

PUBLIC COMMENT
PC19-MA-003 ARLINGTON BLVD

Rec. 7/30/20

TO: Marty Machowsky, Chair of the Mason SSPA Task Force

We live at 6432 Ichabod Place in Falls Church, VA 22042. My husband, Jay Bagia, and I moved to this area only 2 years ago to live close to our daughter and son in law who live on Holmes Run Road. We specifically selected this location because of its history of being a long standing stable residential neighborhood with quiet roads, little industrial intrusion and an overall positive aesthetic quality due to the compatibility of a wonderful group of diverse families and/or individuals that share this beautiful area, fondly known as Sleepy Hollow.

Our complete opposition to the proposed plan amendment for the Arlington Blvd/Spring Terrace properties to allow institutional development is based on three factors:

1. The proposed development would be a direct threat to our peaceful urban residential properties. The threat includes increased workforce and goods traffic; increased environmental pollution (such as water run off and the harmful impact on our local water shed); and increased negative spillover effects such as noise and lights.
2. The proposed development does not align with Fairfax County's current land use plan as outlined in the 2017 Comprehensive plan amended through 7-16-2019. The objectives state the following: "Preserve stable residential areas through infill development of a character and intensity or density that is compatible with existing residential uses;" and "Limit commercial encroachment into residential neighborhoods and establish a clearly defined "edge" between commercial and residential areas."
3. The notion that building single family residential homes is not viable for this proposed plan is patently incorrect. The new homes located on Beechwood Lane (from the sale of the old Cox Property) demonstrates that the development of single family residential homes has been extremely successful. This is evidenced by the selling prices of over one million dollars PER home.

Supervisor Gross has always stood by our neighborhood when we have been confronted with critical issues like this one and we look forward to further discussions and a resolution that would benefit our beautiful community.

Thank you so much for taking the time to read our email,

Sincerely,

Christine Grant
Jayant Bagia

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Attn: Marty Machowsky, chair
Mason SSPA Task Force

As a home owner and resident of the Sleepy Hollow neighborhood in Falls Church, I am writing to oppose the idea of allowing what is currently residential property in this neighborhood to be replaced by any other type of building or development, specifically, at the moment, a long-term-care facility – but also potentially any other type of institutional or commercial enterprise.

I believe that this neighborhood serves the entire suburban area as a quiet place to live among friendly people; a place where old trees and nature rule; a refuge from the ills of modern society – vastly overlooked characteristics of the ideal home for people of all ages: a treasure for Fairfax County.

Surely Fairfax County would do a service to all residents by considering the value of communities like ours to its overall society. Surely Fairfax County would do a disservice to all residents by allowing more erosion, such that caused by the proposed change, to seep into our established neighborhoods.

My objections to considering any change in zoning regulations include:

The reason to exist of the proposed development (to make money establishing a business that is largely irrelevant to its neighbors) is entirely opposite to the reason to exist (to be a pleasant place to live) of the neighborhood – and would negatively impact the neighborhood.

For example:

There would be an increase in traffic.

There would be an increase in noise.

There would be an increase in pollution, including light pollution.

There would be a harmful impact on water runoff and the local water shed.

A number of homes would find themselves alongside or backed up by buildings that are incompatible with the overall design and purpose of a residential community. The quality of life of residents of these houses, and the re-sale value of these houses would decline.

On observing the property under consideration of this proposal, my impression is that the owners of this land have allowed much of it to become overgrown and kept in a trashy condition – most inconsistent with this neighborhood. I can only wonder if that has been done on purpose, with an eye to selfishly enrich themselves in an outrageous manner. Indeed, a good profit could be obtained by developing it into new single family houses, as has already been successfully and beautifully done at the corner of Arlington Boulevard and Beechwood Lane.

I respectfully request that you consider these concerns carefully as you decide what should be done with this property.

Yours sincerely,

Jean Yates
6439 Overhill Road
Falls Church, VA

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I live at 3072 Cedarwood Lane and this would directly impact my immediate neighborhood with additional traffic, parking as well as impact on the neighborhood water and sewer systems. It is already a challenge for us to walk in the neighborhood. The non-residential development would put a unnecessary strain on all our systems since they were designed only for single family homes. I am asking for your help to take this into consideration when making your decision.

Thank you so much for your time.
Edna M. Derrick

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Dear Chairman Machowsky,

I write in **strong opposition** to the proposed change of use for the above-referenced lots on Arlington Blvd and Spring Terrace. The current Fairfax County land use plan categorizes these lots as residential. That is the appropriate designation and should continue.

The Sleepy Hollow neighborhood is currently a friendly, cohesive, demographically diverse residential community with, for the most part, relatively quiet streets and lots of gardens and trees. Most of us moved here, at least in part, for that reason. The proposed use as a commercial, high density assisted living is incompatible with the neighborhood and will adversely affect it.

Specifically, I have the following concerns:

- 1) The construction of a large commercial-type multi-unit building in our neighborhood with a likely large parking lot or garage will constitute an **eyesore**.
- 2) The proposed use will **adversely impact traffic** in the neighborhood, especially on my street Aspen Lane. Aspen Lane is a very narrow street with no sidewalks. Already we are experiencing significant difficulties with traffic as many drivers from outside the neighborhood have been using the street as a "cut through" from Sleepy Hollow Rd to Rte 50.

Despite speed limit signs, these drivers regularly speed 10, even 20 mph, over the speed limit, with impunity. In addition, during the morning rush hour, the volume of cars coming off Sleepy Hollow thru Aspen is at times so large that it is actually difficult for residents to get out of their own driveways. Many walkers have had the experience of nearly being hit by cars. Neighbors have repeatedly complained to the Association, to the Police, and to local officials about the traffic situation.

Putting the proposed facility in the neighborhood is all but certain to exacerbate what is already a problem, especially as the lots in question are very close to Aspen.

- 3) The neighborhood has already been experiencing some problems with the **watershed and run off**. As a result, neighbors have suffered basement flooding, waterlogged gardens and other issues. The construction of the townhouse development on the edge of our neighborhood some years back has reportedly been a significant factor in the water run off problem. Building a large multi-unit building inside our neighborhood is quite likely to make the problem even worse.

- 4) I understand that the owner/would-be developer who is seeking these land use changes claims that the land lots in question are not viable for single-family residential use. Any such claim is baseless. **Single family homes in the neighborhood are highly**

marketable and move quickly. Furthermore, a number of lots have been developed during the last few years in the neighborhood with single family residences, including on a parcel that is

very close to Arlington Boulevard and to the lots in question. These new single family houses were successfully sold at high prices.

- 5) Anticipating a likely counterargument, I must add that I am also concerned that any promises made about the changed use would not be kept and any conditions imposed as part of a changed use would not

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be enforced. My concern is based on what I have learned about the history of the "exceptions" made in the area immediately adjacent to our neighborhood and the general lack of regulatory enforcement seen in the neighborhood.

For example, the town house development on the outskirts of our neighborhood has apparently violated with impunity numerous promises, assurances and conditions regarding watershed issues, noise abatement and grounds maintenance etc given at the time of its proposal and development. The facility on Sleepy Hollow Rd that houses Dominion Hospital was originally, as far as I understand, proposed for a different use and then changed to a psychiatric hospital. Traffic signs on Aspen, including a 15 mph sign at the bend in the road near my house, have been posted, but drivers regularly zoom 35 or 40 mph down that street without being ticketed.

For reasons unclear, local officials seem either unwilling or, perhaps unable due to resource constraints, to enforce posted regulations and/or any specific conditions agreed to or assurances provided by developers. This being the case, **I do not believe that any of the above issues can be "cured" through obtaining promises from the owner/developer** that the facility will be aesthetically pleasing or that privacy hedges will be maintained or that noise abatement measures will be in the place or that water issues will be carefully addressed or the like. Such promises have little credibility and should not be entertained.

I urge you to definitively reject this proposal for changing the land use designation of these parcels. Please maintain the current single family residential designation of these lots.

Thank you for listening.

Janina Jaruzelski
3015 Aspen Lane
Falls Church VA 22042

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Hi Marty Machowsky,

I hope this email finds you well and that you are enjoying our lovely summer! (Although so hot!)

Thank you for the hard work that you do in our area! I am grateful for your service.

I am writing to express my strong concern about the proposed plan amendment for the Arlington Blvd/Spring Terrace properties,

My family and I live at 6436 Sleepy Ridge Rd and we are very concerned about how this proposed plan amendment would alter the character of our neighborhood. The reason that we bought our home where we did was that we wanted to be a part of the residential Sleepy Hollow community. I am concerned this plan would hurt the residents of this neighborhood.

Here are a few of my concerns.

1. Intrusion of non-residential development in a long stable residential neighborhood
2. Increase in traffic in an already heavily impacted roadway system (both local neighborhood roads and larger roads like Route 50 and Route 7)
3. Premise that the land isn't viable for single family residential isn't valid given the development of the old Cox property (and other infill development within the neighborhood over the past 5 years)
4. Doesn't align with Fairfax County's current land use plan
5. Concerns about day-to-day impact on neighborhood (traffic, noise, walkability) that would be right next to the properties
6. Intensive development of these parcels will have a harmful impact on water runoff and our local water shed
7. Large scale development, which will include parking lots or structures, will increase light pollution into the interior of the neighborhood, as we witnessed with the parking structure constructed at 6565 Arlington Blvd.

Thank you again for taking the time to read my email.

Best,
Kira Nelson
6436 Sleepy Ridge Rd.

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Hello,

Regarding the upcoming meeting on August 5th to discuss the proposal to change the County's comprehensive land use plan for certain properties along Arlington Boulevard and Spring Terrace from residential to institutional, I would like to express my opposition to this change. The properties should remain residential as they border my neighborhood, Sleepy Hollow, and it is not appropriate to have commercial or institutional buildings on these lots. It would change the character of the neighborhood and we want our neighborhood to remain residential.

Thank you.

Joanna Cook
3038 Beechwood Ln, Falls Church, VA 22042

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Please read my comments below, including the comments I sent in my first note.

I just wanted to clarify that my comments are in reference to a proposal to amend the County's master plan to change these properties from single family residential to institutional. I oppose this proposed change to the Master Plan.

This matter is referred to as: "PC19-MA-003 - 6420-6443 Arlington Blvd and 6220 Spring Terrace."

Thank you for sharing my comments with Supervisor Gross. In addition, please pass my comments along to the task course members as well as to Marty Machowsky, chair of the Mason SSPA Task Force.

This proposed rezoning change would be at the end of my street, and I do not want to see the encroachment of non-residential buildings into our neighborhood. It's not in character with our long established neighborhood. Anything other than residential zoning would increase traffic on the Rt. 50 access road to an intolerable level. Not to mention adding cross traffic to the neighborhood and to Rt. 50 which is already significantly overburdened. It would also increase noise and light pollution.

Would you want an institutional property to go in at the end of your street instead of existing single family homes? The master plan needs to keep these properties residential.

Thank you.

Joanna Cook

3038 Beechwood Ln, Falls Church, VA 22042

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Dear SSPA Task Force,

As a Sleepy Hollow neighborhood resident and property owner for well over a decade, I oppose PC19-MA-003 - 6420-6443 Arlington Blvd and 6220 Spring Terrace. My reasons for opposing include:

1. The proposed non-residential zoning adversely would impact the residential quality of this in a long stable neighborhood.
2. Traffic in and around the neighborhood is already a problem and already makes the neighborhood particular unsafe to pedestrians; additional traffic due to non-residential use would make this bad situation worse and create undue dangers.
3. The proponent's assertion that that the land isn't viable for single family residential is unsupported and inconsistent with other residential developments within the area.

Thank you,
-Mark Feldstein
3031 Beechwood Lane
Falls Church, VA 22042

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Dear Mr. Machowsky,

As a resident for over 20 years in Mason District, I have followed the proposals and changes made to the neighborhood around me. One recent change was the development of new houses on a property currently owned by the Cox family on Beechwood Lane. This single-owned large property was developed into 5 new single family houses (2992, 2994, 2996, 2998, 3000 Beechwood Lane) and these new families have been integrated into our community with arms open. I would be very happy to see the same change happen to the properties listed in the subject line (6420-6443 Arlington Blvd.)

Keeping this section of Arlington Blvd. residential for single family homes will avoid some potentially serious liability issues in the future which I will list here.

First, with the changing weather patterns and torrential rains, our community of Old Sleepy Hollow is battling some serious water runoff issues that are only getting worse - especially whenever there is any development close by - I.e. the new Anglican Church). On my own property I have had to create runoff gullies in the past two years to handle the problem, and my neighbors' houses are still flooding due to owners trying to divert the flow of water into other people's yards. It has caused some tension among neighbors recently. Putting in a new large development on a property that is already "up-stream" from our neighborhood will most likely cause more flooding in our homes.

Second, adding extra vehicles to our neighborhood roads increases the possibility for accidents. Currently, large trucks (18-wheelers) are not allowed on Route 50 so they already cut through our neighborhood. VMany cars use the access road to Arlington Blvd., Holmes Run Road, and Aspen Lane as a cut through when route 50 and route 7 get clogged. Safety for our neighbors, especially our children, who walk and ride bicycles on the road due to lack of sidewalks, has become a serious issue. Our citizen's association has had numerous meetings and conversations with Supervisor Penny Gross about this safety issue, so this should be of primary concern to your task force. 20 years ago, more than not, kids mowed the lawns and packages were picked up at the post office. This was a quieter community. Now, especially with COVID-19, the increase in Amazon, Fed-x, UPS and lawn mowing company trucks is astounding. I live in a small cul-de-sac yet I see these trucks coming and going all day long just in front of my house. Adding to that amount of traffic by building a non-residential business will make this problem worse, not better.

Finally, the idea of putting an assisted living facility so close to route 50 is not optimal. If the facility includes a memory wing, chances of individuals wandering into traffic only increase.

I oppose the proposal to change 6420-6443 Arlington Blvd and 6220 Spring Terrace into a non-residential development. Thank you for your consideration.

Sincerely,
Kathy Bellows
6500 Twin Oak Place
Falls Church, VA 22042
703-868-7622
Bellowsk@gmail.com

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Dear Mr. Machowsky:

We own the property at 6425 Spring Terrace, Falls Church VA 22042, and are writing concerning the above-referenced proposed amendment to the Fairfax County plan. As we understand it, the proposed change is a precursor to changing the zoning for the referenced properties from the current residential zoning to become commercial/institutional. We strongly oppose any change that leads to these properties in our neighborhood being re-zoned as commercial/institutional.

First, to correct some of the information we have seen in the proposed amendment – the properties are located on an access road, not on Route 50. There is only access to Route 50 at the intersection of the access road and Aspen Lane (which has also been the location for the Fairfax County school bus stop for some years). Second, these properties are absolutely viable for sale or development as residential properties, as is proven not only by property sales within the larger Sleepy Hollow neighborhood, but in particular the new properties built and sold near the intersection of Beechwood Ln and the access road – which is directly opposite from the properties in the proposed amendment. These new homes sold quickly and for a significant price, so any allegation that the proposed properties can't be developed and sold as residential is false. Lastly, to clarify, the property on Spring Terrace is around the corner from the other properties in the proposal so while its backyard may back onto the backyard of one of the other contiguous parcels, it is located on the parallel road of Spring Terrace (which is where our home is located).

We have several significant concerns about rezoning these properties to be commercial/institutional in a neighborhood that is purely residential. First, there would be significant traffic issues that negatively impact our neighborhood – which has many school aged and younger children as well as seniors. We already have significant traffic issues with cut through traffic between Sleepy Hollow Road and Route 50 (using Aspen Lane or Holmes Run Road, etc.), which we have been raising to the county and local police as the speeders, lack of sidewalks in the existing neighborhood and general traffic volume pose a significant safety risk to walkers and strollers in our neighborhood. Adding any commercial/institutional property on the access road along Route 50 – which has only one difficult access point to Route 50 – would exacerbate traffic on Aspen Lane and other parts of the neighborhood.

I would also note, that if the proposed amendment is partly to support using the properties in question for an assisted living/nursing facility, my firsthand experience with these types of facilities are that locating one immediately adjacent (within probably 12 feet) of a busy highway like Route 50 is a recipe for disaster for residents/patients who may wander, which does happen in these types of facilities. In no means should this be interpreted as not supporting the need for more of these types of facilities – particularly affordable ones – but not in a hazardous location such as this would represent. There is a good reason why you would not find many of these types of facilities located in close proximity to a major highway with no barrier between the road and facility.

In terms of personal impact on our property, there is already a storm water run-off problem with this top section of Spring Terrace. The storm drain for that part of the road – which is located directly at the end of our driveway – has degraded over time and is sinking. It has been blocked several times during heavy storms and the result is that the run-off water for the entire top of the street – including where the run off from the proposed property on Spring Terrace would be located – comes down our sloping driveway and floods the lower level of our house. Despite many drainage solutions and improvements on our property...this still occurs, and changes to the grading or surfacing of a property on this part of Spring Terrace could significantly negatively impact the problem.

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We hope you will give our concerns serious consideration and oppose these proposed amendments to the county plan.

Sincerely,

Kathleen & Jeremy Siviter
6425 Spring Terrace
Falls Church VA 22042