

Herndon-Monroe Committee Consensus 12/13/2010

1. The committee's current product is an interim report. We will revise the report in the future to include more specific recommendations on use, density, etc.
2. However, we believe that it is appropriate and necessary to wait to finalize the committee work product and recommendations pending greater definition from Herndon as to their proposed development plan.
3. We will explore and attempt to achieve greater coordination with Herndon to, at a minimum, stay apprised of their progress and how it would impact potential development in the County and as well and provide feedback and, to the extent possible, influence Herndon's planning decisions.
4. In general, we believe that density should be sufficient to create incentives and infrastructure necessary to achieve the vision for the station area.
5. We anticipate revising the language of the interim report to:
 - Emphasize capacity/access enhancements; and
 - Include stronger recommendations regarding redevelopment of parcel C-2 sooner rather than later.