

Route 28 Station – South Study Meeting Notes

Working Group Meeting #27
Coates ES cafeteria @ 7 PM, Thursday 06-19-13

Administrative Items:

- Chairman Jeff Fairfield opens the meeting with approval of the previous meeting's summary (06-04-13) with updates to each of the document hyperlinks. See the following link for the final meeting summary.
http://www.fairfaxcounty.gov/dpz/projects/route28stationsouth/28_wg_meeting_summary_06_04_13.pdf
- Work Group (WG) member John Ulfelder mentions that the committee charged with writing a report has begun meeting. They will provide the WG with bullets outlining their proposals. They hope to have this outline at the upcoming meeting.
- Jeff explains that the grid analysis won't be complete until July, which won't be in time for our upcoming meeting on June 27th.
 - When the grid analysis is complete in July, FCDOT will share results with the Work Group by placing them on the Route 28 Study website. The analysis will include FCDOT's thoughts on the traffic circle proposed by Wells & Associates and the north-south road through the Rocks property.
 - At the September WG meeting, there will be an opportunity to discuss the analysis.
- Mike Garcia, Fairfax County Department of Transportation, mentions that in September the VDOT's comments on FCDOT's larger transportation analysis will be placed on the VDOT website. We will provide a link on our study website.

Draft Plan Text: Jeff leads the group in a discussion of the draft Plan text dated 06-18-13. See the following link for draft Plan text:

http://www.fairfaxcounty.gov/dpz/projects/route28stationsouth/draft_plan_text_06_18_13.pdf

In addition, Clara Johnson, Fairfax County Department of Planning and Zoning, provided four handouts that included additional staff revisions to the 06-18-13 draft Plan text. These revisions were made after the 06-18-13 text was sent to the WG. Each of these handouts are linked below.

Discussion:

- **Affordable and Workforce Housing** (p.4-5): Clara provides a handout with additional staff revisions to this section of the text:
http://www.fairfaxcounty.gov/dpz/projects/route28stationsouth/draft_text_06_18_13_affordable_housing_revision.pdf
 - Jeff asks for clarification on how often this minimum 25 cent contribution from non-residential development should occur.
 - Clara says we'll add text to clarify that it is annually.
 - Jeff asks for clarification on the last sentence in the staff revision about intensity not including bonus units or square footage as provided for in the WDU policy.
 - Clara says she will revise to show that bonus units or sq. ft. do not count towards the planned intensity.

- Jeff moves to adopt the staff handout revision on affordable and workforce housing with the two minor modifications to be left up to staff to complete.
 - WG member Sarah Newman seconds the motion.
 - All present WG members vote yea with the exception of Bob Lawrence, who votes nay. He clarifies that he's opposed to the second edit.
- **Road Network and Circulation** (p.9): Clara provides a handout with additional staff revisions to this section of the text:
 - http://www.fairfaxcounty.gov/dpz/projects/route28stationsouth/draft_text_06_18_13_road_network_revision.pdf
 - Mike Garcia describes the Network Level of Service (LOS) section's tiered approach. He explains that currently the Policy Plan establishes a LOS "D" as the minimal acceptable level for any area of the County, with exceptions. Tysons' Plan sets a LOS "E" as the goal for all of Tysons. He says we should establish a LOS "E" as the goal for just our TOD area. He mentions that these goals need to eventually be incorporated into the Policy Plan.
 - Staff suggests that the LOS "E" goal should apply to the Innovation Center Transit Station area rather than to a TOD area which up to this point has not been defined for Land Unit A. The Work Group suggests that it apply to the "area within ½ mile of the Innovation Center Station".
 - WG members Mike Romeo and Rae Noritake express concern with #2 of the tiered approach to LOS. The concern is about guidance to change the mix of uses in a development. How would this apply?
 - Staff says that requiring a deviation from the Plan's mix of uses would only apply to rezoning proposals. Any previously approved rezoning or site plan would not adhere to its approved mix.
 - WG member Bob Lawrence moves to table the staff handout revision regarding network level of service for later discussion.
 - Rae seconds.
 - The present WG members approve unanimously.
 - Mike Garcia proposes to clarify the four bullets under the Road Transportation Improvements section on page 9.
 - The WG wants to leave as it is in the 06-18-13 draft Plan text.
 - Rae asks why staff on page 9 is proposing text for, "In the planning and design of transportation projects..." that would focus seemingly exclusively on safety rather than flexibility for design.
 - Mike Garcia says he'll work on language to include flexibility for design. He'll bring it back to the WG for consideration.
- **Street Types** (p.11): Bob suggests that under the local streets description, on-street parking should be optional.
 - Rae suggests adding, "when provided" to the bullet point.
- **Bicycle Facilities** (p. 11-12): Mike shares a section from the larger draft Bicycle Master Plan map. He mentions that a similar map will need to be included on page 12 under the Bicycle Facilities section to depict the planned bike facilities because the draft Bicycle Master Plan will not be approved before our public hearing date.

- **Transportation Demand Management** (p. 12): Jeff has the WG endorse the TDM section.
- **Parking Management** (p. 13): Clara provides a handout with additional staff revisions to this section of the text:
 - http://www.fairfaxcounty.gov/dpz/projects/route28stationsouth/draft_text_06_18_13_parking_management_revision.pdf
 - There is discussion about whether the “target parking rates” are minimums or not. It is clarified that the target rates are minimums.
 - WG members ask Mike Garcia to provide the rationale for their multifamily target parking rates.
 - Staff points out that these parking rates are also being recommended to the Reston Task Force for Reston Plan text.
 - Jeff asks if the table can be removed and the text can more generally describe the desire to have less parking in the TOD area.
 - Mike offers to provide this as an alternative to the table.
 - Rae suggests holding off on providing an alternative until FCDOT can provide the rationale for their target parking rates.
 - John Ulfelder motions to table the Parking Management section pending receipt of further information.
 - Bob seconds.
 - The present WG members approve unanimously.
- **Stormwater Management** (p. 14-15): Clara provides a handout with additional staff revisions to this section of the text:
 - http://www.fairfaxcounty.gov/dpz/projects/route28stationsouth/draft_text_06_18_13_stormwater_revision.pdf
 - Clara also mentions that WG members’ engineers provided a few comments on this section. She summarizes that the text allows for several different approaches to stormwater management that developers might take.
 - Jeff asks if “demonstrated” is necessary on p. 15 of the 06-18-13 text, under the 4 points.
 - Sterling Wheeler, Department of Planning and Zoning, responds that “demonstrated” is unnecessary and will be removed.
 - Mike Romeo and Rae Noritake object to the 4 points on page 15. Rae suggests removing the points.
 - John Ulfelder suggests the bullets attempt to provide some specificity and he wants to hear what the Reston Task Force says about the text.
 - Clara will take three Work Group options to Stormwater staff for comment:
 - Delete the points 1 through 4.
 - Changing the sentence just prior to the 4 points to read, “As an example, stormwater management measures could be provided as follows”
 - Keep as-is, but increase the FAR threshold
- **Green Buildings** (p. 16): Clara says staff doesn’t support the addition of “at the time of approval”. She describes how green building is being implemented in Tysons cases. They don’t tie the design to time. It’s a non-issue.

- The WG is okay with striking this proposed addition.

Next Meeting Date:

- 06-27-13 (Thursday) @ 7 PM, Coates ES.
- Final meeting is proposed for one of two dates in September. Either 09-19-13 or 09-23-13. Clara will poll the WG on preferences. This meeting will be to address final issues. Location TBA.