

## Route 28 Station – South Study

Working Group Meeting #12  
L.L. Coates ES @ 7 PM, Monday, 04-25-11

### Meeting Notes

#### Vice Chair Intro: Jeff Fairfield

- Meeting summary approved.

#### Liberty Property Trust Introduction:

- Attorney Mark Looney and representatives of Liberty Property Trust introduced themselves and informed the Working Group of their recent land acquisition of several parcels located in the Dulles Technology Center directly to the east of Dulles Station.
- Liberty Property Trust is very interested in the study area, and conveyed their desire to become an active participant in the transformation of the neighborhood.
  - This includes the idea to extend Sayward Blvd through their property, and to provide additional street/pedestrian grid connections.
- Liberty Property Trust will have a completed master planning study of their holdings ready for the next Working Group meeting.

#### Comments on Staff presentation on “Developing a Flexible Comprehensive Plan Framework”:

- Generally receptive to the Flexible Framework concept. The group liked the flexibility and the ability to react as developments are proposed.
- The proposed Flexible Framework would apply to the area north of Merrybrook Run.
- Questioned at what percentage above the GMU 2030 Intermediate Forecast should be considered. Staff had recommended 120% of the forecast. Concern was expressed as to whether 120% would be enough of a cushion to meet future demand within the 20 year planning horizon.
- Discussed the level that should be used to conduct the impact analyses. It was mentioned that the Reston Task Force Steering Committee had discussed testing 80% of 120% of the GMU 2030 Forecast which is equivalent to 96%.
- Concern was expressed by some about the predictability of the proposed framework and the ability to guarantee a balanced mix of uses and FARs.
- Discussed a possible base density of 3.0 FAR within ¼ mile of the station and a 2.0 within ½ mile.
- Caution was given about having a concurrent Plan amendment with every rezoning.
- It was mentioned that this option would give greater opportunity for the community to provide feedback.
- The Working Group asked staff to flesh out the bones of the proposed plan for next week’s meeting—establish and upper end development threshold and what is needed to get there.

### **Discussion of Vision and Planning Principles**

- The Working Group asked staff to translate their vision into proposed Plan text.
- Discussed the wording of the vision statement regarding a possible bridge across the Dulles Toll Road. Many in the Working Group would still like to express serious concern regarding the proposed bridge across the Dulles Toll Road, but indicated that the current language may be too strong.

DRAFT