



WALSH COLUCCI
LUBELEY & WALSH PC

Lynne J. Strobel
(703) 528-4700 Ext. 5418
lstrobel@thelandlawyers.com

MEMORANDUM

Via E-mail Only

TO: Catherine Ledec
FROM: Lynne J. Strobel
DATE: December 5, 2016
RE: North Hill – RZ/FDP 2016-MV-014
Applicant: CHPPENN I, LLC

In anticipation of the December 7, 2016 meeting of the Mount Vernon Council of Citizens' Associations Environment & Recreation Committee (the "Committee"), I have attached the following materials associated with the pending North Hill rezoning application:

- An exhibit entitled "Conceptual Layout North Hill," prepared by Christopher Consultants, Ltd., and dated November 29, 2016. The exhibit is a rendered version of the landscape plan included in the most recent conceptual/final development plan submitted to Fairfax County on November 16, 2016;
- Draft proffers dated November 16, 2016; and
- A list of waivers and modifications that are requested in conjunction with the application, including a brief statement of justification for each.

Please note that the Applicant will continue to work with Fairfax County staff to address suggestions to the draft proffers.

As may be evident from the attached, the Applicant has incorporated a number of community suggestions into the development plan, including the following:

- Reduction in the Number of Units: The number of single-family attached units has been reduced from 185 to 175, resulting in a total reduction of the proposed dwelling units on the Subject Property from 464 to 454 units. The reduction in

ATTORNEYS AT LAW

703 528 4700 ■ WWW.THELANDLAWYERS.COM
2200 CLARENDON BLVD. ■ SUITE 1300 ■ ARLINGTON, VA 22201-3359

LOUDOUN 703 737 3633 ■ WOODBRIDGE 703 680 4664

the number of single-family attached units has resulted in minor modifications to the layout, and additional landscaping.

- Public Park Area: The land area to be dedicated as a public park has increased. The future public park has been enlarged from approximately 10.5 acres to approximately 12 acres.
- Public Park Access: In coordination with the Fairfax County Park Authority, additional access points into the future public park have been identified. As shown on the attached exhibit, the Applicant proposes to construct three (3) access points, including an ADA-accessible access at the northwestern corner of the Subject Property. A fourth possible access point has been identified along the northern property line adjacent to Bryant Alternative High School.
- Public Plaza Design: The design of the proposed public plaza located near the intersection of Richmond Highway and Dart Drive has been enhanced. Active recreation areas are located further from Richmond Highway. A variety of seasonal planting beds, shrubbery and tree species have been added in and around the public plaza. Pedestrian paths leading into the public plaza have been provided to enhance pedestrian connectivity. A variety of hardscape materials will be utilized in the various activity nodes, including materials such as compacted fine crushed stone, scored and/or colored concrete, and wood or composite decking. The varied hardscape surfaces will help define each activity node and add texture to the public plaza.

I look forward to presenting the proffers and the revised development plan in more detail to the Committee on December 7. In the interim, please contact me should you have any questions.

LJS

cc: Mario Wells
John Rinaldi
John Levtov
Jana Morgan
Michael Wiencek
Maybell Laluna
Chris Tiesler
John Callow
Robert Brant