

JLB REALTY

HILLTOP VILLAGE CENTER – RESIDENTIAL OPTION

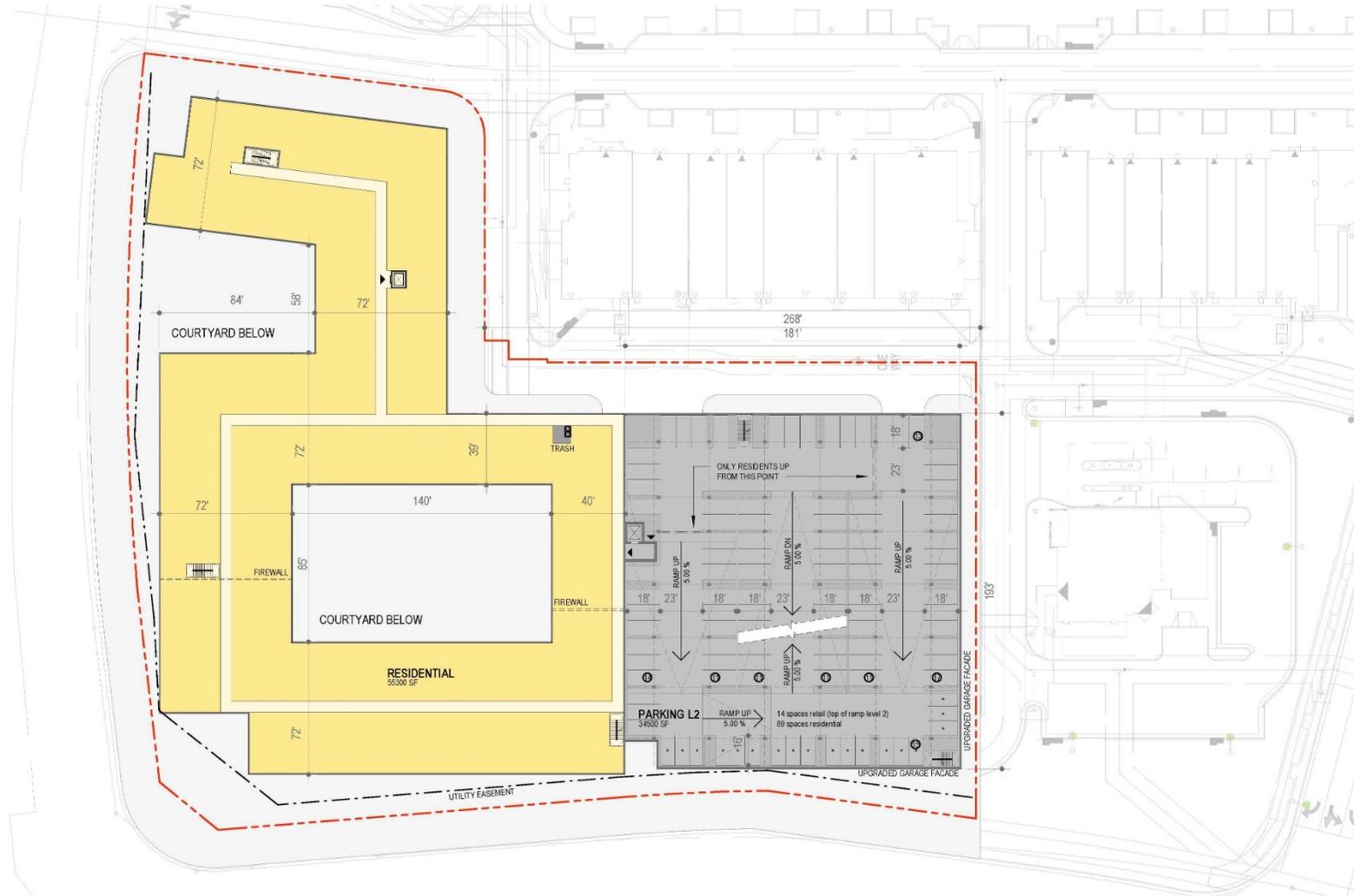
PC19-LE-005

Lee District Land Use Committee Meeting
September 14, 2020

PROPOSED RESIDENTIAL BUILDING

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

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



PROPOSAL FOR RESIDENTIAL DEVELOPMENT



HILLTOP VILLAGE
Fairfax County, Virginia

JLB Partners

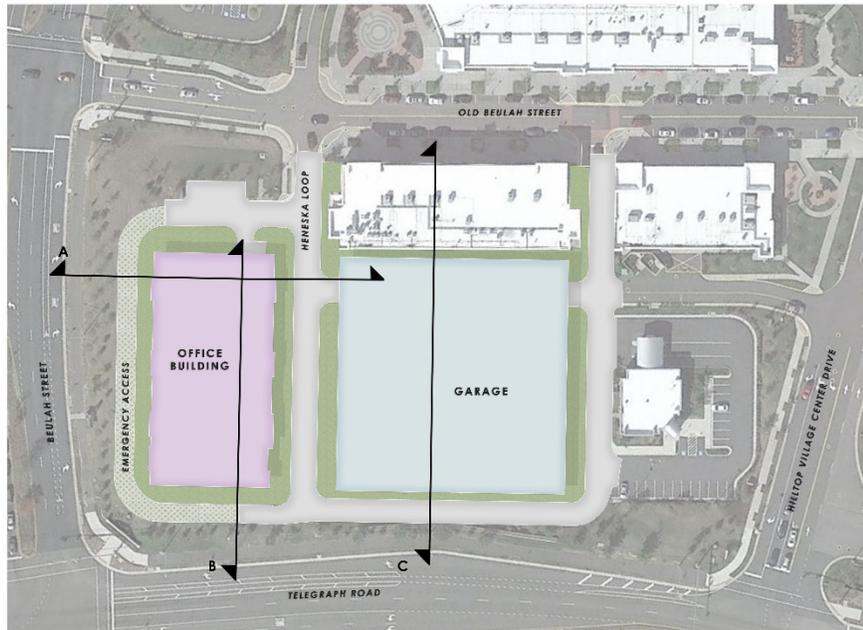


CONCEPTUAL PLAN

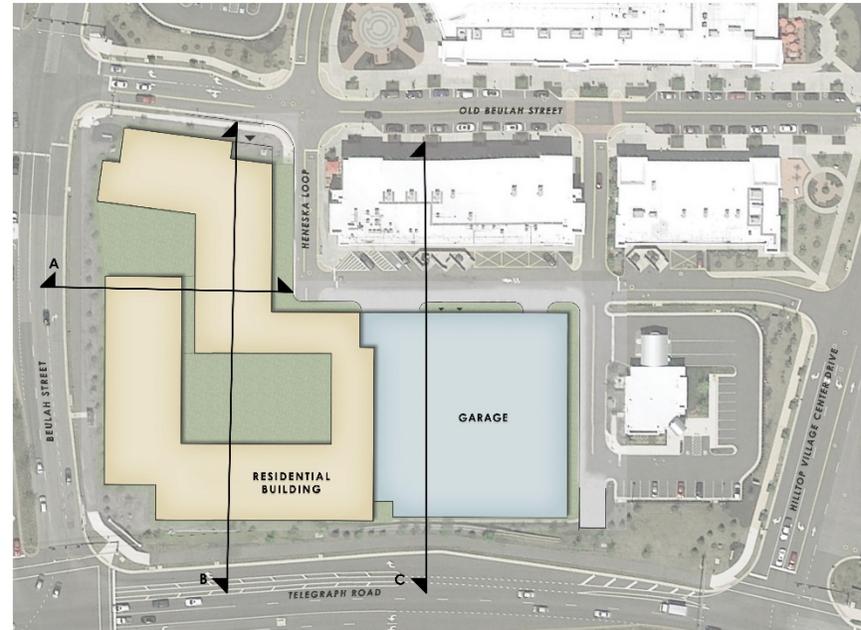
08.06.2020

Scale: 1"=60'

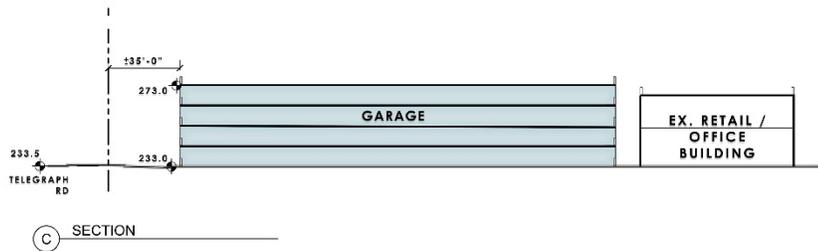
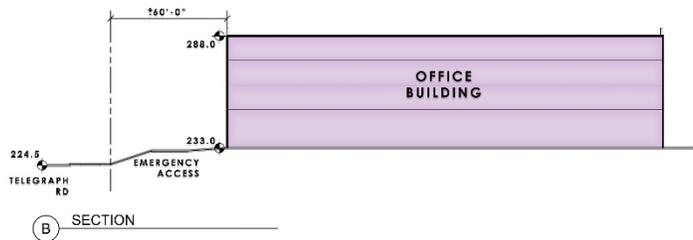
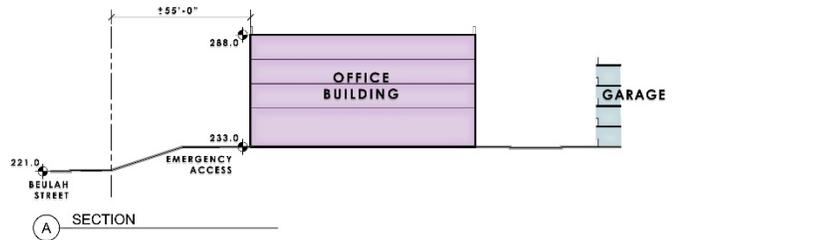




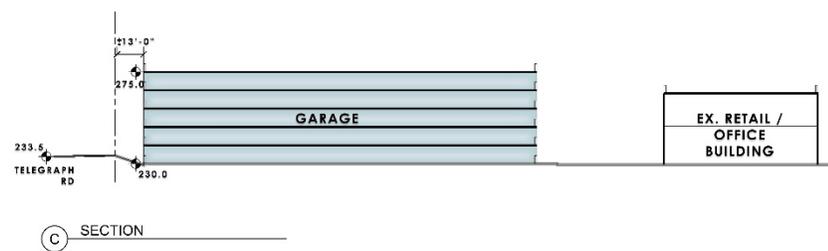
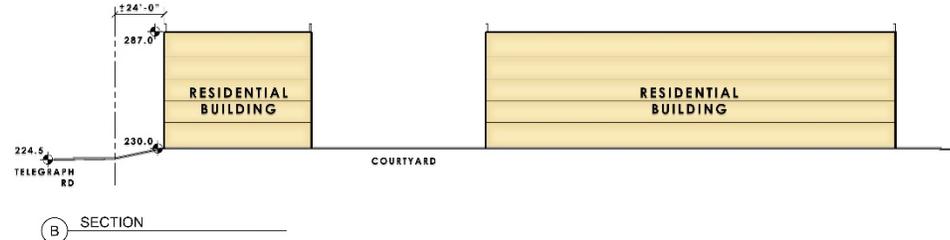
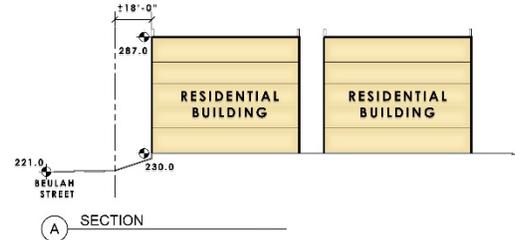
APPROVED OFFICE PLAN



PROPOSED MULTIFAMILY PLAN



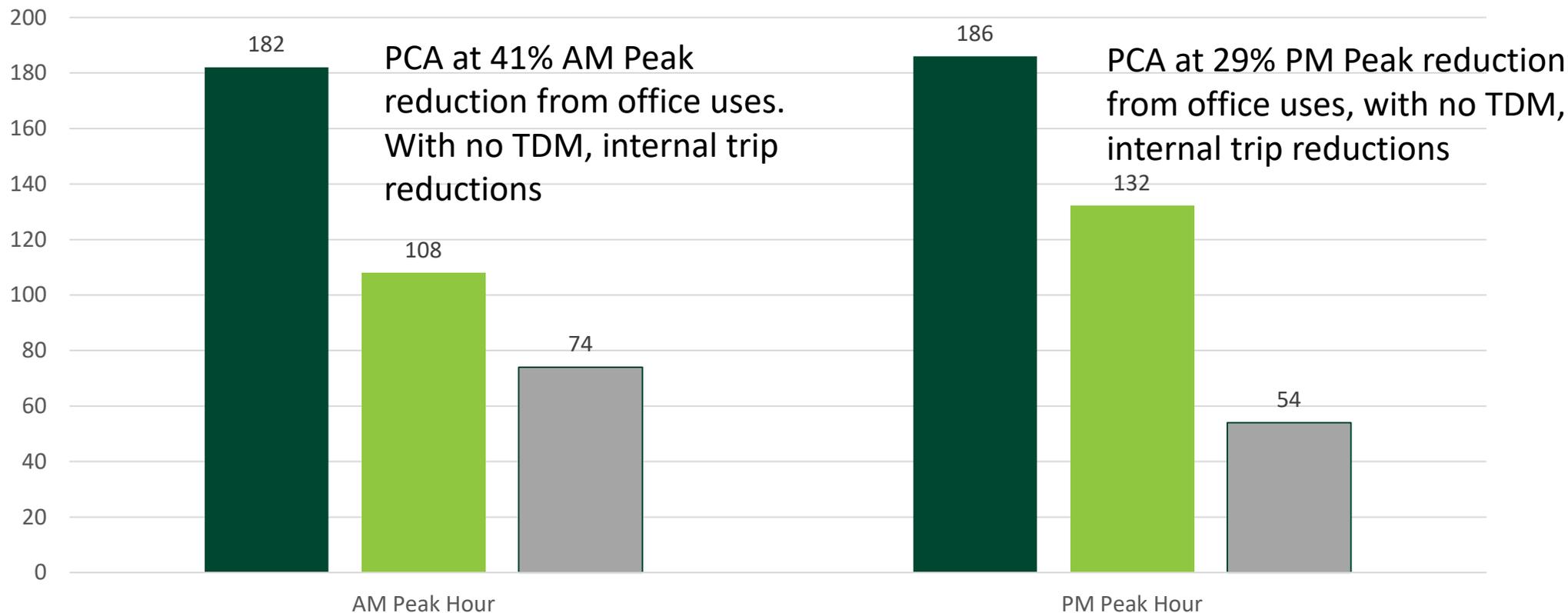
APPROVED OFFICE SECTIONS



PROPOSED MULTIFAMILY SECTIONS

Hilltop Village Center Residential Peak Hour Trip Generation Change

Peak Trips for Roads Impacts w/ 300 DU.



PCA at 41% AM Peak reduction from office uses. With no TDM, internal trip reductions

PCA at 29% PM Peak reduction from office uses, with no TDM, internal trip reductions

Office @ 96,000 sf (ITE Trip Generation Manual, 8th Edition)

■ Office ■ Residential ■ Change

Hilltop Village Center Residential Local Driveway Volume Impacts



Hilltop (PC19-LE-005) Residential Impacts



Legend

- Parcels
- location

Legend

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

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

	PC 19-LE-005				Daily
	AM Peak		PM Peak		
	In	Out	In	Out	
Office	160	22	32	154	1293
Residential	28	80	81	51	1633



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

Notes:

Map produced: 7/22/2020

IDENTIFIED COMMUNITY CONCERNS

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

OUTREACH SINCE TASK FORCE PRESENTATION

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

QUESTIONS/DISCUSSION