

From: Alex Hershaft

Sent: Wednesday, July 29, 2020 3:32 PM

To: Waller, Stephen <Stephen.Waller@fairfaxcounty.gov>

Subject: Re: Fairfax County Site Specific Plan Amendment Nomination PC19-LE-002

Thank you, Steve, for that detailed response.

Obviously, I would rather have a park, or a low-rise office building as my neighbor, than 48 townhomes. Parcel #3 should definitely remain as part of the park system.

I would welcome instructions for attending the August 17th virtual meeting.

Alex Hershaft

On 7/23/2020 5:05 PM, Waller, Stephen wrote:

Good afternoon Mr. Hershaft,

Fairfax County's Site-Specific Plan Amendment Process (SSPA) is a program that allows property owners, citizens, developers and other parties to nominate sites to be considered for changes to the plans for how they can be developed under the County's current Comprehensive Plan. The letter that you received is an invitation to participate in the process by providing comments and/or attending virtual meetings held by the Lee District's SSPA Task Force to screen a group of 8 nominations, including PC19-LE-002 and two others that were received for sites near your neighborhood. The Task Force is a panel of citizens that have been appointed by the Lee District's Supervisor, Rodney Lusk.

In the case of PC19-LE-002, the nominator is an attorney representing the owners of three properties located just to the south of your home. The nomination for this site proposes the Comprehensive Plan to be changed to allow the development of 48 townhomes on three vacant parcels located between your neighborhood and the auto dealerships. Currently, this type of residential development cannot take place because the Plan recommends that Public Park land be established on the nearest parcel to yours, and a low-rise office building was approved there in 1984 but it remains unbuilt. Industrial uses are recommended for the other two parcels just north of the auto dealerships.

Density is the term applied to the amount of development that is allowed within a given area that is planned for or developed with residential uses only, and the Comprehensive Plan identifies several density ranges to help determine the various housing types (single family detached, single-family attached, multi-family apartments and condominiums) that are allowed throughout the county. The nomination's request for Plan changes to allow 48 townhomes across this 7.2-acre site would result in a density range of 5 to 8 dwelling units (or homes) per acre (du/ac). By comparison, the nearest section of Loisdale Estates, where you live, is built out with single-family detached homes at a lower density level of 2 to 3 dwelling units per acre (du/ac).

We are currently in the "screening" phase of the SSPA process. This means that both county planning staff and the task force are reviewing the nominations to provide recommendations to the Planning Commission and Board of Supervisors on if each one merits additional study and consideration by being added to the Board's Comprehensive Plan Amendment Work Program. Being added to the work program only means that the Board has decided that the county should dedicate time and resources to

further study the feasibility, impacts (to the community, transportation systems, schools, environment) along with other potential issues and benefits of making such a change to the Plan. At the same time, being added to the work program still doesn't guarantee that the Board will approve the plan amendments that would be necessary allow the proposals to move into later stages of zoning, development plan review and other processes that would then ultimately permit construction. Therefore, the no future timing has been set for the project beyond January 21, 2021, which is the date when the Board of Supervisors will vote whether each nomination should receive more in-depth studies.

Please feel free to stay in touch by email or call me at the number provided below if you have any questions about the screening process or information on joining the virtual meeting at 7:00 PM on August 17th. Your questions, comments and concerns about the proposal can be sent to the task force in advance of this meeting by emailing the Lee District office at leedist@fairfaxcounty.gov.

Finally, the following link can be used to access our webpage for tracking PC19-LE-002 and all other nominations:
<https://www.fairfaxcounty.gov/planning-development/plan-amendments/sspa/south/track-nomination>

I hope that this information is helpful,

Steve

Stephen Waller, AICP
Policy and Plan Branch, Planning Division
Department of Planning & Development
Phone: 703-324-1278
Fax: 703-653-9447
Stephen.Waller@fairfaxcounty.gov



From: Alex Hershaft
Sent: Sunday, July 19, 2020 8:17 PM
To: Waller, Stephen <Stephen.Waller@fairfaxcounty.gov>
Subject: Information please...

I received a mailing with four pages of fine print and a map of PC19-LE-002. Area 3 on that map is right next to my house at 7412 Layton Drive.

What are your plans and timing for that area?

And why don't you attempt to make your notices more intelligible to someone who is not in the zoning business?

Alex Hershaft