

**Springfield District Land Use Committee Meeting
Tuesday, September 3, 2019 7:00 p.m.
Fairfax County Government Center, Conference Rooms 2/3
Meeting Minutes**

COMMITTEE MEMBERS PRESENT

Jeff Saxe, Chair
Mike DeLoose, Vice-Chair
John Morrissey
Phil Poole
Stephen Wallace
Susan Yantis

COUNTY STAFF PRESENT

Marlae Schnare, Supervisor Pat Herrity's Office

PLANNING COMMISSIONERS PRESENT

Pete Murphy, Chairman, Springfield District

APPLICATION & APPLICANT

Fair Lakes North and South L.C., PCA 82-P-069-23; CDPA 82-P-069-10;
FDPA 82-P-069-01-19
Frank McDermott, Hunton Andrews Kurth
Susan Yantis, Hunton Andrews Kurth
David T. McElhaney, P.E., Principal, Urban Ltd.

PRESENTATION

Frank McDermott of Hunton Andrews Kurth provided an overview of the application. He delineated the location and extent of Fair Lakes, a 659-acre mixed use development which includes office, hotel, residential and retail uses. Based on Square footage, approximately half of Fair Lakes is residential, and half is non-residential.

The applicant is proposing a continuing care facility composed of independent living, assisted living and townhomes. The subject property is on Land Bay VI-A, about 23 acres in the northeast quadrant of the intersection of Fair Lakes Parkway and Fairfax County Parkway. The site currently has 2 five-story office buildings, with a large surface parking area, and another two-story office building (AFCEA) with surface parking. The two office buildings will be repurposed for the 180-bed independent living unit. An assisted living unit, with 155 beds will be constructed and the AFCEA building will be demolished. The rest of the site will be 171 non-age restricted townhomes.

Mr. McDermott provided some historical information with regard to the land use in Fair Lakes and on this site. In 2007, the Board of Supervisors approved, on Land Bay VI-A, a 12-story, 350,000 square foot multifamily building. This entitlement has not been executed to date. In 2016, the Board of Supervisors approved a plan amendment for the Fair Lakes area to redevelop areas that met certain requirements. Land Bay VI-A meets the requirements for redevelopment areas. In order to facilitate the adaptive reuse of the office building and extensive surface

parking, townhomes and opens space, the applicant is proposing to reallocate unbuilt gross floor area from other Land Bays in Fair Lakes.

The applicant provided some general exhibits showing the location of urban parks and recreational amenities, trails, trip generation analysis, pedestrian and vehicular circulation plan, and the architectural elevations for the proposed buildings. The applicant will not be making any other road improvements outside of the site.

Committee members asked questions about the relationship between the assisted living and independent living components. The applicant noted there will likely be separate operators but there will be a proffer that allows them to enter into an affiliation agreement. For example, the independent living residents will have the benefit of the assisted living medical staff and will also have first priority for relocating to the assisted living facility.

Community members asked about amenities, trails, trees along the Parkway, school impact, cost of townhomes, traffic in area and timeline of completion of the project. The applicant noted that there will be a natural barrier between the condominiums to the north of the site and the subject property. There will be no fencing. Also, community members were concerned about dementia patients and security of the site. They also expressed that they do not want any pedestrian connectivity between the sites. One community member expressed a desire for Bikeshare in the Fair Lakes area.

The public hearing for this proposal before the Planning Commission is October 17. The Board of Supervisors public hearing is scheduled for October 29.

VOTE

A motion was made and passed unanimously to recommend approval for proposal as presented. The meeting was adjourned.