

JLB REALTY

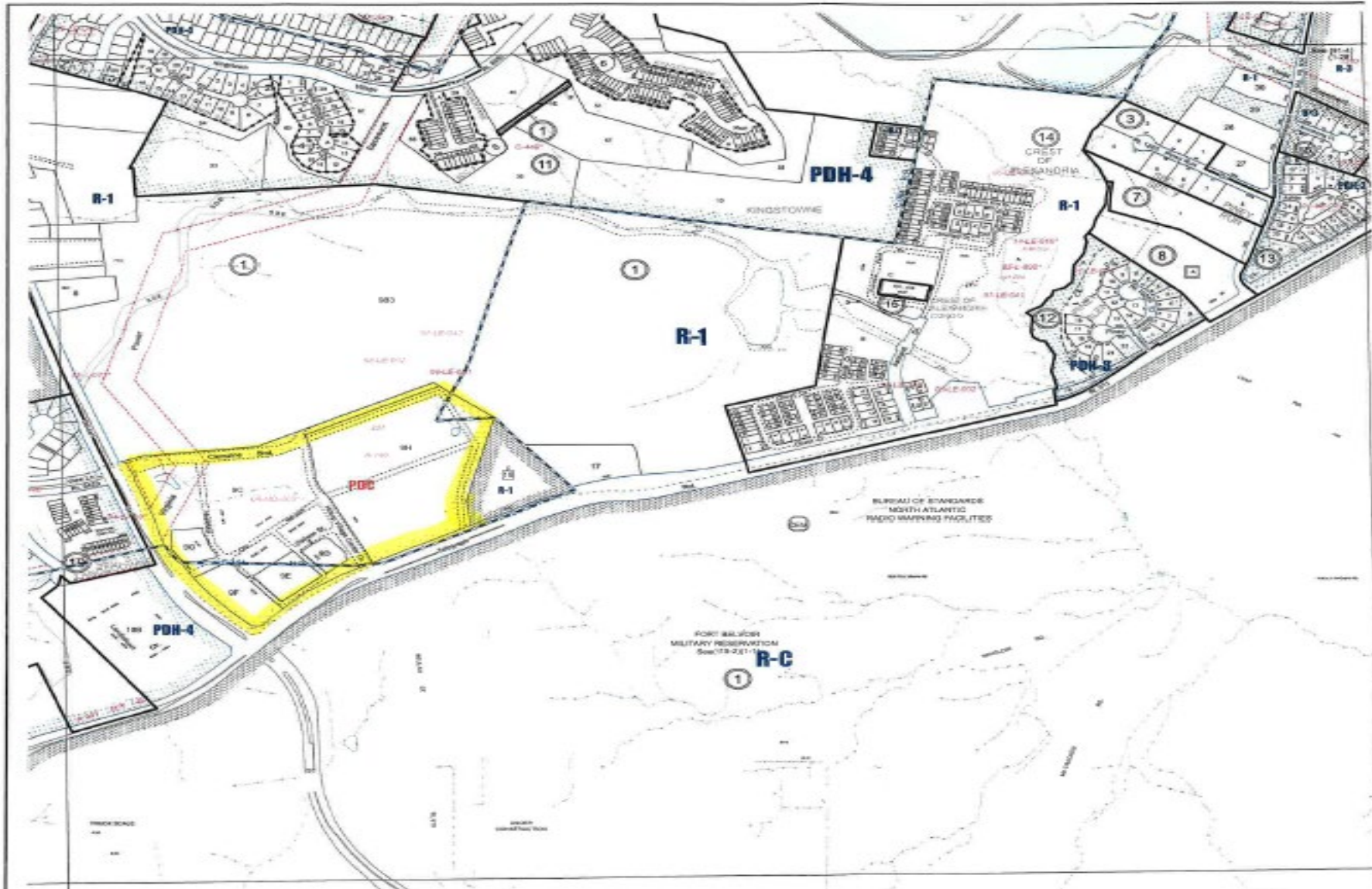
HILLTOP VILLAGE CENTER – RESIDENTIAL OPTION

PC19-LE-005

Lee District Task Force

August 10, 2020

HILLTOP VILLAGE CENTER



Legend

- (Symbol: Circle with dot) PROPOSED LARGE DECIDUOUS TREE (Category III and IV Deciduous trees)
- (Symbol: Circle with cross) PROPOSED EVERGREEN TREE (Category II and IV Evergreen trees)
- (Symbol: Circle with horizontal lines) PROPOSED ORNAMENTAL TREE (Category I and II Deciduous trees)
- (Symbol: Circle with vertical lines) PROPOSED SHRUB MANE / PERENNIALS / GROUND COVER
- (Symbol: Square) PROPOSED HEDGE
- (Symbol: Triangle) LOADING
- (Symbol: Circle with X) RECYCLING / COMPOSTER
- (Symbol: Circle with dots) PEDESTRIAN ACTIVATING BOMBS
- (Symbol: Circle with diagonal lines) MOISTENMENT / DRAINAGE
- (Symbol: Circle with star) BUS STOP

GROCERY STORE
HT. = 30'
150,000 +/- SF

SHOPPING CENTER USES
Ground Floor: 120,000 +/- SF
Second Floor: 17,000 +/- SF

PURCHASING STRUCTURE
Ground Floor: 12,000 +/- SF
Second Floor: 17,000 +/- SF

Beulah Street R.T. 613

Telegraph Road R.T. 611

Notes:
Application for ZONING PERMITS AND SHEDS
APPROVED DEVELOPMENT PLAN
See PROJECT sheet dated 10/11/11
Date of last revision: 10/11/11
Sheet of 1
10/11/11
10/11/11

*** NOTE**
ALL PERMITTED USES IN THIS PDC DISTRICT AND ADDITIONAL SECONDARY
USES AS IDENTIFIED IN NOTE 3C.

PROPOSAL FOR RESIDENTIAL DEVELOPMENT



HILLTOP VILLAGE
Fairfax County, Virginia
JLB Partners



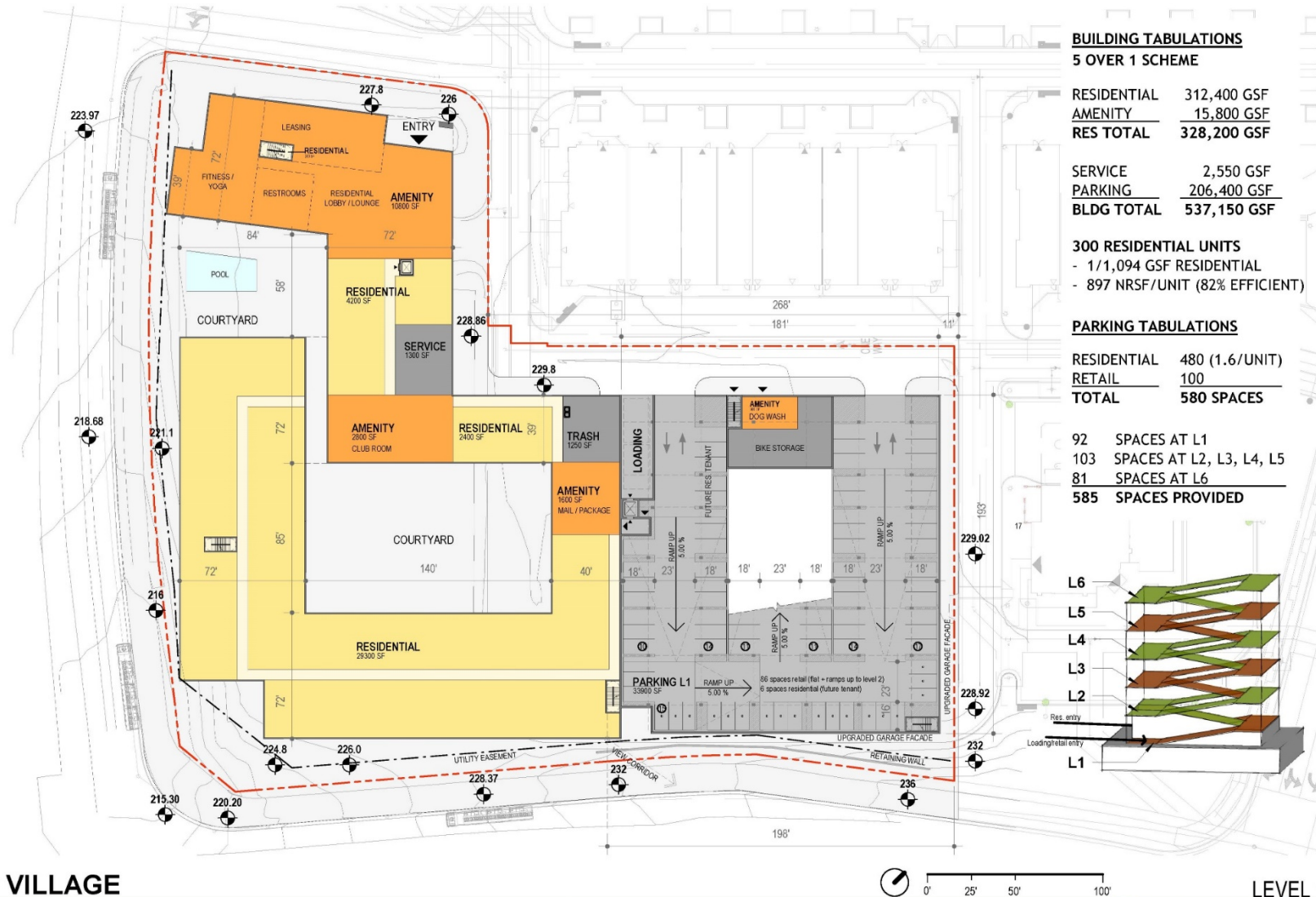
CONCEPTUAL PLAN

08.06.2020

Scale: 1"=60'



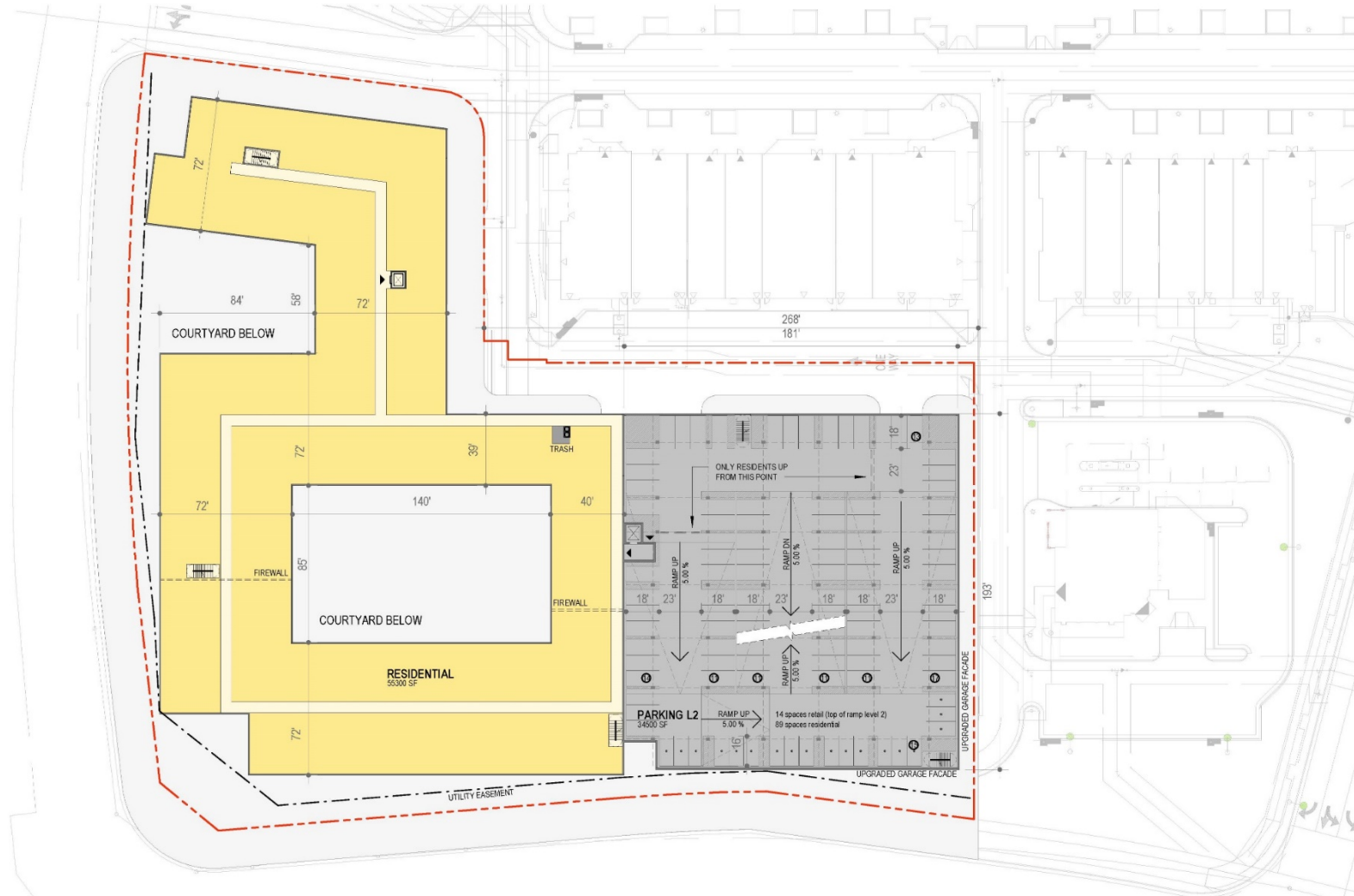
PROPOSED RESIDENTIAL BUILDING



HILLTOP VILLAGE

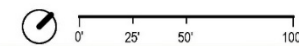
01/09/2020

PROPOSED RESIDENTIAL BUILDING



HILLTOP VILLAGE

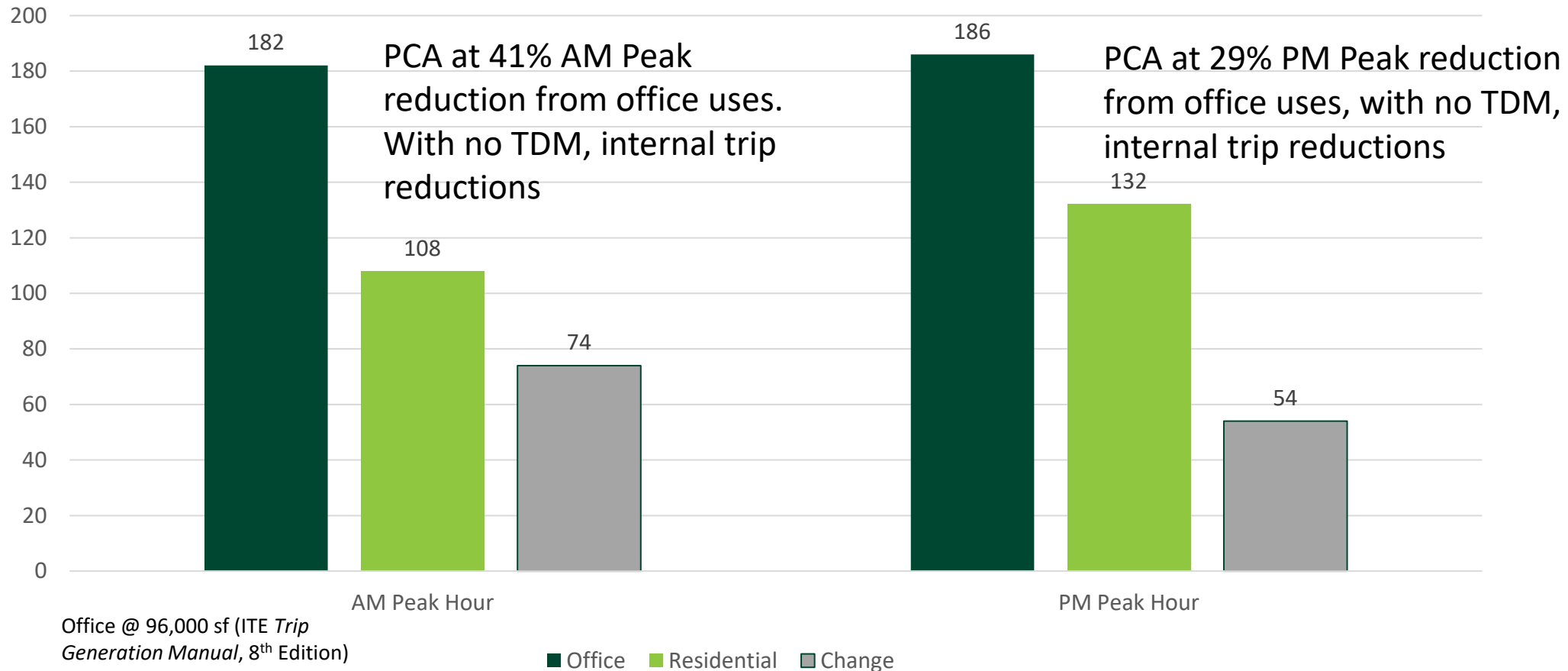
01/09/2020



TYP LEVEL

Hilltop Village Center Residential Peak Hour Trip Generation Change

Peak Trips for Roads Impacts w/ 300 DU.



Hilltop Village Center Residential Local Driveway Volume Impacts



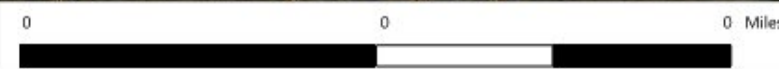
Hilltop (PC19-LE-005) Residential Impacts



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

Notes:

Map produced: 7/22/2020



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

OUTREACH

- Meeting with Supervisor McKay/Ed Joseph
- Meetings with representatives of Landsdowne, Hayfield Farms, Island Creek and Fort Belvoir
- Meeting with Fairfax County Planning Division and Zoning Evaluation Division
- Presentation for Information to the Lee District Land Use Committee

QUESTIONS/DISCUSSION