

From: Mary Wolfe

Sent: Thursday, August 27, 2020 7:29:08 PM

To: Mason <Mason@FairfaxCounty.gov>

Subject: Planning Nominations for Annandale

I live at 4117 Horseshoe Drive in Annandale. I am NOT in favor of the Mason Site Specific Amendment Nominations for 7616 Little River Turnpike; 4114, 4112, 4108, 4104, and 4116 Woodland Road, 4111 Hummer Road and 4125 Horseshoe Drive. I live on the corner lot On Horseshoe Drive next to the existing office building and they are also making a nomination put a 500+ apartment building in my back yard. This plan suggests to add more office building and approximately 500+ unit apartment building on Woodland Road, which would be in my back yard. Annandale does not need anymore office buildings or apartments near the beltway. We already have approximately 7 office buildings now that are not completely occupied and I believe after this pandemic ends I would think many more businesses may Not conduct their business in office buildings but will stay virtual. It is unfair to make more office buildings and apartments near perfectly quite neighborhoods. As it is now with the entrance from Horseshoe drive to the existing office buildings there is non stop cut through traffic every day, including weekends that are not even going to the office buildings, just using this entrance as a short cut around lights. So many commercial trucks and cars too. Sometimes it is dangerous trying to back out of my driveway because no one stops, they just fly in and out of this parking lot. In this new plan they want to put more office building and possible stores And it shows that there will still be an entrance from Horseshoe drive Into this new development which is not fair to us living in this quite neighborhood of older affordable homes. Hummer road could not have this extra traffic dumped out on it either. With the plan of putting 500+ unit apartments on Woodland Road which will impact families living on Woodland and neighborhood schools and having only one way to exit Woodland Road is the entrance by McDonalds which is already difficult to get out because of the patrons to McDonalds and other cars on the service road. This development will impact families on Horseshoe Drive also because cars coming from the apartments will be cutting thru the office building parking lot to Use as another exit to again dump excessive traffic on Hummer Road. Not to mention extra cars that won't be able to park at the apartment complex because of space these extra cars will be parking on Woodland Road and Horseshoe Drive. Look at all the apartments in Annandale you will see hundreds of cars that are not able to park in the apartment parking lots are parking on side streets everywhere. Even though there is supposed to be a rule about how many people are allowed in a unit we all know that is not abided by, which means you can't say there will be 2 parking spaces per unit and that is all the cars that will need to park at this complex.

It just makes no sense to put excessive traffic on surrounding roads, over burdening neighborhood schools, and adding excessive traffic that the surrounding neighborhoods can't handle and roads can't handle. Please do not consider passing this Nomination.

If you wanted more office buildings and apartments they could of been zoned to build in the old Kmart and bowling alley where there is already commercial buildings and more than one way to access them.

Sincerely a long time resident of Annandale and this quite neighborhood.

Mary

To: Chairman and Members of the
Mason District South County Site-Specific
Plan Amendment (SSPA) Task Force

Re: Nomination PC-19 MA-005

Dear Task Force Members:

The Hummer Woods Civic Association (HWCA) represents approximately 250 households that will be adversely affected by this mixed use development proposal. We urge the task force to reject the request to study this Nomination. All relevant planning documents and studies recognize that there should be no expansion of the Community Business District (CBD) into the residential neighborhoods bounded by Hummer Road and Woodland Road.

Consideration of whether to sacrifice the residential neighborhood to expand mixed use development has already been adequately addressed by the planning staff. The unambiguous conclusion:

“The commercial area north of Little River Turnpike between the Annandale Recreation Center and Hummer Road should not extend beyond the area now zoned and developed as commercial use.”

Fairfax County Comprehensive Plan 2017 Edition Annandale Planning District, amended through 9-24-2019 Annandale Community Business Center at page 36. (“Comprehensive Plan”)

This determination is fully supported by detailed findings contained in the Comprehensive Plan, associated planning documents, and studies of the Annandale Central Business District prepared by other planning organizations.

High density mixed use development is justifiably prohibited to prevent:

- (1) environmental degradation to the Accotink Creek drainage system, an important Chesapeake Bay watershed;
- (2) disruption of natural watershed drainage systems that control rainwater for most HWCA residents;
- (3) loss of underground and intermittent surface water flows that nourish mature trees and wildlife;
- (4) irretrievable damage to two nearby Major Countywide Parks and a recreational center that are some of the few large tracts of natural habitat and publicly accessible parklands inside the beltway;
- (5) large volumes of arterial and cut through traffic that threaten the safety of residents;

- (6) exacerbation of already unacceptable traffic congestion at the intersections of Hummer Road at both Little River Turnpike and Gallows/Annandale Road;
- (7) degradation to the area in and around the Manassas Gap Railroad Line Heritage site and Manassas Gap Park accessed from Woodland Road;
- (8) incompatibility with recently constructed dedicated bicycle lanes;
- (9) increase in loitering, litter, and noise; and
- (10) absence of transition areas as envisioned in current county and Annandale-specific design and planning studies.

The justification offered in the Nomination papers contains numerous misleading statements and should not be relied upon in your deliberations. HWCA is preparing a detailed submission that would provide the task force with:

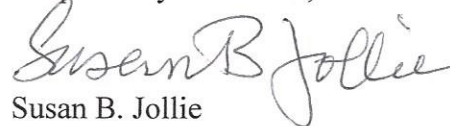
- an accurate description of the residential neighborhood that is the subject of the Nomination
- a compendium of the relevant planning guidance that prohibits the proposed development
- detailed explanations of 10 reasons the nomination should be summarily rejected.

Restrictions on public participation in the task force process deprive affected citizens of the opportunity to register their objections and physically demonstrate the depth and scope of opposition. HWCA requests that the Task Force direct the planning staff to work with HWCA and other interested community organizations to facilitate presentation of opposing views both in written submissions and in additional video conference meetings.

Residents of Fairfax County have an interest in seeing that county resources are efficiently utilized and not allocated to serve the narrow financial interests of a developer. HWCA should be allowed to present its views and supporting documentation, much of it taken from existing development and planning documents. After reviewing all relevant information, the Task Force will understand why the evidence supports summary rejection of Nomination PC-19 MA-005.

HWCA is not opposed to reasonable development that is compatible with the surrounding community, as envisioned in the Comprehensive Plan. The County's planning resources would be better devoted to promoting re-development of the central Annandale revitalization area, which is outside the scope of this Nomination.

Respectfully submitted,



Susan B. Jollie

President

Hummer Woods Civic Association

cc: Supervisor Penny Gross