

# Route 28 Station - South Study

Working Group Meeting #2  
L.L. Coates ES @ 7 PM, Wednesday 06-16-10

## Meeting Summary

- Brian McMillan (Chair) motions approval of 05-10-10 meeting summary. It is approved.
- Jennifer Bonnette (DPZ) updates group on development impacting the study area. Mentions CIT.

### Developer Presentations:

- Jeff Fairfield (Arrowbrook Centre)
  - Their two large southern parcels are in the process of being developed as parks w/ southern park also acting as stormwater management (SWM) area. Both parcels will be dedicated to FCPA.
  - He thinks biggest challenge for Arrowbrook now is making pedestrian connections from Arrowbrook to metro station.
- Mike Cooper & Rae Noritake (Brandywine Realty Trust/Dulles Corner)
  - Gateway from Dulles International Airport to Fairfax County, Virginia, United States.
  - Major concern is a north-south bridge over the Toll Road cutting off the northern portion of Dulles Corner from the rest of the land unit and from the metro station.
- David Gill (McGuireWoods/Pomeroy)
  - Makes point that by-right they can build at 1.0 FAR in a typical suburban office park pattern.
  - Wants flexibility in mix of uses and doesn't really seek more FAR
- Kevin Dougherty & Ryan Whittier (Crimson Partners/Dulles Station)
  - Main objective is how to get retail to survive on their property and in Land Unit A in general.
  - Bridge severs connection between Dulles Station and Dulles Corner
  - There's a wish for a grocery store to anchor retail in the entire Land Unit A but doesn't know how to establish one other than maybe a specialty (15-20,000 sq ft) grocer.
- Bob Lawrence (Rocks)
  - In process of developing a plan for parking garage to satisfy MWAA and FCDOT.
  - Bridge would harm the TOD concept for the site. Suggests moving it into Loudoun County or eliminate it from the Transportation Plan.

Working Group Discussion:

- We need more vehicular connections into/out of Land Unit A and within the land unit.
- We need to create incentives. We need more residential and retail uses.
- We need to make transit an accessible choice.

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