bird friendly construction.

Let's support the existing community and reduce flooding. Belle View Shopping Center has just started to feel more like a community gathering center with the bakery and Unwined. Of course, Primo's is a favorite for many and it could have much more pleasant outdoor seating--better than the current conditions of hot asphalt and car fumes.

Thank you for this opportunity to comment on the revised plan nomination. I trust you to speak for what makes the most sense for the area. Cyclists on the GW trail could make it a destination!

Sincerely,  
Carolyn Gamble

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On August 26, 2020 the New Alexandria Citizens Association (NACA) hosted a Zoom meeting where David Gill gave an overview of the Belle View Shopping Center redevelopment proposal and neighbors were given an opportunity to ask questions. While we did not take an official vote at the meeting, it was very clear from the comments and questions that the New Alexandria neighborhood is overwhelmingly opposed to the proposed Belle View Shopping Center redevelopment. In fact, no one at the meeting spoke out in support.

The list of concerns is long but is focused primarily on two areas. First, the proposed 46% reduction in retail and second, the proposed increase of 300 plus rental apartments.

People were very unhappy that this proposal would take away almost half of the retail that we now have within an easy walk. In fact, most people who now live in our neighborhood would say that having the shopping center so close with its diverse retail, is one of the biggest advantages to living in New Alexandria. If almost half of this retail were taken away, it would significantly reduce the walkability of our neighborhood and that of many other communities that are also within an easy walk of the Belle View Shopping Center. We understand that the future of

brick and mortar retail is changing as the popularity and ease of buying online expands. However, the Belle View Shopping Center has already transitioned and with the exception of the Safeway, has almost exclusively retail that provides services or experiences.

The other area of great concern was that the proposal calls for 300 new rental apartments. Not one person could come up with a reason why this would be good for our neighborhood. The list of concerns was lengthy and included the following:

1) Increased traffic: Already pre-covid, most afternoons Fort Hunt Road is total gridlock and if there is a problem on the Parkway, our entire neighborhood is jammed with cars looking for an alternative route. The reduction in walkable retail also means that people who used to be able to walk to retail would now need to be out on the road. The roads in the area are already at capacity and there is no viable way to widen any of them.

2) Additional overcrowding of our schools: Our schools are already struggling to keep up with the population growth. Adding 300 more residences will clearly exacerbate this already challenging situation.

3) Stress on aging infrastructure: The infrastructure in the neighborhood was built many years ago and is clearly unable to accommodate additional stress. For example, in the past few years we have experienced several major sewer line breaks in our neighborhood which has resulted in closing local roads for months.

4) Looming: The proposal calls for a residential building 4-5 stories high. No matter where on the property these buildings are located, they would loom over the modest single-family homes in the New Alexandria neighborhood, significantly detracting from the ambiance of our neighborhood and reducing the value of our homes.

5) Perhaps most disconcerting is that this proposal would add 300-plus residences to a flood impact hazard area when Fairfax County's master plan wisely states that it "prohibits new residential structures within flood impact hazard areas." For those of us who were here during Isabel, we know that adding more residents who would have to be evacuated during a major flood is not a smart decision and presents serious safety concerns.

For these reasons, an overwhelming majority of New Alexandria residents are totally opposed to the proposed Belle View Shopping Center redevelopment plan. We strongly urge the County and the Task Force to recommend against accepting this proposal for the County's Comprehensive Plan Work Program due to the detrimental impact on our immediate neighborhood and on all the citizens of the Mount Vernon District who patronize the Belle View Shopping Center and drive on our roads.

Thank you for your consideration,

CAPT Joan E. Darrah, USN (RET)  
New Alexandria Citizens Association (NACA) President

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As a current resident of Belle View Blvd, I am very much against adding this many new residences to the neighborhood while curtailing the local retail space. I do not think we should be reducing the retail space to such a degree. I would like to see more retail not less, and less residential development. Please consider increasing the retail space as it is our closest point of center for the community.

Submitted By: Tim Dodd

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To Whom It May Concern,

I am a Belle View resident. I live in an apartment I own across the Belle View shopping mall and I rent out another apartment in this same neighborhood. I am very invested in this area.

I feel concerned about the planned development. While I appreciate the effort to rebuild after the fire, I do not agree with the plans of inundating this area with new residential units in the hundreds.

I understand 300 residential units are planned which of course means a number of people in each. I don't believe looking at the impact of this has been taken seriously thus far.

I know you are already aware of the flood plain, sensitive nature in the area and taxing traffic that is only going to get worse, if this goes through,

Fact is that many of us living here are grateful and very happy with the living situation as it is and do not want to take part in this very doubtful experiment. . We have a great mix of people owning and renting, it is a nice mix of old, young and families with kids. It is a nice balance of number of people, and most importantly the right number to recognize the people living in the same neighborhood. An important factor when you have kids. My hope is to raise my child here. The area is perfect for this, a bit outside of town with nature, access to a variety of activities, and with a sense of smaller neighborhood (we know who lives here) which for me equals safety. An influx of that many more people is going to drastically change the living environment to something much more "city like."

I sincerely hope you will reconsider.

Vivian Levén

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I am writing to you as a resident of River Towers, in the Belle View area of Fairfax County. I'm very concerned about the proposed redevelopment of the Belle View Shopping Center. I would like to urge you to not allow the plan to move forward, as it would be detrimental to our community in a myriad of ways. I have delineated some of those below:

- Redevelopment would necessitate demolition of the current shopping center, resulting in an inconvenience for years to come to the current residents of our community, who rely on the grocery store, pharmacy, restaurants, and other businesses. This is especially impactful for the many area residents who are older and have disabilities and are not able to travel far from home.
- Traffic is already a huge concern for our area. Even during quarantine, it can be difficult to turn onto Fort Hunt Road or onto the GW Parkway from Belle View Blvd., due to the sheer volume of cars. Building 300 additional homes will add considerable traffic to an already extremely congested area. The developer stated in the proposal that the shopping center is adjacent to a metro stop, which would mitigate the traffic concern. In fact, the metro stop is nearly 3 miles away and most residents would likely drive their own cars on a daily basis.
- The Belle View area is prone to flooding, due to its low-lying location and an outdated wastewater management system. The plans for the project call for building on the existing parking area and moving parking to below ground, which will most likely result in additional flooding. This would negatively impact all current residents of our neighborhood and be very costly to Fairfax County.
- The shopping center is located in a fragile ecosystem, close to Dyke Marsh, the Potomac River, and adjacent to a Fairfax County Resource Protection Area. Building such a large project could impact the environment in an adverse way.
- Many of our neighbors work in the businesses currently located in the shopping center. The demolition will result in them losing their jobs and will increase the economic hardship that many Fairfax County residents are coping with during this challenging time.

Thank you so much for your time and consideration of these concerns

Sincerely,

Deborah Hammer

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To Whom It May Concern,

I am a Belle View Resident and I have concerns about the redevelopment plan. The plan would negatively impact the traffic and the local watershed.

The plan does not address how the 300 rental units- and therefore at least 300 drivers and their cars- will impact the afternoon rush hour traffic on Ft Hunt or the intersection of Belle View and the GW Parkway. How will these 300 additional cars exit and enter the complex without causing accidents or back up? Even on the weekend, Belle View



Blvd can back up because of the flow of traffic in and out of the complex. It will only become worse with more residential cars.

As a flood zone area, I was shocked to see that the redevelopment plan does little to address the potential impact on the flooding of the sewer system. Belle View Blvd often flood with heavy rain. Where in the plans does it show that the multi story building (with a significant underground foot print) would not add to the flooding? Furthermore, the plan does not address how run off from the additional cars and people would affect the Dyke Marshes and the watershed as a whole.

Out of all the spots in Mt Vernon that need redevelopment, why Belle View? What statistics show that redevelopment is needed and would impact the greater community for the better? Furthermore, what traffic and environmental impact studies have been done? It seems this is more for the developers pocket then the community good.

Jennifer Kalletta

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Hello,

I participated in a neighborhood zoom meeting tonight sponsored by River Towers , including the surrounding neighborhoods.

As a life long resident of Alexandria, there are more reasons to not develop then there are to develop.

The neighborhood population is aging, there are a large number of residents that are living on a fixed income , are in poor health, have limited mobility and have no transportation. This also includes the residents of Paul Spring, of which my mother is one, that use Belle View as their “go to” local shopping center.

They are not candidates for public transportation, and being able to walk to the stores, post office, restaurant, eye doctor, drugstore, hairdresser, ups store and other restaurants and shops is their lifeline.

How this project could possibly be considered as it’s a confirmed flood plane is beyond imagination.

The GW Parkway is already extremely dangerous to enter and exit.

The Woodrow Wilson bridge has created major traffic congestion on Fort Hunt Road due to spill off from Route 1. Belle View boulevard is a very busy due to it being used as a pass through.

We live near the river and a marsh, the eco system and plumbing cannot handle additional usage, local residential construction has already proven to place a stressor on the infrastructure.

It’s a terrible idea, I hope the County supports the citizens and the local businesses and the neighbors who work at the affected businesses over a developer who wants to change our neighborhood forever and then move on while we deal with the traffic, impact to our already limited parking, a history of flooding, and a major reduction in local resources .

We shall see if you do the right thing for the citizens vs not hearing the public in exchange for revenue.

Take a poll of the surrounding neighborhoods and my guess is that you will find the neighbors and taxpayers do not want an apartment complex dumped in our neighborhood, with a major reduction of our stores and shops and a whopping 36 parking spaces and not even 2 parking spaces per apartment.

Finally, Belle View elementary school isn’t even finished with its construction, I guess we can just put the trailers back to accommodate the new residents, what kid doesn’t want to spend 5 days a week in a trailer?

Thanks.

Rose Gentile

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I have recently become aware of a proposal to demolish the present Belle View Shopping Center, and replace it with a massive mixed-use complex. I have reviewed the proposal in some detail, and I am greatly disturbed by its implications. I believe that it is seriously flawed, and if implemented would be significantly damaging to the immediate community that the Center now services, and grossly incompatible with the objectives of future development of the Mount Vernon District of Fairfax County. Among many troubling issues, I would highlight the following:

1. It is proposed to add 320 rental units to the housing stock of an area that is served by only three already crowded roads. Given the scanty public transportation options, this implies at least three hundred more vehicles vying for access to six lanes of road, on which there are already lengthy traffic jams at some times of the day.
2. The 320 rental units imply a population increase of perhaps six hundred adults and several hundred children and consequent increases in the load on water and sewer infrastructure and the already overcrowded school system. This does not appear to have been considered in the available documentation.
3. The proposed development is located in a flood plain that has already been inundated by storm surges, e.g. the hurricane Isabel some years back. In that storm, the retail businesses of the Center were completely flooded and out of business for many months. With inevitable climate change (I am a meteorologist by trade, and worked on climate issues at the National Academy of Sciences for some decades.), we can confidently expect that average water levels and hurricane frequency and intensity will steadily increase. In my mind, this calls into question the economic viability of the proposal. Will the District and the County be stuck with an abandoned "White Elephant"?
4. The proposal calls for a huge reduction in the number of retail spaces. The present Center includes a wide variety of enterprises – a grocery, a drug store, a post office, a dry cleaners, a gym, a bakery, an optician, three restaurants, etc. – that provide a comprehensive, balanced support ecosystem for the exceptionally diverse community of the immediate area. Hundreds of people in the immediate area – the low-rise surrounding buildings, the River Towers, the mansions of Belle Haven -- can provide for virtually all their needs by walking to the center rather than burning gasoline, emitting greenhouse gases and adding to the already troubling traffic congestion by using their cars to connect with Route 1. The pitiful handful of retail spaces proposed cannot provide for the diverse needs of the community currently served by the existing Center.
5. The environmental impact of the development does not appear to have been adequately analyzed and taken into account. In the near term, the destruction of the present structures, the extensive site preparation for new construction, and the rather massive construction itself will have significant impact on the sensitive and irreplaceable adjacent Dyke Marsh Nature Reserve. Major taxpayer-funded restoration efforts are currently under way to preserve this unique resource. It makes no sense to authorize a project of this size immediately adjacent to the Reserve without deep analysis of its implications.

Thus, I earnestly urge that this development proposal be rejected in its present form, and that the existing Center be redeveloped with sensitive consideration of the immediate community, the Mount Vernon District, and Fairfax County as a whole, and with a comprehensive analysis of the broad range of impacts of any proposed developments.

Sincerely,

John S. Perry, PhD (Colonel, USAF Retired)

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To whom it may concern:

This email an attempt to comment on the proposed redevelopment of the Belle View Shopping Center. As I understand it, nomination PC19-MV-007 proposes to add 300 apartments and reduce the number of retail stores at the current Belle View Shopping Center.

I hope that the county denies the proposal. My primary concern is that this neighborhood cannot handle the increase in population. Pre-pandemic, the commuter traffic on Ft. Hunt Rd and the GW Parkway was severe and adding apartments to the area would exacerbate a bad situation.

In addition, the neighborhood relies on the market, pharmacy, cafes, barbershops, and other small businesses at the shopping center. Belle View Shopping Center is the only commercial area accessible by foot, and reducing the number of stores will force the neighborhood to drive for everyday goods which will further compound the traffic issues mentioned above.

Thank you for considering my concerns.

Respectfully,

William Post

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Hello Mr. Klibaner,

My husband, Peter, and I both think the mixed use of the shopping center is a good idea - a better use of the land. The current large parking lot is never full. It is an eyesore.

We do think it is important that as many of the businesses as possible be accommodated in the new design. We have lived in this area for 50 years and shop there frequently. It is a v. convenient place to take care of many needs.

Thank you for leading the Fairfax County team on this proposal.

Holley and Peter Kilcullen

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Dear Supervisor Storck.

My name is Barbara Elkin and my husband and I have lived in New Alexandria for over 40 years. We are very concerned about the proposal to redevelop Belleview shopping center into primarily a residential development, even with the revisions submitted by the Developer on August 17th. My concerns are as follows:

The proposal makes no provision for addressing its effect on flooding in New Alexandria and Belleview, nor does it address runoff into the Potomac and Dyke Marsh, despite the fact that it is located in a Resource Protection Area. It is not sufficient to say they will deal with this later. Flood risks continue to increase with global warming and this should be the first thing they should be looking at.

The proposal claims to reduce car trips, but does not address the fact that the current car trips into the shopping center are spaced out over the day, while the additional residences with their potential 600 occupants with two cars each, will produce additional traffic during peak rush hour times, when traffic has already reached unacceptable levels on Fort Hunt road and on roads leading to the Parkway. There should be no consideration of additional residential development of this magnitude until the traffic problems created by the thousands of jobs moved to Fort Belvoir are addressed.

The proposal does not offer sufficient parking for residents. It assumes that residents will use public transportation - and 140 of the units only get one parking space, while most families these days are two car families. There are very few onstreet parking spaces in New Alexandria and those that exist are needed by the residents in our neighborhood. Belleview does not have many extra on street parking spaces that can absorb 140 additional cars or their visitors. There is no provision for parking of motorcycles, trailers, and the proposal does not even state where entry and exit to the garage would be.

If this proposal is a tear down and rebuild, then because it is in flood plain, it will have to be built up which will further impact the runoff into New Alexandria. I am sure you all remember the damage that Isabel did to New Alexandria and Belleview homes and this proposal will only make things worse as the Potomac rises, and we get an increasing number of storms.

I note that the developer's claims that this project is similar to existing projects in the neighborhood is specious -- he failed to acknowledge that it adjoins and it is across the street from single family communities and he used neighborhoods up Beacon Hill as some of his comparative examples.

While the developer reached out to some of the folks in New Alexandria, they did not reach out to people who live in Riverview (the creek east of Woodhaven to Boulevard View), and we have not had an opportunity to ask our questions and express our concerns. Riverview may not be as organized as NACA, but the developer could have easily sent letters to the neighbors and offered a zoom meeting to discuss his proposal.

Elimination of up to 80% of the retail would cause a significant number of additional car trips for those of us who regularly use the shopping center and even walk there to do our shopping as there would be little retail other than a grocery store.

While the County is encouraging development by metro stations, this property does not qualify as being "near metro" despite the claims of the developer. Even for those of us who have walked to metro on occasion, we have taken our life in our hands as there is no safe walking place on portions of Fort Hunt road and for most people, 2.75 miles does not qualify as "near metro."

I would have no objection if the developer wanted to renovate the shopping center retail. But this proposal is totally unacceptable and should be stopped before it goes any further.

Thank you for your consideration, and please share this with any staff on the planning commission who should see my comments. If there is someone else I should be contacting, please let me know. I do plan to attend the hearing on September 15 as I did the one in August.

Thank you again  
Barbara Elkin

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I am writing to let you know how disturbed I am related to the proposed plan for redevelopment of the Belle View Shopping Center. Here are a list of my major concerns:

-Belle View, River Towers and New Alexandria are in a flood plain. A major change of this sort puts all of our properties in more danger of flooding than is already present.

-This area is a water shed. While this property was developed prior to environmental laws were enacted to protect water sheds, how can we be assured that the EPA will not stop a redevelopment of the area once the existing structures are demolished.

-The streets as they currently exist are already overcrowded during normal times. I leave my home at 8am daily and encounter bumper to bumper traffic on Ft. Hunt and the GW Parkway. The same issue is even worse in the evening when trying to return home. The addition of this many dwellings will only compound this issue.

-The schools in this area are already overcrowded, even with the renovation of Belle View Elementary. This development will compound this overcrowding issue.

-We have ongoing issues with drainage in this area due to the age of the infrastructure. This development will contribute to the further decline of this infrastructure.

-Now, most importantly, I understand that it would take years from the time of tear down to reopening of the retail spaces. We have a very large elderly community in this area. Many don't have cars and minimal income. This shopping center is their life line for drugs, groceries, food, eye doctor, and dentist. How are they supposed to manage during this timeframe. What are these business owners supposed to do? Relocate or go out of business. Unacceptable!

In closing, I just want to remind you that this is a suburban neighborhood. A development of this nature does NOT fall within that classification and should NOT be approved by the county.

Thanks,

Martha Dunn

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DEAR MR. KLIBANER:

I AM AN OWNER OF A CONDO IN THE BELLE VIEW CONDOMINIUM ASSOCIATION. I AM VERY DISTRESSED ABOUT ANY DEVELOPMENT PROJECTS IN THE BELLE VIEW SHOPPING CENTER. WE ARE A SMALL COMMUNITY IN A SUBURBAN NEIGHBORHOOD. EVEN THE SCALED DOWN VERSION OF THE PROPOSED BELLE VIEW SHOPPING CENTER RE-DEVELOPMENT PROPOSAL WOULD BE DOUBLE THE DENSITY OF BELLE VIEW AND 6 TIMES THE DENSITY IN NEW ALEXANDRIA. MY ADDITIONAL CONCERNS ARE THE FLOOD PLAIN, CHESAPEAKE BAY RESOURCE PROTECTION AREA, AND TRAFFIC THAT IS ALREADY BEYOND CAPACITY. ALTHOUGH HOUSING IS REDUCED BY HALF DUE TO THIS PROPOSALOP, THE NEIGHBORHOOD WOULD BE OVERCROWDED, MANY SHOPS IN THE BELLE VIEW SHOPPING CENTER COULD BE NEGATIVELY IMPACTED. THIS MEANS LONGER LINES AND LIMITED SUPPLY. TRAFFIC WOULD INCREASE ENORMOUSLY. THIS IS A WRONG MOVE FOR THIS NEIGHBORHOOD AND I SAY NO, NO, NO. ALL THAT IS NEEDED TO BE DONE IS TO BRING BACK ROY ROGERS WHICH WAS DESTROYED BY FIRE AND NOW IS TOTALLY BARE. WE ARE SORELY IN NEED OF THAT RESTAURANT WHICH WAS SUCH A WONDERFUL WAY FOR RESIDENTS TO GO TO FOR BREAKFAST, LUNCH AND/OR DINNER. JUST THE FACT THAT WE ARE IN A FLOOD AREA SHOULD BE CONSIDERED BY ANY DEVELOPMENT PROJECT. ARE THESE DEVELOPERS OUT OF THEIR MINDS?

GENEVA ANDERSON

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I live at Belle View and appreciate that you're open to revising the plan. Having shopped at the center there, I think it would be good to have better choices, so not opposed to replacing Safeway ideally with Trader Joes or Whole Foods or replacing /adding a few more restaurants/stores with a more coherent plan than what exists now. As a resident who uses that mall frequently, I would prefer minimal disruption though so we can still use CVS etc.

Disruption is my main concern about adding new housing--that would add to the volume of people living in the area and thus the traffic, which is already getting bad on Belle View Boulevard. Therefore, I would strongly urge you to consider limiting the redevelopment to just the commercial storefront area.

I appreciate your consideration of this alternative.

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Christine Lehmann, MA

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I am writing because my husband and I just moved to River Towers last week and we just found out about the proposal to tear down the Belle View Shopping Center. One of the main reasons we moved to River Towers was the proximity of the shopping center because I am taking care of my husband who has brain cancer. Please don't tear down the shopping center - it is a lifeline to many in this community.

Sincerely,  
Robin Reeder

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Not happy with the current proposal....too many apartments ,not enough retail and not enough parking spaces for the public ...also One parking space per apartment is nuts in this day and age.

Will there still be a post office, drug store etc. besides a Safeway proposed ??? This shopping center As is takes care of people who live in the Belleview condos and housing within 3-5 miles from here. Where are these people to go for essential shopping necessities in the future!?

P.S. I forgot to mention the Traffic congestion that will be caused by all those units in such a limited space will affect Belleview Blvd and immediate roadways in a very detrimental way. Traffic congestion is already bad enough.

Thank you for listening!

Lolly Williams

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Dear Dan,

Greetings to you. I sincerely hope you are holding up well in spite of all.

I am writing to register our opinion about the proposed development in the Belleview shopping center.

We are dismayed that plans are underway to change the whole character and purpose of the Belleview Shopping Center.

It makes no sense to us on any level. Here are a few of the concerns that pop to mind:

—the development will take place in a flood plain with all the environmental ramifications that entails. I am thinking back to Isabel.

—the ruination of the ambiance and esthetic of an historic neighborhood dating back to mid last century.

—the negative impact such a development will have on surrounding property values.

—the nightmare traffic will become unbearable given that since BRAC consolidation it has become a 2 hour rush out down Ft. Hunt road.

—the loss of retail space on which many (especially the elderly) depend in our area forcing them to find a way to distant shopping stores by public transportation if they are not able to drive themselves.

—the surfeit of rental units on route one already. the complex at Beacon Hill upon which the design of these units will be based (we heard) is cheap and atrocious.

—the fact that rebuilding the rec center will take years so will be happening simultaneously for at least part of the time.

These are the main reason we stand resoundingly against the project that is currently on the drawing board for Belleview shopping center.

Sincerely yours,

Cassie and Michael Arnold

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I have been a resident-owner of The Belle View Condominiums for the past 19 years. I am a senior citizen and moved here because this was a community where I wanted to retire. I liked the sense of community, the closeness to the river and it's trails, and the ease of public transport. I also liked the closeness and variety of stores in the shopping center. I felt that, should I not be able to drive, due to age or even weather, I can always walk and obtain anything I need at those stores/businesses.

I therefore, strongly oppose the new redevelopment plan.

The large increase of the population will take away from the feeling of community we have here, as well as the tranquility. It will also exacerbate the congestion on the streets. It is already difficult to cross the main streets during rush-hours, when traffic is bumper to bumper. An increase in population will make it harder to cross at any time.

I worry about the fact that this is a flood plain, and that more residents will adversely affect that and, the many issues we already have with drainage and flooding will be negatively impacted.

I also do not like the idea of fewer shops in the new proposal. What we have now is like a village, and the many businesses that have been here years are like family. Even the newer ones have become a part of the fabric and to lose any of these will affect the whole community.

This redevelopment will change this, and its closest neighborhoods, from a suburban area to a more urban one which I find unacceptable.

I do hope you will seriously reconsider, and reject this, or any other plan that will increase the population here.

Alison Yusufzai

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To whom it may concern,

as an owner and resident I am absolutely against the redevelopment of the Belle View Shopping Center.

The current configuration of the Belle View Shopping Center serves its community best while maintaining a high quality of living.

Living adjacent to the Belle View Shopping Center I am 100% opposed to any proposed redevelopment proposals - current and future - of the Belle View Shopping Center.

The current population density is high enough and makes traffic and parking already a challenge.

Adding hundreds of additional condo units will not only increase density beyond 2 to 6 times of the density of New Alexandria.

So: DO NOT REDEVELOP BELLE VIEW SHOPPING CENTER and leave its current design & layout as is.

Michael Koss

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Dear sir or madam,

I am writing as a member of the New Alexandria community, directly behind the Belle View shopping plaza. We have lived here for the past 6 years and have loved not only the community that has embraced us but some of the unique stores that are so easily accessible to our home. Every time a store closes we are hopeful that some wonderful new restaurant or boutique may open. We have seen new restaurants like Revel and The Haven with great success and families and members of this community flock to such establishments to enjoy good food and walkability. Many of us in the community discuss how we wish there were more options, not less. In a time where the local economy needs bolstering we would hope to see the increase, not the reduction in local businesses.

Further to the issue that the plans are unresponsive to local and community demand for new businesses, the plans and presented amendments do not respond to the greater traffic influx on an already heavily congested area. Prior to COVID, you could see Ft Hunt road backed up all the way to Martha Washington Library during peak traffic time and often risky driving habits on an increasingly busy GW parkway. With an increase of population in the area with the new residential dwellings, this will clearly exacerbate an already concerning and dangerous issue. I concur with the community screening preliminary report, where they state, "the proposed intensity in a Suburban Neighborhood raises significant compatibility concerns. The proposed site layout and building form also do not appear to consider other Plan objectives that seek to minimize the exposure of new development to the potential for flood impacts and prohibit new residential structures within flood impact hazard areas."

Thank you for the time and consideration.

Sincerely,

Nicki Fluehr-Lobban

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To the Task Force,

This 2<sup>nd</sup> proposal is more unacceptable than the first proposal. It takes away far more than it adds.

First of all, I would like to know why this individual was given so much time to resubmit his proposal? He was unprepared on July 28th. Then, he was supposed to have it ready and in your hands by August 14<sup>th</sup> but it was not submitted until late in the month? COVID is not a valid excuse. What other deadlines would he miss? Sounds unreliable to me.

I list below the practical reasons for opposing this.

**A 3-year (minimum) traffic nightmare while the thing is being built. We all know that construction projects are rarely if ever completed in the estimated time frame.**

The loss of our Safeway and CVS alone would force us to use Fort Hunt Road to access the Hollin Hall Safeway and/or Beacon Hill Road to access the Giant. Fort Hunt Road and Beacon Hill road would be jammed every day all day. It's bad enough now. The GW Parkway has become an almost unusable option if one is turning left to head into Olde Towne. There are now too many cars going way too fast to enter the road safely. Fort Hunt Road to Route 1 into Olde Towne is the only safe alternative now.

The ripple effect would slow already heavy traffic on Sherwood Hall Lane headed in both directions, the intersection of Sherwood Hall Lane and Route 1, and Fort Hunt Road and Route 1. Even during Covid the traffic has been heavy.

After construction is completed, we will gain at least 320 more residents and a few hundred more cars. The area cannot bear this.

#### **Road damage and more delays**

Construction vehicles – cement trucks, dump trucks, etc. would inevitably damage Fort Hunt Road and Belle View Boulevard causing more delays and need for repairs to the pavement.

Belle View has had more than its share of sewage problems. The pipes are old.

#### **Loss of Employment for Belle View Workers**

Destroying livelihoods is bad for any community. This proposal takes away jobs and closes down businesses. The businesses affected by the fire should have the chance to rebuild and KEEP their businesses if they so choose.

#### **Flooding in an already Fragile Ecosystem**

A construction project like this would exacerbate the flooding issues we already have. Not to mention the sewage backups. After Hurricane Isabel the entire community suffered for YEARS as underground construction was done to fix the problem. How much did that cost the county?

The water table is too low to handle this!!

#### **Cost to do the studies**



Is it going to be worth it to pay county employees to do traffic and environmental studies that we already know the answers to? Why waste time and money?

**We are not “on a Metro line”!**

We have an adequate bus service, but it is by no means a “main line” service. We are a quiet suburban community. Route 1 is the ideal location for this complex. You want people to be able to get to work easily. By taking away our services (Safeway, eye doctor, CVS pharmacy, Post Office) locals will be forced to DRIVE to Beacon Hill, Hollin Hall, and the next closest post office. More cars from existing locals and the new residents clogging up all the roads.

**Negative impact on our Senior Citizens**

Many of our seniors walk to the shopping center. It is wrong to take these needed businesses away from them.

**Conclusion: No value added – only destruction of a healthy community**

The only party that stands to gain from this project is the developer.

Please vote “no” on this 2<sup>nd</sup> proposal.

Thank you so much!

Mary Jane O’Loughlin

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ABSOLUTELY NOT, TERRIBLE IDEA AND I AM 100 PERCENT AGAINST IT. IT’S NOT GOOD FOR OUR COMMUNITY.....WE DON’T WANT IT. NO WAY, OUR COMMUNITY IS PERFECT .....WE DO NOT WANT IT.

Annette G. Torrey

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Good afternoon,

I hope this messages finds you well and that I’m sending it to the right place for the matter. I live on Wakefield Drive and I was recently informed of the proposal to re-develop the Belle View Shopping Center. I strongly oppose this proposal. The Belle View Shopping Center was one of the main reasons I chose to live in this neighborhood, providing me with one place to attend to almost all of my daily needs with the grocery store, the pharmacy, the barber, and the post office.

A new residential complex would remove all of that convenience, increase traffic, and be an eyesore and ear sore during construction for three years. Myself and my neighbors also have concerns including but not limited to flooding, property values, environmental damages, sanitation issues, and debris from the construction.

Please don’t allow a developer to ruin our neighborhood because they’re trying to make a buck.

Thank you for your time and consideration.

Enjoy your holiday weekend and stay healthy,  
Ben Williams

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I do not want the shopping center development plan

Nan Buca

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NO!!!!!!!!!!

Please do not allow this to take place. We do not need more apartments here, nor do we need our shopping center torn down!

More apartments would mean more traffic - A LOT more traffic!

We need our shopping center! Safeway, the Post Office, CVS, our restaurants, our shoe repair shop, and our specialty shops. We're supposed to go for 3 years with construction and no services?

Sometimes things need to stay as they are and this is certainly one of those times!

Please do not allow this travesty to take place!!!

Respectfully,

Mary Warren

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This email is written to very much oppose the destruction of the Belleview shopping center to be replaced with a large number of rental apartments. The reasons for opposition follow.

Quality of life for those of us that live nearby would be dramatically decreased for many reasons including. 3 years of construction noise and traffic. Increased traffic once opened. Lack of stores to shop at during construction and thereafter - several of which are essential like the post office and grocery store and cvs including its pharmacy. Many residents in the area are elderly or disabled or without cars and as a result walk to the shopping center to get essential supplies. Taking a bus would be onerous. There are safety concerns with a larger population along with increased crime. Parking will become more difficult and likely there will be trespassing in private condo parking lots. Busses using the nearby streets will be delayed and accordingly it's riders going to work or other places will be late.

There is a school nearby with many students walking to the school whose safety will be impacted by the construction and increased traffic. There is also a library and rec center nearby whose clients will be negatively impacted.

The potential for flooding also increases dramatically. Recall the flooding in Belleview and new Alexandria not too long ago. Such cost the county and residents and others a great deal of money and time and consternation.

Property values for the properties nearby which are owned would decrease due to more population and congestion and lack of shopping and increased risk of flooding and increased traffic etc

Businesses in the shopping center will go out of business. Their employees will lose their jobs. This is the last thing needed during the pandemic and the resultant economic crises.

There are environmental issues and sanitation issues with such a large development which is close to the river and the wetlands etc. what happens to all the demolition and construction debris. Who is going to repair the roads and other infrastructure damaged by the construction and demolition. What is the impact on sewage and water.

Please reject the proposal to demolish the Belleview shopping center

J Gottfried

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To whom it may concern,

Please do not change this wonderful neighbourhood. There are so many residents in the area both old and young who enjoy walking over to the Safeway store, getting gas, going to the Primo family restaurant. Also, recently a new business has opened up, with wine and a lovely outdoor seating area.

This is a peaceful area, if a large apartment building with parking garages is built in place of the shopping center, it will change the area drastically.

Please make this change in this gorgeous part of Alexandria!

- Merigeane Snead (I am a resident at River Towers condominiums)

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Good afternoon,

It has come to my attention that you are in the process of reviewing a future redevelopment of the Belle View Shopping Center. In this time of reviewing all our buildings, shopping centers, streets and statues across the nation, it makes sense that we should look for how we can move toward the future. Belle View shopping Center is located in a very populous area of Alexandria. It has done very well and provided the retail service that really is available in many other spaces in Alexandria town part of Fairfax. The reasoning behind this move is to create a greener and more efficient use of the space. There are thousands of residents currently puzzled at the decision to remove the retail space and add housing in terms of the justification of this re-development. The residents of Alexandria have been meeting consistently and we will not stop reaching out until our voices are heard. If larger revenue streams, future sustainability, and more eco-friendly space is what is most desired in the Belle View Shopping space, there needs to be direct communication with the constituents of the surrounding area. This is the most critical time to shape the future of this area. Please consider what I have mentioned and all the other voices I know have reached out to you about this matter.

Kind Regards,

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*Nick Patrizio*

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Demolishing the Belleview shopping center is a really bad idea. I for one go there at least once a week- go to Safeway, CVS, post office, primos, and taste of India restaurants. This is a very convenient place to do shopping close by many neighborhoods. I live in Montebello but for years I did my shopping and went to Primos because there was parking. I lived in Old Town so parking was always an issue.

If this is about greed, increased tax revenue- I would have thought the pandemic had provided time to read think this old outdated way of thinking. Think about the people who use it now - how it will harm the quality of life for many.

Barbara Brennan

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To Whom It May Concern,

My name is James Clark. I own a Condominium in River Towers.

I am **against** the re-development of the shopping center:

1. New apartments will bring an overwhelming amount of traffic and congestion to the area.
2. The increased population will likely have an effect on sanitation and our surrounding green areas.
3. Instead of bringing apartments, why not usher in new/more desired businesses. Help the community thrive financially and so will you.

Respectfully,

James Clark

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Dear committee members,

I am a resident of River Towers condos, a 10-minute walk from the Belle View Shopping Center, and I am writing to ask that you reject the proposed redevelopment plan.

The current shopping center contains a Safeway, CVS, post office, optician, music store, bike shop, and a number of small family-owned restaurants. The amenities and services it provides are important to me and my neighbors. If the shopping center is simply demolished, we will lose access to all of this for a period of years, and the proposed reduction in retail space means some of these amenities will never be replaced. Many of my neighbors do not own private vehicles, and rather than being able to walk to the grocery store or eye doctor or pharmacy, would have to take public transit for routine errands. Moreover, many of the people who own and work in these businesses are locals, and demolishing the shopping center will put them out of jobs. There is nowhere else in the area for the small businesses to relocate, as rents in this area are quite high. In the immediate term this project would be a significant blow to the lives of people who already live in this neighborhood.

Replacing the shopping center with apartment space also strikes me as singularly ill-advised. We already have issues with traffic congestion along Fort Hunt Road; during rush hour it may take 20 minutes to travel the half mile from the Fort Hunt/Belle View intersection up to Route 1. Adding more people would make this worse. The developer claims that the proximity to Huntington Metro would absorb any traffic issues, but that simply isn't true. People still have to drive or take the bus to reach the metro, along that same stretch of Fort Hunt Road. I am also not convinced there will be enough parking for the retail space that remains, or for all residents and guests of the proposed apartment building, so that cars would spill over into the neighboring developments, where street parking is already hard to come by. Adding many more residents and many more cars would create a lasting inconvenience for those who already live here.

There is also the fact that the wastewater system in my neighborhood already backs up when there is a moderate amount of rain. We will often have standing water on Wakefield Drive, Potomac Avenue, and sidewalks as it is. We can expect more frequent and more severe rain as climate change rolls onward, and adding even more residents to this area would overwhelm the pipes completely. This is a floodplain. I didn't live here at the time of Hurricane Isabelle, but many of my neighbors did, and I have seen pictures of how badly the current shopping center flooded at that time. The proposed apartment building will flood. This will create dangerous conditions, and thereafter, more calls to emergency services, and more need for road repair. Putting in more housing here is not only unwise and inconvenient, it's simply not safe.

It's also not safe for Dyke Marsh, the wildlife preserve just down Belle View Boulevard from the site in question. Dyke Marsh is part of the GW Memorial Parkway and is administered by the National Park Service. More residents and more flooding means more runoff into this already vulnerable tidal marsh, the preservation of which has been subject to considerable federal and volunteer resources already. It's a beautiful place where many locals go to experience nature, bike, play catch, have family picnics, or go sailing. Every year there is at least one nesting pair of bald eagles. Endangering this habitat, potentially depriving current residents of a favorite spot, and wasting all the money and hours that have already been poured into its preservation, for the sake of an apartment building that is absolutely going to flood, is wildly short-sighted. The developer's proposal to include green space in the new development is in no way compensatory for this damage.

As a resident of this neighborhood I am strongly opposed to the proposed redevelopment. I think there are ways to revitalize the shopping center without putting such a burden on the surrounding community. I'd also like to point out that the developer's argument in favor of scrapping most of the retail space – to wit, that there are unoccupied shops, therefore not all the shops are needed – is spurious. The shops are unoccupied because the rent was raised to price local small businesses out. This does not mean that such businesses don't exist, or that we don't want them.

The current proposal will cause us economic trouble and daily inconvenience, burden our infrastructure, create unsafe conditions, and damage our environment. I hope to see it rejected, and I hope the property owner will be willing to work with the community on a different plan that will actually suit the realities of our life here.

Thank you for your time.  
Kat Brophy

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Hello,

I have been living in River Towers for about two years and am very concerned about the proposal to build apartment complexes where the shopping center now is. The main reason is the traffic it would bring to the area. Already the traffic around here is HORRIBLE at certain times of day (specifically afternoon to early evenings during weekdays). It has gotten to the point where I assume I am trapped and can't "get out" during certain times, so I have to make sure I don't plan any travel during those times. Once I was stuck in traffic for 45 minutes just trying to get to Route 1 - that's less than a mile.

The current road infrastructure cannot handle more cars/people/traffic. Unless you also plan on re-developing the roads, I beg you to not create an "island" of more condos that nobody can leave on weekdays during certain times.

Thank you,

Jill Patterson

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This is ABSOLUTELY the WORST idea I can imagine! I live at River Towers and am 80 years old. I walk to do my shopping and errands!!! But if my arthritis kicks up I drive- 36 parking spaces- you have to be kidding! Much needed green space? We have beautiful green environs already but certainly will have less if you put up 320 new apartments AND garages. Whoever thought of this idea is a greedy developer. STOP!

Alice Morgan-Stebbins

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Dear Fairfax County Supervisors:

I am writing to state my objection to the revised Belle View Shopping Center proposal (pc19-mv-007).

The concerns stated by other residents to date have not been sufficiently addressed by the amended proposal. Increased crowding and traffic, as well as infrastructure issues and the loss of a considerable portion of a currently highly practical and much used retail center remain problematic for the residents of the Belle View and River Towers Condominiums, New Alexandria, Belle Haven, and other close-by neighborhoods. I further question how deeply the County has investigated and considered the sufficiency of schools at both the elementary and high-school level for these communities with the anticipated increased population.

Additionally, in an area that has long-term and well known flood plain concerns, with regard to both the County's environmental aspirations and the financial implications and burdens for taxpayers countywide, the wisdom (let alone, logic) of increasing density is difficult to discern.

I respectfully request that the board reject the plan as amended.

Theodore J. Baroody

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We are Helen and Jaan Holt - residing at River Towers - We wish to express our adamant objections to the proposed re-build and increase of density to the Belle View Shopping Center area. We agree with the Preliminary Staff Recommendation for PC19-MV-007 as expressed: " PC19-MV-007 is not recommended to be added to the Comprehensive Plan Work Program. The proposed intensity would be appropriate in development centers, such as the Richmond Highway Corridor Area, that are planned for more intense development and provide high frequency transit service that enable residents to rely less upon single occupancy vehicle travel. The proposed intensity in a Suburban Neighborhood raises significant compatibility concerns. The proposed site layout and building form also do not appear to consider other Plan objectives that seek to minimize the exposure of new development to the potential for flood impacts and prohibit new residential structures within flood impact hazard areas." We have resided at River Towers since 2015 and in the area since 1990 - thus we know it well and have seen it evolve. The

present state is a fairly positive balance between the flood plain, Dyke Marsh National Refuge and stable physical development. No additional stress should be imposed - much less this new scale of increased density and urbanized construction. This scale of development belongs on the US 1 corridor, as clearly stated in the staff report, not adjacent to already stressed transportation arteries. The stable situation at this flood plain area should be respected and allowed to flourish for the benefit of both the residents and the migratory waterfowl. Please respect this balanced reality. Jaan Holt Professor Emeritus, College of Architecture and Urban Studies, Virginia Tech Helen Holt President of Summer Productions Inc.

Submitted By: Jaan Holt and Helen Holt

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To Whom It May Concern:

I am writing in reference to the possible redevelopment of the Belle View Shopping Center. I am a resident of The River Towers Condominium Complex. This is the wrong development plan for our area. It does not fit the surrounding area, it would increase traffic, there is already flooding in the area and it would most likely contribute to that as well. Mostly, it would marginalize a large population of Belle View Condominiums and River Tower Condominiums. There are a goodly number of residents in both developments who do not have automobiles (younger and older folks) that rely on the "walkability" of the current shopping center. The CVS Drug Store, Safeway, U.S. Post Office and other support businesses in the center are greatly needed/used/relied upon by this population. The whole concept of "walkability" is one which is desired in both urban/suburban development and redevelopment. Losing most of the current merchants would be devastating for these people. As has been pointed out the proposed redevelopment is more in keeping with that of the Richmond Highway model; not the model of a basic residential community such as ours.

I oppose the redevelopment plan of Belle View Shopping Center and hope that it is rejected.

Respectfully submitted,

Timothy W. Freeman

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The proposed intensity would be appropriate in development centers, such as the Richmond Highway Corridor Area, that are planned for more intense development and provide high frequency transit service that enable residents to rely less upon single occupancy vehicle travel. The proposed intensity in a Suburban Neighborhood raises significant compatibility concerns. The proposed site layout and building form also do not appear to consider other Plan objectives that seek to minimize the exposure of new development to the potential for flood impacts and prohibit new residential structures within flood impact hazard areas.

This would be devastating to many who live in the area and have no other nearby options for shopping -

We urge the County to disregard this proposal.

Rose DuPont

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To whom it may concern,

I am sending this email in response to the proposal to demolish the Belle View Shopping center. I am totally against it. I moved into River Towers because of the location. I love being able to walk to the shopping center. It has all the shops we need. The proposal to build 320 apartments would only bring in more traffic (which we don't need) and take away from the safe family like appearance of our community here. Not to mention that this area is in a flood zone and the proposal said it was also building parking garages. That makes no sense in a flood zone.

Please don't consider passing this proposal it will not be good for our little community here.  
Thank you,

Carol Bowden

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Why would you ruin a nice, quiet neighborhood?

Many residents of River Towers and Belle View decided to purchase homes in this neighborhood because of the availability of all the shops and convenience of the shopping center. Many of us are retired and either don't drive or limit out driving to the immediate neighborhood.

Please reconsider such a retirement ruining idea!

Joan Brown

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Dear Task Force,

My husband & I wish to express our grave concerns over the proposed redevelopment of Belle Haven Shopping Center. We wish to make 3 observations to back up our concerns:

- 1) Traffic.....as residents for 23 years, we've watched the local traffic increase to near gridlock proportions during rush hour & if the Woodrow Wilson Bridge has issues, then the situation becomes grim with drivers cutting through the small roads off Ft. Hunt Rd. in desperation of trying to avoid the deadlock snarl. Ft. Hunt Rd. & the surrounding local roads of Belle Haven Shopping Center can simply not accommodate and increase of 300+ new apts. that are proposed.
- 2) Shopping Center:.....The proposed reduction of retail by 46% would entail the loss of vital services for our community. Belle Haven Shopping Center is not a mall...many of the shops offer services that cannot be obtained "on line": Aside from the Safeway & CVS, there is the post office, an emergency veterinarian, a barber shop, 2 gyms, a karate school, a hobby shop, a jeweler (batteries for our watches!), a florist, a bakery, a wine shop, the ABC store, a variety of restaurants & fast food shops. These small businesses offer services to the community that if taken away would not be found on line, furthermore, many of the local residents walk to the shopping center, if these shops disappear then that many more cars will be on the roads as the locals are forced to drive in search of these businesses, now out of walking distance.
- 3) Flood Plain.....As the Task Force is well aware, Belle Haven Shopping Center is located in a flood plain. Many of us painfully & vividly recall the aftermath of Hurricane Isabelle when the area sustained serious flooding to homes & parts of the shopping center (inquire about the utter devastation that impacted Dishes of India whose restaurant is located below street level....the flood waters reached the 2nd step leading down into the restaurant). Redeveloping the shopping center has the potential to seriously impact drainage & the issue of evacuation must not be trivialized. 300+ new apartments, adding at least 300 new residents with their cars all trying to flee rising waters of the Potomac River would add to the nightmare of escaping to safety.

These are the 3 main issues that concern us, however, we will also mention that a structure that would include 300+ new residences would tower over the Belle Haven area, creating a visually jarring landscape, unsuited to our area.

Thank you for taking the time to read of our concerns. We hope the Task Force will seriously consider turning down this proposal.

Christine & Robert Walker

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BelleView Shopping Center Planned Construction 9 3 2020

As residents of River Towers for 30 years we are totally against the planned development of the Belle View Shopping Center (BVSC).

· The BVSC is surrounded on three sides by single family homes and on the fourth side by small single family condos. The planned construction is completely out of place! Flooding!

· The planned development is less than an eighth of a mile from the fragile Dyke Marsh which is now undergoing extensive reconstruction by the Interior Dept. to save it. New BVSC construction would cause new environmental problems.

· Roads are now at capacity during the day and over capacity during the Rush hours. The top two accident sites on the GW Parkway are at Belle View Blvd and Belle Haven Road. Extra traffic would cause Safety problems

· Surrounding areas have a large number of carless elderly who depend on the variety of BVSC stores for their daily needs.

· Flooding (4 feet during Hurricane Isabel), unsightly high rise parking buildings, over burdened sewer and waste water, school capacity problems, numerous environment issues among other issues related to the planned construction.

This type of development is applicable to the RT 1 area with its planned Trolleys, fast bus lanes, and Metro Rail from Huntington to Fort Belvoir and beyond.

The BVSC should stay as a Shopping Center (improved) providing services to the thousands of residents in the immediate area and beyond rather than this planned monstrosity in a residential area.

RM Paluck

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I would like to voice my concern and objection to proposed new project to build 320 new apartment. This project will ruin the village like atmosphere we have enjoyed here my whole life. The increase congestion the loss of some of our favorite shops and loss of parking would be a huge negative impact to our neighborhood. I cannot even believe the county would consider this project.

I would propose they could add some more housing there but not 320 units that is insane. I would consider maybe a 1/4 of that and keeping the retail shops that we all have enjoyed for years such as a bakery, music store and many others. Also there are many older residents here that would be hugely negatively impacted while construction was going. They are able to walk to these stores for food and medications.

I am a resident and live in 22307.

Robert Floyd

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4 September 2020

To: Fairfax County Task Force

From: Long Term Fairfax County Resident Ms. J. Briggs (River Towers Condo Owner)

Subj: "Against" The Belle View Shopping Center Re-Development Proposal

1. As a long term resident in the Fort Hunt / Mount Vernon area its charm is being eroded with all the new development in and around our area. To discover new development was being considered even closer to my home is cause for concern for me as well as others in our local Neighborhoods.

2. I'm against the re-development proposal for the following reasons:



a. These once quiet low profile Neighborhoods are already over stressed by Noise/Air Pollution, and Vibrations which can cause buildings to shake with mini tremors. Culprits: Helicopters, Motorcycles, Cars/Trucks, Construction Hauling Trucks, and Airplanes.

(1) Noise/Vibration when Helicopters, Construction Hauling Trucks, and/or Airplanes are in our area cause noticeable loud boom and rumbling noise, along with creating mini tremors felt in our old buildings at times. We need to avoid additional stress on our buildings built in the 1960's and in our well-established old Neighborhoods. As well as giving residents in this area a respite from Noise in general.

b. The addition of approximately 320 to 640 new vehicles in our Neighborhood will cause more Air Pollution and noise. That's a fact..

c. The Shopping Center is sandwiched between the George Washington Mount Vernon Parkway and Fort Hunt Road. Both roadways are overburdened!

(1) The Parkway was never meant to handle all this traffic. The Parkway now has too many Cars, Trucks, Motorcycles, and now Commercial vehicles which are banned from the Parkway are prevalent.

(a) Vehicle crashes on the GW Parkway have increased exponentially which has translated sadly into countless fatalities and caused long term injuries to some. Speeding and reckless driving on the Parkway is getting worse. This is an ongoing issue which many Fairfax County Representatives/Private Citizens are trying to troubleshoot. All agree the GW Parkway is not a safe place to drive on anymore. Forcing more vehicles onto the Parkway if this plan is approved is a death trap waiting to happen sadly.

(2) Fort Hunt Road also was not meant for high volume traffic as it is a Neighborhood Road.

(a) Richmond Highway/Route 1, 495, 95, etc., are meant for high volume traffic, but those roads are also stressed. The fallout from those Highways has spilled over to our small community Neighborhoods.

(b) Fort Hunt Road already is overburdened and backs up. Folks trying to get to Richmond Highway can't because Richmond Hwy and 495 are backed up, hence these backups impact all our community roads.

c. Environmental damage is also a big concern. As mentioned above Noise/Air Pollution are huge concerns. We also need to consider how much trash will be generated by those 320 new apartments. If two people occupy each unit that is approximately 640 individuals creating waste products.

(1) The average American can produce up to 1,600 pounds of trash per year multiply that by 640. Additional trash and trash pickup with loud trucks will also impact our local environment.

(2) The infrastructure currently in place cannot tolerate this increase, hence the infrastructure would have to be built up. Bad domino effect. The area already has water/sewage line breaks that sometimes can close streets for months on end.

d. Crime of all sorts would also continue to creep into our area at a faster pace.

3. My bottom line is that more Cars/Trucks/Motorcycles/Trash/Trash Trucks/Construction Trucks/Noise/Buses/People/Sanitation Issues/Crime is not value added to our Neighborhoods.

4. Please take into consideration the information provided here and turn down this proposal and all future proposals to re-develop Belle View Shopping Center.

Jbtay Cook

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Please do not tear down Belle View Shopping Center — it is an important part of the community and the businesses are valued and important to the folks who live in our area.

I strongly oppose the proposed development.

Carol V. Horn

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Dan

I'll make this quick. I'm an active member of the New Alexandria Citizens Assn. who has lived here since 2001. I'm a semi-retired attorney who practiced environmental law for and against developers, so I understand applicable rights and responsibilities. I stand ready to volunteer my time *pro bono* to the association (and any other parties) if legal action is necessary to halt the proposed redevelopment of the Belle View Shopping Center as proposed, especially the 46% reduction in retail space.

Based on preliminary research and past experience, I believe citizen plaintiffs have viable (strong, actually) causes of action under both state and federal law. Thank you.

P.S. For what it's worth, in my entire career I never saw a developer submit plans to carve a central retail district in half with no community consultation whatsoever. It contradicts everything taught in *Development 101*. Oddly, failing to engage the community up front makes the developer's path harder because it galvanizes stronger opposition to any development whatsoever. If he's got any sense, the developer will start over with a clean sheet and meet with all concerned constituencies before putting pencil to drafting table.

John D. Giglio, M.A., J.D.

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Dear Representative Stork,

Please do not let the owners of the Belle View Shopping Center change the land use to mixed use. The older residential surroundings of the Center require that the Belle View Shopping Center:

- 1) **Remain a shopping center only, not mixed use.**
- 2) **No change** to permit mid-or high-rise building that would add congestion to this older neighborhood.

Thank you,

Claudia Carpenter

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Dear Sir or Madam,

I am emailing you to advise you that I am strongly, adamantly and hugely not in favor of this project to destroy the Belle View Shopping Center. It currently provides many services, stores, restaurants and shops that would not be a part of the new proposal. We certainly don't want or need or can really handle more traffic on our roads, the schools are already crowded, the job loss and the shops/stores/restaurants that would be lost is not a good game plan! How would this affect the local environment? Isn't that area a flood plain? What about the infrastructure? What about the current quality of life for the folks who already live in that immediate area? Like parking on the street isn't challenging enough already!

The county doesn't need this and the people don't want it.

Vicci Lancaster

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Dear community leaders,

I have lived in the Belle View area since 1980 and depend on the stores at Belle View Shopping Center. Not only the wonderful variety of services Post Office, CVS, Safeway, Restaurant/Take out, but the convenience of it's location. It would be a disservice to the community to tear down a thriving shopping plaza to add high priced apartments and higher end stores. We the citizens are opposed to the proposed changes as it will not benefit our community but only add congestion, over crowding the local schools and more traffic. There is also a growing aging population (which I am a part of) and having this shopping center so close means I do not have to drive far to get my needs met. It means everything to me and my neighbors to have Belle View Shopping center remain intact. Please consider the population and their needs surrounding this beloved shopping center. Thank you.

Regards,

Debra Watson

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To Mt Vernon Fairfax County SSPA

I am writing to you in regards to the ill-advised development proposal for the proposed Belle View shopping center. This ill proposed development fails to address the very quality of life that already exists in the area which is already at its maximum development capacity and would greatly harm current residents of the Belle View area. The following reasons are provided.

1. The destruction of current shopping venues would be disastrous for this neighborhood that depends on every business located there. People would have to travel much farther to get the items and services current shop owners provided.
2. This would greatly increase traffic in an already burdened area with residents of 320 proposed apartments on a very busy corner and area where vehicle traffic is already at its maximum level.
3. Parking in the surrounding area would be severely impacted with the destruction of so many current parking sites and would create untenable congestion and more risk of vehicle accidents.
4. Property values would most certainly diminish from the increased population in the area, Heavy traffic and crowded conditions that would make the area much more crowded that it can serve and would severely affect the aesthetics of the area with a high rise in the middle of Belle View. In a major downtown area like Washington DC fine but not here where people cherish the wide open spaces, and the restive environment with mature trees and lush vegetation.
5. The thought of such limited parking is a definite negative for people of all ages including seniors and the risk of accidents in such a small parking area greatly increases.
6. Additional sanitation issues would significantly burden the area which is a threat to current conditions.
7. The three -year construction project would negatively affect the quality of life of the surrounding area with heavy trucks, increased construction traffic and construction waste, not to mention the eyesore it would create and the lack of a healthy and beautiful environment that we currently enjoy
8. I can only imagine the negative environmental impact of such a project in an area already subject to flooding.

Please do not let this project go forward and do what's right and reject this re-development proposal which would place a heavy burden on all the residents who chose to live in Belle View for its charm, convenient business access

and less density. There are other areas on Rt 1 especially where such a development could go but not here in Belle View.

Thank you for your considerate review and give hope to current residents that this will not go through.

Thank you,

Jane Knowlton

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I heard that there is a proposal to tear down our wonderful community shopping center at Belleview and replace it with apartments and just a few shops. I encourage you to nip this in the bud – it's a terrible idea! Belleview is a valuable resource that has long been a center for the community. Particularly for the older residents of the surrounding neighborhoods (of which there are many), it allows us to have many shops available without needing to tackle the traffic of Rt. 1.

Please add my voice to those opposing this development.  
-- Bev Bacon

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The proposed changes to the property use at Belle View shopping center will have a profound impact on our neighborhood not only in the loss of the shops and restaurants we have long relied on for the three miserable destruction/construction years but in the long term traffic impact and the resultant increase in automobile use which is unnecessary. Locating the apartments closer to the metro instead, which is nowhere near BelleView Shopping Center, would reduce auto traffic for commuting and maintain the local shopping and neighborhood services that make this a good community to live in. Please reconsider this disruption of a functional community for a short term profit the associated costs of which will continue for many years.

Bonnie B Greenspan

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Supervisor Storck,

This is a follow-up to our comments regarding Nominations to Amend the Fairfax County Comprehensive Plan (PC19-MV-007), specifically the August 17, 2020 "Revised Nomination." While this letter is similar in format to our previous comments, this has been fully updated to address the Revised Nomination.

**1. Letter.** The David Gill letter has several problems:

– *"During the SSPA process we had 5 meetings with the surrounding community and had 3 more scheduled before COVID put the entire SSPA process on hold..."* We have not been aware of any public meetings and we don't know anyone who was aware of them or has attended these meetings. Holding meetings exclusively with select community members does not indicate a representation of the opinions of the entire community. When did these meetings take place, where are the meeting minutes, who attended them, and how has the owner documented a response to the issues raised? When will public meetings be held?

– *"...reduced retail component..."* Prior to the fire and pandemic all retail spaces were full and busy, suggesting that the ratio of local population to retail space was appropriate. The proposed plan suggests decreasing retail space while increasing residential space, which makes no logical sense and should be cause for rejection of the entire plan.

– *"...a single 4 to 5 story building..." "...3-5 stories..." "...2-3 stories..."* This application does not consistently address precisely how large this building is supposed to be. The "Kimley Horn Concept Drawing" appears to suggest this will be a 5-story building.

– *"...a new significant park."* The green-colored space indicated in the southeast corner of "Kimley-Horn Concept Drawing" is neither significant nor does it suggest this is a legitimate park. A circle of trees with a path around it does not define a successful park. In fact, the 'park' as implied suggests this is an attempt to obscure a garage placed on a prominent street corner. Poor urban design cannot be fixed with a few trees.

**2. "Kimley-Horn Concept Drawing"**

\_ This drawing has a large chunk omitted on the left-hand side, obscuring a significant portion of the design and context. The graphic should be replaced and the application resubmitted.

\_ The purpose of the blue buildings is not indicated. The north-east blue building appears to be the pump station, and should be noted. The south-west buildings appear to mimic the building and gas station on that corner but do not appear to match the existing buildings. The "Trip Generation" document appears to support this idea. What is being proposed here?

\_ Grocery stores require significant loading space and large drives to maneuver multiple tractor-trailer-size vehicles. These logistical needs do not appear to be considered.

\_ The garage entrance as shown would require all pedestrians from the east/southeast/northeast neighborhoods, as well as Parkway pedestrians/bicyclists, to cross immediately in front of a garage entrance with 1800 daily car crossings. For pedestrian safety the garage should instead empty onto 13th St rather than Belle View Blvd, and should include sufficient distance between the garage exit and the street to give drivers ample time to see and react to pedestrians. The garage entrance also occupies important retail frontage, and moving the entrance would alleviate that problem. Lastly, exiting drivers onto 13th St would more likely cause them to divide their exit paths between Belle View Blvd and Olde Towne Rd, reducing their impact on the area; since the Belle View Condos more frequently exit their lots east/west onto tertiary roads this would move new residential traffic in a pattern that matches the surrounding neighborhood flow.

\_ Belle View Blvd traffic islands do not appear to be indicated correctly. Is this plan proposing that these will be reconfigured?

\_ One annotation suggests a portion of the existing mall will be retained, but it does not clarify how much and to what extent this occurs.

\_ Access to the pump station needs to be indicated, including addressing the existing curb cut.

### **3. Context.**

\_ The revised plan appears to ignore / obscure the surrounding neighborhood even more than the previous nomination. The drawings do not indicate anything regarding building heights. The nomination's imagery should clearly and accurately demonstrate its relationship to local context and defer to it far more rigorously than it does now.

\_ The south-east corner is an important landmark presented to people arriving at the shopping mall from the Parkway. The owner has chosen to make this element a garage. This is unfortunate and does not suggest a polite and gracious focal point to an important community asset.

\_ Floodplain and right-of-way boundaries were omitted in this revision. This nomination should be resubmitted with these drawings included.

### **4. Scale.**

There is no indication of building height. If this building were to be constructed in a way that addresses current flooding and future climate change, the ground floor would need to be located several feet above a theoretical future floodplain. This could place the lowest floor at least two feet and as many as ten feet above the current elevation. We could arrive at a new building that is at least 75 feet tall in relation to the existing first floor. A building this massive is not in keeping with the scale of the surrounding neighborhood, and will appear obese and overbearing relative to the local architecture of one- to three-story single family and lowrise multifamily buildings. Before any further action is taken this nomination should be required to provide street sections, drawn to scale, at all four compass sides, taken from multiple locations at new building faces to existing building faces across the street, with all building heights and street widths dimensioned. Dimensioned building elevations at the same areas should also be provided. This project should not move forward without acknowledging and respecting the local architectural context and fitting an appropriate size relative to the neighborhood.

### **5. Density.**

\_ The current density of the project appears to have a negative impact on the area. The project requests a density of 20 units per acre. The closest comparable density is noted as 16-20 units per acre. However, 20 units per acre is more in line with the River Towers Condominiums, large buildings out of view of the road. The adjacent lowrise Belle View Condominiums are closer to 16 units per acre. While increasing residential density in the area seems like an appropriate move, a density in keeping with the adjacent community would be appropriate at 16 units per acre.

\_ A detailed VDOT traffic study should be required in order to assess the impact this level of density would impose on the surrounding roads - Interstate 495, Route 1, and the George Washington Memorial Parkway. National Park

Service approval should be required for a project of this size and scope. Also see comment #2 above regarding the garage location, which should be moved to 13th St.

#### **6. Zoning.**

This property belongs in Zone C-6, and per 4-607 Bulk Regulations this zone is allowed a maximum building height of 40 feet, along with appropriate front/side/rear setbacks. This proposal does not appear to be remotely in keeping with current zoning. This nomination should include a comprehensive zoning study prior to approval.

#### **7. Local businesses.**

A comprehensive phasing plan does not appear to be in place to address the businesses that will be displaced during construction. Given the wide range of community businesses successfully operating in this shopping center, prior to approval the nomination should include a phasing and operations plan that has been evaluated and approved by the business owners in order to limit the negative impact this project will have on their operations.

#### **8. Environment.**

The "Kimley-Horn" concept drawing ignores the stormwater channels / culvert and no topography information is provided. Is the intent to cover over the culverts and, if so, has a civil design been commissioned to address how this will impact the neighborhood and regional flood plain? The treescape is sparse and should be at least triple the density shown. However, these are just isolated comments. As a whole this nomination makes zero effort to address any environmental issues and continues to clearly demonstrate a significant impact on the local floodplain. The Dyke Marsh Wildlife Preserve is a notable natural park that also exists within the same floodplain, and is extremely sensitive to changes caused by humans. Further, in 2003 the Belle Haven area suffered from the effects of Hurricane Isabel, causing substantial flood damage to area properties. There is no indication how the owners plan to mitigate any negative environmental impacts on this highly sensitive ecology. Given the ongoing concerns about climate change, it's likely that whatever floodplain extents have been designated today will expand in the coming decades. This nomination should not be approved without a plan to address these problems by providing significant environmental benefits to the area in order to offset the negative impacts to the environment.

In its current state this project appears to continue to be incompatible with the neighborhood in scale, density, zoning, effect on local businesses, pedestrian safety, and environmental impact. The documentation provided appears to continue to obscure this incompatibility. Without significant changes this nomination should not proceed. We don't disagree with the concept that the neighborhood could benefit from an improved mall design and some increased residential density, but the owner has thus far demonstrated a lack of interest in offering a design that works in harmony with its surroundings. Ideally the owners, the designers, and the public should meet for a community charette to collaboratively work through these issues. We would be happy to discuss our ideas in depth if this project continues to move forward.

Thanks for your time and attention. Please share this email with the nomination committee.

Best Regards,  
Bethany and John Kucia

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Please....please....please do NOT go thru with the destruction of the Belle View Shopping Center. The Coronavirus has taught us a lot of things....all of us have had to readjust and are continuing to wonder when our comfortable daily living will return. We have all had a chance to experience a life of isolation, loneliness, inconvenience, uncertainty....In the name of "progress", removing a safe, community-friendly, convenient, essential area, is wrong, so very wrong. Please reconsider. Let us enjoy the hometown feeling, the conversations, the warm and friendly space which is helping us thrive and hold on to a glimmer of confidence in a future of friends and relationships as close to a feeling of family as possible.

Thank you. Karen Spataro

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Dear Sirs:

As a Belle View Resident I am not in favor of this proposal.  
Regards,

Paul Haley

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Hello,

I am concerned by efforts to change the zoning of Belle View Shopping Center. This shopping center serves the community and is zoned as such for good reason. We already have enormous traffic problems which will only be made worse by adding 300 additional housing units at this location and removing retail that serves the community. Currently, the shopping center has limited retail vacancy which demonstrates the desirability of this location for small business. My understanding is that the developers are now proposing the units be affordable housing as an enticement to get county approval for their project. I fully support adding affordable housing to our area but not at this location.

Thank you,

K. Ledoyen  
Belle View Community Resident

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Good Afternoon,

Please do not let the bulldozing of the Belleview shopping Center happen! I am not happy with a three-year plan that the owner of the shopping center has in place. I have been shopping here for 25 years, and my family loves the convenience of the restaurants, the post office, the jewelry store, the Wine Shoppes and Safeway! New things are not always better things and there are plenty places to park in the shop at the Belle View Shopping Center. There is already enough congestion on Fort Hunt Road and we don't need any more by adding 300 more apartments. We don't need any more park space we have Mount Vernon Parkway bike trails & picnic areas and Fort Hunt Park, it's not needed. Please vote NO on Tuesday, September 15! From a concerned Fairfax County resident.

Thank you,  
Elizabeth Myers Imphong

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We don't need or want a big condo development in our area. Crime, traffic and prices will all escalate. I vote NO to the project.

Sincerely  
Cornelia Atchley

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I live in the New Alexandria neighborhood directly adjacent to Belle View Shopping Center. I've reviewed the revised plans and I think redeveloping the site to create more housing is a terrible idea and will absolutely stress the small streets and roads of our community.

Fort Hunt Road is full enough during rush hour. The last thing we need is for whole houses to be destroyed through eminent domain to widen the roads in order to line the pockets of a developer at the shopping center who will be long gone by then.

Second, this immediate neighborhood is already struggling with safety with regards to the George Washington Parkway. Adding more cars to this neighborhood will only create larger backups at the two roads leading out of this neighborhood onto the GW Pkwy. If ANY of you have been around for ANY of the briefings by the National Park Service with regards to road safety in this area, then you would know.

Third, this is not a tall-building-parking-garage type of neighborhood. This is a neighborhood of single family homes and brick condos that are only two to three stories high. Building something that would require a parking garage to accommodate extra cars belongs in Northern Old Town Alexandria, Crystal City, or maybe the Route 1 corridor.

Parking is another issue that would be a serious problem. Many of the Belle View condo residents need to utilize the street parking due to the size of their parking lots. Adding more residents and a parking garage AND an entire level

of retail that will also have to use the parking garage creates a density that will be very disruptive and not at all functional for the residents already living here.

Finally, this entire area is zoned FLOOD ZONE AB. Adding more concrete and asphalt to this area will create more runoff (due to lack of ground absorption) and will stress the already fragile drainage system we have here. As it stands, new construction homes are not authorized in this area per the comprehensive plan and for good reason! I think it absolutely wrong and unfair for the shopping center to be given an exemption to build so many homes and add so much more concrete and asphalt and further stress our system.

I hope you will do the right thing and prevent this redevelopment.

Sandra and Jerry Schmidt

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Good morning,

I am writing to express my vehement opposition to the Belle View Shopping Center redevelopment proposal. It would cause increased traffic to an area already used as a pass through to the Wilson Bridge; adding 300 apartments will only make that much worse. Flooding is a concern as well. I had to laugh at the phrase "much needed green space"--we have the MV trail, Dyke Marsh, as well as county parks all around us.

This is a community center--with only Safeway guaranteed to come back what would happen to our community? Please reconsider moving this forward.

Best,

Elizabeth Keaney

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To whom it may concern,

I opposed to having our shopping center taken away from us . I am a owner at River Towers condominium . Please leave all the stores and gas station

Thank you, Denise Hoffman.

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Dear Supervisor Storck,

I am 25 year resident of the New Alexandria section of Fairfax County, directly adjacent to the Belle View Shopping Center.

It has recently come to my attention that there is a proposed re-development of the site that would both dramatically reduce the existing retail footprint and add a massive apartment complex of up to five stories as well as an adjacent multi-level parking structure.

I am writing to request your active help and support to ensure that this planned re-development is *not* approved and I respectfully ask to hear from you directly on this matter.

Here are some key points:

The scope of this project is entirely out of keeping with our neighborhood which is comprised of modest low profile condominiums and predominantly small home of less than 1.5 to 2k square feet. Among the residential areas that are within the GW Parkway and Ft. Hunt Road corridor, we are already the most densely developed and this proposed development would overwhelm and radically change the nature of our neighborhood from what exists today. This is not the Route 1 corridor which is mainly retail and commercial space where projects of this nature are proliferating.

Our community revolves around the walkable nature of the existing retail which, while limited, is made up of longstanding independent small businesses. These are the very small businesses that have been hit hardest by COVID (and many still rebuilding from the fire in the shopping center!) and this re-development would threaten to wipe out what remains. The shopping center as it has long existed contains essential services for residents, including so many seniors, such as the Post Office, medical care, pharmacy and grocery store.



Our area also has nowhere near the amount of infrastructure to support this development. Every local resident can attest to the long waits in traffic on Fort Hunt, Belle Haven and Belle View Boulevards that extend throughout the day and as far as to the GW Parkway and Route 1. We already have significant pass through traffic to the Beltway and to the Parkway that races through our neighborhood routinely endangering walkers, runners and other motorists. Our neighborhood streets are barely sufficient for two-way traffic and have no sidewalks.

There are also significant environmental impacts, with this proposed project so close to the Potomac River and protected wetlands. I lived through the hurricane and witnessed water rescues on the street on which I lived and provided housing to a family that was displaced from their home for over a year. More dense development will only exacerbate future flooding events as well as risk environmental damage to our area's significant presence of federally protected wetlands.

Thank you in advance for your consideration and reply,  
Donna Mullins

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County Task Force,

As I member of this community and a tax payer I am completely against the project to destroy and redevelop the Belle View Shopping Center. It will be a detriment to our community but it will cause a huge impact in our neighborhood. Moreover, it will have an immense impact to the economy of our local businesses who are overcoming the effects of covid19. This project WILL NOT benefit the community it will only push out locals and marginalized those who had contributed to our economy for years.

Sincerely,  
Ginette A. Eldredge, PhD

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Dear Mount Vernon Task Force,

Please do NOT recommend the PC19-MV-007 amendment be added to the Comprehensive Plan Work Program. This amendment would allow a multi-use development to replace the existing retail shopping center.

The Belle View Community is a very nice community but it already has too much traffic. I live on Belle View Blvd and often struggle to cross the road safely. One time a considerate driver stopped short of the crosswalk to allow me to cross. A driver going too fast came up behind him and went around the stopped driver. I was near the middle of the crosswalk at this point and the driver missed me by less than 2 feet. It was a very scary experience. I am grateful that my young granddaughter was not walking with me at the time.

The Belle View Shopping Center is needed as a retail shopping center. The front parking lot on Saturday morning and early evening hours is quite full. The grocery store for example is the only one around and always has lines even during the Covid pandemic. The new amendment to change the center to a mixed-use residential and retail development would negatively affect the community by increasing traffic and decreasing retail. It does not belong in a Suburban Neighborhood. Many residents walk as well as drive to the shopping center. As seen on the drawing for the proposed development, the new proposed parking lot would be much smaller causing drivers to have to search for a spot, possibly having to circle the lot to find a spot. The center's residents have to drive through the retail parking lot to get to the new parking garages causing more traffic through the parking lot. All this causes safety concerns for drivers and walkers. There will not be enough proposed parking for all the new residents. This will force the new residents to park in the retail parking lot or the streets and the parking lots of other residential buildings which are already over-crowded.

The drawing of the new development also shows lots of green space behind the center which would replace the rear parking lot. This looks great but does not work. Currently the rear parking lot is used by delivering trucks to unload and maneuver around. There is no room for the delivery trucks on the proposed drawing. Making them use the front parking lot causes more traffic and safety concerns.

The bottom line is that the Belle View community cannot handle more housing units and more traffic. I strongly urge you to oppose the PC19-MV-007 amendment.

Thank you for your consideration of this matter!  
Kathleen McKaig

---

The planned re-construction of our shopping center is a bad idea. we much prefer the multitude of small shops and restaurants, there is also enough housing between the center and the parkway. It certainly does not sound like improvement !!

Dorothea Brueckner

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Hi - I was disappointed to learn of the proposed plans for the redevelopment of the Belle View shopping center. I hope very much this does not happen. The most obvious problem is that this is a flood zone. Our Belle View community already suffered greatly during hurricane Isabelle in 2003. With the sea levels rising in coming decades, we can only expect worse. How best to protect the existing community is a dilemma in itself, but we ought not to compound our difficulties.

In a more personal way, as a resident of River Towers Condominiums, the redevelopment will also hurt my life and that of my neighbors by depriving us of retail options. In particular, the reduced availability of dining options would require us to make long drives for alternatives. The Dishes of India, Primo's, Bread and Water are all outstanding restaurants, and Subway's and Roy Rogers also serve community needs.

Michael Beaghen

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Supervisor Storck,

I am very concerned for the future of our community if a change in the Comprehensive Plan is granted to the owner-group of the Belle View Shopping Center. Ours is a diverse but mature residential community that relies on this tract of land being dedicated to retail. Allowing a change to mixed-use here will cause all sorts of problems that have been glossed-over by the lawyers representing the owner group. The reality will be loss of desperately needed retail space, loss of parking for the remaining stores, loss of supply truck access for the stores, greatly increased congestion due to more people and more cars, a very poorly designed traffic pattern, the need for many of these new people to seek parking in the surrounding community, and reduced safety for everyone along Ft. Hunt Rd. and Belle View Blvd. This is what my neighbors and I see for our future if this is allowed. Can we count on you to protect our community? This project would alter the delicate balance that makes our community work. Please keep the Comprehensive Plan as it is.

David Bell

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My family has patronized the Belleview Shopping Center since 1950. We have lived through flooding in that area. People rowed boats down our street. The area has already been overbuilt on this flood plain. I am confident that with climate change being ignored the streets will need dikes to remain viable. Route One is also in the process of overbuilding and denuding what land that had trees.

Belleview Shopping Center is of human scale and services our Mt. Vernon wedge. It borders the GW Parkway and residential area of a diverse mix of homes. It is of a scale and has an environmental impact that can be sustained and improved.

Our county should be expanding green space and weighing population densities impacts. There is too much paving over the most temperate land on the planet. Quality of life is a value that has a full range of considerations. The aesthetics of scale is one strong factor in our present shopping area. The ease of access for seniors to park and shop is another asset.

Our families have strong relationships with many of the businesses. It is "Our Town."

My family strongly opposes the destruction of our neighborhood with the proposed "development" of Belleview Shopping Center.

Sincerely,

Gretchen and James Raber

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I am opposed to building a large apartment complex at Belle View for the following reasons:

The roads infrastructure will not accommodate 300+ additional cars in the area.

It will do away with many mom and pop businesses that have been there for years.

The feeder school that is currently being expanded with taxpayer dollars would be obsolete .

Water and air pollution would take a toll on a fragile ecosystem

Its a flood plain and I would be concerned it will effect existing land.

I strongly recommend that the Planning and Development Board deny this request.

Cynthia King-Lucas

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Hello,

As a resident of New Alexandria, I am writing to express my disagreement with the proposal to redevelop the Belleview Shopping Center. Any additional housing and thus population density would adversely affect the already traffic laden Fort Hunt Rd as well as add additional issues to our existing flood plain issues. This plan might be appropriate somewhere, but not this community.

Regards,  
Heidi Brissette

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The plan may be a good one but you can't take away grocery, post office, and drug store shopping for some many without cars, particularly senior citizens.

Paula Lettice

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Good morning,

Please reconsider--and by reconsider I mean reject--the proposal to demolish the Belle View Shopping Center and then "develop" the area.

Eliminating jobs and livelihoods for the short and long term, permanently congesting traffic in the area, and packing apartments and people into the space of a parking lot like a bunch of veals is pathetically poor planning and will do permanent damage to the area, environmentally, economically, and culturally.

Thank you,

Amanda Leamer

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Dear Mr. Kilbaner,

I am a resident of Belle View Condominiums and have owned our home here since late 2018. I have been working overseas doing facility and town management (among other things) and required to return in March 2020 due to the COVID situation at my work site. I've also been directly involved in a number of building construction projects and have an MBA.

I have reviewed the revised proposal submitted by the owners of the Belle View Shopping Center and find it to be a significant improvement over the previous proposal. The reduction in residential housing is reassuring, the inclusion of additional green space is very welcome, and the reduction in the retail space available is appropriate given the

current structure and economic situation. It's clear the current land for the shopping center is underutilized and the shopping center is in need of major upgrades.

Question: how does the proposed cost per square foot of the new retail space compare to what is currently being charged? By redeveloping the entire shopping center, the owners will be incurring current construction costs that are not included in the current retail lease rates. Moreover, with the reduction in overall retail space, there will be less revenue available from the retail stores. While the costs may be partially offset to some extent by the additional 320 residential units, my concern is the types of stores the owners are planning to attract to what is a middle-income neighborhood and the only commercial area until Richmond Highway (which we generally prefer to avoid if possible).

I'm not sure if the review process includes a detailed review of the overall business plan, but I think it is appropriate given the impact this is going to have on the community here.

Separately, in reviewing the PDF of the Nomination document, I noticed there is a large white rectangle on the left side of the concept layout. This blocks the view of the bank (which has been closed and I assume will be demolished) and the gas station (also to be demolished)? Is it possible to receive a PDF that shows the missing portion?

I appreciate the work you and your team are doing, especially given the current challenges. Thanks very much!

Sincerely,

William "Bill" Reed Rising

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As a property owner at 6621 Wakefield Drive, we are very concerned over the planned redevelopment of the Belle View Shopping Center. Local businesses are vital to a community such as a grocery store, post office, drug store, restaurants, dry cleaners and shoe repair to mention a few. Those existing businesses serve a wide area of residents in Alexandria. Therefore, we strongly oppose redevelopment which includes over 300 apartments and the closing of local businesses.

Thank you.

Deborah and Peter Bernstein

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Hello. Thank you for the opportunity to comment on the proposed redevelopment.

My name is Douglas Jordan and I live at 6312 Olde Towne Ct., a few blocks from Belle View Shopping Center. I moved here in 2003 from upper Northwest Washington to live in a less dense suburban environment. For that reason, I did not consider living in Old Town Alexandria. I have very much enjoyed the neighborhood, of which the Shopping Center is a significant part. I particularly enjoy the mix of modest and upscale retail establishments. The only negative evolution has been the increasing traffic on Fort Hunt Road, Belle Haven Road, and the parkway.

The proposed redevelopment and increased density would dramatically worsen that traffic. Moreover, as the staff analysis accurately states, it would thoroughly transform the suburban character of the neighborhood. I would have to consider moving. The floodplain objection is also spot on, especially for a project that would depend on underground parking. I remember the flood effects from Hurricane Isabel on the Shopping Center, and since then in a variety of weather events. It would be folly to invite more such damage.

My objection is also informed by my family background. My father, C.H. Jordan, taught architecture and urban and regional planning at Louisiana State University. He served on the Baton Rouge zoning commission and wrote a book on zoning. He also was, for many years, the Chief Planner for the Capital Region Planning Commission, a ten-parish council of governments. As a child, I would visit Dad's office and drink in the huge land use and flood plain maps on the walls. Dad would heartily endorse staff's objections to the project, on both the land use and flood plain points.

Thank you for the chance to express my views, Doug Jordan

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I would like to voice my concern regarding the redesign of the BelleView Shopping Center.

I am concerned that this area will no longer be able to meet all my needs as a walkable neighborhood. The reduction in retail space and what will replace it, the small amount of parking available and the additional traffic this will create is very concerning.

BelleView is a planned community with plenty of green space, shopping for basic needs and easy access to the metro. I believe this is the future of life and not the past. I hate to see it reduced. I believe disruption of this center will reduce property values.

I would like to see an update that incorporates shopping, restaurants, Barber shop and Hairdresser, Liquor store, post office, Drs and other needs we all have.

Margaret Hildreth

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I am writing to voice my concerns about the new proposal for the renovation to the shopping center.

Our area is densely populated with excessing road traffic. Our present roads can not handle more traffic that the new housing would added. Presently there is not enough parking in our ares and added persons would make it almost impossible to find parking. During rush hour it very difficult to exit from side roads onto Bell View Blvd. When we have accidents off George Washington Blvd or on the bridge Belle View Blvd is a parking lot for hours..

Not only does the shopping center provide services for Belle View, New Alexandria, Belle Haven, The Towers, and communities up and down Fort Hunt Road. If the present stores were torn down it would have an adverse effect on the whole area. The county is presently going to widen Route one which will effect some of our alternate stores.

You talk about the number of units but don't talk about the capacity for each of the units. The population in this area would deeply effect the Rec. Center and the schools.

This is a flood area and the present drainage system does not provide for rain water to drain very quickly. Belle View Blvd often floods when we have heavy rain.

The construction will adversely effect the quality of life for the area.

I would hope that you would take some of these things in consideration before make you final decision.

Charlotte Hicks

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To Whom It May Concern:

Please, please, please don't approve this proposal.

I know you have heard this from others but I had to add my voice. The joy of the Belle View area is its quaintness. Although the traffic has increased greatly over the past year or so, it is still a nice, quiet neighborhood with friendly neighbors and retail spots like Primos and Dishes of India. If this proposal goes through, we will end up with chains like those that we can already go to up the hill on Rt. 1. As I understand it, we would not have anything there except construction for 3 years. Please, no!

One other aspect to consider besides what it will mean to the current residents of the Belle View, Belle Haven, New Alexandria, and River Towers areas is the impact on the fragile environment of the area. The water quality of the area is already awful - I think I heard that it was the worst water in all of Fairfax County. Dyke Marsh, an extremely important wetland, will be impacted with runoff in the already clogged streams. Please, no!

Also, there is a safety concern to be considered. There are already times that Belle View Blvd and Ft. Hunt Road are completely backed up with current traffic and there are accidents on the GW Parkway all the time at Belle View

Blvd and Belle Haven Road. Imagine what it will be like with hundreds more residents packed into that tiny area. Please, no!

Thank you for volunteering your time to be on the Board of Supervisors. I have been on our association board and know the stress and that it is a thankless job.

I hope you will take my email to heart and consider the safety, well being, and happiness of the people who currently live in the area and want to continue to live in a quiet residential neighborhood.

Sincerely,

Jennifer Smith

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Please don't change Belle View Shopping Center...we love to eat there and shop there. Where else will we go?

Nancy Impastato

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Supervisor Storck,

Just a quick note about what I saw this past weekend as I walked by the Belle View Shopping Center. It was truly bustling! You know that grocery stores aren't very plentiful in our region and this shopping center's Safeway winds up servicing a considerably larger radius than may be realized. What's going to happen when the effectiveness of this store is significantly reduced by the proposed redevelopment? Will the displaced shoppers need to drive to Route-1 for their groceries? The same can be said for the other stores. This is a vital retail area and it would be detrimental to the entire region to reduce or eliminate services here.

The claims made by this shopping center's out-of-town owner-group that brick-and-mortar retail is waning are just not true. Do not distort the Comprehensive Plan to allow our designated retail land to be used for other purposes. This would be very unfair.

Dave Bell

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Dear Planning Commission Members:

I am writing as a Belle View resident and owner to express my concern with the currently proposed Belle View Shopping Center redevelopment by Wire Gill LLP.

It is hard for me to understand why the County is even considering new construction in Belle View since it is in a flood plain. I watched as it took two years to replace a couple of aged pipes along Potomac Avenue. In 2003, Hurricane Isabel flooded Belle View, from the Potomac River to 16<sup>th</sup> Street. Today, it is not unusual to see rainwater pooled on Belle View Boulevard after a storm. This style of development would only strain the infrastructure, which is clearly struggling. Aesthetics are also a concern: If the developer will have to raise the land 15 feet to build the parking garage and apartments build above the flood plain, the structures will be taller than the surrounding garden-style three- and two-story buildings. This project is at odds with the look and feel of the community. 70 years on, Belle View is still in demand because it is properly proportioned to the space.

One of the reasons I chose to live in Belle View is its walkable proximity to day-to-day necessities. This accessibility has created a community hub where we see neighbors from Belle View, New Alexandria, Belle Haven, Bucknell Manor and further south on Fort Hunt Road. This proposal would strand residents who depend on the shopping center and devalue our property.

The owner stated in his proposal that the redevelopment will provide "experiences" for the community. Perched as we are a mile from Old Town Alexandria and minutes from DC, experiences are not what we need. Belle View is home to young professionals, couples starting a family; middle-aged to senior citizens, and disabled individuals who

need a close communal setting. The one thing we all have in common is the need for accessible services within walking distance. And this attraction is universal: The realty company Redfin gives communities with accessible amenities a higher "WalkScore".

Traffic is already an issue on Belle View Boulevard because the Boulevard serves as a cut-through between Fort Hunt Road and the GW Parkway. Pre-Covid, it was difficult to turn onto Belle View Boulevard from either the shopping center or East and West Wakefield during rush hour. Adding more than 300 more residences to an already crowded road will only exacerbate the problem.

I don't oppose updating the Belle View shopping center, so long as it meets the community's needs and can be done within a reasonable time frame. We could use an urgent-care center and space for outdoor dining. Perhaps some of the existing buildings and parking space could be repurposed with less disruption. But it is a fallacy to think that people will cease to need brick and mortar opticians and restaurants.

Cutting out the businesses we frequent and adding a parking garage and more rental property is not the answer. This proposal feels like a building project shoved in to make more profit for the owner at the expense of the surrounding community. I urge you to oppose it.

Sincerely,

Mary Jane Guffey

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To Whom It May Concern,

I am a condo owner and I want the County Task Force to know that I am opposed to the proposed project. Three years without services will create a hardship for the Belle View community. Banking, gas, shopping, restaurants, services, etc. have been a value and convenience. Re-development is being driven by greed. This is not progress. It is taking away the charm of a quiet and peaceful community.

Approving this proposal would be a terrible mistake and those responsible for such a decision will forever be recognized as those who caved to tax revenue needs.

Thank you for allowing me to express my opinion.

Gary Schiffres

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To Whom It May Concern,

We have been in the neighborhood for over 20 years now and the Belle View shopping Center has been our shopping place. Yes, it could have a few more interesting and more upscale retail shops and restaurants, but for the most part, it is our local center that everyone loves. Because of the above ground parking, at any time we can run over the shopping center, and run into shop and be out quickly This is not so with underground parking that puts a whole other level on the shopping experience.

we do not need a fountain and greens space - we have plenty around us with the belle view condos and the parks nearby. we are not Reston Towne Center.

As for the apartments that you re thinking of putting in as well, have you seen Ft. Hunt traffic?? It is already gridlock with the bridge and that is without 300 more residents in one concentrated space. The bridge traffic affects Belle Haven Road, Ft. Hunt Road & the entrance to the Belle Haven Club across the street from my townhome. We DO NOT need anymore traffic. The only reason this summer wasn't traffic laden was because of Covid and more people working from home. This will not be the case soon when people are back out and about and adding residential apartments to a concentrated space is irresponsible.

Please do not change our Belle View Shopping Center - it serves its purpose; it's our community shopping center and does not need to be laden down with 300+ more residents. Image those numbers in that surrounding space...please be considerate:

- Increased density will create heavy traffic at all hours in this area, and more gridlock at rush hours.

- More than half of the Belle View site is in a FEMA-designated flood plain and almost half of this site flooded during Tropical Storm Isabel in 2003. Higher density buildings in a flood plain in an era of stronger hurricanes and increasingly heavy rain will have negative environmental consequences
- Reduced surface parking with a shift to garage parking will drive parking and traffic into nearby streets.
- The revised plan does not address either directive in the county's Comprehensive Plan -- 1) minimizing new development impact from potential flooding, 2) prohibiting new residential structures within flood impact hazard areas.
- Increased difficulty parking at the Huntington Metro Station.

Thank you,

Stephanie and Shariff Elsheikh

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Dear Fellow Fairfaxians: I am 83 years old and moved to Fairfax County from Montgomery, Alabama in 2018 to be closer to my son, and bought a condo at River Towers. I moved to RT because of the proximity to the BVSC, as I knew that I could walk there when I could no longer drive. This proposal to tear down the shopping center and rebuild it on a much smaller retail scale (but with 300+ new apartments) will destroy my ability to shop there (as well as many other elderly) for 2 to 3 years! This is unacceptable to me and could end up forcing me to move to an assisted living complex before I want to. There are no winners in this proposal except the owners of the property. The losers will be me and many other elderly as well as all the current employees who will be out of work for 2 to 3 years during the demolition and construction; and the traffic will be a nightmare for everyone. The BVSC land is in a flood plain and the change to the topography through demolition and construction could be a disaster.

Sincerely, Larry Grewelle

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Please do not proceed with Belle View Shopping Center redevelopment. We are already in a flood plain, and this many new residents will be very harmful. Already, with heavy rains, sewers get backed up and the water went down recently, requiring expensive repairs. Sinkholes already occur in this area. You fixed a big one not long ago. Also, rush hour traffic along Belle View Boulevard was already heavy before the virus. Many people such as myself have retired here to be in a safe and quiet neighborhood with a shopping center within walking distance. Please do not take this away. It's not fair to those who have invested their lives here. Thank you.

Benjamin Root

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Dear Site Specific Plan Amendment (SSPA) Task Force,

I ask that you reject the proposal PC19-MV-002 for this cycle so that the new Affordable Housing Preservation Task Force has an opportunity to study the issue, develop preservation strategies, and make detailed recommendations about the 109 mobile homes that will be affected by this proposal.

Thank you for being open to public input on this process,

Sincerely,  
Gloria White

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Dear community servants;

I am strongly opposed to the redevelopment plan for the Belle View Shopping center. Currently, we live in an Eden or Shangri-La, an ideal place. We have several nice restaurants, a CVS, a grocery store, a gas station, a soon-to-be restored bicycle shop, a music store, a dance studio, etc, etc. All of that is within easy walking distance. Plus, for those of us who drive, there is always plenty of available parking. Please do not change this!!

If the proposal is approved, parking will be a nightmare; traffic will be more unbearable; property values will most likely decrease because, who would want to live here?



Also to consider is global warming and rising seas. This entire area will be under water in just a few years. Why not leave us to our enjoyment until then?

Thank you for your interest.

Jerome Andersen

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I have owned a condo for the past ten years in Belle View Condominium community across the street from the Belle View Shopping Center. I would very much welcome mixed use development, including retail and multifamily residential. I would encourage Fairfax County to work with the owners of the Belle View Shopping Center, to allow shopping center owners to come up with a viable plan within the guidelines of Fairfax County. I consider such a development to be beneficial to both Belle View Condominiums and the Belle View Shopping Center. Thank you for your consideration.

Kindly

Ernestine Corens

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Dear Sirs,

The teardown of Belle View would mean:

1. An unbelievable increase in traffic when there is a grade school only .3 miles away. Our Children should not be in fear of bodily-harm because of unnecessary traffic. Plus the traffic on the G.W. Parkway is already a nightmare. Also, increasing traffic on Ft. Hunt Road which has **MANY** traffic lights is an unreasonable burden to existing residents.
2. Property values will plummet. The construction won't be complete for 3 years. Can you tell me what person in their right mind would buy a condo unit where there is 3 years of construction right down the street?

\* Part of the value of our property is the close proximity of Belle View Shopping Center. Currently, the Shopping Center shops serve

Danele Duncan

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I am writing to request that the Belle View Shopping Center in Alexandria, Virginia, remain the same and not be sold and developed as apartments and housing. I have lived in Alexandria, just off the George Washington Memorial Parkway, my entire life. My husband as well as my daughter and I use the Belle View Shopping Center on a daily basis.

Removing neighborhood shops and important resources such as the US Post Office, optometrist, drugstore, hairdresser, UPS store, cleaners, restaurants and other shops would be devastating for the local population, many who are elderly and unable to travel longer distances.

Adding more housing/apartment units would significantly add congestion along the GW Memorial Parkway as well as Belle View Boulevard and Fort Hunt Road toward Route 1. The area has been inundated with additional traffic

since the Ft. Belvoir facility was re-configured. Some days it's bumper to bumper traffic. In addition, the Belle View intersection with the GW Parkway is extremely dangerous where many accidents occur...more traffic will only increase the danger and accidents.

It is our hope that Fairfax County will support the local citizens and NOT redevelop the Belle View Shopping Center.

Respectfully,  
Deborah Williams

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I concur with the Fairfax County Staff preliminary recommendation (and addendum) that PC19-MV-007 not be recommended for addition to the Comprehensive Plan Work Program. Traffic in this area is frequently above capacity on a typical basis, and comes to a standstill any time there is a traffic problem on either Route 1 or 495-Beltway. High density housing would be more appropriate in direct proximity to the Metro subway system. Additionally, the site is within a floodplain and suffered significant damage in the hurricane in the early 2000s. I also have concerns about capacity of schools, library, etc. with such a proposed increase in population. I do not object in principle to potential improvements to the site (if undertaken consistent with flood zoning measures), since it is evident that much of the parking lot (especially behind) is underutilized. But the scale of this particular proposal is too large and should not be recommended for further consideration by Fairfax County.

Sincerely, Bruce Carlson

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We are very upset with the growth plan of more residents in our neighborhood. Fort Hunt road gets backed up for miles now and can not handle anymore traffic. We get additional traffic with folks trying to get on 95 and it is ruining our area. Thornton apartments already added over 1,000 units and all that comes down Belle Haven rd to Fort Hunt. Horrible. Frances and Bill Rice

Submitted By: Frances Rice and Bill Rice