

## Fairfax Center Phase II Working Group

Meeting Minutes

December 1, 2015

### Attendance

Working Group: Jim Katcham, Vincent Picciano, Chris Grisafe, Robbie Stark, Roni Robbins, Sherry Fisher, Jeff Saxe, Jeff Parnes

Staff: Kim Rybold (DPZ), Ken Sorenson (DPZ), Meghan Van Dam (DPZ)

### Introduction

Jim Katcham, Chairman of the Fairfax Center Area Phase II Working Group, called the meeting to order at 7:04 p.m. He referenced the minutes that were distributed to the Working Group prior to the meeting and asked if there were any comments or corrections. Vince Picciano made a motion to approve the minutes (as amended by Sherry Fisher), and Chris Grisafe seconded the motion. The Working Group approved the minutes 4-0, with Jim Katcham and Roni Robbins abstaining (Jeff Saxe and Jeff Parnes not yet present).

### Review of Core Focus Area Discussion

Kim Rybold provided an overview of the previous meeting's presentations and Core Area discussion. Based on the feedback the staff received regarding the submission presentations, previous amendments, and future development considerations, the staff presented initial land use scenarios for the group to consider for testing.

#### *Fair Oaks Mall Area*

While the mall property has Plan options for future transit-oriented development, the peripheral areas do not have these same options. Roni Robbins mentioned that the group should consider higher density development in the core area independent of the current approved .80-1.0 FAR for the Mall property. Jeff Parnes agreed, and indicated that the group must also consider parking infrastructure that will be needed to support transit parking. Jeff Saxe noted that the Plan options for the mall were proposed by the property owner, and that the effective intensity of the redevelopment areas would be higher, particularly closer to the Metrorail station. He suggested including the portion of the parking lot outside of the ring road to the calculations for the Parcel 12, 19 and 20E grouping. The group discussed adding language in the plan to acknowledge higher density. One of the key considerations that will need to be accounted for is the traffic impact by the proposed developments, particularly on West Ox Road. Vince Picciano indicated that it will be important to consider road improvements that are contingent requirements for the approval of higher intensity development. For instance, extending Government Center Parkway across I-66 and connecting it to Legato Road would provide additional connectivity. Roni Robbins asked that the group be able to compare the current proposed scenarios to other projects in the county of similar intensity to ensure that there are sufficient amounts of each use in the mix. She anticipates that a use such as a grocery store might be desired here, but the retail square footage would need to be able to support it.

### *Fair Lakes Promenade*

Jeff Parnes recommended including Parcel 20A within the scenarios, as the existing stormwater management could be accommodated in an underground vault, so as to give a future developer greater creative flexibility. Robbie Stark recommended revising the proportion of office, retail and residential uses. Roni Robins noted that redevelopment of the parking lot in front of the shopping center would be unlikely as the retail tenants need visibility from the street. The group agreed that it would be good to increase the maximum intensity being considered to 2.0 FAR for evaluation purposes, with 1.0 FAR as the mid-level scenario.

At this point, the group elected to hear the presentation from the representatives of Submission SS1.

### Presentation: Submission SS1 (Fair Oaks Church Site)

Lynn Strobel of Walsh Colucci presented the submission, which proposes a Plan option for residential use at 8 du/ac to support the development of 201 townhouse units (inclusive of Affordable Dwelling Units). The site is currently planned for and developed with an institutional use, the Fair Oaks Church. She noted that this proposal would have a minimal impact on trip generation compared with the existing Plan recommendations, and that the impact is far less than a special permit application that had been approved for the site in 2004.

Roni Robins asked if the property owners had begun outreach to the surrounding community. Lynne Strobel indicated that this is something they were planning on beginning soon. Sherry Fisher asked where the church was going. Keith Martin, representing the church, stated that they were planning on purchasing property along Braddock Road.

Roni Robins expressed that this amendment should not be held up for the rest of the study, as it is generally consistent with the existing Plan's policies and could potentially move forward with a concurrent rezoning application. Jeff Saxe noted that he brought this idea up at the last meeting and suggested that the Working Group make a motion to recommend the authorization of a separate Plan amendment in the event that the overall study is delayed for reasons not related to the analysis of this submission. Any policy considerations developed in the course of the Fairfax Center Area Study should also be considered in this Plan amendment. The motion was seconded by Vince Picciano, and the Working Group approved the motion in a 6-1 vote. (Jeff Parnes not present).

### Continued: Review of Core Focus Area Discussion

#### *CentrepoinTE Church*

Kim Rybold stated that the scenarios reflect the submission presented at the previous meeting, with a high-end intensity of 2.5 FAR and a mid-range intensity of 1.25 FAR, consistent with other planned intensities for residential properties in the area. The group agreed on these scenarios.

#### *Government Center Area*

Kim Rybold stated that this area consisted of two county-owned parking lots. It was requested that staff look at mixed-use development on the parcel adjacent to I-66 in a manner similar to the Comstock development in Reston. Staff noted that this site is only about one-third the size of the

Comstock property, so a mixed use environment might be difficult to achieve along with providing structured parking that is envisioned in the future. As such, there is only a high end intensity scenario proposed for the site, with office use due to the proximity to the planned Metrorail station. For the Government Center parking lot, the group suggested that intensities of 0.5 and 1.0 FAR with potential office space for the county government or the private sector. There may be a limited amount of residential use that can be supported on the site as well. The group decided on a mix of approximately 75 percent non-residential use (predominately office) and 25 percent residential use.

#### *Fairfax Towne Center*

Kim Rybold presented land use scenarios for the Fairfax Towne Center, which will be considered independently of the overall study. These scenarios were provided to staff by the property owner for evaluation. While the uses may be analyzed separately, their impacts will be considered in evaluating the overall land uses being evaluated in the study. Jeff Saxe noted that the office square footage seemed low compared to the overall density on the site. Staff noted that this is what has been submitted by the property owner, and that the office may be more of a local-serving nature.

#### Next Meeting

Kim Rybold stated that at the next meeting, the group would hear presentations on the submissions outside of the core focus area. She said that she would ask Jeff Parnes to create a Doodle poll to schedule a date for the next meeting to be held in early- to mid-January.

The meeting was adjourned at 8:57 p.m.