



**Huntington Community Association**  
**P.O. Box 7041**  
**Alexandria, VA 22307**  
**[www.HuntingtonOnline.org](http://www.HuntingtonOnline.org)**

Fairfax County Department of Planning and Zoning  
12055 Government Center Parkway  
Fairfax, Virginia VA 22035-5505

RE: Lennar Project/Huntington Crossing  
Tax Map Reference #: 83-1 (1) 42 and 49

To the Planning and Zoning Staff:

The Huntington Community Association supports amending the Comprehensive Plan to change the zoning for the above referenced parcel from commercial to residential with the following provisions:

1. That the Comprehensive Plan height restrictions remain in place.
  - 40 feet is the height restriction in the current Comprehensive Plan (pages 105 and 116) for the east side of any residential development on the proposed site. The height of the project on its west side (closest to the Metro tracks) may go higher; however, in that case it must transition or terrace to no more than 40 feet as it moves east toward Fenwick Drive.
2. That site planning and traffic improvements include measures to improve pedestrian safety along Huntington Avenue.
  - A major concern for residents of Huntington is jaywalking between the north side of Huntington Avenue and the Metro station. Huntington residents propose that plans include improvements to encourage pedestrians to use designated crosswalks at Metroview Parkway or Fenwick Drive. Also, we support creating a crosswalk on the west side of Fenwick Drive.
3. That Lennar identify an area of the lot to maintain as a public green space.
  - Green space is important to the Huntington community as we are already short of it. We're concerned that the footprint of the building as currently designed takes up too much of the current site.
4. That development of the parcel not affect the Huntington levee project.
  - We need coordination of the construction schedules of both projects in order to minimize disruption of the neighborhood. The Lennar project must not compromise the integrity of the levee or the storm water management system being built as part of the levee project.

The Huntington community recognizes the potential value to the neighborhood in developing the referenced parcel of land. However, there is also value in leaving the site undeveloped. For development to proceed, the design and construction should take into consideration the concerns listed above and make a sincere effort to integrate into the neighborhood in accordance with the intentions of the Comprehensive Plan.

Representatives from the Huntington Community Association look forward to working with Lennar and County staff on developing plans that are beneficial to all parties.

Sincerely,

A handwritten signature in dark ink, appearing to read "David Sears". The signature is fluid and cursive, with the first name "David" and last name "Sears" clearly distinguishable.

David Sears  
President, Huntington Community Association  
P.O. Box 7041  
Alexandria, Virginia 22307

cc: Mr. Earl Flanagan, Planning Commission Representative  
MVCCA, Planning & Zoning Committee