

## Dulles Suburban Center Advisory Group

### Meeting Summary

Rocky Run Middle School, September 7, 2016, 7:00 p.m.

The Dulles Suburban Center Advisory Group (DAG) held its inaugural meeting on September 7, 2016. The meeting started at 7:00 p.m. with opening remarks by Supervisor Kathy L. Smith.

Clara Quintero Johnson with the Fairfax County Department of Planning and Zoning (DPZ), Planning Division, started introductions by asking each Advisory Group member to introduce themselves and to talk about their backgrounds and their interest in urban planning. Those members of the Advisory Group in attendance were:

- Michael Frey, Chairman
- Carol Hawn
- Donald Park
- David Metcalf
- Bill Keech
- Marvin Powell
- Mark McConn
- Lewis Grimm
- Greg White
- Jehanne Arslan
- Karen Campblin
- Frank Leser
- David Skiles

Staff from Fairfax County introduced themselves. Staff attending were: Clara Quintero Johnson, DPZ, Planning Division; Mike Vanatta, DPZ, Planning Division; Leanna H. O'Donnell, DPZ, Planning Division; Katrina Newtson DPZ, Planning Division; Laura Floyd, Supervisor Smith's Office; Philip Scranage, Supervisor Smith's Office; Ben Tribbett, Supervisor Smith's Office.

Additionally introductions included Planning Commissioner Karen Keys-Gamarra, Sully District; Planning Commissioner Jim Hart, At-Large, Bonnie Hobbs, Centre-View and The Connection and members of the public consisting of local residents, developers and property owner representatives.

Ms. Quintero Johnson continued the meeting by reviewing the "Role of Participants" handout. She explained the roles of Planning Division staff, Advisory Group members, Sully District Supervisor staff, and the Planning Commission and its staff, and the general public. Ms. Quintero Johnson asked the Advisory Group to refrain from having individual meetings with submission applicants. She deferred to the Chairman, Michael Frey, to determine if he wanted the DAG to vote on the "Role of Participants." Chairman Frey said that they did not need a formal vote and that the DAG would generally follow them, but they will look at them at the next meeting.

Mike Vanatta with the Fairfax County DPZ, Planning Division, presented an overview of the Comprehensive Plan, [http://www.fairfaxcounty.gov/dpz/dullessuburbancenter/meetings/9-07-2016/presentation\\_intro\\_to\\_planning\\_and\\_zoning.pdf](http://www.fairfaxcounty.gov/dpz/dullessuburbancenter/meetings/9-07-2016/presentation_intro_to_planning_and_zoning.pdf). Mr. Grimm asked if the presentation would be provided to the Group. DPZ staff clarified that all the presentations and meeting information would be on the Dulles Suburban Center Study website.

<http://www.fairfaxcounty.gov/dpz/dullessuburbancenter/>. Ms. Quintero Johnson also stated that there is a list of resources on the agenda.

Ms. Quintero Johnson proceeded with her presentation on the Dulles Suburban Center Plan and Study, [http://www.fairfaxcounty.gov/dpz/dullessuburbancenter/meetings/9-07-2016/presentation\\_intro\\_to\\_dsc.pdf](http://www.fairfaxcounty.gov/dpz/dullessuburbancenter/meetings/9-07-2016/presentation_intro_to_dsc.pdf). Ms. Quintero Johnson also mentioned that staff from the Fairfax County Department of Transportation will be at the October 3, 2016 to address transportation planning for the area.

Staff distributed resource binders and a summary of the submissions received to the public (a submission period ran earlier this year to solicit input about changes to land use in the area). A member of the public asked about the amount of office buildings vacant in the study area. Ms. Quintero Johnson acknowledged office uses are struggling. At a future meeting, staff could return with office vacancy statistics. She went over the contents of the binder briefly and said that the contents are also be available on-line.

David Skiles asked if there has been any coordination with Loudoun County regarding airport noise as the Loudoun Board is looking at that now. A discussion ensued about contacting Loudoun County. Ms. Hawn brought up the topic about traffic along Routes 606 and 50 coming from Loudoun County into Fairfax County. It was suggested to county staff that they contact Loudoun about these issues. DPZ staff said they would contact Loudoun County transportation staff and invite them to a DAG meeting. Mr. Grimm mentioned that the Sully District Council met with Loudoun County staff, and the Council was surprised about the level of development proposed along Route 50 in Loudoun. The Sully District Council had learned about a committee that was being formed to study Route 50. Supervisor Smith noted that she was going to follow-up with Supervisor Matthew Letourneau of Loudoun County.

Mr. Grimm thought U.S. Census data might be useful to observe changes in the area for employment and population. He also talked about vacant office space and using market projections for the Dulles area versus what the Comprehensive Plan states. Ms. Quintero Johnson said that DPZ can provide growth projections to the DAG.

Ms. Quintero Johnson explained the study schedule, and that staff has identified submission items already slated for the next four to five meetings. A member of the public asked about applications to be heard later and staff explained that the goal is for the advisory group work to be completed by summer 2017. Another member of the public stated that the Dulles Suburban Center is the gateway into Fairfax County from Loudoun County and asked why there is no discussion about creating a mixed use urban center within the area. Staff explained that suburban centers were planned as employment centers and elsewhere in the county, we are seeing them evolve into mixed used centers, i.e. the Reston Herndon Suburban Center now planned as three transit areas. This area is currently planned to have two core areas of mixed use. These include the Innovation Center Transit Station Area and another in the Westfields area.

Mr. Metcalf asked if the DAG should consider a fresh look or just tweaking the existing Plan guidance for redevelopment. What is the DAG's role? Ms. Quintero Johnson explained that there are some constraints on the area, such as the airport noise line, but said the DAG can look to see where there are opportunities for mixed use development. In other areas, the DAG may just update Plan guidance. She

added that once we have transportation information, the DAG can look at the potential for the entire area.

Mr. Skiles asked if Fairfax County uses the same tiered system for airport noise as Loudoun County. Ms. Quintero Johnson explained that staff will deliver a presentation to explain the airport noise policy. Several members of the DAG asked questions about the noise contour line and asked if maps were available. Ms. Quintero Johnson said the general idea is to identify where noise levels are harmful, and that is was created in 1997. She reiterated that the DAG would discuss the policy at the next meeting and at the next meeting, staff will have a list of future meeting topics.

Laura Floyd said that the DAG is meeting twice a month for the first six months to get as much as possible done. She has not scheduled meetings beyond March. She asked that members of the DAG tell her which days of the week work best for them.

Ms. O'Donnell announced that all those in attendance sign-up for the Dulles Suburban Center list serve in order to receive information about meetings, etc. She said that staff will contact those on the sign-up sheet once by email, inviting them to sign up for the list serve, but we do not maintain a separate email list.

Mr. Skiles asked if there were any public meeting requirements that the DAG needed to follow. Ms. Quintero Johnson explained that DAG members are asked not to meet with submission applicants individually. Mr. Keech stated that he may have to recuse himself at times because he represents a submission applicant.

A discussion ensued about what is subject to the Freedom of Information Act (FOIA). Mr. Frey reminded the DAG to think about FOIA when putting things in writing. Ms. O'Donnell added that "Reply All" is subject to FOIA and is considered a meeting.

Supervisor Smith gave closing remarks. She is very excited and thought there were great questions. She hopes to make the Dulles Suburban Center a great place to work, play and live. She stressed that one of the hardest things is to get information out to the community, and she asked everyone on the Advisory DAG to talk to people and get as many people involved as possible.

The meeting adjourned at 8:45 p.m.