

## **The Polo Fields Homeowners Association**

### **Public Presentation At The June 1, 2010 Reston Master Plan Task Force Meeting Concerning The Herndon-Monroe Metro And Associated Development**

The Polo Fields Homeowners Association represents the interests of the Polo Fields Community, which is comprised of approximately 400 single family residences.

Located directly across Sunrise Valley Drive from the future Herndon Monroe metro station, the associated proposed transit oriented development and the Sunrise Valley Nature Park wetlands, the Polo Fields Community has an unmatched interest in all related issues and consequent impacts of the development process.

The Polo Fields HOA is committed to protecting the interests, integrity, safety and quality of life of our single family residential community throughout the development process. Accordingly, the Polo Fields HOA expects that any development complies with the recommendations of the County's Comprehensive Plan concerning "protecting existing low density residential areas" such that "future development does not negatively impact the surrounding residential communities." (Comprehensive Plan, Amended through 3-9-10, Area III, page 29). As such, we are only in favor of reasonable and rational development that adequately considers, addresses and mitigates the legitimate concerns of the Polo Fields Community.

#### **Concerns and Goals:**

1. The Polo Fields Community is extremely concerned that development associated with the Herndon Monroe metro station will worsen the already significant safety, traffic, and parking concerns on our local residential streets in our community.
  - a. Colts Brook and Thunder Chase are already more heavily used by commuters cutting through between Fox Mill and Sunrise Valley, and at speeds significantly higher than the posted 25 mph than is acceptable for residential streets, especially during the morning and evening rush hours.
  - b. Families, children, and pets live and play along these streets. Our children get on and off school buses twice daily at designated stops along these streets.
  - c. Roark Street, directly across from the present parking facility, sees overflow parking from the current station when there is construction or other events that impact the parking garage. This is expected to affect the entire Polo Fields community as metro construction and associated parking fees drive parkers to neighboring streets.
  - d. Priorities:
    - i. Restrict vehicle access to Polo Fields residents only during rush hour;
    - ii. Restrict weekday parking to residents only;
    - iii. Add traffic calming measures (such as stop signs).

- e. The Polo Fields Community is against any action, including but not limited to (i) limiting access to the redeveloped Sprint campus to a single ingress/egress point directly across Sunrise Valley from Thunder Chase, and (ii) providing access to metro parking through the Sunrise Valley Nature Park wetlands directly across Sunrise Valley from Colts Brook, that exacerbates the traffic and parking on our streets and therefore negatively impacts the safety of our children and.
2. The Polo Fields Community is united in protecting the integrity of our entire community from any development of property south of Sunrise Valley Drive.
    - a. We have heard speculation that developers and/or certain County representatives have expressed an interest in redeveloping residential property in our community along Sunrise Valley Drive, particularly the property accessed by Roark Dr., Milburn Ln., and Hitchcock Dr. Not only is such a result unacceptable, the mere fact that such speculation exists is intolerable.
  3. The Polo Fields Community advocates limiting parking at the Herndon Monroe metro station to the present capacity of approximately 1700 spaces and requiring the development a parking facility in Herndon to accommodate any additional parking that the County apparently deems necessary.
    - a. While the County’s Final Environmental Impact Statement (“Final EIS”) contemplates a second parking facility and the doubling of the number of parking spots, the Final EIS does not require it. In fact both the Final EIS and the Record of Decision contemplate amendment in certain circumstances.
    - b. It is the “Herndon-Monroe” metro station. If the metro stop is going to serve and benefit Herndon then the Polo Fields Community should not unfairly bear the entire burden associated with the desire to increase parking at this metro station.
    - c. Doubling the allotted parking from 1700 spaces to 3400 spaces at the present site of the Herndon Monroe Park and Ride as proposed will focus all of the commuter traffic onto Sunrise Valley Drive and create delays at the intersections with both Monroe Street and Fairfax County Parkway. Moreover, it will adversely impact the safety, traffic, and parking on our community’s streets.
      - i. The County’s Final EIS succinctly admits this adverse impact: “Park-and-Ride and Kiss & Ride demand at Herndon-Monroe will lead to increased traffic volumes, increased delay, and declining Levels of Service at a number of intersections in the vicinity of the station...” (Final EIS, p. 6-33).
    - d. The Polo Fields Community advocates increased public transportation, and pedestrian and bike access, to mitigate traffic on the region’s roadways. This will also offset the lack of additional parking.
    - e. The Polo Fields Community requests that the Task Force recommend that the County revisit the parking plans for the Herndon-Monroe metro

4. The Polo Fields Community advocates developing access to the Herndon Monroe metro station, and the redeveloped Sprint Campus, from the Toll Road, Fairfax County Parkway, and Monroe Street, in addition to the access points off of Sunrise Valley Dr. As it presently stands, access to the Herndon-Monroe Park and Ride occurs almost exclusively from Sunrise Valley Drive across from Roark Drive (there is limited access from the eastbound lanes of the Toll Road which is not heavily used) and access to the Sprint Campus is limited solely to Sunrise Valley Drive across from Thunder Chase Drive. Limiting future access points to these venues to only Sunrise Valley Drive is untenable, with the effect of focusing all of the commuter traffic onto Sunrise Valley Drive and our community's residential streets.
  - a. The County chose a location with very limited access, making it almost "land-locked," for the Herndon-Monroe metro station and associated transit oriented development. The Polo Fields Community should not be forced to unfairly bear the burden associated with the County's decision. The Task Force and the County should be willing to work with our community to address our concerns.
  - b. Again, focusing all of the commuter traffic onto Sunrise Valley Drive will create significant delays at Sunrise Valley intersections and will adversely impact the safety, traffic, and parking on our community's streets.
    - i. Once again, the County's Final EIS succinctly admits this adverse impact: "Park-and-Ride and Kiss & Ride demand at Herndon-Monroe will lead to increased traffic volumes, increased delay, and declining Levels of Service at a number of intersections in the vicinity of the station..." (Final EIS, p. 6-33).
  - c. The Polo Fields Community advocates the following with respect to access to these venues:
    - i. Personal vehicular access to the Herndon-Monroe metro station and parking facility and the redeveloped Sprint campus from Monroe Street and Fairfax County Parkway via an access road that parallels the Toll Road;
    - ii. Access to the redeveloped Sprint campus from the Fairfax County Parkway southbound via a right in, right out; and
    - iii. Restricting personal vehicular access to the Herndon-Monroe metro station and parking facility from Sunrise Valley Drive at Roark Dr. to accommodate increased public transportation, and pedestrian and bike access.
  - d. The Polo Fields is strongly against additional access points to either the metro station or the redeveloped Sprint Campus from Sunrise Valley Drive across from Milburn, Hitchcock or Colts Brook, including through or "skirting" the Sunrise Valley Nature Park wetlands.

5. The Polo Fields Community advocates protecting the Sunrise Valley Nature Park wetlands. Our position is more fully addressed in our public comments on the County website and the Reston 2020 blog, which are incorporated by reference herein, as well as in the numerous letters we have transmitted. We are in favor of the Reston Association's efforts to have the property deeded to it, and strongly advocate that Task Force recommend that the County act to protect this wetland.
  
6. The Polo Fields Community advocates reasonable and appropriate efforts to reduce noise, light, and environmental pollution, including:
  - a. Limiting building heights in the land units appropriate for transit oriented development along Sunrise Valley Drive be to 35 feet as set forth in the Fairfax County Comprehensive Plan (Amended Through 3-9-10, at Area III, p. 41-43);
  - b. Developing a natural sound barrier around the Polo Fields Community;
  - c. Requiring the developer of the Sprint campus to take appropriate steps to limit light and noise pollution, and to plant trees and shrubs, and use other appropriate landscaping techniques to create an effective natural screen along Sunrise Valley Drive that will reach the full building height;
  - d. Designing the metro line/station with sound dampening features to reduce noise;
  - e. Promoting pedestrian and bike access; and
  - f. Advocate attractive building and landscaping designs that also serve to make power boxes, transformers, and the like unobtrusive.

**Summary:** The Polo Fields HOA reiterates its position that it is in favor of the reasonable and rational development of the Herndon-Monroe metro station and associated transit oriented development as long as Task Force and County adequately consider, address and mitigate the concerns of the Polo Fields Community.

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