

# *Sleepy Hollow Citizens Association*

## *Founded in 1941*

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Mr. Marty Machowsky  
Chair, Mason District SSPA Community Task Force  
Fairfax County, Virginia

Dear Mr. Machowsky:

I write today in my capacity as the President of the Sleepy Hollow Citizens Association (SHCA). Our neighborhood is strongly opposed to the proposal (PC19-MA-003) to amend the Comprehensive Land Use Plan for seven properties within Sleepy Hollow from residential to non-residential for institutional use. We encourage you and the Mason District Site-Specific Plan Amendment (SSPA) Community Task Force to oppose this proposal as well, and oppose adding this proposal to the County's Comprehensive Plan Amendment Work Program.

As you may know, Sleepy Hollow is situated near Seven Corners and is generally located within the boundaries of Aspen Lane, Sleepy Hollow Road, Holmes Run Road, and South Street / Arlington Boulevard. Within that area, Sleepy Hollow neighborhood has over 300 single family homes. Our civic association has existed since 1941 and many of the homes in our neighborhood pre-date the formation of the SHCA. The vast majority of our neighborhood's homes are occupied by owners. Sleepy Hollow residents are truly a neighborhood - we take walks through the neighborhood; we know our neighbor's names, birthdays, and graduations; we participate in neighborhood book clubs and social events; and we care for each other.

We strongly oppose the proposed amendment to change the County's land use type designation for seven properties within Sleepy Hollow along Arlington Boulevard and Spring Terrace (which also border Beechwood Lane and Aspen Lane). We believe that approving the nomination to add these proposed changes to the Comprehensive Land Use Plan Work Program would have a significant negative impact on our residents, our neighborhood, and our community. Below are a few of the many reasons why we oppose this proposal.

- **Negatively Impacting Traffic** - Traffic in our area is already problematic, and we believe that adding additional traffic (due to employees travelling to the proposed facility, family/friends visiting residents, delivery/service vehicles, ambulances, etc.) to neighborhood streets, Route 50, Arlington Boulevard Service Road, Leesburg Pike, and other nearby streets would also have a negative impact. On a normal workday, it is difficult to pull out from neighborhood streets (especially in the morning) to access Route 50. At the end of a normal workday, it is difficult to turn from westbound Route 50 onto South Street or Annandale Road. Since the properties are so close to Route 50, adding this additional traffic volume would only exacerbate an already bad situation. In addition, due to the volume and speed of traffic on Aspen Lane and Holmes Run Road, SHCA is working with Supervisor Gross and Fairfax County to pursue traffic calming devices along both roads. Even before a potential institutional facility is added, both roads have qualified for traffic calming devices (see attached traffic study results). If this proposal were approved, it would not only contribute more traffic to already stressed major thoroughfares, but it would also add more traffic to our neighborhood streets that are already suffering with too many vehicles driving too fast.

- Intruding on a Long-Standing, Stable Residential Neighborhood - The seven properties abut, border, and/or face many properties within Sleepy Hollow on Beechwood Lane, Spring Terrace, and Aspen Lane. Allowing institutional facilities on these properties - no matter the buffer or setback from nearby homes - would negatively change the look and feel of the neighborhood. Rather than bordering single family homes with lots of grass and trees, some residents would potentially find their properties abutting multi-story institutional type facilities with above ground and below ground parking, institutional type trash receptacles, and other related infrastructure.
- Not Compatible with Development of Nearby Properties - Despite the nomination's description, the subject property is not a "land use related inequity" that needs to be changed. To the immediate west of the property (on the corner of Arlington Boulevard Service Road and Beechwood Lane, and also bordering Route 50), a one-acre plus property was recently redeveloped from a single family home to five high-value single family homes. To the immediate east of the property, there are several single family homes on Aspen Lane / Arlington Boulevard Service Road, as well as town homes in the Seven Oaks community. This side of Arlington Boulevard is residential in nature and should continue to be residential as the comprehensive plan has always stated.
- Properties are Not Isolated from the Neighborhood - The nomination states that "access to these lots is oriented to Route 50, effectively isolating these homes from the residential communities to the south". While several of the properties on Arlington Boulevard do face Arlington Boulevard, at least three of the seven properties have driveways or walkway access on other neighborhood streets including Beechwood Lane and Aspen Lane. In addition, a new, county-funded sidewalk along Arlington Boulevard Service Road (between Aspen Lane and South Street) has helped further connect these homes with our community. Even though some of these properties may face Route 50, they are all a part of our neighborhood, and have consistently been invited to join our civic association and participate in social events.
- Impact on Drainage and Flooding - Many residences within Sleepy Hollow (particularly in low-lying areas along South Street, Holmes Run Road, and Crane Drive) are affected by flooding on their property or in their homes during heavy rains. We are concerned that converting seven residential properties to institutional use - including adding potentially impervious parking lots and buildings - will further exacerbate flooding within the neighborhood after heavy rains.

In conclusion, on behalf of the SHCA, I strongly encourage you to oppose adding this proposal (PC19-MA-003) for further consideration to amend the County's Comprehensive Land Use Plan. As noted in the 2017 Fairfax County Comprehensive Plan, please allow our neighborhood to continue to "remain in single-family residential use" and discourage "commercial encroachment in this area" by rejecting this proposal. If you haven't already, I invite you to visit our neighborhood to view the subject properties, walk our neighborhood streets, and see first-hand how our neighborhood around the subject properties is not institutional or in need of refurbishment.

Thank you in advance for your consideration. Please do not hesitate to reach out to me with any questions or concerns.

Yours truly,

Joseph Pika  
SHCA President

Cc: Mason District Task Force Members  
Supervisor Penelope "Penny" Gross, Mason District  
Chairman Jeffrey McKay, Fairfax County Board of Supervisors  
Ms. Jennifer Garcia, Fairfax County Department of Planning and Development  
Ms. Julie Strandlie, Mason District Representative to the Fairfax County Planning Commission  
Mr. Peter Murphy, Lee District Representative and Chairman, Fairfax County Planning Commission

Attachments:  
Aspen Lane Traffic Calming Study  
Holmes Run Road Traffic Calming Study



# Fairfax County Department of Transportation

## Residential Traffic Administration Program

### Traffic Calming Program Eligibility Review Aspen Lane Mason District

Aspen Lane qualifies for inclusion in the Traffic Calming Program (see below).

Criteria	Qualifier	Requirement Met?
Road Type	Residential street classified as local, collector, or minor arterial	Local
Speed Limit	25 MPH	✓
Traffic Volume	500-6000 vehicles in 24-Hour period	✓
85 <sup>th</sup> Percentile Speed	Greater than or equal to 35 MPH in one or both directions	✓

24-Hour Traffic Study	
Traffic Volume (vehicles in 24-hour period)	2480 Vehicles
Northbound 85 <sup>th</sup> Percentile Speed	34 MPH
Southbound 85 <sup>th</sup> Percentile Speed	39 MPH

**Study Conducted: 3/11/2020**



## Fairfax County Department of Transportation Residential Traffic Administration Program

### Traffic Calming Program Eligibility Review Holmes Run Road Mason District

Holmes Run Road qualifies for inclusion in the Traffic Calming Program (see below).

Criteria	Qualifier	Requirement Met?
Road Type	Residential street classified as local, collector, or minor arterial	Collector
Speed Limit	25 MPH	✓
Traffic Volume	500-6000 vehicles in 24-Hour period	✓
85 <sup>th</sup> Percentile Speed	Greater than or equal to 35 MPH in one or both directions	✓

24-Hour Traffic Study	
Traffic Volume (vehicles in 24-hour period)	2764 Vehicles
Northbound 85 <sup>th</sup> Percentile Speed	41 MPH
Southbound 85 <sup>th</sup> Percentile Speed	37 MPH

**Study Conducted: 3/11/2020**

August 5, 2020

Mr. Marty Machowsky, Chair  
Mason SSPA Task Force

The proposal to amend the land use that cancels the historical residential usage of the seven (7) lots in the nomination "**PC19-MA-003 - 6420-6443 Arlington Blvd and 6220 [6420] Spring Terrace**" is an unjustified intrusion into a large gem community of Fairfax County despite its Falls Church addresses. This Subject Property has the primary Fairfax County citizen desired criteria of Location, Location, Location.

I will start by quantifying the traffic issue that would additionally negatively impact all ambulance response. That is, the October 2019 meeting regarding "Route 50 STARS Safety and Operational Improvements Study" showed that the 24-hour-averaged traffic is 125% times its design. This is primary caused by a 200% usage for a few commuting hours in the AM and PM, with equal activities as it happens. Such a twice daily 100% excess essentially causes grid lock at this terminal east end of studied Route 50 / Arlington Blvd section; already numerous impatient east bound drivers to bail out/off of Route 50 in order to go through the complex Seven Corners intersection in order to by-pass that grid lock starting at South Street. The traffic situation would only get worse by adding 'new' trucks that cannot safely make the 120-degree turn onto South street from Route 50 in order to use the Arlington Blvd Service Road for access to the proposed development that requires significantly increased truck/firetruck traffic on the two sub-secondary routes bordering the lots.

The proposed 90,000 sq ft (i.e., over two acres) of building roofs plus other associated roadways, etc. of hard surfaces will produce very damaging volume rates of water runoff when there is a hurricane level multi-hour rainfall that exceeds the runoff capture volume that would be required on site by Fairfax County for the proposed development.

There is already a growing critical shortage of skilled staff for the proposed type of large scale development "including a variety of assisted living/nursing care/ memory care facilities." Thus it is probable that this presumed multi-level usage is not financially feasible for the demographics of the relatives and friends with easy access to the housed population.

There are major mistakes in the Justification's description of the proximal properties, and also multiple mis-information statements. See the **attachment** that includes a significantly clarifying Comprehensive Plan Map.

Thanks for your attention,

John E. Cockayne

**ATTACHMENT #6\_Justification for Plan Amendment Nomination\_by Albert Riveros, Agent on behalf of All subject property owners**


The area surrounding the Subject Property contains a mix of adjacent residential and distal commercial uses at various intensities. The Subject Property is bounded on the east by the Aspen Lane residences of the (Old) Sleepy Hollow community, which is zoned R 2-3. Properties located across four dual-lanes of roadway and their three separations on the north side of Route 50 immediately west of Seven Corners include the following zoning classifications: C —7, PDC, C —6, and R —4. That area to the west of the Subject Property on the south side of Route 50 is a new five single-home cluster of residences zoned R 2-3. Single-family residences mainly with R-2 lot areas are located to the south of the Subject Property. Overall, existing development along Route 50 in proximity to the Subject Property is typified by R-2 or R-3 lot size residential uses.

The adopted Plan's recommendation as applicable to the Subject Property is **both anomalous and inappropriate in light of the existing uses associated with other similarly situated properties located along Route 50.**



**Deleted:** Seven Oaks subdivision


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**Deleted:** between South  Street and Annandale Road is characterized by strip commercial development

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**Deleted:** zoned R — 3

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**Deleted:** more intensive commercial  and

**Commented [jc1]:** This highlighted statement is explicitly contradicted by the following inserted Comprehensive Plan Map showing the long term and current residential zoning;

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..... The existing designation of the Subject Property is an oversight or land use related inequity, and should be amended to permit an Institutional development on the Subject Property, including a variety of assisted living/nursing care/ memory care facilities as separate uses. The current lack of uniformity between the Plan designation for Subject Property and character of development in the surrounding area evidences an inefficient land use pattern that has resulted in deleterious effects. The existing residences that comprise the Subject Property are plagued by near constant noise emanating from Route 50, one of the most heavily-traveled commuter thoroughfares in Northern Virginia. This problem is compounded by the fact that access to these lots is oriented to Route 50, effectively isolating these homes from the residential communities to the south. The adverse impacts associated with these conditions are untenable, with the existing neighborhood in ever-growing need of refurbishment. The fact that each property owner within the Subject Property has petitioned in support of this consolidation and redevelopment proposal demonstrates that this area is no longer viable as a low-density residential use.

**Commented [jc2]:** This statement is explicitly contradicted by the over \$6,000,000 of new single-family homes **also** facing Route 50 just across Beechwood Lane.

**Commented [jc3]:** This phrase is a major explicit misrepresentation because none of these Subject Property lots can access Route 50 without using the Arlington Blvd Service Road separated by a tree lined strip along a ditch.

**Commented [jc4]:** This phrase is a major misrepresentation because the Subject Property lots are **adjacent to eight (8)** over \$1,000,000 homes built recently on R-2 or R-3 lot areas.

**Commented [jc5]:** Repeating: This phrase is a major misrepresentation because the Subject Property lots are **adjacent to eight (8)** over \$1,000,000 homes built recently on R-2 or R-3 lot areas.

In conclusion, I hereby nominate the Subject Property for a Plan Amendment to recommend the Subject Property, including a variety of assisted living/nursing care/memory care facilities as separate uses, at an intensity of up to 0.48 FAR, with logical consolidation and appropriate buffering. This designation will remedy a land use inequity and/or oversight which exists under the adopted Plan. Furthermore, the proposal is more compatible with the uses and intensities of similarly-situated properties. The nomination will result in a Plan designation that is more compatible with development of other properties located along Route 50, and thus be in harmony with the character of the area.

**Commented [jc6]:** There is **no** land use inequity and/or oversight. The current situation is the only one compatible with the uses and intensities of the similarly-situated properties. The nomination will result in a designation that is explicitly **IN**compatible with development of other properties located adjacently along Route 50, and thus be **contrary** to harmony with the character of the area.



August 3, 2020

Mr. Marty Machowsky  
Chair, Mason SSPA Task Force

Dear Mr. Machowsky,

I have lived in Sleepy Hollow for over 40 years. I love my house and yard, and I love this neighborhood. It has been a quiet and green oasis, a peaceful environment.

I'd like for it to remain that way.

Mr. Joseph Pika, president of the Sleepy Hollow Citizens Association, in his letter, dated 7/31/20, stated very clearly why the proposed amendment to the land use plan should be rejected. Please read his letter closely, and know that I, as a resident of Sleepy Hollow, agree with his statements.

Please do not amend the County's master plan to allow "institutional development" in our neighborhood. Keep Sleepy Hollow the tranquil residential neighborhood it has always been. Follow the primary objective in the County comprehensive plan and "preserve stable residential neighborhoods, well buffered from higher intensity use and through-traffic arterials." That objective makes sense and should be followed.

Sincerely,

Margaret Linkous

August 1, 2020

Attn: Marty Machowsky

As 20 year residents of Sleepy Hollow, we are strongly against the proposed amendment to the County's Master Plan allowing institutional use of this designated acreage.

We have many reasons, but the safety of the residents of this quiet, established residential area must be a primary concern. It is made up of many young families as well as senior citizens who enjoy using our streets for recreation.

Traffic on South St. (service road) is already over capacity therefore forcing traffic through the neighborhood which lacks sidewalks. Traffic violations are on the rise which have become problematic.

There are already issues with the homeless shelter at the Clarion, and with patients at the Dominion.

There is a need for single family homes - not institutional/ commercial use.

Thank you for your attention.

Ralph and Theresa Ehrenberg

August 1, 2020

Besides the fact that this proposed change will impact the cut-through traffic. Increase an already overburdened standard of 'normal traffic congestion', as well as decreasing safety of a neighborhood that has no sidewalks and lots of children and seniors. It also chips away at the very foundation of the heart and charm of our neighborhood.

It seems that with each instance of new building between the West side of seven corners and Annandale Rd we have more and more water run-off. Let me restate that. It does not just 'seem like' we have more run off, WE DO!

Our ONE HUNDRED YEAR FLOOD PLAIN has been met TWICE in the span of ONE YEAR!

Before the the Hampton Inn was built on Rt 50, on what was once a piece of land that was filled with a small pine forest I might add, it took three days of stormy weather with a total rainfall nearing 17" to to completely bring the tiny creek that feeds into Tripps run completely over the top of Holmes Run Rd. The last time this happened (July 7, 2020) we had 2 5/8" of rain in approximately a four hour period to do the same thing. The time before that (July 8th 2019), nearly 4 inches in a matter of hours. It's NOT just the increased rain amount. It is poor land usage / planning by our current county leaders.

If that is not a shortsighted, poorly planned, oversight, on the part of county leadership, than it is an egregiously poor standard of prioritization.

It seems the county has no solid conception of water run off mitigation. Safety concerns. Quality of life concerns. etc. etc. Only concerns about generating more revenue. To what end?

CAS

Christopher A. Sizelove

August 1, 2020

ATTN: Marty Machowsky

Subject: PC19-MA-003 - 6420-6443 Arlington Blvd and 6220 Spring Terrace

Mr. Machowsky,

Dr. Walter Guidroz and I are residents of Fairfax County, living at 3113 Beechwood Lane, Falls Church, VA 22042 in the Sleepy Hollow neighborhood. We are writing to oppose the proposed amendment for Arlington Boulevard and Spring Terrace in Fairfax County.

We choose our home not only because of the beauty of the physical structure, but also because of the neighborhoods' country atmosphere and walkability of the roads. The proposed amendment will adversely impact these aspects of our neighborhood and our home investment for the several reasons as listed below.

The proposed amendment will significantly increase traffic in the neighborhood and adjacent roadways (Route 50, Route 7). We walk several times a day on neighborhood roads (including Holmes Run, Route 7, and interior roads such as Beechwood, South Street, Spring Terrace and Aspen) and observe speeding cars, vehicles running stop signs (Holmes Run, Beechwood Lane, South Street), and trash on the side of the roads. The proposed amendment would exacerbate these issues and negatively impact our quality of life.

This region has a water runoff issue. With climate extremes and intensity changing we are seeing more flash flood occurrences for this area through time. Development of these parcels will adversely impact water runoff, water quality, and the local watershed.

Finally, this proposed amendment does not align with Fairfax County's land use plan. These properties ARE viable for residential development, as evidenced by 5 nearby homes constructed at the corner of Beechwood Lane and South Street/Frontage Road adjacent to Arlington Boulevard (Route 50).

In conclusion, Sleepy Hollow has a long history as one of few residential communities in the area. The proposed amendment would have a marked adverse impact on the long-term neighborhood property value, and more importantly, our quality of life. We oppose this proposed amendment.

Thank you,

Julie Rosati ([jdrosati@yahoo.com](mailto:jdrosati@yahoo.com)) and Walter Guidroz ([wguidroz@att.net](mailto:wguidroz@att.net))

August 2, 2020

Mr. Marty Machowsky

Chair, Mason District SSPA Community Task Force

Fairfax County, Virginia

Dear Mr. Machowsky,

Our neighborhood is strongly opposed, as am my wife and I, to the proposal (PC19-MA-003) to amend the Comprehensive Land Use Plan for seven properties within Sleepy Hollow from residential to non-residential for institutional use. We encourage you and the Mason District Site-Specific Plan Amendment (SSPA) Community Task Force to oppose this proposal as well and oppose adding this proposal to the County's Comprehensive Plan Amendment Work Program.

We believe that approving the nomination to add these proposed changes to the Comprehensive Land Use Plan Work Program would have a significant negative impact on our residents, our neighborhood, and our community. The following are a few of the many reasons why we oppose this proposal, such as: negatively impacting traffic, intruding on a long-standing residential neighborhood, and furthermore doesn't align with Fairfax County's current land use plan.

I strongly encourage you to oppose adding this proposal (PC19-MA-003) for further consideration to amend the County's Comprehensive Land Use Plan.

Thank you for your support.

Sincerely,  
William R. Walters, Jr and Zara Walters

August 2, 2020

We live in the Sleepy Hollow neighborhood which includes the lots of land affected by the **PC19-MA-003 - 6420-6443 Arlington Blvd and 6220 Spring Terrace** petition. Sleepy Hollow is a quiet, cohesive neighborhood full of single family homes. The proposed change to an institutional zoning is inconsistent with the nature of this neighborhood.

With respect to the ability to build on those lots of land withing the current restrictions, we believe that the five new houses recently completed and occupied at 2992, 2994, 2996, 2998, and 3000 Beechwood Lane demonstrate a proper, valid, and profitable use for the subject land. Those properties, which were originally one lot, borders on both Beechwood Lane and the Arlington Blvd/Route 50 service road. Under current zoning, it is my understanding that Mr. Riveros could build 12—15 similar houses on the subject land which also is bounded by Beechwood Lane, Aspen Lane, and Arlington Blvd/Route 50. That is a sufficiently profitable use of the land as it currently appears in the county plan, and is consistent with the nature of our neighborhood.

We oppose the proposed change to the county plan which would allow Mr. Riveros to seek a zoning change.

Curtis M. Anderson  
Margaret L. Cummisky

August 2, 2020

Good morning Mrs. Marty Machowsky, Chair of the Mason SSPA Task Force

My wife and I (lettie & Juan Ballve') have lived at 6437/6441 Spring Terrace for over 36 years .  
We agree with the comments below in regards to the Arlington Blvd proposed project

- Intrusion of non-residential development in a long stable residential neighborhood
- Increase in traffic in an already heavily impacted roadway system (both local neighborhood roads and larger roads like Route 50 and Route 7)
- 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)
- Doesn't align with Fairfax County's current land use plan
- Concerns about day-to-day impact on neighborhood (traffic, noise, walkability) that would be right next to the properties
- Intensive development of these parcels will have a harmful impact on water runoff and our local water shed
- 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.

We do not need another nursing home in our neighborhood . Within a 5-mile radius there are (11 ) Nursing homes. Iliff Nursing Home, (2) Goodwin Houses, The Virginian, Arleigh Burke Pavilion, The Jefferson, Sunrise, The Fountains at Washington House, Leewood Center, Sleepy Hollow Healthcare Center and Cherryvale Center. Let's say for example each facility has 200 beds, and is at 70% occupancy. That would be 2200 beds available total at 70% occupancy means 1520 in used. Means 480 empty beds. So why benefit does the new proposed facility offer to our community, and the surrounding neighborhoods? Our neighborhood and surrounding community are already served well

Thank you for you time

B Safe

**Juan**

**Juan Ballve'**  
**Service Project Coordinator**  
**PARAMOUNT MECHANICAL**  
**CORP**



August 2, 2020

Attn. Marty Machowsky

Mr. Machowsky and Task force members,

We own a home in the Sleepy Hollow neighborhood. We strongly object to this and any other proposal for nonresidential zoning and development in the neighborhood for numerous reasons, including:

**Increased traffic would endanger residents.** The neighborhood does not have sidewalks and is already adversely affected by cut-through traffic from Sleepy Hollow Road due partially to the county's/DOT's actions prohibiting right turns from Sleepy Hollow Road into neighborhoods to the east. We live on one of the roads impacted by this increased traffic. Efforts by the neighborhood for "calming" measures to address this traffic have been onerous and unsuccessful/ignored.

**Increased Crime.** Commercial development brings increased crime to neighborhoods. The nearby mental health facility and the recent shelter established at an adjacent motel are 2 examples of nonresidential establishments that have resulted in numerous petty crimes and night helicopter spotlight searches.

**Increased noise and light pollution, as well as potential trash and foul odors** should future development include or evolve to restaurants, bars, mulch facilities, disposal sites, etc.

**Increased water runoff.** Homes in the neighborhood are already being flooded by upstream development that failed to address stormwater runoff.

These, and other adverse impacts of commercial development are not compatible with residential areas and make our neighborhood less valuable, less safe and a less pleasant place to live and raise our families. Please reject this proposal and keep Sleepy Hollow residential.

Thank you,  
William and Brenda Aird



August 2, 2020

To Marty Machowsky, chair SSPA citizens task force

Re Alberto Rivera's proposal to rezone the captioned property to build a Sunrise Sr Living (or similar) facility:

I have lived in Sleepy Hollow neighborhood since 1984 and remain firm (through the past decades) in my opposition to any effort to rezone or develop neighborhood lots for commercial use. You recently received a communication from my neighbor, Cindi Fox, that outlines our community's concerns about this encroachment on residents' ability to quietly enjoy our long-standing way of life. It is unlikely you will find anyone living here who favors Rivera's plan— his third attempt to amend plans for land use— we strongly request your support for our wish to maintain the residential character of Sleepy Hollow by casting a vote against Rivera's proposed amendment to the comprehensive plan.

With deep appreciation for your good work and efforts on behalf of people who live in proximity to this property(s).

Julie Friar

August 2, 2020

To Marty Machowsky, chair of the Mason SSPA Task Force

As Sleepy Hollow homeowners on Beechwood Lane we wanted to write to express our opposition to the proposed Arlington Blvd/Spring Terrace plan amendment.

We are concerned about additional traffic that would be brought by additional development. Currently the route is overburdened by more than 50% of its capacity based upon recent VDOT studies. Adding more would be egregious and simply be making the community less safe. Development along the service road up to seven corners, which is already way over capacity in the mornings, would make for a hazardous situation, forcing traffic into a subdivision currently without sidewalks. This is a hazardous combination.

For that and many other reasons we oppose the plan amendment for that location in our neighborhood.

Thanks for your time.  
Chris & Eileen Gorman

August 2, 2020

Dear Marty,

Understand you're the POC for community comment regarding proposed zoning changes at PC19-MA-003 - 6420-6443 Arlington Blvd and 6220 Spring Terrace.

Single family homes should not be allowed to be razed for institutional and commercial development. I have lived in the Sleepy Hollow neighborhood since 1971 and treasure the neighborliness, community feeling, and diversity of our neighborhood. The proposed rezoning would be the single greatest change to the character of the neighborhood since its inception in the 1930s. We have new neighbors who were previously homeless in the Clarion Motel in the commercially zoned Route 50 area that exists near the neighborhood, and we are looking forward to community outreach with the homeless center. I note this as I want you to please clearly understand that you are not hearing from someone who has a "not in my backyard" mentality. As well, I embrace positive change and progress in all its forms. This zoning change, however, is neither positive nor progress.

The negative impacts from a rezoning are threefold:

- 1) Impact on the community character of the neighborhood, which has been maintained successfully for 90 years.
- 2) There is already severe traffic congestion on South Street, which adjoins the area in question. The proposed zoning change will only exacerbate the existing problem.
- 3) The negative impact on the value of every property in the neighborhood.

In light of the above, and other concerns that I know you've heard from my neighbors, the Task Force should please recommend to the Board to reject this request and maintain the residential nature of the neighborhood.

Sincerely,  
Carol Mabon

August 2, 2020

Mr. Marty Machowsky,  
Chair, Mason District SSPA Community Task Force  
Fairfax County, Virginia

Dear Mr. Machowsky,

As long time residents of Sleepy Hollow, we are strongly opposed to the captioned proposal (PC19-MA-003) to amend the County's Comprehensive Land Use Plan to convert seven listed properties within Sleepy Hollow from residential to institutional use.

We moved into Sleepy Hollow more than 40 years ago in November 1979. We were drawn by the attractive and eclectic single family homes, the tree lined streets and the community activities that friends already living here had described to us. Over the years, Sleepy Hollow has proven to be a wonderful neighborhood in which to raise a family. Throughout our time here, we have been involved in many community activities.

We are extremely concerned that amending the County's Comprehensive Land Use Plan to permit institutional use of seven properties in Sleepy Hollow currently reserved for residential use will negatively impact our neighborhood and will serve no useful purpose. The proposer's repeated attempts to gain financial advantage from these properties do not meet County or community objectives.

The neighbors in Sleepy Hollow care for each other and for our neighborhood. Community activities include strong participation in one of the oldest and most active. Neighborhood Watch Programs in Fairfax County, formal adoption of our boundary streets under VDOT's Adopt-A-Highway program, active participation in regular cleanups of our streets and stream areas, and neighbor led food drives to support local shelters and food banks during the current pandemic, as well as serving as active members of the Fairfax Federation of Civic Associations and the Mason District Council, and becoming involved in all County proposals and projects possibly impacting on our community, and spreading the word through electronic communications with our members and our neighborhood wide Block Chair program.

We believe Sleepy Hollow typifies what the County's Comprehensive Land Use Plan recognized and supported as a mature community of detached homes. Sleepy Hollow is inclusive, actively social and increasingly diverse. The Taste of the Hollow is our signature event, augmented by well attended fall and summer neighborhood-wide picnics, a Halloween Parade, plant exchanges, an Easter Egg Hunt, First Friday gatherings, book clubs, a newcomers club, a welcome package for new neighbors, our newsletter (the "Legend of Sleepy Hollow"), a neighborhood directory, a contractors; directory and much more.

Bringing non-residential, institutional activities to our stable Sleepy Hollow neighborhood would be a mistake and would undermine our efforts for community unity.

The seven properties proposed for designation as institutional use are currently limited to residential use and the proposer has proffered no viable rationale why they should not remain residential. They are prime parcels only 6 miles from the District, less than 3 miles to Tysons Corner and close to Alexandria. The quick sale of the new homes built on the 2+ acre Cox property, adjacent to these parcels, attest to the proposer's ability to sell and/or build on these parcels

A serious problem our community has faced, and continues to face, is the escalating level and speed of traffic on our streets, particularly Aspen Lane and Holmes Run Road. An institutional use of the seven properties in question will only exacerbate the level and speed of traffic, especially on Aspen Lane. As a

result of the increase of traffic on Aspen Lane, it can be expected that cut-through traffic on our interior streets, already a problem, will increase, particularly on Overhill Road and Beechwood Lane.

Accordingly, for all the reasons above, we urge you and the Mason District SSPA Community Task Force to oppose any further consideration of PC19-MA-003 and to uphold the residential status of Sleepy Hollow.

Sincerely,  
George Quadrino  
Margaret Quadrino

August 2, 2020

Marty Machowsky, Mason SSPA Task Force:

We are writing to express strong opposition to the proposed amendment that, if approved, will result in the intrusion of non-residential development into a long stable neighborhood. Our block on Spring Terrace has been under sustained pressure by the applicant's long-running practice of degrading his collection of properties (taking down trees, parking commercial vehicles, not maintaining buildings). The applicant's neglect appears designed to support his argument that non-residential development is the obvious outcome. The applicant should not be rewarded for his approach. (As you are aware, applicant's similar approach several years ago was studied and rejected.)

When we purchased our home 20 years ago, the applicant's properties were deep, well-shaded lots. Notwithstanding his neglect, they can again be improved by developing single family homes under current zoning. (The development of the adjacent Cox property demonstrates this opportunity.). The proposed amendment, if approved, will simply create a domino effect where homeowners on my block will waver as to whether the current character of our neighborhood can be sustained under this type of non-residential pressure. This threat is particularly acute given the applicant's inclusion of the property across the street from ours, 6420 Spring Terrace. One young couple on our block whose home abuts applicant's properties just decided to leave the neighborhood.

Most residents will view their neighborhood as unique, but there is a strong case to be made that Sleepy Hollow is a uniquely tight-knit community that takes care of not just its residents but also of those around us, through volunteer activities, environmental clean-ups, food bank donations, etc. The applicant has not contributed to these supportive actions and the proposed amendment would tear at the fabric of the neighborhood.

We will be monitoring closely the processing of applicant's request but wanted to advise you at the outset of our opposition and concerns.

Respectfully,  
Marianne and Robert Heilferty

July 31, 2020

Dear Mr. Machowsky:

You have been identified as the Mason SSPA Task Force Chair so I am addressing my comments to you in advance of the upcoming hearing.

While I have numerous objections to the proposal, I want to focus on the challenges faced by my neighborhood that will be intensified by the approval of this proposal.

I want to emphasize that these challenges have been the subject of much discussion among our neighbors and with Supervisor Gross' office, even prior to the current health crisis that is keeping more people at home and will continue after the worst of the crisis has past.

The lack of sidewalks and traffic calming devices, along with increasing cut-through traffic (including large trucks), have already created safety problems in our neighborhood. Children on bikes, for example, have been driven off the side of the road by speeding cars, as have others taking walks. This danger has increased, of course, currently, as has the presence of delivery trucks including Fed Ex, Amazon and UPS. However, while this danger may decrease once we are past this health crisis, the fact is that it was increasing prior to the current situation and, therefore, will not be eliminated. Our neighborhood is no longer the quiet area that it was when I moved here 20 years ago. We understand that this is a fact of life, but feel strongly that approval of this proposal and the commercial facilities that it would permit would unnecessarily increase the traffic and accompanying dangers, as it erodes the residential nature of Sleepy Hollow.

In closing, I oppose the proposal to change 6420-6443 Arlington Blvd and 6220 Spring Terrace into a non-residential development.

Thank you for enabling me to provide this perspective.

Susan Kaplan

July 31, 2020

Marty Machowsky  
Mason SSPA Task Force, Chair

Dear Sir,

I may not be as eloquent as others who are writing you concerning this amendment but sometimes plain language is appropriate. The thought of a project the size of what is ultimately being proposed defies logic. I cannot believe there is no other land and or property available in Fairfax County to accomplish a facility of the type suggested. Looking at an aerial shot of the parcels identified, the magnitude of impact is painfully obvious.

The quality of life for residents living adjacent to, behind, or across from the proposed facility would be dramatically altered. The homes here are not cheap. When someone makes that big an investment, spends additional monies to enhance their properties, spends to repair damage from water run off/flooding, it is quite a blow to ultimately have to deal with a commercial facility that will generate more noise, light intrusion, and the very real potential of further damage from water run off that would undo repairs that have been made and create new damage.

Everyone has the best of intentions when it comes to studies and engineering but it has been proven that there is always something that fails. Every time there is new construction in the neighborhood the volume of water run off becomes larger and creates new paths and new problems. When we have the heavy downpours that seem to be occurring more frequently I stand in my backyard and watch the brown water race through my yard, the brown coming from my soil being stripped away. The volume and speed of storm run off is quite impressive in a negative way. There is no guarantee that the proposed development will not create a much larger problem.

I have lived in Sleepy Hollow since 1996. This is a lovely, tranquil, established community that seems to have to fight to stay that way. From my home I can view traffic coming to and from three different directions. From cut through traffic to the normal comings and goings of tradesmen working in the community and residents I have watched this traffic turn parts of the community into a main thoroughfare and sometimes a speedway. The potential for additional traffic would be a very unpleasant outcome. Wear and tear on the streets is definitely a concern. My street hasn't been paved since the late 1990's, cracks, breakdown of edges, chunks coming off would only be exacerbated by more traffic. Not to mention the safety of residents who enjoy walking and biking the community.

I am hoping that those reviewing this amendment will think about how they would feel if this was their neighborhood.

I oppose the approval of this amendment to the County master plan.

Respectfully,

Evelyn Flaherty



July 31, 2020

This Message is for Marty Machowsky, chair of the Mason SSPA Task Force:

I have been a resident of the Sleepy Hollow neighborhood for five years. We moved to this neighborhood specifically because it represents a unique wooded, residential enclave in the bustling Falls Church/Seven Corners area. The nature of "Old" Sleepy Hollow (a long-established neighborhood with large, heavily wooded lots) is what drew us in. The concept of allowing the intrusion of non-residential development in our neighborhood is completely unacceptable. We already deal with too much cut-through traffic as it is, and allowing anything other than single-family residential development on the parcels in question will only make this situation worse. I fear it's just a matter of time before myself, my family, or one of our neighbors is maimed or killed by careless non-residents driving through Sleepy Hollow residential streets to avoid the excess traffic. Let's be intelligent, and not make things more dangerous. Additionally, non-residential development would cause noise, light pollution, and parking lot/structure water runoff that would ruin the environment of our community.

I strongly urge you to reject ANY proposal for non-residential development in Sleepy Hollow.

Sincerely,

P. Christopher Bock

July 31, 2020

Dear Mr. Machowsky and other members of the Mason SSPA Task Force,

My wife and I have been residents of Old Sleepy Hollow since 2009. We're raising our family here and have invested in our home for the long term. I am a former two term president of the Sleepy Hollow Citizens Association and currently serve as the co-chair of our land use working group.

I write to you today to express our strong opposition to the requested amendment for the above properties. This neighborhood is a gem of Fairfax County and should remain so. Allowing intensive, non-residential development into our neighborhood would have a significant impact on many fronts - traffic, water runoff, pedestrian safety, light pollution, and negative impact on property values - to name just a few.

I have heard that the applicant has claimed the properties have no value as residential properties. This is patently false. All one needs to do is look across Beechwood Lane to see five large, new homes that were developed on the old Cox property. All of these homes are valued in excess of \$1 million. You can find similar developments along Arlington Boulevard all the way into the City of Fairfax. People want to live here because of the great neighborhood and proximity to many of the area's job hubs. The demand for single family homes in this neighborhood is very strong and will likely remain so in the coming decades.

We appreciate the hard work that you and the task force are doing. Thank you for your time.

Regards,

Sean & Allison Fox

July 31, 2020

Marty Machowsky  
Chair of the Mason SSPA Task Force

cc: Supervisor Gross

Dear Marty,

We are writing to voice our opposition to proposed plan amendment for the Arlington Blvd/Spring Terrace properties (PC19-MA-003- 6420- 6443 Arlington Blvd and Spring Terrace) before the Task Force meeting on this subject scheduled for August 5th, 2020 at 7 PM.

As you are aware, this proposal will allow institutional development on what is now single family residential property in the Sleepy Hollow area. This amendment to the County's master plan sets the conditions for potential zoning changes that would be detrimental to our neighborhood and sets a dangerous precedent within all of Fairfax County, VA.

We chose to purchase our home in the Sleepy Hollow neighborhood because it's a unique residential community in an otherwise very busy commercial area. Allowing Sleepy Hollow to be encroached upon with additional non-residential property is not congruent with Fairfax County's current land use plan. The amendment allows for the intrusion of a non-residential development into a long stable residential neighborhood. If approved, this amendment paves the way for other long-time residential neighborhoods within the county to be at risk for increased non-residential development. Also, the emerging underlying premise that the land covered by this amendment is not viable for single family residential is absolutely false and invalid given the recent residential development of the adjacent old Cox property.

Additionally, the roadways in the area are already heavily trafficked (both local neighborhood roads and larger roads like Route 50 and Route 7) and will not worsen with increased non-residential development in areas currently zoned residential.

I understand our comments will be distributed to the SSPA Task Force Members and we appreciate the opportunity to share our concerns and opposition to PC19-MA-003- 6420- 6443 Arlington Blvd and Spring Terrace amendment action with the SSPA Task Force.

Sincerely,

Jim and Maureen Waddick

July 31, 2020

Dear Marty Machowsky,

I am writing to you regarding the application to amend the master plan to allow institutional uses for the properties on Arlington Blvd and Spring Terrace. Here are the main bullet points:

- Intrusion of non-residential development in a long stable residential neighborhood
- Increase in traffic in an already heavily impacted roadway system (both local neighborhood roads and larger roads like Route 50 and Route 7)
- 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)
- Doesn't align with Fairfax County's current land use plan
- Concerns about day-to-day impact on neighborhood (traffic, noise, walkability) that would be right next to the properties
- Intensive development of these parcels will have a harmful impact on water runoff and our local water shed
- 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 for your time,  
Mirna Martinez

July 31, 2020

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

As a 22 + year resident of Fairfax County/ Mason District/Sleepy Hollow and property owner I write to express my strong opposition to the proposed plan amendment for the Arlington Blvd/Spring Terrace properties to allow institutional development on land that is at present zoned for single-family residences.

I, along with many residents of Sleepy Hollow and the surrounding neighborhoods, oppose the amendment to the County's master plan.

As the parent of a current high school special education student in the FCPS system who most likely will travel by bus as his primary mode of transportation in a couple years when he begins work in the community, His safety is tantamount as is the safety of all people young and older who walk on the street to reach bus stops and or the Metro (or who are enjoying daily walks) and must carefully traverse our neighborhood

As I think you know, we do not have sidewalks and so the walkers must take special care. Currently and historically the traffic levels are very heavy in and around our neighborhood with a large number of cut-through cars crossing through our neighborhood to access Route 50 especially associated with the morning and evening rush-hours.

From a human safety standpoint alone I oppose the amendment to the County's master plan. In addition, environmentally allowing institutional development on this parcel would create a harmful impact on water runoff and the watershed.

Yours sincerely,

Susan Beeman

July 31, 2020

**Attention:** Marty Machowsky, chair of the Mason SSPA Task Force

My name is Cynthia Fox and I live at 3014 Sylvan Drive Falls Church, VA 22042. I have lived at this address since my husband and I purchased this house in December 1994. I treasure the neighborhood where we live. We know our neighbors and we watch out for each other. Our homes are surrounded by old growth trees that reduce the impact of the heated pavement and scrub the air around us of pollutants. Sleepy Hollow is a very special place and we would like to see it remain so.

Our home is adjacent to South Street which turns into the access road for Route 50. When we first moved here the homes along South Street were all family homes with swing sets in the back yards. As traffic increased the families moved out and were replaced by rental group houses that featured multiple cars and often loud parties which spilled out on to the street. I have served as both Treasurer and President of the Sleepy Hollow Citizen's Assn. I personally led one fight to oppose changes to the zoning along South St. and to keep our neighborhood residential. Over time this has worked to our advantage and many of the group houses on South Street have been replaced by immigrant families. Some are extended families with multiple cars but the late-night noise has been replaced by the sound of pick up basketball at driveway hoops.

Recently a large privately owned lot on the Arlington Blvd access road was redeveloped into a small infill development of single-family homes. We felt that this successful redevelopment proved that this border street of Sleepy Hollow benefitted from the true family friendly nature of our neighborhood. With the introduction of PC19-MA-003 - 6420-6443 Arlington Blvd and 6220 Spring Terrace I believe South Street/ Arlington Blvd access is again under assault.

PC19-MA-003 - 6420-6443 Arlington Blvd and 6220 Spring Terrace proposes that single family homes be razed to allow for institutional development. Our neighborhood is small, fewer than 400 homes, but we provide a welcoming life to new arrivals, young families with children, older couples, and LGBT families. The increased traffic that the proposed change would permit would likely result in another exodus of families from this border area. I therefore oppose the requested change to the comprehensive plan. I ask the Task Force to recommend the Board reject this request and maintain the priority of keeping this area residential. My thanks to all of the Task Force members for their service.

Cynthia Fox  
3014 Sylvan Dr.

August 1, 2020

Marty Machowsky,

My name is Tom Seagrist. My wife and I reside at 3052 Holmes Run Road and have done so since 2012. When we first began our search for a home in 2011 we had three top priority criteria. 1. Inside the beltway. My wife works at the Pentagon and our previous home in Woodbridge taught us that closer is better...not just for time, but for economy and environment. 2. We wanted an older, established neighborhood, one with neighbors that looked after each other. 3. We wanted a nice sized yard and old growth trees. We have dogs, and a yard plus friendly places to walk them was critical to ours, and their happiness.

We knew that our criteria were going to be hard to find. We were surprised to find Sleepy Hollow.

The proposed changes will significantly and negatively impact the things that drew us here. Intrusion of non-residential development will increase traffic, decrease walkability, and begin a process of destroying an old, well established neighborhood. Approving the changes to the plan will potentially signal the death of an old, well established neighborhood that has existed here since WW II. This would be a tragedy to the County. Classic neighborhoods inside the beltway can be an example that spurs renewal for semi-urban living. A thing that is often overlooked in the bid for ever greater development.

Please say no to the proposed changes.

Best, your neighbor, Tom Seagrist  
Sent from my iPad

August 2, 2020

RE: PC19-MA-003 - 6420-6443 Arlington Blvd and 6220 Spring Terrace

Hello Marty,

My name is Dennis Shannon and I live along with my wife Sarah Shannon and my family at 3029 Sylvan Dr., Falls Church in the Sleepy Hollow neighborhood.

I would like to discuss the consequences of "PC19-MA-003 - 6420-6443 Arlington Blvd and 6220 Spring Terrace" on our neighborhood.

Sleepy Hollow was subdivided and construction of houses began in 1939.

There are at least 326 houses most built from 1939 to the 1950s.

The Sleepy Hollow Citizens Association was founded in 1941 and continues to this day.

"The Legend of Sleepy Hollow" the neighborhood newsletter first published in 1954 also continues to this day.

I know some 2nd generation people living here and a few 3rd generation also.

If a house is for rent its probably a place holder for owners who want to eventually move back.

There is a cross section of race, creeds, education, ages and income all living living here in an active middle class neighborhood.

This is a vibrant community with block chairs, parades, cookouts, community parties, neighborhood watch patrols that is open to all!

This is a very livable neighborhood, a very inclusive neighborhood, a very safe neighborhood that is now being challenged.....

"PC19-MA-003 - 6420-6443 Arlington Blvd and 6220 Spring Terrace" is an offering to change some residential properties to commercial use.

A commercial site will generate more motor traffic on Arlington Blvd., more traffic on the the access road off of Arlington Blvd. and more cut thru traffic on the Sleepy Hollow streets coming from Sleepy Hollow Rd. and from Route 7 to get to the commercial site. The traffic pattern at 7 corners is the cause of this.

Commercial sites attract people who may not live in the neighborhood therefore they may not have a stake in the quality of life in the neighborhood like littering or dangerous driving for example.

The neighborhood roads have children riding their bikes, people walking pets, mothers pushing baby carriages, people exercising including seniors like my self, and local animals like escaped dogs and deer running around.

The Hollow has very few sidewalks so people have to walk in the road so there is an increased risk of problems with more cut thru cars.



New commercial construction always seems to have unintended consequences like water runoff problems, light pollution and noise issues. Just take a look at South St. with the light pollution that comes from the church parking garage. These types of issues are rarely settled to everyone's satisfaction.

This project takes away single family housing that is the core of Sleepy Hollow and adds NOTHING to our neighborhood in return and in my opinion I think this detracts from the quality of life of where we live.

The gentleman who is proposing this change is on his third try to do this.

It was a bad idea the first time it was proposed as it was turned down by the county .

It was a bad idea the second time it was proposed also turned down by the county.

I do not know anyone or have heard about anyone supporting this measure.

These properties in question on Arlington Blvd. have been residential since 1939 and I don't see a burning need to change that now!

Respectfully,

Dennis Shannon

August 3, 2020

Marty Machowsky  
Chair, Mason SSPA Task Force

As homeowners and residents of Sleepy Hollow for more than 30 years we are writing to express our **STRONG OPPOSITION** to the proposed amendment referenced above to the Fairfax County Master plan

Why ruin a beautiful neighborhood that dates back to the early 1940s for a few blocks of unneeded commercial development that makes an already bad traffic situation worse and is not aligned with the Fairfax County Master Plan?

John and Mary Ellen Radzikowski

August 3, 2020

**PC19-MA-003 - 6420-6443 Arlington Blvd and 6220 Spring Terrace**

**PC19-MA-003 - [6420-6443 Arlington Blvd](#) and 6220 Spring Terrace**

Marty Machowsky  
Mason SSPA Task Force, Chair

Dear Mr. Machowsky,

As a resident for over 11 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. Many 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. My own son has been run off the road by a car while biking in the neighborhood and almost every day, our neighborhood list serve lists complaints of traffic violations in our neighborhood.

I would like to add that the idea of putting an assisted living facility so close to route 50 is dangerous. If the facility includes a memory wing, chances of individuals wandering into traffic only increase. As evidenced by recent survey sent out by the county about traffic at 7 Corners, we have a major traffic

problem in our neighborhood and the addition of a business in our neighborhood will only add to those problems.

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,  
Emily Palmer, MD, FAAP

August 3, 2020

SUBJECT: **PC19-MA-003 - [6420-6443 Arlington Blvd](#) and 6220 Spring Terrace**

DATE: **August 3, 2020**

ATTENTION: **Marty Machowsky, Chair of the Mason SSPA Task Force**

Via Email: [mason@fairfaxcounty.gov](mailto:mason@fairfaxcounty.gov)

I am writing in strong opposition to the proposed amendment to the Fairfax County Comprehensive Land Use Plan (PC19-MA-003), that would allow for properties located in Sleepy Hollow to be considered for non-residential, institutional use instead of their current use, which is residential.

Our family moved from Washington, DC to the Sleepy Hollow neighborhood nine years ago. While we were interested in quality public education for our daughters in Fairfax County, we were particularly attracted to the close knit feeling of community embraced by the residents of the Sleepy Hollow neighborhood as well as the abundance of trees and wildlife nestled between areas of commercial activity.

My family opposes this amendment because it will certainly result in significant, negative consequences for our beloved neighborhood.

In particular, we are concerned that:

- There will be dramatically increased cut through traffic that will make walking in our community more dangerous. Sleepy Hollow, while a lovely area in which to walk, lacks sidewalks and a sufficient number speed humps. Increasing the volume of cut through traffic will make an already precarious safety situation even more so.
- There will be more traffic congestion on Arlington Boulevard, resulting in more commuting headaches and reduced safety for drivers and pedestrians alike.
- There will be an increase in water run-off and erosion. The water shed in Sleepy Hollow is a delicate system and heavy rainfall can have serious implications to property owners in Sleepy Hollow. Significant development and paving that would accompany such a proposal could have a tremendous negative economic impact for homeowners in Sleepy Hollow, particularly for those neighbors downhill from the development.
- There will be much more light pollution. In addition to that being a significant problem for homeowners on the periphery of Sleepy Hollow near the development, a development of that scale could be problematic for homeowners in the interior of Sleepy Hollow. In addition to reducing the quality of life for homeowners, bright lights at night could also negatively impact wildlife in the area.

Thank you for the opportunity to share my concerns regarding this proposed amendment.

I hope that the task force finds my concerns, and those of other residents in Sleepy Hollow, compelling enough to reject the proposed amendment.

Sincerely,

Jim Travis

August 3, 2020

Hi Marty Machowsky,

Thank you for taking the time to read our concerns regarding the intrusion of non-residential development in our neighborhood of Sleepy Hollow. There are the obvious issues of increased traffic which will bring additional dangers to the families that walk around the neighborhood on a daily basis (there aren't sidewalks for us to avoid walking in the street).

Our personal issue with this whole proposal is that we are new homeowners and the buying process in this area was a nightmare. It was nightmare because there is already a very low supply of homes for new families and an even lower supply of homes that are affordable. That reason alone makes us seriously question why the county would even consider removing single family residential land to make room for commercial buildings. We are strongly against this plan and hope the county upholds the interests of its community members.

Thank you,  
Mike Melanson & Sohayla Olia

August 3, 2020

Marty Machowsky  
Chair  
Mason SSPA Task Force

Dear Mr. Machowsky,

This is to voice our opposition to the above-referenced application to amend the comprehensive land use plan for seven properties from residential to non-residential for institutional use.

For 31 years we have lived in the immediate neighborhood (Sleepy Hollow) related to this application. This is the third time that the main proponent has attempted to convert zoning from residential to commercial or mixed use, and each time our neighborhood has stood firmly against these actions.

We support our civic association's stance, and the letter you have received from our president, Joseph Pika.

The best interests of the neighborhood are for this property to remain residential and re-developed within the current residential zoning.

Adding any commercial entity would:

- Add to the heavy traffic backups we already have on South Street and the Service Road in both directions--up to the light at seven corners as well as towards the light at Annandale Road.
- Add to traffic woes on Aspen Lane as well as Beechwood, which would be likely access points to a commercial enterprise.
- Convert more impervious land, creating greater drainage problems.
- Change the character of our neighborhood and subject the neighbors on that part of Spring Terrace into looking at a parking lot with activity and noise that will affect their quiet enjoyment of their property.

Please deny this application.

Thank you.

Marianne and Arthur O'Brien

August 3, 2020

Subject: The proposed amendment to allow institutional development on what now is a single-family residential neighborhood.

Dear Marty Machowsky, chair of the Mason SSPA Task Force:

I would like you to reconsider this proposal for the following reasons:

- 1) In an overall city planning scheme, is this a right location for an institutional development?
  - if this is going to be for educational, a school for the nearby residential neighborhood's benefit, I would think, with the congestion and traffic almost on top of busy Arlington Blvd which is one of the main arteries to and from DC to Fairfax County.
  - if it is for any other religious, social, healthcare, recreational, and cultural purposes, it would need a serene, peaceful, and tranquil place and this, I am sure, you would agree that this location cannot be the right choice.
- 2) I am sure someone from the city planning office sits at the 7 Corners traffic light at commuting time which is about 500 yards away from the proposed site. Even with Covid-19, I had to wait for 2 light changes. I am sure the city planner would like to take into the increased traffic to the entire area.
- 3) And, a perfectly good residential neighborhood can be ruined
  - unless you can isolate that address completely from the neighbors, like the Dominion Hospital, Bank of America, or the Fairfax Clinic, they all have NO DIRECT ROAD ACCESS the adjacent residential areas.

Concerned Neighbor





August 3, 2020

Marty Machowsky, Chair of the Mason SSPA Task Force

We are sending you this email in opposition to the proposed amendment for rezoning the subject line property which is currently part of the Sleepy Hollow neighborhood. We chose to live in this neighborhood 21 years ago because of its proximity to DC and its residential nature. Following are some of the reasons we oppose this amendment:

- Intrusion of non-residential development in a long stable residential neighborhood
- Traffic has increased over the last few years and this project only increase the traffic on our narrow streets
- The statement that the land isn't viable for single family residential isn't valid since the development of the old Cox property and other development within the neighborhood has produced new homes of more than \$1 million each.
- Because of increased traffic it is currently difficult to walk the neighborhood and with many young families moving into the area it proves dangerous for those with children and those who walk dogs.
- It will increase noise and pollution.
- While the zoning request states the land use for a nursing home there is no guarantee that is what will be built. Once the amendment is granted any commercial property could occupy the space.

Because of these reasons we are requesting that you deny this rezoning request.

Thanks you for your consideration.

Marlene And Richard McHugh

August 3, 2020

Marty Machowsky,  
Chair of the Mason SSPA Task Force

My name is Robert Macdonald and I live with my wife Charmaine at [REDACTED] Aspen Lane, Falls Church Virginia.

I would like to register my extreme opposition to changing our neighborhood. My house is directly across the street from the proposed parking lot. It will destroy my property's value. My son was to have purchased my house at my retirement. He is no longer willing to do that. It is a fair assumption that other buyers would feel the same way. Changing a neighborhood to commercial use obviously destroys the neighborhood as a place to raise a family. The master plan that states this should be a residential area

Aspen Lane is already extremely heavily travelled. Pre COVID, during mornings it could take ten to twenty minutes to get out of my driveway due to the thousands of cars cutting through to route 50 and the access road. A commercial development would exacerbate this horrendous condition.

The master plan carefully set the area in question as residential and designed for families. To change this should not even be under consideration. The developer has given no regard to this. Nor has the developer even considered keeping it family oriented. There has been recent residential development just down the street on similar property at Beechwood and the Route 50 access road. The homes sold quickly and I assume the developer was financially successful. There is no excuse not to follow this same model and build residences.

I also would like to point out that I am an amateur astronomer. The impact of a commercial development including a lighted parking lot directly facing my house would be disastrous. The construction of the Hampton Inn on the other side of Route 50 has already dramatically contributed to light pollution in our neighborhood.

Again, I would like to appeal that this development be stopped. There is no reason not to keep it the way it has been for years. I raised my family here and it is a great family neighborhood. Commercial development will destroy this. This is simply a question of profit versus family values. And really it is not about profit but how MUCH profit. Clearly the land could be developed as residential and a profit could be made. Please keep this neighborhood for families and children.

Thanks for your consideration.

Robert and Charmaine Macdonald

August 3, 2020

Dear Mr. Marty Machowsky, chair of the Mason SSPA Task Force,

I am writing to express my concern over the above mentioned project that would involve rezoning a property in the middle of my street, Spring Terrace, to a non-residential development, along with the property across way which is bordering the service road of Arlington Boulevard.

As you may or may not know, Sleepy Hollow does not have sidewalks but it does have trees. Lots of beautiful, older trees that make walking through the neighborhood such a joy. However, Spring Terrace is close to the perimeter of Sleepy Hollow and as such suffers some of unwanted traffic cutting through its nearby roads, making walking one's own neighborhood a riskier affair. Allowing for non-residential development as proposed will increase that risk considerably, bringing non-residential and increased traffic into the midst of our lovely street that is lined with homes. Homes of people that moved into a neighborhood and not a mixed use commercial property. People that chose a residential neighborhood for all of the attendant considerations that come with it, and which do not include having something other than a house built in its midst. I am most certainly one of those people, and strongly oppose allowing the rezoning away from residential use.

Today, on the eve of Tropical Storm Isaia, I am making preparations for the possibility of flooding. Our area has seen a marked increase in flooding as we get storm seasons happening sooner and drenching us with bigger rains. The development of surrounding commercial properties around our perimeter helps contribute to the runoff and overloading of our drains and storm sewer systems, and as such, I strongly oppose continuing down the path of increasing commercial development in our residential zones that worsens this problem.

I am similarly opposed to any large scale development on our perimeter and in the case of my street, our literal midst, that would increase pollution of all sorts, to include light, sound, and physical trash that inevitably accompanies these projects. We are fortunate to attract a good amount of suburban wildlife and these projects would most assuredly affect their populations in our area as they would be either driven away by all of the above, have birth rates affected, and be killed by the increased traffic and the actual development of the properties. That increased pollution would also affect their watershed, on which they depend.

In happier times, I would consider leaving this neighborhood should this development go through. During a pandemic, I do not have that luxury. Rezoning these parts of Sleepy Hollow to non residential development goes contrary to what we residents bought our homes here for. We wanted our homes to be a haven, and during a pandemic, this needs to be made easier, not harder. Please do not bring even more additional safety, pollution, water runoff, and traffic concerns into our lives to add to current pandemic health and safety and economic concerns!

I urge you NOT to approve the rezoning proposal.

Thank you very much for allowing comments from residents on this proposed rezoning.

Sincerely,  
Solymar Grecco

August 3, 2020

Mr. Marty Machowsky, Chair of the Mason SSPA Task Force,

**Subject: "PC19-MA-003 - 6420-6443 Arlington Blvd and 6220 Spring Terrace"**

As residents of Sleepy Hollow we all have spent considerable time and money relocating to a community that supported an environment our children could attend strong schools, be in a safe neighborhood, and have neighbors that would help each other. We all made sacrifices and pay high taxes to ensure our families could reside in Sleepy Hollow. We pay additional monies to enhance the quality of our houses and neighborhood. We ensure our neighbors are safe by conducting neighborhood patrols. We are a "poster child" for other communities. This is one of the many reasons' houses do not stay on the market for a long period of time since people want to live in Sleepy Hollow.

During our plus sixteen-years in Sleepy Hollow our family and the community as one voice has had to battle several Fairfax County plans that were not well thought out. In numerous cases, our taxes were being used not to benefit us, but others while being portrayed as beneficial to the community. One of the main issues is that planners see an available lot and want to place multiple storefronts or apartment complexes which are not always required. Look at how many empty store fronts are around this area. Take Loeman's Plaza where a majority of the stores closed and now there is going to be a large apartment complex. That site alone will increase traffic on Route 50 which is already beyond capacity. Again, when in doubt build and let the people affected deal with it. This is what Sleepy Hollow is facing again. Where there is a plan to build institutional development on what now single family residential within our community which is not required and will cause further problems.

Traffic: Over the years we have seen a massive increase of traffic on Route 50, Sleepy Hollow Road, and vehicles cutting through the Sleepy Hollow neighborhood usually above the posted speed limit. There have been several studies by Fairfax proving this statement. We do not have sidewalks and throughout the years several community members have been hit or had to dive out of the way of a speeding vehicle. Building this institutional development will increase this traffic flow which will be more of a hazard for community members.

Flooding: Within the last year, new houses were built between Spring Terrace Road and Route 50. Since the houses were built several neighbors had and continue to have large amounts of water from rainfall flooding areas of their residences. Before the houses were built no one had flooding since there was a large patches of earth to collect the rainfall. In one instance, a neighbor had to bring a county inspector in since the water runoff from the new houses was tearing away his fence line and flooding his backyard. The large amount of water was exposing his tree roots. The Sleepy Hollow resident learned the builder was trying to sell the houses quickly in order since that issue would be left between the new home buyer and affected Sleepy Hollow residents. This is an example that by building an institutional development would lead to additional water runoff in Sleepy Hollow where the neighbors would have to take action with Fairfax to correct.

Security: Presently, we have a local hotel which temporarily houses homeless people. In several instances, these homeless people have wandered into Sleepy Hollow. One community member had to contact the police since a homeless person came into their backyard and entered the house through a backdoor. The homeowner scared the homeless person who fled from the scene. With additional vehicles cutting through the neighborhood due to the institutional development will allow additional exposure to the criminal element to scout out houses to rob. In Sleepy Hollow, we have several law enforcement officers who have dealt with the criminal element, so we have seen this before in other communities.

I had a close family member who resided in a community similar to Sleepy Hollow. Throughout the years, the community had constant battles with planning boards who ultimately added various complexes with tenants whose moral compass pointed a different direction. In a couple of years, crime went up in the community where physical assaults and theft was a constant occurrence. Property values plummeted and the good people departed which led to lower tax revenues. A community that was once held in high regard became well known to the police due to constant callouts and was listed as a high crime area on the internet. Does Fairfax want to support a pillar community or make changes against the wishes of the residents that will cause issues for residents.

We ask the planning board to reconsider placing the institutional development to another location that is more fitting and NOT within Sleepy Hollow. Our neighborhood history shows that we are pillars of the community and take the well-being, safety, and security of our neighborhood seriously. The Sleepy Hollow community does not want an institutional development and since we are the residents, we have a better perspective than anyone on a planning board. Remember a successful community is a small group of people working together and building connections between themselves, where enlarging themselves is not required. History has shown us bigger is not always better.

Respectfully,  
The Nolen's  
Sleepy Hollow Residents

August 3, 2020

I am writing in reference to the application to amend the master plan to allow institutional uses for the properties on Arlington Blvd and Spring Terrace.

I object to this amendment for several reasons.

The Sleepy Hollow neighborhood is a wonderful residential neighborhood. I object to the inclusion of non-residential interests and the problems resulting there of including increased traffic and noise pollution as well as effects on the watershed in the neighborhood. The location of the property is well suited for residential development as immediately adjacent property has recently shown.

If it would be beneficial to expand on the above, please feel free to contact me.

Dr Michael Knoeckel

August 4, 2020

To:

Marty Machowsky

Chair of the Mason SSPA Task Force

Referring to the above subject matter we, as longtime residents of Sleepy Hollow strongly object to the following:

1. Intrusion of non-residential development in our long stable residential neighborhood
2. Increase in traffic in an already heavily impacted roadway system, both local and larger roads like Rte 50 and Rte 7
3. The premise that the land is not viable for single family residences (see development of the old Cox property)
4. Day-to-day impact on neighborhood like traffic, noise, walkability to the residents right next to the non-residential development.
5. Harmful impact on water runoff and our local water shed caused by intensive development of these parcels.
6. Light pollution into the interior of our neighborhood due to parkinglots or structures due to large scale development.
7. Major negative impact on our local wildlife.

Gus and Jeannette Rassam

August 2, 2020

Marty Machowsky  
Chair of Mason SSPA Task Force

Re: PC19-MA-003-6420-6443 Arlington Blvd. and 6420 Spring Terrace

Dear Chair Machowsky:

I am writing to express my strong opposition to the proposed amendments to the Arlington Boulevard/Spring Terrace properties.

I am the adjacent homeowner to this proposed development at 6424 Spring Terrace. I have lived at this home since 1991 with my wife and raised my two children in this house and neighborhood. When I purchased my home, I fully expected this area to remain a residential community. As the direct neighbor to this plan, I will be the most adversely impacted by this potential development.

The proposed amendment to the land will be highly disruptive and intrusive to the historically residential nature of the Sleepy Hollow community, which has been a longtime home to myself and many of my neighbors.

Mr. Riveros' premise that this land is not viable as currently zoned for residential use is misguided. There is excess commercial space in the Northern Virginia area and a high demand for single-family residential homes in historical neighborhoods such as Sleepy Hollow. This is evident from the development of the old Cox property, which is adjacent to the land at issue and sold in very short order.

Additionally, I am concerned that this proposal does not align with the current Fairfax County land use plan. The proposed plan will burden the community and interfere with homeownership. It adversely impacts the walkability of the neighborhood by adding additional traffic and noise to a quiet area. From an environmental standpoint, it will have a negative impact on water runoff and our local watershed.

In summary, Mr. Riveros and his proposal do not represent the values and the best interests of the Sleepy Hollow community and we respectfully ask that his proposal be denied.

Sincerely,

Antonio R. Parente, MD, FACC  
Kathleen O. Parente, MD, FAAP



SUBJECT: 2019 South County SSPA Process - Nomination PC19-MA-003

TO: Mr. Marty Machowsky, chair of the Mason SSPA Task Force

FROM: John Chamberlin, 3031 Cedarwood Lane, Falls Church VA 22042

I write in opposition to the SUBJECT petition.

First, the petition cites p.24 of the 2017 Fairfax Comprehensive plan:

"The portion of the Route 50 corridor from the intersection with Aspen Lane to South Street should remain in single-family residential use. Commercial encroachment in this area should be discouraged and access to South Street between its intersection with Arlington Boulevard and Holmes Run Road should be prohibited. South Street should serve as a barrier between the commercial activity and the residentially planned areas to the south."

I concur. The proposed amendment would permanently and irreparably damage the essential single-family residential character of the Sleepy Hollow neighborhood.

Second, in Attachment 6, the Petitioner Albert Riveros asserts:

"The existing designation of the Subject Property is an oversight or land use related inequity, and should be amended to permit an Institutional development on the Subject Property, including a variety of assisted living/nursing care/ memory care facilities as separate uses. The current lack of uniformity between the Plan designation for Subject Property and character of development in the surrounding area evidences an inefficient land use pattern that has resulted in deleterious effects. The existing residences that comprise the Subject Property are plagued by near constant noise emanating from Route 50, one of the most heavily-traveled commuter thoroughfares in Northern Virginia. This problem is compounded by the fact that access to these lots is oriented to Route 50, effectively isolating these homes from the residential communities to the south. The adverse impacts associated with these conditions are untenable, with the existing neighborhood in ever-growing need of refurbishment. The fact that each property owner within the Subject Property has petitioned in support of this consolidation and redevelopment proposal demonstrates that this area is no longer viable as a low density residential use."

Rebuttal:

1) The construction and sale of 5 single-family residence at the corner of Beechwood and the South Street service road, IMMEDIATELY OPPOSITE THE PETITIONER'S PROPERTY AT 6443 ARLINGTON BOULEVARD refutes the assertion that "...this area is no longer viable as low density residential use."

2) The assertion that traffic volume, noise, and access are 'adverse impacts' to present property owners would be equally true for the suggested idea of institutional development in the form of a nursing home and related facilities. In fact, the presence of such facilities would only increase volume of traffic in an already congested area and would further aggravate the traffic problems with which the neighborhood is grappling.

3) The neglect with which Mr. Riveros and his fellow signatories 'maintain' their properties is visible to all; the County is unable to compel any mitigation, notwithstanding repeated efforts by the Sleepy Hollow

neighbors. To assert that the bighted condition of these holdings is further evidence of "the ever-growing need for refurbishment" is akin to the boy who murdered his parents pleading for mercy on the grounds that he is an orphan; in short, it is unbridled chutzpah. Why would the County allow Mr. Riveros and his fellow miscreants to capitalize their ongoing misbehavior toward their neighbors and then compound the insults by exporting the externalities associated with the proposed development, aka the law of unintended consequences.

4) Mr. Riveros suggests a rezoning to allow 'institutional' development of an apparently positive nature--a nursing home and/or related activities. Mr. Riveros presents nothing in support of the NEED for such a facility. Mr. Riveros presents NOTHING in support from the potential developer/builder/operator of such a facility. Mr. Riveros presents nothing to address any negative externalities that might arise from such a facility nor any measures to mitigate them. Most tellingly, nothing in granting the amendment would prevent a future owner of the site and/or the facility to repurpose it for another use even more detrimental to the residential character of Sleepy Hollow. To mix metaphors horribly, I suggest this is a classic 'bait and switch' to get the 'nose of the camel inside the tent'. Frankly I prefer to keep the camel in question pissing outside.

5) Re the neighborhood's (and the County's one would hope) first-hand knowledge of the law of unintended consequences from changes in zoning and ownership, I point to the Dominion Hospital facility on Sleepy Hollow road. In short, there is no guarantee that what is promised--I should say 'promoted' --today will be what is delivered tomorrow.

6) Finally, Mr Riveros asserts:

""The existing designation of the Subject Property is an oversight or *land use related inequity*,..."

I again refer to above-quoted p.24 of the 2017 Comprehensive Plan. As to 'land use related inequity', it is Mr. Reviros and his fellow miscreants who seek to compromise the equity of the current designation. To paraphrase, "Surely You're Joking, Mr. Riveros"

Third, and in conclusion, in his petition Mr. Riveros purports to represent the interest of 7 affected property owners. Inspection of his supporting documentation reveals that 5 of the 7 are owned by commercial enterprises and one owner is likely non-resident ( a landlord) given the mailing address does not correspond to the property address. Only one signatory, 6420 Spring Terrace, appears to be a resident owner; moreover that subject property is a block removed from the asserted 'adverse impacts' of the Route 50 traffic.

It is further worth noting that the 4 adjacent properties on Arlington Boulevard--6443, 6435, 6429, and 6415--are all owned by Sleepy Hollow Properties, with one Kimeno Garriego signed as owner. Regardless of the *de jure* legal claim of ownership, the *de facto* owner is Mr. Riveros who resides at 6443. This is why.

I have lived in Sleepy Hollow since 1986. This is not Mr. Riveros' first attempt to seek to alter the zoning on these properties. Given these repeated efforts, one must ask, to whose benefit. Pierce the corporate veil and it is obvious.

For over three decades of which I am aware, Mr. Riveros has actively neglected his properties with the

passive consent of the County, imposing visual blight on his neighbors AND degrading THEIR property values. It would be an unconscionable act of the County to grant his petition and reward his behavior and its failure.

***3039 Cedarwood Lane  
Falls Church, VA 22042***

Ms. Penelope Gross  
Supervisor, Fairfax County Board of Supervisors  
Mason District Governmental Center  
6507 Columbia Pike  
Annandale, VA 22003

July 27, 2020

RE: 2019 South County SSPA Process - Nomination PC19-MA-003

Dear Supervisor Gross:

We are writing in response to the proposal to change the County's comprehensive land use plan for properties adjacent to Arlington Boulevard and Spring Terrace from Residential to Institutional. For the reasons stated below, **we strongly oppose the proposal.**

Approximately ten years ago, we purchased land and had a house built on Cedarwood Lane, primarily because of the quaintness of the Sleepy Hollow neighborhood, which we attributed, in large part, to **sound planning and strong zoning ordinances that were vigorously enforced.** Eighty-year old Sleepy Hollow is a unique haven in an otherwise urban sprawl. The proposal to build a 90,000 sq. ft. institutional-commercial building, with its stream of clients, staff, delivery trucks, and service providers, would drastically change the residential nature of Sleepy Hollow.

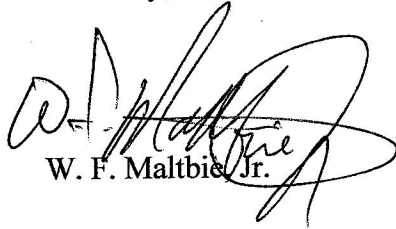
Residential homes border three sides of the proposed development site. It is grossly unfair to the homeowners to have their properties overshadowed by a huge institutional building and the tranquility of their domicile destroyed by the continuous activities of a substantial business next door.

Furthermore, Sleepy Hollow is comprised of narrow, woodsy residential lanes; basically, one lane thoroughfares, **without sidewalks**, and, therefore, not able to handle the additional traffic that an institutional business would generate, both internally and on Route 50. Residents - seniors and families with young children - are forced to walk in the street when we exercise or take our children/grandchildren for a stroll or tricycle ride. Unfortunately, our bucolic neighborhood has become a cut-thru for commuters to and from Arlington Boulevard-Highway 50 and speeding vehicles are a frequent occurrence. An institution would significantly increase the number of vehicles traversing the neighborhood and exacerbate an already untenable traffic

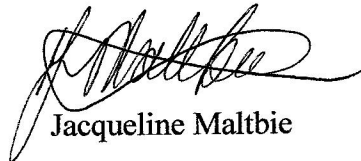
problem. Not to mention the increased risk to pedestrians; a significant concern to all of us living in Sleepy Hollow.

Thank you for your attention to this matter, and your thoughtful consideration of our concerns.

Sincerely,



W. F. Maltbie Jr.



Jacqueline Maltbie

3012 Aspen Lane  
Falls Church, VA 22042  
August 2, 2020

Marty Machowsky  
Chair, Mason District SSPA Task Force

**Re: Strongly Opposed to PC19-MA-003 - 6420-6443 Arlington Blvd and 6220 Spring Terrace to Amend the County Plan**

Dear SSPA Task Force,

We are property owners in the Sleepy Hollow neighborhood, very close to the properties (6420-6443 Arlington Blvd and 6220 Spring Terrace) nominated in the above amendment, and are strongly opposed to the proposed changes to allow for the institutional development of these properties. If allowed, the development of an institutional setting in an area already subject to dangerous traffic patterns, water-run off problems, and very close to another institutional setting (Dominion Hospital) would create significant problems for nearby residents and property owners. We request the the task reject this amendment as being extremely detrimental to the current property owners of Sleepy Hollow.

We have lived on Aspen Lane for almost 4 years, and are very concerned about the impact of the above amendment on traffic along Aspen Lane, Route 50 and the Seven Corners area, an area which currently faces problems from congestion and unsafe traffic. Aspen Lane is often used as a cut-through route between Sleepy Hollow Road and Route 50. The County has already devised a traffic calming plan because of the risk of speeding vehicles on Aspen Lane.

The traffic and congestion would only become worse if the proposed institutional development, currently an assisted living center, or other similar project, were allowed to proceed. Traffic and speeding is an increasing problem along Aspen Lane and other roads in Sleepy Hollow, and allowing this proposal to proceed would make traffic problems even more dangerous. In only 4 years at our address, we have already experienced significant property damage when a speeding vehicle lost control and smashed into our brick border wall. Traffic issues alone are enough to oppose this project, but a number of other serious issues exist.

Residents of Sleepy Hollow are already subject to flooding and water problems during periods of heavy rain. Neighbors have informed me that the problem of water run off worsened following other developments in neighboring area. In addition, the proposed amendment intrudes upon a stable and well-established neighborhood. The area around Sleepy Hollow, especially Seven Corners, is highly developed with commercial and higher density development. Townhouses and Dominion Hospital, a mental health facility for adolescents, are both less than a half mile from the subject property. Allowing this amendment would result in a negative change in the character of the neighborhood, and place other hardships on property owners as outlined in this letter.

For these reasons, we request that the Task Force reject PC-19-MA-003 - 6420-6442 Arlington Blvd and 6220 Spring Terrace.

Sincerely,

David & Anya Hutt  
[david.anya@gmail.com](mailto:david.anya@gmail.com)  
571-315-7449

Margaret A. Cain  
Patrick K. O'Keefe  
3126 Beechwood Lane  
Falls Church, VA 22042

August 2, 2020

VIA E-MAIL  
[mason@fairfaxcounty.gov](mailto:mason@fairfaxcounty.gov)

Mr. Marty Machowsky  
Chair, Mason District Site-Specific Plan Amendment Community Task Force  
Fairfax County, Virginia

Dear Mr. Machowsky:

We are homeowners in the Sleepy Hollow neighborhood and we are writing to encourage you and the Mason District Site-Specific Plan Amendment ("SSPA") Community Task Force to oppose proposal (PC19-MA-003) (the "Proposal") to amend the 2017 Comprehensive Land Use Plan ("2017 Land Use Plan") for seven properties within Sleepy Hollow from residential to non-residential for institutional use. Additionally, we encourage you and the SSPA Task Force to oppose adding this Proposal to the County's Comprehensive Plan Amendment Work Program. The proponents of the Proposal assert that they intend to build a large institutional assisted living/memory care facility if the Proposal is passed and the zoning for the affected locations is changed from residential to commercial. We strongly believe this will have a negative impact on Sleepy Hollow and our neighbors.

The Sleepy Hollow neighborhood is tucked away between Rt. 7 (Leesburg Pike) and Rt. 50 (Arlington Boulevard), just south of Seven Corners, and offers residents a bucolic, peaceful setting inside the Beltway. The tree-lined roads and large lots give residents the feel of being nestled away from the hustle and bustle of the city, while still offering them the convenience of an easy commute to D.C. Most of the homes were built from the 1930s to the 1950s and offer residents (including many families with young children) a community-feel with annual picnics, holiday celebrations and other gatherings.

However, the Proposal threatens to make significant and unalterable changes to our neighborhood by increasing traffic within and around Sleepy Hollow, exacerbating flooding and drainage issues, and overall negatively affecting the aesthetic and feel of our neighborhood.

- **Increased traffic:** Traffic within the neighborhood is problematic with cut-through traffic from Rt. 50 and Sleepy Hollow Road. Commuters and other drivers<sup>1</sup> who do not live in the neighborhood speed through our streets endangering pedestrians, especially children. Since the addition of a stop light at South Street and Annandale Road, cut-through traffic has dramatically increased. In fact, the Sleepy Hollow Citizens Association ("SHCA") is currently working with Supervisor Penny Gross and Fairfax County to adopt traffic calming measures in an effort to make our roads safer. As you may know, the Sleepy Hollow neighborhood does not have

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<sup>1</sup> Fairfax County conducted traffic calming studies on Holmes Run Road and Aspen Lane in March 2020 and determined that both streets qualified for traffic calming measures based on the amount of cars and the speed of cars driving through the neighborhood.

sidewalks, and thus the large number of people walking, children riding their bikes and walking home from school, dog walkers, and others are sharing the road every day with more than 2,700 cars driving, often speeding, through our neighborhood. Building a large institutional assisted living/memory care facility would only further add to many cars, trucks, and buses driving through the neighborhood.

- **Storm Run-Off and Drainage:** The properties covered by the Proposal (as well as the other properties in Sleepy Hollow) are located within the Cameron Run Watershed which encompasses a large number of residential properties and as a result a large proportion of impervious surfaces. As noted above, the neighborhood has no sidewalks; it also has no curbs or storm drains to effectively manage and reduce the amount of storm run-off. Coupled with the increasing frequency of large rain events (2 inches or more rain within a 1 to 3 hour time frame), flooding (both in yards and homes) and storm run-off are becoming more problematic for many homeowners in our neighborhood. The large facility contemplated by the Proposal, with more than 90,000 square feet and surface and underground parking, which will increase the amount of impervious surfaces in the neighborhood and thereby increase collateral flooding and storm run-off into the neighboring properties. As a result, if the Proposal moves forward, there will be a significant deleterious effect on the storm run-off issues currently facing the neighborhood—which will largely affect the other residents of Sleepy Hollow.
- **Neighborhood Aesthetics:** The SHCA was established in 1941 to recognize the strong community that had developed over the years as the area transitioned from a farming community to a more residential neighborhood. Today, Sleepy Hollow has more than 300 homes nestled among mature tree-lined roads and large lots. The neighborhood has curated a strong community feel with an annual picnic, quarterly clean-ups along Holmes Run Road, monthly happy hours, and a Halloween parade, among other things. Allowing a large institutional to be built among these homes would deter from the quiet neighborhood feel and look of this long-established community.

The petitioner asserts in his justification for the Proposal that the Subject Property is necessary because of “inefficient land use pattern” primarily because the Subject Property: (i) is faced with road noise from Rt. 50; and (ii) is “oriented” toward Rt. 50, which the petitioner claims has isolated the Subject Property from the Sleepy Hollow neighborhood. Further, the petitioner states that these circumstances have had a “deleterious” effect on the Subject Property and that the “adverse impacts of these conditions are untenable.” Finally, the petitioner notes that existing neighborhood is in need of “ever-growing refurbishment.”

To clarify the facts: the Subject Property does not directly abut Rt. 50, but rather it is adjacent to the two-lane access road servicing Rt. 50. Beyond citing road noise, which is unavoidable in neighborhoods near major thoroughfares (such as Rt. 50 and Rt. 7), the petitioner does not outline in further detail what “adverse impacts” have had a “deleterious” effect on the Subject Property. In fact, in the last 21 months, five large single-family homes were built and sold at prices of near or over a million dollars—all of which, just like the Subject Property, are oriented and/or abutting the Arlington Boulevard service road and are less than 0.1 mile from the Subject Property.<sup>2</sup> It is clear that properties in Sleepy Hollow,

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<sup>2</sup> According to Zillow and Fairfax County property tax records the homes ranged in sales price from \$973K to \$1.32M (e.g., 2992 Beechwood Lane sold for \$1.164M on 9/18/2019; 2994 Beechwood Lane sold for \$1.283M on



even those in close proximity to Arlington Boulevard, are in high demand and are retaining their property value. This strongly shows that the location and orientation of the Subject Property, and the land use pattern in the area, do not have any adverse impact on the Subject Property or its value as residential property.

As such, the petitioner's arguments in support of the Proposal are not compelling and overall lack specificity for why the neighborhood should be changed dramatically in contravention of the 2017 Land Use Plan. In the 2017 Land Use Plan, the county noted that "commercial encroachment in this area should be discouraged" further noting that "[d]evelopment proposals that result in piecemeal development or further fragmentation" of the area should be avoided. The Proposal has offered no information to suggest that the County's conclusion in the 2017 Land Use Plan is no longer valid. On the contrary, given the lack of support for the Proposal, and the adverse impact it would have on the rest of Sleepy Hollow and its residents, we respectfully suggest that the conclusion of the 2017 Land Use Plan has even more merit today.

For these reasons, we urge you to reject Proposal PC10-9-MA-003.

Sincerely,

Margaret A. Cain  
Patrick K. O'Keefe

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6/4/2019; 2996 Beechwood Lane sold for \$973K on 10/2/2019; 2998 Beechwood Lane sold for \$1.32M on 11/30/2018; and 3000 Beechwood Lane sold for \$1.236M on 11/19/2018.

August 2, 2020

Mr. Marty Machowsky  
Chair, Mason District SSPA Community Task Force  
Fairfax County, Virginia

Dear Mr. Machowsky,

As residents of the Sleepy Hollow community—and one of the families nearest the properties under consideration in the Referenced item—we write today to express our opposition in strongest possible terms to proposal PC19-MA-003 to amend the Comprehensive Land Use Plan for seven properties within our Sleepy Hollow neighborhood. This proposal would allow institutional development to replace the designated properties and result in a permanent and negative impact to the Sleepy Hollow community.

We purchased our home in 2012 while still moving about every two years given Charlie's active duty status in the U.S. military. Although we've lived in wonderful communities all over the world, the Sleepy Hollow community quickly and easily became our home. Note that we are not talking about a structure, but a community—one that has thrived since before World War II because of its family-friendly streets, its safe and quiet atmosphere, and the citizens who call the Hollow home. Those are the consistent threads in the fabric that defines Sleepy Hollow.

An essential element in that fabric is the word **family**, a concept which manifests itself in every street within Sleepy Hollow. Family takes center stage at the annual spring picnic, the Easter egg hunt, the Halloween party, and the "Taste of the Hollow". Family is the reason the citizens of Sleepy Hollow provide our own security patrol in concert with the Fairfax County Police and the Mason Police District. Family is why we came back to Sleepy Hollow after Charlie transitioned from the Navy in 2018. Since we purchased our home in 2012, the neighborhood has continued to grow with young families moving in, clearly motivated to buy homes in an area where they can raise their families for years to come. Simply put, the vibe in Sleepy Hollow is and always has been purely residential.

Under the proposed institutional development, several significant factors will result, although no one can know the extent to which those factors might impact the neighborhood. These factors include the increase in density of traffic in the surrounding major thoroughfares, the resultant cut-through traffic that will follow, and worsening of an already problematic speeding problem during peak hours; the impact on the local water shed and water runoff in the immediate area; and the impact of non-residential development in a neighborhood that is purely residential.

The individual(s) bringing the proposal for consideration contends that the properties included are not suitable for residential development. We disagree completely; the lead individual need look no further than directly across Beechwood Avenue from his home, where he sees daily the

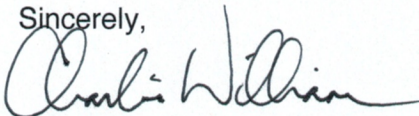


five million-dollar properties built where a single house stood not four years ago. Those five families have already become part of the Sleepy Hollow community and serve as a wonderful example of how the neighborhood can evolve in the years to come. They were motivated to buy by the same things that motivated us eight years ago; they were most certainly not motivated to purchase their homes by the prospect of an industrial complex literally just across what's currently a completely residential street.

While we are sympathetic to the needs of others, we ask that you consider the entire neighborhood. The families in Sleepy Hollow represent more than the desires of a very limited, small number of homeowners who are seemingly interested in maximizing their profit without concern for the entire community.

We heartily encourage you and the Mason District Site-Specific Plan Amendment (SSPA) Community Task Force to (1) oppose this proposal, and (2) oppose its addition to the County's Comprehensive Plan Amendment Work Program. Please feel free to contact us if you need additional information.

Sincerely,



Charlie and Mary Beth Williams  
6448 Spring Terrace  
Falls Church, VA 22042

Cc: Mason District Task Force Members  
Supervisor Penelope "Penny" Gross, Mason District  
Chairman Jeffrey McKay, Fairfax County Board of Supervisors  
Ms. Jennifer Garcia, Fairfax County Department of Planning and Development  
Ms. Julie Strandlie, Mason District Representative to the Fairfax County Planning Commission  
Mr. Peter Murphy, Lee District Representative and Chairman, Fairfax County Planning Commission