Meeting Notes

Date: Tuesday, April 20, 2021

Time: 1:30 PM-3:00 PM

Location: Virtual platform- Zoom Meeting
https://zoom.us/j/99848431383?pwd=U2JKUHZDTVU2V09mNVFTcUFwY0NRQT09

Attendees: Russell Archambault (RKG Associates- Facilitator), Alex Vanegas (Planning Office), Christina Winn (Economic Development), Tom Flynn (Economic Development), Scott Plein (Equinox Investments), Ross Snare (PWC Chamber of Commerce), Carter Wiley (Wiley Company), Coleman Rector (Weber Rector-Commercial Real Estate), Mike Kitchen (Christopher Consultants), Truett Young (Stanley Martin), , Mary Ann Ghadban, (Land Broker), Ann Marie Maher (DRPT-Tourism), Parag Agrawal (Planning Office)

Discussion

➢ Office Market is changing both pre-Covid and Post Covid.
  • Downsizing and/or teleworking. This is the new normal.
  • Currently designed for suburban office, product being built does not align with Target Industry uses; Technology Companies, Corporate Office, Cybersecurity firms, Government contractors, Life Science Industry.
  • Need to focus on Collaboration Centers- Main office hub in core with supportive office activities outside the core.

➢ Redevelopment Areas
  • Focus on Route 1 and Route 234
  • Investments made along Route 1 need to be made in other areas.
  • Many of the buildings and infrastructure is 50 years old.

➢ Need Industrial Land
  • Along transportation corridors
  • No existing industrial Land to accommodate > 50,000 Ft².
  • Land should be dedicated for Industrial, and Flex uses not Data Centers
  • Distribution Centers- New Retail delivery system.

➢ Need Data Center Land
  • Expanding market
• Help with growing commercial tax base. Currently residential tax base is growing faster than commercial tax base.
• Make data centers fit with design of community.
• When possible repurpose building for data centers.

➢ Placemaking needed to attract Corporations and expand workforce.
  • Mosaic in Fairfax.
  • Employees live, work & play
  • Affordable housing
  • Need more density in Activity Centers-Potomac Mills needs residential to make self-sustaining.

➢ Commercial Market
  • Adapt to new retail hybrid model. Half store is shop in and the other have for returns/ delivery.
  • Drive throughs multiple serving lanes
  • Agrotourism opportunities.

➢ Residential Market
  • Homes being redesigned to create a new product to accommodate working from home.

Adjournment