

Springfield District Fairfax Center Area Land Use Committee Meeting
Tuesday, September 25, 2007, 7:00 p.m.
Rooms 2 & 3, 12000 Government Center Parkway, Fairfax, VA 22035
Meeting Minutes

COMMITTEE MEMBERS PRESENT:

Philip Poole, Chair, *Cannon Ridge Civic Association*
Mark Cummings, *Brentwood Civic Association*
Tom McDonald, *Buckner Forest Homeowners Association*
Tom Pennington, *Buckleys Reserve Homeowners Association*
Ron Smith, *Robertson Farm Homeowners Association*
Claudette Ward, *Greater Willow Springs Civic Association*

COUNTY STAFF PRESENT:

Supervisor Elaine McConnell
Marlae Schnare, *Supervisor Elaine McConnell's Office*
Susan Shaw, *Supervisor Elaine McConnell's Office*
Kris Abrahamson, *Fairfax County Department of Planning and Zoning*
Susan Battista, *Fairfax County Department of Planning and Zoning*
William O'Donnell, *Fairfax County Department of Planning and Zoning*
Chuck Almquist, *Fairfax County Office of Transportation*

OTHERS PRESENT:

Peter Murphy, *Planning Commissioner, Springfield District*

APPLICANT

Fair Lakes Center Associates, L.P.

PRESENTERS/APPLICANT TEAM

Jeff Saxe, *Peterson Companies*
Frank McDermott, *Hunton & Williams*
Aaron Schriber, *Hunton & Williams*
John Treiber, *Davis, Carter, Scott Ltd.*
Alexander von Loebbecke, *Davis, Carter, Scott Ltd.*
Mike Workosky, *Wells Traffic Consultants*
Kevin Felliw, *Wells Traffic Consultants*
Ronnie Ragoff, *Shorenstein Realty Services East LLC*

Mr. Frank McDermott, on behalf of Fair Lakes Center Associates, L.P., provided a brief review of the following applications:

Hotel/Retail: Demolish existing drive through bank, and construct an 110,000 square foot hotel (175 rooms) and up to 8,818 square feet of retail space. The building will be located in the northwest quadrant of the Fair Lakes Circle and Fairfax County Parkway intersection.

Tax Map No: 55-2-((5))-A1, B, D2 (pt)

Application Nos: PCA 82-P-069-19, CDPA 82-P-069-3-2, FDPA 82-069-9-8

Office Structure: A 267,000 square foot office structure will be located on the north side of Fair Lakes Circle approximately 800 feet east of the Fairfax County Parkway.

Tax Map No: 55-2-((1))-6B, 8A1(pt), 11A1, 11B1

Application Nos: PCA 82-P-069-15, CDPA 82-P-069-3-1, FDPA 82-P-069-1-14, FDPA 82-P-069-10-4

Residential Building: A 350,000 square foot 12-story building consisting of 350 multi-family dwelling units. This structure will be located on the northeast quadrant of the Fair Lakes Circle and Fairfax County Parkway intersection.

Tax Map No: 45-4-((1))-25E1 (pt), 25E2 (pt)

Application Nos: PCA 82-P-069-20, CDPA 82-P-069-1-1, FDPA 82-P-069-1-15

Residential Building: A 300,000 square foot 13-story building consisting of 300 multi-family dwelling units. This building will be located on the north side of Fair Lakes Circle, approximately 300 feet south/west of Fair Lakes Parkway – across from the parking lot that serves Kohl’s and Dick’s sporting goods. In addition the applicant proposes a 4 level expansion to the south side of the existing parking structure for the office building.

Tax Map No: 55-2-((1))-6A, 8A 1 (pt), 8A2

Application Nos: PCA 82-P-069-17, CDPA 82-P-069-3-3, FDPA 82-P-069-8-5

Office Structure: A 213,000 square foot office structure will be located on the south side of Fair Lakes Circle approximately 800 feet east of the Fairfax County Parkway.

Tax Map No: 55-2-((1))-9A

Application Nos: PCA 82-P-069-16, CDPA 82-P-069-7-1, FDPA 82-P-069-6-11, FDPA 82-P-069-11-5

Mr. McDermott noted that the retail/town square project has been deferred to allow the staff more time for review. Some modifications have been made in a couple of the applications since the committee met in August. Mr. McDermott noted that all the applications have been recommended for approval by the county staff except for the multi-family residential structure in the northeast quadrant Fair Lakes Circle and Fairfax County Parkway intersection. He noted that the structure has been tiered and the plaza enclosed more in order to make this more compatible with the proximate garden apartments and office structure.

Questions and concerns from the committee mostly centered on the funding and construction schedule of the Fair Lakes Parkway/Fairfax County Parkway interchange. County staff and the applicant were in agreement about both the funding and estimated construction schedule of the interchange. Ms. Claudette Ward made a motion to recommend approval for all the applications as presented. There was no second to this motion. Mr. Mark Cummings made a motion to recommend approval for all the applications with the following conditions:

1. All controlled signals operational prior to completion of shell buildings, subject to VDOT warrants.
2. Completion of the Fair Lakes Parkway/Fairfax County Parkway interchange prior to construction of the projects.
3. Compliance with staff recommendations to each individual project.

The motion was seconded. Four members voted “YES” and two members voted “NO.” The motion carried. The meeting adjourned at 9:00 p.m.