



Beacon Hill Apartments PC19-LE-001

Lee District SSPA Task Force
August 10, 2020



G. Evan Pritchard, Esq. | Venable LLP

t 703.905.1415 | **f** 703.821.8949 | **m** 703.304.0430

8010 Towers Crescent Drive, Suite 300, Tysons, VA 22182

GEPritchard@Venable.com | www.Venable.com



VENABLE LLP

PC19-LE-001

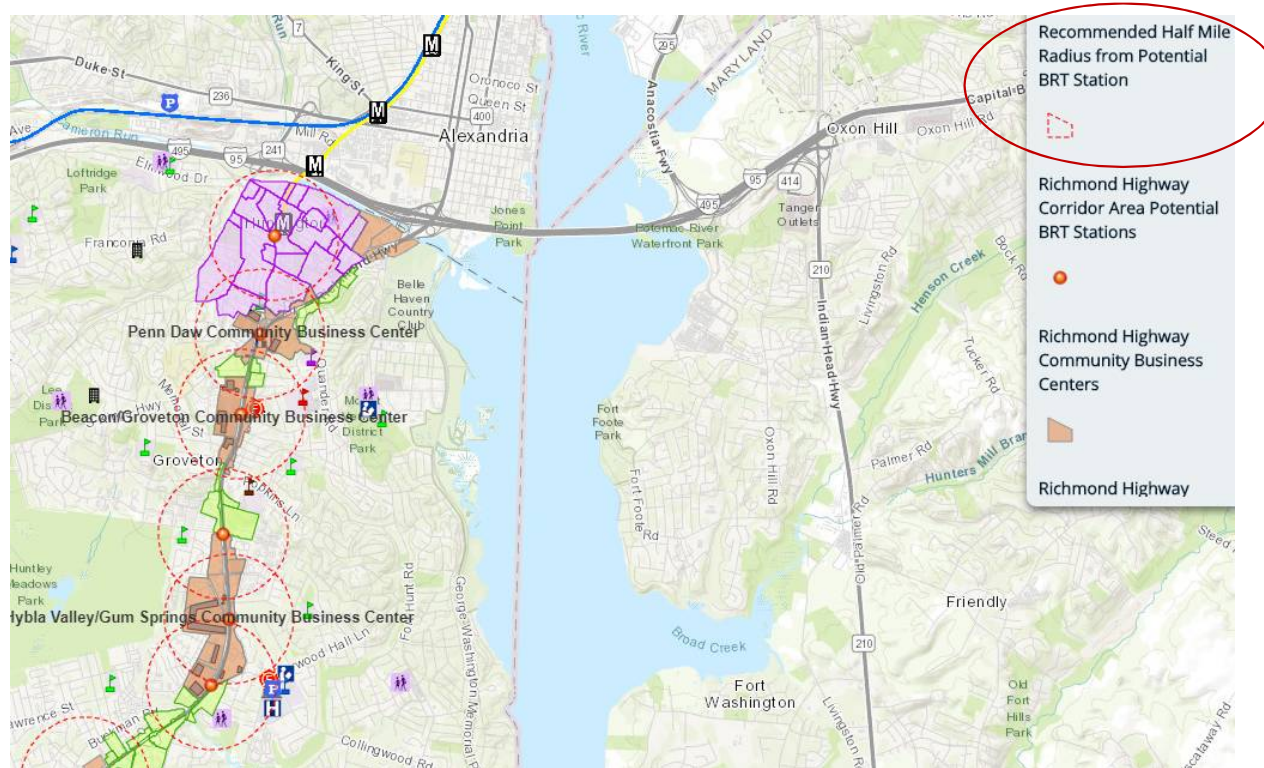
Beacon Hill Apartments

Site Area:
36.7 acre

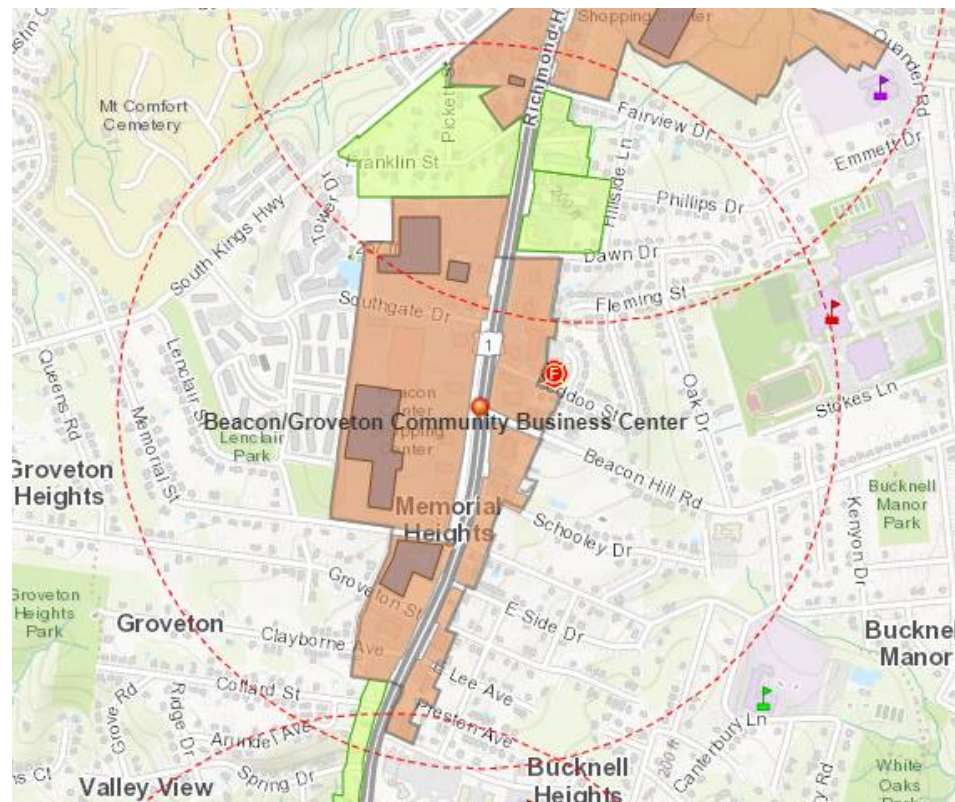


VENABLE_{LLP}

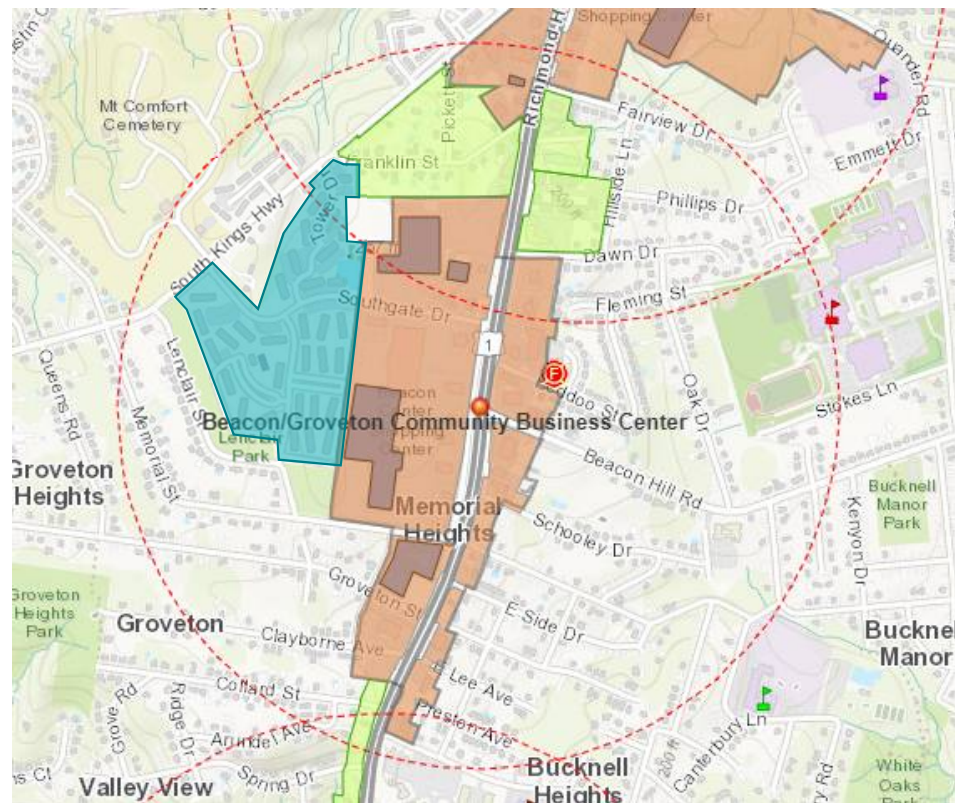
Richmond Highway Community Business Centers (CBCs)



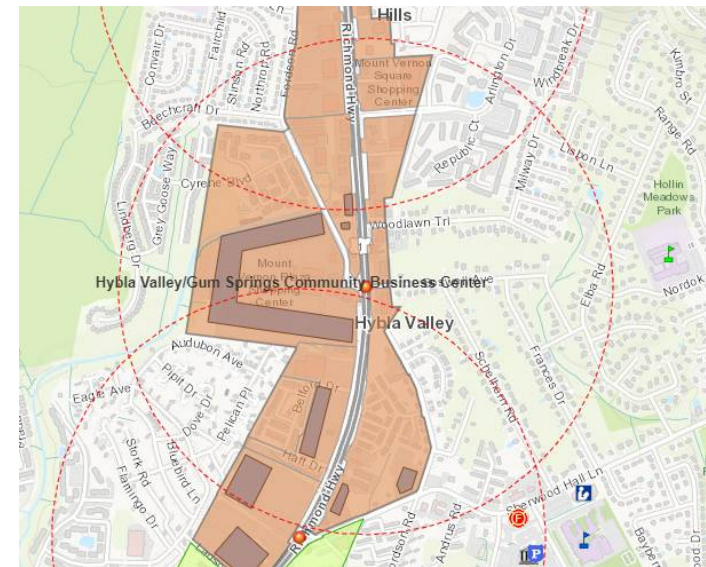
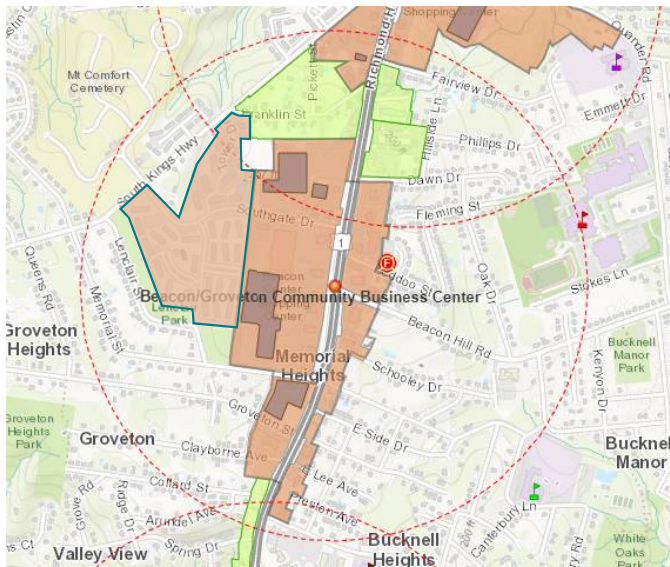
Beacon/Groveton CBC



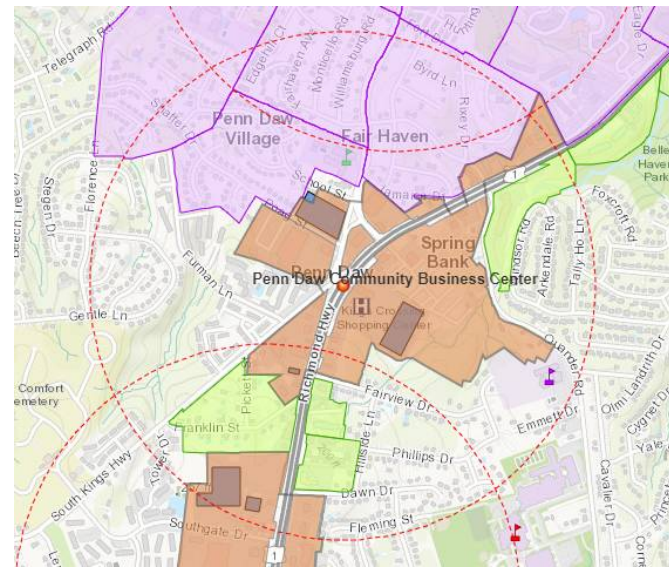
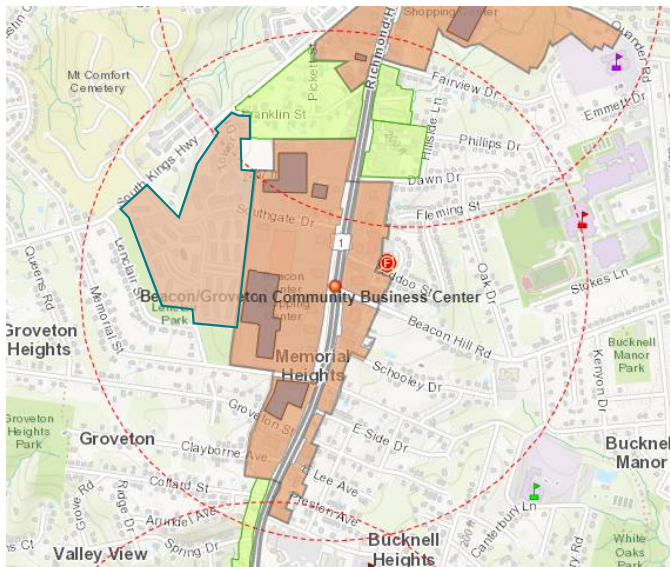
Nomination Parcel



Comparison with Hybla Valley/Gum Springs CBC



Comparison with Penn Daw CBC



Conceptual Multimodal Network



VENABLE_{LLP}



VENABLE_{LLP}





VIEW 01

**ZUCKERMAN GRAVELY
MANAGEMENT, INC.**

BEACON HILL CONCEPT STUDY
22 AUGUST 2019

CALLISON|RTKL
A DESIGN CONSULTANCY OF ARCADIS

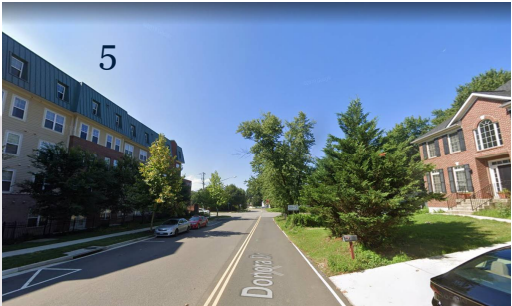
VENABLE_{LLP}

Conceptual Building Heights



VENABLE_{LLP}

Proposed Heights



VIEW 04

ZUCKERMAN GRAVELY
MANAGEMENT, INC.

BEACON HILL CONCEPT STUDY
22 AUGUST 2019

CALLISON|RTKL
A DESIGN CONSULTANCY OF ARCADIS

VENABLE_{LLP}



Summary

- Want to support the success of BRT and adjacent development.
- Additional residences will add to ridership and consumer base and provide much needed additional housing.
- Look forward to a continued dialogue with the Task Force and Staff:
 - Appropriate height and transitions;
 - Appropriate density;
 - Appropriate transitions to single-family neighborhoods; and
 - A phased, gradual approach in tandem with arrival of BRT, closer-in development, and eventual Metro extension.



Thank You



G. Evan Pritchard, Esq. | Venable LLP

t 703.905.1415 | **f** 703.821.8949 | **m** 703.304.0430

8010 Towers Crescent Drive, Suite 300, Tysons, VA 22182

GEPritchard@Venable.com | www.Venable.com

VENABLE LLP