

Fairfax Center Area Study – Phase I
Braddock District Working Group
Monday, April 29, 2014, 7:00pm
Conference Room 7, Fairfax County Government Center

Attendance:

Working Group: Vincent Picciano, Joe Martin, Susan Martin, Terry Wanbaugh, Debbie Brown, Tracey Barrett, Tom McDonald, David Oppenheimer, Roni Robins, Leigh Kennedy, and Dan Kennedy

Staff: Arpita Chatterjee (FCDOT), Tom Burke (FCDOT), Rosemary Ryan (Supervisor Cook's Office), Marianne Gardner (DPZ), Tom Merce (DPZ), and Kim Rybold (DPZ)

Additional attendees: Walt Williams, Andrew Teeters, Will Johnson, Brian Horan, Lori Greenlief

Minutes

- 7:05 pm David Oppenheimer called meeting to order. David asked the group if there were any comments regarding the minutes from the March 31, 2014 meeting. No suggestions were made and the minutes were approved.
- 7:06 pm Agenda Item 1: Kim Rybold provided a background on why the Fairfax County Department of Transportation (FCDOT) was invited to attend the meeting. Kim opened the floor for questions to Tom Burke and Arpita Chatterjee.
- David Oppenheimer asked about what are in the plans for further development of Lee Highway (Route 29). Arpita said that in the 1990s an interchange plan was developed but never acted upon. The plan would have to be revised in order to develop interchanges in the future.
 - Tom McDonald asked staff how you can reserve land without a plan.
 - Arpita Chatterjee said there are no funds to neither develop a plan nor acquire the land.
 - Tom Burke said interchanges are planned for Waples Mill Road, Legato Road and Monument Drive.
 - Kim Rybold mentioned that the rezoning west of Waples Mill Road may impact potential right-of-way.
 - Tom Burke said that right-of-way and funding is requested. There must be studies, design, and right-of-way acquisition done prior any intersection improvements.
 - Leigh Kennedy asked if there are any interim improvements planned for the Waples Mill Road/Shirley Gate Drive /Route 29 intersection. Leigh mentioned

- the malfunctioning pedestrian crossing signal at the intersection as an example of an interim improvement and asked staff how it could be fixed.
- Arpita and Tom Burke responded that VDOT is responsible for maintaining most of the county's roads and that FCDOT would contact VDOT to resolve the issue.
 - Leigh Kennedy asked when the south side of Route 29 would be serviced by bus.
 - Tom Burke responded that bus routes are usually bidirectional. Arpita explained that Ridge Top Road has a bus stop due to high-density housing. Currently there is no stop on Route 29 due to the impedance to traffic on Route 29.
 - Roni Robins asked if there is a comprehensive transportation work plan looking at pedestrian, mass transit, etc. at a broad level. She also asked if there is a trip generation analysis at some level, an integrated system analysis, and if opportunities have been explored to raise tax revenue.
 - Kim stated that the focus is on what was originally planned and what is still needed.
 - Roni Robins asked what is the county is looking for from this committee.
 - Kim Rybold responded that the county is looking for land use recommendations. The impact studies will be based off these recommendations. If bigger issues come up then the working group can place emphasis on other areas of priorities.
 - Vincent Picciano asked for the status of the trails along Route 29.
 - Rosemary Ryan said the trail would be from Waples Mill Road to Legato Road.
 - Tom McDonald asked for the county's position for interconnecting neighboring communities south of Route 29.
 - Kim Rybold responded that there is language in place to connect the neighborhoods. Arpita Chatterjee pointed out that you want to discourage cut-through traffic.
 - Vincent Picciano asked if interconnectivity should be a concept that the group should be thinking about.

7:28 pm Agenda Item 2: Andrew Teeters with Shelter Group and Bright View Senior Living

- Bright View Senior Living has two other facilities in Fairfax County – both 90 unit assisted living facilities – in McLean and Falls Church. Andrew Teeters said that there have been no new communities built in the last 10-15 years, with the last boom taking place with Sunrise in the 1990's and 2000's.
- Sub Unit U1 by McKenzie Avenue contains the parcel proposed for the facility. The developer has been working with the neighboring Estates at Leewood HOA since 2012.
- Andrew Teeters shared the exhibit of the aerial view of the community with the proposed facility. The location is attractive since it is a transitional area from residential to commercial.
- The proposal is for a 54,000 square foot, 90-unit assisted living residence at approximately 0.6 FAR. The parking includes 45-spaces (24 under courtyard).

The facility is four stories towards shopping center along Route 29 and three stories by the adjacent residential use. There is no school impact and the use is a low-traffic generator primarily consisting of employees and visitors.

- Vince Picciano asked if the parking requirements are different for this type of facility.
- Andrew Teeters responded that the parking ratio is typically ½ space per unit.
- Roni Robins asked for more details on the traffic impact. Andrew Teeters responded that there are approximately 20-25 employees at the high shift from 7:00 am – 3:00 pm and less during the evening 3:00 pm – 11:00 pm and 11:00 pm – 7:00 am shifts.
- Roni Robins asked what the ratio was amongst different care types (i.e. independent living, dementia etc.).
- Andrew Teeters said there is no independent living in this unit. This would be all assisted living. Group dining, housekeeping, linen service and activities of daily living. Inside building is a restaurant, café, and a multi-media room to provide residents the opportunity to socialize. There is also a courtyard for outdoor activities. There is also a 15-person shuttle bus for off-site activities. There is transportation to doctor appointments and grocery. Access for the shuttle is through McKenzie Drive with a cut-through to Arniel Place.
- Walt Williams said the service road running parallel to Route 29 becomes one-way westbound. He along with his neighbors have concerns about service calls for ambulance and other medical events.
- Susan Martin said she was concerned for traffic exiting Robertson Farms and Roseglen.
- Andrew Teeters said that the facility would produce 1/3 of the peak traffic associated with the approved office building on the same site.
- Leigh Kennedy pointed out the Woodlands Retirement Community nearby and asked if it is this appropriate to have so many of these uses in one area.
- Roni Robins asked if anything could be done to create greater connectivity to the shopping center – pedestrian and vehicular.
- Andrew Teeters said there is a 10-foot proposed trail along the front of the facility to the shopping center.
- It was also mentioned that there is a cemetery in perpetuity just east of the proposed community.
- Walt Williams said the height of the four story building is a concern to the Estates at Leewood neighborhood. Residents are very concerned about the height and said a sight analysis of the previous property was not desirable.
- David Oppenheimer asked Walt Williams what the neighborhood would like to see develop on the property.
- Walt Williams said the residents are concerned about the long-term ramifications and remedies regarding the traffic, noise, and view. Walt

suggested limiting the height to two stories on the neighborhood side of the facility.

- Lori Greenlief pointed out that the FAR can be dealt with through architecture, buffering, and careful planning.
- Marianne Gardner asked if the group could bundle the ideas so staff can look at these options and if this use at 0.6 FAR should be included in the assessment.

8:00 pm Agenda Item 3: Kim Rybold introduced the planning considerations for land use alternatives in the transition area. Maps and quantifications were provided to the meeting attendees.

Sub Unit U2

- Tom Merce reviewed the numbers from the "Alternative Land Use Quantification" handout.
- Rosemary Ryan asked for clarification on the transit center.
- Tom Merce provided further details on the transit center concept. The transit center location would be on the parcel on the east side of Village Drive currently occupied by the Virginia International University. The location is based off of the group's expressed desire at the March 31, 2014 meeting to see a transit station closer to their neighborhoods serving Route 29.
- Terry Wanbaugh foresaw a vertical transit center with a parking garage. This design would have less of an impact to the land by reducing impervious surfaces.
- Roni Robins asked if there should be a transportation study conducted to determine if there is a need for the transit station.
- Vince Picciano said that the Springhill and Shirlington transit centers do not have parking.
- Arpita commented that the county is currently studying the feasibility of building a transit center along Route One in Lorton/South County.
- Tracey Barrett said the transit vision should be inclusive of pedestrians, bikes and vehicles. The station should include buses to Reston, Ashburn and Vienna. It should be inclusive of the interchange at Route 29.
- Tom McDonald suggested that the station should be near Fairfax Corner with bus access within the neighborhood. This makes more sense since it is the site of a future Metrorail station.
- David Oppenheimer asked where the 100,000 square feet in Alternative 1 came from.
- Kim Rybold responded that some of this was transit center and 60,000 square feet was office space.
- Kim Rybold asked the group if they wanted to include transit center in the alternative land use recommendation.

- Tracey Barrett said the Monument Drive location by Fairfax Corner makes more sense.
- Rosemary Ryan asked the group if they wanted to make the C-8 zoned parcels retail or keep it office.
- Leigh Kennedy moved for retail, as office space has not panned out.
- Tom Merce and Kim Rybold suggest that a 0.25 FAR is about the most the area can handle. Roni Robins suggested that depending on how things go, they will handle an anchor store.
- Alternative 1 is a good mix to test with assisted living with retail.
- Alternative 2 is a mix with retail, assisted living and day care.
- Test access to the various service roads.
- Bring bus stops to Route 29.
- Tom Burke clarified groups' vision.

Land Unit V

- Tom Merce reviewed the numbers from the "Alternative Land Use Quantification" handout.
- Alternative 1 is what Roni Robins presented last meeting – i.e. mixed-use high density retail and residential (90% multifamily, 10% townhouse).
- Roni Robins stated that the owners of C-8 zoned properties will develop the C-8 since it is the highest and most lucrative use.
- David Oppenheimer commented that the quantifications are used to extrapolate traffic impact.
- Roni Robins commented that residential areas should not be rezoned for multi-family and/or daycare that may be suitable for an alternative land use.
- Tom McDonald commented that the original plan called for existing commercial properties to not intensify.
- Leigh Kennedy commented that affordable housing is a must and staff needs to balance the needs of retail with that community. Tracy Barrett concurred that residential housing should be made affordable.
- Tracey Barrett asked that school impacts be included in the impact analysis.

Consensus is there is not enough clarity for committee to advise further.

County staff will be performing its impact analysis over the course of the next few weeks. The next meeting is scheduled for Monday, June 30th at 7:00 pm in Conference Room 232 at the Government Center.

9:18 pm Dismissal