

Dear Lee District Task Force and Chairman McKay,

We are writing in opposition to the proposed Beacon Hill Apartments Comprehensive Plan Amendment Nomination that requests their inclusion into the Beacon/Groveton CBC. We share a property boundary with the apartment complex.

Over the years we followed and supported the EMBARK Development Plan which we believe offers great revitalization, health, and growth of the Beacon area. However, the far-off out of state corporation Beacon Hill Apartments **residential** redevelopment does not deserve a last minute inclusion into the well developed Community **Business** Center concept. We challenge the justification boxes checked in paragraph 6 of the form as this proposed plan does not address an emerging community concern, it in no way addresses environmental protection, and it is contrary to the spirit of the already formulated EMBARK plan. Instead the architect drawings (views 01 to 04) show **massive destruction** of open spaces, further over arching **encroachment** on long standing existing single family homes, expansion into the suburban neighborhood, and no adherence to social responsibility.

The proposal falsely states on page 8, 1st paragraph: "New residential buildings on Block G, adjacent to the existing single-family homes located on South Kings Highway, would be a much more modest 3 stories in height". The nominator's incomplete architect drawings clearly show huge 7 story pentagonal buildings looming over the existing residences and little to no green space. These drawings do not include egress/ingress, traffic flow, nor parking locations.

If there is any belief that the Beacon Hill Apartments will be socially responsible and a good neighbor, history shows their behavior is otherwise. For example, the management has not engaged the local surrounding residents' concerns nor have any consideration for the community. Most recently we were horribly subjected to light trespass and glare directly into our house. It took more than 9 months and a Fairfax County Code Compliance violation issued and order to have the lighting adjusted. Another example, Beacon Hill Apartments contracted with a trash collector to empty the metal dumpsters in predawn hours nearly giving this writer heart failure. Personal attempts via letters and phone calls to the out of state management resulted in the local rental office refusing to address the issue and asking us "are you done yet?". Thankfully, the Chapter 108.1 Noise Ordinance was updated and curtailed the bad neighbor behavior.

We want to emphasize the importance of the significance of proper planning for this area.

Best Regards,

Harry P. Lehman
Anna Marie Hicks