

**Springfield District Fairfax Center Area Land Use Committee Meeting
October 7, 2003, 7:00 p.m. Meeting Minutes
Conf. Rm. 8, 12000 Government Center Parkway, Fairfax, VA 22035**

COMMITTEE MEMBERS PRESENT:

Mark Cummings, Chair, *Brentwood Civic Association*
Sherry Fisher, *Ridgetop Commons Homeowners Association*
Tom McDonald, *Buckner Forest Homeowners Association*
Philip Poole, *Cannon Ridge Civic Association*
Steve Wallace, *Greenbriar Civic Association*
Claudette Ward, *Greater Willow Springs Civic Association*
Patricia Goins, *Leehigh Village/Birchtree Civic Association*

COUNTY STAFF PRESENT:

Marlae Schnare, *Supervisor Elaine McConnell's Office*
Norm Byers, *Supervisor Elaine McConnell's Office*
Rob Stalzer, *Deputy County Executive, Fairfax County*
Hossein Malayeri, *DPWES*
Bill Mayland, *Planning and Zoning*

OTHER:

Jeff Saxe, *Peterson Companies*
Frank McDermott, *Hunton & Williams*
Jim Todd, *Peterson Companies*
Ken Berg, *Ryland Homes*

APPLICATIONS PRESENTED

East Market At Fair Lakes

Jeff Saxe presented an overview of the Peterson Companies' plan to develop 35.5 acres located at the southwest quadrant of the intersection of Fair Lakes Parkway and West Ox Road. The Peterson Companies intends to develop a mixed use multi-family residential and retail project – East Market At Fair Lakes. The original office mixed-use designation was amended to include an option for residential use not to exceed .45 FAR, and includes a provision for a retail component. The number of residential units expected is 413 units, 6.25% or 26 units to be ADUs. From a transportation standpoint, Peterson Companies intends for intersection improvements at West Ox Road/Fair Lakes Parkway, and at Fair Lakes Parkway/Fair Lakes Circle. Retail will front the street with parking allocated behind the retail stores; access to retail is on the street front and access to the grocery retail is on the parking lot side.

Comments from committee members included concerns about the traffic flow, pedestrian access to retail, screening and buffers, tot lot availability and location, stormwater designation and location, and cost of the plan. Estimated time of completion of the project is within 12-18 months of plan approval. The Planning Commission public hearing is scheduled for December 3.

Tom McDonald made a motion to approve the proposal subject to additional traffic studies at West Ox Road and Fair Lakes Parkway. Gail Bruegger seconded the motion which was unanimously approved.

The meeting adjourned at 8:45 p.m.