



Smarter Growth Fairfax <smartergrowthfairfaxcity@gmail.com>

Fairfax Shopping Center

1 message

Smarter Growth Fairfax <smartergrowthfairfaxcity@gmail.com>

Sun, Jul 9, 2017 at 10:09 PM

To: mayor&council@fairfaxva.gov

Dear Mayor Meyer and Members of the City Council:

Fairfax City Citizens for Smarter Growth has been monitoring the progress of the current plans for the proposed redevelopment of the Fairfax Shopping Center. In our letter dated October 18, 2016 we expressed our concerns with the plan proposed by Regency Center, LLC. There has been no substantial modification of those plans in the formal application.

As part of the nexus of 123 and 50 known as Northfax, the Fairfax Shopping Center provides one of the City's best opportunities for economic development and the creation of a compact, walkable, mixed-use area. The Fairfax Boulevard Master Plan of 2007 defines a set of key features for Northfax, including:

- Multi-story street facing buildings with retail on the ground floor and office or residential above to encourage pedestrian traffic and create a neighborhood
- A classic boulevard configuration consisting of a slow lane that provides parallel parking and is lined on both sides by trees, street lights, and sidewalks
- Higher density concentrated in taller building to allow for more green areas, pedestrian walkways, and a broader tax base
- Connection to a street grid that will encompass the entire Northfax parcel

Increasingly, people and businesses are gravitating toward compact, walkable areas. We can see this in the decline of conventional strip shopping centers and the success of developments such as the Mosaic District, Fairfax Corner and Reston Town Center.

The proposed redevelopment is not in synch with the vision of the Fairfax Boulevard Master Plan and would greatly underutilize this area's economic potential for compact, mixed-use development. Therefore, we urge you to deny all the special exceptions that Regency Center is proposing at your July 11, 2017 City Council meeting. The City should instead continue its course in pursuing the redevelopment of a grid of streets and a mixture of retail, commercial and residential uses at Northfax.

Thank you for your consideration of our concerns.

Sincerely,

Fairfax City Citizens for Smarter Growth

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