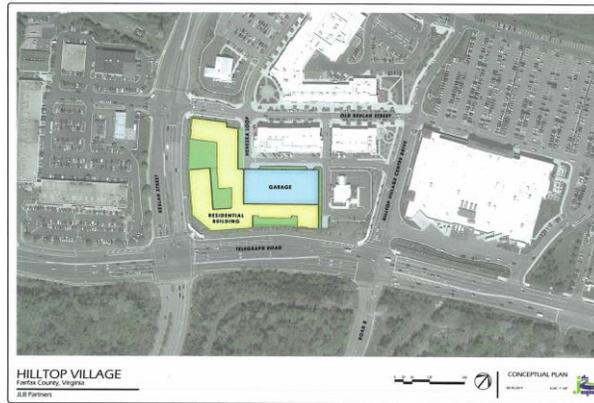


Residents of Landsdowne,

A few nights ago the Landsdowne Board of Directors voted to officially oppose a proposed development intended to construct 300 residential apartments located in the Hilltop Village area. The space is currently serving as the parking lot adjacent to Panda Express and was originally zoned for commercial use. The new proposal seeks to rezone the area for five story multi-family residential use apartments:

Proposed five story multi-family residential building comprised of approximately 342,000 square feet of gross floor area in lieu of previously approved office building. Residential building to be served by a parking structure that will accommodate approximately 634 parking spaces. The building is anticipated to include one and two bedroom units ranging in size from 756 square feet to 1,170 square feet.



Picture of the planned development.

The BOD is concerned that the development will negatively impact Landsdowne in multiple ways and eventually reduce property values. Specifically:

1. The proposal is requiring a significant 50% increase to the Floor Area Ratio (FAR), which means a much larger structure than was originally planned for (5 stories rather than 3).
2. The increased residential use is not proportional with the open space and amenities currently servicing the area.
3. The increased traffic is a safety and congestion issue.
4. Parking concerns, especially extended use of Landsdowne and adjacent streets without additional investment (lights, curbsides etc.).
5. Concern that the type and size of the planned development does not fit with the surrounding community (townhomes and single-family homes vs. apartments).

The BOD is asking residents to do at least one of the actions listed below - which will greatly increase our chances of halting or modifying this project, but at a minimum please take 2 minutes to sign the petition.

1. Sign an online petition that will be delivered to our local elected officials that represent Landsdowne. To sign the petition please click on this [link](#).

2. Send an email stating your opposition to the project. Please send all emails to one or more of our local representative listed below. Please reference the following plan code in your email: **PC19-LE-005, HILLTOP VILLAGE SHOPPING CENTER.**

Chairman of the Board of Supervisors Jeffrey C. Mckay chairman@fairfaxcounty.gov	Lee District Supervisor Rodney L. Lusk LeeDist@fairfaxcounty.gov	Mount Vernon District Supervisor Daniel G. "Dan" Storck mtvernon@fairfaxcounty.gov
Delegate from the 43rd district of Virginia Mark D. Sickles DelMSickles@house.virginia.gov		State Senator from the 39th district of Virginia George L. Barker district39@senate.virginia.gov

Here is a sample email that you can use as a template:

To: (use email from list above)

From: (your email)

Subject: Opposed to PC19-LE-005, HILLTOP VILLAGE SHOPPING CENTER

Dear (use name from list above),

I am a resident of the Landsdowne community located at Beulah and Telegraph. I am writing to voice my sincere opposition to the planned development referenced above. I am concerned that the additional residential units will have a significantly negative impact on our community for several reasons including: the increased FAR, traffic safety, sufficient open space, parking overflow, and harmony with the surrounding communities.

Please respect the concerns of residents in the immediate area and oppose this proposed project.

Sincerely,

(your name)

3. Virtually attend the Lee District SSPA Task Force meeting on August 10th at 7:00pm using this [link](#), and voice your opposition to the project.

For more information on the planned development please see the following links:

<https://www.fairfaxcounty.gov/planning-development/plan-amendments/sspa/south/track-nomination/pc19-le-005>

<https://www.fairfaxcounty.gov/planning-development/sites/planning-development/files/assets/documents/complanamend/sspa/south/south-sspa-nomination-book.pdf#page=50>

Finally, if you have any questions or comments for the BOD please don't hesitate to contact us using the contact information provided below.