

Route 28 Station – South Study

Working Group Meeting #9
L.L. Coates ES @ 7 PM, Monday 12-08-10

Meeting Notes

Vice Chair Intro: Jeff Fairfield

- Meeting summaries approved.

Review of Northern Area Vision

- The Working Group proposed several edits to the Northern Area Vision document, including clarifying that a mix of uses should be incorporated both vertically and horizontally into developments; specifying that unrestricted pedestrian and bicycle access to be provided across the Dulles Toll Road; and opposing the planned vehicular bridge location across the Toll Road as reflected in the current Comprehensive Plan.
- There was extensive discussion of the planned vehicular bridge location across the Toll Road. It was pointed out that the Dranesville APR Task Force were strongly in support of a north-south connection, and left the connection on the Comprehensive Plan for future implementation. Concern was expressed in the working group that a bridge could change the character of the area and would not achieve the vision being discussed by the working group.
 - The group voted 9 in favor and 1 to abstain to include opposition to the planned vehicular bridge in the Vision document.
- The group voted 10 in favor and 0 against approval of the Vision document with several edits.

Southern Area Working Group Discussion:

- It was discussed that the southern area is not an area where additional density should be considered.
- The Pomeroy property is primarily I-5 zoning with a small area of approved office development and existing proffers. It was conveyed that the owner believes that it would provide positive impacts on development potential for the property with the arrival of Metro, but would not be enough to justify an increase in density.
- Copper Crossing residents (Land Unit C) consider the future development of this parcel important to the community. There should be a good transition of development related to land use and building height, and concerned about potential impacts of additional residential use on school capacity and traffic.
- Ideas for development of the Pomeroy property included an office campus perhaps for secure facilities or a new campus for Northern Virginia Community College.
- The Pomeroy property would cater to a different market than the northern portion of the land unit, with the airport and access to Frying Pan Road acting as barriers to development.

- It was also discussed that existing and future development in the Land Unit A should consider providing a coordinated shuttle service to the metro station in addition to the County Connector.
- The study area is already impacted by the Route 28 tax district and the Dulles Corridor tax district. Creating more flexibility in development options would provide an incentive to rezone beyond I-5 and introduce design standards.
- It was agreed that the Village Center at Dulles shopping center provides an important service to the community, with a good mix of business options and good pedestrian connections to the surrounding area, and should be retained in the Plan. There was some discussion about how to encourage improvements to make the shopping center more visually attractive and improve the mix of uses.

Overview of Updated Data: Jennifer Bonnette – Fairfax County DPZ

Comments by Working Group:

- GMU forecast was conducted earlier this year; assumed additional federal spending will occur in the area, which may change.
- The data reflects a lot of Plan potential. The transportation grid provides limited accessibility. Improved circulation will be difficult without an expanded internal grid. It is important that the road network is continually improved with alternative modes of transportation and trails filling the gaps.

Other Working Group Comments:

- Sunrise Valley is envisioned as a boulevard within Reston; this theme should be continued into the study area.
- Additional east-west connector is needed.
- Reduction of parking where possible near the metro should be considered, along with a Main Street within walking distance.
- Working Group feels that they are ready to take the next step in the planning process of the study area.