

Circle Gateway
Owner/Applicant: Woodbridge Commons, LLC

Woodbridge Commons, LLC is an affiliated company of Aksoylu Properties, LLC who, together with its affiliated companies is a regional full service real estate firm located in Northern Virginia whose roots can be traced back to the 1980s.

Since its founding, the patriarch of the family, Ahmet Aksoylu, has guided the office and grown its capabilities into a first class fully integrated firm capable of acquiring, developing, constructing, financing, and operating an array of assets spanning the mixed-use, office, retail, residential, hospitality, and industrial sectors. Aksoylu Properties currently owns and operates more than one million square feet of commercial and residential property with an additional 2 million square feet of owned property in development.

The Development Team:

- Owner/Developer: Woodbridge Commons, LLC
- Architect: Davis, Carter, Scott Ltd.
- Civil Engineer: Urban Engineering and Associates, Ltd.
- Traffic Engineer: Gorove/Slade Associates
- Environmental Engineer: Geo-Technology Associates, Inc.
- Geotechnical Engineer: Geo-Technology Associates, Inc.
- Land Use Attorney: Carlos M. Montenegro, PC
- Special Counsel: John E. Carter, PC

The Development Proposal: Circle Gateway

Woodbridge Commons, LLC an affiliate of Aksoylu Properties, LLC, recently purchased the following two parcels totaling 1.64 acres and located just southwest of Fairfax Circle:

- 3226 Old Lee Highway – formerly tenanted by 7-11
- 3250 Old Lee Highway – formerly tenanted by Lotte

Mr. Aksoylu's team shares in the City's vision, as outlined in the Comprehensive Plan, to transform the Fairfax Circle neighborhood into an around the clock active center replete with a mix of uses that will foster and anchor a unique sense of place supporting the needs of our diverse and inclusive community. The team will work with the City to accomplish our shared objectives, including:

- Removing two existing aged and blighted structures; and

- Redeveloping the property into a high-quality mixed-use project (“**Circle Gateway**”) including approximately sixteen thousand (16,000) square feet of street front restaurants and retail uses, plus two hundred and forty two (242) multi-family apartment homes, with a structured parking facility to support the program.

To achieve this vision, Circle Gateway proposes several key ideas that include:

I. A Sense of Arrival and Identity. Promoting and emphasizing the sense of “place” and attractiveness of this portion of Fairfax City.

II. A Balance of Uses. The existing car reliant single use development characteristic of the mid-twentieth century is not responsive to the implementation of the varied forms of transportation now available and warrants replacement with a vibrant mix of uses that will create a sense of place, foster activity throughout the day and evening, reduce single-use peak traffic, and revitalize and sustain our environment.

III. A Creation of a Grid of Streets. Historically, the east side of our City has struggled to integrate a street grid that provides much need connectivity between neighborhoods and places of entertainment and service. Circle Gateway promotes a new connected active street network by functionally extending Old Picket Road through the property to facilitate the much-desired extension to Campbell Drive to the North.

IV. An Equitable and Inclusive Housing Offering. By providing a high-quality housing choice to the community, Circle Gateway can meet the needs of a variety of households regardless of their socio-economic status, age, and physical needs. The inclusion of the proposed residential component is central, if not critical, to the creation of an active and energetic destination in the Fairfax Circle neighborhood.

V. An Active Street Front. Activating both Old Lee Highway and the new extension of Old Picket Road requires that both the vertical and horizontal design components interact in an exciting and cohesive manner. Pedestrian friendly sidewalks with attractive hardscapes adjacent to translucent storefronts with lofty ceilings will promote an energetic ground floor plane.

VI. A Sustainable Design. The current condition of the property is almost 100% impervious. Through the use of a variety of low impact development techniques, Circle Gateway will deploy a stacked best management practice that, subject to final engineering, may include below grade filtration, planter filters, porous pavement, roof top filtration and below grade manufactured detention devices to both (i) decrease the storm water discharge from the site while assuring adequate outfall to the existing

floodplain located to the South, and (ii) improve the quality of water leaving the site such that the downstream environment can thrive.

In summary, if we collectively commit to the aforementioned key ideas then we are confident that Circle Gateway shall be successful on all fronts. As is necessary, redevelopment of infill properties requires innovative thinking and a development party who shares and believes in the City's vision and planning principles. It is also important to recognize, that the project has been thoughtfully conceptualized to be realized today and thus catalyze further harmonious development within the neighborhood activity center.

Respectfully submitted,

Carlos M. Montenegro, Esq.
Counsel for Woodbridge Commons, LLC