

January 10, 2023

Dear Stakeholders:

My firm is privileged to be working with Combined Properties in connection with the SSPA application and related land use processes that will hopefully guide the necessary repositioning of the aging Rose Hill Shopping Center. In preparation for continued community discussions and the outreach meetings being coordinated by staff, I'm writing to reconfirm Combined's respect for and commitment to meaningful participation in a community centered land use process. We also appreciate that the continued evolution of the project is an expectation of that same SSPA process.

Prior to submitting the SSPA we engaged several community associations and ad hoc groups of owners. We presented conceptual plans that were intended to show the potential for a mixed use option that would retain meaningful retail, add open spaces and include complimentary residential uses. More importantly, we tried to objectively frame both the challenges and opportunities that needed to be addressed to ensure the continued viability and success of the center in a retail environment that has undergone many structural shifts. We received considerable constructive feedback, and in response, our initial SSPA nomination included the following:

- Reduced height in areas directly adjacent to the existing Rose Hill Apartments;
- Reduced total number of proposed residential units;
- Increased setbacks from nearby streets;
- Retention of a grocery concept;
- Retention of meaningful public open space areas and enhancement to landscaping;
- Revised parking plan to consolidate structured parking, and increase convenience; and
- Revised site access in an effort to decrease traffic on Rose Hill Drive.

Comments, questions and concerns continue to be expressed by several of the associations we have engaged with. However, the fact that questions and concerns exist should not be interpreted to mean that Combined is unwilling to further engage, listen and evolve. Also, unfortunately, not all comments on use and density that we have received are consistent and/or complimentary to one another. Similarly, although the plan has been revised to address questions regarding trip generation and access, objective feedback from the professional transportation planners on County staff and traffic engineers is required.

The SSPA process is the logical starting point for further discussion and evolution. We approach the process with an expectation that the process will produce a reasonable consensus

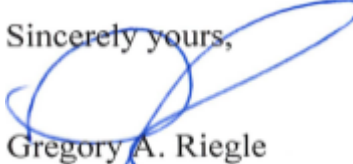
with all stakeholders to address what appears to be an aligned interest in ensuring that Rose Hill Center has a productive future.

Absent an outcome in the SSPA process, the future of the Rose Hill Center is uncertain at best. As we have explained, we are at the point in the leasing life cycle whereby we can make the necessary transition out of existing leases to facilitate near term redevelopment. If it becomes clear that an outcome in this process is not achievable, the retail center would continue to operate in its current state, and the opportunity to move Rose Hill Center forward would be lost for the foreseeable future, making it very difficult to justify meaningful reinvestment in the center. By comparison, a retail oriented mixed use program provides alternative and enhanced revenue streams that can transform Rose Hill and ensure it remains a community serving asset.

We start the SSPA process with respect for the evolutionary nature of the land use process, and all stakeholders. History shows that the best land use outcomes are a product of established land use processes and working together is beneficial to the community and the County.

We look forward to discussing the plans for the Rose Hill Shopping Center at upcoming community meetings. We are also happy to provide tours of similar mixed use communities recently developed by Combined Properties.

Thank you for your consideration.

Sincerely yours,  
  
Gregory A. Riegle  
McGuire Woods LLP

cc: David Stinson, Planner, Fairfax Department of Planning & Development  
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