

The Seven corners area—that is to say the area bounded by Rt. 7 and Rt. 50 has been neglected since the 1960's when it was once the retail center of Fairfax County. Those 5-600 acres comprising the “seven corners study area” has undergone some fits and starts with retail renovation over the years since, but in fact, it has steadily declined in quality from its' 1960's heyday. But, the multifamily three story residential of over 1,200 units both rental and condominiums originally built on the 1930's and 40's model of multi-family housing has drastically aged. The rental housing in the area is no longer viable as market rate housing and in fact is almost entirely dedicated to “affordable housing” much of it having public subsidies. Those are the units where the family incomes are in the low \$43-44,000 range and look for yourself, this is fact, not hyperbole. That the housing and the aged retail will continue to become functionally obsolete as the housing and retail market moves along...this is also fact not assertion. Come on, you are on the EAC and this issue has been an element of the overall plan that your EAC sent to the Board of Supervisors and in fact is currently a focus of the Implementation Sub Committee. This problem is not only a seven corners issue, but similar circumstances are at play elsewhere in Fairfax County.

The seven corners task force spent the first 8 months learning the basics of everything from the financial dynamics of new housing, retail, employment and traffic fixes that could make a difference. Take a look at the OCR website and review the hundreds of pages of documents posted there so everyone would have access to the task forces information flow and you will have an appreciation of what they learned and why they made the recommendations. It is pretty easy to sit back and dismiss something and say go back to the drawing board when knowledge is lacking so I urge you to take the time to review the material. Also, I'm sure that John Thillmann would be happy to sit with you one on one for a briefing, and by the way he is also on the EAC and serves on the Implementation Committee.

The focus of the Seven Corners study is to develop land use policies that will take a deteriorating area and rejuvenate it and bring it into the 21st century—make it a great place again. The effort has been organized around the principle of 1) fixing the clearly unacceptable traffic situation and their plan does this, 2) to create the seven corners study area of 5-600 acres as a viable residential area with new “market rate” housing to bring individuals into the core are that have disposable income to then 3) being in new interesting destination retail for a walk-able pedestrian friendly environment and 4) to protect the existing suburban residential communities that surround seven corners but make those areas a walk-able part of a larger seven corner area. We are on the verge of taking the first step to bring the seven corners area into a much better future for the core 5-600 acres and for the surrounding single family residential neighborhoods.