

I am Frederick Costello, Land Use Co-chairman of the Fairfax County Federation of Citizens Associations, a member of the Reston Master Plan Special Study Task Force for its entire duration, and a Ph.D. in mechanical engineering. For 36 years here in Fairfax, I have had my own business designing renewable energy systems, spacecraft, and rockets. You might say that I am a rocket scientist. I am still working.

The amendment to the comprehensive plan that is being proposed by the Department of Planning and Zoning for Reston's Dulles corridor, ST09-III-UP1(A), falls short of what is needed. It does not provide a plan for 63% of the land. For the other 37%, it provides target densities, not maximum densities. Therefore, it is not possible to deduce the impact of development on traffic and infrastructure needs. George Mason University's Center for Regional Analysis forecasted the demand for jobs and housing for the area covered by the plan. Three of us used GMU's forecast independently to determine the amount of development. DPZ took the GMU's highest forecast and increased it 25%. FCDOT used the amendment, made many assumptions about the 63%, and deduced that the development would be 50% greater than the forecasted maximum demand. I also made reasonable assumptions and deduced that the development would be at least 75% of the maximum demand. The imbalance between residential and non-residential development also differed for the three analyses. Imbalance means more traffic. The amendment is too ambiguous. It allows over-development. It says nothing about maintaining balance during the 20 years of development. It is not a definitive plan.

I ask that the Planning Commission require DPZ to (1) specify the maximum densities for 100% of the area, (2) specify the fraction of the development that is to be residential, and (3) use these new specifications to calculate and report the maximum traffic and infrastructure needs. I ask also that the amendment include how the balance is to be maintained during development, as was done in Arlington.

If I had designed rockets the way the amendment specifies development, we would have no spacecraft. We would have only melted rockets on the launch pad.

Thank you.

358 words, 2.5 minutes

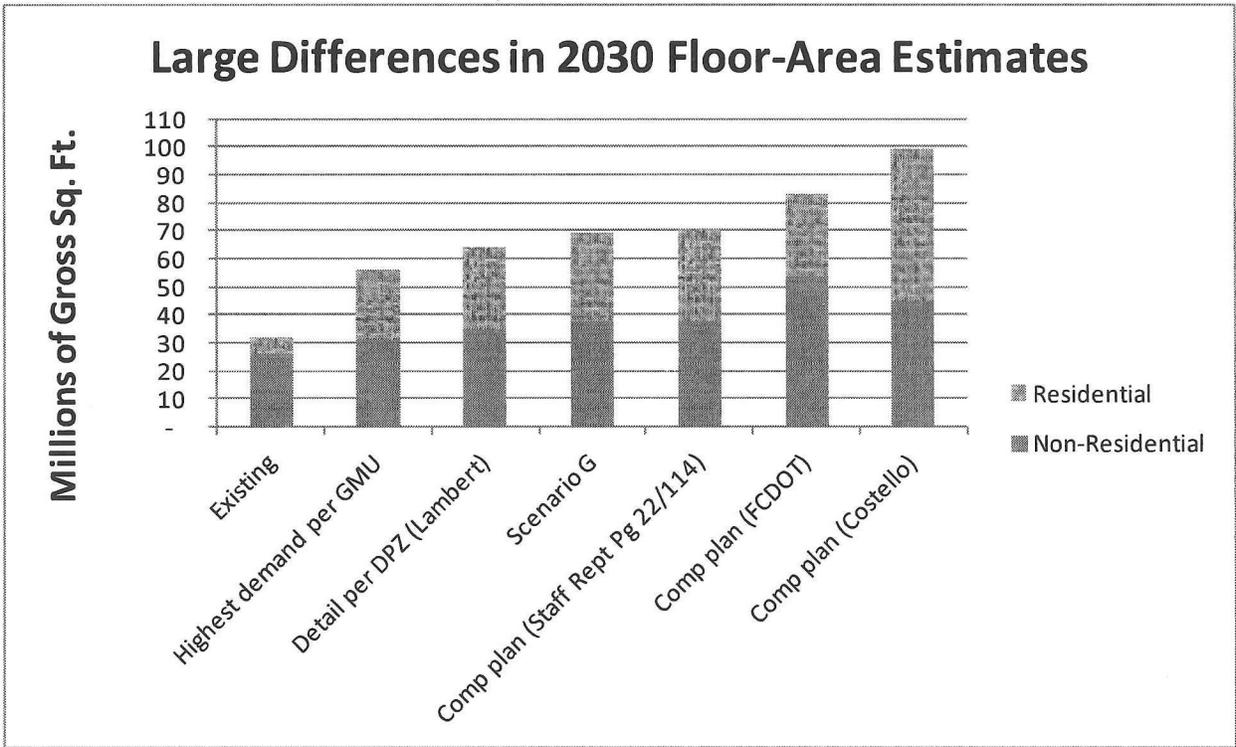


Figure 1: Needed Floor Areas Are Inconsistent Exaggerations of GMU’s Forecast of the Highest Demand