

## Suchicital, Bernard S.

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**From:** Strandlie, Julie  
**Sent:** Tuesday, June 23, 2015 5:16 PM  
**To:** Gardner, Marianne; Suchicital, Bernard S.  
**Cc:** Strandlie, Julie  
**Subject:** FW: Request to re-open public hearing on Seven Corners redevelopment

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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**From:** Strandlie, Julie  
**Sent:** Friday, June 19, 2015 7:16 PM  
**To:** marty@machowsky.net  
**Cc:** Planning Commission; Gross, Penny; John & Lisa Iekel; 'Kaye Kory'; Clyde Miller; MICHAEL COOK; Caroline Morel; Catriona Macdonald; Debbie Smith; 'Jon Clark'; Debbie Ratliff; Liz Rawlings; Turner, Carol L.; Rita Baban; Mark Hayes; Christine Trapnell  
**Subject:** RE: Request to re-open public hearing on Seven Corners redevelopment

Good afternoon to everyone,

I am responding to your email of Thursday, June 4, 2015 requesting that the Planning Commission re-open the hearing on the Seven Corners Comprehensive Plan Amendment 2013-I-B2.

As you know, the Planning Commission held a May 7, 2015 public hearing on the Seven Corners Plan. A staff report was issued on April 3, 2015 and posted online. The notice of the hearing was advertised as required by law.

During the hearing, county staff presented an overview of the proposed plan, the public had an opportunity to testify, and the Planning Commission asked many questions. There was no limit to the number of public witnesses, nor was there a time limit on the Planning Commission's questions. At the conclusion of the testimony, Chairman Murphy closed the public hearing and I made a motion to defer the decision until July 8, 2015 with the record remaining open until then for written public comment. Public comments were distributed to all Commissioners before the hearing, and subsequent comments are circulated as soon as they are submitted.

During the past eight weeks or more, the ad hoc working group has been meeting to develop alternative language/suggestions regarding Opportunity Areas A and B. This has occurred in partnership with Supervisor Gross and county staff to further ensure public opportunity to comment on and participate in the comprehensive planning process.

Supervisor Gross established a firm deadline of close of business June 24, 2015 for the group to submit recommendations to staff, but strongly urged the group to submit comments as soon as possible to ensure that the staff had sufficient time to review and circulate recommended plan changes prior to the Planning Commission's decision. We appreciate the summary of the forthcoming recommendations submitted on Wednesday, June 17, 2015. We again urge the group to submit final comments on a rolling basis to ensure thorough consideration.

In response to the group's recent request to re-open the public hearing to present additional oral testimony, Supervisor Gross and I have worked hard to ensure that the process for sharing the ad hoc working group's forthcoming comments is transparent and accessible to the public, including members of the original Task Force and the public who supported the Seven Corners Plan as outlined in the April 3, 2015 staff report.

Because **the hearing record remains open until the decision is made**, and because a second Planning Commission hearing would require unnecessary delay and additional taxpayer expense in staff and advertising costs, we will follow the **regular procedures** utilized in other cases where decisions are deferred while the draft plan text is re-worked in light of the testimony presented at the public hearing.

To facilitate the Seven Corners process,

- county staff members are working to post written comments submitted to the Planning Commission on a dedicated Seven Corners webpage;
- additional background materials will be added to this webpage, including a direct link to the May 7, 2015 hearing video and some of the educational materials shared with the working group that may help address potential community questions or comments;
- the posting of this material will be announced on the Fairfax County Land Use Planning Facebook page and tweeted via @fairfaxcounty; and
- I will work with DPZ staff to create a mark-up of any changes I will propose at the Planning Commission decision. (See sample below.) DPZ staff will endeavor to post this mark-up on the webpage as soon as possible, following the ad hoc working group's submission of suggested changes.

To provide additional time for discussion and resolution of differences, I will make a motion to defer the decision from July 8 to July 15. July 15 was the date originally discussed; scheduling conflicts caused us to move the date to July 8. We have since been able to resolve conflicts and will restore the July 15, 2015 decision date.

Finally, the ad hoc working group, the original Task Force, and other members of the public will have another opportunity to testify regarding the Seven Corners Plan during the scheduled July 28, 2015 Board of Supervisors' hearing.

I hope this information is helpful. I look forward to receiving and reviewing the suggested revisions to the April 3, 2015 Seven Corners Comprehensive Plan Amendment language.

Sincerely,

Julie M. Strandlie  
Commissioner

**Sample Outreach, Reston Plan Amendment:**

Project page:

<http://www.fairfaxcounty.gov/dpz/reston/>

Public Comments page (community input):

[http://www.fairfaxcounty.gov/dpz/reston/community\\_comment.htm](http://www.fairfaxcounty.gov/dpz/reston/community_comment.htm)

See page 5, for example:

[http://www.fairfaxcounty.gov/dpz/reston/staff\\_documents/pc\\_packet/appendix\\_i\\_community\\_outreach\\_and\\_collaboration.pdf](http://www.fairfaxcounty.gov/dpz/reston/staff_documents/pc_packet/appendix_i_community_outreach_and_collaboration.pdf)

PC mark-up (summarizing changes without having to recreate the whole document):

[http://www.fairfaxcounty.gov/dpz/reston/staff\\_documents/pc\\_markup\\_of\\_staff\\_report\\_text\\_and\\_attachments.pdf](http://www.fairfaxcounty.gov/dpz/reston/staff_documents/pc_markup_of_staff_report_text_and_attachments.pdf)

Julie M. Strandlie  
Commissioner, Mason District  
Fairfax County Planning Commission

12000 Government Center Parkway, Suite 330  
Fairfax County, Virginia 22035  
(703) 324-2865  
<http://www.fairfaxcounty.gov/planning/>

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**From:** Marty Machowsky [marty@machowsky.net]

**Sent:** Thursday, June 04, 2015 8:17 PM

**To:** Strandlie, Julie

**Cc:** Planning Commission; Gross, Penny; John & Lisa Iekel; 'Kaye Kory'; Clyde Miller; MICHAEL COOK; Caroline Morel; Catriona Macdonald; Debbie Smith; 'Jon Clark'; Debbie Ratliff; Liz Rawlings; Turner, Carol L.; Rita Baban; Mark Hayes; Christine Trapnell

**Subject:** Request to re-open public hearing on Seven Corners redevelopment

Julie M. Strandlie  
Fairfax County Planning Commission  
Mason District  
Via email

Dear Commissioner Strandlie –

We are writing to ask that you move to re-open the Planning Commission's public hearing on the Seven Corners redevelopment plan to receive citizen comment on the ad-hoc community working group's recommendations.

As you know, Supervisor Penny Gross asked an ad-hoc group of community residents to review and make additional recommendations regarding the redevelopment plan. Specifically, Supervisor Gross asked the group to consider options to reduce the overall density of development in Areas A and B.

The group has met with county staff and is preparing a set of recommendations that will address density, mixed use, affordable housing and schools. The ad-hoc community working group's recommendations will be reviewed by county staff.

Before you and the Planning Commission vote on, and choose from among the multiple options that will be before you - including the current draft redevelopment plan, the ad-hoc community working group's recommendations, and the staff's recommendations – it is important and appropriate that you and your colleagues hear public comment on all of the options.

We look forward to your response and to working with you to incorporate the community recommendations into the Seven Corners redevelopment plan.

Sincerely,

John Iekel  
President, Ravenwood Park Citizens Association

Martin Machowsky  
Vice President, Ravenwood Park Citizens Association

Kaye Kory  
Member, VA House of Delegates

Clyde A. Miller  
President, Holmes Run Valley Citizens Association  
Chairman, ad-hoc community working group

Michael B. Cook  
Vice President, Holmes Run Valley Citizens Association

Kim O. Cook  
Executive Director, Vietnamese Resettlement Association

Caroline Morel  
President, Sleepy Hollow Manor Citizens Association

Catriona McCormack  
President, Ravenwood Citizens' Association

Debbie Smith  
Chair, Mason District Council of Community Associations

Jon Clark  
At Large Board Member, Annandale Acres Civic Association  
Treasurer and Code Compliance Chair, Mason District Council of Community Associations

Debbie Ratliff  
Co-Chair Education Committee, Sleepy Hollow Manor  
Resident since 1998

Liz Rawlings  
Resident, Lake Barcroft

Steve Chalupsky  
Resident, Lake Barcroft

Carol Turner  
Homeowner, Ravenwood Park  
Board Member, Mason District Council

Rita Baban  
Resident since 1976

Mark C. Hayes  
Resident

Tina Trapnell  
Resident, Lake Barcroft

Cc: Penny Gross, Mason District Supervisor  
Members, Fairfax County Planning Commission



April 8, 2015

Bernard Suchicital, Joanne Fiebe  
Fairfax County Department of Planning and Zoning  
[Bernard.Suchicital@fairfaxcounty.gov](mailto:Bernard.Suchicital@fairfaxcounty.gov), [Joanne.Fiebe@fairfaxcounty.gov](mailto:Joanne.Fiebe@fairfaxcounty.gov)

Dear Mr. Suchital and Ms. Fiebe,

Thank you for the opportunity to review the Proposed Comprehensive Plan Amendment, Item 2013-I-B2, Seven Corners Community Business Center.

First off, Arlington County staff was pleased to participate in this process and make comments on various drafts along the way. For this final review, staff has reviewed the proposed plan amendment and generally supports the overall vision described in the plan of three "Opportunity Areas" linked together by a new "spine road" traversing the CBC from Wilson Boulevard over Arlington Boulevard to Leesburg Pike. We believe that the proposed densities, uses, and forms of development are generally appropriate and compatible with adjacent Arlington County. We also believe that the corresponding transportation improvements outlined in the plan are sufficient and will help support and mitigate the overall impacts of the proposed development in the local and regional area.

More specifically, the following are additional staff observations/conclusions regarding transportation, open space, and land use and urban design:

#### Transportation

- The transit, pedestrian, and bicycle facilities and connections will be beneficial in managing additional trips generated as part of the increased development.
- The proposed reconstruction of the 7 Corners interchange to directly link Wilson Boulevard to Sleepy Hollow Road and to provide pedestrian and bicycle facilities will make it function better.
- The creation of additional street grid including the new Spine Road which would cross over Arlington Boulevard and improve both local traffic and regional through traffic.
- Enhancement of a transit center in the 7 Corners area will improve transit options and availability for users.
- Strengthened transit connections between the 7 Corners transit Center and the East Falls Church Metrorail station and points east in Arlington will decrease the amount of traffic and improve transportation options.
- The planned improvement will make the 7 Corners area more accessible by bicycle and by walking from adjacent areas of Arlington.

Parks, Recreation and Open Space:

- Additional open spaces described in the plan will provide a diversity of recreational offerings for this area, particularly the inclusion of two recreation focused parks in Land Unit A which is typically a critical need in many communities.
- The park system concept provides a good vision for adding critical open space in the redevelopment areas and endorses the addition of more open space as opportunity permits along with creativity in designing recreational facilities in nontraditional areas so that future residents could have more recreational opportunities and open space than the current plan envisions.

Land Use and Urban Design:

- The proposed vision is generally compatible in areas adjacent to Arlington County.
- With limited incentive for the Target/Safeway sites (Land Unit F-1) along the Arlington border, it would make it harder to redevelop to a different form and uses. For a more cohesive development, these sites could be a missed opportunity for better land use transitions along the Arlington County border.

Thank you again for the opportunity to comment. If you have any follow up questions, feel free to contact me at 703-228-3525.

Sincerely yours,

Leon Vignes,  
Arlington County CPHD  
CC: Gabriela Acurio, CMO  
Bob Duffy, Planning Director  
Claude Williamson, CPHD  
Thomas Broccoleri, DES  
Erik Beach, P&R

**Suchicital, Bernard S.**

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**From:** Monday, June 29, 2015 2:11 PM  
**Sent:** Planning Commission  
**To:** 100 more people signed "Fairfax County Board of Supervisors and Planning  
**Subject:** Commission: Support Seven for Seven! Support the community working group's seven recommendations for the redevelopment of Seven Corners."

**change.org** New signatures

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**Chairman and Members** – This petition addressed to you on Change.org has new activity. See progress and respond to the campaign's supporters.

Fairfax County Board of Supervisors and Planning Commission: Support Seven for Seven! Support the community working group's seven recommendations for the redevelopment of Seven Corners. 

Petition by Seven Corners Community Working Group · 100 supporters

**100 more people signed in the last 4 days**

[View petition activity](#)

RECENT SUPPORTERS



**Jolynn McFadyen**

Falls Church, VA · Jun 29, 2015

The planned development has too many residential units for the area and needs to be downsized.



**David Holland**

Annandale, VA · Jun 29, 2015

I'm singing because I care about the quality of life in Fairfax County, Virginia.

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**Warren Pace**

Falls Church, VA · Jun 29, 2015

This is just practical common sense approach to my community.

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**Kathy Woodley**

Alexandria, VA · Jun 28, 2015

I am a native of northern VA and I support reduced growth in the Seven Corners area.

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**Jessie Whitten-Rutledge**

Falls Church, VA · Jun 28, 2015

I live in this area and treasure its unique and wonderful qualities right here on the outskirts of this city. Our neighbors have worked so hard on these efforts and have received so little help and support from our Supervisor, Penny Gross. Please consider adding YOUR support.

[View all 100 supporters](#)

CHANGE.ORG FOR DECISION MAKERS

On Change.org, decision makers like you connect directly with people around the world to resolve issues. Respond to let the people petitioning you know you're listening, say whether you agree with their call to action, or ask them for more information. [Learn more.](#)

This notification was sent to plancom@fairfaxcounty.gov, the address listed as the decision maker contact by the petition starter. If this is incorrect, please [post a response](#) to let the petition starter know.

Change.org · 548 Market St #29993, San Francisco, CA 94104-5401, USA

## Cerdeira, Lilian

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**From:** Marty Machowsky  
**Sent:** Tuesday, July 14, 2015 7:44 PM  
**To:** Strandlie, Julie  
**Cc:** Planning Commission; Clyde Miller  
**Subject:** PA 2013-I-B2 - Seven Corners Petition signers and comments  
**Attachments:** Seven For Seven Corners Comments.pdf; Seven for Seven Corners petition signatures 7-14-15.pdf

Commissioner Strandlie –

Attached please find a complete list to date of those who have signed the Seven for Seven Corners petition in support of the recommendations of the ad-hoc community working group for the redevelopment of Seven Corners. 424 citizens have signed the petition in support of the following –

1. reduce proposed residential development at the Seven Corners shopping center (Area B) and in the Willston area (Area A) by 25%;
2. preserve affordable housing;
3. transfer the Willston site to the Fairfax County School Board for a school and county services;
4. ensure that transportation improvements for Seven Corners will be funded and implemented along with new development;
5. increase parkland and open space requirements;
6. fully support county requirements for barriers and screening; and
7. add community representatives to the permanent Seven Corners Working Group.

Also attached is a complete list to date of all comments that have been submitted by petition signers.

On behalf of the ad-hoc community working group, I ask that you ensure that these two documents are shared with members of the Planning Commission and included in the hearing record for PA 2013-I-B2, Seven Corners CBC Area.

Thank you,  
Martin Machowsky

**change.org**

Recipient: Penny Gross, Julie Strandlie, Sharon Bulova, and Chairman and Members

Letter: Greetings,

Support Seven for Seven! Support the community working group's seven recommendations for the redevelopment of Seven Corners.

# Comments

Name	Location	Date	Comment
Seven Corners Community Working Group	Falls Church, VA	2015-06-25	It's our community.
Catriona Macdonald	Falls Church, VA	2015-06-25	The community working group recommendations represent a significant step forward in redevelopment that creates a place where people want to live, work and play.
William Reilly	Aldie, VA	2015-06-25	I believe the neighborhood recommended revisions to the existing plan better the development plan for the existing community residents and those of the future development areas.
Janet Soulcheck	Falls Church,, VA	2015-06-25	I am in support of the community working group recommendation
Beverly Baird	Falls Church, VA	2015-06-25	Because this affects my neighborhood. Because preserving affordable housing is the right thing to do. Because adding too much residential density without mixed use and transportation updates will make what should be positive changes into unhappy and miserable changes
Jessica Swanson	Falls Church, VA	2015-06-25	I believe our input should be taken into account in planning for redevelopment.
Edward Moore	Falls Church, VA	2015-06-25	I'm a concerned tax paying citizen.
E. D. Badie	Falls Church, VA	2015-06-25	I'm signing because I care about our community, smart, well thought development and collaboration among the politicians, the corporations, and the community.
Linda Clark	Falls Church, VA	2015-06-25	Because the people and their communities matter
Jane Martin	Falls Church, VA	2015-06-25	While we know that development is inevitable and necessary, the neighborhoods and taxpaying citizens need considered input into this process that clearly favors developers over residents.
Christine Trapnell	Falls Church, VA	2015-06-25	These recommendations are the result of the community's request to review Parcels A and B. The Sears Working Group previously did the same for Parcel C. In light of the magnitude of the proposed development, more than 5,000 additional apartment units, careful consideration of the proposal and its effects is crucial. We all would like a vibrant and livable 7 Corners that meets the needs and hopes of all the stakeholders.
Gail Meighan	Falls Church, VA	2015-06-25	The planned density is overwhelming and I support lower residential development but the inclusion of affordable housing. I also support the transfer of the Willston site to FCSB for the development of a school.
Betsy CURTIN	Falls Church, VA	2015-06-25	I believe that the first priority should be to implement transportation improvements before making any increases to population density. Items 5 and 6 are also vital to a successful re-development of this area.  Betsy Curtin
Kruger Caroline	Falls Church, VA	2015-06-25	I am in support of thoughtful development with the whole community involved for the betterment of all
Caroline Morel	Falls Church, VA	2015-06-25	FC and 7C will benefit from community involvement, transparency in the county decisions, and a development towards a more mixed use urban setting.
Matt Dillard	Falls Church, VA	2015-06-25	I'm signing because I support the recommendations of this working group.
Diane Ratliff	Falls Church, VA	2015-06-25	The Seven for Seven recommendations are all common sense ideas and should become policy.

<b>Name</b>	<b>Location</b>	<b>Date</b>	<b>Comment</b>
Carol Turner	Falls Church, VA	2015-06-25	The Seven Corners community must be listened to because we live here and are knowledgeable about what will work and what will not work. The amount of density in the Task Force's Plan is far too high. We are not close to the metro and our roads and infrastructure are over 50 years old and cannot take that amount of residential units. We love the Seven Corners Center and that is our character. We do not want to lose the Center to thousands of residential units. We are professionals and have not arbitrarily selected a lower density amount of residential units. We have researched our proposed plan for years (the same amount of time that the Task Force took) and have determined the lower amount of density is reasonable. The amount is still very high but we have compromised. We feel very strongly about this. we very much appreciate your help in having residents/community/constituents heard and accepted. Thank you, Carol Seven Corners resident
Hnin Aye	Falls Church, VA	2015-06-25	This largely impact my home and my family.
Kathleen Brown	Falls Church, VA	2015-06-25	We genuinely want development that is balanced, environmentally sound and community oriented! We deserve well planned and community supported at Seven Corners.
Mark Hayes	Falls Church, VA	2015-06-25	I am signing because I support the efforts of Seven for Seven. The work of the initial task force was fatally flaw. Basic information was not shared by the County. The process lacked transparency. The matters at issue are too important to leave the outcome to a handpicked few.
Andrew Ratliff	Falls Church, VA	2015-06-25	I support the Seven for Seven approach to include neighboring communities in the process so it's not entirely driven by developers, whose goals are often at odds with nearby residents.
Edward Martin	Falls Church, VA	2015-06-25	I believe homeowners should have a say.
Peter Latkin	Falls Church, VA	2015-06-25	Our Supervisor and County should not ignore community input.
Brenda Poole	Falls Church, VA	2015-06-25	I'm concerned about traffic, the quality of our schools and property values/taxes.
Dennis Corl	Falls Church, VA	2015-06-26	Agree with points listed
Carol Jones	Falls Church, VA	2015-06-26	I don't agree with the Plans Penny Gross and the builders have for the redevelopment of 7 Corners for cramming more and more housing into the area instead of making a great shopping area for the crowds that already live in this congested area. Also, we need a new SCHOOL at Willston, not another expensive human services department facility as the county just build a huge one at Gallows and route 50.
Ann Maradiegue	Falls Church, VA	2015-06-26	I am signing because the plan for more development in this area of the county is going forward with not forethought and needs to be smart development, not more density.
Mimi Yorks	Falls Church, VA	2015-06-26	We should not be putting children in office buildings and county employees in school buldings. Smart growth with thoughtful input from the communities directly impacted is not a choice, it is necessary.
Mary Sue Brunsvold	Annandale, VA	2015-06-26	The traffic at 7 Corners is ALREADY horrendous except in the middle of the night. NO more living quarters should be installed, especially NOT 6,000!
Mark Mitchell	Falls Church, VA	2015-06-26	Carefully considered development of 7 Corners is essential to improve the quality of life and increase property values for everyone who lives in Mason District.

<b>Name</b>	<b>Location</b>	<b>Date</b>	<b>Comment</b>
Roxanna Douglas	Falls Church, VA	2015-06-26	The area is already too crowded with condos, townhouses and apartments built on any green space. We are living in a concrete box. Our wonderful wildlife is suffering. Our schools are horribly over-crowded and under-funded.
Cynthia Norris	Falls Church, VA	2015-06-27	I am concerned about increasing residential density without having the appropriate infrastructure in place, including schools.
Phyllis Sherper	Falls Church, VA	2015-06-27	As a 44 year resident at this address, knowledgeable about conditions at 7-Corners, the proposed comprehensive development clearly has excessive residential housing concentration and planning features that will negatively impact on transportation, education, open space, environment and the quality of life of area residents. I strongly support all recommendations of the Community Working Group to alleviate these shortcomings.
Ellen Zelano	Fort Lauderdale, FL	2015-06-27	People living in seven corners have long experience with the issues, and can offer insightful suggestions. It would be wise to consider their views.
Chadwick Gore	Falls Church, VA	2015-06-27	I'm signing because of concerns of the destruction of our existing neighborhoods and reduction of our property values due to severe overcrowding and excessive traffic. 7 Corners is already almost impossible to transit. Only people who don't live here would come up with the current proposal. And, as a taxpayer, the wrong-headed use of eminent domain, taking an office building off the tax rolls when a serviceable school building was two blocks away, was poor planning.
Patricia Doersch	Chantilly, VA	2015-06-27	I am signing because I believe the current plan crams far too many people into far too little space -- without any conceivable transportation network to support this density. I believe my county supervisor is either unwilling or unable to act in the best interests of the residents of the Mason District.
Edmund Bowles	Falls Church, VA	2015-06-27	Solve the massive traffic problem BEFORE construction of more housing (e.g. tunnel, flyovers, overpass).
Keith Clark	Falls Church, VA	2015-06-27	I support these recommendations
Leonard Jones	Falls Church, VA	2015-06-27	I have lived in the 7-corners area for 38 years and have seen the growth of both traffic and population. The proposal that Penny Gross is pushing through is going to turn 7-corners into a highly congested area of both people and traffic with reduced retail that will not support the population. The community has been fighting this plan for over 2 years but our own supervisor refuses to listen to the communities but instead sides with the developers who want to make millions off the backs of the population. We urge the Planning Commission and Board of Supervisors to approve a plan that is reasonable for the area. We do NOT have metro within walking distance. We do NOT want 7-corners to look like Falls Church City where you drive down the Route 7 cavern with tall buildings adjacent on each side of the road. This is not progress and will ruin the neighborhoods. We want more retail and more business offices. Build a top of the line Medical Building and doctors will flock to it from all over.
Stacey Evers	Falls Church, VA	2015-06-27	I'm a strong believer in smart, sustainable development. I'm moving away from Seven Corners, partly out of concern that this development will be neither smart nor sustainable. Too dense, too much traffic, too much noise, air and water pollution as a result = not a place I want to live.
Robin Fetsch	Falls Church, VA	2015-06-27	I support all the work that the working group has done to make our area as vibrant and safe as possible.
JACK W. & ELEANOR H. YEE	Falls Church, VA	2015-06-27	To make sure that Seven Corner is not over developed that it will be harder to live and work for the many families living here now and in the future.

<b>Name</b>	<b>Location</b>	<b>Date</b>	<b>Comment</b>
Cindy Musick	Falls Church, VA	2015-06-27	we do NOT need more apartments in Seven Corners. We need more stores, a movie theatre, restaurants, worship space!! GREEN SPACE!! Recreational facilities. NOT more apartments. We NEED a METRO, NOT more residents!!
Curtis Anderson	Falls Church, VA	2015-06-27	I believe transportation issues must be solved first.
Virgil Bodeen	Falls Church, VA	2015-06-28	We believe this plan addresses many of the problems we saw in earlier plans.
James Bunn	Falls Church, VA	2015-06-28	5,000 new apartments is way too many apartments to be added to the housing already around Seven Corners.
Sally Masri	Falls Church, VA	2015-06-28	I'm a resident of Sleepy Hollow Manor. I am concerned about the future of our amazing neighborhood and community. There has been so much thoughtful time and energy put into the discussions regarding the future of our surrounding area. Many of our neighbors have dedicated a great deal of time keeping us updated and informed. Our hope is to be shown the respect we are entitled to as tax payers, teachers, students, parents and consumers, as well as "neighbors", or does that term no longer have the same meaning it once did, because in our neighborhood it still does. Thank you for your consideration.
Jeffrey Hamilton	Falls Church, VA	2015-06-28	I am perfectly happy with the Seven Corners we have...but the County's plan is just too expansive to allow it to go ahead as-is.
Sebastian Mollo	Falls Church, VA	2015-06-28	I live in the neighborhood.
Jessie Whitten-Rutledge	Falls Church, VA	2015-06-28	I live in this area and treasure its unique and wonderful qualities right here on the outskirts of this city. Our neighbors have worked so hard on these efforts and have received so little help and support from our Supervisor, Penny Gross. Please consider adding YOUR support.
Kathy Woodley	Alexandria, VA	2015-06-28	I am a native of northern VA and I support reduced growth in the Seven Corners area.
W. Joseph Pace	Falls Church, VA	2015-06-29	This is just practical common sense approach to my community.
David Holland	Annandale, VA	2015-06-29	I'm singing because I care about the quality of life in Fairfax County, Virginia.
Jolynn McFadyen	Falls Church, VA	2015-06-29	The planned development has too many residential units for the area and needs to be downsized.
Clifford Samuel	Falls Church, VA	2015-06-29	I support a more balanced Seven Corners redevelopment plan.
Ann Knotts	Falls Church, VA	2015-06-30	Mason District Planning Commission is at their old tricks again! We have too many people living in this area. If we build the 5000 homes, we will need airplanes to get around. Limit the housing and building around the Seven Corners area. Keep our beautiful old residential areas. If you can't afford to live in Fairfax County, then move on outside the beltway!
Stephanie Norquist	Falls Church, VA	2015-06-30	I am a resident of the Sleepy Hollow neighborhood (SHCA) and am concerned about the impact of added traffic through our neighborhood when there are already issues that are not being addressed.
Robert Welsh	Falls Church, VA	2015-06-30	I believe the proposed recommendations by the CWG make sense and are best for the community.
Charles Taylor	Falls Church, VA	2015-06-30	We really need to avoid rushing into this just because the developers want to make a ton of money. The County and Supervisor Gross need to be concerned with quality of life and not increased tax revenues.
John Prahm	Falls Church, VA	2015-07-01	The proposed recommendations are reasonable and logical. Obviously, the working group did it's homework in developing these well reasoned improvements!
Robert Bratton	Falls Church, VA	2015-07-01	We need sustainable development, not development for development's sake. It is also very important to preserve affordable housing in this area since it is a rarity in northern Virginia.

Name	Location	Date	Comment
David Pickle	Falls Church, VA	2015-07-01	I support a workable, livable Seven Corners with real input from residents.
Long Hoang	Falls Church, VA	2015-07-02	Revitalization, improving road and traffic conditions
Anne Simon	Falls Church, VA	2015-07-02	Fully support community involvement in Seven Corners redevelopment, not only the Sears parcel under discussion. Not impressed that MD supervisor put a real estate development professional in leadership position of original Task Force. Strongly feel traffic problem must be addressed first - as well as parking and bus link to EFC metro. Would like to see a parking garage expand space at EFC, otherwise link to Seven Corners redevelopment.
Matt Friedman	Falls Church, VA	2015-07-02	The current plans are calling for density increases that this infrastructure in this area will not support! We want reasonable modernization with amenities for the residents of this community and not just high density housing for the profitability of Penny and the Development
Patricia Irving	Falls Church, VA	2015-07-02	I support less dense development for Seven Corners and need for more and less crowded schools in the community.
William Herz	Falls Church, VA	2015-07-02	I'm signing because this is about quality of life and quality of our school system.
Francis Dalton	Falls Church, VA	2015-07-02	The plan proposed by our District Supervisor and her 'consultant', John Tillman, fail to address the interests of those who live in the community and will be directly affected.
N.J. Hillary	Falls Church, VA	2015-07-02	We need a prudent approach for future development.
Benton Hammond	Falls Church, VA	2015-07-02	This area needs more thoughtful development, informed by the views of local residents.
Sue Morse	Falls Church, VA	2015-07-02	It is important that the concerns and views of all Seven Corners area residents can and will be heard!
Frances Collins	Falls Church, VA	2015-07-02	I'm signing this petition to reduce the proposed residential development to levels that the area can absorb without constant road blocks.
heidi bonnaffon	Falls Church, VA	2015-07-02	I want to reduce the overall density from Tillmann's proposal by 20% and also agree with all seven principles!
Christopher Buehler	Falls Church, VA	2015-07-02	Our elected leaders need to pay more attention to their constituents and less to commercial developers. Perhaps this is the reason our Mason District leadership only won by a slimmest of margins in the recent election.
Jon Clark	Annandale, VA	2015-07-02	Though I did not support the Community Working Group's set of suggestions I strongly encourage all to sign this petition. The original group that worked on this for three years, know as the Task Force, was hand picked by the extreme density devote Supervisor Gross, chaired by an out of district developer, was guided by vested interest land use professionals and included few or no real community opposition members. The Community Working Group whom this petition supports, is a remarkable group of talented, dedicated, hard working professionals and working class members with very diverse opinions and backgrounds, a community treasure that I hope will continue to work for the greater good. My decision to not sign the CWG's proposal as submitted to Commissioner Strandlie and Supervisor Gross does not arise out of a disagreement with the direction the Community Working Group took but from a sense that it didn't go far enough. In its defense, CWG was only allowed about a month to correct the significant shortcomings of the Task Force proposal. For the time it was given, this 'ad hoc' group's work far out-stripped the results the developer based product which took three years to write. I support this petition.

<b>Name</b>	<b>Location</b>	<b>Date</b>	<b>Comment</b>
Wanda Martinson	Falls Church, VA	2015-07-02	I'm signing because I'm convinced that the working group's plan is better than the original plan.
Cyra Doty	Annandale, VA	2015-07-02	I believe in smart planning.
Gretchen Boyland	Falls Church, VA	2015-07-02	I am signing because I agree with the Seven Corners Community Working group on all counts. We simply can NOT absorb the level of development being put forward by Penny Gross's office. Williston School should go back to being a school, not another government office building.
Lynette Gates	Alexandria, VA	2015-07-02	We need smart, thoughtful development in Seven Corners.
Nancy Cavanaugh	Falls Church, VA	2015-07-02	We have a great community. Huge development is not the answer
Richard Rowan	Falls Church, VA	2015-07-03	Money is not the only thing that talks.
Edward Geiger	Falls Church, VA	2015-07-03	I am signing because we need smart development of this prime area. We live in close proximity and will be greatly affected.
Ann Warshauer	Falls Church, VA	2015-07-03	I have lived in Fairfax County since 1957. I support improving Seven Corners, not making it worse!
Kathleen Carr	Falls Church, VA	2015-07-03	The community deserves to be recognized.
Jacqueline Browne	Falls Church, VA	2015-07-04	We need safe communities that promote a healthy environment, safe traffic routes, and schools with practical populations,
Candace Kiman	Falls Church, VA	2015-07-05	The traffic here is as bad as it gets. We can't afford more homes and vehicles on the roads that are in terrible shape that VDOT can't or won't fix.
Anne Brosnan	Falls Church, VA	2015-07-06	i am signing this because I am concerned with the lack of green space in Seven Corners and the need for affordable housing in our area.
Diane Hill	Falls Church, VA	2015-07-07	I endorse sensible and sustainable development of this area and neighborhood, keeping in mind density and sane traffic concerns. And pedestrian and bike friendly.
William Kassy	Falls Church, VA	2015-07-07	The 7 for 7 is the most reasonable approach and overcrowding in the schools is not addressed at all in the original proposal.
David Starr	Falls Church, VA	2015-07-07	The Board should listen to community input instead of only developer voices. Traffic and density issues are better addressed through the CWG recommendations
Rick Nealis	Falls Church, VA	2015-07-07	infrastructure can not handle this density....plan has not been fully developed
Mike Lumer	Falls Church, VA	2015-07-07	This matters
Roe Panella	Annandale, VA	2015-07-07	Transportation and road improvements need to be done first and Density needs to be reduced to the actual number the schools can accommodate.
Pamela Gray	Falls Church, VA	2015-07-07	NO HIGH DENSITY DEVELOPMENT. THE MORE PEOPLE, THE MORE NEED FOR SERVICES AND MORE TAXES. IT IS A VICIOUS CYCLE THAT NEVER ENDS.
David Hacker	Falls Church, VA	2015-07-07	I've been going to 7 corners mall since the 60's. It just got interesting again in the last few years. I'm 100% against getting rid of the mall.
Edward Parelhoff	Falls Church, VA	2015-07-08	I prefer the more balanced approach.
Christopher Ludwig	Falls Church, VA	2015-07-08	I care for my neighborhood.
Karen Farrington	Falls Church, VA	2015-07-09	I agree with this updated petition.
elliott mcintee	Falls Church, VA	2015-07-09	The recommendations in the 7 for 7 plan are very reasonable and should result in less traffic and lower population density than the county plan

<b>Name</b>	<b>Location</b>	<b>Date</b>	<b>Comment</b>
Jacob Hirsch	Annandale, VA	2015-07-09	There is more than enough traffic already in this area. Also, we definitely need more schools nearby.
Karen Bopp	Falls Church, VA	2015-07-10	Thank you CWG for your hard work- I support these excellent recommendations! I ask the Planning Commission and Board of Supervisors to support these recommendations.
betty baker	Washington, DC	2015-07-11	i'm in the same position: Too much un-bridled development by counties and developers looking to make money!
Jeffrey Kramer	Falls Church, VA	2015-07-13	I want to make sure density of the projects does not overwhelm local roads and schools
Norman HICKS	Falls Church, VA	2015-07-13	This plan is more sensible than what was originally presented by the County.
Daniel McElwee	Falls Church, VA	2015-07-13	Traffic is unbearable now. Before construction related traffic is allowed, roads/transporation must be improved.
Ramsey Woodworth Woodworth	Falls Church, VA	2015-07-13	In particular, the transportation improvements needs to be finalized and funded before any extensive redevelopment is undertaken !
Gonzalez Elena	Annandale, VA	2015-07-13	I am signing because of my concern with increased congestion due to planned density and negative impact on family friendly nearby communities

Name	City	State	Postal Code	Country	Signed On
Martin Machowsky	Falls Church	Virginia	22044	United States	6/25/2015
Catriona McCormack	Falls Church	Virginia	22044	United States	6/25/2015
David Schulman	Falls Church	Virginia	22044	United States	6/25/2015
William Reilly	Aldie	Virginia	20105	United States	6/25/2015
Soulcheck 6208 Cheryl Drive	Falls Church	Virginia	22044	United States	6/25/2015
Mary Womack	Falls Church	Virginia	22044	United States	6/25/2015
Marilyn Austin	Falls Church	Virginia	22044	United States	6/25/2015
Beverly Baird	Falls Church	Virginia	22044	United States	6/25/2015
Theresa Schwerin	Falls Church	Virginia	22044	United States	6/25/2015
Jessica Swanson	Falls Church	Virginia	22044	United States	6/25/2015
Edward Moore	Falls Church	Virginia	22044	United States	6/25/2015
Judy Kelly	Burke	Virginia	22015	United States	6/25/2015
E. D. Badie	Falls Church	Virginia	22044	United States	6/25/2015
Judith Lotz	Falls Church	Virginia	22044	United States	6/25/2015
Sabrina Cohn	Falls Church	Virginia	22044	United States	6/25/2015
Douglas & Barbara Grego	Falls Church	Virginia	22044	United States	6/25/2015
Nate Swanson	Falls Church	Virginia	22044	United States	6/25/2015
Linda Clark	Falls Church	Virginia	22044	United States	6/25/2015
John Kress	Falls Church	Virginia	22044	United States	6/25/2015
Jane Martin	Falls Church	Virginia	22044	United States	6/25/2015
Jo Ann Allen	Falls Church	Virginia	22041	United States	6/25/2015
Dennis Corl	Falls Church	Virginia	22044	United States	6/25/2015
Jeremy Pace	Falls Church	Virginia	22041	United States	6/25/2015
Mary Woods	Falls Church	Virginia	22044	United States	6/25/2015
Christine Trapnell	Falls Church	Virginia	22041	United States	6/25/2015
Gail Meighan	Falls Church	Virginia	22044	United States	6/25/2015
Betsy CURTIN	Falls Church	Virginia	22044	United States	6/25/2015
Dominique Phung	Falls Church	Virginia	22041	United States	6/25/2015
Kruger Caroline	Falls Church	Virginia	22044	United States	6/25/2015
Diane Oermann	Falls Church	Virginia	22041	United States	6/25/2015
chris harvey	falls church	Virginia	22044	United States	6/25/2015
Espeditto Ruggiero	Falls Church	Virginia	22044	United States	6/25/2015
Caroline Morel	Falls Church	Virginia	22044	United States	6/25/2015
Dan Cohn	Falls Church	Virginia	22044	United States	6/25/2015
Debbie Ratliff	Falls Church	Virginia	22044	United States	6/25/2015
Maggie Scales	Falls Church	Virginia	22044	United States	6/25/2015
Kathleen Siviter	Falls Church	Virginia	22042	United States	6/25/2015
Brad Moss	Falls Church	Virginia	22044	United States	6/25/2015
Matt Dillard	Falls Church	Virginia	22044	United States	6/25/2015
Jean Stith	Falls Church	Virginia	22044	United States	6/25/2015
Diane Ratliff	Falls Church	Virginia	22044	United States	6/25/2015
Carol Turner	Falls Church	Virginia	22044	United States	6/25/2015
Sheryl Flum	Falls Church	Virginia	22044	United States	6/25/2015
Hnin Aye	Falls Church	Virginia	22044	United States	6/25/2015
Kathleen Brown	Falls Church	Virginia	22044-1608	United States	6/25/2015
Donna Black	Falls Church	Virginia	22041	United States	6/25/2015

Virginie Carey	Falls Church	Virginia	22044 United States	6/25/2015
Mark Hayes	Falls Church	Virginia	22044 United States	6/25/2015
Estrella Perez	Falls Church	Virginia	22044 United States	6/25/2015
Shelley Newham	Falls Church	Virginia	22042 United States	6/25/2015
Gail Hayes	Falls Church	Virginia	22044 United States	6/25/2015
Andrew Ratliff	Falls Church	Virginia	22044 United States	6/25/2015
Pamela Cerritelli	Falls Church	Virginia	22044 United States	6/25/2015
Nell Dillard	Falls Church	Virginia	22044 United States	6/25/2015
Edward Martin	Falls Church	Virginia	22044 United States	6/25/2015
Peter Latkin	Falls Church	Virginia	22044 United States	6/25/2015
Chris DiPetto	Falls Church	Virginia	22044 United States	6/25/2015
Matthew Cerritelli	Falls Church	Virginia	22044 United States	6/25/2015
Margot Schulman	Falls Church	Virginia	22044 United States	6/25/2015
Liz Rawlings	Falls Church	Virginia	22044 United States	6/25/2015
Steven Chalupsky	Falls Church	Virginia	22044 United States	6/25/2015
Eva Kosztarab	Falls Church	Virginia	22044 United States	6/25/2015
David Kilcullen	Falls Church	Virginia	22041 United States	6/25/2015
Wendy Ward	Falls Church	Virginia	22044 United States	6/25/2015
Roberto Bermudez	Falls Church	Virginia	22044 United States	6/25/2015
Monica Geiger	Falls Church	Virginia	22044 United States	6/25/2015
Yolanda Gruendel	Annandale	Virginia	22003 United States	6/25/2015
Kelly O'Cadiz	Falls Church	Virginia	22042 United States	6/26/2015
Dennis Corl	Falls Church	Virginia	22044-1803 United States	6/26/2015
David Early	Falls Church	Virginia	22044 United States	6/26/2015
Ehmie Viray	Falls Church	Virginia	22044 United States	6/26/2015
Carol Jones	Falls Church	Virginia	22044 United States	6/26/2015
Michael Paluzzi	Falls Church	Virginia	22044 United States	6/26/2015
Tracy Buracker	Springfield	Virginia	22151 United States	6/26/2015
John Burkert	Falls Church	Virginia	22044 United States	6/26/2015
Ann Maradiegue	Falls Church	Virginia	22041 United States	6/26/2015
Mimi Yorks	Falls Church	Virginia	22044 United States	6/26/2015
Jo Ann Webb	Falls Church	Virginia	22044 United States	6/26/2015
Mary Sue Brunsvold	Annandale	Virginia	22003 United States	6/26/2015
Megan North	Falls Church	Virginia	22044 United States	6/26/2015
Mark Mitchell	Falls Church	Virginia	22044 United States	6/26/2015
John Siodlarz	Falls Church	Virginia	22041 United States	6/26/2015
Marianne Chaconas	Falls Church	Virginia	22044-1739 United States	6/26/2015
Roxanna Douglas	Falls Church	Virginia	22041 United States	6/26/2015
Douglas Charnas	Falls Church	Virginia	22044 United States	6/26/2015
Heidi Hausman	Falls Church	Virginia	22041 United States	6/26/2015
Theodore Seward	Falls Church	Virginia	22041 United States	6/26/2015
Clay Adler	Falls Church	Virginia	22041 United States	6/26/2015
ann myers	Falls Church	Virginia	22044 United States	6/26/2015
Ronald Oxley	Falls Church	Virginia	22041 United States	6/26/2015
Cynthia Norris	Falls Church	Virginia	22044 United States	6/26/2015
Andrew Wilson	Falls Church	Virginia	22044 United States	6/26/2015
Patrick Leary	Falls Church	Virginia	22044 United States	6/26/2015

Chadwick Gore	Falls Church	Virginia	22044 United States	6/26/2015
Diane Jones	Falls Church	Virginia	22044 United States	6/26/2015
Keith Sherper	Falls Church	Virginia	22044 United States	6/26/2015
Janet Geffner	Falls Church	Virginia	22044 United States	6/26/2015
Margaret H. Venzke	Falls Church	Virginia	22044 United States	6/26/2015
Ann Grillo	Falls Church	Virginia	22044 United States	6/26/2015
Duane Flemming	Falls Church	Virginia	22044 United States	6/26/2015
Melissa bevis	Falls Church	Virginia	22044 United States	6/27/2015
Ellen Zelano	Falls Church	Virginia	22044 United States	6/27/2015
Viktoriya Wilson	Falls Church	Virginia	22044 United States	6/27/2015
Michael Degitz	Falls Church	Virginia	22044 United States	6/27/2015
Robin Hall	Falls Church	Virginia	22044 United States	6/27/2015
Patricia Doersch	Chantilly	Virginia	20152 United States	6/27/2015
Patricia Irving	Falls Church	Virginia	22044 United States	6/27/2015
Jelena Salti	Falls Church	Virginia	22044 United States	6/27/2015
Dixie Rapuano	Falls Church	Virginia	22044 United States	6/27/2015
George Vogelei	Falls Church	Virginia	22041 United States	6/27/2015
Edmund Bowles	Falls Church	Virginia	22042 United States	6/27/2015
Keith Clark	Falls Church	Virginia	22044 United States	6/27/2015
Leonard Jones	Falls Church	Virginia	22044 United States	6/27/2015
Elizabeth White	Falls Church	Virginia	22044 United States	6/27/2015
Stacey Evers	Falls Church	Virginia	22044 United States	6/27/2015
Kathryn Walsh	Falls Church	Virginia	22044 United States	6/27/2015
Robin Fetsch	Falls Church	Virginia	22044 United States	6/27/2015
JACK W. & ELEANOR H. YE	Falls Church	Virginia	22044 United States	6/27/2015
Robin Kline	Falls Church	Virginia	22044 United States	6/27/2015
Clyde Miller	Falls Church	Virginia	22042 United States	6/27/2015
William Fetsch	Falls Church	Virginia	22041 United States	6/27/2015
Teresa WHITING	Falls Church	Virginia	22044 United States	6/27/2015
Meg McLane	Alexandria	Virginia	22312 United States	6/27/2015
Michael Cook	Falls Church	Virginia	22042 United States	6/27/2015
Jacqueline Zeiher	Falls Church	Virginia	22042 United States	6/27/2015
Suzanne Lay	Falls Church	Virginia	22044 United States	6/27/2015
Cindy Musick	Falls Church	Virginia	22042 United States	6/27/2015
Carole Fletcher Fitchko	Falls Church	Virginia	22044 United States	6/27/2015
Karen Livesey	Falls Church	Virginia	22042 United States	6/27/2015
Holly Williams	Falls Church	Virginia	22044 United States	6/27/2015
George Fitchko	Falls Church	Virginia	22044 United States	6/27/2015
Suzanne Scholte Falls Church, \	Falls Church	Virginia	22044 United States	6/27/2015
David Hite	Falls Church	Virginia	22044 United States	6/27/2015
Christopher Bell	Falls Church	Virginia	22044 United States	6/27/2015
Serena Bell	Falls Church	Virginia	22044 United States	6/27/2015
Karen Wirth	Falls Church	Virginia	22042 United States	6/27/2015
Greg King	Falls Church	Virginia	22044 United States	6/27/2015
Bill Faulkner	Falls Church	Virginia	22044 United States	6/27/2015
Stacy Coleman	Falls Church	Virginia	22044 United States	6/27/2015
Emily peterson	Falls Church	Virginia	22044 United States	6/27/2015

Sheila Faulkner	Falls Church	Virginia	22044	United States	6/27/2015
victoria evans	falls church	Virginia	22044-1619	United States	6/27/2015
Jeff Moeller	Falls Church	Virginia	22044	United States	6/27/2015
James Tomlinson	Falls Church	Virginia	22044	United States	6/27/2015
H J Barrett	Falls Church	Virginia	22044	United States	6/27/2015
Alexander Rosenthal	Falls Church	Virginia	22042	United States	6/27/2015
Jennifer Nolen	Falls Church	Virginia	22042	United States	6/27/2015
Curtis Anderson	Falls Church	Virginia	22040	United States	6/27/2015
Mary Hasty	Alexandria	Virginia	22312	United States	6/27/2015
kady sanchez	arlington	Virginia	22204	United States	6/27/2015
Virgil and Dianne Bodeen	Falls Church	Virginia	22042	United States	6/27/2015
Concerned Citizen	New City	New York	10956-2406	United States	6/28/2015
Michelle Whitecar	Falls Church	Virginia	22042	United States	6/28/2015
Jennifer Hitchcock	Falls Church	Virginia	22041	United States	6/28/2015
John Lawther	Arlington	Virginia	22206	United States	6/28/2015
James Bunn	Falls Church	Virginia	22042	United States	6/28/2015
Christine Mroczek	Falls Church	Virginia	22044	United States	6/28/2015
Elizabeth Lower-Basch	Falls Church	Virginia	22041	United States	6/28/2015
Michele Coffman	Falls Church	Virginia	22041	United States	6/28/2015
Emily Christopher	Falls Church	Virginia	22042	United States	6/28/2015
Charles Intrabartolo	Falls Church	Virginia	22042	United States	6/28/2015
Sally Masri	Falls Church	Virginia	22044	United States	6/28/2015
Roy Iversen	Falls Church	Virginia	22044	United States	6/28/2015
Lisa Iversen	Falls Church	Virginia	22044	United States	6/28/2015
Aubrey Hess	Falls Church	Virginia	22044	United States	6/28/2015
Branislav Djordjevic	Falls Church	Virginia	22044	United States	6/28/2015
Bob Ensinger	Falls Church	Virginia	22042	United States	6/28/2015
Burma Klein	Falls Church	Virginia	22041	United States	6/28/2015
Jeffrey Hamilton	Falls Church	Virginia	22042	United States	6/28/2015
Sebastian Mollo	Falls Church	Virginia	22044	United States	6/28/2015
Adrienne Hamilton	Falls Church	Virginia	22042	United States	6/28/2015
Jean Intrabartolo	Falls Church	Virginia	22042	United States	6/28/2015
Jessie Whitten-Rutledge	Falls Church	Virginia	22044	United States	6/28/2015
Jeremy Siviter	falls church	Virginia	22042	United States	6/28/2015
Teresa Trissell	Falls Church	Virginia	22041	United States	6/28/2015
Joseph McAndrew	Falls Church	Virginia	22044-1623	United States	6/28/2015
Kathy Woodley	Alexandria	Virginia	22315	United States	6/28/2015
Joyce Yorty	Falls Church	Virginia	22042	United States	6/28/2015
Meg Donovan	Falls Church	Virginia	22042	United States	6/28/2015
Jeffrey Field	Falls Church	Virginia	22044	United States	6/28/2015
Deena Kennedy	Falls Church	Virginia	22044	United States	6/28/2015
Steph Swadley	Wahiawā	Hawaii	96786	United States	6/28/2015
Marty Machowsky	Falls Church	Virginia	22044	United States	6/28/2015
Joan O'Kane	Falls Church	Virginia	22044	United States	6/28/2015
Kendra Martin	Falls Church	Virginia	22044	United States	6/28/2015
Willa Ogata	Falls Church	Virginia	22044	United States	6/28/2015
Warren Pace	Falls Church	Virginia	22041	United States	6/29/2015

James Wilkins	Falls Church	Virginia	22044 United States	6/29/2015
Cecilia Beverina	Falls Church	Virginia	22044 United States	6/29/2015
David Holland	Annandale	Virginia	22003 United States	6/29/2015
Beth Olkowski	Annandale	Virginia	22003 United States	6/29/2015
STEPHEN J. GAWARECKI	Falls Church	Virginia	22042 United States	6/29/2015
Candy Spitz	Falls Church	Virginia	22042 United States	6/29/2015
Jolynn McFadyen	Falls Church	Virginia	22041 United States	6/29/2015
Danine Welsh	O'Fallon	Missouri	63366 United States	6/29/2015
Joseph Franco	Falls Church	Virginia	22041 United States	6/29/2015
Ronald Harrigal	Annandale	Virginia	22003 United States	6/29/2015
Elizabeth Cox	Falls Church	Virginia	22044 United States	6/29/2015
George Hyder	Annandale	Virginia	22003 United States	6/29/2015
Barbara Storck	Annandale	Virginia	22003 United States	6/29/2015
Suzie Wells	Falls Church	Virginia	22044 United States	6/29/2015
Kathy Hart	Alexandria	Virginia	22312 United States	6/29/2015
Amy Hayden	Falls Church	Virginia	22044 United States	6/29/2015
Yvonne Yoerger	Annandale	Virginia	22003 United States	6/29/2015
Clifford Samuel	Falls Church	Virginia	22042 United States	6/29/2015
Eugene Leonard	Falls Church	Virginia	22042 United States	6/30/2015
John Ratliff	Falls Church	Virginia	22044 United States	6/30/2015
Ann Knotts	Falls Church	Virginia	22042 United States	6/30/2015
Miranda Thomas	Falls Church	Virginia	22044 United States	6/30/2015
JOHN CHAMBERLIN	Falls Church	Virginia	22042 United States	6/30/2015
Lisa Farkas	Annandale	Virginia	22003 United States	6/30/2015
Julie Sizelove	Falls Church	Virginia	22042 United States	6/30/2015
Anne O'Connor	Falls Church	Virginia	22044 United States	6/30/2015
Christopher O'Connor	Falls Church	Virginia	22044 United States	6/30/2015
Leah Gerstein Bergman	Falls Church	Virginia	22042 United States	6/30/2015
Stephanie Norquist	Falls Church	Virginia	22042 United States	6/30/2015
Robert Welsh	Falls Church	Virginia	22042 United States	6/30/2015
Senseney Marshall	Falls Church	Virginia	22042 United States	6/30/2015
Najiba Choudhury	Arlington	Virginia	22205 United States	6/30/2015
Victoria Oancea	Rockville	Maryland	20850 United States	6/30/2015
Charles Taylor	Falls Church	Virginia	22044 United States	6/30/2015
Carson Fox	Falls Church	Virginia	22044 United States	6/30/2015
Jack Ulsh	Falls Church	Virginia	22042 United States	6/30/2015
Dasha Harttree	Falls Church	Virginia	22044 United States	7/1/2015
John Prahm	Falls Church	Virginia	22042 United States	7/1/2015
Thomas Williams	Falls Church	Virginia	22044 United States	7/1/2015
Robert Bratton	Falls Church	Virginia	22042 United States	7/1/2015
Mary Bates	Falls Church	Virginia	22042 United States	7/1/2015
Kay Cooper	Falls Church	Virginia	22044 United States	7/1/2015
David Pickle	Falls Church	Virginia	22044 United States	7/1/2015
Carolyn Hamp	Falls Church	Virginia	22044 United States	7/1/2015
Amy Hebert	Falls Church	Virginia	22041 United States	7/2/2015
john wilkins	Falls Church	Virginia	22044 United States	7/2/2015
Julie Kearney	Falls Church	Virginia	22041 United States	7/2/2015

Long Hoang	Falls Church	Virginia	22044 United States	7/2/2015
Anne Simon	Falls Church	Virginia	22041 United States	7/2/2015
Dee Stafford	Falls Church	Virginia	22044 United States	7/2/2015
Adele Neuberg	Falls Church	Virginia	22044 United States	7/2/2015
Matt Friedman	Falls Church	Virginia	22044 United States	7/2/2015
Susan Thomad	Falls Church	Virginia	22044 United States	7/2/2015
carl neuberg	Falls Church	Virginia	22044 United States	7/2/2015
Marcella Narcey	Falls Church	Virginia	22044 United States	7/2/2015
Lester Knutsen	Falls Church	Virginia	22044 United States	7/2/2015
Sheri Phalsaphie	Falls Church	Virginia	22041 United States	7/2/2015
Ada Determan	Falls Church	Virginia	22041 United States	7/2/2015
elizabeth gianturco	Falls Church	Virginia	22044 United States	7/2/2015
Julie Moeller	Falls Church	Virginia	22044 United States	7/2/2015
Carokine Powwrs	Alexandria	Virginia	22312 United States	7/2/2015
Michael Rivers	Falls Church	Virginia	22044 United States	7/2/2015
Lisa Abbey	Falls Church	Virginia	22044 United States	7/2/2015
Walter Cate	Falls Church	Virginia	22041 United States	7/2/2015
Katherine Bates	Falls Church	Virginia	22044 United States	7/2/2015
Mary Margaret Hammond	Falls Church	Virginia	22044 United States	7/2/2015
Margie Morris	Falls Church	Virginia	22044 United States	7/2/2015
Kevin Scott	Falls Church	Virginia	22044 United States	7/2/2015
Theresa Cano	Falls Church	Virginia	22041 United States	7/2/2015
katie garland	washington	District of t	20002 United States	7/2/2015
Linda Martin	Falls Church	Virginia	22041 United States	7/2/2015
Larry Golfer	Falls Church	Virginia	22041 United States	7/2/2015
Gerald Mendenhall	Falls Church	Virginia	22041 United States	7/2/2015
DAVID RHOAD	Falls Church	Virginia	22044 United States	7/2/2015
Patricia Irving	Falls Church	Virginia	22044 United States	7/2/2015
Lorraine Rhoad	Falls Church	Virginia	22044 United States	7/2/2015
Ilona Szemzo	Falls Church	Virginia	22044 United States	7/2/2015
Susan Barron	Falls Church	Virginia	22044 United States	7/2/2015
Donna Harris	Falls Church	Virginia	22044 United States	7/2/2015
William Herz	Falls Church	Virginia	22041 United States	7/2/2015
Francis Dalton	Falls Church	Virginia	22041 United States	7/2/2015
Paulson Mark	Falls Church	Virginia	22044 United States	7/2/2015
N.J. Hillary	Falls Church	Virginia	22044 United States	7/2/2015
Benton Hammond	Falls Church	Virginia	22044 United States	7/2/2015
Sue Morse	Falls Church	Virginia	22044 United States	7/2/2015
Andrew Nuss	Annandale	Virginia	22003 United States	7/2/2015
Kathryn Nuss	Annandale	Virginia	22003 United States	7/2/2015
Maria Santos	Falls Church	Virginia	22044 United States	7/2/2015
John Stanton	Fairfax	Virginia	22030 United States	7/2/2015
Susanna Schnably	Falls Church	Virginia	22044 United States	7/2/2015
Richard Chang	Falls Church	Virginia	22044 United States	7/2/2015
Casey Cate	Falls Church	Virginia	22041 United States	7/2/2015
Jane Gilbert	Falls Church	Virginia	22041 United States	7/2/2015
Jessi Nadler	Falls Church	Virginia	22044 United States	7/2/2015

Frances Collins	Falls Church	Virginia	22042 United States	7/2/2015
Alicia M, Suarez Larson	Falls Church	Virginia	22041 United States	7/2/2015
Ann Gamber	Falls Church	Virginia	22041 United States	7/2/2015
Heidi Bonnaffon	Falls Church	Virginia	22041 United States	7/2/2015
Ellie Ashford	Annandale	Virginia	22003 United States	7/2/2015
Christopher Buehler	Falls Church	Virginia	22041 United States	7/2/2015
Charles McMichael	Falls Church	Virginia	22041 United States	7/2/2015
Murali Raju	Falls Church	Virginia	22044 United States	7/2/2015
Jon Clark	Annandale	Virginia	22003 United States	7/2/2015
Wanda Martinson	Falls Church	Virginia	22044 United States	7/2/2015
Cyra Doty	Annandale	Virginia	22003 United States	7/2/2015
Sam Rothman	Falls Church	Virginia	22044 United States	7/2/2015
Gretchen Boyland	Falls Church	Virginia	22044 United States	7/2/2015
Joe McCauley	Annandale	Virginia	22003 United States	7/2/2015
Cleo Hurley	Falls Church	Virginia	22044 United States	7/2/2015
Leo Suslow	Falls Church	Virginia	22044 United States	7/2/2015
Lynette Gates	Falls Church	Virginia	22041 United States	7/2/2015
Doug Dreyer	Falls Church	Virginia	22041 United States	7/2/2015
Coleen Neary	Annandale	Virginia	22003 United States	7/2/2015
Carla Grosz	Falls Church	Virginia	22044 United States	7/2/2015
JOANNE C GARTENMANN	Falls Church	Virginia	22044 United States	7/2/2015
Nancy Cavanaugh	Falls Church	Virginia	22044 United States	7/2/2015
Anna Chaconas	Falls Church	Virginia	22044 United States	7/2/2015
Janet Burrow	Falls Church	Virginia	22044 United States	7/2/2015
John Roosma	Falls Church	Virginia	22041 United States	7/3/2015
Jane Rathbun	Falls Church	Virginia	22044 United States	7/3/2015
Carolyn J. Nell	Falls Church	Virginia	22044-1814 United States	7/3/2015
Tracy Budd	Falls Church	Virginia	22041 United States	7/3/2015
Marlene Zack	Falls Church	Virginia	22041 United States	7/3/2015
Peter Larson	Falls Church	Virginia	22042 United States	7/3/2015
Barbara Robinson	Annandale	Virginia	22003 United States	7/3/2015
kathy bellows	Falls Church	Virginia	22042 United States	7/3/2015
Richard Rowan	Falls Church	Virginia	22041 United States	7/3/2015
Vincent Careatti	Annandale	Virginia	22003 United States	7/3/2015
Ann Wilkins	Falls Church	Virginia	22044 United States	7/3/2015
Edward Geiger	Falls Church	Virginia	22044 United States	7/3/2015
Ann Warshauer	Falls Church	Virginia	22041 United States	7/3/2015
Janet Mascia	Falls Church	Virginia	22041 United States	7/3/2015
COLLEEN LAMARQUE	Falls Church	Virginia	22044 United States	7/3/2015
Meaghan Roosma	Falls Church	Virginia	22044 United States	7/3/2015
Virginia Lukasik	Falls Church	Virginia	22041 United States	7/3/2015
Jackie Chewning	Falls Church	Virginia	22041 United States	7/3/2015
Nancy findlay	Falls Church	Virginia	22044 United States	7/3/2015
Marie Glass	Falls Church	Virginia	22041 United States	7/3/2015
Kathleen Carr	Falls Church	Virginia	22044 United States	7/3/2015
Richard Sutton	Falls Church	Virginia	22044 United States	7/3/2015
Jill Beres	Falls Church	Virginia	22044 United States	7/4/2015

Traci Cooke	Falls Church	Virginia	22044 United States	7/4/2015
Jacqueline Browne	Falls Church	Virginia	22044 United States	7/4/2015
Sally` Downey	Falls Church	Virginia	22042 United States	7/4/2015
Wendy Hamnett	Falls Church	Virginia	22041 United States	7/4/2015
Jennifer Talati	Falls Church	Virginia	22041 United States	7/5/2015
Candace Kiman	Falls Church	Virginia	22042 United States	7/5/2015
Kathryn Smith	Falls Church	Virginia	22044 United States	7/5/2015
Anne Brosnan	Falls Church	Virginia	22041 United States	7/6/2015
Mollie Loeffler	Falls Church	Virginia	22042 United States	7/6/2015
Christina Vanecek	Falls Church	Virginia	22041 United States	7/6/2015
Devon Vanecek	Falls Church	Virginia	22041 United States	7/6/2015
Margaret Morrison	Falls Church	Virginia	22042 United States	7/6/2015
Michael Niebling	Falls Church	Virginia	22041 United States	7/6/2015
Leneice Wu	Falls Church	Virginia	22041 United States	7/6/2015
James Venzke	Falls Church	Virginia	22044 United States	7/6/2015
Susie LaCava	Alexandria	Virginia	22315 United States	7/6/2015
Dorothy Dsouza	Falls Church	Virginia	22042 United States	7/7/2015
Diane Hill	Falls Church	Virginia	22042 United States	7/7/2015
Cristy R	Alexandria	Virginia	22301 United States	7/7/2015
Christene Prestenbach	Falls Church	Virginia	22044 United States	7/7/2015
Nancy Racette	Falls Church	Virginia	22042 United States	7/7/2015
Sharon Tirona-Obias	Falls Church	Virginia	22041 United States	7/7/2015
Janine Davidson	Falls Church	Virginia	22041 United States	7/7/2015
Bill Kassy	Washington	District of C	20001 United States	7/7/2015
Diane Roosma	Falls Church	Virginia	22041 United States	7/7/2015
Ellen Brophy	Arlington	Virginia	22204 United States	7/7/2015
David Starr	Falls Church	Virginia	22044 United States	7/7/2015
Shannon Nassar	Falls Church	Virginia	22046 United States	7/7/2015
Kymberly DeLoatche	Falls Church	Virginia	22041 United States	7/7/2015
Patricia O'Beirne	Annandale	Virginia	22003 United States	7/7/2015
William Sparling	Falls Church	Virginia	22042 United States	7/7/2015
Kerrie Morse	Falls Church	Virginia	22042 United States	7/7/2015
Lisa Dolan	Falls Church	Virginia	22044 United States	7/7/2015
Rick Nealis	Falls Church	Virginia	22044 United States	7/7/2015
Roger Chesser Chesser	Falls Church	Virginia	22042 United States	7/7/2015
Martha Sewell	Falls Church	Virginia	22041 United States	7/7/2015
Laura Berlin	Falls Church	Virginia	22044 United States	7/7/2015
Mike Lumer	Falls Church	Virginia	22042 United States	7/7/2015
Helbraun Helbraun	Falls Church	Virginia	22042 United States	7/7/2015
Sue Kirby	Vienna	Virginia	22181 United States	7/7/2015
Beatrice Brogan	Falls Church	Virginia	22044 United States	7/7/2015
Jorge Medina	Falls Church	Virginia	22044 United States	7/7/2015
Regina Koffman	Falls Church	Virginia	22044 United States	7/7/2015
Anthony Beverina	Falls Church	Virginia	22044 United States	7/7/2015
NADIM SALTI	Falls Church	Virginia	22044 United States	7/7/2015
Donna Grone	Falls Church	Virginia	22042 United States	7/7/2015
Roe Panella	Annandale	Virginia	22003 United States	7/7/2015

Joyce Turk	Falls Church	Virginia	22042 United States	7/7/2015
Michelle Foye	Falls Church	Virginia	22042 United States	7/7/2015
Frances Walinsky	Annandale	Virginia	22003 United States	7/7/2015
Pamela Gray	Falls Church	Virginia	22042 United States	7/7/2015
Gwen Doddy Lowit	Falls Church	Virginia	22041 United States	7/7/2015
David Hacker	Falls Church	Virginia	22042 United States	7/7/2015
Simone Katsas	Falls Church	Virginia	22041 United States	7/7/2015
Lee Martinez	Falls church	Virginia	22042 United States	7/7/2015
Denise Duncan	Annandale	Virginia	22003 United States	7/7/2015
Steve Rosenthal	Falls Church	Virginia	22042 United States	7/7/2015
Diana Lowery	Falls Church	Virginia	22042 United States	7/8/2015
Brooks Lowery	Falls Church	Virginia	22042 United States	7/8/2015
Karen Parelhoff	Falls Church	Virginia	22042 United States	7/8/2015
Barbara Western	Falls Church	Virginia	22043 United States	7/8/2015
Christopher Ludwig	Falls Church	Virginia	22042 United States	7/8/2015
John Shepard	Falls Church	Virginia	22044 United States	7/8/2015
Laura Kunkel	Annandale	Virginia	22003 United States	7/8/2015
Scott Kline	Falls Church	Virginia	22044 United States	7/8/2015
Patrick DeMent	Annandale	Virginia	22003 United States	7/9/2015
Karen Farrington	Lexington	Kentucky	40517 United States	7/9/2015
elliott mcentee	Falls Church	Virginia	22044 United States	7/9/2015
Jacob Hirsch	Annandale	Virginia	22003 United States	7/9/2015
Kathleen Havey	Falls Church	Virginia	22044 United States	7/9/2015
Deborah Smith	Falls Church	Virginia	22044 United States	7/10/2015
Karen Bopp	Falls Church	Virginia	22044 United States	7/10/2015
Gloria Rothman	Falls Church	Virginia	22044 United States	7/11/2015
betty baker	Washington	District of C	20024 United States	7/11/2015
Deborah Haggard Rosse	Falls Church	Virginia	22042 United States	7/11/2015
Kathleen Pearce Fuad	Annandale	Virginia	22003 United States	7/12/2015
Patricia Slocum	Falls Church	Virginia	22044 United States	7/12/2015
Drew Hayes	Falls Church	Virginia	22044 United States	7/12/2015
Kim Heneghan	Falls Church	Virginia	22044 United States	7/12/2015
Jeffrey Kramer	Falls Church	Virginia	22044 United States	7/13/2015
Norman HICKS	Falls Church	Virginia	22041 United States	7/13/2015
Daniel McElwee	Falls Church	Virginia	22044 United States	7/13/2015
Lorenzo Perez	Falls Church	Virginia	22044 United States	7/13/2015
Ramsey Woodworth Woodwo	Falls Church	Virginia	22041 United States	7/13/2015
Gonzalez Elena	Annandale	Virginia	22003 United States	7/13/2015
Fred Welther	Falls Church	Virginia	22044 United States	7/13/2015
Alicja Terzian	Annandale	Virginia	22003 United States	7/13/2015
Paul Sherry	Annandale	Virginia	22003 United States	7/13/2015
Victor Oancea	Falls Church	Virginia	22042 United States	7/13/2015
Sharon Vipperman	Falls Church	Virginia	22042 United States	7/14/2015
John Iekel	Arlington	Virginia	22204 United States	7/14/2015
Boxall James A. Jr.	Alexandria	Virginia	22312 United States	7/14/2015
Richard Spagna	Falls Church	Virginia	22042 United States	7/14/2015
Jerrold Goldfarb	Falls Church	Virginia	22042 United States	7/14/2015

Christopher Farrell  
Donald Smith

Falls Church  
Falls Church

Virginia  
Virginia

22042 United States  
22044 United States

7/14/2015  
7/14/2015



## County of Fairfax, Virginia

July 14, 2015

Planning Commissioner Julie M. Strandlie  
Mason District  
Fairfax County Planning Commission  
12000 Government Center Parkway, Suite 330  
Fairfax, VA 22035

Re: Willston School Site

Dear Commissioner Strandlie,

The Willston Multicultural Center site, originally a school located in the Seven Corners area but now owned and operated by Fairfax County, serves the community as a home to multiple users. These include several non-profit community uses, the Seven Corners Children's Center, and Fairfax County Public Schools (FCPS) services. The site features prominently in the proposed amendment to the Comprehensive Plan for Seven Corners, which envisions the site as a centerpiece of the future redevelopment.

It is the intention of the County and FCPS to work together collaboratively to plan for the future public uses on the Willston Multicultural Center site. While detailed planning efforts remain to be done, both parties have an interest in locating an FCPS school on the site, colocated with other community services. These other uses might include non-profits such as those located in the current building, a formalized multicultural center, or other public uses compatible with a school and the mixed-use nature of the desired development.

While the details will be finalized at the appropriate time, Fairfax County and FCPS are committed to working together to find compatible uses that will serve the community, provide for a school on the site, and promote and enhance the future plans for the Seven Corners area, as outlined in the Comprehensive Plan.

Sincerely,

A handwritten signature in blue ink that reads 'Karen A. Garza'.

Karen Garza, Ph.D.  
Superintendent of Schools  
Fairfax County Public Schools

Sincerely,

A handwritten signature in blue ink that reads 'Edward L. Long Jr.'.

Edward L. Long Jr.  
County Executive  
County of Fairfax

cc: Board of Supervisors  
School Board

**Fairfax County Planning Commission Hearing 7 May 2015  
PA 2013-I-B2: Seven Corners CBC**

Testimony of Clyde A. Miller  
President, Holmes Run Valley Citizens' Association  
3436 Skyview Terrace  
Falls Church, VA 22042

Thank you for the opportunity to address the commission and thank you for the evening meeting.

The Holmes Run Valley Citizens' Association is NOT opposed to mixed-use redevelopment of Seven Corners. We are opposed to the plan amendment in its current form. The association is asking the Planning Commission to defer its decision on the amendment until such time as it has reviewed the amendment in final form, including the modifications the community will propose to Supervisor Gross at the end of June and resolution of the optional language now in the document.

Holmes Run Valley Citizens' Association submitted a seven-page written statement describing six principal reasons for our opposition. In the interest of time, I will mention only four.

The proposed density of development is excessive: The floor area proposed is 7.5 million sq ft including 6 million sq ft of residential space, enough for 5,500 apartments. The proposed density greatly exceeds that of comparable developments and is potentially damaging to surrounding communities.

The amendment provides no school: The Policy Plan stipulates that specific provisions for school facilities should be in place before plans to increase population density are adopted. Remarkably, the plan amendment ignores this policy. No site has been designated for the elementary school that all are agreed would be required to accommodate the additional students.

Traffic congestion would overwhelm the area: Fairfax County DOT spent more than a year analyzing a road network to service the traffic that would be generated. Their results predict that the proposed network would NOT be able to carry the traffic. Arlington Blvd and Patrick Henry Dr, in particular, would operate at Level of Service F. VDOT has accepted the Fairfax County DOT analysis as an accurate assessment of the traffic situation given the redevelopment. Initially, redevelopment of Seven Corners was offered as a means for improving the current traffic situation. The analysis indicates that such would NOT be the case. The conclusion the association has taken from the analysis is that the complex Seven Corners interchange is NOT an appropriate location for constructing 5500 apartments.

Valuable low-income housing would be lost: The proposed redevelopment would demolish 589 units of affordable housing available today to households earning no more than 60% of the area median income. The plan calls for construction of 1100 units of affordable housing, but only 145 of these units would be available to the 60% AMI community. The rest would be more expensive. There would be an unacceptable loss of 444 units of housing to serve the lowest income families.

Seven Corners today is a thriving community-serving retail center and the site of uniquely valuable low-income housing. The excesses and shortcomings of the plan amendment threaten the vitality and quality of life in this diverse community and are not welcome.

The Seven Corners's community widely shares the association's concerns. On Oct 24, 440 residents sent a petition to Supervisor Gross asking that a community working group be allowed to address our concerns. Supervisor Gross did not respond to the petition. On Mar 25, seven neighborhood associations sent a letter to Supervisor Gross with a similar request. After two more letters, Supervisor Gross agreed to a meeting on Apr 27. Community representatives asked for a three-month delay in the hearing schedule to allow the opportunity to propose plan amendments to address our concerns. Supervisor Gross agreed to delay the Board hearing by one month. A working group now is developing its proposal for plan modifications with the expectation that we will deliver them to Supervisor Gross for her consideration by the end of June.

These disputations are only the more recent episodes in the difficult history of the Seven Corners task force. As summarized in the association's written statement and its companion document, the task force process allowed the community NO independent voice in the development of the plan. We learned of its scope only at the end of the process, and our concerns have all but been ignored. The table attached to this testimony provides a summary.

The Holmes Run Valley Citizens' Association is hopeful, even optimistic, that the community effort to modify the plan will produce an acceptable amendment that fulfills our vision of a vibrant live-work-play mixed-use redevelopment of Seven Corners. In the meantime, we ask the Planning Commission to defer its decision until the plan is available in final form.

Thank you. I would be happy to answer any question that commissioners may have.

**Principal Public Expressions of Concerns Regarding Task Force Plan  
(Jun 2014 – May 2015)**

Date	Event
23 Jun 2014	Task force meeting: <ul style="list-style-type: none"> <li>• 20 residents and association representatives expressed concerns*</li> <li>• Ravenwood and Ravenwood Park associations submitted written concerns</li> </ul>
12 Aug	Task force meeting: <ul style="list-style-type: none"> <li>• 11 residents and association representatives expressed concerns*</li> <li>• 6 neighborhood associations sent a letter listing concerns to Thillman</li> </ul>
18 Aug	Meeting with Supervisor Gross: <ul style="list-style-type: none"> <li>• 12 representatives of 7 associations participated</li> <li>• Supervisor Gross agreed to add 2 meetings to the task force schedule</li> </ul>
28 Aug	Meeting with Thillman: 5 association representatives participated
9 Sep	Task force meeting: <ul style="list-style-type: none"> <li>• 13 residents and 5 association representatives expressed concerns*</li> <li>• Ravenwood submitted a list of concerns for task force to address before voting</li> <li>• Task force approved their plan on 23 Sep without addressing the concerns</li> </ul>
7 Oct	Mason District Council held a community forum on Seven Corners redevelopment at Sleepy Hollow Elementary School (150 residents attended): <ul style="list-style-type: none"> <li>• 18 residents expressed concerns*</li> </ul>
24 Oct	Community petitioned Supervisor Gross to allow the Special Working Group for Area C to address community concerns with the task force plan for Areas A & B: <ul style="list-style-type: none"> <li>• 440 residents signed the petition</li> <li>• Supervisor Gross did not acknowledge the petition; no response</li> </ul>

**Principal Public Expressions of Concerns Regarding Task Force Plan (cont.)  
(Jun 2014 – May 2015)**

12 Jan 2015	Mason District Council posted a petition asking Board of Supervisors to return Willston School property to School Board for use as a school site: <ul style="list-style-type: none"> <li>• 561 people have signed the on-line petition</li> <li>• Supervisor Gross has not moved to return the property to the School Board</li> </ul>
19 Feb	Supervisor Gross sponsored a community meeting on the Seven Corners plan at Bailey's Elementary School: <ul style="list-style-type: none"> <li>• 17 residents expressed concerns*</li> </ul>
24 Mar	Community letter to Supervisor Gross asking for a community working group and time to resolve outstanding concerns with plan for Areas A and B: <ul style="list-style-type: none"> <li>• Letter stated that the community does not agree with the plan</li> <li>• Supervisor Gross did not respond to the letter</li> </ul>
2 Apr	Mason District Council letter to Supervisor Gross asking for a meeting with community representatives regarding the 24 Mar letter: <ul style="list-style-type: none"> <li>• Supervisor Gross did not respond to the letter</li> </ul>
14 Apr	Second Mason District Council letter to Supervisor Gross asking for a meeting: <ul style="list-style-type: none"> <li>• Supervisor Gross agreed to meet on 27 Apr</li> </ul>
27 Apr	Community representatives met with Supervisor Gross: <ul style="list-style-type: none"> <li>• Community asked for 3-month delay in hearing dates to allow time to resolve concerns with Areas A and B</li> <li>• Supervisor Gross refused to delay the Planning Commission hearing; agreed to delay the Board hearing, but only by one month</li> </ul>

(\*) Denotes residents who expressed concerns at the microphone

**Suchicital, Bernard S.**

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**From:** Clyde Miller  
**Sent:** Tuesday, May 05, 2015 2:27 PM  
**To:** Planning Commission  
**Subject:** Submission for Hearing May 7, 2015. Opposition to PA 2013-I-B2, Seven Corners CBC.  
**Attachments:** HRVCA\_Statement.docx; Task\_Force\_Plan\_RevE.pdf

Dear Clerk to the Planning Commission:

Please distribute this e-mail with attachments to all members of the Planning Commission. It is submitted on behalf of the Holmes Run Valley Citizens' Association.

The e-mail has two attachments:

- () HRVCA\_Statement.docx OPPOSES PA 2013-I-B2 on the basis that the proposed redevelopment density is excessive and the issues that it raises for surrounding communities have not been addressed adequately.
- () Task\_Force\_Plan\_RevE.pdf provides information supporting the HRVCA statement.

Thank you.

Clyde Miller, President  
Holmes Run Valley Citizens' Association

**Statement Opposing Comprehensive Plan Amendment 2013-I-B2: Seven Corners CBC**  
Submitted to: Fairfax County Planning Commission for Hearing 7 May 2015

**Holmes Run Valley Citizens' Association**  
May 5, 2015

**1. Introduction**

This statement opposes PA 2013-I-B2 for the redevelopment of the Seven Corners CBC on the basis that the proposed development density is excessive, and the issues that it raises for surrounding communities have not been addressed adequately. The paper briefly summarizes the outstanding issues and describes for the Planning Commission the deficiencies in the plan development process that largely account for the unresolved issues and controversy that surround the plan.

The study area pertinent to the plan amendment is divided into three areas. The plan for Areas A and B was developed by a county task force appointed by Supervisor Gross. The task force completed its work in October but was not able to agree upon a plan for Area C. An acceptable plan for Area C was developed by a community Special Working Group that met from October through March. The opposition to the plan and its development process that is expressed in this paper is confined to the task force activity on Areas A and B.

The e-mail transmitting this document includes as an attachment a comprehensive, documented critique of the task force process as a companion paper. A few sections of this paper refer the reader to sections of the companion critique document for supporting information. Access to the external links in the companion paper requires an Internet connection.

**2. The Unresolved Issues in Task Force Plan for Areas A and B**

Over the past 11 months, the community repeatedly has expressed its concerns in six areas.

Excessive development density: Floor area in the study area would be increased by a factor of five, from 1.5 million to approximately 7.5 million square feet, enough for 5500 to 6000 dwelling units. Approximately 13,000 to 15,000 people would be living and working at Seven Corners in addition to those who live, work, and shop there today. The proposed density is excessive and potentially damaging to surrounding communities and their interests in Seven Corners.

School capacity and overcrowding: No satisfactory site has been designated for the elementary school that Fairfax County Public Schools (FCPS) has stated would be required to accommodate the currently projected student population and additional students from the redevelopment. Supervisor Gross continues to deprecate the determination of the community and the School Board that the Willston School property should be returned to FCPS for use as a school site.

Traffic congestion: Fairfax County DOT has invested more than a year in developing and analyzing a road network to service the traffic that would be generated by the redevelopment. Analysis results demonstrate that the proposed network, in particular, Arlington Blvd and Patrick Henry Dr, would NOT be able to carry the traffic (Level of Service F). VDOT, with 66 comments in two installments, has accepted the FCDOT analysis as accurate.

Road improvement implementation: Traffic would overwhelm the area if roads were not improved as the study area was redeveloped. The task force activity has produced no assurance that the road improvements proposed in the plan would be affordable or that they could be funded and implemented in increments paced with redevelopment.

Loss of low-income housing: The proposed redevelopment would demolish 589 units of affordable housing and, as a goal, construct 1100 new units. The 589 units to be demolished are affordable at the bottom of the income scale, at the 60% AMI level. The redevelopment would provide only 145 units at the 60% AMI level resulting in an unacceptable loss of 444 units of housing to serve the lowest income families.

Loss of retail services: Seven Corners is a valuable source of community-serving retail services for surrounding neighborhoods. Notwithstanding the proposed large increase in residential floor area, retail floor area would not increase significantly, if at all. It follows that services tailored to the needs of surrounding neighborhoods would diminish. In addition, the accessibility of services at Seven Corners would be degraded by the crowded development of the site and structured (garage) parking.

Seven Corners today is a thriving community-serving retail center and the site of uniquely valuable low-income housing. The extremes of the task force plan threaten the vitality and quality of life in this diverse community and are not welcome.

### **3. Deficiencies in the Plan Development Process**

Three principal factors account for the unacceptable task force plan, the unresolved concerns, and the controversy:

- The task force plan was preordained by the composition and operation of the task force
- The plan was revealed to the community late in the development process
- Concerns repeatedly expressed by the community have been ignored by Supervisor Gross

#### **3.1. The Task Force Plan Was Preordained**

In forming the task force, Supervisor Gross promised the Seven Corners community an opportunity to develop **an independent community vision** of the future of the area. There would be no interference, in particular, from her office. But, as described below and more fully in Sections 4 and 5 of the companion critique document, the reality was quite different. Supervisor Gross personally selected every member of the task force (no member was selected by the community), and the plan development process was rife with conflicts of interest. Both circumstances served to ensure that the task force plan would meet her expectations.

##### **3.1.1. Flawed Task Force Composition**

The task force appointed by Supervisor Gross consisted of 15 members: seven residents of local neighborhoods, six representatives of owners of properties within the study area, and two co-chairmen. One co-chair was the executive director of a children's center at Seven Corners; the second was Mr. John Thillman, a developer.

Supervisor Gross selected the seven resident members personally. In the past, the practice had been for the district supervisor to invite neighborhood associations affected by an activity to

provide task force members. This practice allowed the community to provide representatives reflecting neighborhood interests and values. For the Seven Corners task force, Supervisor Gross personally selected the resident members.

Co-Chair Thillman is a vice president at Landmark Atlantic Holdings LLC, a diversified real estate development company actively engaged in projects in the Seven Corners/Bailey's Crossroads area. Notwithstanding his financial interests in the redevelopment of Seven Corners, from task force e-mail messages, it is apparent that Thillman served not only as the director of the task force but also as a director of the county staff supporting the activity.

### **3.1.2. Conflicts of Interest**

Supervisor Gross's offer of the task force as an opportunity to develop **an independent community vision** is echoed in language on page 3 of the plan amendment. It maintains that the objective was achieved, that the plan "reflects a new community vision" of Seven Corners. Presumably then, the primary interest of Supervisor Gross, Co-Chair Thillman, and county staff supporting the task force was achievement of the acknowledged task force objective, an independent community vision.

A common definition of "conflict of interest" is a set of circumstances that creates a risk that professional judgment or actions regarding a primary interest will be unduly influenced by a secondary interest. In business and in government, conflicts of interest are to be avoided. However, in the task force activity, key players participated notwithstanding conspicuous conflicts of interest.

#### **3.1.2.1. Supervisor Gross**

Supervisor Gross's evident interest that conflicted with the task force objective was to secure the Willston School site for the construction of a new \$125M county office building. During the time the task force was working, Supervisor Gross convened a group of OCR staff members and developers (including Thillman) to develop her proposal to locate the county office building at Willston and an "urban" school on the SE Quadrant at Bailey's Crossroads. In the meantime, the task force was instructed to not address the school issue, which explains why it remains an unresolved community concern. (See Section 7.3 of the companion critique paper.)

#### **3.1.2.2. Task Force Co-Chair John Thillman**

One of developer Thillman's conflicts of interest was the sale of an office building involved in Supervisor Gross's plan to redevelop the SE Quadrant for school use. A second was his presumed interest in profiting from future redevelopment projects in the Seven Corners CBC.

#### **3.1.2.3. County Staff**

County staff necessarily pays attention to the interests and priorities of district supervisors. It is easy to understand that they aligned their efforts with Supervisor Gross's agenda, including her interest in the Willston site. In a 23 Jun 2014 e-mail, one staff member, Elizabeth Hagg, spoke of the need to assure that the task force plan language agreed with the county plan to establish the new county office building on the Willston site. Thillman's direction of staff efforts supporting the task force was a second significant influence.

By all appearances, Supervisor Gross assured that the redevelopment plan produced by the task force would be consistent with her vision of the future of Seven Corners. She selected every task force member rather than allow neighborhoods an independent voice. She appointed Thillman co-chair and task force director despite his financial interests in her Willston/SE Quadrant scenario and, presumably, in the redevelopment of Seven Corners. It is apparent in e-mail messages that Thillman consulted Supervisor Gross regarding Seven Corners development options, and she allowed Thillman to direct activities of the county staff supporting the effort. The task force plan was preordained. It would conform to **Supervisor Gross's vision** of the future of Seven Corners.

### **3.2. The Plan Was Revealed Late in the Development Process**

As explained in Section 6 of the companion critique document, the task force plan was developed over a two-year period, from Sep 2012 through Sep 2014. While the effort consumed 24 months, the full scope of the plan was not revealed to the community until four months prior to the last scheduled meeting. Very little time was left for community comment and resolution of concerns.

The first nine months of the plan development process were devoted to educating and forming task force members in preparation for designing a land use plan for the study area. The land use design was accomplished in a one-day design "charrette" on 27 Jun 2013.

Supervisor Gross invited 11 people from outside the task force to participate actively in the charrette. Seven agreed to join the effort. One was an urban planner from the City of Falls Church; a second was a residential and commercial realtor in the area. The remaining walk-ins are known by name only. They had no recognized association with the task force or the nine months of formation that had been invested in the task force team. There was no public announcement that these people would participate and their participation was not acknowledged afterward in any report of the charrette activity. Their participation is understood as an additional effort by Supervisor Gross to assure that the task force plan coincided with her vision of the redevelopment.

Community representatives were NOT invited by Supervisor Gross to participate actively in the design charrette; they were invited to observe.

Remarkably, the scope of the land use design was not fully disclosed to the community until the 29 April 2014 task force meeting, 10 months after the design charrette. The design envisioned as many as 6000 apartments on the study area with a relative paucity of community-serving retail and office amenities. The community was alarmed by the prospect of a high-rise apartment building development at Seven Corners instead of the anticipated vibrant live-work-play mixed-use community.

The remaining five months of task force activity largely were a standoff with the community expressing its concerns on one side and Thillman and county staff defending the plan on the other. Task force members mostly sat silently on the sidelines. The controversy prevented the task force from developing a plan for Area C.

### 3.3. Concerns Repeatedly Expressed by the Community Have Been Ignored

The community has expressed its concerns with the task force plan for Areas A and B repeatedly since June 2014. The concerns have focused on density of development, schools, traffic, phased road improvements, low-income housing, and loss of community-serving retail services.

The task force met in monthly public meetings; Co-Chair Thillman allowed the community to offer comments only quarterly. Following the 29 Apr task force meeting, the first opportunity for community comment was the 23 Jun meeting. The first draft of the task force plan amendment had been distributed at the 10 Jun meeting, only two months prior to the last scheduled meeting. At the time of the 23 Jun meeting, Thillman was planning that the task force would vote on the plan and conclude its work in August.

Exhibit 1 summarizes the principal public expressions of concerns with the task force plan for Areas A and B. Supervisor Gross has received numerous private communications on the same subject.

**Exhibit 1. Principal Public Expressions of Concerns Regarding Task Force Plan (Jun 2014 – May 2015)**

Date	Event
23 Jun 2014	Task force meeting: <ul style="list-style-type: none"> <li>• 20 residents and association representatives expressed concerns*</li> <li>• Ravenwood and Ravenwood Park associations submitted written concerns</li> </ul>
12 Aug	Task force meeting: <ul style="list-style-type: none"> <li>• 11 residents and association representatives expressed concerns*</li> <li>• 6 neighborhood associations sent a letter listing concerns to Thillman</li> </ul>
18 Aug	Meeting with Supervisor Gross: <ul style="list-style-type: none"> <li>• 12 representatives of 7 associations participated</li> <li>• Supervisor Gross agreed to add 2 meetings to the task force schedule</li> </ul>
28 Aug	Meeting with Thillman: 5 association representatives participated
9 Sep	Task force meeting: <ul style="list-style-type: none"> <li>• 13 residents and 5 association representatives expressed concerns*</li> <li>• Ravenwood submitted a list of concerns for task force to address before voting</li> <li>• Task force approved their plan on 23 Jun without addressing the concerns</li> </ul>
7 Oct	Mason District Council held a community forum on Seven Corners redevelopment at Sleepy Hollow Elementary School (150 residents attended): <ul style="list-style-type: none"> <li>• 18 residents expressed concerns*</li> </ul>
24 Oct	Community petitioned Supervisor Gross to allow the Special Working Group for Area C to address community concerns with the task force plan for Areas A & B: <ul style="list-style-type: none"> <li>• 440 residents signed the petition</li> <li>• Supervisor Gross did not acknowledge the petition; no response</li> </ul>

**Exhibit 1. Principal Public Expressions of Concerns Regarding Task Force Plan (cont.)  
(Jun 2014 – May 2015)**

12 Jan 2015	Mason District Council posted a petition asking Board of Supervisors to return Willston School property to School Board for use as a school site: <ul style="list-style-type: none"> <li>• 561 people have signed the on-line petition</li> <li>• Supervisor Gross has not moved to return the property to the School Board</li> </ul>
19 Feb	Supervisor Gross sponsored a community meeting on the Seven Corners plan at Bailey’s Elementary School: <ul style="list-style-type: none"> <li>• 17 residents expressed concerns*</li> </ul>
24 Mar	Community letter to Supervisor Gross asking for a community working group and time to resolve outstanding concerns with plan for Areas A and B: <ul style="list-style-type: none"> <li>• Letter stated that the community does not agree with the plan</li> <li>• Supervisor Gross did not respond to the letter</li> </ul>
2 Apr	Mason District Council letter to Supervisor Gross asking for a meeting with community representatives regarding the 24 Mar letter: <ul style="list-style-type: none"> <li>• Supervisor Gross did not respond to the letter</li> </ul>
14 Apr	Second Mason District Council letter to Supervisor Gross asking for a meeting: <ul style="list-style-type: none"> <li>• Supervisor Gross agreed to meet on 27 Apr</li> </ul>
27 Apr	Community representatives met with Supervisor Gross: <ul style="list-style-type: none"> <li>• Community asked for 3-month delay in hearing dates to allow time to resolve concerns with Areas A and B</li> <li>• Supervisor Gross refused to delay the Planning Commission hearing; agreed to delay the Board hearing, but only by one month</li> </ul>

Notes:

(\*) Denotes residents who expressed concerns at the microphone

23 Sep 2014: Task force approved their plan for Areas A and B.

4 Mar 2015: Community Special Working Group approved its plan for Area C

**4. Conclusion**

The task force plan for Areas A and B is not acceptable to the Holmes Run Valley Citizens’ Association. Major concerns have not been addressed and remain unresolved. Ample opportunities for addressing the concerns have offered themselves over the past 11-month period of community discussion and controversy. Supervisor Gross simply has refused to acknowledge the issues, engage in resolution, and move forward.

From the perspective of this paper, it is easy to understand how the issues have arisen and remained unresolved. Supervisor Gross selected each and every member of the task force and assigned leadership to a developer despite his financial interests in redeveloping Bailey’s Crossroads and, presumably, Seven Corners. The community had no independent voice in the development of the plan, had no understanding of the scope of the plan until the bitter end of the process, and was ignored when it raised concerns. The plan for Areas A and B is not acceptable.

The community intends to propose modifications to the plan prior to the end of June. Our objective is to produce a plan that fulfills the vision of a viable live-work-play mixed-use development that is acceptable to the community.

In the meantime, the Holmes Run Valley Citizens' Association asks the Planning Commission to NOT approve the plan amendment in its current form.

Thank you.

Clyde A. Miller, President  
Holmes Run Valley Citizens' Association

CC: Board of Supervisors

**Critique of Task Force Plan and Process:  
Seven Corners Visioning Task Force  
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**Critique of Task Force Plan and Process:  
Seven Corners Visioning Task Force  
Clyde A. Miller,**

## **1 Introduction**

In 2012, Mason District Supervisor Penelope Gross established a task force to develop a new community vision of the future of the Seven Corners Community Business Center (CBC). Gross described the forum as an opportunity for the community to share their ideas about the future of the area. As a vision was developed, future steps for implementation would be undertaken as appropriate. Later, in 2013, the Board of Supervisors authorized a Comprehensive Plan amendment to incorporate the recommendations of the task force and encourage revitalization of the CBC.

The draft plan amendment produced by the task force has proven to be highly controversial. The proposed redevelopment foresees a transformation of the CBC, a thriving, diverse residential and community-serving shopping area, into a dense concentration of 7-12 story apartment buildings sufficient for 5500-6000 dwelling units. The proposal has generated a substantial list of unresolved community concerns. Many residents are opposed to the plan in its current form.

The purpose of this paper is to review the process by which the task force was formed and functioned as well as the principal community concerns with the objective of understanding how the controversy has been created and could be resolved.

Section 2 is a brief summary of the principal community concerns. Sections 3 and 4 then discuss the task force objective and membership. Participant conflicts of interest and their potential influences on the plan are discussed in Section 5. The plan development process is described in Section 6 ahead of the discussion of community concerns in Section 7. Section 8 describes the community petition requesting resolution of the outstanding concerns, and Section 9 laments the community's lack of understanding of likely costs and benefits of Seven Corners redevelopment based on the task force proposal. The conclusion and suggestions for resolution of community concerns are in Section 10. The appendix provides summaries of documents referenced in this paper as well as noteworthy events in the plan development process.

A number of documents are referenced in the text using their file name in a format similar to (yymmdd\_Pxxx) where yymmdd is the document date and Pxxx is an abbreviated description such as Cpet, a community petition. A number of the documents were obtained from the county under the Virginia Freedom of Information Act. One or more significant passages is highlighted in nearly every document to help readers find the more important material. The referenced documents are available via Internet links.

Finally, this document is the product of one person. While it reflects the author's understanding of community reactions to the task force and its plan, it does not pretend to speak for the community. Every reasonable effort has been made to assure that the material presented is factually correct and substantiated.

## **2 Summary of Unresolved Community Concerns**

Over the past eight months, the community consistently has expressed its concerns in six principal areas.

### **2.1 Excessive development density**

Floor area in the study area would be increased by a factor of five, from 1.5 million to approximately 7.5 million square feet, enough for 5500 to 6000 dwelling units on the 77-acre site. Approximately 13,000 to 15,000 people would be living and working at Seven Corners in addition to those who live, work, and shop there today. Many residents consider the proposed density unreasonable and potentially damaging to surrounding communities and their interests in Seven Corners. (Section 7.1)

### **2.2 School capacity and overcrowding**

As explained in Section 7.3, Gross and Fairfax County Public Schools (FCPS) have designated the SE Quadrant at Bailey's Crossroads as the site for a new elementary school. The school would accommodate the currently projected shortfall in Mason District school capacity as well as the additional students expected from the Seven Corners redevelopment. Gross favors the site on the SE Quadrant because it would allow her to retain the Willston School site for her new county office building. The task force was instructed to NOT engage with the school issue, it was not their concern, which explains why the issue was not addressed in task force meetings. County staff supporting the task force assured that plan language "comported with" Gross's plan. In the 13 Jan 2015 hearing on the SE Quadrant, residents strenuously opposed use of the SE Quadrant site for a school.

### **2.3 Traffic congestion**

Fairfax County has invested more than a year in developing and analyzing a road network to service the traffic that would be generated by the redevelopment. Results indicate that the performance of the proposed network would be unsatisfactory (Section 7.2.1). In particular, traffic delays on Arlington Blvd would be unacceptable as would the delays at the intersections of Patrick Henry with both Route 7 and Route 50.

### **2.4 Road improvement implementation**

Traffic would overwhelm the area if roads were not improved as the study area was redeveloped. The task force activity has produced no assurance that necessary road improvements would be affordable or that they could be funded and implemented in increments paced with redevelopment (Section 7.2.2).

### **2.5 Loss of low-income housing**

County policy identifies affordable housing as housing affordable for households earning from 60% to 120% of the area median income (AMI). The proposed redevelopment would demolish 589 units of affordable housing and, as a goal, construct 1000-1200 new units. The 589 units to be demolished are affordable at the bottom of the income scale, at the 60% AMI level. The redevelopment would provide only 140 -160 units at the 60% AMI level resulting in a net loss of 430-450 units of low-income housing to serve the lowest income families (Section 7.4).

## 2.6 Loss of retail services

Seven Corners is a valuable source of community-serving retail outlets for surrounding neighborhoods (Section 7.5). Notwithstanding the proposed large increase in residential and office floor area, retail floor area would not increase significantly, if at all. It follows that services tailored to the needs of surrounding neighborhoods would diminish. In addition, the accessibility of services at Seven Corners would be degraded by the crowded development of the site and structured (garage) parking.

## 3 Task Force Objective

The stated objective of the task force was to develop **an independent community vision** of the future of the Seven Corners CBC. On more than one occasion, Gross assured the community that the task force would be “independent.” In a Falls Church News Press article dated 6 Aug 2014 she stated that:

*“...once she appointed the group, she stepped away from hands-on involvement because she wanted to allow them freedom to “do their own thing.”*

She restated her claim of task force independence before the City Council of the City of Fall Church on 15 Sep 2014. Describing the status of the task force effort, Gross stressed that she did not tell the task force “how to end up.” She wanted them to be “totally independent”.<sup>1</sup>

The task force plan drafted by county staff and attributed to the task force echoes the claim that the task force plan is a community product unfettered by outside influence. It states that task force meetings were held to define a “community vision for the future” and that the guidance produced by their work reflects a new “community vision.”<sup>2</sup>

The task force was required to conduct its business in public charrettes<sup>3</sup> and monthly meetings in order to assure transparency and community awareness of the task force activity. Outside public meetings, task force members were not permitted to meet or communicate in groups of more than two members. Principal results of task force deliberations were distributed to the public on the Office of Community Revitalization (OCR) Web site.

## 4 Flawed Composition of the Task Force

The task force appointed by Gross consisted of 15 members: seven residents of local neighborhoods, six representatives of owners of properties within the study area, and two co-chairmen. One co-chair was the executive director of a children’s center at Seven Corners; the second was Mr. John Thillman, a developer.

Gross selected the seven resident members personally. In the past, the practice had been for the district supervisor to invite neighborhood associations affected by an activity to provide task force representatives. This practice allowed associations to provide representatives reflecting neighborhood interests and values. For the Seven Corners Visioning Task Force, Gross personally selected the neighborhood members.

<sup>1</sup> <http://www.fallschurchva.gov/471/Watch-City-Council-Meetings>. at 7 min 50 sec.

<sup>2</sup> Seven Corners Proposed Plan Amendment, PA 2013-I-B2, 01/07/2015, pg 3.

<sup>3</sup> Charrettes are meetings in which stakeholders develop solutions to shared issues.

In Sep 2014, the community determined that Co-Chair Thillman is a vice president at Landmark Atlantic Holdings LLC, a diversified real estate development company, engaged in projects in the Seven Corners/Bailey's Crossroads area. From 20 August to 27 Sep 2014, a series of four e-mails was sent to Gross asking for background information on task force members, including the neighborhoods of their residences, their employers, and the businesses/industries in which their employers were active. Gross refused to provide employer information on the basis that she considered the information "very personal." When asked to provide Thillman's employer, Gross responded that his "affiliation" was "community member," and his "background" was "planning."

Task force composition was flawed. It did not reflect the objective to develop **an independent community vision** of the future of Seven Corners. Gross's populated the task force with residents of her choosing and property owners. She then appointed a co-chair and task force director professionally invested in redevelopment of the area notwithstanding the conflict of interest.

## 5 Conflicts of Interest

A common definition of "conflict of interest" is a set of circumstances that creates a risk that professional judgment or actions regarding a primary interest will be unduly influenced by a secondary interest. In the context of the task force, the primary interest of participants was to achieve its objective, namely, the development of **an independent community vision** of the future of the Seven Corners CBC. The project was rife with conflicts of interest.

### 5.1 Supervisor Gross

Gross's evident conflicting interest was in securing the Willston School site in the Seven Corners CBC for the construction of a new \$125M, 180,000 square foot county office building. The School Board and the community have wanted to use the Willston site for a school for a number of years. But Gross has pursued a counter proposal that protects her office building, a school site on the SE Quadrant at Bailey's Crossroads. In the meantime, the task force apparently was "instructed that schools are not the task force's problem to address" (140611\_PGem), which explains why the school issue was not addressed and remains an unresolved community concern.

### 5.2 Task Force Co-Chair John Thillman

One of developer Thillman's conflicting interests was in selling an office building involved in Gross's plan to redevelop the SE Quadrant for school use. A second was his presumed interest in engaging in future redevelopment projects in the Seven Corners CBC.

### 5.3 OCR Director Barbara Byron

Barbara Byron's Office of Community Revitalization (OCR) was the principal source of staff support to the task force. In particular, the county program manager for the task force worked there. Byron's primary interest presumably was the development of **an independent community vision** of the future CBC. However, she also managed the team of county officials and developers that produced the plan amendment for the SE Quadrant, which required her cooperation with Gross's agenda for Willston and the SE Quadrant school, conflicting interests. To the extent that her staff was aware of the direction Gross was giving Byron, staff was

influenced in the advice and guidance they gave the task force. For reasons unknown, Byron recused herself from the SE Quadrant project at some time prior to 2 Sep 2014. (140902\_FTem).

#### 5.4 County Staff

County staff necessarily pays attention to the interests and priorities of district supervisors. It is easy to understand that, in their work with the task force, they aligned their efforts with Gross's agenda, including her interest in the Willston site. In a 23 Jun 2014 e-mail, one staff member, Elizabeth Hagg, spoke of the need to assure that the task force plan language agreed with the county plan to establish the new county office building, the East County Center, on the Willston site. (140623\_RSem) Thillman's direction of much, if not all, of the staff's effort was a second significant influence.

### 6 Plan Development Process

While the task force consumed two years in producing its plan, nearly all of the results came in the last five months, the months of controversy. Exhibit 1 summarizes the plan development timeline and provides links to sections of this document that describe related events.

**Exhibit 1. Plan Development Timeline**

Date	Event	Document Section
11 Sep 2012	First task force meeting	6.2
9 Apr 2013	Briefing on Summer 2012 Workshops	6.1
27 Jun 2013	Land use (design) charrette	6.2.1
6 Aug 2013	Charrette report: Concepts Landowner feedback on the concepts	6.2.3.1
8 Oct 2013	Charrette report: Building heights	6.2.3.2
29 Apr 2014	Charrette report: Floor areas Staff recommendation to change Area C floor areas	6.2.3.3
23 Jun 2014	Community concerns re plan	6.3.1
12 Aug 2014	Community concerns re plan	6.3.2
9 Sep 2014	Community concerns re plan	6.3.3
23 Sep 2013	Task force approval of plan	6.3.4

The first nine months were devoted to educating and forming the task force, including a review of results from the Summer 2012 community workshops. The results of the design charrette, as interpreted by staff, were made public over a 10-month period, 27 Jun 2013 – 29 Apr 2014. By Apr 2014, 19 months of the 24-month plan development period were gone; only five months remained.

The remaining five months were a standoff between the community expressing its concerns and questions on one side and Thillman and county staff on the other. Task force members mostly sat silently on the sidelines. The community concerns focused on density, schools, traffic, phased road improvements, Area C floor areas, low-income housing, and loss of community-serving retail services.

The development of the plan was in four principal parts as follows:

- Summer 2012 community workshops
- First draft
- Controversy in Summer 2014
- Special Working Group for Area C

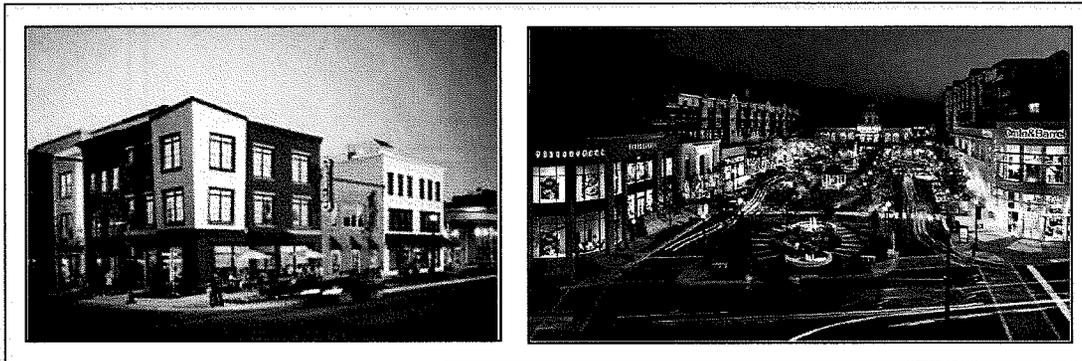
### **6.1 Summer 2012 Community Workshops**

With notices printed in four languages entitled, “Imagine Seven Corners – Your Vision of the Future,” Gross invited residents, property and business owners, and civic associations to two “visioning workshops” to share ideas about the future of the area. The workshops were held in the county human services center, now the Bailey’s Upper Elementary School, on 21 May and 18 Jun.

Results of the workshops were summarized as lists of guiding principles for the future development of the area. On 9 Apr 2013, county staff described workshop results to the task force with a briefing and an eight-page executive summary of objectives and guiding principles that addressed a range of topics including green space, environmental quality, housing, traffic and transit, pedestrian and bicycle access, retail services, and public facilities (but not schools).

The two illustrations from the briefing in Exhibit 2 provide a sense of the buildings envisioned by the workshops, a hypothetical three-story building and Clarendon with its five-story apartment buildings in the background.<sup>4</sup> In the Seven Corners redevelopment plan produced by the task force, these 3-5 story buildings would grow to be 7-12 stories tall.

### **Exhibit 2. Buildings from Staff Summary of Summer 2012 Community Workshops**



### **6.2 First Draft**

Quality of Life and Connectivity working groups were established early in the task force process. The Quality of Life group was tasked with identifying issues and exploring solutions for addressing the more immediate quality of life issues in the Seven Corners study area. Their report identified opportunities for improvements in the areas of illegal signs, property maintenance, litter, roadway maintenance, pedestrian features, bus shelters, and code

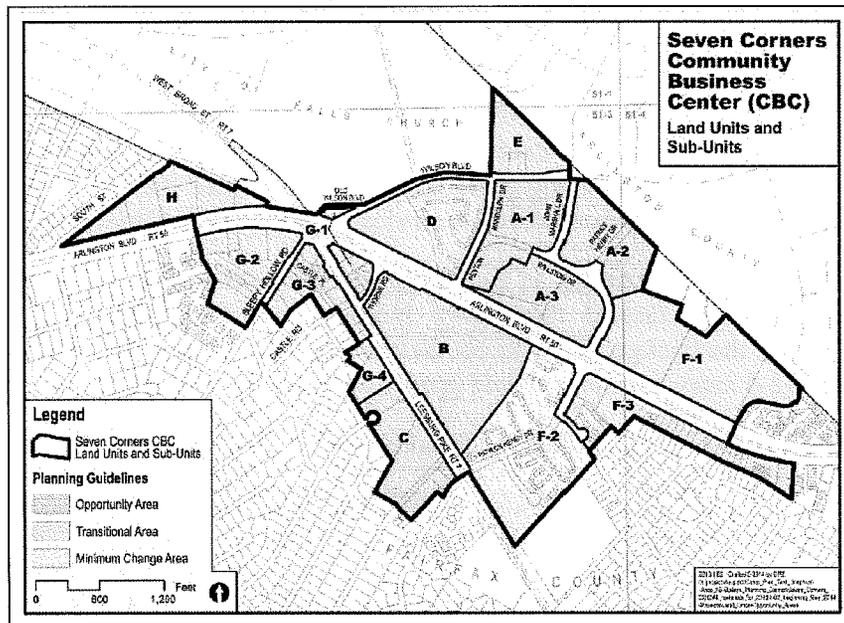
<sup>4</sup> The briefing is available in the record of the 9 Apr 2013 task force meeting on the Mason District Web site <http://www.fairfaxcounty.gov/mason/sevencorners/>.

enforcement. The Connectivity WG was asked to review the overall connectivity of the Seven Corners area, including pedestrian, bicycle, and transit.

The task force divided the Seven Corners study area into the three opportunity areas A, B, and C shown in Exhibit 3. Work to create a redevelopment plan for the three areas began with the first task force meeting on 11 Sep 2012. The next nine months of task force effort were consumed by studies of the area and briefings on the broad range of subjects briefly summarized in Exhibit 4. Materials discussed in each meeting are available on the Mason District Web site.<sup>5</sup>

The next step in the process was creation of land use (design) concepts for mixed-use development of the three opportunity areas.

**Exhibit 3. Study Area Land Areas A, B, and C.**



**Exhibit 4. Task Force Meetings and Principal Topics Discussed**

Meeting Date	Topics
9 Oct 2012	Planning 101
13 Nov 2012	Demographics, development potential, parks
11 Dec 2012	Housing analysis
11 Jan 2013	Objectives for Seven Corners redevelopment
12 Feb 2013	Seven Corners real estate market
21 Mar 2013	Connectivity Working Group report, Public art
9 Apr 2013	Future Vision Briefing (results of Summer 2012 community workshops) VA Tech Land Use Study for City of Falls Church Fairfax County Public Schools as change agents for a vibrant community
14 May 2013	Quality of Life Working Group report Changing face of retail, Form-based planning,

<sup>5</sup> <http://www.fairfaxcounty.gov/mason/sevencorners/>

**Exhibit 4. Task Force Meetings and Principal Topics Discussed (cont.)**

<b>Meeting Date</b>	<b>Topics</b>
18 May 2013	Seven Corners bus tour
27 Jun 2013	Design charrette
11 Jul 2013	Existing traffic conditions, Transit alternatives for Route 7
6 Aug 2013	First summary of design charrette, Group concepts
10 Sep 2013	Transit alternatives for Route 7
8 Oct 2013	Draft land use concept
12 Nov 2013	Transportation charrette
10 Dec 2013	Kittelson presentation: Roadway geometric design, interchange evaluation criteria
14 Jan 2014	Assessment of alternative interchange designs
11 Feb 2014	County agency comments on land use alternatives
11 Mar 2014	Transit accessible affordable housing Road interchange network concepts
8 Apr 2014	Road interchange network concepts
13 May 2014	Seven Corners interchanges
10 Jun 2014	Dept of Planning and Zoning briefing on Comp Plan overview Ravenwood letter: Concerns re traffic, schools, building step-downs abutting neighborhoods Ravenwood Park letter: Concerns re funding road improvements, traffic on Patrick Henry, Area C floor areas
23 Jun 2014	Community concerns re task force plan Comp Plan overview, transportation section
8 Jul 2014	Task force member comments on draft plan amendment
12 Aug 2014	Community concerns re task force plan Sears site (Area C) analysis
26 Aug 2014	Community concerns re task force plan Area C concepts
9 Sep 2014	Community concerns re task force plan Area C concepts, ring road clarifications
23 Sep 2014	TF member comments on plan implementation, Follow-on motions TF approval of plan for Areas A & B
1 Oct 2014	Follow-on motions, TF conclusion

**6.2.1 Design charrette 27 Jun 2013**

The charrette generated land use concepts as layouts of the opportunity areas describing the arrangement of buildings on each site, their uses (residential, retail, or office), and amenities such as shopping areas and green spaces. The purpose was to illustrate by example the type of development that task force members envisioned in each area based on their knowledge and interests in the area as well as the training and perspective they had gained over the previous nine months of task force meetings.

Gross invited 11 people from outside the task force to participate in the charrette. (130607 JFem) They had no previous association with the task force or the nine months of formation that had been invested in the task force team. There was no public announcement that these people would participate and their participation was not acknowledged afterward in any report of the charrette activity. Their presence was not disclosed. This description of their

participation is based on county documents obtained under the Virginia Freedom of Information Act. At least seven of the 11 people invited agreed to participate. One was an urban planner from the City of Falls Church; a second was a residential and commercial realtor in the area. The remaining invitees are known by name only. Some participants attended an evening orientation session on 6 Jun provided by county staff.

The design charrette presumably consisted of seven resident members of the task force, six representatives of Seven Corners landowners, seven walk-ins that Gross had invited, the two co-chairs, and county staff. This was not a team designed to produce **an independent community vision** of the future of the CBC. What was the purpose of the resident members of the task force spending nine months in training for the design charrette if an equal number of uninitiated walk-ins were allowed to have as much influence on the land use design? Bringing in “her people” in this way is understood as Gross’s effort to assure that the charrette outcome coincided with her vision of the redevelopment.

### 6.2.2 Landowner input

On 2 Aug 2013, Thillman sent an e-mail ([130802\\_JTem](#)) to Gross saying that county staff had proposed to present a unified overall plan for each of the opportunity areas based on charrette results at the 6 Aug task force meeting. Thillman stated that he believed this was moving “too fast,” without the input of the landowners. He explained that landowners had not been allowed to participate in charrette groups discussing their properties, and he was concerned that there would be a “problem” if staff recommendations were not acceptable to the landowners. Thillman proposed that he and “Barbara” would meet with each of the major landowners “over the next four weeks to lay out the proposed land use design/density and get their feedback before we present the overall plan.” In the meantime, the 6 Aug task force meeting would allow each landowner to provide feedback on general charrette design concepts related to his property.

### 6.2.3 Publication of charrette results

Public disclosure of design charrette results, as interpreted by county staff, occurred in task force meetings over a 10-month period in three parts:

- 6 Aug 2013: Initial summary of land use concepts
- 8 Oct 2013: Plan view of buildings on the study area
- 29 Apr 2014: Building floor areas

#### 6.2.3.1 Aug 6, 2013 meeting:

On 11 Jul, Thillman sent an e-mail ([130711\\_JTem](#)) to JoAnne Fiebe, the OCR program manager for Seven Corners redevelopment, directing that the charrette minutes be “very short,” “real summary stuff,” mentioning who was there and what transpired. Apparently, Thillman wanted time to talk with the landowners as described in Section 6.2.2. Fiebe provided a four-page summary of individual ideas and major concepts developed by the three charrette groups at the 6 Aug task force meeting. A list of the people who participated in the design charrette was never made public.

As described in meeting minutes, county staff summarized the plan in three principal areas: the Willston Multicultural Center site in Area A as a mixed-use activity center (there was no mention of a county building on Willston), the Seven Corners Shopping Center (Area B) as a second activity center and featuring an 8-15 story residential tower, and the Sears site (Area C)

with 5-6 story office or residential buildings with ground-floor retail. The 8-15-story residential tower was the first mention of high-rise development in the study area. Previously, the picture of five-story apartment buildings in Clarendon (Section 6.1) stood as the task force reference to the tallest buildings.

In the 6 Aug meeting, landowners stated that current uses of their properties were profitable, even thriving, and that redevelopment would require substantial increases in residential densities. A representative of the owner of low-income housing in Area A “expressed a strong concern that the current plan was not realistic because the apartments . . . . . turn a considerable profit in their current operation.” The representative of the Seven Corner Shopping Center (Area B) explained that the center currently is “thriving” and it would be hard to redevelop short of high-rise construction; “most buildings would need to have ground-floor retail with up to five floors of residential development above.” The owner of property in Area C expressed concern that the properties might not be ready for redevelopment in the near future. The office buildings on the site were “fully leased and have been recently renovated.” Moreover, “the Sears building had up to a 50-year land lease and was a middle-range sales performer making is unlikely as a redevelopment opportunity in coming years.”

Apparently, there was no sense of an immediate need for redevelopment. The buildings were in good condition and provided housing and services for a diverse community. Residents and property owners were doing well.

On 7 Aug, Thillman sent an e-mail (130807\_JTem) to Gross reporting that, in his view, the landowner remarks in the 6 Aug task force meeting “went about as well as I had hoped,” except not all of the landowners attended and the Sears site “is problematic.” In particular, the office building next to what is now the Bailey’s Upper school was fully occupied with good leases. As an aside, Thillman mentioned that county staff wanted to move the county building mostly off the Willston site. He stated, “I want to make sure that you are fully aware of it and I get your guidance before I let the staff move forward with it as it also involves moving the county building on to a lot of Mark Carriers land and we/I need to get him on board.” He concluded the e-mail with, “If you have any ideas I'd also like any guidance you can give me.”

On 16 Aug, Thillman sent an e-mail (130819\_JTem) to JoAnne Fiebe regarding the county office building stating, “I was finally able to meet with Penny on the package yesterday. . . . I'd like to meet with you and if Liz is available also--not huge changes but the County Building is an issue and we have a suggested fix.”

Gross and Thillman, with staff support, were violating the province of the task force charter to produce **an independent community vision** of the future CBC by developing an overriding purpose and design for the Willston site. (Section 7.3.3)

#### 6.2.3.2 Oct 8, 2013 meeting:

County staff provided a four-page graphical “concept draft” showing the study area covered by 25-28 buildings, the large majority of which were 6-10 stories tall. There was no mention of associated floor areas. From this point forward, the design concept was fully committed to high-rise redevelopment. There is no record of how the single 8-15 story tower from the meeting two-months earlier had become a campus of 20-odd 6-10 story buildings. The change had not been

discussed in task force meetings or meeting minutes. Apparently, staff had made the change outside task force meetings.

### **6.2.3.3 Apr 29, 2014 meeting:**

County staff provided a table of building floor areas broken down by use (residential, retail, and office) for each of the opportunity areas. Three sets of floor areas were represented in the table: "Existing," "Task Force Approved (11/2013)," and "Staff Recommended." Presumably, the 11/2013 floor areas had been discussed in the November 2013 transportation charrette, but the Apr 2014 meeting was the first time they were discussed in a monthly task force meeting and the first time they were published on the OCR Web site where the community could see them. The November floor areas became known as the "charrette numbers." The origin of the Staff Recommended floor areas was a company interested in redeveloping Area C; they called for the redevelopment of Area C to be 100% residential in lieu of the mixed-use redevelopment in the charrette numbers. The staff's recommended change in floor areas had not been discussed in task force meetings or in meeting minutes. Apparently, staff had made the change outside task force meetings. The magnitude of the floor areas and the unilateral change by staff to 100% residential in Area C became the "match in dry grass" that ignited community controversy about the task force concept (the "6000 apartments") and the process.

It is remarkable that it took 10 months (Jun 2013 – Apr 2014) for county staff to fully disclose their interpretation of design charrette results in task force meetings and on the OCR Web site. What was the purpose of the delay?

## **6.3 Summer 2014 Controversy**

The remaining five months of task force activity were consumed by community efforts to redirect the task force plan to a less dense concept and to resolve concerns about the consequences of redevelopment for surrounding neighborhoods.

### **6.3.1 Jun 23 meeting**

Following the 29 Apr task force meeting, the first opportunity for community comment on the plan was the 23 Jun meeting. The first draft of the task force plan amendment had been distributed at the 10 Jun meeting. A second draft was distributed on 23 Jun. Both drafts were based on the staff recommended floor areas for Area C in lieu of the charrette numbers. Notwithstanding persistent requests from the community for use of the charrette numbers, the numbers did not appear in any plan draft produced by staff.

The building heights in the 23 Jun draft were increased to 7-12 stories from the 6-10 stories in the 8 Oct concept draft. There had been no discussion in task force meetings or meeting minutes of increased building heights. Apparently, staff had made the change outside task force meetings.

On the Willston issue, the 10 Jun draft listed public facilities that might be established at unspecified locations in the study area, that is, anywhere within Areas A, B, and/or C. The public facility uses listed included a government center, a cultural center, a community center, and a transit facility. In the 23 Jun draft, an East County Government Center office building was referred to by name in two places: as a redevelopment option for Area A, the Willston Village Center, and as an "envisioned" redevelopment of the Willston Multicultural Center in Sub-Unit

A-3. County staff supporting the task force was working with other county offices to assure that language in the task force plan “comported with” county plans to locate the office building on the Willston site. (140623\_RSem) The change from the mixed-use activity center described in the 6 Aug meeting to the county office building had not been discussed in task force meetings or in meeting minutes. Apparently staff had made the change outside task force meetings.

During the 23 Jun meeting, 20 residents and association representatives expressed concerns about the task force concept and the process used for its development. Principal concerns were:

- Excessive density/intensity of development
- Traffic, including cut-thru traffic in neighborhoods
- Overcrowding in schools
- County’s ability to fund and implement road improvements paced with development
- Need for community to have more effective opportunities to comment on the plan, including the need for more time to review and comment

Ravenwood submitted written comments (140610\_CMcltr) as did Ravenwood Park (140609\_Jlltr). Community comments are summarized in the 23 Jun 2014 meeting minutes on the Mason District Web site.

JoAnne Fiebe, the OCR program manager, sent Thillman an e-mail (140611\_PGem) describing her concern about “very consistent” community concerns that “have the ability to derail the process.” The concerns included schools, traffic, and the Area C floor areas.

### 6.3.2 Aug 12 meeting

Eleven community members voiced their concerns at the next public comment session, during the 12 Aug task force meeting. In addition, Mr. Jeffrey Platenberg, Fairfax County Public Schools Assistant Superintendent for Facilities and Transportation Services, stated that the task force plan would require a new elementary school as well as future capacity enhancements to the middle and high schools serving the area.

Six neighborhood associations addressed a six-page letter to Thillman dated 12 Aug (140812\_Cltr) expressing concerns regarding:

- Phasing of transportation improvements
- Traffic
- Density/intensity of development
- School capacity deficits and overcrowding
- Provision of adequate community-serving retail
- Green space, tree cover, and the environment

Thillman did not respond to the 12 Aug letter.

A new draft of the task force plan dated 12 Aug was distributed in the meeting. It continued the use of the staff recommended Area C floor areas in lieu of the charrette numbers and repeated the description of the East County Government Center that first appeared in the 23 Jun draft. A number of community members expressed concern, even outrage (140814\_CMcem), that the task force plan continued to use the staff recommended floor areas. It appeared as though the task force would not respond to community requests to return to the charrette numbers. On

17 Aug, Gross sent an e-mail (140817\_PGem) to Thillman stating, “A lot of neighbors are not very happy with you, and I need to understand what is going on. I will call you in the morning.”

There followed two meetings of community representatives with the task force “administration,” one with Gross and one with Thillman. The community report (140818\_DRrpt) of the 18 Aug meeting with Gross noted that it was attended by 12 representatives of six neighborhood associations plus Mason District Council. Residents expressed concerns about the task force timeline, Co-Chair Thillman’s leadership style, and the lack of task force response to community concerns. There was an appearance that the task force was driving to a preordained conclusion. Gross noted that meetings had been added to the schedule in response to community requests. At the same time, she said that she appointed the task force and then stepped aside to allow them to do their work. She supported John Thillman and his ability to run the task force on schedule. The meeting included discussion of specific issues, including phasing road improvements with development. On the possibility of placing a school on the Willston site, Gross was reported to have stated that she had never received a request to revert the Willston school back for use as a public school.

Five community members attended the 29 Aug meeting with Thillman. According to the meeting report (140829\_DRrpt), they expressed their distrust of the task force process and their “elected officials” as well as their interest in smart development at Seven Corners. Thillman stated that he was eager for the process to come to its scheduled conclusion. Implementation, the floor area issue in Area C, traffic, and the proposed high density of development were the main topics discussed. The meeting report contains the following regarding the density of development proposed by the task force plan:

*When asked where the density numbers came from, JT (Thillman) said the rule of thumb for residential density in redevelopment is 3.5 to 4 units for every 1 residential unit replaced. As for the Sears and Seven Corners Center parcels, where there are no residential units at all, JT stated that the density numbers originated with the property owners as estimates of what would be profitable. We did not talk about whether the staff or the other Task Force members pressed these owners to justify their numbers, or if the Task Force members discussed whether or not the density favored by the property owners support the vision of ‘live work play’ -- nor did JT offer any further explanation of residential density numbers at the Sears site, after being asked several times.*

### 6.3.3 Sep 9 meeting

Representatives from five neighborhood associations and 13 individuals expressed concerns regarding the task force plan at the 9 Sep meeting. The concerns focused on:

- The planning process and the community’s long list of unanswered questions; more time was needed for resolution
- Skepticism about community benefits to be derived from the redevelopment and the apparent lack of community-serving amenities
- High density of development proposed and resolution of the Area C floor area issue
- Phased implementation of transportation improvements paced with development
- Traffic congestion
- School capacity shortfall and overcrowding

Recognizing that the task force intended to vote on their plan at the next meeting, Ravenwood submitted a two-page list of 10 questions/concerns that they asked the task force to address before they voted. (140909\_CMcltr)

#### **6.3.4 Sep 23 meeting**

At the next meeting, county staff distributed another draft of the task force plan. A principal change added a note on the final page stating that the Comprehensive Plan Map was to be modified to show the East County Center office building on the Willston School site (Tax Map Parcel 51-3((18))1) This was the first time that a task force plan draft unequivocally showed the building on the school site. The change had not been discussed in a task force meeting or in meeting minutes. Staff made the change outside task force meetings.

Thillman announced that the task force had not been able to reach agreement on Area C. Therefore, Gross had decided that a working group would be established to continue work on that issue. In the meantime, task force members were asked to approve the plan for Areas A and B notwithstanding the outstanding questions/concerns that the 9 Sep Ravenwood letter asked the task force to address and notwithstanding the unresolved community concerns expressed in earlier meetings and documents. All 11 task force members present agreed to approve their plan for Areas A and B. In approving the plan, a number of task force members expressed reservations, in particular, about the loss of low-income housing. None of the reservations was recorded in minutes of the meeting.

#### **6.3.5 MDC forum on task force plan**

On 7 Oct 2014, the Mason District Council held a community forum attended by 150 people to hear and discuss the plan developed by the task force. The county staff presentation avoided a description of the high-density redevelopment plan and its controversial features (e.g., the 6000 apartments), and it did not address the community concerns that had been raised. It focused instead on redevelopment objectives and the plan development process. Eighteen residents voiced concerns at the microphone. Most of the concerns expressed related to schools. (141023\_DSrpt) An e-mail was sent to Gross protesting the paucity of information provided by staff on the redevelopment plan. (141008\_CMem)

#### **6.4 Special Working Group for Area C**

The Area C Special Working Group (SWG) was comprised of eleven residents, nine of whom were selected by their neighborhood associations at Gross's invitation. The chairman of the SWG was a resident selected by Gross. The composition of the SWG and the method by which it was populated were an improvement over the exclusive task force formation process.

The first meeting of the SWG was on 29 Oct 2014. They held their design charrette on 19 Nov. True to form, Gross invited 6 walk-ins to participate in the charrette: one resident, one pastor, two business owners, a condominium president, and the chairman of her land use committee. It was another intrusion by Gross into the deliberations of a supposedly independent community working group. Why was it not sufficient to allow the SWG members alone to formulate the land use design for Area C?

The design charrette divided SWG members and the walk-ins into three teams, each supported by county staff. Each team developed a land use design for Area C including a layout of buildings and the percentage of floor area to be allocated to retail, office, and residential uses. The predominant influence of county staff working with the teams was to press for high-density concepts. The percentage of residential floor area proposed by the teams ranged from 45-70%.

At the 20 Jan SWG meeting, staff presented a concept for Area C said to be based on charrette results. It called for 685,000 square feet of floor area on the site. Staff proposed that 84% of the floor area would be residential, substantially higher than the 45-70% range proposed by the charrette teams. The SWG did not accept the staff's proposal.

The SWG completed its task on 4 Mar 2015 with a final concept of 530,000 square feet of floor area, 75% residential.

### **6.5 Town Hall Meeting with Gross**

On 19 Feb 2015, Gross hosted a community meeting at Bailey's Elementary School to discuss redevelopment plans for Seven Corners. Approximately 50 residents came out on a bitterly cold winter evening to participate. County staff provided a 20-minute briefing emphasizing redevelopment objectives and features desired while (again) avoiding the controversial subjects of high density redevelopment, projected traffic congestion, impacts on schools, and the loss of low-income housing.

Seventeen residents expressed their concerns at the microphone. The issues were familiar and little different from those consistently expressed by residents over the past eight months. The meeting was an opportunity to hear first-hand Gross's responses to the issues. Frequently, in lieu of providing constructive answers to questions, she dubbed the plan a "40-year" plan and deflected the question with the notion that, whatever the answer, most of us won't be here to experience it. But the plan is NOT a 40-year plan, and it is not helpful to regard it as such. Two observations:

- The plan must be a good plan for today. Elements of the plan, possibly all of it, could be implemented within the next 5-8 years. Nothing requires a 40-year waiting period. If there is little or no confidence that the plan is a good plan for today, then it's not an acceptable plan. Similarly, it is not an acceptable plan if fundamental questions cannot be answered in today's terms.
- The plan certainly is NOT a 40-year plan in the sense that in 40 years the plan will be different. State law requires the Comprehensive Plan to be revisited every 5 years. Whatever plan may come from the task force effort, it surely will be revised several times before 40 years transpire.

## **7 Explanation of Community Concerns**

Community concerns principally are in 5 categories:

- Density of development
- Traffic
- Schools
- Low-income housing
- Community-serving retail services

### **7.1 Density of Development**

The task force plan would add more than 5.2 million square feet of residential floor area and 1.1 million square feet of office space to the study area. The added residential space, at 1000 square feet per apartment and 1.9 residents in each (the Washington metro average), would be sufficient to add nearly 10,000 people to the population living in the study area. The office space would be sufficient for nearly 5,000 workers. Altogether, the proposal would produce 13,000 to 15,000 people living and working on the 77-acre site in addition to the people living, working, and shopping there today.

On 12 Aug 2014, six neighborhood associations and the Mason District Council sent a letter ([140812\\_Cltr](#)) to task force Co-Chair Thillman showing that the proposed residential density is two to three times the density found at current redevelopment projects in the county, including projects that are within one mile of Metro stations and projects that have much smaller land areas.

The proposed density seems unreasonable. No understanding was developed within the task force activity regarding how such a population could be accommodated on the site. The rationale for the high-density proposal solely is the profit motives of landowners described in Sections 6.2.2 and 6.3.2 above. As described in Section 6.2.3.1, on 6 Aug 2013, the owner of the Seven Corners Shopping Center property remarked that redevelopment would require ground-floor retail with up to five stories of residential above, a maximum of six stories. The task force proposal is 7-12 stories.

### **7.2 Traffic**

Fairfax County DOT led the task force through an extensive transportation planning exercise launched by a transportation charrette on 12 Nov 2013 and concluding with a transportation study report dated Jun 2014. The study recommended the construction of a road network based on a "ring road" around the current complex intersection of Arlington Blvd, Wilson Blvd, Leesburg Pike, and Sleepy Hollow Rd.

Community concerns are focused on 3 principal issues:

- The transportation study is based on speculative assumptions, in particular, regarding network roadway alignments and traffic demand.
- The study shows that network performance would be unacceptable in critical areas.
- The task force activity produced no information providing confidence that the roadway improvements are affordable and could be phased with redevelopment in order to accommodate the increased traffic demand.

#### **7.2.1 Study assumptions and results**

A Dec 2014 resident review of the FCDOT transportation report identified a number of limitations both in the assumptions that had been made and in the performance of the network. In particular:

- Some critical intersections were heavily congested and operated at unacceptable levels of service.
- The traffic demand increase associated with the task force land use concept seemed too small given the additional 6 million square feet of floor area in the study area.

- There was no analysis of cut-thru traffic, in particular, regarding the degree to which congestion in the study area would significantly increase cut-thru traffic in adjacent neighborhoods.
- Castle Rd was not modeled correctly nor were the peak hour traffic restrictions on North Roosevelt St.
- The road network featured broad boulevards to carry traffic, but broad boulevards imply extended pedestrian crossing times that would impede traffic in a pedestrian-rich environment. It was not clear that pedestrian crossing times had been modeled accurately in the analysis.

FCDOT submitted their Jun 2014 transportation study to Virginia DOT for review on 17 Jul and received in response 38 VDOT comments with a request for revisions to the report. FCDOT submitted their response to the VDOT comments on 4 Dec 2014.

On 23 Jan, VDOT completed their second review of the transportation study concluding with a second request for revisions. Amongst VDOT's 28 comments requiring resolution, the following seem most significant:

- The failure of intersections along Rt. 50 to operate adequately (i.e., Level of Service E or better) should be addressed.
- Verify the traffic pattern on N. Roosevelt St. Is it one-way or two-way during peak hours?
- Why doesn't the analysis include volumes, travel demand, etc. for Patrick Henry Drive? Patrick Henry Drive is an integral part of this Plan and within the Study Area.
- The easterly half diamond interchange may not be geometrically feasible.
- Were intersection spacing and access control analyzed?
- The increase in traffic volume demand assumed in the study seems too small given that the task force land use concept adds 5000 dwelling units and 1 million square feet of office space.

FCDOT responded to the 23 Jan VDOT comments on 3 Mar 2015.

To date, the traffic study has failed to show that the ring-road network would be capable of successfully carrying the traffic volume imposed by the proposed high-density redevelopment of Seven Corners.

### **7.2.2 Phased construction of roadway network**

Understandably, the community has been clear that adequate road improvements should be constructed and in service by the time redevelopment generates a significant increase in traffic demand. Three related issues remain unresolved:

- No cost estimate for the proposed roadway network has been provided by FCDOT, not even a rough order of magnitude estimate. Consequently, no information is available regarding affordability, the feasibility of funds being provided, or the expected sources of the funds.
- Redevelopment almost certainly would occur in phases; the road improvements would need to do the same. Yet the ring road, the centerpiece of the proposed network, seems of one piece. FCDOT has not demonstrated that it would be feasible to implement the proposed network incrementally as redevelopment occurs.

- The proposed network depends upon major links that would be constructed on private property outside the redevelopment area. In particular, construction of the ring road segment between Arlington Blvd and Wilson Blvd would require demolition of either the recently renovated Corner Shopping Center or several buildings of low-income housing. How could the segment be constructed if these landowners refused to sell their properties?

In summary, there is no confidence that the road improvements proposed would be affordable and funded, that the network could be implemented in increments paced with redevelopment, or that the necessary private properties could be acquired.

### 7.3 Schools

It is generally agreed that public schools in Mason District are not in satisfactory condition. The principal dimensions of the issue are swelling student population, overcrowded schools, and inadequate funding. It seems certain that a ten-fold increase in population at Seven Corners would make matters worse.

Comprehensive Plan policy protects schools from growth. It stipulates that growth and new development should be held to a level consistent with the adequacy and accessibility of existing schools and phased in accordance with the community's ability to provide new ones. Growth should not be allowed to overwhelm the quality of schools. In particular, specific plans for school facilities should be in place before plans for population growth are adopted.<sup>6</sup>

Furthermore, the plan provides that schools are to be located in safe, aesthetically pleasing areas conducive to pedestrian access. Commercial areas are to be avoided.<sup>7</sup>

The School Board solely has the power to select school sites and determine how school properties shall be used.<sup>8</sup>

#### 7.3.1 Requirement for a new school

On 22 Nov 2013, Fairfax County Department of Planning and Zoning (DPZ) asked FCPS to comment on the task force plan for redevelopment of Seven Corners. In response, FCPS sent DPZ a letter dated 23 Jan 2014 stating that the redevelopment would require the dedication of an elementary school site and additions to other schools. FCPS updated their analysis in a letter to DPZ dated 25 Apr 2014 with the same conclusion.

The community's frequently expressed concern about schools was based of its recognition that an immediate challenge was and is to dedicate a school site to accommodate the additional students that Seven Corners redevelopment would generate. As mentioned earlier, the task force apparently had been "instructed that schools are not the task force's problem to address." (140611\_PGem) Consequently, the task force was making no progress on the issue.

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<sup>6</sup> Comprehensive Plan, Policy Plan, Public Facilities, pg 1-3.

<sup>7</sup> Ibid, pg 6-8.

<sup>8</sup> Ibid

### 7.3.2 Willston school site

The five-acre Willston School site above Arlington Blvd opposite Seven Corners is one of the few remaining county-owned parcels in Mason District suitable for a school. The school building on the site is used today as a multicultural center. Prior to 1983, the site belonged to the School Board; it is now owned by the Board of Supervisors.

On 8 Dec 2014, Fairfax County School Superintendent Karen Garza sent a letter to County Executive Edward Long affirming the need for the Willston site to be returned to Fairfax County Public Schools for use as a school. The letter noted that “Fairfax County Public Schools staff and Board members, including Sandy Evans, have articulated the need for Willston on many occasions over the past two to three years.”

Over the years that the School Board was asking for the Willston site, children at Bailey’s Elementary sat in 19 trailers. Last fall, relief of sorts was provided by opening Bailey’s Upper Elementary in a converted five-story office building on blacktop in a commercial district on the opposite side of Seven Corners. The \$20M school has no gym, no auditorium, and no green space, and it does not comply with Comprehensive Plan policy discouraging the placement of schools in commercial areas or in areas that are not conducive to pedestrian access. At the Bailey’s Upper ribbon-cutting ceremony on 15 Oct 2014, Gross stated that she and Sandy Evans had been looking for a new school site for the past four years and had come upon the converted-office-building solution by “thinking outside the box.” She hailed the “urban school” as a new “gold standard” for Mason District schools recognizing the scarcity of vacant land and an increasing school population as a consequence of population growth. Many residents find the school inferior and not suitable as a “standard” for the future.

Gross has claimed the Willston School site for a new \$125M East County Center office building for which there is no demonstrated need.<sup>9</sup> On 12 Jan 2015, the Mason District Council posted a petition asking Gross to take immediate action to ensure that the Board of Supervisors returns Willston to the School Board.<sup>10</sup> To date, the petition has 559 signatures.

In an 18 Dec Fairfax Times article (141218\_FTart), Gross justified her claim to the Willston site with the statement that “the county” sees other solutions to the school system’s tight squeeze, a school site on the SE Quadrant on Columbia Pike at Bailey’s Crossroads. At the 19 Feb town hall meeting, (Section 6.5), Gross mentioned that she might be willing to share some part of the site with the School Board, perhaps for a pre-K facility. She provided no justification for her continued refusal to comply with the School Board request and the evident will of the community to return the site for school use.

### 7.3.3 Proposed school site on the SE Quadrant

In Nov 2013, Barbara Byron, director of the county Office of Community Revitalization, had assembled a team with a two-part mission: (131119\_BBem)

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<sup>9</sup> <https://sites.google.com/site/masondistrictcouncil/willston-resolution/education-should-be-a-top-priority>

<sup>10</sup> <https://www.change.org/p/pat-herrity-put-the-children-first-return-the-former-willston-school-site-to-the-fairfax-county-school-board>

- Redevelopment of the SE Quadrant site adjacent to Radley Acura on Columbia Pike at Bailey's Crossroads with an "urban school" and a multi-family residential development (apartment building)
- Redevelopment of the Willston site to incorporate the East County Government Center

Byron's team included:

- Supervisor Gross
  - John Thillman, task force co-chair and vice president at Landmark Atlantic Holdings
  - Scott Herrick, president of Landmark Atlantic Holdings
  - Jon Cox, senior vice president, Avalon Bay
  - Jeffrey Platenberg, FCPS Assistant Superintendent for Facilities and Transportation
- As mentioned earlier, Byron recused herself from the team at some time prior to 2 Sep 2014.

The list of team tasks at the 18 Nov 2013 meeting included three tasks pertinent to the Seven Corner task force effort:

- Establish a timeline for construction of a school on the SE Quadrant
- Developers negotiate financial proposal with schools
- Identify a relocation site for the Willston day care center - a task that was assigned to the Seven Corners task force

In Jun 2014, Avalon Bay submitted a rezoning application to permit a 251-unit multi-family (apartment) building and an elementary school to be constructed on the SE Quadrant. On 1 Jul, Gross asked the Board of Supervisors to authorize an out-of-turn plan amendment to allow the rezoning application to be processed and approved. The Board hearing that approved the plan amendment occurred on 13 Jan 2015. The amendment was fast-tracked through the county approval process. No opportunity whatsoever was provided for public review and comment.

During the 13 Jan hearing and in written comments, the community strongly opposed the plan amendment on the basis that the site is not suitable for a school. The high-rise school would be confined to a 2-acre lot shoehorned onto the curb of Columbia Pike in a busy commercial district. There would be no useable green space for the children; recreation space would be on the roof of the garage. Moreover, the location would not be a safe destination for children walking to and from school. Residents emphasized the Comprehensive Plan policy that schools are to be located in aesthetically pleasing areas that are conducive to pedestrian traffic; commercial areas are to be avoided. It was pointed out as well that few would select such a school for their children where a school with green space in a suitable location was available, and the Willston site was and is available to accommodate such a child-friendly school. All to no avail. Gross made a motion that the Board approve the plan amendment; the vote to approve her motion was unanimous. One resident called it "a slap in the face."

The staff report supporting the plan amendment noted that Avalon Bay had entered into negotiations to purchase the Bailey's International Center in order to fill in the east end of the parcel to be redeveloped. According to a 16 Jan Washington Post article ([150116\\_WPost](#)), the Bailey's International Center is co-owned by Scott Herrick, a member of Byron's SE Quadrant team and president of Landmark Atlantic Holdings where task force Co-Chair Thillman holds a position as vice-president. The Post noted that Thillman functioned as an agent for Herrick on filings for the project.

### 7.3.4 FCPS endorsement of the SE Quadrant school site

On 19 Aug 2014, task force Co-Chair Thillman sent an e-mail ([140819\\_JTem](#)) asking FCPS to revise their 25 Apr school needs assessment described in Section 7.3.1. He asked that the revised assessment assume the existence of the school site on the SE Quadrant. The revised FCPS assessment dated 4 Sep 2014 ([140904\\_FCPSltr](#)) complied and concluded:

*In consideration of projected conditions at surrounding schools, as well as the impact that redevelopment would have on school facilities in the Seven Corners area, the dedication of an elementary school site and additions to schools serving the development would be necessary to increase school capacity in this area.*

*FCPS is currently working with the elected officials and have identified a potential elementary school site in the Bailey's Crossroads area. A new elementary school in this area would address current and projected elementary level capacity challenges. It is important to note that this potential school site has not been finalized yet. Also, prior to the opening of this new school, a boundary study needs to be undertaken to establish the attendance areas for the school.*

The FCPS endorsement that the SE Quadrant location “would address” capacity challenges is not supported by the community or the School Board and violates the Comprehensive Plan policy that schools should not be located in commercial districts. Nonetheless, it is clear from the events described and the Fairfax Times article that Gross is determined that the site is to be used for a school. No alternative site is under consideration.

The process by which the county selected and FCPS endorsed the SE Quadrant school site was hidden completely from public view. No opportunity was provided the community to review and comment on the plan amendment prior to Board approval. The task force was not told that the SE Quadrant team would provide the school site needed to accommodate the additional students from the Seven Corners redevelopment. FCPS first informed the School Board of the school site at a work session on 10 Nov, two months after FCPS had endorsed it. The county took it upon itself to select and endorse the site with no consideration of the views of the community or the School Board. This cannot be the Fairfax Way of selecting school sites for the community’s children and preserving neighborhood property values.

### 7.4 Loss of Low-Income Housing

The task force plan would demolish 589 dwelling units of low-income housing in Areas A-1 and A-2. These units are affordable for families earning as little as 60% of the area median income (AMI). They are within walking distance of shopping, transit, and medical services; and, of course, they are located inside the Beltway. Housing this valuable to the low-income community is rare in Fairfax County.

The task force plan calls for the 589 units to be replaced and for 12-15% of the new units in Areas A-3, B, and C to be affordable housing. All of the new construction would be expected to be priced on a specified affordability scale ranging from 60% to 120% AMI. For example, 13% of the units would be affordable at the 60% AMI level, 20% would be affordable at the 70% level, etc. Consequently, of the 589 units demolished, only 13% of the replacements (77 units) would be priced for the 60% AMI community. The remaining 512 units would be more expensive. For the entire study area with 5500-6000 dwellings, only 140 to 160 of the units

would be affordable at the 60% AMI level, a net loss of 430 to 450 units.

The loss of low-income housing was a discussion item in task force meetings. One member, a developer of affordable housing, lamented the loss. He argued that Seven Corners redevelopment was an opportunity for the county to demonstrate how low-income housing can be protected from the losses characteristic of redevelopment projects. Co-Chair Thillman's response was that affordable housing is a policy matter for the county to decide, a topic outside the purview of the task force.

### **7.5 Loss of Community-Serving Retail Services**

Seven Corners today is a thriving neighborhood shopping center. It provides retail outlets that surrounding families and households require and enjoy for day-to-day needs such as groceries, clothing, housewares and hardware, fabric and craft supplies, books, even haircuts. Included are a post office, a UPS store, and a number of popular pubs and casual/family restaurants. Typically, the parking lot is full, and shops and restaurants are busy. It's thriving.

Some people point to the absence of "better shopping" that years ago was available at Seven Corners as evidence that the center is declining and approaching collapse. But the Woodies, Garfinkles, and Lord & Taylor stores that were there 25 or 30 years ago didn't so much leave the community as the community left them when Tysons Corner and Tysons Galleria mushroomed just a few miles north on I-495. Woodies, for example, was at Seven Corners thru the late 80's at which point Tysons Corner Center was expanding (added second level and upscale stores in 1988) and Tysons Galleria opened (1988). As Tysons developed, the community of Seven Corners shoppers moved its higher-end shopping there where the number and variety of stores were far greater than anything possible at Seven Corners. Today there are 300 stores at Tysons Corner and more than 120 at Galleria. When Woodies et al moved out, Seven Corners effectively reinvented itself. It has continued to serve the community as a vital, accessible, and convenient shopping center. It is one of the attractions of living in the area.

Appropriately, the Comprehensive Plan states that areas providing community-serving retail and service uses should be reserved and conserved.<sup>11</sup> Loss of the shopping services currently available at Seven Corners would diminish the community's quality of life. It is important to the community that they are protected. But they are jeopardized both by the limited retail floor area in the task force plan and developers' preferences for high density residential floor area at the expense of accessible retail. The unhinging of the task force process in Summer 2014 came when staff changed the Area C floor area to 100% residential, replacing two office buildings that long have provided the community essential medical services and Sears with high-rise apartments. Fortunately, the community did not accept the proposal.

## **8 Community Petition for Resolution of Concerns**

In Oct 2014, 440 residents signed a petition ([141024\\_Cpet](#)) asking Gross to expand the charter of the Area C special working group to include resolution of community concerns with the task force plan for Areas A and B, in particular, the concerns summarized in the 12 Aug 2014 letter to Thillman (Section 6.3.2).

Gross has not responded to the petition.

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<sup>11</sup> Comprehensive Plan, Policy Plan, Land Use, pg 5.

**9 Uncertain Community Benefits of Redevelopment**

During the community comment period at the 12 Aug 2014 task force meeting, one resident asked that a cost/benefit analysis of the plan be shared with the community. He said there is a cost of new development to the community in terms of the quality of life, pollution, density, traffic, and schools. He said there should be a transparent discussion of community costs and benefits.

During the town hall meeting, a similar question was asked. What are the expected benefits of redeveloping (“revitalizing”) Seven Corners? Gross’s response was similar to the response Thillman several times offered in task force meetings along the following lines.

*The people living at Seven Corners today generally earn low incomes. We need to bring in people who are better educated and better paid. High-density apartment development will bring in the people needed to revitalize the area.*

But will it? In his book, *The Option of Urbanism*, C.B. Leinberger points out that rental housing “tends to bring lower income households that might require more social service (especially education), increase crime, and lower prestige.” (Pg 39)

Interestingly, Saul Centers, on their Seven Corners Web site, provides the income information in Exhibit 5 for the area surrounding the shopping center.

**Exhibit 5. Household Incomes in Area Surrounding Seven Corners.**

Distance from Shopping Center (miles)	Average Household Income
1	\$115,600
3	\$125,100
5	\$121,500

Can the community expect high-density apartment development to substantially increase the average household income in the area? Or is it expected that increasing the number of households in the study area by a factor of 9 or 10 at today’s income levels will improve the quality of life in the community?

The community does not have a reliable understanding of the costs and likely benefits of the redevelopment proposed by the task force plan.

**10 Conclusion and an Approach to Resolution**

The task force plan is NOT an acceptable plan for the redevelopment of Seven Corners. There is more uncertainty and controversy in the plan than definition and answers. Since the first monthly task force meeting in which floor areas were discussed (Apr 2014), the community has clearly expressed its concerns at every opportunity. Supervisor Gross has provided no constructive response to the community’s concerns. There has been no resolution.

Certainly, the task force did NOT achieve its objective of creating **an independent community vision** of the future of the CBC. The activity was rife with conflicts of interest, principally:

- Gross’s plan for a county office building on Willston and its potentially damaging consequences for Mason District schools and neighborhood property values,

- The high-density floor area proposal solicited by Co-Chair Thillman based on the profit motives of Seven Corners property owners,
- Co-Chair Thillman’s company interest in developing the SE Quadrant site and its presumed interest in developing Seven Corners properties in the future, and
- County staff’s collaboration with both Gross’s school/office building scenario and Thillman’s direction of task force activities.

The plan should NOT be adopted in its current form. Exhibit 6 provides suggestions for revising the plan and follow-on motions to address the principal outstanding concerns.

**Exhibit 6. Suggestions for Resolving Principal Community Concerns**

Concern	Resolution
1. Schools	Edit the plan in three places to recommend a public school on the Willston site in place of the county office building.
2. Density of development	The current 7-12 story buildings with 7.5M sq ft of floor area and 13,000-15,000 new people in the study area seem too much. Take building height and floor area numbers for Areas A and B out of the plan and leave it to the rezoning process to decide density based on developers’ plans. This is the approach that the City of Falls Church uses in <u>its comprehensive plan</u> . It saves the community from committing to high-density redevelopment when it has no idea what developers would propose.
3. Traffic congestion	There may be little that can be done for now. Either the developer or the county is required to submit a traffic plan with a rezoning application. In particular, Virginia traffic impact analysis regulations for rezoning requests that significantly affect traffic on state roads (24VAC30-155-40) require that the county submit a traffic plan to VDOT for review within 10 days of receipt of a complete application from a developer. VDOT’s recent review of FCDOT’s ring-road proposal for Seven Corners has noted its deficiencies in the official public record. It would seem that the next round of discussions regarding traffic congestion would begin when a rezoning request is received from a developer.
4. Phased development of road network	A follow-on motion should require staff (FCDOT) to produce a rough estimate of the cost of road improvements and a concept for phased implementation of the network in order to facilitate understanding the feasibility of incremental funding and the sources from which funding could be expected. The analysis would base its estimates of funds availability on past experience and anticipated availability of future funding. Analysis results should be published in a fully-referenced professional report by a date certain (e.g., within 12 months of plan adoption).
5. Low-income housing	A follow-on motion should require staff (FC Redevelopment and Housing Authority) to develop a plan for replacing the 589 low-income (60% AMI) housing units in their current land sub-units at current rent levels. The plan should include provision of housing in the same area for displaced households over several years of reconstruction activity. The housing plan should be published in a fully-referenced professional report by a date certain (e.g., within 12 months of plan adoption).
6. Community-serving retail amenities	The current plan allocates a relatively small floor area to retail use, and developers would be expected to prioritize retail services to accommodate tenants’ needs, not the community’s. Taking the floor area numbers out of the plan per Item 2 above would provide the community more leverage in arguing for amenities when developers provide final development plans in rezoning requests.

## 11 Appendix: Summaries

Three aspects of the task force plan are summarized in tables below:

- (1) Instances in which residents expressed concerns regarding the task force plan
- (2) Changes county staff made to the plan outside task force meetings
- (3) Summaries of referenced documents

### (1) Instances in which residents expressed concerns

Over the eight-month period between the 23 Jun 2014 task force meeting and the 19 Feb town hall meeting with Gross, the community expressed their concerns in any number of private letters to Gross. In addition, the community stated their concerns in public meetings and documents on the nine principal occasions summarized below. Concerns focused on:

- Excessive density/intensity of development
- Capacity deficits in schools and overcrowding
- Traffic congestion and cut-thru traffic in neighborhoods
- Likelihood that transportation improvements would not keep pace with redevelopment
- Loss of low-income housing
- Lack of community benefits, including loss of existing retail services

Neither Gross nor Thillman has provided a constructive response to any concern.

**Exhibit 7. Resident Expressions of Concerns Regarding Task Force Plan**

Date	Event	Reference	Section
23 Jun 2014	Task force meeting: <ul style="list-style-type: none"> <li>• 20 residents and association reps spoke*</li> <li>• Ravenwood and Ravenwood Park submitted written concerns</li> </ul>	<a href="#">140609_Jlltr</a> <a href="#">140610_CMcltr</a>	6.3.1
12 Aug 2014	Task force meeting: <ul style="list-style-type: none"> <li>• 11 residents and association reps spoke*</li> <li>• 6 neighborhood associations sent a letter listing concerns to Thillman</li> </ul>	<a href="#">140812_Cltr</a> <a href="#">140814_CMcem</a>	6.3.2
18 Aug 2014	Meeting with Gross: 12 reps of 7 associations	<a href="#">140818_DRrpt</a>	6.3.2
28 Aug 2014	Meeting with Thillman: 5 association reps	<a href="#">140829_DRrpt</a>	6.3.2
9 Sep 2014	Task force meeting: <ul style="list-style-type: none"> <li>• 13 residents and 5 association reps spoke*</li> <li>• Ravenwood submitted a list of concerns for task force to address before their vote</li> </ul>	<a href="#">140909_CMcltr</a>	6.3.3
7 Oct 2014	Mason District Council forum on Seven Corners redevelopment: <ul style="list-style-type: none"> <li>• 18 residents spoke*</li> </ul>	<a href="#">141023_DSrpt</a>	6.3.5
24 Oct 2014	Community petition to allow Area C working group to address community concerns	<a href="#">141024_Cpet</a>	8
12 Jan 2015	Mason District posted petition asking Board of Supervisors to return Willston School site to School Board: <ul style="list-style-type: none"> <li>• 561 people have signed the on-line petition</li> </ul>	<a href="#">150112_Cpet</a>	7.3.2
19 Feb 2015	Town hall meeting with Gross: <ul style="list-style-type: none"> <li>• 17 residents spoke*</li> </ul>		6.5

\* Residents expressed concerns at the microphone.

## (2) Changes county staff made to the plan outside task force meetings

As summarized in the table below, county staff supporting the task force made a number of changes to land use concepts and plan drafts wherein the changes had not been discussed in task force meetings, and meeting minutes provided no record that the task force had agreed to the changes. Some of these changes were consistent with the clandestine staff activity to conform plan language with the school plans under development by Gross and developers in Byron's SE Quadrant working group (Section 7.3.3). Other changes incrementally increased the density/intensity of development in the study area. It had been agreed that the task force would do its work and make its decisions in public meetings (Section 3). However, it is apparent that significant decisions were being made behind the scenes in violation of the principle that the task force plan would provide **an independent community vision** of the future of Seven Corners.

**Exhibit 8. County Staff Changes Made Outside Task Force Meetings**

Date	Staff Change (Section)
8 Oct 2013	Task force meeting: County staff showed slides depicting the land use concept for the study area as a campus of predominately 6-10 story buildings. During the 6 Aug meeting, the concept included only one high rise building on Area B; there was no mention of high rise buildings on Area A. (Sec 6.2.3.2)
29 Apr 2014	Task force meeting: Staff recommended a change to the Area C floor areas adopted by the task force in Nov 2013. The recommended change was based on a developer's proposal that had not been discussed in task force meetings. (Sec 6.2.3.3)
23 Jun 2014	Second plan draft: A county office building (East County Center) was shown for the first time as an option for Area A, the Willston Village Center, and the Willston Multicultural Center. In the previous plan draft, there was no mention of a county office building at any particular location in the study area. In the 6 Aug 2013 task force meeting, the Multicultural Center was described as the site of a mixed-use activity center; there was no mention of a county office building. Staff did not describe the change to the plan in any task force meeting. (Sec 6.3.1)
23 Jun 2014	Second plan draft: Building heights were shown as ranging from 7-12 stories. The 8 Oct 2013 land use concept (above) limited buildings to 6-10 stories. Staff did not describe the change to the plan in any task force meeting. (Sec 6.3.1)
23 Sep 2014	Fourth plan draft: The draft stated that the Comprehensive Plan Map would be modified to show the East County Center office building on the Willston Multicultural Center property by tax map reference. Previously (23 Jun), it was only an option for the site. Staff did not describe the change to the plan in any task force meeting. (Sec 6.3.4)

## (3) Summaries of referenced documents

Exhibit 9 lists the documents referenced in this paper and describes their topics along with the sections of the paper where they are cited.

**Exhibit 9. Summaries of Referenced Documents**

Reference	Section	Topics
<u>130607_JFem</u>	6.2.1	Gross invited non-members to participate in the 27 Jun 2013 land use design charrette
<u>130711_JTem</u>	6.2.3.1	Thillman directed staff to provide "very abbreviated" report/minutes on the design charrette

**Exhibit 9. Summaries of Referenced Documents (cont.)**

<b>Reference</b>	<b>Section</b>	<b>Topics</b>
<u>130802_JTem</u>	6.2.2	Thillman told Gross that he planned to delay briefing task force on charrette site layouts so he would have time to consult with landowners re land use design and density
<u>130807_JTem</u>	6.2.3.1	Thillman told Gross that staff wanted to move county office building mostly off the Willston site; he wanted Gross's agreement before he "let the staff move forward"
<u>130819_JTem</u>	6.2.3.1	Thillman wanted to meet with staff re a fix for county office building issue based on his meeting with Gross
<u>131119_BBem</u>	7.3.3	List of current task assignments for Bryon's SE Quad team (Gross, Thillman, Platenberg, developers)
<u>140609_Jltr</u>	6.3.1	Ravenwood Park letter to Thillman stating concerns
<u>140610_CMcltr</u>	6.3.1	Ravenwood letter to Thillman stating concerns
<u>140611_PGem</u>	5.1 6.3.1 7.3.1	(1) Task force had been instructed that schools were not their problem to address. (2) OCR program manager, J Fiebe, told Thillman that there are consistent concerns expressed by residents that could derail the task force process
<u>140623_RSem</u>	5.4 6.3.1	Task force staff, E Hagg, told Deputy County Executive, R Stalzer, that staff intends to assure that task force plan language reflects placing the East County Center on Willston site.
<u>140812_Cltr</u>	6.3.2 7.1	Four-page letter to Thillman from seven community associations stating concerns with task force plan and process
<u>140814_CMcem</u>	6.3.2	Ravenwood letter to Thillman expressing consternation over task force refusal to use the charrette floor areas for Area C
<u>140817_PGem</u>	6.3.2	Gross told Thillman that neighbors are upset with him, they needed to talk
<u>140818_DRrpt</u>	6.3.2	Results of 18 Aug community reps meeting with Gross re task force plan and process
<u>140819_JTem</u>	7.3.4	Thillman asked FCPS to redo the school needs assessment assuming a school site on the SE Quadrant
<u>140829_DRrpt</u>	6.3.2	Results of 29 Aug community reps meeting with Thillman re task force plan and process
<u>140902_FTem</u>	5.3	OCR director, B Byron, asked to be recused from the SE Quadrant project due to a conflict.
<u>140904_FCPSltr</u>	7.3.4	FCPS responded to Thillman's 19 Aug e-mail stating that a school on the SE Quadrant site "would address current and projected" elementary school needs.
<u>140909_CMcltr</u>	6.3.3	Ravenwood letter to the task force asked them to address 10 questions prior to voting to accept the plan they had developed
<u>141008_CMem</u>	6.3.5	(1) Resident C Miller sent a letter to Gross protesting the "empty" briefing that Thillman and county staff had given to 150 residents attending the MDC forum on task force plan for Seven Corners. (2) Gross sent C Miller an e-mail defending the composition of the task force and Thillman's role as co-chair.
<u>141023_DSrpt</u>	6.3.5	Results of 7 Oct 2014 Mason District Council forum on task force plan to redevelop Seven Corners (150 residents attended)

**Exhibit 9. Summaries of Referenced Documents (cont.)**

Reference	Section	Topics
<u>141024_Cpet</u>	8	Community petition to Gross with 440 signatures asked for an extension of the Area C special working group activity to allow resolution of community concerns regarding the task force plan for Areas A and B. Gross did not respond.
<u>141218_FTart</u>	7.3.2	Fairfax Times article reported Gross's position that Willston site will be used for the East County Center, FCPS can use the SE Quadrant for a school site for Seven Corners children.
<u>150112_Cpet</u>	7.3.2	Mason District posted petition asking Board of Supervisors to return Willston School site to School Board: <ul style="list-style-type: none"> <li>• 561 people have signed the on-line petition</li> </ul>
<u>150116_WPost</u>	7.3.3	Washington Post article reported on conflict between the community and Gross re the choice of a school site.

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# *Lake Barcroft Association*

*P.O. Box 1085  
Falls Church, VA 22041  
(703) 941-1927*

May 7, 2015

Fairfax County Planning Commission  
Public Hearing – PA 2013-I-B2, Seven Corners CBC (Plan Amendment)

Dear Chairman Murphy and fellow Commissioners –

My name is Jim Kilbourne, and I am the President of the Lake Barcroft Association (LBA). We submit the following comments in response to the proposed Plan Amendment for the Seven Corners Community Business Center.

Lake Barcroft is the largest of the homeowner associations in the Seven Corners area with more than 1,000 homes. The homes in Lake Barcroft were built at the same time that Seven Corners was originally developed and there has been a strong connection between the two for more than sixty years.

The LBA Board of Directors recognizes and supports the critical need to re-plan and modernize the Seven Corners area in a manner that fosters greater diversity of uses, transportation choices and economic opportunity. The Board and our community would like to acknowledge the work of the Seven Corners Task Force, the Special Working Group, and the input over the last several years from neighborhood homeowner associations and individual residents whose collective efforts have set the stage for this transformation.

Over the last year, the LBA held six dialog sessions for members of our community to solicit input on matters they deemed important for the proposed redevelopment of the Seven Corners area. The following points were emphasized in our internal discussions:

- Maximizing the amount of green space
- Emphasizing environmental sustainability
- Including a balanced mix of uses (retail, office, residential)
- The need to attract community serving retail & office
- Encouraging residential ownership
- Providing for school capacity & public services
- The importance of minimizing adverse transportation impacts and coordinating transportation improvements with development

Many of these points were incorporated by the Task Force into its plan work for Opportunity Areas A and B and by the Special Working Group on its work on Opportunity Area C. Additionally, a Community Working Group, composed of representatives of neighborhood homeowner associations, including LBA, is working to

Fairfax County Planning Commission

May 7, 2015

Page 3

LBA strongly encouraged, and is pleased to see, the environmental standards that have been included in the proposed plan. Application of the new stormwater management regulations to redevelopment in the Seven Corners Area will result in improvements to water quality in the Tripps Run watershed that feeds into Lake Barcroft.

Redevelopment of the Seven Corners Area can bring many benefits to those who would live, shop, or seek entertainment in that area. While there are certainly ways to improve any proposed plan amendment, we think that it is better to move forward than to remain stuck with what Seven Corners is now. The LBA Board supports redevelopment of the Seven Corners Area.

Jim Kilbourne  
President  
Lake Barcroft Association

make further recommendations regarding Opportunity Areas A and B, which we expect to be presented before the Planning Commission takes a final vote on the proposed Plan Amendment.

The LBA Board supports a comprehensive density plan that takes a holistic view of the designated Opportunity Areas and the supporting infrastructure. Densities, particularly residential densities, must not be so high that the accompanying people overwhelm our support services system – particularly schools and transportation. On the other hand, it is residential development that will likely provide the major economic incentive for current landowners to buy into this new development scheme. To make this work there must therefore be sufficient economic incentive. These are judgment calls, but we ask the Planning Commission to review the density levels carefully, particularly those in Opportunity Areas A and B, with this principal in mind – there should be enough incentive, but only just enough incentive, to make the redevelopment plan work.

We are particularly pleased that an understanding appears to have been reached between the School Board and Representative Gross for placement of a new school at the Willston Site (designated as Sub-Unit A-3) in the proposed Plan Amendment. Falls Church News Press, April 16, 2015 (A Penny for Your Thoughts: News of Greater Falls Church). While we understand that this is still a concept, joint plans for a new school with supporting community services on this site should proceed apace. Additional school capacity and the vital community services currently delivered at the site are both important for the general community.

Transportation improvements are the key to adequately supporting the development anticipated for implementing the vision for Seven Corners successfully. As much as we would like, we understand that transportation improvements cannot always proceed development, but neither should they lag behind development. The long term transportation improvements identified in Section 10.3.2 of the proposed Plan should be prioritized so that at a minimum the improvements listed in the bulleted items below are either funded or in place concurrent with or prior to the beginning of anticipated redevelopment. These include:

- The new 4-way intersection at “seven corners” for Sleepy Hollow Rd/Wilson Blvd & Leesburg Pike
- The proposed over-crossing between Castle Rd and Roosevelt Rd. This should be designed to avoid the existing shopping center in order to expedite construction.
- The proposed over-crossing from Castle Place to Hillwood Ave.
- The newly designed access to Rte 50.

We have reviewed the proposed Follow-On Motions, and in particular we support Motions 4 through 10 (April 24, 2015 draft) that provide further direction for moving forward with these critical transportation improvements.

## **Cerdeira, Lilian**

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**From:** Bassarab, Kimberly  
**Sent:** Wednesday, July 15, 2015 8:35 AM  
**To:** Cooper, Jill G.; Cooper, John W.; De La Fe, Frank A.; Earl Flanagan; Flanagan, Earl; Frank de la Fe; Hart, James R.; Hedetniemi, Janyce; Hurley, Ellen J.; Janyce Hedetniemi; jhart@harthoranlaw.com; John C. Ulfelder; Litzenberger, John; Strandlie, Julie; Ken Lawrence; Lawrance, Kenneth A.; Migliaccio, James; Murphy, Peter F.; Nell Hurley; Peter Murhpy; Sargeant, Timothy John; Tiim Sargeant; Ulfelder, John  
**Cc:** Wang, Teresa Marie; Suchicital, Bernard S.  
**Subject:** FW: Proposed Comprehensive Plan Amendment for Seven Corners  
**Attachments:** LtrtoPConSevenCorners07252015.pdf

Attached are comments related to the Seven Corners Plan Amendment scheduled for Decision this evening.

Thank you,

Kim Bassarab

**From:** M Krocker  
**Sent:** Tuesday, July 14, 2015 10:10 PM  
**To:** Planning Commission  
**Subject:** Proposed Comprehensive Plan Amendment for Seven Corners

Attached please find testimony for public comment on the proposed plan amendment for Seven Corners to be given to the planning commissioners.

Thank you for distributing.

--

Michelle

Michelle Krocker | Executive Director | Northern Virginia Affordable Housing Alliance

[www.nvaha.org](http://www.nvaha.org)



July 15, 2015

Fairfax County Planning Commission  
Fairfax County Government Center  
Fairfax, Virginia 22035

Re: Proposed Comprehensive Plan Amendment for Seven Corners

Planning Commissioners:

Thank you for this opportunity to comment on the Proposed Comprehensive Plan Amendment for Seven Corners. We appreciate the hard work of the Task Force and Work Group members as well as County staff in bringing this plan forward for consideration, and we understand the time and effort that has gone into developing these recommendations.

The Amendment provides a good overview of the study site's physical characteristics with its analysis of current road and transportation patterns and the location and conditions of the built environment – residential neighborhoods, commercial structures and small commercial centers and public facilities. The recommendations bring this aging, older inner suburban area of the county into the 21<sup>st</sup> century, offering a vision of a more compact, attractive, walkable, mixed-use community with realigned transit routes and multiple transit options. We applaud and support all of these recommendations.

However, we believe that the recommendations for housing are a very modest start, and need to be made stronger and establish specific metrics; especially regarding housing that is affordable to lower income residents. Here are our concerns:

- It appears that no in-depth analysis was undertaken to determine the income levels of residents in the market affordable housing (older housing stock) currently located in the study area. In similar redevelopment plan proposals for Columbia Pike and the Beauregard corridor, both Arlington and Alexandria did extensive background work to identify the income levels of the populations currently living in similar older housing, and the sizes of units needed with the goal of preserving units for these lower income households. Their analysis showed a large percentage of these households earning between \$32,000 - \$54,000 (HUD's definition of extremely low and very low income for 2015) for a family of four.

As the Plan mentions in the History section, these inner suburban areas in all three jurisdictions are filled with thousands of older affordable apartments that are home to hundreds of low and moderate income workers; many of whom are employed by the small businesses and retail establishments in the area. Without a good understanding of the housing needs of the

current residents, the county is unable to be assured that housing opportunities for these workers will be included in the redevelopment of Seven Corners. Additionally, it will be less likely that housing for future low income residents will be available.

- The strategies identified in the Land Use and General Guidelines for housing are vague and inadequate to meet the housing needs of low and middle income households. The Plan states that all existing housing in Sub-units A-1 and A-2 is affordable, and it calls for 1:1 replacement (p.10). What does that mean? Replacement at what size and what income level? The existing County policies which would apply to any residential redevelopment proposal do not address the housing needs of lower income households. The Affordable Dwelling Unit (ADU) ordinance is currently providing housing for people earning in the 60% area median income range - approximately \$ 64,000 for a family of four - and the Workforce Housing policies provide rental units for households earning 70 – 120% of the area median income. This is completely out of reach for most of the households in the current residential population.

There are approximately 300 units in the study area that are owned by affordable housing developers. Those owners who are nonprofit developers will keep their units as affordable in perpetuity, but the for-profit developers of affordable housing have the option to convert their units to market rate after the commitment for their tax credit financing has expired.

Fairfax County is pricing its low income workforce out of the market; forcing them to live farther and farther from their jobs. The average rent for a 2-bedroom apartment is almost \$1,600 a month and if you are a minimum wage employee, you need to work 155/week to pay rent! These high housing costs have implications, especially for many small businesses located in the study area, and their ability to recruit and retain employees. Those who commute long distances to work generate gridlock and traffic, impacting the movement of people, goods and services and making our work days less efficient and productive. To ensure that the County is a place of opportunity for people of all income levels, we recommend the following:

- An analysis of 1) income levels and household size of the current resident population; 2) the rent levels of existing market affordable properties in the study area. We believe that the Office of Housing and Community Development could be helpful in this regard.
- Establishing a goal or percentage of housing that will serve households earning less than 60% of the area median income. This should be based on the analysis done in the recommendation above to ensure that current residents will have options to remain in the area.

Strategies will be needed to achieve these objectives and one of the most efficient and cost effective strategies is the preservation of existing affordable housing. There is no reference to preservation in the Plan, and we believe that is a gross oversight. We urge staff to include preservation strategies, and to identify the tools necessary to do so. Here again, we believe collaboration with the Department of Housing and Community Development to explore which financial options might be available to facilitate this objective would be beneficial.

We recognize the need for and support the redevelopment of Seven Corners and we approve of many elements of this plan. We believe that having a better understanding of the housing needs of current low income residents and adopting clear policies and tools to address those needs will make this good plan even better. Thank you for hearing our concerns. We look forward to the redevelopment of Seven Corners as a place that is welcoming and affordable to residents of all income levels in the County.

Sincerely,

Michelle Krockner, Executive Director  
Northern Virginia Affordable Housing Alliance

Shelley Murphy, President, Board of Directors  
Northern Virginia Affordable Housing Alliance

## Cerdeira, Lilian

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**From:** Gardner, Marianne  
**Sent:** Wednesday, July 15, 2015 4:32 PM  
**To:** Cerdeira, Lilian  
**Subject:** FW: Letter from the SACC Parent Advisory Council

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**From:** Strandlie, Julie  
**Sent:** Wednesday, July 15, 2015 3:36 PM  
**To:** Cooper, Jill G.  
**Cc:** Gardner, Marianne; Suchicital, Bernard S.; Abrahamson, Kris  
**Subject:** FW: Letter from the SACC Parent Advisory Council

For inclusion in the record and for circulation. thank you!

Julie M. Strandlie  
Commissioner, Mason District  
Fairfax County Planning Commission  
12000 Government Center Parkway, Suite 330  
Fairfax County, Virginia 22035  
(703) 324-2865  
<http://www.fairfaxcounty.gov/planning/>

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**From:** Ross, Rhonda  
**Sent:** Wednesday, July 15, 2015 2:58 PM  
**To:** Strandlie, Julie  
**Cc:** 'Cunningham, Charles'; 'vtsuzi@gmail.com'  
**Subject:** Letter from the SACC Parent Advisory Council

Julie,

Please accept this letter submitted by Suzanne Garrison and Charles Cunningham, Co-Chairs of the SACC Parent Advisory Council. The SACC PAC is comprised of parent representatives from each of the 139 SACC centers across the county.

Dear Members of the Fairfax County Planning Commission,

The Fairfax County Office for Children's School Age Child Care (SACC) program is an innovative, nationally recognized program that helps families succeed by providing high-quality out-of-school time programs for children in kindergarten through sixth grade. In addition, SACC programs at Key and Kilmer centers serve older children and youth with multiple disabilities. The SACC program, celebrating its 40<sup>th</sup> year serving Fairfax County families, has a long and successful partnership with Fairfax County Public Schools. In 1974, the first SACC programs opened their doors in eight schools. Today, SACC centers are located throughout the county, in 137 Fairfax County Public Schools, one recreation center, and one community center and serve more than 10,000 children each day. SACC operates before and after school programs and is open on teacher workdays, and, in addition, full day programs are offered at consolidated school sites during the FCPS winter, spring and summer breaks.

Fairfax County Public Schools are the hub of the communities. SACC classrooms within the school provide the foundation for stable and high quality before and after school services that help children learn, grow, and thrive. SACC works in collaboration with FCPS to share SACC space during the

school day. Due to high demand for SACC services in certain areas, and in order to best serve families on the waiting list for SACC services, SACC operates programs at one community center and one recreation center in addition to the SACC programs provided in the neighboring schools.

SACC's curriculum supports the FCPS Program of Studies with a strong emphasis on science and social studies, language arts, performing arts, health and fitness and community connections. The 2015-2016 curriculum Global Adventurers, will inspire each child to explore and immerse themselves in world cultures and further develop their understanding of culture and community as they make connections around the world. SACC's curriculum also contributes to the goals and priorities families have for their children, such as building self-confidence, developing friendships, having fun, and participating in physical activity. SACC's dynamic programming provides opportunities for children to expand their interests, develop their talents, and enhance their learning. The environment created in the SACC classrooms fosters exploration, creativity, problem-solving and teamwork.

SACC is a highly sought after child care service in the County because of its exceptional quality, amazing staff, and dedicated space within the school children attend. The SACC program is a model that works, for children, families, and the community.

As the SACC Parent Advisory Co-Chairs, we have become aware of suggestions made to move SACC programs off-site. As representatives for the SACC Parent Advisory Council as well as ALL families served by the SACC program in the past, currently, and those that will be in the future, we strongly object to any action that would move SACC out of the school buildings.

Sincerely,

Suzanne Garrison (SACC PAC Co-Chair & Canterbury Woods ES parent)  
Charles Cunningham (SACC PAC Co-Chair & Timberlane ES parent)

## Cerdeira, Lilian

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**From:** Bassarab, Kimberly  
**Sent:** Wednesday, July 15, 2015 8:30 AM  
**To:** Cooper, Jill G.; Cooper, John W.; De La Fe, Frank A.; Earl Flanagan; Flanagan, Earl; Frank de la Fe; Hart, James R.; Hedetniemi, Janyce; Hurley, Ellen J.; Janyce Hedetniemi; jhart@harthoranlaw.com; John C. Ulfelder; Litzemberger, John; Strandlie, Julie; Ken Lawrence; Lawrance, Kenneth A.; Migliaccio, James; Murphy, Peter F.; Nell Hurley; Peter Murhpy; Sargeant, Timothy John; Tiim Sargeant; Ulfelder, John  
**Cc:** Wang, Teresa Marie; Suchicial, Bernard S.  
**Subject:** FW: Plan Amendment #: 2013-I-B2  
**Attachments:** Saul Seven Corners Planning Commission Testimony 7-14-15.pdf

Planning Commission,

Attached are comments associated with the Seven Corners Plan Amendment coming to you this evening for Decision.

Thank you,

Kim Bassarab  
Assistant Director  
Fairfax County Planning Commission

**From:** Burke, Vince  
**Sent:** Tuesday, July 14, 2015 5:47 PM  
**To:** Bassarab, Kimberly  
**Cc:** Fiebe, Joanne K  
**Subject:** Plan Amendment #: 2013-I-B2

Kimberly,

Please see the attached letter in reference to Plan Amendment #: 2013-I-B2. Please confirm receipt. Thank you and have a good evening.

Vincent Burke  
B.F. Saul Company

# SAUL CENTERS, INC.

7501 Wisconsin Avenue, Suite 1500E, Bethesda, Maryland 20814

(301) 986-6200

VIA: Email

July 14, 2015

**Re: Fairfax County Comprehensive Plan, Bailey's Planning District – DRAFT PA 2013-I-B2 – Seven Corners Community Business Center**

Dear Chairman Murphy and fellow Commissioners,

My name is Vincent Burke, Vice President with Saul Centers, Inc., representing the owner and operator of the Seven Corners Shopping Center (Land Unit B in the Plan). I offer my testimony in support of the Seven Corners Community Business Center Amendment to the Comprehensive Plan ("Plan"). As a member of the Land Use Task Force, I am proud of the plan that we helped produce and all of the hard work and stakeholder collaboration that went into it. The Plan is an exciting vision for the future and the right tool to revitalize the Seven Corners Community Business Center.

Having spent two years studying the site through the Land Use Task Force and independently with our architect, Cooper Carry, we understand the large undertaking of redeveloping the property. The Center's current operation produces strong income and is encumbered with leases that were not drafted with mixed-use redevelopment in mind. The Plan vision illustrates significant transportation improvements, public space, and quality control and design specifications, among other capital intensive development guidelines. All of these factors were considered when forming the Plan and creating the adequate development potential to incentivize redevelopment.

In addition, the Task Force members worked together to create a plan of appropriate scale for each of the specific Land Unit locations. The Plan's heights and densities contemplate appropriate scale for Land Unit B in light of the following considerations: 1) the shopping center is an "island" surrounded by major highways and apartment communities, 2) mass transit already serves the property with a regional bus transfer station and is planned for additional service with the proposed Route 7 transit line, 3) adjacency to the broad arterial roadways requires sufficient massing in order to create an identifiable presence for a mixed-use node within the Route 50 and Route 7 corridors, 4) the need to create a vibrant pedestrian environment with the critical mass of residents required to support the ground floor retail, 5) providing adequate economic incentive in order to justify redevelopment of a stabilized income producing asset, and 6) allowing the development potential necessary to offset the cost and land use requirements of implementing the recommended transportation improvements, public spaces, structured parking decks, and transit stations specified by the Plan.

We are very interested in the opportunities presented in the Plan for Land Unit B and we are positioning the asset for potential redevelopment. The Saul Organization believes in smart growth, has experience developing mixed-use communities, and is confident that we can execute on the vision outlined in the Plan. Please join us in supporting a vision for Seven Corners that will foster redevelopment and revitalization. Please support the Plan recommendations and all the hard work of the Task Force. Thank you.

Sincerely,

  
Vincent C. Burke, IV  
Vice President  
Saul Centers, Inc.

**Suchicital, Bernard S.**

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**From:** Sean Fox  
**Sent:** Monday, May 04, 2015 3:14 PM  
**To:** Planning Commission  
**Cc:** Mason BOS Email  
**Subject:** SHCA Comments on Comprehensive Plan Amendment for May 7th Meeting  
**Attachments:** SHCA Comments\_Comprehensive Plan 05042015.docx

Good afternoon,

Attached is letter on behalf of the Sleepy Hollow Citizens Association on the upcoming Planning Commission hearing on the Comprehensive Plan Amendment for Seven Corners.

Sincerely,

Sean Fox  
President. SHCA

# *Sleepy Hollow Citizens Association*

*Founded in 1941*

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May 4, 2015

Peter F. Murphy, Chairman  
Fairfax County Planning Commission  
12000 Government Center Parkway  
Suite 300  
Fairfax, VA 22035

Sent via E-mail

Subject: Seven Corners CBC Study: Plan Amendment 2013-1-B2

Dear Mr. Murphy:

The Sleepy Hollow Citizens Association ("SHCA") is a community of some 300 single family homes within Mason District in Fairfax County, Virginia. SHCA is located within the borders of Sleepy Hollow Road, Aspen Lane, South Street, and Holmes Run Road and is within one-half mile of the Seven Corners Community Business Center ("Seven Corners CBC"). As such, SHCA has a significant interest in the Seven Corners CBC which cannot be represented by others and we ask that this letter be included as part of the official record.

The SHCA appreciates the opportunity to provide comments on the Seven Corners CBC Study: Plan Amendment 2013-I-B2 ("Plan Amendment") which proposes revisions to the Comprehensive Plan guidance for the Seven Corners CBC including new area wide guidance pertaining to land use and density, urban design, streetscape, public facilities and transportation.

In 1998, the Board designated the Seven Corners CBC as a special study area for the purpose of considering changes to the Comprehensive Plan. This enabled a later amendment of the Plan to encourage and support community revitalization efforts. This special study evaluated previous efforts and projected the development potential for the Seven Corners CBC based on an analysis of future planned infrastructure and environmental constraints. Also in 1998, the Board designated the area comprising the Seven Corners CBC as part of the Baileys Crossroads/Seven Corners Commercial Revitalization District. This designation is a special category within the county's Zoning Ordinance intended to encourage revitalization activities by providing greater flexibility in ordinance requirements.

At the request of the Mason District Supervisor in 2012, volunteer representatives from local residents, property and business owners, and community and civic organizations of the Seven Corners community came together to create a vision for the future Seven Corners CBC. This interaction and dialogue over approximately two and a half years and approximately 50 public meetings pursuant to the Code of Virginia § 2.2-3700 Freedom of Information Act, informed the

work of a Land Use and Transportation Task Force, a Quality of Life Working Group, and a Connectivity Working Group.

Additionally, in response to requests from certain residential communities, an Opportunity Area C Special Working Group was subsequently established by the Supervisor to focus on concerns within an area of Seven Corners CBC known, in the plan, as Opportunity Area C generally located on the west side of Leesburg Pike near Patrick Henry Drive which has come to be referenced as the Sears Site. At least seven additional meetings were conducted over an additional five months by the Opportunity Area C Special Working Group.

These volunteer staffed groups explored the opportunities and challenges facing Seven Corners CBC in a forum which allowed the community to share their ideas about the future of the area and receive development related input from subject matter experts which resulted in the overarching themes and guiding principles that helped define a community vision for the future Seven Corners CBC upon which the Plan Amendment is based. The SHCA is honored and appreciative of the opportunity to have participated directly in the efforts of the Task Force and the Special Working Group, through its member volunteers, since the Supervisors original request in 2012.

The SHCA supports the Plan Amendment documenting the long term vision that, taken with existing county policies and procedures, will help guide redevelopment through planned growth of the Seven Corners CBC's economic base while protecting and improving the envisioned quality of life for those of us who live in the surrounding communities. While no long range plan can be seen as perfect, and immediate issues of traffic, signage and litter continue to need attention, the Plan Amendment sets out reasonable guidance that will help assure that the Seven Corners CBC for years to come, will continue to be a thriving, safe, clean and dynamic urban mixed-use center offering essential lifestyle services, amenities, and connectivity which embraces its diverse community and central location as a transportation hub and historic gateway to Fairfax County.

Respectfully submitted,

Sean Fox

Sean Fox  
President  
Sleepy Hollow Citizens Association  
3028 Cedarwood Lane  
Falls Church, VA 22042

Cc:  
Hon. Penny Gross, Mason District Supervisor  
Mr. John W. Cooper, Clerk to the Planning Commission  
Commission Julie M. Strandlie, Planning Commissioner, Mason District

**Suchicital, Bernard S.**

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**From:** William Aldrich  
**Sent:** Monday, June 29, 2015 7:20 PM  
**To:** Planning Commission  
**Subject:** 7 corners redevelopment

Please keep current plan as is (ie 6000 new housing units) We really need better resturant options in the area

## Suchicital, Bernard S.

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**From:** Dr. Edmund A. Bowles  
**Sent:** Tuesday, May 05, 2015 11:48 AM  
**To:** Planning Commission  
**Subject:** PA 2013-1-B2/Seven Corners Plan Amendment.

In RE: PA 2013-1-B2/Seven Corners Plan Amendment.

Dear Commissioners,

While I support improvements to Seven Corners, I am deeply concerned about the recommendations of the Task Force regarding redevelopment areas A and B. I am concerned that the Task Force recommendations:

- Would allow development at levels that are far too dense for relatively small acreage located more than a mile from Metro and distant from major highways;
- Would allow development at levels that far exceed the infrastructure available to support it, including roadways and schools;
- Encourages excessive residential development, with inadequate levels of community-serving retail and commercial development;
- Provides inadequate park and green space for community use;
- Displaces more than 500 low income families, without providing replacement housing available at their income level; and
- Underestimates the number of school-age children who would be added to the neighborhood, while making no provision for local schools and adequate recreational space for school age children.
- Φαίλο το αδδρεσσ τηε μασσινωε τραφφικ φαμ/χονγεστιον ατ 7 Χορνερσ, σπεχιφιχαλλψ τηε τραφφικ πατερνσ ανδ ποσσιβλε υνδερπασσ/οπερπασσ χριτιχαλλψ νεεδεδ βεφορε ανψ δεπελοπμεντ τακεσ πλαχε.

I support the community-led process to develop revisions to the Task Force's recommendations that are intended to drive development that meets the needs of the existing community and potential new neighbors at Seven Corners, while ensuring adequate economic incentives for property owners to redevelop. I urge you to consider and support the forthcoming consensus recommendations from the community when you vote on the amendments to the Comprehensive Plan in July.

Sincerely,

**Dr. Edmund A. Bowles,**

**Suchicital, Bernard S.**

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**From:** Tim Campen  
**Sent:** Thursday, May 07, 2015 11:16 AM  
**To:** Planning Commission  
**Subject:** Seven Corners CBC, Hearing - May 7, 2015

**Subject: PA 2013-I-B2, Seven Corners CBC, Hearing - May 7, 2015**

**Text: Please distribute my statement regarding PA 2013-I-B2 to all members of the Planning Commission. Thank you.**

We are in opposition to high density apartment style development for this area until the traffic flow situation in the 7 Corners area is much better resolved.

**Closing: Tim Campen**

## Suchicital, Bernard S.

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**From:** steve c  
**Sent:** Thursday, May 07, 2015 1:39 PM  
**To:** Planning Commission; Clerk to the BOS  
**Subject:** PA 2013-I-B2, Seven Corners CBC, Hearing - May 7, 2015

Please accept my endorsement of Liz Rawlings' message below and add that the current local government planning process in motion unnecessarily undermines the credibility of the board.

The neighborhood constituents recognize the need for development, but justifiably distrust the loaded assumptions and opaque machinations behind the A and B proposals.

Steve Chalupsky

From: Liz Rawlings  
Date: Thu, May 7, 2015 at 12:32 PM  
Subject: PA 2013-I-B2, Seven Corners CBC, Hearing - May 7, 2015  
To: "[plancom@fairfaxcounty.gov](mailto:plancom@fairfaxcounty.gov)" <[plancom@fairfaxcounty.gov](mailto:plancom@fairfaxcounty.gov)>, [clerktotheBOS@fairfaxcounty.gov](mailto:clerktotheBOS@fairfaxcounty.gov)

My name is Elizabeth Rawlings. I am a 6 year resident of and homeowner in \_\_\_\_\_ also the mother of a soon-to-be 9th grader at Jeb Stuart High School. I am very involved in, concerned about and interested in seeing the very best for my community.

The first point that I would like to make is that none of us commenting on this proposal is a NIMBY or anti development.

The current proposal was not community driven nor were a number of community concerns incorporated into the language. When we asked the source of the density numbers, we were told that they originated with the Task Force members to provide them the economic incentive to redevelop their property. While that is certainly a factor, there are a number of additional issues to consider.

The Bailey/7 Corners area is currently among the most densely populated in the County. Our roads, Columbia Pike, Routes 7 and 50, are among the most congested in Northern Virginia, our schools are struggling and overcrowded and our public facilities infrastructure has not been upgraded for decades.

When we ask why this is the case, we are told that there is no money for improvements.

Yet, over 1,000 residential units have been approved and are currently being built at Baileys, with another 8,000 apartments proposed. However, no funds have been identified to address the needs of these thousands of additional residents and the impact of thousands of additional cars on an already over burdened road network. This is an area with no rapid transit,

In spite of this reality, we have been asked to accept the fact that another 6,000 apartments will only improve the current situation. Money, heretofore unavailable to address current needs,

will appear from the County, State and a federal government all of whom are currently experiencing deficits and numerous competing requests for funding. Identified sources of funding should be a part of the equation.

As for the Willston School site, simply put, return it to the FCPS. It is needed to reduce overcrowding NOW. It provides real greenspace and recreational opportunities for an area that is deficient in these amenities. This is a walkable location for the residents of the 7 Corners area, unlike Upper Bailey's, which, in addition to having zero green space, would require children to risk life and limb by walking along Rte. 7 - which is why none of them can or do.

As important as revitalization is to our area, a more important issue is to do it right.

Please consider the very real concerns that have been brought to your attention, and thank you very much for allowing me the opportunity to provide comments.

Please distribute my statement regarding PA 2013-I-B2 to all members of the Planning Commission. Thank you.

## Suchicital, Bernard S.

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**From:** MICHAEL COOK  
**Sent:** Thursday, May 07, 2015 7:51 AM  
**To:** Planning Commission  
**Subject:** Fw: PA 2013-I-B2, Seven Corners CBC, May 7, 2015

Dear Fairfax County Supervisors and Planning Commissioners:

We read in Supervisor Gross's May Newsletter that she has postponed the Supervisor's meeting on the Seven Corners Plan so that neighborhood representatives might have time to give their views and recommendations on Area A and B, particularly with a view to a plan with reduced density, and to the concept of two buildings on the Willston site, one an elementary school and the second a multipurpose community building.

We very much appreciate the flexibility and time provided in the newsletter. That said, we continue to endorse the idea recommended by the Mason District Council and several neighborhood associations for a community driven Special Working Group as was convened for the Sears site (Area C).

We believe that the broad spectrum of concerns with the Plans for Areas A and B (density, education, transportation, low income housing, public services) require careful and thoughtful revision with strong neighborhood input. The concept for the Willston Center sounds good, but many questions need to be addressed, including impact on low income housing, park and recreational space and the "urban" school approach.

We continue to be concerned about the impact of the current plan on truly low income housing. Our comments, outlined in a previous communication to you, are as follows:

The plan mandates a substantial amount of "affordable housing" but provides for a minimal amount of *low income* housing. According to our calculations (outlined below), at 60% Area Median Income (AMI), 589 units will be destroyed and no more than 139 are required to be constructed for a net loss of 450 units. With a large increase in the total number of residential units, the number of low income units should be mandated to increase or at least to be replaced one-for one, not to be drastically reduced.

We are also concerned that many of the previously subsidized low income units are at risk or will soon be at risk of being sold. The draft (December, 2012) Seven Corners Study Area Existing Conditions Report provided a chart showing most of these units were at risk. The revised final report (June, 2013) removes the chart and says simply that "at this time" none of the apartment complexes in the Study Area "have been identified as being at risk". This carefully worded statement does not provide confidence that these units will not be sold in the future, perhaps even the near future.

We ask that the Plan Revisions be changed to require that all low income units (available at below 60% of AMI) be replaced at least on a one for one basis, including those sold at any time in the future. The Plan should also provide explicitly for relocation of low income tenants into *nearby* low income housing during the replacement process.

We also ask for a clarification of when each of the low income apartments will be at risk of being sold (if not already) and what if any plans exist or are being developed to sell these units, provide for current tenants and replace the units with low income housing. The residents in these units hear all kinds of rumors and are very concerned about their future.

Here is our analysis of the provision for low income housing in the draft (02/19/2015) Plan:

- The 589 units that will be destroyed in Area A all are available at rents affordable by the 60% community, give or take.
- All of the 589 units will be replaced, but the rents will be per the schedule on page 13 of the draft Plan handed out your evening meeting. By that schedule, only 2/15 (13%) of the 589 replacements ( 79 units) will be at the 60% level.
- In Area B, 15% of units are to be affordable, again on the page 13 schedule; in Area C, 12% are to be affordable but call it 15% to make this easier. Of the 15%, the schedule calls for 2% to be at the 60% AMI level. Areas B and C would have up to 3000 apts. 2% of 3000 provides another 60 units.
- So at 60% AMI, 589 units will be destroyed and no more than 139 (79 + 60) will be constructed for a net loss of 450 units.

Thank you very much for your attention to these critical issues. We are hoping that the planning process for Areas A and B is modified as recommended.

Michael B.and Kim O. Cook

**Suchicital, Bernard S.**

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**From:** Corl, Dennis  
**Sent:** Tuesday, May 05, 2015 11:20 AM  
**To:** Planning Commission  
**Subject:** 7 Corners Hearing Issues

Dear Planning Commissioners: and Members of the Board of Supervisors:

I am writing to you as a Seven Corners neighbor at . While I support improvements to Seven Corners, I am deeply concerned about the recommendations of the Seven Corners Task Force regarding redevelopment areas A and B. Specifically, I am concerned that the Task Force recommendations:

- 1) Would allow development at levels that are far too dense for relatively small acreage located more than a mile from Metro and distant from major highways
- 2) Would allow development at levels that far exceed the infrastructure available to support it, including roadways and schools
- 3) Encourages excessive residential development, with inadequate levels of community-serving retail and commercial development
- 4) Provides inadequate park and green space for community use
- 5) Displaces more than 500 low income families, without providing replacement housing available at their income level
- 6) Underestimates the number of school-age children who would be added to the neighborhood, while making no provision for local schools and adequate recreational space for school age children.

I support the community-led process to develop revisions to the Task Force's recommendations that are intended to drive development that meets the needs of the existing community and potential new neighbors at Seven Corners, while ensuring adequate economic incentives for property owners to redevelop. I urge you to consider and support the forthcoming consensus recommendations from the community when you vote on the amendments to the Comprehensive Plan in July.

Sincerely,

Dennis Corl

July 7, 2015

TO: BERNARD SUCHICITAL, FAIRFAX COUNTY PLANNING COMMISSION STAFF

COPY TO: SUPERVISOR PENNY GROSS

FROM: AHOME. JIM EDMONDSON, PRESIDENT

PROPOSED CHANGES TO THE DRAFT OF THE SEVEN CORNERS REVISED PLAN  
– JUSTIFICATION AND LANGUAGE

One of the **guiding principles** in the revised plan is the following: “...**preserve the existing affordable and workforce housing...**” In a community with a large stock of assisted and unassisted housing for low- and moderate-income households, how could one argue with this? Not to do so is to encourage wholesale displacement of current residents. Unfortunately, the current language of the plan does not deal satisfactorily with the principle or what arguably should be the policy goals of the redevelopment.

Further, the particular features of the Seven Corners area demand a reconsideration of the County’s policy guidance related to workforce housing. This submission to the Planning Commission and the staff suggests specific changes to the language of the proposed Seven Corners plan. At another time we will suggest changes to the tier structure of the workforce housing policy, which would have implications for Seven Corners. (See the last section of this memo.)

One of our members, Jim Edmondson, sat on the Seven Corners Task Force. He felt that the draft plan deserved his support despite the shortcomings that are addressed in this submission. We urge the Planning Commission and the Board of Supervisors to adopt these suggested changes to the draft plan.

In the sections below we will make the case for the changes we seek and offer alternative wording to the relevant paragraphs of the plan.

The changes we seek concern the following:

1. Acknowledge in the history section that over the decades the area has become the home of many low- and moderate-income households.
2. State as a specific goal of redevelopment not to displace permanently residents with incomes below 60% of median.
3. Structure the affordable housing set-asides so that replacement units are targeted at the appropriate income levels, which are those of the current residents.
4. Achieve some dispersal of the affordable units beyond Section A.
5. Link the delivery of new affordable units with both the demolition of current units and the delivery of new market-rate units.

6. Recognize the County's responsibility to help finance deeply discounted (rental or for-sale) units to facilitate redevelopment. Not to do so will delay redevelopment indefinitely, because the capital costs of replacement affordable housing are so high.
7. Recognize that costs of affordable housing may be reduced without adversely affecting the character of its neighborhood by considering streetscape adjustments, parking requirements, set-backs, building articulation, amounts of proffers and other affects.
8. Using the housing in Seven Corners as a guide, reconsider the County's Workforce Housing Guideline, including the percentage factors in the income tiers in the attached table.

## History

The brief history of the area on **page 2** would be strengthened if it made reference to the evolution of the residential pattern. We suggest the addition of a new third paragraph on page 2:

***After World War II the owner of a large tract on both sides of old Lee Boulevard built over 1500 garden apartments that served veterans and other new government workers who commuted to Washington and the Pentagon area. Over the next 20 to 30 years many of the initial residents left to buy and rent further west in Fairfax and the expanding suburbs. The replacement residents increasingly were recent immigrants, who took advantage of affordable rents and public transportation. The apartments were sold off in sections. An ethnic and racial mix is now the norm in these communities. A substantial portion of the households have incomes at or below \$35,000 to \$50,000 per year.***

A paragraph such as this prepares the reader for further changes that take the people within the Seven Corners footprint into account. None of the objectives in the plan on page 5 relates to existing residents. We recognize that the acknowledgment of the need to foster a "diverse community" as stated in the introduction to the plan (line 6, page 1) does not relate directly to the physical elements of the plan, as most of the other objectives do. But the peculiar nature of the Seven Corners area, especially the large number of affordable housing units occupied by low- and moderate-income households, cries out for the recognition of the obligation not to displace all those residents.

## Affordable Housing Set-asides

The workforce housing policy, analogous to that set aside for the rest of the County (Figure 29 on **page 13**), does not begin to assure that wholesale displacement will be avoided. In fact it seems to give carte blanche to us landowners and developers to pursue displacement. Why is that? How can this be intended County policy?

The income tiers in the table account for the Board of Supervisors' concern that a wide array of income levels should be served. In the market conditions of 2015, households

with incomes above 100% of median adjusted for family size and utility expenses can afford market-rate rental units. Figure 29 on page 13 for Seven Corners shows 15% and 12% of the units in the workforce category. Ten percent (10%) of that 15% is for households at 80% of median and below, meaning that rents (or prices of for-sale units) would be significantly discounted below market rents or prices. In the Tysons policy the workforce units total 20%, only half of them below 80% of median.

But the current reality is that all the apartments in the sections identified as A-1 and A-2 in the Opportunity Areas are occupied by households with incomes BELOW 60% of median.

### Avoiding Displacement

The narrative and Figure 29 **in item 8 on page 13** refer to the County's Policy Plan for affordable housing. The language is vague and in fact conflicts with other objectives and principles. The plan says, "In sub-units A-1 and A-2 a 1:1 replacement of affordable units within the development area is expected." It also says, "All affordable units should fall within the income tiers (in the table)." A reasonable reading of this language means that the 589 replacement units in sub-units A-1 and A-2 need only include about 59 units (one tenth of the total replaced units) for households with incomes below 60% of median. Thus approximately 530 current households would be displaced unless they spend much more of their income on occupancy costs than is the norm. They would not likely qualify by income for new market-rate units on the sites.

Language in p.12, item 1 suggests that phased development needs to be coordinated by the landowners. If there is to be any priority to the replacement of affordable units and the dispersal of those units around the entire footprint, then the plan needs to be much more explicit. Landowners should be prepared to require the placement of a reasonable proportion of units priced for households at less than 50% and 60% of AMI as a condition of gaining approval of their site plans. As in the Tysons plan, the assignment of the responsibility for producing some number of affordable units either on their sites or other sites should be allowed or even encouraged.

We have heard that some members of the community would prefer to see dispersal of some of the deeply discounted apartments in A-1 and A-2 throughout the 240+ acres of Seven Corners. The language suggested below would anticipate that.

We strongly urge that the following language replace the single paragraph immediately below Figure 29 on page 13 of the plan:

***To avoid wholesale displacement of current residents in Sub-units A-1 and A-2, replacement of all the affordable rental units in those Sub-units will be required. The replacement units should charge rents or have selling prices that are affordable to households with incomes below 60% of area median adjusted for family size and utility expenses, determined in a manner consistent with federal regulations. The replacement units may be within those Sub-units or in other areas of Seven Corners. It will be considered desirable in submitting a plan for***

***the redevelopment of any part of Seven Corners for the site plan for a developer to include a reasonable number of replacement units from A-1 and A-2, given the desirability of dispersing affordable units. The minimum number of replacement units on any site will be 2% of the total units on that site. The replacement units will not count toward the total number of units or square footage on the affected site. The owners of the various parcels will work out the details of the inclusion of any replacement units. These replacement units will be in addition to any affordable/workforce units, as described in the next paragraph.***

***Projects with a residential component in Sub-units A-3 and in Land Unit B must include 15 % of the residential units with rents or prices consistent with the tiers in the 15% column of Figure 29. Projects with a residential component in Land Unit C must include 12% of the residential units with rents or prices consistent with the tiers in the 12% column of Figure 29. It is not intended that there be an additional bonus for the provision of affordable/workforce units.***

***In general replacement units must be delivered within approximately two years of the demolition and temporary relocation of residents of the demolished affordable units.***

#### General Guidelines

In addition and to be consistent with this change, Section 6.1.4 Other General Guidelines, Affordable Housing on page 15 should be changed to read as follows: ***Affordable Housing – For all base development proposals outside the Opportunity Areas with a residential component, affordable housing should be provided as described in section 5.3 above to include at least 2% as replacement units and in accordance with the Affordable Dwelling Unit Ordinance and the Guidelines for the Provision of Workforce Housing, as they may be revised, set forth in the Policy Plan. Per the county policy and this comprehensive plan, any residential use should provide a minimum of 12% or 15% of new units as affordable housing as shown in Figure 29 of section 5.3. The residential uses should accommodate a variety of households such as families, singles, and elderly, each at appropriate scale. A reasonable portion of the units should meet ADA and universal design standards.***

The 2% figure in the suggested language, if implemented, would move 80 to 100 replacement units away from sites A-1 and A-2 into parcels B, C, or A-3. That would still leave approximately 500 replacement units in A-1 and A-2. Requiring all affordable units to meet ADA and universal design standards adds needlessly to project costs, as not nearly all units will be occupied by disabled residents..

#### Affordable Housing Finance and the Plan

The proposed plan for Seven Corners and for the individual development sections has no merit, if it fails actually to facilitate redevelopment. The density increases and

proposed transportation and neighborhood improvements have to be financeable. A landowner or developer will not move forward with the risks of redevelopment unless his property increases significantly in value over its current use. The costs imposed on a landlord or developer must include shares of costs for public facilities, such as road improvements, schools, et al. But there are also real costs associated with affordable housing, whether replacement units or new. In a high-cost area such as ours, they are very large.

A comprehensive plan that purports to deal with affordable housing can no longer ignore housing finance as a critical element of the plan. In fact the comprehensive plan must add to its list of principles and objectives that the County has to help with the financing of the truly affordable housing. (The portion of low-income households in Seven Corners makes this relatively more urgent than in, say, Tysons.)

Replacement of affordable apartments is expensive. Let's use some actual numbers to explain the dilemma for both the County and the developer/landowners. The cost of producing a large block of affordable units (i.e., units with deeply discounted rents or selling prices) is on average about \$300,000 per unit including an allocation for land. Market-rate units cost more. Rents affordable for a household with an income of about 60% of median or less (approximately \$1,100/mo for a one-bedroom apartment) will support debt of only about \$75,000/unit. The other money for an affordable unit (\$225,000 in my example) would have to come from the landowner or the developer...UNLESS they take advantage of capital subsidies from low-income housing tax credits (LIHTCs) and subordinate loans from the local government. It is not possible for a developer to provide a capital subsidy of over \$200,000 per apartment for the (true) replacement units he provides. The redevelopment will simply stall. In most settings such as the provision of large numbers of replacement units, tools for affordable housing finance must be used.

The County can make such replacement housing happen by encouraging the use of LIHTCs and providing subordinate debt financing. The Department of Housing and Community Development has access to relatively non-competitive tax-exempt bond authority to make the one type of LIHTCs available to developers. We have also suggested elsewhere how the County could obtain funding for subordinate debt for this truly affordable housing for households with incomes below 60% of median. If federal rules change, then alternates to the use of LIHTCs may be used.

We recognize that housing finance has not typically been a part of a comprehensive plan. But in most municipalities 20 or 30 years ago, inclusionary zoning in one of several forms was also not the norm. With affordable housing as a major component of economic development in our area, we think that Fairfax County must acknowledge the role it and its peers must play in facilitating affordable housing development as a part of major plan changes. We fear that failing to do so will prolong the start of redevelopment of Seven Corners.

Accordingly, we suggest that the following language be added to section 5.3 on page 13 after the paragraphs suggested above:

***The County recognizes the high capital cost to a developer of providing significant blocks of housing for households that can afford only deeply discounted rents and prices. Such costs, in particular for the required replacement housing units, threaten to deter the redevelopment of some of the sections of Seven Corners. The County will seek to facilitate the development of affordable housing by facilitating the use of public financing tools such as the low-income housing tax credit and by providing supplementary financing under its local programs.***

#### Patrick Henry Drive

Note also that in 11.2.3, reference to Patrick Henry Drive as a Major Avenue or Avenue should be limited to that portion of the street that is south of its intersection with Willston Drive. The northern section of the street is not a through street and should be subject only to on-site design constraints..

#### Design and Other Considerations

Developers of affordable housing because of its rent and selling price limits must be very attuned to building types and costs. In the current and intermediate economic climate, developers will need to use wood-frame construction to keep such costs in line. Accordingly, we urge that the following language be added as a new 12.1.5:

##### ***12.1.5 Affordable Housing***

***In general all affordable housing projects, if separate from other housing, must conform to design standards that make it difficult to distinguish it from any other type of housing. It is unlikely that affordable projects will be more than five or six stories above grade, so that wood-frame construction may be used. Nevertheless, to help developers constrain the costs and subsidies required for deeply discounted units certain concessions may be considered, such as using slightly reduced set-backs, lower parking ratios and the limited use of surface parking, reduced exterior architectural features such as height variances and articulation, and less elaborate streetscapes. Also, with cost constraint in mind, the County should consider the reduction of proffered contributions for public facilities for replacement and other affordable housing units. Contribution of land for parks other than pocket parks should not be an obligation of developers of replacement units. (The latter is a change from 13.3.3.)***

#### Land Unit Recommendations

To be consistent with the changes suggested above, and to reflect the economic realities of replacing the existing affordable apartments with 589 new units affordable to households at 60% of median income or less, significant changes are also needed to section 14.1 Opportunity Areas. We urge that the following changes to the language of these subsections be adopted:

A new third paragraph under 14.1:

***Recognizing that financing of all the affordable units in Section A at once will be highly unlikely, the plan anticipates the phased and likely separate redevelopment of A-1 and A-2. The development plans should reflect the ability for the phased developments within each parcel to be linked and considered a single large project that reaches the anticipated and allowed density of the development.***

For Section 14.1.1, Sub-unit A-1, there is a reference to “Recommendation 9,” which should be “8” on page 12. The next-to-last sentence should also reflect the other changes recommended above:

***As described in Recommendation 8 under “Development Options for Opportunity Areas,” a 1:1 replacement of units that are affordable to households with incomes at or below 60% of area median, and consistent with other provisions of the plan, should be provided.***

For Section 14.1.1, Sub-unit A-2, we urge the adoption of the following language in place of the second paragraph:

***Under the Redevelopment Option this sub-unit is planned for a maximum of 1,000,000 square feet of multifamily residential use. Building heights should be no taller than seven floors, tapering down to six floors along the Arlington County line; provided, however, that increases in height may be granted so that the owner may achieve the full square footage allowed for the site. Redevelopment of this sub-unit should provide elements of the street network; either a recreation-focused urban park or a pocket park; and incorporation of the historic D.C. Boundary Stone marker located within this land unit. As described in Recommendation 8 under “Development Options for Opportunity Areas,” a 1:1 replacement of units that are affordable to households with incomes at or below 60% of area median, and consistent with other provisions of the plan, should be provided.***

### County’s Workforce Housing Guidelines

The attached table corresponds to the guidelines in the County’s policy plan. The guidelines, when adopted, constituted a fine first step in supplementing the ADU Ordinance. The requirements imposed by the County in the redevelopment of the Lake Anne area included replacing the affordable housing – all for households below 60% of area median. This step recognized that under some circumstances the guideline is not helpful.

In the last several years demographic studies by George Mason University’s Center for Regional Analysis have projected how new jobs and population growth will not mirror the current composition of the County. Much of the new jobs will be in categories that pay less than \$50,000 per year. Many six-figure salaries will be lost to retirement, and replacements will earn far less. The County’s revised economic development strategy

recognizes the essential place of affordable housing in attracting and keeping businesses. County officials will need to find ways to promote the creation of thousands of moderately priced apartments to meet the demands of many more low- and moderate-income households, if economic development in the County is to continue at the desired pace.

The table shows that 15% is the target for households up to 120% of median income. The top two tiers comprise a third of that. Households with incomes at those levels can usually find and afford market-rate housing. The serious shortfalls in stock are for households below 80% of median and especially below 60% of median..

We strongly suggest that the Planning Commission and the Board of Supervisors revisit this table and the corresponding one aimed specifically at Tysons, which requires a total of 20% of new units as affordable. AHOME and other advocacy organizations would gladly participate in that discussion.

**Suchicital, Bernard S.**

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**From:** JGARTENMANN  
**Sent:** Wednesday, May 06, 2015 11:31 PM  
**To:** Planning Commission  
**Subject:** COMMENT ON SEVEN CORNERS TASK FORCE RECOMMENDATION REDEVELOPMENT AREAS A AND B

In RE: PA 2013-1-B2/Seven Corners Plan Amendment.

Dear Commissioners,

I am writing to you as a

While I support improvements - long overdue - to the Seven Corners corridor, I am concerned about the recommendations from the standpoint of:

- density
- lack of prior infrastructure planning or development
- displacement of low income families.

The plan inadequately addresses the needs of the adjoining communities, the projections of school-age populations, transportation issues affecting all, and the ultimate best transformation of the area for the benefit of all in the area.

Frankly, this has always resembled little more than a developers' dream - with totally inadequate community input.

It should be shot down and redone FROM SCRATCH with a less "interest-based" leadership.

Joanne Gartenmann

**Suchicital, Bernard S.**

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**From:** Ferda Guzey  
**Sent:** Wednesday, May 06, 2015 10:24 AM  
**To:** Planning Commission  
**Subject:** PA 2013-I-B2, Seven Corners CBC, Board Hearing July 28, 2015  
**Attachments:** Neighborhoods to Gross 3 25 2015.pdf

Please distribute my statement regarding PA 2013-I-B2 to all members of the Board of Supervisors. The statement has been submitted to the Planning Commission in preparation for their hearing on the plan amendment scheduled for May 7.

thank you,

Ferda L Guzey

## Suchicital, Bernard S.

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**From:** Strandlie, Julie  
**Sent:** Wednesday, June 24, 2015 8:51 AM  
**To:** John & Lisa Iekel  
**Cc:** Suchicital, Bernard S.; Gardner, Marianne  
**Subject:** RE: Community Working Group Recommendations

Good morning John,

Thank you for sending these recommendations. Please forward the word version of the redlined 4/3/2015 staff report, which will help facilitate the review process.

Please let me know if you are available tomorrow for a brief phone call.

Regards,

Julie

Julie M. Strandlie  
Commissioner, Mason District  
Fairfax County Planning Commission  
12000 Government Center Parkway, Suite 330  
Fairfax County, Virginia 22035  
(703) 324-2865  
<http://www.fairfaxcounty.gov/planning/>

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**From:** John & Lisa Iekel [iekel@juno.com]  
**Sent:** Wednesday, June 24, 2015 12:59 AM  
**To:** Strandlie, Julie  
**Subject:** Community Working Group Recommendations

Dear Commissioner Strandlie,

It is my pleasure to transmit to you the consensus recommendations of the Community Working Group for revisions to the Staff Report for Seven Corners Community Business Center (CBC) Plan Amendment PA 2013-I-B2 dated April 3, 2015. We appreciate the opportunity that you and Commissioner Strandlie offered neighborhood associations to make recommendations to improve the plan with regards to density, transportation, schools, park and green space, and affordable housing. We believe that adoption of these recommendations as part of the Plan Amendment will better achieve the vision of a redeveloped community where people want to live, work and play.

Attached please find four documents:

- a cover letter with a brief summary of the recommendations, signed by representatives of Citizens Associations and by individuals who have been active members of the Working Group
- more detailed recommendations that include the rationale behind our proposed adjustments to the Plan
- a redline of relevant parts of the Plan that identifies many of the changes that would need to be made in order to incorporate our recommendations; the only recommendations that are not reflected in the redline are the density recommendations
- additional supporting materials, including a discussion of one possible approach to implementing the affordable housing recommendations.

Thank you again for the opportunity to present this community consensus to you. We have sent the same documents to Supervisor Gross, and will ask for distribution of the documents to the other members of the Planning Commission and the Board of Supervisors as well. If you have any questions, or if it would be helpful to you and/or staff to discuss the recommendations, we would be happy to schedule a meeting.

Sincerely,

John Iekel, on behalf of the Community Working Group

Supervisor Penny Gross  
Fairfax County Board of Supervisors  
6507 Columbia Pike  
Annandale, VA 22003

Commissioner Julie M. Strandlie  
Fairfax County Planning Commission  
12000 Government Center Parkway, Suite 330  
Fairfax, Virginia 22035

VIA EMAIL

June 24, 2015

Subject: Seven Corners Community Recommendations for Revising the Plan  
Amendment for Redevelopment of Seven Corners

Reference: Plan Amendment PA 2013-I-B2, Seven Corners Community Business  
Center

Dear Supervisor Gross and Commissioner Strandlie,

The undersigned residents and representatives of citizen associations in the Seven Corners area are pleased to recommend the following revisions to Plan Amendment 2013-I-B2 for the redevelopment of the Seven Corners Community Business Center. Our goal is to achieve a vibrant redevelopment that creates a neighborhood where people will want to live, work and play. In the interest of successful redevelopment of Seven Corners, we urge you to adopt these revisions to the plan amendment.

The Seven Corners Visioning Task Force completed its plan for Seven Corners Opportunity Areas A and B in September. Supervisor Gross invited a community-led working group to develop the Area C plan, a task that was completed in March. Also in March, representatives of neighborhood citizen associations asked Supervisor Gross to allow the community to revisit the plan for Areas A and B in order to address long-standing concerns regarding:

- Assuring a reasonable density of development
- Mitigating traffic delays and number of cars cutting through neighborhoods
- Providing for schools and infrastructure
- Ensuring sufficient park and open space
- Preserving affordable housing for very low-income neighbors.

The community appreciates your agreement that a second community-led working group could recommend plan revisions to address these concerns, and your agreement to delay the hearing schedule by one month to allow the group time for its task. The resulting Community Working Group produced the revisions

summarized below and detailed in the companion document entitled “Recommendations of the Seven Corners Community Working Group” dated June 23. The recommended revisions address seven areas of the plan:

Density: The total floor area should be reduced by at least 20%, with all of the reduction taken from residential floor areas in Opportunity Areas A and B. Although this CWG recommendation still results in higher development density than both Shirlington Village and the Mosaic District, it would be more comparable to these successful developments and more compatible with the community’s vision of the future of Seven Corners.

Transportation: A follow-on motion is recommended to provide assurance that the roadway improvements described in the plan amendment are feasible financially and could be implemented in phases paced with the redevelopment of the opportunity areas. From the beginning, the community has been deeply concerned that roadway improvements would not keep pace with redevelopment, and our roads and neighborhoods would bear the consequences.

Schools: In order to address the current and future needs of children and families in the Seven Corners area and neighboring communities, the Willston Multicultural Center site should be redeveloped as a school. In developing the site, the School Board should consider including provisions for other compatible county services. Consistent with the singular responsibility of the School Board to determine the manner in which schools should be developed and operated, ownership of the Willston site should be transferred to the School Board.

Affordable Housing: The 589 affordable housing units in Areas A-1 and A-2 that would be displaced by the planned redevelopment should be replaced within Areas A, B, and C by units providing the same number of bedrooms and affordable at the same income levels as the current units (60% AMI). By contrast, the plan amendment proposes that the 589 units should be replaced but not at the current income levels. The large majority of the units would be replaced at higher income levels.

Parks and Open Space: A total of seventeen acres of parkland is more consistent with county parkland acreage guidelines than the 14 acres described in the plan amendment. Fourteen acres might be sufficient for the reduced floor areas recommended by the Community Working Group. The Working Group recommends that specific guidance for parkland acreage be added to the narratives for each of the three opportunity areas.

Community Representatives on Seven Corners Working Group: Two representatives selected by impacted neighborhood associations should be added to the Seven Corners Working Group that is charged with guiding the redevelopment effort. These representatives should serve on a rotating basis as direct links to local

communities and to provide community input on implementation of the Comprehensive Plan.

Area C Screening: In an effort to assure the community that screening for Area C would be provided, text was added to the plan amendment describing barriers and screening. The Community Working Group recommends that the text be deleted in order to avoid any implication that it is intended to modify Zoning Ordinance requirements for barriers and screening that otherwise would apply.

Attached, please find three documents for your review:

- The Recommendations of the Seven Corners Community Working Group provides a concise description of each recommendation and its rationale.
- Attachment to Seven Corners Community Working Group Recommendations provides plan amendment redlines
- An Alternative Affordable Housing Strategy for Seven Corners Redevelopment outlines an approach for achieving the affordable housing objectives recommended by the Community Working Group and other materials related to the recommendations.

The recommended revisions will strengthen the plan amendment and promote a redevelopment that is more compatible with the community's vision of the future of Seven Corners. We appreciate your consideration and urge your adoption of these recommendations.

Sincerely,

Neighborhood Associations and Council:

George Fitchko, Acting President  
Buffalo Hill Neighborhood Association

John Iekel, President  
Ravenwood Park Citizens Association

Catriona McCormack, President  
Ravenwood Neighborhood Association

Clyde Miller, President  
Holmes Run Valley Citizen's Association

Caroline Morel, President  
Sleepy Hollow Manor Citizens Association  
Mason District Council Board

Community Working Group Members:

Rita Baban, Lake Barcroft  
Kaye Kory, Lake Barcroft  
Marty Machowsky, Ravenwood Park  
Denise Patton-Pace, Lake Barcroft  
Debbie Ratliff, Sleepy Hollow Manor  
Liz Rawlings, Lake Barcroft  
Debbie Smith, Mason District Council  
Christine Trapnell, Lake Barcroft  
Carol Turner, Mason District Council  
Ernie Wells, Sleepy Hollow Manor

CC: Planning Commission  
Board of Supervisors

**Recommendations of the Seven Corners Community Working Group**  
**Redevelopment of Seven Corners Community Business Center**  
**Plan Amendment 2013-I-B2**  
 June 24, 2015

**1. Introduction**

The Staff Report for Seven Corners Community Business Center (CBC) Plan Amendment PA 2013-I-B2 dated 3 April 2015 proposes new area-wide guidance pertaining to land use and density, urban design, streetscape, public facilities, and transportation to allow redevelopment of the CBC. On 27 April, representatives of neighborhood associations met with Supervisor Penny Gross and Commissioner Strandlie to request a delay in the hearing schedule for the plan to allow the community to recommend revisions. The revisions would address community concerns in the areas of development density, schools, affordable housing, transportation, and parks and open space. Supervisor Gross and Commissioner Strandlie agreed to a one-month delay and asked to have the community's recommended revisions on or before 24 June. The neighborhood associations established a Community Working Group (CWG) that developed the following recommendations over a period of two months.

The body of this document describes each CWG recommendation and its rationale. A separate Attachment document provides supporting information and red-lined pages taken from the plan. The header text on each page of the Attachment describes the topic addressed and, where applicable, identifies the page in the plan that has been copied out and red lined.

A note on nomenclature: This document refers to the plan amendment as "the plan" or the "plan amendment." The community consensus recommendations for adjustments to the plan amendment developed by the Community Working Group are referred to as the "CWG recommendations."

**2. Density**

**CWG Recommendation:** The CWG recommends a reduction of at least 1,490,000 sq ft (20%) in the total floor area from 7,490,000 sq ft to 6,000,000 sq ft. All of the reduction is taken from residential floor area in Areas A and B. Table 1 shows the floor areas recommended by the CWG.

**Table 1. CWG Recommended Floor Areas for Seven Corners Redevelopment**

Location	Land Area (acres)	Residential FA	Retail FA	Office, Hotel FA	Total FA	FAR	Residential Units
<b>Seven Corners Plan</b>							
A-1	12.3	900,000	0	0	900,000	1.7	900
A-2	11.7	750,000	0	0	750,000	1.5	750
A-3	12.4	420,000	191,000	200,000	811,000	1.5	420
A	36.4	2,070,000	191,000	200,000	2,461,000	1.6	2,070
		84.1%	7.8%	8.1%	100.0%		
B	28.6	1,650,000	625,000	725,000	3,000,000	2.4	1,650
		55.0%	20.8%	24.2%	100.0%		
C	12.0	404,000	85,000	50,000	539,000	1.0	335
		75.0%	15.8%	9.3%	100.0%		
Total	77.0	4,124,000	901,000	975,000	6,000,000	1.8	4,055
		68.7%	15.0%	16.3%	100.0%		

**Rationale:** The CWG considered the density of development proposed by the plan from the perspective of floor area ratios. Table 2 below shows floor areas (FAs) proposed by the plan amendment and floor area ratios (FARs) for the three Seven Corners opportunity areas A, B, and C together with ratios for other developments in Northern Virginia.

**Table 2. Floor Area Ratios for Seven Corners Plan Amendment and Other Developments**

Location	Land Area (acres)	Residential FA	Retail FA	Office, Hotel FA	Total FA	FAR	Residential Units
<b>Seven Corners Plan Amendment</b>							
A	36.4	2,760,000	191,000	200,000	3,151,000	2.0	2,760
		87.6%	6.1%	6.3%	100.0%		
B	28.6	2,450,000	625,000	725,000	3,800,000	3.1	2,450
		64.5%	16.4%	19.1%	100.0%		
C	12.0	404,000	85,000	50,000	539,000	1.0	335
		75.0%	15.8%	9.3%	100.0%		
Total	77.0	5,614,000	901,000	975,000	7,490,000	2.2	5,545
		75.0%	12.0%	13.0%	100.0%		
Clarendon	84.0	5,705,000	919,400	1,859,800	8,871,800*	2.4	Unknown
		64.3%	10.4%	21.0%	100.0		
Shirlington Village	27.0	1,033,000	294,206	680,026	2,007,232	1.7	1,033
		51.5%	14.7%	33.9%	100.0%		
Mosaic District	32.0	1,061,000	520,000	273,600	1,854,600	1.4	1,212
		57.2%	28.0%	14.8%	100.0%		

\* Includes 387,600 sq ft of floor area described as "other."

The plan amendment floor areas for Areas A, B, and C are excessive even in comparison with Metro-centric developments in Tysons Corner Urban Center and the Clarendon Metro station area.

Tysons Corner Area-Wide Recommendations (Comprehensive Plan, Area II): The Comprehensive Plan area-wide recommendations for the development of Tysons Corner Urban Center limit floor area ratios to 2.0 or less in areas more than 1/4 mile from Metro stations. The only exceptions are bonuses for affordable housing and superlative public facilities and for sites without office space. Sites without office space at a distance 1/4 to 1/3 miles from Metro stations are allowed floor area ratios up to 2.5. Beyond 1/3 mile, all floor area ratios in the area-wide recommendations are strictly limited to 2.0. Compared to the FARs proposed by the plan amendment for Seven Corners:

- The 2.0 FAR proposed for Area A in the Seven Corners plan is the maximum permitted at Tysons in areas more than 1/3 mile from Metro. The distance to Metro from Area A is more than one mile, well beyond the 1/4 to 1/2 mile that the county considers walking distance.
- The 3.1 FAR proposed in the Seven Corners plan for Area B is more than 50% greater than anything allowed at Tysons beyond 1/3 mile from Metro stations.

Clarendon: The floor areas for Clarendon in Table 2 were taken from the current Arlington County plan for development of the sector surrounding the Metro station extending out approximately 1/4 mile. Compared to the plan amendment FARs for Seven Corners:

- The 2.2 FAR proposed by the plan for the Seven Corners redevelopment is only 8% less than the 2.4 FAR allowed for the 1/4 mile area centered on the Clarendon Metro station.

Shirlington Village: In community discussions of objectives for Seven Corners redevelopment, Shirlington is the most frequently mentioned example of a desirable outcome. Interestingly, in a 31 May Washington Post article, Seven Corners Task Force Co-Chair John Thillman described the objective of the redevelopment in nearly identical terms. He is quoted as stating, “Conceptually, we wanted something like Shirlington.” However:

- The 2.2 overall (total) FAR in the plan amendment for Seven Corners is nearly 30% higher than the FAR for Shirlington.
- The 3.1 FAR in the plan for the 28.6 acres of Area B is 80% higher than, approaching twice, the 1.7 FAR for the 27 acre Shirlington Village site.

Mosaic District: Mosaic District is a second commonly discussed example of a desirable outcome for Seven Corners redevelopment. Moreover, it has a number of characteristics similar to Seven Corners both current and future:

- Land area similar to both Areas A and B at Seven Corners
- Similar location within Northern Virginia, only 5 miles west of Seven Corners
- Developed recently over a short period of time (rezoning approved in 2007)
- Not Metro-centric (approximately 0.8 miles to Metro)
- Includes both retail and entertainment spaces
- Considered successful, both economically and culturally

The FAR at Mosaic District is 1.4 and the project appears to be thriving at that level of development. The proposed 2.2 FAR in the plan for Seven Corners is nearly 60% greater.

While the floor area reduction recommended by the CWG still results in higher development density than both Shirlington Village and the Mosaic District, it does reduce the FARs in Area A and overall (total) to levels comparable to Shirlington. The floor area ratio in Area B remains elevated but it is improved relative to the 3.1 FAR in the plan amendment. The scale of the redevelopment would be more compatible with the community’s vision of the future of Seven Corners.

The CWG considers the recommended floor areas in Table 1 to be the maximum areas that the site and surrounding infrastructure reasonably should be expected to support. No density bonus should be provided for the provision of additional affordable and/or workforce housing, and no bonus should be provided for additional public facilities or community amenities.

Plan red lines are on pgs A-2 through A-4 of the Attachment document.

### **3. Schools**

**CWG Recommendation:** The Willston Multicultural Center site (Tax Map Parcel 51-3((18))1) should be redeveloped by the School Board as a school to serve current and future needs of Seven Corners and neighboring communities. In developing the site, the School Board should consider including provisions for other county services for children and families that are compatible with the purpose of the site to provide a school. Consistent with the singular responsibility of the School Board to determine the manner in which schools should be

developed and operated, ownership of the Willston site should be transferred to the School Board.

**Rationale:** On 22 November 2013, Fairfax County Department of Planning and Zoning (DPZ) asked Fairfax County Public Schools (FCPS) to comment on the Task Force plan for redevelopment of Seven Corners. In response, FCPS sent DPZ a letter dated 23 January 2014 stating that current needs together with the redevelopment would require the dedication of an elementary school site and additions to other schools. FCPS updated its analysis in a letter to DPZ dated 25 April 2014 (Attachment pg A-5) with the same conclusion. The 25 April letter concluded (see pg A-7 of the Attachment):

*In consideration of projected conditions at surrounding schools, as well as the impact that redevelopment would have on school facilities in the Seven Corners area, the dedication of an elementary school site and additions to schools serving the development would be necessary to increase school capacity in this area.*

The CWG believes that the Willston site, though smaller than most traditional school sites, is best suited for meeting current and projected school needs in the Seven Corners area. The recommendation is consistent with School Superintendent Garza's 8 December 2014 letter to County Executive Edward Long requesting the Willston site for use as a school (Attachment pg A-9).

Plan red lines are on pgs A-10 thru A-12 of the Attachment document.

#### **4. Affordable Housing**

**CWG Recommendation:** The 589 affordable housing units in Areas A-1 and A-2 that would be displaced by redevelopment should be replaced with units having the same bedroom count and affordable at the same income level as the current units (60% AMI). The units should be replaced within Opportunity Areas A, B, and C, and any addition of affordable housing to the opportunity areas should take into account the high concentration of such housing in the CBC immediately surrounding the opportunity areas. The CWG believes that a certain amount of workforce housing could be added in accordance with industry best practices for transforming low-income communities into sustainable mixed-income communities.

**Rationale:** The Seven Corners Community Business Center is home to 1627 rental and fee ownership one and two-bedroom residential properties. Of these, 1407 are affordable for households earning 60% of the area median income (AMI); 220 are affordable at 80% AMI. The units are well maintained in an excellent location within walking distance of shopping, medical services, and transit. The principal affordable housing objective in any redevelopment within the CBC should be preservation of this invaluable Fairfax County housing resource at the existing income levels. Consequently, the 589 affordable housing units in Areas A-1 and A-2 that would be displaced should be replaced by units having the same bedroom count at the current income level (60% AMI).

County housing policy provides that new developments should include a minimum of 12% of residential units as affordable housing and should increase the supply of affordable housing by

12% of new units constructed. The application of these policies is relatively straightforward in developments where there is little or no pre-existing affordable housing. The situation is more challenging at Seven Corners where the redevelopment effectively would transform a thriving homogeneous community consisting of a large number of low-income housing units into a mixed-income community. Such a transformation, to be successful, must take into account potential difficulties in attracting upscale tenants and in sustaining the income mix over the years. One Urban Institute study points out that mixed-income communities “shift toward income homogeneity over time.” (Levy, D.K. et al. *Effects from Living in Mixed-Income Communities for Low-Income Families*. Urban Institute. Nov 2010. Pg 23.)

The plan amendment strategy for providing affordable housing at Seven Corners would NOT replace at current income levels the 589 units of 60% AMI housing in Areas A-1 and A-2 that would be displaced. Only 13% of the units would survive in Areas A-1 and A-2 at 60% AMI; the remaining 87% would be replaced by units affordable only at higher income levels. Full redevelopment of Areas A, B, and C in accordance with the plan amendment would not recoup the loss. If all these areas were fully redeveloped, only 145 units would be provided at 60% AMI (25% of the 589). At 60% and 70% AMI, only 363 units would be provided (62% of the 589).

At the same time, the strategy would add nearly 12% of new units to the existing concentration of affordable housing in the CBC. The CWG believes that the loss of 87% of the 60% AMI housing resource would be wasteful and unjust, and that using the Seven Corners redevelopment as an opportunity to increase the county’s supply of affordable housing by 12% of new units could be counterproductive to the success of the redevelopment.

A companion paper entitled “An Alternative Affordable Housing Strategy for Seven Corners Redevelopment” was submitted with this paper. It describes the deleterious effect that the plan amendment strategy would have on affordable housing at Seven Corners and outlines an approach that may facilitate achieving the affordable housing objectives described by this Community Working Group recommendation.

Plan red lines are attached on pg A-13 of the Attachment document.

## **5. Transportation**

**CWG Recommendation:** An additional follow-on motion is recommended to provide assurance that the roadway improvements described in the plan amendment are feasible financially and could be implemented in phases paced with the redevelopment of the opportunity areas. The CWG recommended text is as follows.

*The Board directs staff to develop an estimate of the cost of implementing the Road Improvement Recommendations in Section 10.3.2 of the Seven Corners Comprehensive Plan. A concept and preliminary plan for phased implementation of the road improvements should be developed to include the time duration and estimated cost of each phase. Potential/expected sources of funding should be described for each phase. The descriptions of funding sources and estimates of funds available from each should be substantiated by data derived from similar road improvement projects completed in Fairfax County as well as projections of funding expected from these sources in future*

*years. This analysis should provide an estimate of the length of time needed to implement the entire ring road network. The analysis should be completed and published on-line within one year of plan adoption. The county should not approve rezoning applications without sufficient resources identified to provide the transportation improvements necessary to assure that level of service on area roads will not be degraded.*

This follow-on motion is related to existing motions #4 and #8. The three motions could be addressed separately or together in a single work program.

**Rationale:** Throughout the Task Force process, the community expressed its conviction that road improvements must be implemented concurrent with redevelopment. Otherwise, the result would be degraded performance of area roads and heavy cut-through traffic in neighborhoods. The Task Force declined community requests to estimate the cost of the road improvements, to describe the sources that would be expected to provide the necessary funds, and to outline a credible scenario for phased implementation of improvements over time. As a result, the feasibility and practicality of accomplishing the necessary improvements are unknown. The follow-on motion is intended to provide the necessary information and perspective.

Plan red lines are on pg A-15 of the Attachment document.

## **6. Parks and Open Space**

**CWG Recommendation:** A total of 17 acres of parkland appears to be appropriate under county guidelines for the Seven Corners redevelopment in lieu of the 14 acres allocated in the plan amendment. For the reduced density of development recommended by the CWG, 13 or 14 acres of parkland may be sufficient. It is recommended that guidance for parkland acreage be added to the narrative for each of the opportunity areas A, B, and C.

**Rationale:** The county parkland acreage standard for urban areas is 1.5 acres per 1,000 residents plus one acre per 10,000 employees. The metro D.C. average number of residents per apartment is 1.9. The plan calls for 5545 dwelling units plus 901,000 sq ft of office space. By the county standard, Areas A and B would be entitled to eight acres of parkland each and Area C one acre for a total of 17 acres. (For the reduced floor areas recommended by the CWG, the allocations to Areas A, B, and C would be six, six, and one acre respectively.) In both cases one acre of parkland is allocated to Area B for employees.

Plan red lines are on pgs A-16 thru A-20 of the Attachment document.

## **7. Area C Screening**

**CWG Recommendation:** Staff added text to the plan regarding barriers and screening for Area C in what was understood as an effort to assure the community that such would be provided. The community concern is that the text added could be interpreted as modifying the barriers and screening requirements of the Zoning Ordinance that otherwise would apply to Area C. In order to avoid any such confusion, the CWG recommends deleting the few sentences from the plan.

**Rationale:** Deleting the text will eliminate any misunderstanding about plan amendment text modifying Zoning Ordinance requirements for barriers and screening in Area C.

Plan red lines are on pgs A-21 and A-22 of the Attachment document.

**8. Community Representatives on Seven Corners Working Group**

**CWG Recommendation:** Existing follow-on motion #2, proposes the establishment of a Seven Corners Working Group to guide the implementation of the redevelopment. The CWG recommends that representatives appointed by two neighborhood associations impacted by the redevelopment should be added to the working group on a rotating basis to serve as direct links to the local community.

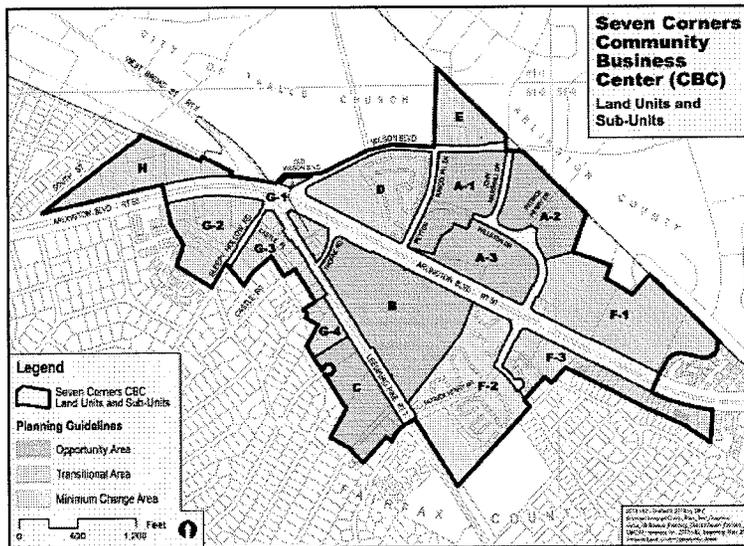
**Rationale:** Representatives on the Seven Corners Working Group who are appointed by neighborhood associations would provide an effective communications link to ensure a community voice in, and promote community support of, the redevelopment.

Plan red lines are on pg A-14 of the Attachment document.



**Attachment to Seven Corners Community Working Group Recommendations**  
**Redevelopment of Seven Corners Community Business Center**  
**Plan Amendment 2013-I-B2**  
**June 24, 2015**

This document is a separate attachment for a document entitled, "Recommendations of the Seven Corners Community Working Group." The Recommendations document describes revisions to Plan Amendment PA 2013-I-B2 recommended by the Seven Corners community. This Attachment provides supporting information and red-lined pages taken from the plan amendment. The header text on each page of this Attachment describes the topic addressed and, where applicable, identifies the page in the plan that has been copied out and red lined. The Attachment is provided as a separate document so that it can be used side-by-side with the Recommendations document.



the best indicator of good urban design, building form or project viability. With this form-based approach, developers will have the flexibility to design a project which meets their needs, while conforming to the vision of the community. While the plan aims to maintain and enhance a variety of uses, some flexibility may be appropriate when determining the amount and type of specific nonresidential uses for each site in order to achieve plan objectives so long as the total square footage for the sub-unit is not exceeded and the overall intent for the variety of uses in the sub-unit is preserved (refer to Sub-units Map, Figure 43).

The form-based approach utilizes a maximum total development potential which applies to each individual sub-unit within the Opportunity Areas in the Seven Corners CBC. Capacity for any individual development will be dependent on satisfaction of criteria outlined within the Comprehensive Plan that support the best quality redevelopment of these areas. The total available development potential of the Opportunity Areas combined is approximately 6.0 million square feet (sf), with an allocation of square footage among the different sub-units and land uses as indicated in Figure 26. As a result, the approximate overall total build-out for the entire CBC is 8.7 million square feet.

Clyde Miller 6/23/15 10:38 AM  
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 Clyde Miller 6/23/15 10:39 AM  
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 Clyde Miller 6/24/15 12:04 AM  
**Comment:** The floor areas in the table would need to be revised per Table 1 in the CWG recommendations.

Figure 26 – Opportunity Areas Redevelopment Option Table

Opportunity Area	Existing Development <sup>6</sup>		Redevelopment Option			TOTAL (sf)	
	Residential (DU)	Nonresidential (sf)	Residential (sf) <sup>1</sup>	Retail (sf)	Office/Hotel (sf)		
Willston Village Center	589	0	1,200,000	0 <sup>2</sup>	0	3,151,000	
Sub-unit A-1		0	1,000,000	0	0		
Sub-unit A-2		134,358	560,000	191,000	200,000		
Town Center	Land Unit B	0	630,199	2,450,000	625,000	725,000	3,800,000
Leesburg Pike Village	Land Unit C	0	265,869	404,000 <sup>3</sup>	85,000 <sup>4</sup>	50,000 <sup>5</sup>	539,000
<b>TOTAL</b>	<b>589</b>	<b>1,030,426</b>	<b>5,614,000</b>	<b>901,000</b>	<b>975,000</b>	<b>7,490,000</b>	

<sup>1</sup> Assumed Residential Unit Size: 1,000 sf per multifamily unit; 2,000 sf per townhouse unit.  
<sup>2</sup> There is an additional option in Sub-unit A-1 to permit up to 190,000 sf of retail along the planned spine road with a commensurate reduction in residential square footage to 1,010,000.  
<sup>3</sup> Up to 129,000 sf for townhouse single-family residential, up to 275,000 sf for multi-family residential.  
<sup>4</sup> Approximately 40,000 sf for retail, and approximately 45,000 sf for theater/entertainment retail.  
<sup>5</sup> There is an additional option in Land Unit C to permit up to 100,000 sf of additional non-residential use with a commensurate reduction in residential square footage to 304,000 sf and not to exceed the overall land unit cap.  
<sup>6</sup> Numbers based on 2012 Seven Corners CBC Existing Conditions Report.

The redevelopment potential of the Opportunity Areas within the Seven Corners CBC can be achieved using the form-based approach to inform the general type, intensity, and distribution of development. The form-based approach is comprised of four major components:

1. Maximum Building Heights
2. General Land Use
3. Urban Street Design
4. Urban Design Recommendations

These four components, along with Policy Plan guidance, will be used to implement the vision of the Seven Corners CBC. The intent is to provide a simple, easy-to-understand method for determining options, as well as for flexibility in implementation. The Maximum Building Heights Map (Figure 27) illustrates the recommended maximum building height within the

Under the Redevelopment Option, this sub-unit is planned for a maximum of 900,000 square feet of multifamily residential use with ground floor retail and other commercial uses fronting the spine road that traverses the length of the sub-unit. The spine road is an essential multimodal corridor that will connect the three different Opportunity Areas from Wilson Boulevard over Arlington Boulevard to Leesburg Pike. Building heights should be no taller than six stories fronting on Peyton Randolph Drive but may increase to seven stories in the remainder of the sub-unit, except that up to ten stories may be allowed along the Wilson Boulevard frontage. Redevelopment of this sub-unit should provide elements of the street network with streetscape, and a pocket park. Design and/or contribution should be provided toward the construction of the spine road and bridge and of other planned transportation improvements, both onsite and offsite. To foster coordinated development, flexibility in the shared A-1 and A-3 sub-unit boundary line may be appropriate.

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Sub-unit A-2

Sub-unit A-2 is bounded on the north by Wilson Boulevard and Arlington County, Upton Hill Regional Park and the Willston II Plaza shopping center to the east, Patrick Henry Drive to the south, and John Marshall Drive to the west. At the Base Development level, this area is planned for, and developed with, residential use at 16-20 dwelling units per acre.

Clyde Miller 6/23/15 11:48 AM  
Deleted: As described in Recommendation 9 under "Development Options for Opportunity Areas," a 1:1 replacement of units that are affordable to households with incomes up to 120 percent of the median income should be provided with redevelopment.

Under the Redevelopment Option, this sub-unit is planned for a maximum of 750,000 square feet of multifamily residential use. Building heights should be no taller than seven floors, tapering down to six floors along the Arlington County line. Redevelopment of this sub-unit should provide elements of the street network, a recreation-focused urban park, and incorporation of the historic D.C. Boundary Stone marker located within this land unit into a pocket park.

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Sub-unit A-3

Sub-unit A-3 is bounded on the north and east by Patrick Henry Drive, by Arlington Boulevard to the south, and by Peyton Randolph Drive to the west. A pedestrian bridge connects the land unit to the Seven Corners Shopping Center on the south side of Arlington Boulevard. At the Base Development level, this area is planned for, and developed with, public facility use and includes the Willston Multicultural Center (formerly the Willston School), which houses a variety of community services and has a playground and an unimproved athletic field. The northwest quadrant of this sub-unit at the intersection of Patrick Henry Drive and Arlington Boulevard includes the Willston Shopping Center [Tax Map Parcel 51-3((18))4]. Except for the former Willston School site, this area is planned for community-serving retail use up to .35 FAR.

Clyde Miller 6/23/15 11:49 AM  
Deleted: As described in Recommendation 9 under "Development Options for Opportunity Areas," a 1:1 replacement of units that are affordable to households with incomes up to 120 percent of the median income should be provided with redevelopment.

*Willston Text Option A:*  
Under the Redevelopment Option, this area is planned to become the heart of the Willston Village Center. A maximum of approximately 811,000 square feet is planned, with a mix of multifamily residential with ground floor retail, office/hotel use, and enhanced public open space. At least one-half of the total development should be residential use. The redevelopment of the Willston Multicultural Center as the East County Center is envisioned to offer convenient access to human services providers and educational uses...

Clyde Miller 6/23/15 11:50 AM  
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Willston Text Option B:

Under the Redevelopment Option, this area is planned to become the heart of the Willston Village Center. A maximum of approximately 811,000 square feet is planned, with a mix of multifamily residential with ground floor retail, office/hotel use, and enhanced public open space. At least one-half of the total development should be residential use. The redevelopment of the Willston Multicultural Center for an educational, cultural, governmental and/or human services uses is envisioned to provide needed facilities for the Seven Corners community...

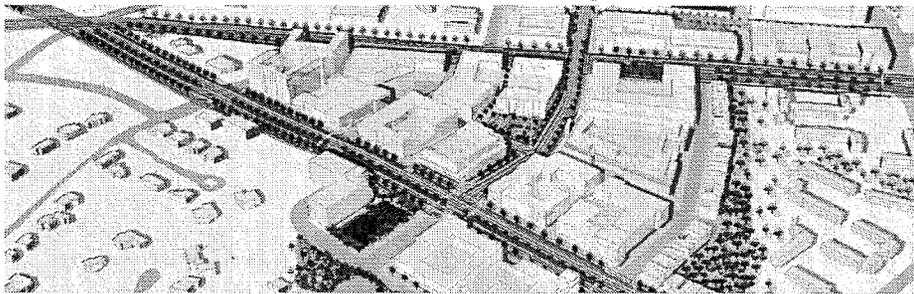
Clyde Miller 6/23/15 11:55 AM  
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Building heights should be no taller than seven stories, with emphasis on creating a village-scaled main street parallel to Arlington Boulevard and Patrick Henry Drive. Redevelopment of this sub-unit should provide a recreation-focused urban park, a common green and elements of the street network with streetscape. Design and/or contribution should be provided toward the construction of the spine road and bridge, and of other planned transportation improvements, both onsite and offsite. To foster coordinated development, flexibility in the shared A-1 and A-3 boundary line may be appropriate.

Land Unit B (Town Center)

Land Unit B is a wedge of land east of the intersection of Arlington Boulevard and Leesburg Pike and bordered by Patrick Henry Drive, Leesburg Pike Thorne Road and Arlington Boulevard. The land unit is dominated by the Seven Corners Shopping Center, and includes a transit (bus transfer) center along the Arlington Boulevard frontage road. A pedestrian bridge connects properties on the north side of Arlington Boulevard to the shopping center. At the Base Development level, the Seven Corners Shopping Center is planned for, and developed as, a regional shopping center up to .50 FAR. Any additional development on this site should be designed in a manner that is integrated with the existing shopping center.

Figure 45 - Town Center Concept



Under the Redevelopment Option, this area is planned to become the Town Center area that anchors the southern end of the new spine road and bridge that will cross over Arlington Boulevard. A new internal grid of streets, major pedestrian corridors, a major civic plaza and pocket parks are planned for this land unit. Planning for the internal street grid should be organized around the location of the central spine road and should be designed to divide the site into pedestrian scaled, walkable blocks. New streets should provide multiple connections with Leesburg Pike. Design and/or contribution should be provided toward the construction of the spine road and bridge and of other planned transportation improvements, both onsite and offsite.

This land unit is planned for mixed use development at a maximum of 3,000,000 square feet. Approximately one-half of the development should be residential use, with the remaining

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Schools

FAIRFAX COUNTY  
PUBLIC SCHOOLS

Department of Facilities and Transportation Services  
Office of Facilities Planning Services  
8115 Gatehouse Road, Suite 3200  
Falls Church, Virginia 22042

April 25, 2014

TO: Bernard Suchicital  
Fairfax County Department of Planning & Zoning

FROM: Ajay Rawat, Coordinator *WRJ*  
Office of Facilities Planning 6es

SUBJECT: PA 2013-1-82: Seven Corners Special Study - School's Existing Conditions/Needs (UPDATED)

PROPOSAL :  
The Seven Corners Special Study originated from two community visioning session held in the Summer of 2012. This memo is provided in response to Fairfax County's Department of Planning and Zoning email dated April 15, 2014, requesting review of an updated development option 2. A prior review memo for the Seven Corners Special Study was provided on January 23, 2014.

ANALYSIS :  
School Capacities

The schools serving this area are Bailey's, Bailey's Upper, Beech Tree, Glen Forest, Sleepy Hollow Elementary, Glasgow Middle, and Stuart High schools. The chart below shows the existing school capacity, enrollment, and projected enrollment. Bailey's Upper Elementary School (6245 Leesburg Pike) is located within the study area, immediately west of Opportunity Site #2.

Table 1 School Capacity, Enrollment and Projections

School	Capacity 2013 /2018	Enrollment (9/30/13)	2014-15 Projected Enrollment	2014-15 Capacit y Balance	2018-19 Projected Enrollment	2018-19 Capacit y Balance
<b>Elementary Schools</b>						
Bailey's	1,024 / 1,024	1,331	812	212	853	171
Bailey's Upper	700 / 700	---	625	75	727	-27
Beech Tree	446 / 446	382	386	60	365	81
Glen Forest	1,004 / 1,004	1,043	1,126	-122	1,327	-323
Sleepy Hollow	471 / 471	456	447	24	495	-24
<b>Middle Schools</b>						
Glasgow	1,665 / 1,665	1,517	1,608	57	1,943	-278
<b>High Schools</b>						
Stuart	1,968 / 1,968	1,823	1,994	-26	2,488	-520

Capacities based on 2015-2019 Capital Improvement Program (December 2013)  
Project Enrollments based on 2013-14 to 2018-19 6-Year Projections (April 2013)

The school capacity chart above shows a snapshot in time for student enrollments and school capacity balances. Student enrollment projections are done on a six year timeframe, currently through school year 2018-19 and are updated annually. Within the next six years 5 of the 7 schools are projected to be over capacity; with deficits at all three school levels. It should be noted, the elementary level projections include the Bailey's Upper Elementary School site at 6245 Leesburg Pike. Beyond the six year projection horizon, enrollment projections are not available.

Capital Improvement Program Projects

The primary capital project in this portion of the county is the Bailey's Upper Elementary School (6245 Leesburg Pike). This school will provide additional capacity for approximately 700 students. The new school would provide relief to Bailey's Elementary School, by serving grades 3-5 of the school. The current Bailey's Elementary School would serve grades K-2. At the middle school level, overcrowding is projected and could potentially be addressed through program changes. At the high school level, capacity enhancements would be needed to address projected capacity deficits.

Development Impact(Redevelopment Areas)

Based on the number of residential units proposed, the chart below shows the number of anticipated students by school level based on the current countywide student yield ratio.

- Existing Residential – 209 Students  
*Based on existing development and potential new development under existing zoning.*

School level	Low-Rise Multi-family ratio	Existing # of units	Low-Rise Multi-family ratio	Potential # of units	Student yield
Elementary	.181	589	.181	100	18
Middle	.042	589	.042	100	4
High	.079	589	.079	100	8
					<b>30 total</b>

2012 Countywide student yield ratios (September 2013)

- Proposed Option 1 – 615 Students

School level	Townhouse Ratio	Proposed # of units	Mid/High-Rise Multi-family ratio	Proposed # of units	Student yield
Elementary	.243	129	.059	5,274	312
Middle	.060	129	.017	5,274	90
High	.127	129	.030	5,274	150
					<b>560 total</b>

2012 Countywide student yield ratios (September 2013)

- Proposed Option 2 (UPDATED) – 747 Students

School level	Townhouse Ratio	Proposed # of units	Mid/High-Rise Multi-family ratio	Proposed # of units	Student yield
Elementary	.243	94	.059	6,661	283
Middle	.060	94	.017	6,661	113
High	.127	94	.030	6,661	200
					<b>706 total</b>

2012 Countywide student yield ratios (September 2013)

Student Yields

Based upon the current student yield ratios, 179 students are generated by the existing 589 units in the redevelopment area. This is less than the 391 students that currently reside in the study area. If the redevelopment area was developed to the maximum potential under the current zoning and Comprehensive Plan, an additional 30 students could be generated for a total of 209 students according to the county-wide student yield ratios. Full development potential under the current Comprehensive Plan would permit 100 additional units on the old Willston School Site.

**Seven Corners Special Study School's Existing Conditions/Needs**

The distinction that there are 391 students who currently reside in the study area and 209 that would be anticipated if the redevelopment area was developed to its full potential under the current Comprehensive Plan is particularly noteworthy. This reflects two trends that FCPS staff has noted and is monitoring. One, as multi-family communities age and become more affordable, there appear to be an increased number of students residing in these communities. Two, based on the number of units in these older communities, the county-wide student yield ratio estimates fewer students than the actual number of students residing in the community.

The two proposed options would yield between 406 (218 elementary, 69 Middle, 119 High) and 538 (291 elementary, 90 Middle, 157 High) additional students over the current zoning and Comprehensive Plan according to the county-wide student yield ratios. However, at this time it is difficult to know how the selected proposed option will impact the surrounding schools when an area has more students than would be anticipated using the county-wide student yield ratio. It is not known what happens to the existing families with school age children when redevelopment occurs. Will they remain or relocate and how would this affect the anticipated number of students?

It is particularly noted that in older multi-family communities an increased number of school aged students has been observed. As noted above, the number of students, has at times, outnumbered the number of students anticipated using the county-wide student yield ratio. Because of this, developers may see that their proposals are not generating an increase in student yields. However, FCPS believes that it is unknown how redevelopment will affect anticipated student yields over time and some proffer contributions should be made to offset the potential impact of development, especially in areas where the schools and other surrounding schools are over capacity or projected to be over capacity.

**School Facility Needs:**

The Seven Corners area is projected to continue to have capacity challenges at all three school levels. Based on 2013-14 school year attendance boundaries, the majority of students generated in the redevelopment area would attend Sleepy Hollow ES, Glasgow MS, and Stuart HS. There would also be some impact to Beech Tree ES.

Traditionally, capacity needs have been addressed through new school construction, additions to existing facilities, interior architectural modifications; temporary/modular buildings; changes to programs; and/or attendance areas. In consideration of projected conditions at surrounding schools, as well as the impact that redevelopment would have on school facilities in the Seven Corners area, the dedication of an elementary school site and additions to schools serving the development would be necessary to increase school capacity in this area.

During this planning process, and later at the time of rezoning application, FCPS would look to the developer and support from the County to help provide needed school capacity. While proffer typically include monetary contributions, other "in-kind" contributions may be appropriate to mitigate the impacts of development on the school system. Examples of "in-kind" contributions include land dedication; opportunities for shared space in private buildings for activities such as community use, adult education, or after school or County programs such as head start or student child care (SACC) programs; or other alternative arrangements that provide FCPS with additional resources to accommodate its growing student population.

We look forward to the opportunity to work with your office as this project moves forward.

AR/gjb

Attachments: Locator Maps

cc: Sandy Evans, School Board Member, Mason District  
Patty Reed, School Board Member, Providence District  
Ilryong Moon, Chairman, School Board Member, At-Large  
Ryan McElveen, School Board Member, At-Large

Ted Velkoff, School Board Member, At-Large  
Jeffrey Platenberg, Assistant Superintendent, Facilities and Transportation Services  
Douglas Tyson, Cluster 111, Assistant Superintendent  
Kevin Sneed, Director, Design and Construction Services  
Mark Hilty, Assistant Director, Design and Construction Services  
Prosperanta Calhoun, Principal, Stuart High School  
Penny Gros, Principal, Glasgow Middle School  
Marie Lemmon, Principal, Bailey's Elementary School  
Karim Daugherty, Principal, Beech Tree Elementary School  
Cynthia Choate, Principal, Glen Forest Elementary School  
Lisa Barrow, Principal, Sleepy Hollow Elementary School

FAIRFAX COUNTY  
PUBLIC SCHOOLS

Karen K. Garza, Superintendent  
8115 Gatehouse Road  
Falls Church, Virginia 22042

December 8, 2014

Mr. Edward L. Long, Jr.  
County Executive  
Fairfax County Government  
12000 Government Center Parkway  
Fairfax, VA 22035

Dear Mr. Long:

The enclosed information is being provided to you as a follow up from the December 1 meeting at the Fairfax County Government Center. We appreciated the opportunity to meet with you, Chairman Bulova, Supervisor Gross, and other county staff about our enrollment and capacity challenges in the Mason district and our specific interest in the Willston site to be used as a school in the future.

As was noted in the meeting, Fairfax County Public Schools staff and Board members, including Sandy Evans have articulated the need for Willston on many occasions over the past two to three years. It was also noted that the Board is on record as having asked staff to pursue this at the January 14, 2013, School Board Facilities Work Session. The minutes of this meeting are enclosed for your records.

Again, I thank you and your staff for working with us on these very important issues facing both Fairfax County and Fairfax County Public Schools.

Sincerely,



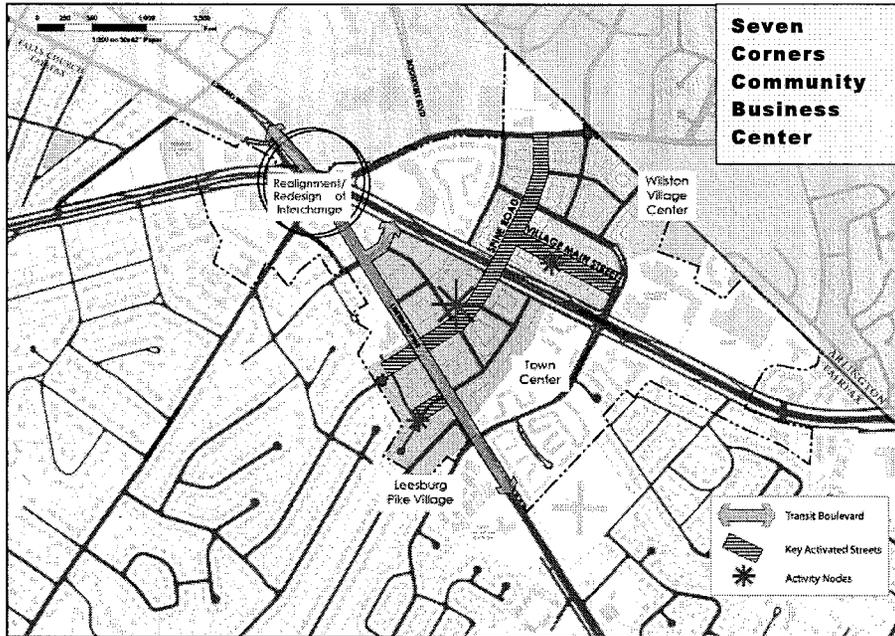
Karen Garza, Ph.D.  
Superintendent of Schools

KKG/cwd  
Enclosure

cc: School Board  
Steve Lockard  
Susan Quinn  
Jeff Platenberg  
Fabio Zuluaga

Areas are the Town Center, the Willston Village Center and the Leesburg Pike Village as depicted in Figure 28 and described in greater detail next.

Figure 28 – Framework Plan Map



Willston Village Center

Currently the site of the Willston Multicultural Center, surface parking, the Willston I Shopping Center, the Seven Corners Apartments and the East Falls Church Apartments, this Opportunity Area is envisioned to be more neighborhood-serving and smaller in scale than the Town Center. This area is planned to be organized around a village main street where ground-floor retail, an urban plaza, outdoor dining areas, and community uses will be concentrated to create a lively, pedestrian-friendly environment...

The Willston Multicultural Center site (Tax Map Parcel 51-3((18))1) should be redeveloped by the School Board as a school to serve current and future needs of Seven Corners and neighboring communities.

...Architecture should provide varied rooflines, use of balconies and bays and articulated building facades, and reflect a residential character. Distinctive architectural treatment of

Clyde Miller 6/16/15 12:38 PM  
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Under the Redevelopment Option, this sub-unit is planned for a maximum of 1,200,000 square feet of multifamily residential use with ground floor retail and other commercial uses fronting the spine road that traverses the length of the sub-unit. The spine road is an essential multimodal corridor that will connect the three different Opportunity Areas from Wilson Boulevard over Arlington Boulevard to Leesburg Pike. Building heights should be no taller than six stories fronting on Peyton Randolph Drive but may increase to seven stories in the remainder of the sub-unit, except that up to ten stories may be allowed along the Wilson Boulevard frontage. Redevelopment of this sub-unit should provide elements of the street network with streetscape, and a pocket park. Design and/or contribution should be provided toward the construction of the spine road and bridge and of other planned transportation improvements, both onsite and offsite. As described in Recommendation 9 under "Development Options for Opportunity Areas," a 1:1 replacement of units that are affordable to households with incomes up to 120 percent of the median income should be provided with redevelopment. To foster coordinated development, flexibility in the shared A-1 and A-3 sub-unit boundary line may be appropriate.

Sub-unit A-2

Sub-unit A-2 is bounded on the north by Wilson Boulevard and Arlington County, Upton Hill Regional Park and the Willston II Plaza shopping center to the east, Patrick Henry Drive to the south, and John Marshall Drive to the west. At the Base Development level, this area is planned for, and developed with, residential use at 16-20 dwelling units per acre.

Under the Redevelopment Option, this sub-unit is planned for a maximum of 1,000,000 square feet of multifamily residential use. Building heights should be no taller than seven floors, tapering down to six floors along the Arlington County line. Redevelopment of this sub-unit should provide elements of the street network, a recreation-focused urban park, and incorporation of the historic D.C. Boundary Stone marker located within this land unit into a pocket park. As described in Recommendation 9 under "Development Options for Opportunity Areas," a 1:1 replacement of units that are affordable to households with incomes up to 120 percent of the median income should be provided with redevelopment.

Sub-unit A-3

Sub-unit A-3 is bounded on the north and east by Patrick Henry Drive, by Arlington Boulevard to the south, and by Peyton Randolph Drive to the west. A pedestrian bridge connects the land unit to the Seven Corners Shopping Center on the south side of Arlington Boulevard. At the Base Development level, this area is planned for, and developed with, public facility use and includes the Willston Multicultural Center (formerly the Willston School), which houses a variety of community services and has a playground and an unimproved athletic field. The northwest quadrant of this sub-unit at the intersection of Patrick Henry Drive and Arlington Boulevard includes the Willston Shopping Center [Tax Map Parcel 51-3((18))4]. Except for the former Willston School site, this area is planned for community-serving retail use up to .35 FAR.

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Under the Redevelopment Option, this area is planned to become the heart of the Willston Village Center. A maximum of approximately 950,000 square feet is planned, with a mix of multifamily residential with ground floor retail, office/hotel use, and enhanced public open space. At least one-half of the total development should be residential use. The Willston Multicultural Center site (Tax Map Parcel 51-3((18))1) should be redeveloped by the School Board as a school site to serve current and future needs of Seven Corners and neighboring communities. In developing the site, the School Board should consider including provisions for other community services compatible with the purpose of the site to provide a school. Consistent with the singular responsibility of the School Board to determine the manner in which schools should be developed and operated, ownership of the Willston site should be transferred to the School Board.

Clyde Miller 6/16/15 12:57 PM  
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...Building heights should be no taller than seven stories, with emphasis on creating a village-scaled main street parallel to Arlington Boulevard and Patrick Henry Drive. Redevelopment of this sub-unit should provide a recreation-focused urban park, a common green and elements of the street network with streetscape. Design and/or contribution should be provided toward the construction of the spine road and bridge, and of other planned transportation improvements, both onsite and offsite. To foster coordinated development, flexibility in the shared A-1 and A-3 boundary line may be appropriate.

Clyde Miller 6/16/15 12:57 PM  
 Deleted: The redevelopment of the Willston Multicultural Center for an educational, cultural, governmental and/or human services uses is envisioned to provide needed facilities for the Seven Corners community...

(End of Sub-Unit A-3 description)

The Policy Plan states that affordable housing should be located close to employment opportunities and should be a vital element in high density and mixed-use development projects. As a center for jobs and commerce, Seven Corners is well situated to provide housing which will promote a vibrant CBC.

Figure 29 – Affordable Housing Table

Affordable Housing	Income Tiers	
	15% Tier	12% Tier
Up to 120% of AMI	2% of total units	n/a
Up to 100% of AMI	3% of total units	2% of total units
Up to 80% of AMI	5% of total units	5% of total units
Up to 70% of AMI	3% of total units	3% of total units
Up to 60% of AMI	2% of total units	2% of total units

In Sub units A-1 and A-2, a 1:1 replacement of affordable residential units within the development area is expected. Projects with a residential component in Sub unit A-3 and Land Unit B may be granted redevelopment potential if 15 percent of the residential units in new developments are affordable to households with incomes ranging up to 120 percent Area Median Income (AMI). In Land Unit C, projects with a residential component may be granted redevelopment potential if 12 percent of the residential units in new developments are affordable to households with incomes ranging up to 100 percent AMI as per county policy. All affordable units should fall within the income tiers shown in Figure 29. The Redevelopment Option includes the Policy Plan density bonus and is not intended that there be an additional bonus for the provision of affordable and/or workforce units.

Clyde Miller 6/24/15 12:04 AM

**Comment:** Figure 29 and the paragraph following should be deleted. Text providing the following guidance should be substituted. "The 589 affordable housing units in Areas A-1 and A-2 that would be displaced should be replaced within Opportunity Areas A, B, and C by units having the same bedroom count and affordable at the same income level as the displaced units (60% AMI). Any addition of affordable housing to the three areas should take into account the high concentration of affordable housing in the CBC and should comply with industry best practices for transforming low-income communities into sustainable mixed-income communities." The Redevelopment Option includes the Policy Plan density bonus and it is not intended that there be an additional bonus for the provision of affordable and/or workforce units.

*Planning Approach for the Transitional Areas/Minimal Change Area*

The areas of the Seven Corners CBC outside of the Opportunity Areas are referred to as either Transitional Areas or as Minimal Change Areas. Land uses and development patterns in these areas, which include, for example, the twin office towers, the Willston II Shopping Center, the Corner at Seven Corners, and the Hollybrooke Condominiums, represent stable residential areas and commercial areas not planned for redevelopment. The Transitional Areas represent a variety of uses that, given recent or continued reinvestment, location or overall community value, are planned to be retained.

Nevertheless, parcels within Transitional Areas may be appropriate for consideration of redevelopment through a concurrent Comprehensive Plan amendment and rezoning application. This approach is consistent with county policy to facilitate redevelopment in designated revitalization districts and areas. Proposals for redevelopment pursued under this option should demonstrate the ability to provide the benefits recommended for consideration under the redevelopment option in the Opportunity Areas. The concurrent Comprehensive Plan amendment and rezoning process will explore additional benefits necessitated as a result of redevelopment within the Transitional Areas.

**Proposed Seven Corners Plan Amendment Follow-  
On Motions Revised 4-24-15**

1. The Board will establish a Seven Corners Implementation Steering Committee, consisting of members of the Fairfax County Board of Supervisors and Falls Church City Council, to guide the implementation of the redevelopment, public facilities and vision set forth in the Seven Corners Comprehensive Plan.
2. The Board directs staff to establish a Seven Corners working group, consisting of members of Fairfax County Department of Transportation, Department of Planning & Zoning, Office of Community Revitalization, representatives appointed by two neighborhood associations impacted by the redevelopment on a rotating basis, and Falls Church City Staff, to guide the implementation of the redevelopment, public facilities and vision set forth in the Seven Corners Comprehensive Plan.
3. The Board directs staff to work with the City of Falls Church to identify and address the challenges associated with transitioning from recommendations in the Seven Corners Comprehensive Plan through the gateways into Falls Church City.
4. The Board directs staff to develop cost estimates for transportation improvements recommended in the Seven Corners Comprehensive Plan. These cost estimates should then be used to develop a funding and implementation plan to support the recommendations found in the Plan.
5. The Board directs staff to work with the City of Falls Church and the Northern Virginia Transportation Commission to encourage the completion of the Route 7 Transit Alternatives Study and bring the recommendations forward to incorporation into the Comprehensive plan.
6. The Board directs staff to further study the grid of streets proposed in the Seven Corners Conceptual Street Network to determine right-of way needs
7. The Board directs staff to utilize existing funding dedicated to Seven Corners transportation improvements, as well as identify necessary additional funding, to move forward on the design, engineering, right-of-way acquisition and construction of the Seven Corners Interchange project.
8. The Board directs staff to conduct a phasing analysis to determine the necessary order in which recommended transportation improvements should be implemented to maintain a balance between the further development of Seven Corners and the associated transportation infrastructure over time.
9. The Board directs staff to create guidelines that provide additional detail on how to incorporate Seven Corners specific urban design and streetscape features into future development, as outlined in the proposed Plan.

Clyde Miller 6/24/15 12:04 AM

**Comment:** Some of the red lines below were inserted by the county. The only red lines provided by the CWG are an addition to FOM #2 and a new FOM #11.

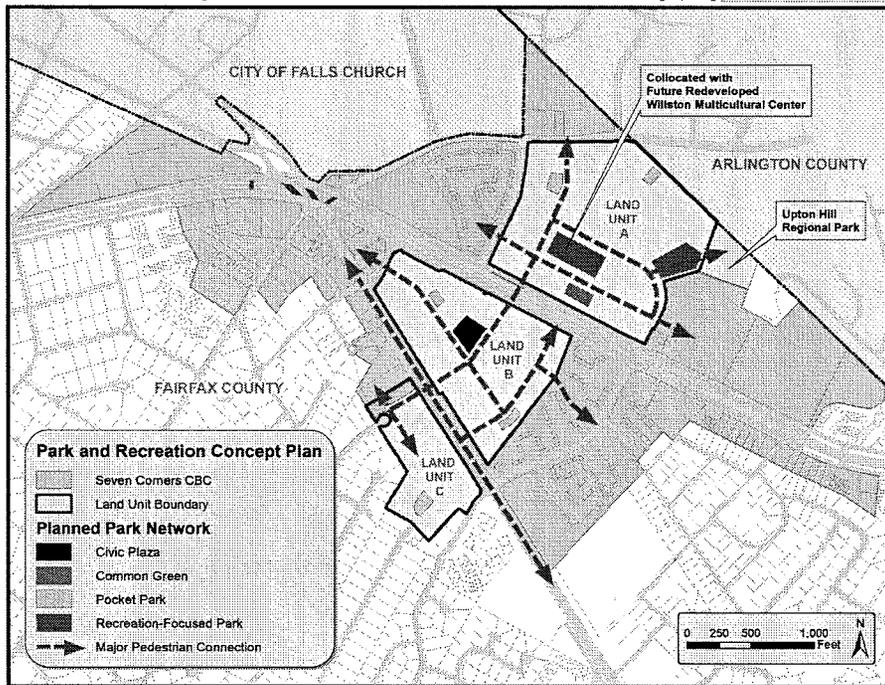
Clyde Miller 6/24/15 12:04 AM

**Comment:** Representatives appointed by two neighborhood associations should be added to the Seven Corners working group to serve as direct links to the community that will be affected by the redevelopment.

10. The Board directs staff to conduct a traffic analysis of the roadway network in the vicinity of Juniper Lane and Patrick Henry Drive. This analysis should identify potential strategies to limit cut-through traffic, as well as reduce possible traffic impacts generated by future development, to the surrounding residential neighborhoods while improving connectivity within these neighborhoods. Options to evaluate should include, but not be limited to, the closing of Juniper Lane, with or without the possible extension of Nicholson Street to Juniper Lane, the realignment of Juniper Lane at its connection to Patrick Henry Drive, and should engage the residential communities in the vicinity of Juniper Lane, Patrick Henry Drive and Nicholson Street to develop final recommendations. Such analysis should identify options to maintain adequate access between Juniper Lane and Patrick Henry Drive to both east and westbound Rt.7 without degrading traffic operations on Patrick Henry Drive or Juniper Lane. This analysis should be conducted prior to or concurrent with rezoning applications for properties located within the Leesburg Pike Village, also known as Land Area C, as defined in the Opportunity Areas Section, and is recommended to be completed within one year of plan adoption.
  
11. The Board directs staff to develop an estimate of the cost of implementing the Road Improvement Recommendations in Section 10.3.2 of the Seven Corners Comprehensive Plan. A concept and preliminary plan for phased implementation of the road improvements should be developed to include the time duration and estimated cost of each phase. Potential/expected sources of funding should be described for each phase. The descriptions of funding sources and estimates of funds available from each should be substantiated by data derived from similar road improvement projects completed in Fairfax County as well as projections of funding expected from these sources in future years. This analysis should provide an estimate of the length of time needed to implement the entire ring road network. The analysis should be completed and published on-line within one year of plan adoption. The county should not approve rezoning applications without sufficient resources identified to provide the transportation improvements necessary to assure that level of service on area roads will not be degraded.

Clyde Miller 6/24/15 12:04 AM  
**Comment:** The purpose of this additional follow-on motion is to provide assurance that the roadway improvements described in the plan amendment are feasible financially and could be implemented in phases paced with the redevelopment of the land units. The follow-on motion is related to existing motions #4 and #8. It envisioned that staff may address the three motions separately or may address them together in a single work program.

Figure 42 - Seven Corners Parks and Recreation Concept Map



Turner, Carol L. 6/27/15 12:04 AM  
**Comment:** The rec-focused park in Area A should be provided but the call-out restricting the park to be collocated with Willston should be deleted. Portions of the park could be on Willston and some portions or all could be off Willston. It may not be collocated.

Civic Plazas and Common Greens (Land Unit A & B)

Under the Redevelopment Option, to serve as community destination in the Seven Corners CBC, a large-scale civic plaza of at least one acre is planned in the center of the future Seven Corners Town Center. The civic plaza should be supported by a complementary network of common greens or other significant public spaces that support community building and is an integral part of the overall land unit design. A common green of approximately one acre associated with the Willston Village Center is also envisioned and may be co-located with other redevelopment facilities. These park spaces will serve as the principal location in predominantly commercial areas for leisure activities, community events like farmers markets and festivals, and other casual group or individual uses. The civic plaza should be larger than the common greens and be viewed as the primary public gathering space in the CBC. These parks will be linked by a central spine road that connects the northern land units of the CBC to the southern land units. This spine road will improve connectivity for vehicles, pedestrians and bicyclists and will have appropriate streetscape treatments and grade-crossings. While each park space should be designed for its respective setting, placemaking elements should be incorporated to serve as focal points and to ensure park spaces are activated and inviting to the public. There is no limit to the variety of placemaking elements, which can range from public art to interactive water features such as fountains and splash-pads.

Pocket Parks and Linear Green Spaces (Land Units A, B, & C)

The Seven Corners CBC is envisioned to have a variety of pockets parks designed for casual use by people working and living in the immediate area. Pocket parks in predominantly commercial areas should be designed as retreats from the urban environment with pleasing landscaping and seating areas, while pocket parks in predominantly residential areas should be designed for casual leisure use and include facilities such as picnic tables and small-scale recreational facilities like bocce ball courts, climbable art, and game tables. In addition, a pocket park is envisioned to specifically incorporate the historic D.C. boundary marker located in the northern part of the CBC to provide cultural history interpretation.

Incorporating linear green spaces to connect key locations within the CBC, both the public realm and publicly-accessible park spaces, will help enhance pedestrian connection corridors and provide a buffer between established neighborhoods and planned redevelopment.

Recreation-Focused Urban Park (Land Unit A)

Active recreation needs in the Seven Corners CBC are envisioned to be addressed through the provision of athletic fields to serve local residents, visitors and workers. In addition to the existing rectangle field that may be replaced through the future Willston Multicultural Center redevelopment, a second athletic field is needed. This new athletic field is envisioned to be provided in Land Unit A in order to support redevelopment growth throughout the Seven Corners CBC. These athletic fields will support both scheduled and informal uses by individuals and groups, and a variety of activities and sports.

Land Unit B should have one or more recreation-focused parks. A recreation-focused park may be planned in Land Unit C. Park spaces in these land units should seek to provide features that encourage active recreation opportunities such as climbing elements, fitness areas, or smaller scale sports such as bocce.

Urban Parkland/Recreational Facility Standards and Implementation Guidelines

Implementation of the conceptual park system for the Seven Corners CBC, including the provision of onsite recreation facilities and/or contributions to offset development impacts, should be guided by the Urban Parks Framework and recreational service level standards outlined in the Park and Recreation element of the countywide Policy Plan. The provision of parkland should be proportionate to the impact of the proposed development on park and recreation service levels using the Urban Park service level standard. New development in urban areas should provide at least 1.5 acres of publicly-accessible urban parkland per 1,000 residents and one acre of urban publicly-accessible parkland per 10,000 employees. Needed recreational facilities should also be provided onsite. Expected parkland needs within the CBC, assuming full build-out under the Comprehensive Plan is estimated at 14 acres. Further, expected recreational needs include at least three playgrounds, four sport courts, and three athletic fields. Presently, there is not any public parkland or recreational facilities in the CBC except the rectangular field on the Willston Multicultural Center property.

While many CBC redevelopments will include onsite urban park amenities and small-scale recreational facilities, contributions toward the provision of athletic fields will also be needed to ensure a park system that adequately serves broad community needs for active recreation. Moreover, CBC redevelopments should provide a monetary contribution to the Park Authority to help address this broad community need for athletic fields. In the event land and/or facilities are provided onsite, or generally within the service area of the CBC, this monetary contribution amount may be adjusted.

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Turner, Carol 6/24/15 12:04 AM  
**Comment:** The Seven Corners plan places 2450 apartments in Area B. There should be one or more recreation-focused parks in Area B. There is no reason to preclude a recreation-focused park in Area C as was stated by the plan text deleted.

Clyde Miller 6/16/15 4:25 PM  
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Clyde Miller 6/24/15 12:04 AM  
**Comment:** 17 acres seems a more realistic assessment given the plan floor areas? At the lower density of development recommended by the CWG, 13 or 14 acres may be sufficient.

*Opportunity Areas*

Refer to Figure 26 in the Areawide Recommendations section in conjunction with specific Plan text for Land Units A, B and C. Opportunity Areas are recommended for redevelopment as mixed-use nodes consisting of residential uses that are mostly multifamily in type as well as office, hotel, neighborhood and community serving retail and/or institutional uses.

It is possible that the redevelopment of the Opportunity Areas will occur in phases. Consolidation of entire sub-units or one or more individual sub-units is highly desirable, although it is recognized that achievement of this objective will be influenced by market and other factors. Where full consolidation is not feasible, it is expected that proposals will demonstrate that development will not prevent unconsolidated parcels from developing at the maximum planned potential, and demonstrate how coordinated development could occur over time.

Land Unit A (Willston Village Center)

Land Unit A is bounded by Wilson Boulevard to the north, Arlington County to the northeast, Patrick Henry Drive to the east, Arlington Boulevard to the south, and Peyton Randolph Drive to the west. The area contains the Willston Shopping Center, a community-serving retail center with some additional office uses, and the Willston Multicultural Center. Residential uses are represented by the Seven Corners Apartments and the East Falls Apartments. Under the Redevelopment Option, this area is planned to become the Willston Village Center. Anchoring the northern end of the spine road and bridge, the village center will be organized around a grid of streets with sidewalks and other pedestrian-oriented features. Design/engineering and/or contributions toward the construction of the spine road/bridge and other planned transportation improvements, onsite and offsite, should be provided, as deemed appropriate. Eight acres of parkland are planned for this land unit including two recreation-focused urban parks, a pocket park and common green. Within the overall planning concept described above, the following recommendations apply to specific sub-units of Land Unit A:

Clyde Miller 6/24/15 12:04 AM  
**Comment:** The CWG recommends that the land unit descriptions include the quantity of parkland acreage that should be provided in each. Eight acres for the development density in the current plan could be reduced to approx. 6 acres with the density recommended by the CWG.

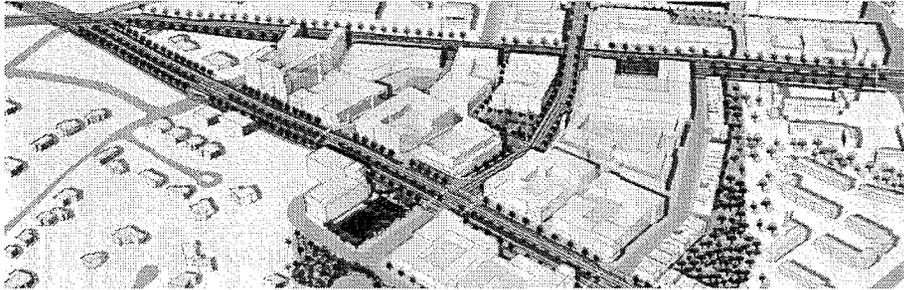
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Clyde Miller 6/16/15 4:48 PM  
**Deleted:** , are planned for this land unit.

Land Unit B (Town Center)

Land Unit B is a wedge of land east of the intersection of Arlington Boulevard and Leesburg Pike and bordered by Patrick Henry Drive, Leesburg Pike Thorne Road and Arlington Boulevard. The land unit is dominated by the Seven Corners Shopping Center, and includes a transit (bus transfer) center along the Arlington Boulevard frontage road. A pedestrian bridge connects properties on the north side of Arlington Boulevard to the shopping center. At the Base Development level, the Seven Corners Shopping Center is planned for, and developed as, a regional shopping center up to .50 FAR. Any additional development on this site should be designed in a manner that is integrated with the existing shopping center.

Figure 45 - Town Center Concept



Under the Redevelopment Option, this area is planned to become the Town Center area that anchors the southern end of the new spine road and bridge that will cross over Arlington Boulevard. A new internal grid of streets, major pedestrian corridors, a major civic plaza and pocket parks are planned for this land unit. Planning for the internal street grid should be organized around the location of the central spine road and should be designed to divide the site into pedestrian scaled, walkable blocks. New streets should provide multiple connections with Leesburg Pike. Design and/or contribution should be provided toward the construction of the spine road and bridge and of other planned transportation improvements, both onsite and offsite.

This land unit is planned for mixed use development at a maximum of 3,800,000 square feet. Approximately two-thirds of the development should be residential use, with the remaining development comprised of retail, office or hotel uses. The tallest buildings should be located closest to the Seven Corners intersection, tapering down toward the stable residential neighborhood on the eastern end. Building heights should range from up to 12 stories down to four stories as depicted in Figure 27. Opportunities exist for one or more tall signature buildings that can serve as focal points for the area. Redevelopment should emphasize urban design that supports redeveloping the edge of Leesburg Pike with a transit boulevard character with enhanced transit serving the corridor. The potential relocation of the existing transit center should be evaluated in conjunction with future redevelopment and future enhanced transit service along Leesburg Pike. Eight acres of parkland are planned for this land unit including one or more recreation-focused parks and a civic plaza.

Clyde Miller 6/24/15 12:04 AM  
**Comment:** The CWG recommends that the land unit descriptions include the quantity of parkland acreage that should be provided in each. Eight acres for the development density in the current plan could be reduced to approx. 6 acres with the density recommended by the CWG.

redevelopment of this land unit is contingent upon providing a park adjacent to the existing Baileys Upper Elementary School and an additional pocket park on the north side of Juniper Lane. The design of the park space adjacent to the elementary school should explore elements and programming opportunities that would be mutually beneficial to the school and the village. Terraced lawn parcels could also serve as an outdoor classroom space. Sculptural earthworks or climbable public art can add visual character to the village while encouraging physical play. Landscaping can accent the street view while allowing children to encounter nature. The southern park space adjacent to Juniper Lane is positioned to benefit the village as well as the broader community. Elements that would activate this space through all seasons of the year should be considered that would make this a dynamic, attractive space year round. Landscaping that evolves with each season should complement a diversity of seasonal activities such as water features, a small ice skating area, yoga space, small performances, or neighborhood gatherings. The land unit should provide at least one acre of parkland.

To provide greater connectivity and promote public health through walking, pedestrian and vehicular interparcel connections should be provided to the school property. Mixed-use residential buildings with ground floor retail and office uses, and an enhanced pedestrian realm for cafes and outdoor seating areas should be oriented to Leesburg Pike and the new local streets. The concept plan envisions an activated village main street with ground floor retail, entertainment, and outdoor gathering spaces in an enhanced pedestrian environment. High quality architecture, building materials, landscape design, and placemaking techniques should be employed to create a unique neighborhood identity that fosters pride in the Seven Corners community. The architectural character of the Leesburg Pike Village should incorporate the mid-century style of the current retail department store structure either through re-use of the circular tower or incorporating design cues to echo the site's history.

A mix of residential types is envisioned for this land unit with up to 129,000 square feet of single-family attached, and up to 275,000 square feet for multifamily residential. Nonresidential uses should include approximately 50,000 square feet of neighborhood-serving office use, approximately 40,000 square feet of neighborhood-serving retail use, and approximately 45,000 square feet of entertainment uses (such as a theater). As an option, up to 100,000 square feet of additional nonresidential use with a commensurate reduction in residential square footage is permitted, and not to exceed the overall cap of 539,000 square feet for the land unit as identified in Figure 26.

To avoid cut-through traffic on neighborhood streets in Sleepy Hollow Manor, Ravenwood and Ravenwood Park, trips generated by uses located north of Juniper Lane should be directed to and from Leesburg Pike for ingress and egress. Trips generated by uses located north of Juniper Lane should be prohibited from accessing Juniper Lane. For parcels south of Juniper Lane, access should be to Juniper Lane and not to Patrick Henry Drive. No vehicular or pedestrian connections are envisioned to Shadeland Drive from this land unit. To protect and maintain the existing character of the neighborhoods, Shadeland Drive should remain as a cul-de-sac with no vehicular or pedestrian connections to Land Unit C. Screening and buffering should be provided that meet or exceeds the requirements of the Zoning Ordinance. Elements that visually block new construction are to be provided and maintained between Land Unit C and the adjacent neighborhoods.

Clyde Miller 6/24/15 12:04 AM

**Comment:** The CWG recommends that the land unit descriptions include the quantity of parkland acreage that should be provided in each

ground-floor uses should distinguish the different uses. The village main street is planned to connect the spine road to Patrick Henry Drive to create an important vehicular link and provide a continuously activated pedestrian space that serves as a focal point for the village. The neighborhood surrounding the main street should consist of medium to higher density residential development in buildings that frame the streets. Heights should transition to be compatible with existing, nearby residential development and be consistent with the Maximum Building Heights Map (Figure 27). Additional pocket parks should be provided in this area along with an athletic field that is separate from, but connected to, the existing Upton Hill Regional Park.

Town Center

Currently, the Town Center Opportunity Area is the site of the Seven Corners Shopping Center. It is envisioned to have the highest intensity of development and the tallest buildings. Mixed-use development consisting of residential, retail, office and hotel uses is planned to be organized around a large, central plaza that will serve as the main public gathering place for the greater Seven Corners community. This civic place will be where large community events can be held and will be further activated by retail and cultural uses. This plaza should be located along or connect with the spine road, which will allow convenient access to the plaza from areas to the north and south of the town center. Residential uses above or horizontally mixed on the site are intended to create a place where people can live and work and minimize their dependence on the automobile. The site will continue to be the location for the Seven Corners Transit Center, which may be relocated in conjunction with the future implementation of enhanced transit along Leesburg Pike. Architecture is envisioned to be modern with step-backs and building articulation to create a pedestrian environment at the street level. Flat rooflines that incorporate interesting towers or spires and with varied building heights throughout the area would create visual interest. Development along Leesburg Pike should be outward facing so as to enliven this corridor, have street-level retail or other active uses and, generally, be in keeping with the transit boulevard character of Leesburg Pike.

Leesburg Pike Village

The Leesburg Pike Village, also known as Land Unit C, encompasses the parcels west of Leesburg Pike, south of Baileys Upper Elementary School, north of Patrick Henry Drive, and abuts the stable residential neighborhoods of Ravenwood, Ravenwood Park and Sleepy Hollow Manor. It is currently the site of a stand-alone retail department store, two office buildings and a large parking deck. This Opportunity Area is envisioned to be a mixed-use village that provides higher building heights along Leesburg Pike with buildings along the residential periphery of the site limited to townhouses that are up to three stories in height. Appropriate transitions in building form, materials and type should be used to transition to and preserve the character of the existing neighborhoods. A new internal road system north of Juniper Lane is planned to intersect to the spine road at Leesburg Pike. No vehicular or pedestrian connections are envisioned to Shadeland Drive. Vehicular ingress and egress for trips generated by the uses located on the parcels north of Juniper Lane should be directed to and from Leesburg Pike. For parcels south of Juniper Lane, access should be to Juniper Lane and not to Patrick Henry Drive. Neighborhood-serving retail uses, office uses, and multifamily uses should be integrated together to create the village center. Amenities such as publically accessible park spaces providing active and passive recreation opportunities as well as cafes, outdoor seating areas, gathering and entertainment spaces should be oriented to new streets connecting to Leesburg Pike. Development along Leesburg Pike should complement redevelopment at the Town Center, including the provision of street-level retail/office to reinforce the transit boulevard character that is envisioned. Interparcel vehicular and pedestrian connections should

**Clyde Miller 6/24/15 12:04 AM**  
**Comment:** Staff added text regarding barriers and screening for Area C in what was understood as an effort to reassure the community that such would be provided. The concern is that the text could be interpreted as relaxing the Zoning Ordinance requirements that apply. The CWG recommends that the text be deleted. This comment applies to the following page as well.

**Clyde Miller 6/16/15 5:12 PM**  
**Deleted:** Barriers and screening in accordance with Zoning Ordinance Article 13 should be provided between this land unit and the adjacent residential neighborhoods, including the Shadeland Drive cul-du-sac

redevelopment of this land unit is contingent upon providing a park adjacent to the existing Baileys Upper Elementary School and an additional pocket park on the north side of Juniper Lane. The design of the park space adjacent to the elementary school should explore elements and programming opportunities that would be mutually beneficial to the school and the village. Terraced lawn parcels could also serve as an outdoor classroom space. Sculptural earthworks or climbable public art can add visual character to the village while encouraging physical play. Landscaping can accent the street view while allowing children to encounter nature. The southern park space adjacent to Juniper Lane is positioned to benefit the village as well as the broader community. Elements that would activate this space through all seasons of the year should be considered that would make this a dynamic, attractive space year round. Landscaping that evolves with each season should complement a diversity of seasonal activities such as water features, a small ice skating area, yoga space, small performances, or neighborhood gatherings.

To provide greater connectivity and promote public health through walking, pedestrian and vehicular interparcel connections should be provided to the school property. Mixed-use residential buildings with ground floor retail and office uses, and an enhanced pedestrian realm for cafes and outdoor seating areas should be oriented to Leesburg Pike and the new local streets. The concept plan envisions an activated village main street with ground floor retail, entertainment, and outdoor gathering spaces in an enhanced pedestrian environment. High quality architecture, building materials, landscape design, and placemaking techniques should be employed to create a unique neighborhood identity that fosters pride in the Seven Corners community. The architectural character of the Leesburg Pike Village should incorporate the mid-century style of the current retail department store structure either through re-use of the circular tower or incorporating design cues to echo the site's history.

A mix of residential types is envisioned for this land unit with up to 129,000 square feet of single-family attached, and up to 275,000 square feet for multifamily residential. Nonresidential uses should include approximately 50,000 square feet of neighborhood-serving office use, approximately 40,000 square feet of neighborhood-serving retail use, and approximately 45,000 square feet of entertainment uses (such as a theater). As an option, up to 100,000 square feet of additional nonresidential use with a commensurate reduction in residential square footage is permitted, and not to exceed the overall cap of 539,000 square feet for the land unit as identified in Figure 26.

To avoid cut-through traffic on neighborhood streets in Sleepy Hollow Manor, Ravenwood and Ravenwood Park, trips generated by uses located north of Juniper Lane should be directed to and from Leesburg Pike for ingress and egress. Trips generated by uses located north of Juniper Lane should be prohibited from accessing Juniper Lane. For parcels south of Juniper Lane, access should be to Juniper Lane and not to Patrick Henry Drive. No vehicular or pedestrian connections are envisioned to Shadeland Drive from this land unit. To protect and maintain the existing character of the neighborhoods, Shadeland Drive should remain as a cul-de-sac with no vehicular or pedestrian connections to Land Unit C.

Transitional Areas

All of the land units and sub-units described in this section are planned as Transitional Areas, except for Sub-unit F-2, which is planned as a Minimal Change Area. As previously described, Transitional Areas are not planned for immediate redevelopment, but may be considered for such in the future through a separate study process. Minimal Change Areas are not planned for redevelopment and

Clyde Miller 6/16/15 5:18 PM  
 Deleted: Screening and barriers should be provided that meet or exceed the requirements of the Zoning Ordinance.

**An Alternative Affordable Housing Strategy for Seven Corners Redevelopment**  
Redevelopment of Seven Corners Community Business Center  
Plan Amendment PA 2013-I-B2  
June 24, 2015

**1. Introduction**

This document is a supplement to a document entitled “Recommendations of the Seven Corners Community Working Group” that describes revisions to Plan Amendment PA 2013-I-B2 recommended by the Seven Corners Community Working Group. The plan amendment provides for the redevelopment of the Seven Corners Community Business Center (CBC). A principal recommendation of the Community Working Group (CWG) is that the affordable housing now at Seven Corners should be protected and that additional affordable housing should be added to the area in accordance with industry best practices. This document restates the CWG recommendation in the Recommendations document. A detailed rationale for the recommendation then is provided in an effort to illustrate a strategy by which the recommendation possibly could be implemented.

**2. CWG Recommendation on Affordable Housing**

The 589 affordable housing units in Areas A-1 and A-2 that would be displaced by redevelopment should be replaced with units having the same bedroom count and affordable at the same income level as the current units (60% AMI). The units should be replaced within Opportunity Areas A, B, and C, and any addition of affordable housing should take into account the high concentration of such housing in the CBC immediately surrounding the opportunity areas. The CWG believes that a certain amount of workforce housing could be added in accordance with industry best practices for transforming low-income communities into sustainable mixed-income communities.

**3. Rationale and an Alternative Strategy**

The Seven Corners Community Business Center (CBC) is home to 1627 rental and fee ownership one and two-bedroom residential properties. Of these, 1407 are affordable for households earning 60% of the area median income (AMI). The remaining 220 are affordable at 80% AMI. The units are well maintained in an excellent location within walking distance of shopping, medical services, and transit. The principal affordable housing objective in any redevelopment within the CBC should be preservation of this invaluable Fairfax County housing resource at the existing income levels. Consequently, the 589 affordable housing units in Areas A-1 and A-2 that would be displaced should be replaced by units having the same bedroom count at the current income level (60% AMI).

County housing policy provides that new developments should include a minimum of 12% of residential units as affordable housing and should increase the supply of affordable housing by 12% of new units constructed. The application of these policies is relatively straightforward in developments where there is little or no pre-existing affordable housing. The situation is more challenging at Seven Corners where the redevelopment effectively would transform a thriving homogeneous community consisting of a large number of low-income housing units into a mixed-income community. Such a transformation, to be successful, must take into account

potential difficulties in attracting upscale tenants and in sustaining the income mix over the years. One Urban Institute study points out that mixed-income communities “shift toward income homogeneity over time.” (Levy, D.K. et al. *Effects from Living in Mixed-Income Communities for Low-Income Families*. Urban Institute. Nov 2010. Pg 23.)

The plan amendment strategy for providing affordable housing at Seven Corners would NOT replace at current income levels the 589 units of 60% AMI housing that would be displaced in Areas A-1 and A-2. Only 13% of the units would survive at 60% AMI; the remaining 87% would be replaced by units affordable only at higher income levels. At the same time, the strategy would add nearly 12% of new units to the existing concentration of affordable housing in the CBC. The CWG believes that the loss of 87% of the 60% AMI housing resource in Areas A-1 and A-2 would be wasteful and unjust, and that using the Seven Corners redevelopment as an opportunity to increase the county’s supply of affordable housing by 12% of new units could be counterproductive to the success of the redevelopment.

The following sections described an alternative strategy by which the CWG recommendation possibly could be implemented.

### **3.1. Summary of the Alternative Strategy**

The essential elements of the alternative strategy are the following:

- Replace all 589 units at 60% AMI: The 589 units in Areas A-1 and A-2 currently renting at 60% AMI should be replaced by units with the same bedroom count and affordable at the 60% AMI income level.
- Distribute the replacements over Areas A, B, and C: The 589 replacement units should be distributed over Opportunity Areas A, B, and C as opposed to the plan amendment proposal to replace the units one-for-one in Areas A-1 and A-2.
- Allow the 589 units to serve 60-80% AMI households: For existing tenants whose incomes increase, the 589 units should be allowed to serve income levels up to 80% AMI. When units are vacated, they would revert to 60% AMI units. In this way, the 589 replacement units could serve 60-80% AMI households while assuring that vacant units are available only to 60% AMI households.
- Add 80-120% AMI housing in accordance with best practices: The CWG believes that additional affordable housing could be added at the 80-120% AMI levels in accordance with industry best practices for successful transformation of low-income communities into sustainable mixed-income, mixed-use communities.
- If necessary, use county tax revenues to subsidize rents for low income households: The distribution of the 589 units over Areas A, B, and C would be straightforward if Areas B and C were redeveloped first; it would be more challenging if Area A were the first to be redeveloped. In that case, 589 units would need to be available in Area A at 60% AMI. To meet this requirement, the CWG envisions that the redevelopment of Area A would replace 41% of the 589 units at 60% AMI; additional units of affordable housing may be provided as workforce housing at 80-120% AMI. To meet the requirement for 589 units at 60% AMI, designated workforce housing and/or market rate units, when vacant, would be offered on a priority basis to 60% AMI households. For these units, the county would subsidize the rent difference from property and sales tax revenue generated by the apartments and tenants in Area A. As other areas (B and C) were redeveloped and their share of the 589 replacements

was made available at 60% AMI, the number of workforce and market rate units in Area A designated for 60% AMI households would decline along with the necessary subsidies.

The following sections explain the basis for the alternative strategy for providing affordable housing at Seven Corners.

### 3.2. Plan Amendment Affordable Housing Strategy

The plan amendment does not protect the current affordable housing resource in Areas A-1 and A-2. Figure 29 on page 13 of the plan amendment provides a Plan Schedule whereby the existing affordable housing would be replaced. Table 3 below shows the effect of applying that schedule under the assumption that Areas A, B, and C are fully redeveloped at the density proposed in the plan amendment (5545 dwelling units).

**Table 3. Plan Amendment Proposal for Provision of Affordable Housing Units**

	Area:	A-1 & A-2	A-3	B	C (*)	A-C Subtotal
	Dwelling Units:	2200	560	2450	335	5545
AMI	Percent Affordable (Plan Schedule)	Number of Affordable Housing Units by Area				
120%	2%	79	11	49	0	139
100%	3%	118	17	74	7	215
80%	5%	196	28	123	17	364
70%	3%	118	17	74	10	218
60%	2%	79	11	49	7	145
Totals:	15%	589	84	368	40	1081
Percent 60-70% AMI Housing		8.9%	5.0%	5.0%	5.0%	6.6%
Percent 80-120% AMI Housing		17.8%	10.0%	10.0%	7.0%	12.9%
Percent Affordable Housing		26.8%	15.0%	15.0%	12.0%	19.5%
(*) Plan Schedule for Area C:(0, 2, 5, 3, 2%) = 12% total						
Number of Affordable Dwelling Units Currently in A-1 & A-2 = 589						

The plan proposes that the 589 units at 60% AMI in Area A-1 and A-2 would be replaced one-for-one in those two areas. The number of units provided at each income level would be in the same ratio as the percentage in the Plan Schedule is to the Plan Schedule total of 15%. For example, the Plan Schedule calls for 2% of units to be affordable at 60% AMI. Consequently, two-fifteenths (2/15) of the 589 units (79 units) would be replaced at 60% AMI. At 70% AMI, of 3/15 of the units (118 units) would be replaced; 5/15 of the units (196 units) would be replaced at 80% AMI, etc. Rather than replace the 589 units at 60% AMI, the plan proposes to replace them in Areas A-1 and A-2 at income levels spread over 60-120% AMI. Of the 589 units currently available at 60% AMI, only 79 (13%) would be replaced at that income level. Consequently, redevelopment of Areas A-1 and A-2 would result in the irretrievable loss of 87% of the 60% AMI units now in those land units. The sum total of units replaced at 60% and 70% AMI in Areas A-1 and A-2 would amount to only 197 units, barely one-third of the 589 units now available at 60% AMI.

Full redevelopment of the area in accordance with the plan amendment would not recoup the loss. As shown in Table 3, the plan schedule allocates additional affordable housing units to Areas A-3, B, and C according to the Plan Schedule and the number of dwelling units in each area. For example, in Area A-3, 2% of 560 dwelling units (11 units) would be allocated as affordable housing at both 60% and 120% AMI, 5% of 560 dwelling units (28 units) would be provided at 80% AMI, etc. If all areas were fully redeveloped, only 145 units would be provided at 60% AMI (25% of the 589 units now in Areas A-1 and A-2). At 60% and 70% AMI, only 363 units would be provided (62% of the 589).

The 60% AMI affordable housing resource in Areas A-1 and A-2 is not protected by the replacement strategy proposed in the plan amendment; the units are replaced at elevated income levels.

### 3.3. Alternative Affordable Housing Strategy

Table 4 illustrates the alternative strategy for replacing the 589 units. The 589 units are replaced at 60% AMI in Areas A through C in proportion to the number of dwelling units in each. For example, at the CWG recommended density, Areas A-1 and A-2 would have 1650 dwelling units, 40.7% of the 4055 dwelling units in the redevelopment. Consequently, 40.7% of the 589 units to be replaced (240 units) would be redeveloped at 60% AMI in Areas A-1 and A-2. A total of 51% of the 589 units would be replaced in Areas A-1 thru A-3.

**Table 4. Alternative Strategy for Replacement of 589 60% AMI Affordable Housing Units (AHUs)**

<b>A. CWG Recommended Density</b>							
<b>Area:</b>	<b>A-1 &amp; A-2</b>	<b>A-3</b>	<b>B</b>	<b>C</b>	<b>A-C Total</b>	<b>D-F Subtotal</b>	<b>Total CBC</b>
Dwelling Units:	1650	420	1650	335	4055	1074	5129
Percent of DUs:	40.7%	10.4%	40.7%	8.3%	100.0%		
60% AMI AHUs:	240	60	240	49	589	818	1407
80% AMI AHUs:						220	220
Percent AHUs:	14.5%	14.5%	14.5%	14.5%	14.5%	96.6%	31.7%
<b>B. Plan Amendment Density</b>							
<b>Area:</b>	<b>A-1 &amp; A-2</b>	<b>A-3</b>	<b>B</b>	<b>C</b>	<b>A-C Total</b>	<b>D-F Subtotal</b>	<b>Total CBC</b>
Dwelling Units:	2200	560	2450	335	5545	1074	6619
Percent of DUs:	39.7%	10.1%	44.2%	6.0%	100.0%		
60% AMI AHUs:	234	59	260	36	589	818	1407
80% AMI AHUs:						220	220
Percent AHUs:	10.6%	10.6%	10.6%	10.6%	10.6%	96.8%	24.5%

The alternative strategy replaces 100% of the 589 units at 60% AMI and immediately replaces 41% of the units at 60% AMI at the time Areas A-1 and A-2 are redeveloped. The strategy in the plan amendment (Table 3) replaces only 25% of the 589 units at 60% AMI and replaces only 13% of the units at 60% AMI at the time Areas A-1 and A-2 are redeveloped.

The two right hand columns of Table 4 account for the affordable housing in the CBC that is outside Opportunity Areas A, B, and C. Areas D, E, and F host 1074 residential units of which 1038 are affordable housing (818 at 60% AMI and 220 at 80% AMI). (Page A-1 of the Attachment document accompanying this document provides an illustration of the land units in the CBC.) As shown in Part A of the table, at the CWG recommended density, replacing the 589 units together with the 1038 units of affordable housing currently in Areas D-F would result in a proportion of affordable housing in the CBC equal to 32%. At the density proposed by the plan amendment (Part B of the table), the proportion of affordable housing would be 25%.

Coverage for Incomes Ranging from 60 to 80% AMI: Keeping all 589 units at 60% AMI could force households whose incomes increase to leave the development. To avoid this difficulty, the rent charged a household occupying a unit could be increased over the range corresponding to 60-80% AMI as its income increased while maintaining the rent at 60% AMI for new tenants. In particular:

- Vacant, a unit would be available only to 60% AMI households.
- Once occupied, the unit could rent as a 60%, 70%, or 80% AMI unit depending upon the income of the household. As the household income increased, the rent would be adjusted accordingly over the range 60-80% AMI.
- If the household income increased to the point that they failed to qualify at the 80% AMI level, they would need to move on to a workforce or market rate unit.
- When a unit was vacated for any reason, it would revert to a 60% AMI unit.

This arrangement would allow the 589 units to cover the 60-80% AMI range while always being available at 60% AMI when vacant.

Managing the proportion of affordable housing and its distribution: In mixed-income communities, it is important to manage the proportion of affordable housing and to disperse the affordable units among the market-rate units. Housing literature cites the mixed-income, mixed-use model wherein affordable housing may represent 15-25% of the residential units as an effective means for including affordable housing within transit-oriented and other attractive locations. (See, for example, Haughtey, R and Sherriff, R. *Challenges and Policy Options for Creating and Preserving Affordable Housing near Transit and in Other Location-Efficient Areas*. Center for Housing Policy. Dec 2010. Pg 17.) Table 4 demonstrates that meeting the 15-25% criterion at Seven Corners is unrealistic as a consequence of the existing high concentration of affordable housing. Even if the redevelopment added no additional affordable housing units to the CBC, the proportion of affordable units would equal 25% at the plan amendment density and would stand at 32% with the lower density recommended by the CWG. It follows that using the Seven Corners redevelopment to increase the supply of affordable housing by 12% of new housing units could be counterproductive to the success of the redevelopment. It would exacerbate the discrepancy between accepted practice and the concentration of affordable housing on site. The CWG believes that a certain number of workforce housing units at 80-120% AMI could be added in accordance with industry best practices for development of mixed-income communities.

Section 2-801 of the Zoning Ordinance (Affordable Dwelling Unit Program) cites the importance of dispersing affordable housing among market rate units as opposed to developing them in

isolated enclaves. Together with the paragraph above, two important objectives in providing affordable housing in the Seven Corners redevelopment are to manage the proportion of affordable housing units in accordance with industry best practices and to disperse the units among the market-rate housing. The alternative strategy summarized in Section 3.1 above meets these objectives.

Supervisor Penny Gross  
Fairfax County Board of Supervisors  
Mason Government Center

VIA EMAIL

March 25, 2015

Dear Supervisor Gross,

We are writing to you as representatives of Seven Corners neighborhoods that will be directly and disproportionately affected by the proposed Seven Corners redevelopment. We share your desire to see Seven Corners revitalized. We believe that the Special Working Group you created established an efficient, community-led process that resulted in significant improvements to the Task Force's original recommendations for Opportunity Area C. Our communities have multiple, similar concerns about the Task Force's recommendations for Opportunity Areas A and B, concerns which we have expressed over the past year. We urge you to establish a similar community process for improving the redevelopment plans for Opportunity Areas A and B before moving the proposal forward.

The Task Force's vision of a walkable, bikeable, "village" atmosphere with trees, bike lanes, community-serving retail and outdoor dining space is very attractive to us. We believe that the Special Working Group, made up entirely of community representatives, significantly improved the initial recommendations made by the Task Force for the Sears site. Those improvements include:

- increasing the amount of green space, including recommending placement of a park next to the urban school so that school children may have access to green space that is lacking on the school property
- increasing the amount of community-serving retail and office space
- increasing the amount of community-serving park and plaza space
- recommending entertainment space
- reducing overall residential density
- recommending language to address concerns regarding traffic impact on established neighborhoods.

The process undertaken by, and the results of, the Special Working Group strongly suggest to us that it is possible – indeed, imperative - to respond to community concerns, improve the recommendations of the Task Force, and maintain the economic viability of the redevelopment plans.

We understand that you have been told that there was Task Force and community consensus regarding the redevelopment plans for all parts of the redevelopment area except the Sears site. We respectfully, and strenuously, disagree. Throughout the Task Force process, and at the time that you established the community-led Special Working Group, our communities pointed out concerns

regarding the Task Force recommendations for Opportunity Areas A, B and C:

- appropriate density of redevelopment, including residential and commercial square footage
- sufficiency of community-serving retail
- adequacy and timing of transportation improvements to accommodate existing and projected traffic
- green space, tree cover, and environmental amenities
- infrastructure, including, but not limited to, schools, to support additional density and residents
- affordable housing.

We greatly appreciate your approach to Opportunity Area C, establishing the community-driven Special Working Group, which resulted in meaningful improvements and significant additional community support for the plans for the Sears site. We urge you to create a similar process to facilitate improvements to the Task Force recommendations for Opportunity Areas A and B prior to formal consideration and approval of the Task Force's recommendations for amendments to the Comprehensive Plan.

Sincerely,

George Fitchko, Acting President  
Buffalo Hill Neighborhood Association

John Iekel, President  
Ravenwood Park Citizens Association

Jim Kilbourne, President  
Lake Barcroft Association

Catriona McCormack, President  
Ravenwood Neighborhood Association

Clyde Miller, President  
Holmes Run Valley Citizen's Association

Caroline Morel, President  
Sleepy Hollow Manor Citizens Association

Debbie Smith  
Mason District Council of Civic Associations

Carol Turner  
Mason District Council of Civic Associations

CC: Members of the Mason District Land Use Council

## Suchicital, Bernard S.

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**From:** John Ifft  
**Sent:** Tuesday, May 05, 2015 11:21 AM  
**To:** Planning Commission  
**Subject:** PA 2013-I-B2, Seven Corners CBC, Hearing - May 7, 2015

Dear Sir or Madam:

Please distribute my statement regarding PA 2013-I-B2 to all members of the Planning Commission. Thank you.

I grew up near Seven Corners and while I now live in (I am a resident of Fairfax County), I still am in that area frequently. I would like to voice my strong opposition to the proposed plan to re-develop Seven Corners. I think this would be a disaster for our area for several reasons, as listed below:

- 1) The current shopping center is a very nice one and brings lots of business to the area. I often shop and eat there.
- 2) The traffic congestion this will add to an already congested area is truly disastrous. Seven Corners is a main junction on the way to many places around our area and, as a traffic study has shown, our roads cannot handle the additional traffic this would add. I cannot imagine trying to drive through that area under those conditions.
- 3) We do not need more low income housing in this district. There is already an overwhelming amount of low income housing and non-native English speakers at Stuart High School and its feeder schools. As an alum of Stuart I am saddened by how that school is struggling under the weight of so many low income non-English speakers. This is not because I am racist or against providing opportunities for immigrants who come to this country legally; rather I think we should "spread the wealth" and not concentrate any more of this population in the same area that is already as diverse as anyplace in the county.

I feel very strongly about this issue and will certainly pay close attention to the outcome of your vote when I find myself at the polls the next time the Board comes up for election.

Thank you for your consideration,

John Ifft

**Suchicital, Bernard S.**

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**From:** Maureen Kiser ·  
**Sent:** Tuesday, May 05, 2015 12:38 PM  
**To:** Clerk to the BOS; Planning Commission; mrena chris; Andrei Andreyev; Ron Mrena; Maureen Kiser  
**Subject:** please distribute to board of supervisors  
**Attachments:** Neighborhoods to Gross 3 25 2015.pdf

This letter from the community members reflects our views.

Please distribute my statement regarding PA 2013-I-B2 to all members of the Planning Commission. Thank you

Maureen Kiser , Jr.

Andrei Andreyev

Maureen Kiser, Sr.

Chris Mrena

Ronald J Mrena

Supervisor Penny Gross  
Fairfax County Board of Supervisors  
Mason Government Center

VIA EMAIL

March 25, 2015

Dear Supervisor Gross,

We are writing to you as representatives of Seven Corners neighborhoods that will be directly and disproportionately affected by the proposed Seven Corners redevelopment. We share your desire to see Seven Corners revitalized. We believe that the Special Working Group you created established an efficient, community-led process that resulted in significant improvements to the Task Force's original recommendations for Opportunity Area C. Our communities have multiple, similar concerns about the Task Force's recommendations for Opportunity Areas A and B, concerns which we have expressed over the past year. We urge you to establish a similar community process for improving the redevelopment plans for Opportunity Areas A and B before moving the proposal forward.

The Task Force's vision of a walkable, bikeable, "village" atmosphere with trees, bike lanes, community-serving retail and outdoor dining space is very attractive to us. We believe that the Special Working Group, made up entirely of community representatives, significantly improved the initial recommendations made by the Task Force for the Sears site. Those improvements include:

- increasing the amount of green space, including recommending placement of a park next to the urban school so that school children may have access to green space that is lacking on the school property
- increasing the amount of community-serving retail and office space
- increasing the amount of community-serving park and plaza space
- recommending entertainment space
- reducing overall residential density
- recommending language to address concerns regarding traffic impact on established neighborhoods.

The process undertaken by, and the results of, the Special Working Group strongly suggest to us that it is possible – indeed, imperative - to respond to community concerns, improve the recommendations of the Task Force, and maintain the economic viability of the redevelopment plans.

We understand that you have been told that there was Task Force and community consensus regarding the redevelopment plans for all parts of the redevelopment area except the Sears site. We respectfully, and strenuously, disagree. Throughout the Task Force process, and at the time that you established the community-led Special Working Group, our communities pointed out concerns

regarding the Task Force recommendations for Opportunity Areas A, B and C:

- appropriate density of redevelopment, including residential and commercial square footage
- sufficiency of community-serving retail
- adequacy and timing of transportation improvements to accommodate existing and projected traffic
- green space, tree cover, and environmental amenities
- infrastructure, including, but not limited to, schools, to support additional density and residents
- affordable housing.

We greatly appreciate your approach to Opportunity Area C, establishing the community-driven Special Working Group, which resulted in meaningful improvements and significant additional community support for the plans for the Sears site. We urge you to create a similar process to facilitate improvements to the Task Force recommendations for Opportunity Areas A and B prior to formal consideration and approval of the Task Force's recommendations for amendments to the Comprehensive Plan.

Sincerely,

George Fitchko, Acting President  
Buffalo Hill Neighborhood Association

John Iekel, President  
Ravenwood Park Citizens Association

Jim Kilbourne, President  
Lake Barcroft Association

Catriona McCormack, President  
Ravenwood Neighborhood Association

Clyde Miller, President  
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Caroline Morel, President  
Sleepy Hollow Manor Citizens Association

Debbie Smith  
Mason District Council of Civic Associations

Carol Turner  
Mason District Council of Civic Associations

CC: Members of the Mason District Land Use Council

**Suchicital, Bernard S.**

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**From:** Will Koella  
**Sent:** Wednesday, May 06, 2015 10:17 AM  
**To:** Planning Commission; Clerk to the BOS  
**Subject:** Regarding PA 2013-I-B2, Seven Corners CBC, Hearing 5/7/2015

Dear Planning Commissioners and Members of the Board of Supervisors,

I am writing to you as a **community member**. While I support improvements to Seven Corners, I am deeply concerned about the recommendations of the Seven Corners Task Force regarding redevelopment areas A and B. Specifically, I am concerned that the Task Force recommendations:

- Would allow development at levels that are far too dense for relatively small acreage located more than a mile from Metro and distant from major highways
- Would allow development at levels that far exceed the infrastructure available to support it, including roadways and schools
- Encourages excessive residential development, with inadequate levels of community-serving retail and commercial development
- Provides inadequate park and green space for community use
- Displaces more than 500 low income families, without providing replacement housing available at their income level
- Underestimates the number of school-age children who would be added to the neighborhood, while making no provision for local schools and adequate recreational space for school age children.

I support the community-led process to develop revisions to the Task Force's recommendations that are intended to drive development that meets the needs of the existing community and potential new neighbors at Seven Corners, while ensuring adequate economic incentives for property owners to redevelop. I urge you to consider and support the forthcoming consensus recommendations from the community when you vote on the amendments to the Comprehensive Plan in July.

Sincerely,  
**William Koella**

Supervisor Penny Gross  
Fairfax County Board of Supervisors  
Mason Government Center

VIA EMAIL

March 25, 2015

Dear Supervisor Gross,

We are writing to you as representatives of Seven Corners neighborhoods that will be directly and disproportionately affected by the proposed Seven Corners redevelopment. We share your desire to see Seven Corners revitalized. We believe that the Special Working Group you created established an efficient, community-led process that resulted in significant improvements to the Task Force's original recommendations for Opportunity Area C. Our communities have multiple, similar concerns about the Task Force's recommendations for Opportunity Areas A and B, concerns which we have expressed over the past year. We urge you to establish a similar community process for improving the redevelopment plans for Opportunity Areas A and B before moving the proposal forward.

The Task Force's vision of a walkable, bikeable, "village" atmosphere with trees, bike lanes, community-serving retail and outdoor dining space is very attractive to us. We believe that the Special Working Group, made up entirely of community representatives, significantly improved the initial recommendations made by the Task Force for the Sears site. Those improvements include:

- increasing the amount of green space, including recommending placement of a park next to the urban school so that school children may have access to green space that is lacking on the school property
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- increasing the amount of community-serving park and plaza space
- recommending entertainment space
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The process undertaken by, and the results of, the Special Working Group strongly suggest to us that it is possible – indeed, imperative - to respond to community concerns, improve the recommendations of the Task Force, and maintain the economic viability of the redevelopment plans.

We understand that you have been told that there was Task Force and community consensus regarding the redevelopment plans for all parts of the redevelopment area except the Sears site. We respectfully, and strenuously, disagree. Throughout the Task Force process, and at the time that you established the community-led Special Working Group, our communities pointed out concerns

regarding the Task Force recommendations for Opportunity Areas A, B and C:

- appropriate density of redevelopment, including residential and commercial square footage
- sufficiency of community-serving retail
- adequacy and timing of transportation improvements to accommodate existing and projected traffic
- green space, tree cover, and environmental amenities
- infrastructure, including, but not limited to, schools, to support additional density and residents
- affordable housing.

We greatly appreciate your approach to Opportunity Area C, establishing the community-driven Special Working Group, which resulted in meaningful improvements and significant additional community support for the plans for the Sears site. We urge you to create a similar process to facilitate improvements to the Task Force recommendations for Opportunity Areas A and B prior to formal consideration and approval of the Task Force's recommendations for amendments to the Comprehensive Plan.

Sincerely,

George Fitchko, Acting President  
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Lake Barcroft Association

Catriona McCormack, President  
Ravenwood Neighborhood Association

Clyde Miller, President  
Holmes Run Valley Citizen's Association

Caroline Morel, President  
Sleepy Hollow Manor Citizens Association

Debbie Smith  
Mason District Council of Civic Associations

Carol Turner  
Mason District Council of Civic Associations

CC: Members of the Mason District Land Use Council

# William D. Lecos

May 7, 2015

**Fairfax County Planning Commission**

**Public Hearing – PA 2013-I-B2, Seven Corners CBC (Plan Amendment)**

Dear Chairman Murphy and fellow Commissioners –

My name is Bill Lecos and I live at \_\_\_\_\_ area of  
Fairfax County.

I moved into my house in 1962. At the time I was a soon-to-be-1<sup>st</sup> grader at Baileys Elementary; Seven Corners was “THE” place to shop and Fairfax County was the largest dairy producing county in the Commonwealth.

BOY have things changed.

For the Seven Corners area some of these changes have been for the better and some for the worst. There are still great, now older, neighborhoods surrounding the business district. The schools around Seven Corners – while crowded – are still providing a great public education for our kids. And, the cultural diversity which has become the norm since 1962 has made our community richer.

But some changes are not for the better. Traffic -- as it is everywhere in the region where there has been NO investment in mass transit -- is staggering. The office buildings are of old stock, worn down and losing tenants to new more accessible locations in Northern Virginia. While some retail is still robust – check out the line of cars coming from DC to the Home Depot – much of it suffers as the internet has changed how we shop for goods. The large numbers of 70-year old apartments in Seven Corners has caused a concentration of low-income housing that is not healthy for the community nor the residents of these areas.

I note that the congested streets, crowded schools, the concentrations of poverty and the shoddy facades of some commercial real-estate have occurred despite the fact -- or rather because of the fact -- that there has been no new development or investment in this community for almost 50 years.

Now is the time to change that fact. I am grateful that the process for initiating thoughtful community redevelopment and reinvestment has finally begun in Seven Corners.

Fairfax County has an enviable record of changing to suit new times. The re-planning and revitalization of Tysons, Merrifield, Springfield and Reston are recent such examples. Now is the time for the older communities of Fairfax County – Annandale,

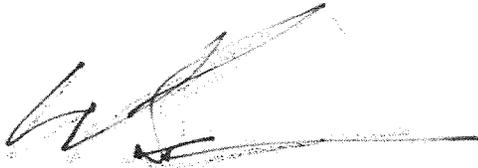
Bailey's Crossroads, the Route 1 Corridor and Seven Corners – to participate in similar renewals.

Redevelopment in Seven Corners is the key to fostering a healthier community over the next 50 years.

- Redevelopment will support investments in transportation improvements to the existing infrastructure and more importantly, it will bring new transportation options to Seven Corners – such as the transit enhancements to Leesburg Pike, currently being studied.
- New market rate residential development will dilute the too high concentration of poverty here today while providing new, higher quality and safer affordable dwelling units to maintain the economic and cultural diversity that we appreciate and want in our community.
- Revitalization will promote environmental sustainability. Stormwater management improvements, more green space, creating a walkable community and reducing impermeable surfaces benefits the entire Chesapeake Bay watershed, including Lake Barcroft. Lastly, replacing old buildings with more sustainable, environmentally sensitive new construction (LEED Certified) addresses the second greatest local source of pollution.
- Redevelopment and reinvestment in Seven Corners will expand the tax base of Fairfax County in a part of the county that needs greater economic activity.

My comments in support of adopting a new area plan are constrained by the fact that this is but the first, albeit important, step on the path of revitalization. The subsequent rezoning of individual properties will have to meet the high expectations that our community has developed for environmental stewardship, the right mix of uses; for mitigating negative impacts and for making a positive investment in the community.

Thank you for your time,

A handwritten signature in black ink, appearing to read 'William D. Lecos', with a long horizontal line extending to the right.

William D. Lecos

**Suchicital, Bernard S.**

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**From:** John Kress  
**Sent:** Tuesday, May 05, 2015 2:15 PM  
**To:** Planning Commission  
**Subject:** 7 Corners Plan

May 5, 2015

Dear Planning Commissioners:

We are writing to you as Seven Corners neighbors at . While we support improvements to Seven Corners, we are deeply concerned about the recommendations of the Seven Corners Task Force regarding redevelopment areas A and B. Specifically, we are concerned that the Task Force recommendations:

- Would allow development at levels that far exceed the infrastructure available to support it, including roadways and schools
- Encourages excessive residential development, with inadequate levels of community-serving retail and commercial development
- Provides inadequate park and green space for community use
- Underestimates the number of school-age children who would be added to the neighborhood, while making no provision for local schools and adequate recreational space for school age children.
  - Turns Patrick Henry Drive into a permanent grid lock.
  - Fails to assure the buy in for the proposed complex traffic/transportation plan before starting the development of various parcels.

We support the community-led process to develop revisions to the Task Force's recommendations that are intended to drive development that meets the needs of the existing community and potential new neighbors at Seven Corners, while ensuring adequate economic incentives for property owners to redevelop. We urge you to consider and support the forthcoming consensus recommendations from the community when you vote on the amendments to the Comprehensive Plan in July. Sincerely,

Anne and John Kress

## Suchicital, Bernard S.

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**From:** Cooper, Jill G.  
**Sent:** Thursday, May 07, 2015 4:47 PM  
**To:** Earl Flanagan; Frank de la Fe; Migliaccio, James; Janyce Hedetniemi ; Jim Hart (jhart@harthoranlaw.com); John C. Ulfelder; Litzenberger, John; Ken Lawrence; Nell Hurley; Pete Murphy; Strandlie, Julie; Tim Sargeant  
**Cc:** Bassarab, Kimberly; Caporaletti, Jacob L.; Cooper, John W.; Suchicital, Bernard S.  
**Subject:** FW: PA 2013-I-B2, Seven Corners CBC, Hearing - May 7, 2015

**From:** Christopher Lyons  
**Sent:** Thursday, May 07, 2015 3:00 PM  
**To:** Planning Commission; Clerk to the BOS  
**Subject:** PA 2013-I-B2, Seven Corners CBC, Hearing - May 7, 2015

Hi,

We are 11 year residents of Seven Corners development. The proposal envisions a number of residential units derived from the scale necessary to make the project economically feasible for developers. It is not derived from an analysis of the current road capacity, school enrollment or green space. The plan as envisioned is not feasible when when the current state of this community infrastructure is considered.

The Seven Corners area is currently among the most densely populated in the County.

Our roads, Columbia Pike, Rt 7, Rt 50 and Wilson Blvd, are among the most congested in Northern Virginia, our schools are struggling and overcrowded and our public facilities infrastructure has not been upgraded for decades. There is little bus service and no mass transit. The overcrowding of Bailey's ES and the band aid solution of Upper Bailey's impacts the ability of children to be properly educated there.

We are not against development and improvement in the area. However, successful development rests on infrastructure strong enough to support it. The analysis of the Seven Corners area should lead to the realization that money needs to be spent on needed improvements first.

Please consider the very real concerns that have been brought to your attention, and thank you very much for allowing us the opportunity to provide comments.

Please distribute my statement regarding PA 2013-I-B2 to all members of the Planning Commission. Thank you.

Sincerely,

Chris and Colleen Lyons

**Suchicital, Bernard S.**

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**From:** David Milburn  
**Sent:** Sunday, May 03, 2015 7:40 AM  
**To:** Planning Commission  
**Subject:** PA 2013-I-B2, Seven Corners CBC, Hearing - May 7, 2015  
**Attachments:** Neighborhoods to Gross 3 25 2015.pdf

We are in total agreement with the letter sent March 25, 2015 via email to Supervisor Ms. Penny Gross. Letter attached.

Please distribute my statement regarding PA 2013-I-B2 to all members of the Planning Commission. Thank you.

Thank you.

David and Nancy Milburn

Supervisor Penny Gross  
Fairfax County Board of Supervisors  
Mason Government Center

VIA EMAIL

March 25, 2015

Dear Supervisor Gross,

We are writing to you as representatives of Seven Corners neighborhoods that will be directly and disproportionately affected by the proposed Seven Corners redevelopment. We share your desire to see Seven Corners revitalized. We believe that the Special Working Group you created established an efficient, community-led process that resulted in significant improvements to the Task Force's original recommendations for Opportunity Area C. Our communities have multiple, similar concerns about the Task Force's recommendations for Opportunity Areas A and B, concerns which we have expressed over the past year. We urge you to establish a similar community process for improving the redevelopment plans for Opportunity Areas A and B before moving the proposal forward.

The Task Force's vision of a walkable, bikeable, "village" atmosphere with trees, bike lanes, community-serving retail and outdoor dining space is very attractive to us. We believe that the Special Working Group, made up entirely of community representatives, significantly improved the initial recommendations made by the Task Force for the Sears site. Those improvements include:

- increasing the amount of green space, including recommending placement of a park next to the urban school so that school children may have access to green space that is lacking on the school property
- increasing the amount of community-serving retail and office space
- increasing the amount of community-serving park and plaza space
- recommending entertainment space
- reducing overall residential density
- recommending language to address concerns regarding traffic impact on established neighborhoods.

The process undertaken by, and the results of, the Special Working Group strongly suggest to us that it is possible – indeed, imperative - to respond to community concerns, improve the recommendations of the Task Force, and maintain the economic viability of the redevelopment plans.

We understand that you have been told that there was Task Force and community consensus regarding the redevelopment plans for all parts of the redevelopment area except the Sears site. We respectfully, and strenuously, disagree. Throughout the Task Force process, and at the time that you established the community-led Special Working Group, our communities pointed out concerns

regarding the Task Force recommendations for Opportunity Areas A, B and C:

- appropriate density of redevelopment, including residential and commercial square footage
- sufficiency of community-serving retail
- adequacy and timing of transportation improvements to accommodate existing and projected traffic
- green space, tree cover, and environmental amenities
- infrastructure, including, but not limited to, schools, to support additional density and residents
- affordable housing.

We greatly appreciate your approach to Opportunity Area C, establishing the community-driven Special Working Group, which resulted in meaningful improvements and significant additional community support for the plans for the Sears site. We urge you to create a similar process to facilitate improvements to the Task Force recommendations for Opportunity Areas A and B prior to formal consideration and approval of the Task Force's recommendations for amendments to the Comprehensive Plan.

Sincerely,

George Fitchko, Acting President  
Buffalo Hill Neighborhood Association

John Iekel, President  
Ravenwood Park Citizens Association

Jim Kilbourne, President  
Lake Barcroft Association

Catriona McCormack, President  
Ravenwood Neighborhood Association

Clyde Miller, President  
Holmes Run Valley Citizen's Association

Caroline Morel, President  
Sleepy Hollow Manor Citizens Association

Debbie Smith  
Mason District Council of Civic Associations

Carol Turner  
Mason District Council of Civic Associations

CC: Members of the Mason District Land Use Council

**From:** Catriona Macdonald

**Sent:** Friday, October 24, 2014 9:23 AM

**To:** Mason BOS Email

**Cc:** aaron.frank@fairfaxcounty.gov ; Faga, Martin C. ; Carole FletcherFitchko ;  
Kilbourne ; Duane Morse ; Turner L. Carol ; Debbie Smith ; MOLLIE LOEWEN

**Subject:** Seven Corners Revitalization Petition

Dear Supervisor Gross,

On behalf of the Seven Corners area neighborhoods, I have been asked to forward to you the attached petition requesting that you broaden the scope of the follow-on committee examining revitalization of the Sears property. The two documents contain more than 400 signatures of Seven Corners area residents who are concerned about unanswered questions regarding the plans for density, mixed use, transportation, infrastructure, environment and green space, and mixed housing for the entire Seven Corners area, not just the Sears property.

Please note that, to ensure signatories live in the Seven Corners area, we have included addresses for most signatories. Many have asked that their addresses not be used for any purpose other than the petition.

Thank you for your consideration of these neighbors' concerns.

Catriona McCormack

President

Ravenwood Neighborhood Association

**Suchicital, Bernard S.**

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**From:** Karl and Steve  
**Sent:** Thursday, May 07, 2015 8:17 AM  
**To:** Planning Commission  
**Cc:** Suchicital, Bernard S.; Fiebe, Joanne K  
**Subject:** Testimony for the May 7 2015 Planning Commission meeting regarding PA 2013-I-B2 (Seven Corners CBC)  
**Attachments:** Testimony of Karl Moritz to Fairfax County Planning Commission May 7 2015.pdf

Please find attached my written testimony for the Planning Commission offering strong support for the Seven Corners CBC plan amendment.

If you have any questions, please don't hesitate to contact me.

Sincerely,

Karl Moritz

**From:**  
**Sent:** Wednesday, May 06, 2015 8:25 AM  
**To:**  
**Cc:**  
**Subject:** JT Testimony re 7 Corners

May 7, 2015  
PA 2013-I-B2  
Seven Corners CBC

Testimony of Karl Moritz to the Fairfax County Planning Commission

Mr. Chairman and Members of the Planning Commission, my name is Karl Moritz, of \_\_\_\_\_ in the \_\_\_\_\_ a block or two from the Seven Corners CBC boundary. I was very pleased to be a member of the Seven Corners Land Use and Transportation Task Force as well as the Opportunity Area C Special Working Group.

**I'm here tonight to offer my strong support for the proposed plan amendment and to urge your approval.** Not just because it is a very good plan – and it is a very good plan – but also because Seven Corners can't wait any longer to begin its revitalization, and this plan amendment is key.

Although my husband and I moved to our current house in 1993, I've been a resident of the nearby area since the early 1980s and I, along with so many of my neighbors, have witnessed many changes in Seven Corners since the days that we could still shop at Woodies, Garfinckels, Lord and Taylor and Montgomery Ward. Not all of those changes have been negative, to be sure, but it is also clear that Seven Corners and our sister, Baileys Crossroads, have struggled in the past two decades to attract the reinvestment that is needed to keep them thriving.

During the same two decades, there has been a huge level of private investment in the urban core – downtown and closer-in suburbs like Arlington, Bethesda and Alexandria – and outside the Beltway, such as Tysons and Reston Town Center. The challenge for the *next* two decades is to not only attract that level of reinvestment to places like Seven Corners but to do it in a thoughtful way – so that we get a community that is a wonderful place to live, work, and visit, but is also economically sustainable.

So the two tests I have for whether this is a good plan are:

- Does it describe a future Seven Corners that meets the community's goals?

- Is this plan rational and feasible – can this future come true?

In my mind, based on my 30 years as an urban planner, 20 years as a resident of Seven Corners, and almost three years involved with this plan – the answers to both questions is unequivocally “yes.”

The community visioning workshops in the summer of 2012 revealed that many members of the community have the same goals for the CBC. Four that stood out for me:

1. an expanded mix of retail and services that not only meet our needs but are financially successful;
2. greatly improved connectivity, whether we are in our cars, on transit, riding bikes, or walking;
3. creating a real place, with a real identity, that is more than a series of shopping centers; and
4. making sure that Seven Corners remains a place of diversity in all its forms, including ensuring that revitalization doesn't result in pricing out our neighbors at the lower end of the economic spectrum.

The staff of the Office of Mason District Supervisor Penny Gross, the Fairfax County Office of Community Revitalization and the Department of Planning and Zoning, along with the Co-Chairs of the Task Force, John Thillman and Mary-ellen Ward and the Chair of the Opportunity C Work Group Marty Faga took us through a very thoughtful, very methodical, and very open process to develop a plan to meet the goals that the community established in 2012. That process has been described to you, and I want to add my voice to those who congratulate the staff and the chairs for what I think was an outstanding process and an outstanding product. Many voices were heard, issues were explored (often in great detail), and compromises reached.

A lack of connectivity is possibly the biggest problem that Seven Corners has, and fixing that is one of the areas where this plan is especially brilliant. Just by itself, untying the Gordian knot of the Seven Corners interchange will be an

extraordinary achievement and finally we have a workable blueprint to get us there. The fact that staff found a way to create a grid network of streets through Seven Corners is remarkable – that grid network is essential for two reasons:

- It provides an alternative to Routes 7 and 50 for local circulation, whether walking, biking or driving.
- It creates blocks that are right-sized for the type of redevelopment we are hoping to attract.

My neighbors in \_\_\_\_\_ I understand that adding residential development is essential to this vision. The value of the residential development pays for the infrastructure improvements we desperately need, and our future neighbors who will live in those units will help support that expanded retail that we want.

A few of us were able to serve on both the task force and the working group. I think the two step process was a great idea. It was important for Opportunity Area C's immediate neighbors to have a forum where their issues could be addressed and it is equally important that a working group composed entirely of residents approved the recommendations for Opportunity Area C unanimously.

I'll conclude my testimony by again congratulating the staff for an outstanding process and plan and by urging you to support this plan and recommend its approval to the Board of Supervisors.

## Cerdeira, Lilian

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**From:** Gardner, Marianne  
**Sent:** Tuesday, July 14, 2015 4:41 PM  
**To:** Cerdeira, Lilian  
**Subject:** FW: My Comments in Response to "Seven Corners Community Recommendations for Revising the Plan Amendment for Redevelopment of Seven Corners"  
**Attachments:** Comments on Community Recommendations.pdf  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Another to post on Seven Corners, please

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**From:** Strandlie, Julie  
**Sent:** Tuesday, July 14, 2015 4:30 PM  
**To:** Cooper, Jill G.  
**Cc:** Fiebe, Joanne K; Gardner, Marianne  
**Subject:** FW: My Comments in Response to "Seven Corners Community Recommendations for Revising the Plan Amendment for Redevelopment of Seven Corners"

Hi Jill, for inclusion in the record and distribution. Thank you!

Julie M. Strandlie  
Commissioner, Mason District  
Fairfax County Planning Commission  
12000 Government Center Parkway, Suite 330  
Fairfax County, Virginia 22035  
(703) 324-2865  
<http://www.fairfaxcounty.gov/planning/>

**From:** Duane Morse [mailto:duane.morse@fairfaxcounty.gov]  
**Sent:** Sunday, July 05, 2015 9:40 PM  
**To:** 'Mason BOS Email'  
**Cc:** [mailto:duane.morse@fairfaxcounty.gov]  
**Subject:** My Comments in Response to "Seven Corners Community Recommendations for Revising the Plan Amendment for Redevelopment of Seven Corners"

Dear Supervisor Gross,

Attached is a letter setting forth my comments in response to two of the "Seven Corners Community Recommendations for Revising the Plan Amendment for Redevelopment of Seven Corners" submitted on June 24, 2015 by certain neighborhood associations and residents of the Seven Corners area. I will also be mailing copies to you and to Commissioner Julie Strandlie. Unfortunately, I will be unable to attend either the Planning Commission Hearing or the Board of Supervisors hearing on the proposed Plan Amendment, so I would appreciate your treating the attached letter as part of the record for purposes of those proceedings.

Thank you for your consideration of my views.

Duane D. Morse

*Duane D. Morse*

July 5, 2015

Via E-Mail and First-Class Mail

Supervisor Penny Gross  
Fairfax County Board of Supervisors  
6507 Columbia Pike  
Annandale, VA 22003

Commissioner Julie M. Strandlie  
Fairfax County Planning Commission  
12000 Government Center Parkway, suite 330  
Fairfax, VA 22035

Re: Plan Amendment PA 2013-1-B2, Seven Corners Community Business Center:  
Comments in Response to “Seven Corners Community Recommendations for  
Revising the Plan Amendment for Redevelopment of Seven Corners”

Dear Supervisor Gross and Commissioner Strandlie:

I have lived in Sleepy Hollow Manor for 32 years, attended most of the meetings of the Seven Corners Task Force, and was a member of the Special Working Group appointed by Supervisor Gross to develop the vision for Opportunity Area C (the “Sears Parcel”) that is reflected in the proposed Plan Amendment.

I am writing in my individual capacity to comment on two of the “Community Recommendations” submitted on June 24, 2015 by certain neighborhood associations and individual residents of the Seven Corners area (the “Community Group”). Specifically, I want to address the related issues of residential density and Affordable Dwelling Units.

Residential Density:

The Community Recommendations approach the issue of residential density by pointing to Shirlington and Mosaic as models for redevelopment of Seven Corners. While I agree that those are attractive places, I don’t think they can be replicated here. The issue is not simply how much residential density is necessary to support retail and office uses once the area has been redeveloped. The much more difficult question is how much density must be allowed in order to induce property owners to redevelop their properties in the first place. The Special Working Group struggled to address this question for the Sears Parcel, and ultimately proposed a mix of uses and densities that we believed would be sufficient to spur redevelopment of that property. Unfortunately, the Community

Recommendations for Opportunity Areas A and B ignore the issue of incentives for redevelopment.

While the Community Recommendations are presented as “a reduction of at least 1,490,000 sq ft (20%) in the total floor area,” what they actually propose is a 25% reduction of residential density for Opportunity Area A and a 32.7% reduction of residential density for Opportunity Area B. The only justification for these proposed cuts is that they would make the residential mix at Seven Corners more similar to those at Mosaic and Shirlington and “more compatible with the community’s vision of the future of Seven Corners.” Furthermore, the Community Group would allow no future increase in their reduced residential density limits, even in exchange for additional affordable and/or work force housing or for additional public facilities or community amenities.

I am concerned that cuts of this magnitude would make mixed-use redevelopment unattractive for property owners. Seven Corners is not vacant land (like Mosaic before redevelopment) or mostly vacant and obsolete storefronts (like Shirlington before redevelopment). The underlying land is fully developed with buildings that are mostly or entirely leased and can be expected to continue to generate very substantial income for many years to come. Furthermore, redevelopment as envisioned by the proposed Plan Amendment will involve infrastructure and transportation costs that dwarf those incurred at Shirlington and Mosaic. Commercial property owners are not in business to lose money. If we want them to give up an existing stream of income and incur the risks and costs of redevelopment, we have to provide an adequate economic incentive for them to do so. Otherwise, our vision for redevelopment, no matter how idyllic, will never be realized.

All of this is not to say that the Task Force’s proposed residential density levels should be taken as sacrosanct. While the Task Force had access to County staff, outside consultants and the expertise of its own members, and while it took more than two years to formulate its report, it never explained to the public how it arrived at the density levels it proposed. Perhaps it undertook the kind of economic analysis that the Special Working Group conducted for the Sears Parcel, but there is no evidence to that effect in the Plan Amendment, the Task Force report, or the minutes of the Task Force meetings. That being so, it is hardly surprising that many people in the surrounding communities are skeptical of the Task Force’s density recommendations.

Under these circumstances, and regardless of what limits are ultimately included in the Comprehensive Plan, I think the most appropriate course of action is to require that density levels proposed in a rezoning application be evaluated in light of a contemporaneous economic analysis of the costs and benefits to the developer of the proposed redevelopment. If greater density can be shown to be necessary in order to induce attractive redevelopment, it should be allowed. If not, it should be denied. The goal should be to provide adequate economic incentives for redevelopment in accordance with the Task Force vision without generating windfall profits for developers.

Affordable Dwelling Units

While there is much to be said for the Community Recommendations to replace all 589 existing housing units with units that are affordable at 60% of the County's Average Mean Income and to spread the replacement units throughout the three Opportunity Areas, I think the issue is more complicated than the Community Group presumes it to be.

First, there is a legal question whether the County, through the Comprehensive Plan process, has the power to require the owners of Opportunity Areas B and C to construct more Affordable Dwelling Units, and to restrict them to tenants at lower income levels, than is contemplated by the County's Affordable Dwelling Unit Program. If this can be done, it strikes me as a sensible way to replace existing low-income units while creating economically diverse communities throughout the redevelopment area. If it cannot be done, however, the 589 replacement ADUs will need to be concentrated in Opportunity Areas A-1 and A-2, as the Plan Amendment contemplates.

Second, regardless of where the ADUs are located, they need to be balanced with enough market-rate units to provide economic incentives for redevelopment and to create communities that are attractive places to live for residents with enough disposable income to support the commercial uses at the properties. On both of these points, the Community Recommendations seem to me to be at cross purposes.

The Community Recommendation to eliminate workforce housing and restrict rents of all 589 replacement units to make them affordable for tenants with incomes at 60% of AMI would decrease the economic value of those units to the property owners. Indeed, the cost to build, maintain and operate such units may well exceed the value of the rents they would generate, making them a net drain on the owner's cash flow. While imposing these costs may be reasonable and necessary to achieve the goal of protecting the existing stock of affordable housing in the Seven Corners area, the costs need to be offset by increased revenue from market-rate units; otherwise, redevelopment will become less attractive or even unfeasible.

Instead of offsetting these costs, however, the Community Recommendations would compound them by reducing residential density in Opportunity Area A by 25% and in Area B by 32.7%. There is no discussion of whether these reduced density levels are likely to be sufficient to induce redevelopment even with rents for the ADUs ranging from 60% to 120% of AMI, as the Plan Amendment contemplates, let alone with rents restricted to 60% of AMI, as the Community Group recommends.

The Community Recommendations also ignore the effect that reducing ADU rents while cutting residential density would have on the economic profiles of the populations of the redeveloped Opportunity Areas. The Plan Amendment contemplates that the 589 replacement ADUs would be concentrated at Opportunity Area A, where they would account for about 21% of the total residential units. If the 589 replacement units were

Supervisor Gross and Commissioner Strandlie

July 5, 2015

Page 4 of 4

actually built in Area A, but residential density in that Area were cut by 25%, as the Community Group recommends, the 589 replacement low-income units would account for 28.85% of the total residential density in that Area. As the Community Group acknowledges, this level exceeds all recommended limits for a successful mixed-use development. To make matters worse, all of the residents of those 589 units would have incomes at or below 60% of County AMI.

Obviously, the problem would be lessened if the 589 replacement units could be spread across the three Opportunity Areas, but even under that scenario the combination of low incomes in the replacement units and the dramatic reductions of residential density in Areas A and B would skew average income levels downward across the Redevelopment Area. Lower average income would make it harder to attract and retain the kind of upscale, community-serving, retailers and restaurants that the Plan Amendment contemplates. Nor would this effect be alleviated by the rent subsidies that the Community Group proposes. Any such subsidies would flow directly to the property owners, not to the shops and restaurants in the redeveloped areas.

In short, while protection of existing affordable housing in the Seven Corners Redevelopment Area is a worthy goal, it needs to be paid for by providing sufficient market-rate density to make redevelopment economically attractive for the property owners and to create and sustain a successful mixed-use urban environment going forward.

Thank you for your consideration of my views.

Sincerely,

Duane D. Morse

cc: Community Group

## Suchicital, Bernard S.

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**From:** Koralia Malecha  
**Sent:** Monday, June 22, 2015 12:02 PM  
**To:** Suchicital, Bernard S.; Mason BOS Email; Gardner, Marianne; Hagg, Elizabeth A.; chariman@fairfaxcounty.gov; Dranesville BOS Email; Provdist BOS Email; Mt. Vernon BOS Email  
**Subject:** Seven Corners Redevelopment, a couple of thoughts from an owner of the condo at Villages at Falls Church

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear All,

I am writing to add a couple of thoughts on redevelopment of Seven Corners. I am excited about the idea and I hope that you will follow some great examples of recent redevelopment in the Washington DC area, for example Fairfax Corner, Mosaic District, Pentagon Row in Pentagon City, Waterfront Park in Georgetown, or Long Bridge Park in Crystal City. All so friendly places, as one can see by just visiting and seeing people enjoy those spaces.

I hope that you will not overwhelm the area with massive buildings. Bad examples would include the ongoing, huge, Metropolitan Park project in Pentagon City or even Ballston, with simply too much concrete around.

Another example not to follow will be a pedestrian overpass on Rt. 50. This overpass, although very useful, has fundamental faults in design that allows people to sleep in the staircases, trash to accumulate, and for some to engage in shady activities.

It is so important to keep the right scale of the buildings, lower density, and green spaces around.

As one person said during a public hearing in May, the key to success of this plan is to build enough housing, but only enough, to make economic sense for this area.

I also wanted to add that I like the idea of a school at the site of Willston Cultural Center. It's so great when kids can just walk to school in their neighborhood.

Thank you so much for all your work on this project. I really appreciate it.

Koralia

Koralia Ostrega

## Suchicital, Bernard S.

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**From:** Denise Patton-Pace  
**Sent:** Thursday, May 07, 2015 12:23 PM  
**To:** Planning Commission  
**Subject:** PA 2013-I-B2, Seven Corners CBC, Hearing - May 7, 2015

Please distribute my statement regarding PA 2013-I-B2 to all members of the Planning Commission. Thank you.

I am Denise Patton, a 24 year resident of [redacted] While I am unable to attend the Planning Commission hearing tonight I do have some thoughts I would like to put on record regarding the 7 Corners Revitalization Plan.

The process of visioning for the future is a worthwhile effort. However, the current plan is shrouded in controversy because it isn't the vision held by adjoining communities who have the best interests of 7 Corners and its residents at heart. Lake Barcroft's children attend the same overcrowded schools as the Bailey's and 7 Corners residents. We fundraise for social services charities for the residents of these communities. We routinely support and donate to the homeless shelter on Moncure. We want to see conditions improve in 7 Corners, but many of us fail to see how adding 6,000 dwelling units can improve a steadily declining situation.

It seems fruitless to project levels of density on an area in a plan that we are told will not be underway for another 30-40 years. Demographic predictions for our area over time have been proven wrong. It would seem that it would be best to address planning when development discussions are actually underway, rather than dictating a plan that is bound to end up undergoing changes that are ultimately expensive uses of county staff time and taxpayer money.

As for the Willston School site, simply put, return it to the FCPS. It is needed to reduce overcrowding NOW. It provides real greenspace and recreational opportunities for an area that is deficient in these amenities. This is a walkable venue for the residents of the 7 Corners area.

Thank you.

Denise Patton

## Suchicital, Bernard S.

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**From:** Sheri Phalsaphie ·  
**Sent:** Thursday, May 07, 2015 2:43 PM  
**To:** Planning Commission  
**Subject:** PA 2013-I-B2, Seven Corners CBC, Hearing - May 7, 2015

Please distribute my statement regarding PA 2013-I-B2 to all members of the Planning Commission. Thank you.

The work of the Task force and their vision is very helpful for the community.

As a colleague stated (and we echo):

"It defines what we'd like to see, and hopefully can guide future development plans. However, based on history, I am not optimistic the county, or any of us, can accurately project the appropriate levels of density or mix of retail/office/residential use in this region, 20 to 40 years from now. Some might say I'm procrastinating by not including this level of detail in the plan now. But, I've given examples of how difficult it is to plan the details of what will happen in 20 to 40 years. Strategic planning is important, but we're being asked to program details that simply aren't realistic. History also shows we revise our comprehensive plans periodically. This isn't our only chance to get this right. What is the urgency to include this information now?

I don't believe Falls Church City includes numbers in their plans well before development, but instead describes their vision, and discusses the numbers when development is more near term. Perhaps this is the approach we should adopt?

As for the Willston site, it should be designated for much needed educational purposes. Much of Area B, the site of the Willston School, is projected to be developed for residential purposes. Specifically, we've been told the target audience is millennials. If the Willston site is not used for educational purposes, it should be developed into something that would be of benefit for, and attract, these millennials. Finally, the county needs to define an urban school, and document it in the FCPS Educational Specifications."

Thank you very much for allowing me the opportunity to provide comments.

Sheri Phalsaphie and Alejandro Mattiuzzo

## Suchicital, Bernard S.

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**From:** Aileen Pisciotta  
**Sent:** Thursday, May 07, 2015 1:52 PM  
**To:** Planning Commission; Clerk to the BOS  
**Subject:** PA 2013-I-B2, Seven Corners CBC, Hearing - May 7, 2015

My name is Aileen Pisciotta. My husband Joe and I have lived in t. since 1991, and have raised a son who attended Belvedere Elementary School and graduated from JEB Stuart High School. We have been very involved in our community, and are deeply concerned with the development plans for Seven Corners.

I want to echo the sentiments of others that our community is not anti-development. To the contrary, we want and support smart development that will truly improve the quality of life in our community – specifically more and better schools, relief from traffic congestion, and attractive commercial and retail centers. What we do not want to see is development for the sake of the profits of developers that ignores true community needs.

The current proposal was not community-driven nor were a number of community concerns incorporated into the language. I am writing about two specific concerns.

First, no additional residential housing should be planned until the existing infrastructure problems are addressed so that the additional density can be accommodated. The Bailey/7 Corners area is currently among the most densely populated in the County. Our roads, Columbia Pike, Routes 7 and 50, are among the most congested in Northern Virginia, our schools are struggling and overcrowded and our public facilities infrastructure has not been upgraded for decades.

When we ask why this is the case, we are told that there is no money for improvements.

Yet, over 1,000 residential units have been approved and are currently being built at Baileys, with another 8,000 apartments proposed. However, no funds have been identified to address the needs of these thousands of additional residents and the impact of thousands of additional cars on an already over-burdened road network. In spite of this reality, we have been asked to accept the argument that another 6,000 apartments will improve rather than worsen the current situation.

This defies logic. But at an absolute minimum, such developments should not go forward unless and until funding for critical infrastructure needs is secured.

Second, the Willston School should be returned to the FCPS. It is needed to reduce school overcrowding NOW. It provides real greenspace and recreational opportunities for students in an area that is deficient in these amenities. Moreover, it is a walkable location. In contrast, Upper Bailey's has zero green space and would require children to risk life and limb by walking along the busy Rte. 7 thoroughfare. Our children deserve much better. Ignoring the reasonable alternative presented by the Willston School exists just smacks of a profits-before-people approach that leads to very bad development decisions.

Please consider the very real concerns that have been brought to your attention, and thank you very much for allowing me the opportunity to provide comments.

Please distribute my statement regarding PA 2013-I-B2 to all members of the Planning Commission.

Thank you.



## Suchicital, Bernard S.

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**From:** Aaron Pratt ✓  
**Sent:** Thursday, May 07, 2015 2:14 PM  
**To:** Planning Commission  
**Subject:** 7 Corners CBC

Thank you for the opportunity to comment on the 7 Corners Community Business Center.

My name is William Aaron Pratt, . I moved to the area in November 2014.

I plan to attend the hearing to present my comments and respond to questions, but am emailing in case I am unable to make it.

I will speak mostly to the goal of developing a modern transportation network that alleviates traffic congestion and serves all users and language in the draft plan that is inconsistent with the guiding principles and planning objectives.

Summarizing my comments with no order of priority:

1. Continue to promote non-car transportation options to:

- provide mobility for diverse demographics,
- promote community, and
- reduce congestion

2. Eliminate the prohibition on pedestrian connectivity with Shadeland Drive and Leesburg Village on page 11 & 59 because it:

- Is inconsistent with the principles and objectives of the plan
- Inhibits student access to schools
- Damages connectivity between schools and the community
- Inhibits access to transit
- Sets a precedent of overly prescription, non-data driven planning not in the interests of the whole public

3. Metrobus is more important public transit than metrorail, particularly for the residents of the Williston area.

I support all the guiding principles and planning objectives, and I believe the plan should place a particular emphasis on the guiding principle of enhancing the connectivity of the area via an improved and expanded street network, new bridge connection(s), better pedestrian and bicycle facilities as well as increased transit service, planning objective 2 to employ measures such as trails, sidewalks, and complete streets to improve connectivity within the Seven Corners CBC and from the CBC to other areas. This will ensure a movement toward the future of transportation instead of remaining in the past.

1. I support the vision of Leesburg Pike as a multi-modal transit boulevard and caution that too frequently in other areas I have lived, the multi changes to car oriented development when plans meet the finances of implementation. I encourage strong measures to ensure that non-car transportation options remain at the forefront of the conversation.

2. Except for the inclusion of a prohibition on pedestrian connections from Shadeland Drive to Leesburg Pike Village, the plan is consistent with its transportation vision. The language on page 11 stating that "No vehicular or pedestrian connections are envisioned to Shadeland Drive." The language also appears on page 59 and must be removed. I have spoken against this language at the Special Task Force as well as neighborhood meetings. This language:

- Is inconsistent with the plan
- Inhibits student access to schools
- Damages community connectivity
- Inhibits access to transit
- Sets a precedent of overly prescriptive, non-data driven planning

This part of the plan is not consistent with better pedestrian facilities or improved connectivity within the area or to other areas. By eliminating this option for pedestrian access, the plan inhibits the growth of pedestrian facilities. Additionally, the Sleepy Hollow neighborhood is cut off from the community along Route 7, with connectivity to other areas beyond the development limited to the extreme edges. The plan states that Area C should make interparcel vehicular and pedestrian connections to the adjacent elementary school. The end of Shadeland Drive, a few hundred feet from the school, is the clear opportunity to promote a pedestrian connection to the Upper Bailey's Elementary School from the existing Sleepy Hollow community and allow students to avoid walking along Route 7.

Without this pedestrian connection, students living in the development must walk an additional 10 minutes in the wrong direction to Castle Road or Juniper Lane and have to walk along Route 7. At recent community meeting, I heard participants lament that students "can't walk to the new school." Concerned that this was a prohibition from the school, I pressed and learned that parents perceive this "can't" because of concerns about the risks of walking along Route 7. Shadeland Drive would provide walking access to the school from the south without exposing students to Route 7.

With the barrier of Shadeland Drive's fence, the Upper Bailey's School is cut off from its existing surrounding community. The Shadeland Drive fence physically and mentally limits the connection of the community to the school. Without the fence, the school would be physically accessible from the community, increasing the psychological connection and integrating this new school into the existing development.

Shadeland Drive, as well as the eastern end of Nicholson Drive, are the clear opportunities to promote pedestrian connection to the Leesburg Pike multi-modal transit corridor because the rights of way already exist. Without these pedestrian connections, people living in the existing development must walk an additional 10 minutes in the wrong direction to Castle Road or Juniper Lane to access transit on Route 7 or 50.

Additionally, this language sets a bad precedent of planning that is overly prescriptive and without rationale basis. The only language that I could find similarly addressing a single road in this level of detail was for Juniper Lane and Patrick Henry. The plan should be visionary and not limit the options of access, particularly pedestrian access, at this stage. This language eliminates options unnecessarily. The plan provides no data driven reasons for prohibiting access with no rationale for how pedestrian access destroys the existing character of the neighborhood. This public right of way should be used in the interest of all.

From observations on my daily commute by bus, most people accessing transit in this area by walking do not use metrorail, but instead use the bus system. This includes most people living in the Williston area. Routes 1, 4, and 28 are crucial bus routes and are consistently standing room only during rush hour. Rarely do I observe people walking down Roosevelt from the East Falls Church metro. The plan should not focus on access to metrorail, as long as adequate bus service is provided. If access to metrorail is desired, the 26 bus route, which links the Seven Corners Transit Center and East Falls Church Metro Station as well as southern Route 7 should have more frequent trips. At one trip an hour, this route is not frequent enough for regular use.

Thank you for your consideration. Again:

- Continue to promote non-car transportation options
- Eliminate the prohibition on pedestrian connectivity with Shadeland Drive and Leesburg Village
- Focus on metrobus rather than metrorail for public transit access

Supervisor Penny Gross  
Fairfax County Board of Supervisors  
Mason Government Center

VIA EMAIL

March 25, 2015

Dear Supervisor Gross,

We are writing to you as representatives of Seven Corners neighborhoods that will be directly and disproportionately affected by the proposed Seven Corners redevelopment. We share your desire to see Seven Corners revitalized. We believe that the Special Working Group you created established an efficient, community-led process that resulted in significant improvements to the Task Force's original recommendations for Opportunity Area C. Our communities have multiple, similar concerns about the Task Force's recommendations for Opportunity Areas A and B, concerns which we have expressed over the past year. We urge you to establish a similar community process for improving the redevelopment plans for Opportunity Areas A and B before moving the proposal forward.

The Task Force's vision of a walkable, bikeable, "village" atmosphere with trees, bike lanes, community-serving retail and outdoor dining space is very attractive to us. We believe that the Special Working Group, made up entirely of community representatives, significantly improved the initial recommendations made by the Task Force for the Sears site. Those improvements include:

- increasing the amount of green space, including recommending placement of a park next to the urban school so that school children may have access to green space that is lacking on the school property
- increasing the amount of community-serving retail and office space
- increasing the amount of community-serving park and plaza space
- recommending entertainment space
- reducing overall residential density
- recommending language to address concerns regarding traffic impact on established neighborhoods.

The process undertaken by, and the results of, the Special Working Group strongly suggest to us that it is possible – indeed, imperative - to respond to community concerns, improve the recommendations of the Task Force, and maintain the economic viability of the redevelopment plans.

We understand that you have been told that there was Task Force and community consensus regarding the redevelopment plans for all parts of the redevelopment area except the Sears site. We respectfully, and strenuously, disagree. Throughout the Task Force process, and at the time that you established the community-led Special Working Group, our communities pointed out concerns

regarding the Task Force recommendations for Opportunity Areas A, B and C:

- appropriate density of redevelopment, including residential and commercial square footage
- sufficiency of community-serving retail
- adequacy and timing of transportation improvements to accommodate existing and projected traffic
- green space, tree cover, and environmental amenities
- infrastructure, including, but not limited to, schools, to support additional density and residents
- affordable housing.

We greatly appreciate your approach to Opportunity Area C, establishing the community-driven Special Working Group, which resulted in meaningful improvements and significant additional community support for the plans for the Sears site. We urge you to create a similar process to facilitate improvements to the Task Force recommendations for Opportunity Areas A and B prior to formal consideration and approval of the Task Force's recommendations for amendments to the Comprehensive Plan.

Sincerely,

George Fitchko, Acting President  
Buffalo Hill Neighborhood Association

John Iekel, President  
Ravenwood Park Citizens Association

Jim Kilbourne, President  
Lake Barcroft Association

Catriona McCormack, President  
Ravenwood Neighborhood Association

Clyde Miller, President  
Holmes Run Valley Citizen's Association

Caroline Morel, President  
Sleepy Hollow Manor Citizens Association

Debbie Smith  
Mason District Council of Civic Associations

Carol Turner  
Mason District Council of Civic Associations

CC: Members of the Mason District Land Use Council

My name is William Aaron Pratt, and I moved to the area in November 2014.

Thank you for the opportunity to comment on the 7 Corners Community Business Center. I will speak mostly to the goal of developing a modern transportation network that alleviates traffic congestion and serves all users and language in the draft plan that is inconsistent with the guiding principles and planning objectives.

Summary:

1. Continue to promote non-car transportation options to:
  - provide mobility for diverse demographics,
  - promote community, and
  - reduce congestion
  
2. Eliminate the prohibition on pedestrian connectivity with Shadeland Drive and Leesburg Village on page 11 & 59 because it:
  - Is inconsistent with the principles and objectives of the plan
  - Inhibits student access to schools
  - Damages connectivity between schools and the community
  - Inhibits access to transit
  - Sets a precedent of overly prescription, non-data driven planning not in the interests of the whole public
  
3. Metrobus is more important public transit than metrorail, particularly for the residents of the Williston area.

I support all the guiding principles and planning objectives, and I believe the plan should place a particular emphasis on the guiding principle of enhancing the connectivity of the area via an improved and expanded street network, new bridge connection(s), better pedestrian and bicycle facilities as well as increased transit service, planning objective 2 to employ measures such as trails, sidewalks, and complete streets to improve connectivity within the Seven Corners CBC and from the CBC to other areas. This will ensure a movement toward the future of transportation instead of remaining in the past.

1. I support the vision of Leesburg Pike as a multi-modal transit boulevard and caution that too frequently in other areas I have lived, the multi changes to car oriented development when plans meet the finances of implementation. I encourage strong measures to ensure that non-car transportation options remain at the forefront of the conversation.

2. Except for the inclusion of a prohibition on pedestrian connections from Shadeland Drive to Leesburg Pike Village, the plan is consistent with its transportation vision. The language on page 11 stating that "No vehicular or pedestrian connections are envisioned to Shadeland Drive." The language also appears on page 59 and must be removed. I have spoken against this language at the Special Task Force as well as neighborhood meetings. This language:

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- Damages community connectivity
- Inhibits access to transit
- Sets a precedent of overly prescriptive, non-data driven planning

This part of the plan is not consistent with better pedestrian facilities or improved connectivity within the area or to other areas. By eliminating this option for pedestrian access, the plan inhibits the growth of pedestrian facilities. Additionally, the Sleepy Hollow neighborhood is cut off from the community along Route 7, with connectivity to other areas beyond the development limited to the extreme edges. The plan states that Area C should make interparcel vehicular and pedestrian connections to the adjacent elementary school. The end of Shadeland Drive, a few hundred feet from the school, is the clear opportunity to promote a pedestrian connection to the Upper Bailey's Elementary School from the existing Sleepy Hollow community and allow students to avoid walking along Route 7.

Without this pedestrian connection, students living in the development must walk an additional 10 minutes in the wrong direction to Castle Road or Juniper Lane and have to walk along Route 7. At recent community meeting, I

heard participates lament that students "can't walk to the new school." Concerned that this was a prohibition from the school, I pressed and learned that parents perceive this "can't" because of concerns about the risks of walking along Route 7. Shadeland Drive would provide walking access to the school from the south without exposing students to Route 7.

With the barrier of Shadeland Drive's fence, the Upper Bailey's School is cut off from its existing surrounding community. The Shadeland Drive fence physically and mentally limits the connection of the community to the school. Without the fence, the school would be physically accessible from the community, increasing the psychological connection and integrating this new school into the existing development.

Shadeland Drive, as well as the eastern end of Nicholson Drive, are the clear opportunities to promote pedestrian connection to the Leesburg Pike multi-modal transit corridor because the rights of way already exist. Without these pedestrian connections, people living in the existing development must walk an additional 10 minutes in the wrong direction to Castle Road or Juniper Lane to access transit on Route 7 or 50.

Additionally, this language sets a bad precedent of planning that is overly prescriptive and without rationale basis. The only language that I could find similarly addressing a single road in this level of detail was for Juniper Lane and Patrick Henry. The plan should be visionary and not limit the options of access, particularly pedestrian access, at this stage. This language eliminates options unnecessarily. The plan provides no data driven reasons for prohibiting access with no rationale for how pedestrian access destroys the existing character of the neighborhood. This public right of way should be used in the interest of all.

3. From observations on my daily commute by bus, most people accessing transit in this area by walking do not use metrorail, but instead use the bus system. This includes most people living in the Williston area. Routes 1, 4, and 28 are crucial bus routes and are consistently standing room only during rush hour. Rarely do I observe people walking down Roosevelt from the East Falls Church metro. The plan should not focus on access to metrorail, as long as adequate bus service is provided. If access to metrorail is desired, the 26 bus route, which links the Seven Corners Transit Center and East Falls Church Metro Station as well as southern Route 7 should have more frequent trips. At one trip an hour, this route is not frequent enough for regular use.

Thank you for your consideration. Again:

- Continue to promote non-car transportation options
- Eliminate the prohibition on pedestrian connectivity with Shadeland Drive and Leesburg Village
- Focus on metrobus rather than metrorail for public transit access

## Suchicital, Bernard S.

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**From:** Liz Rawlings  
**Sent:** Thursday, May 07, 2015 12:33 PM  
**To:** Planning Commission; Clerk to the BOS  
**Subject:** PA 2013-I-B2, Seven Corners CBC, Hearing - May 7, 2015

My name is Elizabeth Rawlings. I am a 6 year resident of and homeowner in and also the mother of a soon-to-be 9th grader at Jeb Stuart High School. I am very involved in, concerned about and interested in seeing the very best for my community.

The first point that I would like to make is that none of us commenting on this proposal is a NIMBY or anti development.

The current proposal was not community driven nor were a number of community concerns incorporated into the language. When we asked the source of the density numbers, we were told that they originated with the Task Force members to provide them the economic incentive to redevelop their property. While that is certainly a factor, there are a number of additional issues to consider.

The Bailey/7 Corners area is currently among the most densely populated in the County. Our roads, Columbia Pike, Routes 7 and 50, are among the most congested in Northern Virginia, our schools are struggling and overcrowded and our public facilities infrastructure has not been upgraded for decades.

When we ask why this is the case, we are told that there is no money for improvements.

Yet, over 1,000 residential units have been approved and are currently being built at Baileys, with another 8,000 apartments proposed. However, no funds have been identified to address the needs of these thousands of additional residents and the impact of thousands of additional cars on an already over burdened road network. This is an area with no rapid transit,

In spite of this reality, we have been asked to accept the fact that another 6,000 apartments will only improve the current situation. Money, heretofore unavailable to address current needs, will appear from the County, State and a federal government all of whom are currently experiencing deficits and numerous competing requests for funding. Identified sources of funding should be a part of the equation.

As for the Willston School site, simply put, return it to the FCPS. It is needed to reduce overcrowding NOW. It provides real greenspace and recreational opportunities for an area that is deficient in these amenities. This is a walkable location for the residents of the 7 Corners area, unlike Upper Bailey's, which, in addition to having zero green space, would require children to risk life and limb by walking along Rte. 7 - which is why none of them can or do. As important as revitalization is to our area, a more important issue is to do it right.

Please consider the very real concerns that have been brought to your attention, and thank you very much for allowing me the opportunity to provide comments.

Please distribute my statement regarding PA 2013-I-B2 to all members of the Planning Commission. Thank you.

Elizabeth Rawlings

**Suchicital, Bernard S.**

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**From:** Diane Rudnick  
**Sent:** Tuesday, May 05, 2015 12:10 PM  
**To:** Planning Commission; Clerk to the BOS  
**Subject:** PA 2013-I-B2, Seven Corners CBC

Dear Planning Commissioners and Members of the Board of Supervisors,

I am writing to you as a Seven Corners neighbor at . While I support improvements to Seven Corners, I am deeply concerned about the recommendations of the Seven Corners Task Force regarding redevelopment areas A and B.

Specifically, I am concerned that the Task Force recommendations:

- would allow development at levels that are far too dense for relatively small acreage located more than a mile from Metro and distant from major highways
- Would allow development at levels that far exceed the infrastructure available to support it, including roadways and schools
- Encourages excessive residential development, with inadequate levels of community-serving retail and commercial development
- Provides inadequate park and green space for community use
- Displaces more than 500 low income families, without providing replacement housing available at their income level
- Underestimates the number of school-age children who would be added to the neighborhood, while making no provision for local schools and adequate recreational space for school age children.
- the infrastructure needs to be put in place before any building commences including an updated traffic survey

I support the community-led process to develop revisions to the Task Force's recommendations that are intended to drive development that meets the needs of the existing community and potential new neighbors at Seven Corners, while ensuring adequate economic incentives for property owners to redevelop. I urge you to consider and support the forthcoming consensus recommendations from the community when you vote on the amendments to the Comprehensive Plan in July.

Sincerely,  
Diane Rudnick  
Homeowner

**Suchicital, Bernard S.**

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**From:** Mason District Council  
**Sent:** Thursday, May 07, 2015 12:46 AM  
**To:** Planning Commission  
**Subject:** PA 2013-1-B2/Seven Corners Plan Amendment.  
**Attachments:** Physical signatures for petition.pdf; Neighborhood Assns to Seven Corners Task Force August 2014.pdf; Neighborhoods to Gross 3 25 2015.pdf; Neighborhood Letter and Petition Oct 24 2014.pdf

Please distribute to the Planning Commissioners this compilation ( below and attached ) of letters and petitions documenting the longstanding concerns of leaders and residents of the Seven Corners communities directed to Mason District Supervisor Penny Gross and the Seven Corners Redevelopment Task Force Chairman.

Thank you,  
Debbie Smith

Dear Supervisor Gross,

The neighborhoods that surround the Seven Corners Business Center generally support revitalization. However, the overall plan recommendations are the cause of great concern which residents have brought to your attention for months. Remarkably, we have never received any acknowledgement that you received and heard those concerns.

On April 2, 2015, the Mason District Council, neighborhood leaders from all civic associations of communities adjacent to Seven Corners, and interested residents, requested a meeting with you as soon as possible (see below). We have not received a response from you. We want to discuss outstanding concerns with the proposed recommendations to amend the Seven Corners Comprehensive Plan and our continued request for further examination of those recommendations by a community-led Task Force. The concerns and request were conveyed to you in a March 25, 2015 letter to which we have also received no response (attached). With the planning commission hearing on the comprehensive plan amendment less than a month away, time is running short.

As you are well aware, the surrounding communities of Seven Corners remain united in their strong and continued objections to the current redevelopment recommendations. Community members took every opportunity for public comment to ask questions, seek answers and go on the record to document their concerns.

You and the chairman of the task force conducting the comprehensive plan review were sent a letter signed by all of the Seven Corners communities on August 13, 2014, detailing their significant and joint concerns (attached). Neighbors also requested a slowing of the planning process in order to address the communities' views. You allowed only one part of the entire plan to receive further review from residents--Opportunity Area C, for which we are appreciative. Unfortunately, the Seven Corners Task Force was allowed to push their recommendations through for Opportunity Areas A and B at the end of September 2014, despite the protests of all of the communities.

In October of 2014, you were petitioned by more than 400 residents to allow the special working group which you appointed to re-examine Area C to also re-examine the entire plan (attached). You never responded to that request.

In January 2015, you were petitioned by 560 residents about the plan recommendation for Opportunity Area A, Willston. Mason residents opposed the proposed East County Government Center at the Willston School site and requested the return of the former Willston School property to the Fairfax County School System for use as a school to help resolve overcrowding in Mason District schools. <https://www.change.org/p/penny-gross-put-the-children-first-return-the-former-willston-school-site-to-fcps>

On February 19, 2015, you held a community dialog at which the response to the Seven Corners plan was overwhelmingly negative.

As stated, the residents of Seven Corners are not opposed to revitalization. However, the current plan recommendations, must be revised to address and resolve the deep and unified concerns of the neighborhoods. Only then will it truly reflect the community's vision. Here is brief list of some of the concerns:

- Return of the former Willston School site to the FCPS for a much needed school;
- Appropriate density of redevelopment, including residential and commercial square footage;
- Sufficiency of community-serving retail;
- Adequacy and timing of transportation improvements to accommodate existing and projected traffic;
- Green space, tree cover, and environmental amenities;
- Infrastructure, including, but not limited to, schools, to support additional density and residents; and
- Affordable housing - craft a plan for replacing at current rents the low-income(60% AMI) housing that would be demolished.

We would welcome a meeting with you, but unless it is scheduled in a timely manner it will be too late to make changes to the plan and process before the fast approaching May 7th Planning Commission hearing. We are counting on you to allow the additional time that is needed to address our concerns.

Sincerely,

Mason District Council Board  
Debbie Smith  
Carol Turner  
Jon Clark

**From:** Mason District Council  
**Sent:** Thursday, April 02, 2015 3:39 PM  
**To:** Mason@FairfaxCounty.gov  
**Cc:** Ervin.Uriarte@fairfaxcounty.gov; Fran.Tunick@fairfaxcounty.gov  
**Subject:** Fwd: Meeting with Seven Corners Neighborhoods

Dear Supervisor Gross,

The Board of the Mason District Council, neighborhood representatives and interested residents from the Seven Corners area request a meeting with you. The meeting is a follow-up to our March 25th letter requesting the creation of a community-driven Special Working Group to address our outstanding concerns with the recommendations of the Seven Corners Task Force for Opportunity Areas A and B.

Would you please provide us with several possible meeting dates and times? If possible, we would prefer times in the late afternoon in order to accommodate work schedules.

We look forward to speaking with you soon.

Sincerely,

The Board of the Mason District Council

Dear Supervisor Gross,

We, the undersigned residents and businesses of Seven Corners and neighboring communities, appreciate your creating a group of community members to further study and propose land use recommendations regarding the Sears property. Our communities have asked, and have not received answers to, important and legitimate questions regarding the entire redevelopment proposal, including questions related to:

- density
- mixed use
- transportation
- environment and green space
- infrastructure, including but not limited to, schools-
- affordable housing

We urge you to broaden the scope of the community group's consideration, supported by County planning staff, to address and respond to these legitimate concerns.

Signature	Name	Address
<i>Jean McComish</i>	Jean McComish	
<i>James Tomlinson</i>	James Tomlinson	
<i>Debrah Ratliff</i>	DEBRAH RATLIFF	
<i>Andrew Ratliff</i>	Andrew Ratliff	
<i>Ralph Stanice</i>	RALPH STANICE	
<i>William Nicol</i>	William Nicol	
<i>Marc Freedman</i>	MARC FREEDMAN	
<i>Donald H. Smith</i>	Donald H. Smith	
<i>David L. Mead</i>	DAVID L. MEAD	
<i>Edith A. Mead</i>	Edith A. MEAD	
<i>Lillian Peterson</i>	Lillian Peterson	
<i>Mary Frank</i>	MARY FRANK	
<i>Rashne Green</i>	Rashne Green	
<i>Leonard C. Jones</i>	Leonard C Jones	
<i>Carol Jones</i>	Carol Jones	
<i>Regine Camacho</i>	Regine Camacho	
<i>Joanne Gartenmann</i>	JOANNE GARTENMANN	

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- environment and green space
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We urge you to broaden the scope of the community group's consideration, supported by County planning staff, to address and respond to these legitimate concerns.

Signature	Name	Address
<i>Jane Martin</i>	JANE MARTIN	
<i>Ed Martin</i>	Edward A Martin	
<i>Jean Intrabartolo</i>	Jean Intrabartolo	
<i>Charles Intrabartolo</i>	CHARLES INTRABARTOLO	
<i>Clyde Miller</i>	Clyde Miller	
<i>W.B. Fitz</i>	BILL FITZSCH	
<i>Brace Duncan</i>	BRACE DUNCAN	
<i>Beverly Baird</i>	BEVERLY BAIRD	
<i>Nancy Fitz</i>	NANCY FITZ	
<i>Kimberly Chance</i>	KIMBERLY CHANCE	
<i>John Riddick</i>	John Riddick	
<i>Joy Yocum</i>	Joy Yocum	
<i>Virgil Bodeen</i>	VIRGIL BODEEN	
<i>Sean Fox</i>	SEAN FOX	
<i>Andrew Allis</i>	Andrew Allis	
<i>Daniel H. Hareus</i>	Daniel H. Hareus	
<i>Philip Hughes</i>	Philip Hughes	
<i>Henry Nguyen</i>	Henry Nguyen	
<i>Hao Nguyen</i>	Hao Nguyen	
<i>Judy Parente</i>	Judy PARENTE	
<i>Denise Patton</i>	Denise Patton	







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Handwritten notes in the middle column, including the word "Handwritten" at the top and "Handwritten" at the bottom.

Handwritten notes in the right column, including the word "Handwritten" at the top and "Handwritten" at the bottom.

Large block of very faint handwritten text at the bottom of the page, spanning all three columns.

Supervisor Penny Gross  
Fairfax County Board of Supervisors  
Mason Government Center

VIA EMAIL

March 25, 2015

Dear Supervisor Gross,

We are writing to you as representatives of Seven Corners neighborhoods that will be directly and disproportionately affected by the proposed Seven Corners redevelopment. We share your desire to see Seven Corners revitalized. We believe that the Special Working Group you created established an efficient, community-led process that resulted in significant improvements to the Task Force's original recommendations for Opportunity Area C. Our communities have multiple, similar concerns about the Task Force's recommendations for Opportunity Areas A and B, concerns which we have expressed over the past year. We urge you to establish a similar community process for improving the redevelopment plans for Opportunity Areas A and B before moving the proposal forward.

The Task Force's vision of a walkable, bikeable, "village" atmosphere with trees, bike lanes, community-serving retail and outdoor dining space is very attractive to us. We believe that the Special Working Group, made up entirely of community representatives, significantly improved the initial recommendations made by the Task Force for the Sears site. Those improvements include:

- increasing the amount of green space, including recommending placement of a park next to the urban school so that school children may have access to green space that is lacking on the school property
- increasing the amount of community-serving retail and office space
- increasing the amount of community-serving park and plaza space
- recommending entertainment space
- reducing overall residential density
- recommending language to address concerns regarding traffic impact on established neighborhoods.

The process undertaken by, and the results of, the Special Working Group strongly suggest to us that it is possible – indeed, imperative - to respond to community concerns, improve the recommendations of the Task Force, and maintain the economic viability of the redevelopment plans.

We understand that you have been told that there was Task Force and community consensus regarding the redevelopment plans for all parts of the redevelopment area except the Sears site. We respectfully, and strenuously, disagree. Throughout the Task Force process, and at the time that you established the community-led Special Working Group, our communities pointed out concerns

regarding the Task Force recommendations for Opportunity Areas A, B and C:

- appropriate density of redevelopment, including residential and commercial square footage
- sufficiency of community-serving retail
- adequacy and timing of transportation improvements to accommodate existing and projected traffic
- green space, tree cover, and environmental amenities
- infrastructure, including, but not limited to, schools, to support additional density and residents
- affordable housing.

We greatly appreciate your approach to Opportunity Area C, establishing the community-driven Special Working Group, which resulted in meaningful improvements and significant additional community support for the plans for the Sears site. We urge you to create a similar process to facilitate improvements to the Task Force recommendations for Opportunity Areas A and B prior to formal consideration and approval of the Task Force's recommendations for amendments to the Comprehensive Plan.

Sincerely,

George Fitchko, Acting President  
Buffalo Hill Neighborhood Association

John Iekel, President  
Ravenwood Park Citizens Association

Jim Kilbourne, President  
Lake Barcroft Association

Catriona McCormack, President  
Ravenwood Neighborhood Association

Clyde Miller, President  
Holmes Run Valley Citizen's Association

Caroline Morel, President  
Sleepy Hollow Manor Citizens Association

Debbie Smith  
Mason District Council of Civic Associations

Carol Turner  
Mason District Council of Civic Associations

CC: Members of the Mason District Land Use Council

John Thillmann, Chairman, and Members  
Seven Corners Revitalization Task Force  
JHTcav@aol.com

CC: Marianne Gardner  
Director, Planning Division  
Fairfax County Department of Planning and Zoning.  
Marianne.Gardner@FairfaxCounty.gov

Elizabeth Hagg  
Deputy Director, Fairfax County Community Revitalization  
Elizabeth.Hagg@FairfaxCounty.gov

Penny Gross  
Fairfax County Supervisor  
Mason@FairfaxCounty.gov

VIA EMAIL

August 12, 2014

Dear Chairman Thillman and Members of the Seven Corners Revitalization Task Force,

As you continue your consideration of changes to the Fairfax County Comprehensive Plan for the Seven Corners area, we are writing on behalf of the undersigned Seven Corners neighborhood associations to reiterate both our thanks for your work, and our recommendations. As Seven Corners neighborhoods, we will be directly and disproportionately affected by the redevelopment under consideration. As you could see from the number of people who attended the Task Force's last public comment session on June 23<sup>rd</sup>, there is a great deal of interest in, and a great deal of concern about, the plan under consideration.

We understand that in order to make it economically viable for current property owners to bring upgraded amenities and improved retail options to the area, higher density will be required. The vision for a walkable, bikeable, "village" atmosphere with trees, bike lanes, and outdoor dining space is attractive. Within the context of that larger vision, we would like to offer the following observations and recommendations.

- 1) *The Comprehensive Plan amendments should make it clear that transportation improvements must come before added density.*

We appreciate the comments made on June 23<sup>rd</sup> describing the severity of traffic issues through Seven Corners on the Rte. 7 and on Rte. 50 corridors, and the acknowledgement that, even in the absence of redevelopment in our neighborhood, the congestion and delays in our area will only increase unless significant changes to the road system are made. While some of our neighborhoods have specific questions about the traffic plan presented on the 23<sup>rd</sup>, in general we are strongly supportive of an approach that allows local traffic to avoid major thoroughfares while moving around the local area, and facilitates the smoother flow, off local streets, of traffic that is passing through. The plans for fly-overs, local boulevards, including walking and biking options, are appealing. They are also expensive. The competition for county, state and federal resources for transportation improvements is significant, and the timeline for actualizing transportation improvements in the Seven Corners area is uncertain.

We appreciate the comments by Fairfax County officials at the meeting on June 23<sup>rd</sup> that acknowledge the importance of carrying out transportation infrastructure improvements before significant density is added. It was observed at the June and July Task Force meetings that other Northern Virginia counties, including Alexandria, have added teeth to this sentiment by including an implementation section to their Comprehensive Plan amendments. The implementation section makes it clear that redevelopment is to be staged, and that higher density should not move forward absent the planning, funding, and permitting of transportation improvements. One important advantage of this approach is that it makes neighborhoods, owner/developers, and County officials allies in securing transportation funding, as their interests are all aligned in bringing traffic improvements to the area as quickly as possible. We were disappointed that, in the interest of "flexibility," the Task Force rejected this approach and instead decided to add a couple of sentences to the existing transportation section of the recommendations.

*We strongly recommend that the Task Force include in its recommendations language that makes it clear that actual transportation improvements must be funded or completed before higher density redevelopment will be approved.* We urge that you consider prioritizing improvements that do not require approval by the City of Falls Church or Arlington County, including:

- the new 4-way intersection at Seven Corners for Sleepy Hollow Road, Wilson Boulevard and Leesburg Pike
- the proposed over-crossing between Castle Rd and Roosevelt Road, which should be designed to circumvent the existing shopping center in order to expedite construction
- the proposed over-crossing from Castle Place to Hillwood Avenue
- improved access to Rte 50.

2) *Protect adjacent neighborhoods by limiting ingress and egress to the Leesburg Pike Village Opportunity Area and in the transitional areas on the south side of Leesburg Pike to Route 7 only.*

Juniper Lane, Shadeland Drive, Buffalo Ridge Road and Patrick Henry Drive should be protected from vehicular access from the new development, and from vehicle traffic and parking from non-residents who may want to walk to new retail outlets. We specifically recommend that, in the event of development, the top of Juniper Lane be closed to all traffic, in order to prevent any possibility of vehicle traffic to and from new development to cut through our neighborhoods. Because Patrick Henry will likely have more traffic off of Route 7 even if there is no direct access from the new development, plans should be made to monitor traffic volume and speed, and traffic calming measures should be planned for implementation as needed. The Comprehensive Plan amendments should protect all of the established neighborhoods from further retail encroachment and cut-through traffic.

- 3) Recommended density should be consistent with other successful redevelopment projects that are more than a mile from Metro and do not have direct access to major highways. In particular, the Leesburg Pike Village Opportunity Area (the Sears site) should be designated for mixed use – commercial, retail and residential – with a total density that does not exceed the levels developed in the charrette process.

Several of our neighborhood associations are concerned by what appear to be very high levels of density proposed for Seven Corners. Unlike Shirlington, the Mosaic District, Reston, Tysons, and multiple other nearby Northern Virginia areas where higher density is being proposed or built, Seven Corners does not have quick and easy access to highways such as 495, 395, or Route 66. It is also not walking distance to Metro, which is 1.4 miles away from the proposed Seven Corners Town Center. (The Fairfax County Planning Commission's Transit Oriented Development Committee's walking distance research defines walking distance as .25-.5 miles.) This lack of easy access to Metro and highways must be taken into consideration when density levels are established for the revitalized Seven Corners area.

The numbers presented in the charrette recommend total density that is nearly double the comparable figures for recent Fairfax County developments less than one mile from Metro, with recommendations for residential density that are two and a half to three times the density for other Metro-accessible development projects. Quite simply, this is too high to be written into the Comprehensive Plan, even if the envisioned transportation improvements are carried out. This is particularly true because whatever goes into the Comprehensive Plan will become the floor, not the ceiling, for allowable density, and land owners/developers may apply for waivers on a property-by-property basis to increase the density approved in the Comprehensive Plan.

Mason District already has the highest density per square acre and the highest density per square mile in Fairfax County. The Seven Corners redevelopment area is a total of 77 acres, for which the Task Force charrette recommendations are 5.9 million square feet of residential space (5,820 units) and 7.7 million square feet total redevelopment. This is substantially more dense than

other nearby redevelopment projects, including projects with significantly better access to regional transportation than the Seven Corners site (see comparison chart, below).

	Transpo Options	Acres	Res Sq Ft	X	Tot Sq Ft	X	ResUnits	X
<b>7 Corners (All)</b>	<b>Rtes 50, 7, 66</b>	<b>77</b>	<b>5,930,000</b>		<b>7,651,000</b>		<b>5,820</b>	
> 1 Mile From Metro								
Shirlington	395	27	1,033,000		1,907,832		1,033	
<i>Adjust 285%</i>		77	2,945,963	2	5,437,321	1.4	2,944	2
Fairfax Corner	66, 50, FC Pkwy	36	400,000		835,000		400	
<i>Adjust 214%</i>		77	855,556	6.9	1,786,900	4.3	856	6.8
<1 Mile From Metro								
Springfield Town Center	95, 495, .4 mi to Metro	80	2,370,000		5,470,000		2,180	
<i>Adjust 96%</i>		77	2,281,000	2.6	5,264,000	1.5	2,098	2.8
Reston Town Center	267, FC Pkwy, .4 mi to Metro	84	1,998,000		4,438,592		1,998	
<i>Adjust 91%</i>		77	1,831,566	3.2	4,068,857	1.9	1,832	3.2
Mosaic District	495, 66, HOT lanes, 50, 29, less than 1 mi to Metro	32	1,061,000		1,751,000		1,100	
<i>Adjust 240%</i>		77	2,546,400	2.3	4,202,400	1.8	2,640	2.2

For example, the Seven Corners acreage is three and a half times the size of the new residential, commercial and retail development at Shirlington. Even though Shirlington has direct access to 395, the charrette recommendations for Seven Corners are, proportionally, double the residential square feet per acre in Shirlington; forty percent more total square feet per acre; and double the number of residential units per acre. It is unclear to us why Seven Corners needs to be twice as dense – over triple the acreage – in order to be developed into an economically viable and successful town center.

The charrette numbers for Seven Corners call for quadruple the total square footage per acre, and nearly seven times the residential square footage and units per

acre, of Fairfax Corner, the other Fairfax County development that is more than a mile from Metro and is more than two miles to the nearest unrestricted access to a major highway. The charrette numbers are double the total density, and triple the residential square footage, of Reston Town Center, which will soon have a Metro stop.

- 4) Plans for Seven Corners redevelopment, particularly redevelopment with disproportionately high residential density, must include plans for schools with Mason District-appropriate estimates for numbers of school children. This should be an integral part of the Comprehensive Plan amendments from the outset.

Current projections for the numbers of children who will live in the re-developed areas and attend public schools are based on Fairfax County-wide averages, which are not appropriate for Mason District. We know that, empirically, Mason District has larger numbers of school age children than other parts of the county. Already, Mason District elementary, middle and high schools are crowded, and added density – particularly disproportionate residential density – will exacerbate this problem. The result is poor outcomes for children, poor performance for schools, and reduced property values for homeowners. Schools are a critical part of the infrastructure of a liveable community, and appropriate estimates and provisions for expansion should be included in the Task Force’s vision and recommendations.

- 5) Plans for Seven Corners redevelopment should provide for adequate retail amenities to serve the neighborhoods and incent walking. The Task Force should maintain its approach of making recommendations for residential, retail and commercial square footage, and should guard against overweighting residential development at the expense of community-serving retail.

At the July Task Force meeting, a proposal was floated to change the approach and allow flexibility among residential, commercial and retail square footage. While we appreciate the need for flexibility in a forty-year plan, we are deeply concerned that, in a long-term vision, appropriate balance be maintained between adding additional residential units and providing retail amenities to serve existing neighborhoods and new neighbors. Already, compared to other redevelopment in the area, the charrette recommendations appear to be disproportionately weighted to residential square footage. Keeping in mind that individual waivers may be applied for by property owners, we believe that the forty-year vision for growth be more balanced among residential, retail and commercial development. For that reason, we recommend that the Task Force maintain its approach of recommending square footage for each category of development, and urge the Task Force to balance residential, commercial and retail in its recommendations.

- 6) Task Force recommendations should take into consideration environmental concerns, including adequate provisions to prevent flooding, runoff, pollution, and promote green space and tree cover.

During the public comment period at the June Task Force hearing, neighbors spoke compellingly about constant flooding issues in multiple Seven Corners neighborhoods; about pollution and runoff into Lake Barcroft; and the need for environmentally friendly, property-enhancing tree cover and green space needed to create pleasant, liveable communities. We reiterate these concerns and appreciate the Task Force's work to incorporate additional language regarding these environmental concerns.

Thank you again for the work you are doing to improve the quality of life for all of us who live in the Seven Corners area, and for those who may live here in the future. We look forward to working with you to address these concerns, and to develop an exciting and workable vision and plan for future redevelopment. The neighborhoods listed on this joint letter are overwhelmingly in favor of revitalization and we look forward to working with you to make the vision of Seven Corners a reality.

Sincerely,

George Fitchko, Acting President  
Buffalo Hill Neighborhood Association

John Iekel, President  
Ravenwood Park Citizens Association

Jim Kilbourne, President  
Lake Barcroft Association

Catriona McCormack, President  
Ravenwood Neighborhood Association

Jan Keyes, President  
Sleepy Hollow Citizens Association

Duane Morse, Chairman, Seven Corners Redevelopment Committee  
Sleepy Hollow Manor Citizens Association

Board of Directors of Mason District Council of Community Associations

**Suchicital, Bernard S.**

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**From:** Debbie Smith  
**Sent:** Thursday, May 07, 2015 1:35 PM  
**To:** Planning Commission  
**Subject:** PA 2013-1-B2 Seven Corners May 7

For distribution to the planning commission:

I am a 40 year resident of the community and a former Mason District Supervisor who is very familiar with the concept of Revitalization.

This proposal was not community driven nor were a number of community concerns incorporated into the language. When we asked the source of the density numbers, we were told that they originated with the Task Force members to provide them the economic incentive to redevelop their property.. While that is certainly a factor, there are a number of additional issues to consider.

The Bailey/7 Corners area is currently among the most densely populated in the County.

Our roads, Columbia Pike, Routes 7 and 50, are among the most congested in Northern Virginia, our schools are struggling and overcrowded and our public facilities infrastructure has not been upgraded for decades.

When we ask why this is the case, we are told that there is no money for improvements.

Yet, over 1,000 residential units have been approved and are currently being built at Baileys, with another 8,000 apartments proposed. However, no funds have been identified to address the needs of these thousands of additional residents and the impact of thousands of additional cars on an already over burdened road network. This is an area with no rapid transit.

In spite of this reality, we have been asked to accept the fact that another 6,000 apartments will only improve the current situation. Money, heretofore unavailable to address current needs, will appear from the County, State and a federal government all of whom are currently experiencing deficits and numerous competing requests for funding

Identified sources of funding should be a part of the equation.

As important as revitalization is to our area, a more important issue is to do it right.

Please consider the very real concerns that have been brought to your attention.

Thank you.

Christine Trapnell

## Suchicital, Bernard S.

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**From:** Debbie Smith  
**Sent:** Thursday, May 07, 2015 12:07 AM  
**To:** Planning Commission  
**Subject:** Re: PA 2013-1-B2/Seven Corners Plan Amendment.

For distribution to Planning Commission:

[http://www.washingtonpost.com/local/virginia-politics/crowded-classrooms-prompt-fight-over-where-to-put-new-school-in-fairfax-county/2015/01/14/efa76e16-8212-11e4-8882-03cf08410beb\\_story.html](http://www.washingtonpost.com/local/virginia-politics/crowded-classrooms-prompt-fight-over-where-to-put-new-school-in-fairfax-county/2015/01/14/efa76e16-8212-11e4-8882-03cf08410beb_story.html)

### Virginia Politics

# Crowded classrooms prompt fight over where to put new school in Fairfax County



Schools Superintendent Karen Garza (Courtesy of Fairfax County Public Schools)  
By Antonio Olivo January 16

Fairfax County officials and residents agree that the bustling portion of the county that includes Bailey's Crossroads and Seven Corners sorely needs another elementary school.

However, a dispute over where that school should be located has been growing — and spilled over this week at a hearing before the county Board of Supervisors.

Frustrated residents told Fairfax lawmakers that a proposed two-acre site on Columbia Pike is too small for a school and too close to traffic. Instead, they want the county to renovate and reopen a long-closed school building on a larger parcel two miles away.

That site, however, has been targeted by a county task force and Supervisor Penelope A. Gross (D-Mason) for broader redevelopment, including a new satellite government center, housing and retail.

At a hearing Tuesday on planning guidelines for development of the Columbia Pike land, resident Denise Patton-Pace said putting a school there instead of reopening the closed Willston Elementary School would be “a slap in the face” to those who live in the area. The county's desire to use the Willston site to spur economic development in the area should not, she said, take priority over educational needs.

Children, Patton-Pace told the board, “have become pawns in a land-grabbing power struggle that essentially reduces them to the status of second-class citizens.”

The Columbia Pike proposal was put forward by the developer Avalon Bay and includes townhouses and an apartment building as well as a school. Before the county can formally consider the plan, it must decide whether to change planning guidelines and zoning for the parcel to accommodate what Avalon Bay is proposing.

As that process has gotten underway, however, proponents of the Willston Drive site have begun to pressure the supervisors to reject the Columbia Pike school option. State Del. Kaye Kory (D-Fairfax,) who used to represent the area as a school board member, co-authored an e-mail sent to citizen groups over the weekend urging them to speak out for the Willston site.

“The children of Mason District deserve the best and safest environment that we can provide,” read the e-mail, which was signed by Kory and former Mason District supervisor Christine “Tina” Trapnell.

The county took control of the former Willston Elementary School in 1983, when the school-age population in that area of Fairfax was low and school officials designated the property as “surplus.” It currently houses a county multicultural center.

A task force appointed by the county to study ways to develop Seven Corners proposed replacing the school building, playground and open space with a satellite government center, housing and retail.

When school officials got wind of that proposal, they sought to reclaim the Willston site. In a letter sent to Fairfax County Executive Edward Long Jr. last month, Superintendent Karen Garza said the school system has “articulated the need for Willston on many occasions over the past two to three years.”

Gross reacted to the letter with anger and surprise. “I’ve been working for a year or more on the idea of an East County Government Center there,” she said.

Garza declined requests for an interview.

Reopening the Willston school would require expensive repairs to modernize the building and comply with the Americans With Disabilities Act, Gross said, and would deprive the county of an important economic development opportunity.

But parents are more concerned about depriving their children of quality classroom space.

Like other aging, relatively affordable parts of the Washington region, the area surrounding Seven Corners and Bailey’s Crossroads has experienced a dramatic influx of young families and new students in recent years. Several local schools are overcrowded or in danger of being over capacity by 2018, according to school enrollment figures.

“It’s maddening,” said Debbie Ratliff, whose family lives near the Willston site. She said her seventh-grade son’s school — Glasgow Middle — now has four lunch periods to accommodate all its students, the first starting at 10:50 a.m.

Some residents worry that plans are being executed without enough community input. “There is a lot of information, a lot of planning, that they have not been a part of,” Kory said.

Residents say they are also frustrated that John Thillmann, the chairman of the task force that recommended against a school on the Willston site, has ties to one of the owners of the Columbia Pike land that Avalon Bay wants to develop.

Thillmann is a vice president at the Landmark Atlantic development company, whose president, Scott Herrick, is a co-owner of the Columbia Pike land through a separate limited-liability corporation. Thillmann also has functioned as an agent for Herrick on filings for the Columbia Pike project.

Although he insists he has no financial stake in either proposal, residents who oppose the idea of a school on the Columbia Pike parcel say Thillman's involvement adds to their concerns.

"That trust gap has impacted how the community feels about all of the redevelopment of Seven Corners," said resident Catriona MacDonald.

Thillman said the task force opposes a school on the Willston site because the county wants to use the land as "a catalyst for potential revitalization and redevelopment. And I just don't think a school provides that catalyst. I think an office building will."

Current school board member Sandy Evans (Mason) has pushed for the Willston option. But with all the growth planned for the area, she said recently that she wouldn't mind a new school on both sites. "We probably will need more classroom space in a number of different areas," Evans said.



Antonio covers government, politics and other regional issues in Fairfax County. He worked in Los Angeles, New York and Chicago before joining the Post in September of 2013.

Debbie Smith

## **Cerdeira, Lilian**

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**From:** Suchicital, Bernard S.  
**Sent:** Monday, July 13, 2015 1:17 PM  
**To:** Cerdeira, Lilian  
**Subject:** FW: Media Archive of Community Concerns in Seven Corners re: PA 2013-I-B2

Something new to be added to the Seven Corners comment PDF...

**From:** Bassarab, Kimberly  
**Sent:** Monday, July 13, 2015 12:49 PM  
**To:** Cooper, Jill G.; Cooper, John W.; De La Fe, Frank A.; Earl Flanagan; Flanagan, Earl; Frank de la Fe; Hart, James R.; Hedetniemi, Janyce; Hurley, Ellen J.; Janyce Hedetniemi; jhart@harthoranlaw.com; John C. Ulfelder; Litzenberger, John; Strandlie, Julie; Ken Lawrence; Lawrance, Kenneth A.; Migliaccio, James; Murphy, Peter F.; Nell Hurley; Peter Murhpy; Sargeant, Timothy John; Tiim Sargeant; Ulfelder, John  
**Cc:** Wang, Teresa Marie; Suchicital, Bernard S.  
**Subject:** FW: Media Archive of Community Concerns in Seven Corners re: PA 2013-I-B2

Planning Commission,

Comments related to the Seven Corners Plan Amendment, scheduled for Decision on Wednesday, July 15<sup>th</sup>.

Thanks,

Kim Bassarab

**From:** Debbie Smith  
**Sent:** Monday, July 13, 2015 9:52 AM  
**To:** Planning Commission  
**Subject:** Media Archive of Community Concerns in Seven Corners re: PA 2013-I-B2

For distribution to the entire planning commission.

To the Planning Commission:

re: PA 2013-I-B2

Because so many of you had questions at the public hearing about whether the community vocalized it's concerns to the Seven Corners Task Force during the planning process even though much of the history of the community's concern was provided to you prior to that hearing, below is an archive of media coverage documenting the community's sustained presentation of concerns to the Task Force, elected officials and county representatives.

Debbie Smith

## Seven Corners residents seek to change plan to revive aging suburb

By Antonio Olivo June 29

Worried about density, residents in the Seven Corners area of Northern Virginia are pushing to scale down a redevelopment plan meant to ease traffic congestion at one of the region's worst intersections while creating new businesses and as many as 6,000 homes.

In an alternative proposal submitted last week to Fairfax County officials, leaders of five area homeowners associations argue that there should be about 20 percent fewer homes built when the Seven Corners plan is finished during the next several decades.

That could spell trouble for an ambitious planning effort inspired by ongoing work in Tysons Corner that seeks to rescue another aging Northern Virginia suburb that once defined the country's obsession with driving to the mall.

Seven Corners is currently defined by an infamously gnarled intersection where about 110,000 cars pass through per day, and where Arlington Boulevard, Leesburg Pike, Wilson Boulevard, Sleepy Hollow Road and Hillwood Avenue converge.

County planners have envisioned a remodeled urban core where strip malls and faded big-box stores give way to new residences, retail spots and parks, potentially generating hundreds of millions of dollars in tax revenue that county officials say is sorely needed to fund schools and other services.

But opposition from some nearby residential areas has grown. In addition to the call for less residential density, the alternative proposal calls for a former elementary school in the neighborhood to be returned to the county school system and for all 589 low-income apartments in the area to be replaced with comparable affordable housing.

It also asks for guarantees that new local roads will be built promptly to alleviate the extra traffic congestion many residents worry will come with that many new homes in an area that sits about a mile away from the East Falls Church Metro station — a distance they say is too far for many people to want to walk.

"Any change is going to affect transportation, but it's got to be done in the right way," said Denise Patton Pace, a homeowner who is among 200 area residents who have so far signed an online petition launched last week to support the alternative proposals.

*[The Seven Corners plan is part of efforts to save aging suburbs by turning away from malls]*

County planning officials are preparing to decide on the Seven Corners plan on July 15.

Earlier this month, county Supervisor Penelope A. Gross (D-Mason), who has championed the current plan, faced an aggressive Democratic primary challenge that was largely rooted in community opposition to the level of density proposed.

Although Gross survived that effort from neighborhood activist Jessica Swanson, she faces another challenge in the November general election from independent candidate Mollie Loeffler, another neighborhood leader who has voiced concerns about the plan.

Gross, who appointed the community task force of area residents and property owners that conceived the original plan, has shown willingness to change some elements.

She has backed away from her initial push to transform the site of the former Willston Elementary School into an office building that would house some county services.

Gross now supports putting two buildings on the site: a high-rise elementary school and an office building. The office building would house county human-services agencies helping the same populations served by the school. It also would house the nonprofit groups that operate a multicultural center inside the old Willston school building.

On Monday, Gross said that she has tried to be flexible about density but worries that developers will not see the area as a potential magnet for new restaurants or stores if there aren't enough people living a short walk from those kinds of businesses.

"In order to finance their projects, they have to have a certain density that gives them the return they need," Gross said. She said she asked the neighborhood leaders who wanted lower density to consider ways to reduce the amount of new homes by no more than 15 percent.

"Twenty percent may make the proposal uneconomic," Gross said.

Catriona McCormack, president of the Ravenwood Citizens' Association homeowners group, said there is room to lower the density proposals; she argued that developers who weighed in on the Seven Corners plan sought the highest density levels possible in case those levels were later lowered.

"It's a business negotiation," she said.

McCormack also argued that reducing the new homes by 20 percent would still give the area a population density close to what's in Shirlington — a high-density area of Arlington County that has become a thriving retail district.

It will be years before any aspects of the plan are implemented, but frustration around the effort appears to be growing.

John Thillmann, an urban planning consultant who led the community task force appointed by Gross, said he's worried the Seven Corners plan will never happen. He angrily called the opposition "discouraging."

“We listened to experts and then we came up with recommendations after a year of study,” Thillmann said. “These people spent six months coming up with something they pulled out of their heads. You tell me which makes more sense.”

## Washington Post

Local

[http://www.washingtonpost.com/local/mall-centric-no-more-aging-suburb-targeted-for-a-sweeping-makeover/2015/05/30/07620954-f25b-11e4-84a6-6d7c67c50db0\\_story.html](http://www.washingtonpost.com/local/mall-centric-no-more-aging-suburb-targeted-for-a-sweeping-makeover/2015/05/30/07620954-f25b-11e4-84a6-6d7c67c50db0_story.html)

# Mall-centric no more: Aging suburb targeted for a sweeping makeover

By Antonio Olivo May 30

It is hard to imagine the clogged roads and bleak streetscape of the Seven Corners section of Fairfax County transformed into a trio of villages featuring bike paths, outdoor cafes and as many as 6,000 new homes.

But that’s what county leaders are going for in an ambitious planning effort — inspired by ongoing work in Tysons Corner — that seeks to rescue another aging Northern Virginia suburb that once defined the country’s obsession with driving to the mall.

Strip malls and faded big-box stores would give way to new residences, retail spots and parks, potentially generating hundreds of millions of dollars in tax revenue that county officials say is sorely needed to fund schools and other services. With little open space for new subdivisions, older communities like Fairfax are increasingly trying to reinvent decaying neighborhoods as a way to draw residents, businesses and energy.

“We’re going to grow over time,” said Elizabeth Haag, deputy director of Fairfax’s Office of Community Revitalization. “The question is, where do we direct that growth?”

But the idea for Seven Corners has already sparked heated community debate, prompting two neighborhood leaders to challenge longtime county supervisor Penelope A. Gross (D-Mason) in the coming election.

See the proposal for Seven Corners View Graphic

Critics say that schools and streets will be overwhelmed by new residents and traffic. They contend that the closest Metro station is too far away to adequately serve a dense, new neighborhood and warn that higher-priced homes and apartments could push out many of the area’s lower-income, predominantly immigrant residents.

The county planning commission is scheduled to vote in July on whether to move forward with the redevelopment plan. Some residents want officials to first focus on fixing traffic congestion in a famously confusing intersection currently traversed by about 110,000 cars a day.

“People who moved to Falls Church do not want a San Francisco or a downtown Washington,” said Catriona Macdonald, head of one of the area’s six homeowners associations.

“We moved to Falls Church for old-growth trees and yards that are big enough for kids to play in.”

‘A grand idea’

Seven Corners Shopping Center, built in the 1950s where Routes 50 and 7 meet, was once celebrated as the Washington region’s largest mall. Today, it includes a Barnes & Noble, discount clothing shops and a Home Depot that was the site of one of the 2002 sniper murders.

Located just outside the city of Falls Church, the shopping center is hard to access by foot. In the years before the county built a pedestrian bridge over Route 50, fatalities were a regular occurrence.

The redevelopment plan would replace the shopping center and other familiar, if faded, landmarks with three villages, each with its own street grid connected by a “spine road” to take local traffic off Routes 50 or 7. The villages — currently named Town Center, Willston Village Center and Leesburg Pike Village — would include townhouses, apartments, stores, restaurants and outdoor plazas, creating bustle in place of big-box stores, half-empty parking lots, vacant offices and the relentless hiss of traffic.

“It’s a grand idea,” said John Thillmann, an urban-planning consultant who chaired a community task force that hashed out many of the plan’s details.

“Conceptually, we wanted something like Shirlington,” Thillmann said, referring to a portion of Arlington that has been similarly revamped. “This area has the possibility of becoming a really unique and special place.”

It would take decades to create that new reality. But construction has begun on a Hampton Inn & Suites hotel along Route 50, and plans are already underway for a five-story apartment/retail project on the same block.

The entire overhaul “won’t happen overnight, because it didn’t get that way overnight,” said Ed McMahon, a senior fellow at the Urban Land Institute.

But, he added, the idea puts Fairfax in a better position to attract businesses and shoppers. “The future belongs to Main Streets, town centers and mixed-use developments,” McMahon said.

In all, 218 acres would be redeveloped. Seven Corners Shopping Center would be replaced by at least one hotel, apartments, office buildings and a central plaza. Two low-income apartment complexes off Willston Drive would be turned into a mix of market-rate and affordable apartments, with restaurants, offices and another plaza nearby. The Sears site and some

offices along Route 50 would become townhouses, restaurants with outdoor seating and a park.

John Koshivos, a vice president at Hilton Worldwide who helped decide to build along Route 50, cited Tysons Corner as an example of a former driving destination that is now attracting more pedestrian-oriented development.

The Seven Corners area is “starting to take that turn,” Koshivos said. “And I think people are starting to pay attention to it.”

### A traffic nightmare

Motorists can spend long, agonizing minutes trying to get in or out of the oddly shaped, multipronged intersection that gives Seven Corners its name. It’s a maze of roadways, where Route 50 suddenly ducks beneath ramps connecting to cross streets and a wrong move can mean trying for a U-turn against a seemingly unending river of cars.

“We call that ‘The Monster,’” said Jane Martin, one of the residents concerned about increased density who gestured one afternoon toward a growing cluster of cars blocking the intersection while someone tried to turn left.

On a recent Friday, traffic backed up for blocks as county police officers directed drivers headed to a mosque. Other motorists tried to skirt the waiting line of cars in order to get to the shopping center. Horns honked. People cursed.

State transportation officials who grade the quality of service on roads and intersections have given this one an F.

And they say that by 2040, if no changes are made, it will take twice as long to get through the intersection.

The person tasked with unsnarling the mess is Tom Biesiadny, Fairfax’s transportation director. His department has launched a \$3 million study on how to implement a street grid that would include bike paths and, possibly, circulator buses.

Biesiadny said the goal would be to reduce delays in Seven Corners by half — moving the state’s service level grade up to a C or a D.

“It’s a very complicated intersection,” he said. “I’m not sure the people who designed that interchange really envisioned what traffic might be like today.”

As is the case with Tysons, Biesiadny said, developers would have to agree to pay for a large chunk of the road improvements as a condition of their projects being approved.

Residents who oppose the redevelopment have argued during public meetings that Seven Corners is too far from the East Falls Church Metro station — about a mile — to make it suitable for the type of pedestrian-oriented projects that have worked in Arlington and Rockville.

Thillmann says the train station is close enough. “It took me 17 minutes to walk there,” he said. With a bus, “you can jump on that and be to the Metro in five minutes.”

## A community at risk

Although the plan calls for preserving affordable housing in the area where two-low income apartment complexes would be redeveloped, the mostly immigrant residents who live there worry that they will not be able to afford to stay.

The household incomes that would qualify for the new apartments range from 60 percent of the area median to 120 percent of that amount — currently between about \$67,000 and \$135,000 a year.

Jim Edmondson, who manages a 284-unit complex that could grow to 900 homes under the plan, said some displacement is inevitable without additional government housing subsidies to lower that income threshold.

“Economic feasibility is what drives the train here,” Edmondson said, “and the reality is you can’t offer low rents with the cost of building all of those units.”

The concern permeates the adult English classes at the old Willston Elementary School, which operates as a multicultural center a block away from Route 50.

“There is already a community here,” said Enma Peña, who was among the adults learning English one recent evening. She was referring not only to residents but also to a Latin American grocery store and restaurants that have opened.

“All this that’s nearby — the people like that it’s here. Everything is already central to us.”

Upstairs, a group of elderly Vietnamese immigrants shared their concerns about what some called “the new city” planned for their old neighborhood. “I’m very afraid,” Anh Dao Tran said through a translator inside the Vietnamese Resettlement Association offices. “Where do I go from here?”

Gross, who is seeking her sixth term in November, said she’s worried about the possibility of displacement. “We need to take a look at that,” she said.

“There is a concern whether the lowest-income people will be served. That was not the intention.”

Gross initially pushed for a controversial proposal to close the Willston center and replace it with an office building that houses county services, which she said would help spur retail development nearby. She now says she is open to keeping some aspects of the multicultural center there while also allowing the building to be used for pre-kindergarten classes.

That compromise has angered some backers of the redevelopment plan, who say an office building would add more commercial value. And it does not satisfy local parents, who are frustrated by crowded classrooms and want to reopen the building as a school.

“It’s a very complicated situation,” Gross said.

## Changing times

Martin, 68, grew up near Seven Corners and remembers the neighborhood in its glory days, when people dressed up to have to lunch at the Birdcage, a rooftop restaurant where the Sears is now located and which offered panoramic views.

"It was a big deal having the mall right there" during the late 1950s and 1960s, Martin said.

Today, she is among a group of neighbors who say the redevelopment will bring unwanted disruption. Although they like the idea of having new shops and restaurants within walking distance from their homes, the appeal is overshadowed by fears of even more choking traffic.

Their next opportunity to express opposition comes June 9, when Jessica Swanson will challenge Gross in the Democratic primary.

Swanson, 32, said her concerns about Seven Corners motivated her candidacy. So did Mollie Loeffler, 45, a one-time Republican activist who will compete as an independent in the November general election.

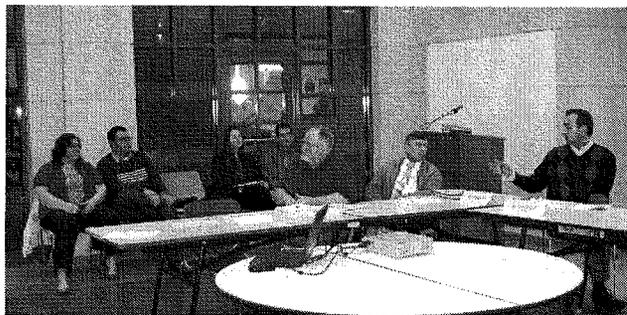
Both candidates accuse Gross of leading Seven Corners down the wrong path.

"It's more density than we're comfortable with," Swanson said. "There is a sense that there are a lot of missed opportunities in getting that site right."

Wednesday, March 25, 2015

## **Residents want a do-over of Seven Corners plan**

**<http://annandaleva.blogspot.com/2015/03/seven-corners-residents-want-do-over-of.html>**



Fairfax County staff and members of the Mason District Land Use Committee discuss Seven Corners. Residents of the Seven Corners community urged the Mason District Land Use Committee to defer a recommendation on the redevelopment plan approved by the Seven Corners Task Force. Their concerns about the plan were expressed at the MDLUC meeting March 25 following a presentation by Fairfax County staff.

Residents are concerned the plan would allow too much residential density, that there is no funding for the transportation improvements, and that there weren't enough opportunities for community input.

Meanwhile, seven neighborhood leaders signed a letter to Mason Supervisor Penny Gross requesting an

additional review of the Seven Corners plan with more community participation. [See the end of this post for the full text of that letter.]

Debbie Smith, vice chair of the Mason District Council of Community Associations, told the MDLUC the council has “huge concerns” about the Task Force recommendations for Areas A and B (compromising the Willston area and Seven Corners Shopping Center). Smith contends there are no comparable, large revitalization areas in Fairfax County that aren’t close to Metro.

Bernie Suchicital, of the Fairfax County Department of Planning and Zoning, called that comparison “apples to oranges,” noting Seven Corners is at the nexus of major highways [Route 50, Route 7, and Wilson Boulevard].

Seven Corners resident Mark Hayes complained that county staff had been working on a new East County Office Building for the Willston site for the past few years but those plans weren’t shared with the task force or community. Meanwhile, the school board and community have been calling for a school on that site.

“We’re looking at an educational use at Willston,” Suchicital said, but new alternatives can’t be addressed in the staff report on the Seven Corners plan amendment to the Comprehensive Plan. [According to Gross, the new county office building won’t be located at Willston.]

Clyde Miller, president of the Holmes Run Valley Citizens Association, listed a series of other concerns: “extreme high density” with 5,500 new apartments, resulting in an additional 13,000 to 15,000 residents; the demolition of 589 low-income housing units; an insufficient road network that would result in cut-through traffic on neighborhood streets; and no money for transportation improvements. “This is unrealistic,” he said.

Suchicital said developers would be expected to pay for new proposed street grids within their property and would be required to contribute to improvements on Route 7. The details would be established during the proffer negotiation process.

Miller called it misleading for the county to say the low-income housing would be replaced on a one-to-one basis. The units that would be demolished are currently affordable for households with incomes as low 60 percent of the area median income. The replacement housing would be designed for households with a range of incomes – including some much higher – but would still be considered affordable.

Joanne Fiebe, a planner with the Fairfax County Office of Community Revitalization, said some rents for some of the existing housing in the Willston area low because the owner is receiving a tax credit. Other existing housing has market-rate rents that are low because of the age and condition of the apartments.

Miller was also concerned that one of the new roads in the plan, connecting Route 50 with Wilson Boulevard, would go through an existing shopping center whose owner was not involved in the task force. The original plan for a “ring road” around the Seven Corners intersection is now a partial ring, he noted, because of opposition by the City of Falls Church.

Seven Corners resident Doug Smith said the proposal for the Seven Corners intersection is overly complicated, would cost more than \$100 million to implement, and there is no money for the work. As a result, new apartments might be built, while the road improvements may or may not happen. “That is tremendously unsettling,” he said.

The plan is a guide for future development, Suchicital explained. Kris Morley-Nikfar of the Fairfax County Department of Transportation, added there are options for phasing in the transportation improvements when the land become available.

According to Miller, the task force only allowed public comment at a few of its meetings, and the community didn't become aware of the "magnitude of density" in the plan until the task force was nearly finished.

If the Seven Corners plan has a 40-year timetable, there is no rush to get it approved by the Board of Supervisors, said Carol Turner. So there is plenty of time for more community input.

"We've been working on this since 2011," said Fiebe. "It's truly innovative. It sets the stage for an incredible future for Seven Corners. We don't know how it can be improved." When a developer comes in with specific concept, the plan will be refined during the rezoning and site plan processes, she said.

The letter to Gross seeking more community involvement was signed by George Fitchko, acting president of the Buffalo Hill Neighborhood Association; John Iekel, president of the Ravenwood Park Citizens Association; Jim Kilbourne, president of the Lake Barcroft Association; Catriona McCormack, president of the Ravenwood Neighborhood Association; Clyde Miller, president of the Holmes Run Valley Citizens Association; Caroline Morel, president of the Sleepy Hollow Manor Citizens Association; and Debbie Smith and Carol Turner of the Mason District Council of Civic Associations.

## Here is the complete text of the letter:

"We are writing to you as representatives of Seven Corners neighborhoods that will be directly and disproportionately affected by the proposed Seven Corners redevelopment. We share your desire to see Seven Corners revitalized. We believe that the Special Working Group you created established an efficient, community-led process that resulted in significant improvements to the Task Force's original recommendations for Opportunity Area C.

"Our communities have multiple, similar concerns about the Task Force's recommendations for Opportunity Areas A and B, concerns which we have expressed over the past year. We urge you to establish a similar community process for improving the redevelopment plans for Opportunity Areas A and B before moving the proposal forward.

"The Task Force's vision of a walkable, bikeable, "village" atmosphere with trees, bike lanes, community-serving retail and outdoor dining space is very attractive to us. We believe that the Special Working Group, made up entirely of community representatives, significantly improved the initial recommendations made by the Task Force for the Sears site. Those improvements include:

- increasing the amount of green space, including recommending placement of a park next to the urban school so that school children may have access to green space that is lacking on the school property
- increasing the amount of community-serving retail and office space
- increasing the amount of community-serving park and plaza space
- recommending entertainment space
- reducing overall residential density
- recommending language to address concerns regarding traffic impact on established neighborhoods.

"The process undertaken by, and the results of, the Special Working Group strongly suggest to us that it is possible – indeed, imperative - to respond to community concerns, improve the recommendations of the Task Force, and maintain the economic viability of the redevelopment plans.

“We understand that you have been told that there was Task Force and community consensus regarding the redevelopment plans for all parts of the redevelopment area except the Sears site. We respectfully, and strenuously, disagree. Throughout the Task Force process, and at the time that you established the community-led Special Working Group, our communities pointed out concerns regarding the Task Force recommendations for Opportunity Areas A, B and C:

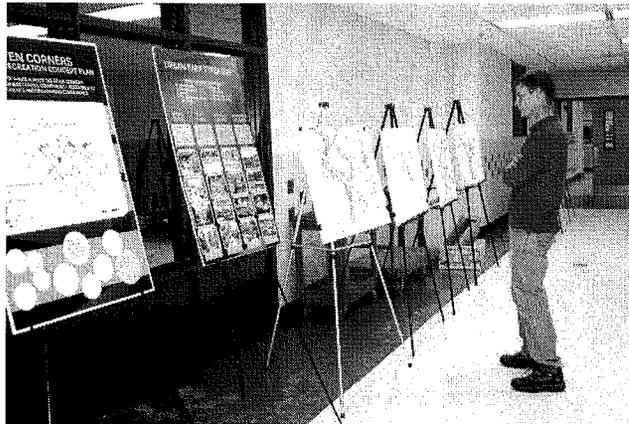
- appropriate density of redevelopment, including residential and commercial square footage
- sufficiency of community-serving retail
- adequacy and timing of transportation improvements to accommodate existing and projected traffic
- green space, tree cover, and environmental amenities
- infrastructure, including, but not limited to, schools, to support additional density and residents
- affordable housing.

“We greatly appreciate your approach to Opportunity Area C, establishing the community-driven Special Working Group, which resulted in meaningful improvements and significant additional community support for the plans for the Sears site. We urge you to create a similar process to facilitate improvements to the Task Force recommendations for Opportunity Areas A and B prior to formal consideration and approval of the Task Force’s recommendations for amendments to the Comprehensive Plan.”

**Friday, February 20, 2015**

## **Gross supports community school concept**

<http://annandaleva.blogspot.com/2015/02/gross-supports-community-school-concept.html#more>



Ernie Wells looks at maps of proposed Seven Corners redevelopment concepts at a community meeting at Bailey's Elementary School.

Mason Supervisor Penny Gross told the audience at a community meeting on Seven Corners redevelopment Feb. 19 that she supports the concept of a community school and that the Willston Center is a possible a location.

Local residents and school officials have been calling for a school at the Willston site for the past few years, and there’s also been some discussion about a community school there that also includes various health and social services.

Gross said she's been meeting with county and Fairfax County Public Schools officials about a facility that could include a preschool, a variety of family services, and the organizations currently housed in the Willston Multicultural Center. "Is the Willston Center the best site? I don't know," she said.

A proposed East County Office Building, which had been under consideration for the Willston Center site, is now "in abeyance," said Elizabeth Hagg of the Fairfax County Office of Community Revitalization.

There are also ongoing discussions about how a public facility will fit into Seven Corners redevelopment, whether it's the East County Office Building or not, Gross said, adding, "We're looking at sites" for the office building.

About 80 residents attended the community dialogue on Seven Corners hosted by Gross, which was designed to give people a chance to comment on the redevelopment proposals agreed to by the Seven Corners Land Use and Transportation Task Force, which wrapped up its work last fall, and the draft recommendations from the Special Working Group for Area C (the Sears site).

The task force plan calls for mixed-use redevelopment, including apartments, retail, and green space based on a village concept and a transportation improvement plan aimed at reducing traffic congestion. The transportation plan calls for a ring road around the Seven Corners interchange, new streets to give drivers more alternatives for getting through the intersection, and more connections to make it easier for pedestrians and bicyclists to navigate the area.

The task force failed to reach a consensus for Area C (which includes Sears and the two office buildings on either side), so Gross appointed the Special Working Group to develop a plan for that site. The recommendations of both groups will be incorporated into a comprehensive plan amendment, which will be considered by the Fairfax County Planning Commission.

### **Too much density?**

Some residents, who spoke at the meeting said they're generally happy with the proposals on the table because they call for less residential density than early versions, while other people said the plans would still add too much housing to an already-congested area.

Jim Kilbourne, president of the Lake Barcroft Association said the Special Working Group's current plan for the Sears site is "a vast improvement" over what the task force was talking about last spring – there would be less residential development, more mixed use, and more green space – although traffic and overcrowded schools are still major concerns.

Christopher Bell spoke in support of redevelopment, noting it would lead to increased property values and more amenities, but also expressed concerns about the possibility of increased traffic on neighborhood streets. Lake Barcroft resident Sarah Mattingly said she supports the Working Group's plan, noting, "It's not perfect, but we have come a long way."

At the Working Group's last meeting Feb. 5, members agreed to reduce the amount of residential development from 85 percent of the Sears site to 79 percent. As it stands now, the draft calls for 375 multifamily units, 72 townhouses, 40,000 square feet of retail, 50,000 square feet of office space, and 45,000 square feet for entertainment uses. The group plans to have one more meeting to finalize a plan.

Whether that's an improvement depends on where the starting point is. When the group held a design workshop, residential density was at 54 percent, said Debbie Ratliff. At the open house last fall, no

option had more 70 percent, and now it's at nearly 80 percent, she said. "That's not an improvement," she said.

The proposed density for the entire Seven Corners area is "gargantuan" and "off the charts," said Debbie Smith of Ravenwood. She said the proposal would result in a lot more residential units than planned in other, smaller revitalization areas, such as Reston Town Center and Springfield. And, unlike those areas, Seven Corners isn't close to Metro.

In response to a concern raised by Parklawn resident Mollie Loeffler about the need to address overcrowded schools, Gross noted that the Seven Corners revitalization plan has a 40-year time frame and said, "we know additional schools must be built."

Mike Cook, who works with the Vietnamese Resettlement Association, which is based at the Willston Center, said he is worried that redevelopment will result in the loss of low-income housing in Seven Corners.

Gross said she directed the task force to ensure that if new housing is built, it must include the same number of low-income units, 585, that are there now. Developers would also be encouraged to include additional affordable units.

Catriona McCormack, president of the Ravenwood Civic Association and a member of the Special Working Group on the Sears site, said there should have been more opportunities for community input for the other Seven Corners areas.

## **The traffic mess**

Mason is already the most densely populated district and has the most overcrowded schools, said Ravenwood resident Don Smith, charging the proposed redevelopment would make it all worse.

He noted that a letter from VDOT Land Development Program Manager Paul Kraucunas raises lots of questions over whether the transportation proposals are even feasible – plus there's no cost estimate for the transportation improvements or an indication of where the funds will come from.

Gross said implementing the changes for the Seven Corners interchange would cost "well over \$100 million" and would be implemented "at some distance in the future." Funding would come from a mix of county and state sources.

Tom Biesiadny, director of the Fairfax County Department of Transportation, said the Board of Supervisors authorized \$3 million to begin a study of the Seven Corners intersection. Once that study is completed, the county would identify specific projects and seek funding. The proposed ring road would be phased in, he said, with the first improvements coming on line in 10 to 15 years.

In response to a request from an audience member to put the traffic improvements in place before redevelopment happens, Gross said, "we don't spend money on transportation plans before the Board of Supervisors approves the comprehensive plan. That would be a waste of taxpayer dollars."

Posted by Ellie Ashford at 1:16 PM

# Crowded classrooms prompt fight over where to put new school in Fairfax County

[http://www.washingtonpost.com/local/virginia-politics/crowded-classrooms-prompt-fight-over-where-to-put-new-school-in-fairfax-county/2015/01/14/efa76e16-8212-11e4-8882-03cf08410beb\\_story.html](http://www.washingtonpost.com/local/virginia-politics/crowded-classrooms-prompt-fight-over-where-to-put-new-school-in-fairfax-county/2015/01/14/efa76e16-8212-11e4-8882-03cf08410beb_story.html)

# FAIRFAX COUNT



Schools Superintendent Karen Garza (Courtesy of Fairfax County Public Schools)

By Antonio Olivo January 16

Fairfax County officials and residents agree that the bustling portion of the county that includes Bailey's Crossroads and Seven Corners sorely needs another elementary school.

However, a dispute over where that school should be located has been growing — and spilled over this week at a hearing before the county Board of Supervisors.

Frustrated residents told Fairfax lawmakers that a proposed two-acre site on Columbia Pike is too small for a school and too close to traffic. Instead, they want the county to renovate and reopen a long-closed school building on a larger parcel two miles away.

That site, however, has been targeted by a county task force and Supervisor Penelope A. Gross (D-Mason) for broader redevelopment, including a new satellite government center, housing and retail.

At a hearing Tuesday on planning guidelines for development of the Columbia Pike land, resident Denise Patton-Pace said putting a school there instead of reopening the closed Willston Elementary School would be "a slap in the face" to those who live in the area. The county's desire to use the Willston site to spur economic development in the area should not, she said, take priority over educational needs.

Children, Patton-Pace told the board, "have become pawns in a land-grabbing power struggle that essentially reduces them to the status of second-class citizens."

The Columbia Pike proposal was put forward by the developer Avalon Bay and includes townhouses and an apartment building as well as a school. Before the county can formally consider the plan, it must decide whether to change planning guidelines and zoning for the parcel to accommodate what Avalon Bay is proposing.

As that process has gotten underway, however, proponents of the Willston Drive site have begun to pressure the supervisors to reject the Columbia Pike school option. State Del. Kaye Kory (D-Fairfax,) who used to represent the area as a school board member, co-authored an e-mail sent to citizen groups over the weekend urging them to speak out for the Willston site.

"The children of Mason District deserve the best and safest environment that we can provide," read the e-mail, which was signed by Kory and former Mason District supervisor Christine "Tina" Trapnell.

The county took control of the former Willston Elementary School in 1983, when the school-age population in that area of Fairfax was low and school officials designated the property as "surplus." It currently houses a county multicultural center.

A task force appointed by the county to study ways to develop Seven Corners proposed replacing the school building, playground and open space with a satellite government center, housing and retail.

When school officials got wind of that proposal, they sought to reclaim the Willston site. In a letter sent to Fairfax County Executive Edward Long Jr. last month, Superintendent Karen Garza said the school system has “articulated the need for Willston on many occasions over the past two to three years.”

Gross reacted to the letter with anger and surprise. “I’ve been working for a year or more on the idea of an East County Government Center there,” she said.

Garza declined requests for an interview.

Reopening the Willston school would require expensive repairs to modernize the building and comply with the Americans With Disabilities Act, Gross said, and would deprive the county of an important economic development opportunity.

But parents are more concerned about depriving their children of quality classroom space.

Like other aging, relatively affordable parts of the Washington region, the area surrounding Seven Corners and Bailey’s Crossroads has experienced a dramatic influx of young families and new students in recent years. Several local schools are overcrowded or in danger of being over capacity by 2018, according to school enrollment figures.

“It’s maddening,” said Debbie Ratliff, whose family lives near the Willston site. She said her seventh-grade son’s school — Glasgow Middle — now has four lunch periods to accommodate all its students, the first starting at 10:50 a.m.

Some residents worry that plans are being executed without enough community input. “There is a lot of information, a lot of planning, that they have not been a part of,” Kory said.

Residents say they are also frustrated that John Thillmann, the chairman of the task force that recommended against a school on the Willston site, has ties to one of the owners of the Columbia Pike land that Avalon Bay wants to develop.

Thillmann is a vice president at the Landmark Atlantic development company, whose president, Scott Herrick, is a co-owner of the Columbia Pike land through a separate limited-liability corporation. Thillmann also has functioned as an agent for Herrick on filings for the Columbia Pike project.

Although he insists he has no financial stake in either proposal, residents who oppose the idea of a school on the Columbia Pike parcel say Thillman’s involvement adds to their concerns.

“That trust gap has impacted how the community feels about all of the redevelopment of Seven Corners,” said resident Catriona MacDonald.

Thillman said the task force opposes a school on the Willston site because the county wants to use the land as “a catalyst for potential revitalization and redevelopment. And I just don’t think a school provides that catalyst. I think an office building will.”

Current school board member Sandy Evans (Mason) has pushed for the Willston option. But with all the growth planned for the area, she said recently that she wouldn’t mind a new school on both sites. “We probably will need more classroom space in a number of different areas,” Evans said.

Thursday, October 16, 2014

## Residents express growing opposition to Seven Corners redevelopment plan

<http://annandaleva.blogspot.com/2014/10/residents-express-growing-opposition-to.html>



A Mason District Council community forum attracts a large crowd.

A proposed redevelopment plan for Seven Corners is facing growing opposition from local residents, who are concerned about the prospect of significant increases in density and the impact on traffic congestion, school capacity, and the general quality of life in the area.

Many of those concerns were raised at a community forum earlier this month organized by the Mason District Council of Community Associations (MDC). Meanwhile, about 200 residents from several Seven Corners neighborhoods signed a petition asking Mason Supervisor Penny Gross to expand the scope of the follow-on committee that is looking at Seven Corners revitalization.

Because the Seven Corners Land Use and Transportation Task Force was unable to reach a consensus on redevelopment at the Sears site, Gross announced the formation of a committee chaired by Martin Faga to consider options for that property. The committee would consist of community association presidents or their designees.

The petition says that committee "is no fix for a range of concerns regarding the plan as a whole that have been repeatedly raised and have yet to be addressed," including overall density in Seven Corners, a proposed reduction in community-serving retail, the sequence of transportation improvements, the need for new schools, the use of the Willston Center as a school site, and the potential displacement of a significant number of current residents.

If you would like to sign the petition, submit your first and last name and address to Catriona MacDonald, president of the Ravenwood Citizens Association, [CMacdonald@LinchpinStrategies.com](mailto:CMacdonald@LinchpinStrategies.com).

More than 150 local residents attended the MDC's community forum on Oct. 7, which included

brief presentations by panelists, followed by a question-and-answer session. The following report on the forum is based on notes by Lake Barcroft resident Kay Cooper:

John Thillmann, co-chair of the Seven Corners Task Force, described the effort to develop a revitalization plan for the area, which began in May 2012 with a series of "visioning sessions."

One significant point made by Thillman not previously reported is that the Seven Corners Shopping Center is performing very well economically, so its owner, the B.F. Saul Co., isn't interested in doing something as radical as what is being envisioned in the proposed plan unless there is a financial incentive, such as higher density of high-end residential units.

JoAnne Fiebe of the Fairfax County Office of Community Revitalization, described the three "opportunity areas" in the plan – which are currently occupied by the Willston Center/Willston shopping centers, Seven Corners Shopping Center, and Sears – and the proposed transportation improvements.

When Fiebe showed drawings of how the proposed widening of Route 7 would look, several residents questioned how that could happen as there doesn't seem to be adequate room. Fiebe said current side streets and right of way would be used to create space needed for the additional lanes. Del. Kaye Kory (38th District) indicated that state funds aren't likely to be available for any traffic improvements in Seven Corners.

Marty Faga, chairman of the newly organized Sears Site Special Committee, said he hopes to begin committee meetings by the end of October. The committee will meet every two weeks at the Mason Government Center, and all meetings will be open to the public. Gross said she has heard from most of the community associations about who they want to serve on the committee and urged the others to name a representative to the committee as soon as possible.

During the long, tense question-and-answer session, many residents voiced their frustrations and concerns about the task force proposals.

Clyde Miller, a resident of the Holmes Run community, summarized a handout he had prepared titled "Is That What We Want?" that predicts Seven Corners might end up with 6,000 new housing units in high-rise buildings 12 stories high, resulting in even more overcrowded schools and worse traffic congestion than already exists. Miller criticized the task force for failing to address these concerns.

One of the primary concerns expressed by many residents was the county's and task force's failure to address overcrowding in local schools, which will be exacerbated by the proposed increase in residential density.

When asked why the Willston Community Center was not considered as a site for a new school, Gross said she had not received a "formal request from the school board." Mason District school board representative Sandy Evans responded that she and other members of the school board had discussed this informally with Gross.

One resident called Gross's response "disingenuous," since Gross was certainly aware of the school board's interest in having a school at the Willston Center site. Debbie Smith, vice chair of the MDC, asked Evans to urge the school board to submit a formal request to the Board of Supervisors to return the Willston site to the school board for use as a school.

Many residents also expressed concern about the levels of density proposed (5,000 to 6,000 additional residences) for opportunity areas A (the Willston site) and B (the town center site currently occupied by the Seven Corners Shopping Center).

Elizabeth Pisarski of Lake Barcroft pointed out that the total square footage of new development proposed for those areas would equal a building the size of the Pentagon. Several people said improvements to relieve traffic congestion and school overcrowding should be made before any new development is carried out.

Lake Barcroft resident Sarah Mattingly said a funding source needs to be identified for the school and road improvements first, and that we can't rely on state funds. She urged the county to create a bold vision, such as the plan developed by the Urban Land Institute, and cited the High Line park in New York City as a good example. If there was an innovative plan that includes walking routes, bike routes, and green spaces, she said, the community might be more willing to accept a compromise allowing for higher density, thus creating a broader tax base to fund new schools and transportation fixes.

Catriona McCormack, president of the Ravenwood Neighborhood Association, summarized the concerns cited in an Aug. 12 letter from several community association presidents to Gross and the task force members—and noted that they have yet to receive a response.

She requested that the new committee chaired by Faga to discuss revitalization of the Sears site be expanded to include the rest of the Seven Corners revitalization area. Gross responded that she would consult with Faga about this.

Ravenwood resident Don Smith stated that the number of apartments proposed in the Seven Corners draft plan dwarfs any other town center or large development in Northern Virginia, including those being built near Metro stations.

He also pointed out that, to avoid going through the City of Falls Church, the proposed partial ring road would need to intersect Route 7 just one-tenth of a mile from the current Seven Corners intersection, which would violate VDOT regulations that require signalized intersections be at least 1,320 feet apart. He said the ring road would actually make the Seven Corners intersection more like "11 corners."

Eric Welch, a long-time teacher at JEB Stuart High School, suggested that concerned community members form a task force that would focus on delineating the current needs and problems in the Stuart pyramid and recommend solutions. Evans and Kory voiced strong support for this idea and pledged to work with interested community members.

Carol Turner, a member of the MDC board, said none of the nine "follow-on proposals" from Gross included input from community members.

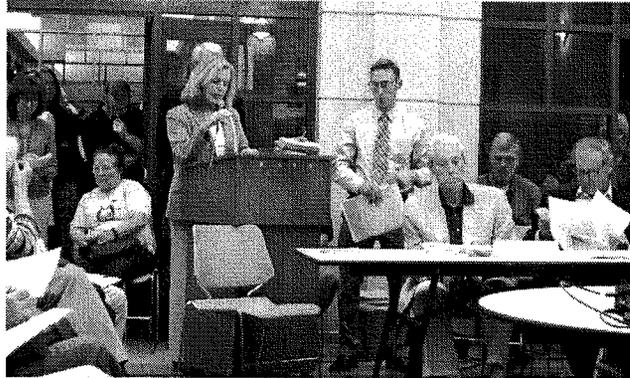
She noted that a petition is under development calling for the Board of Supervisors to create a non-profit Seven Corners development corporation, modeled on the Southeast Fairfax Development Corporation, which was created to stimulate economic growth along the Route 1 corridor. Gross said she would take that proposal under consideration.

Posted by Ellie Ashford at 3:34 PM ↗

Wednesday, September 10, 2014

## Seven Corners Task Force defers decision on redevelopment at Sears site

<http://annandaleva.blogspot.com/2014/09/seven-corners-task-force-defers.html#more>



Del. Kory speaks at the Sept. 9 Seven Corners Task Force meeting.

**Residents who spoke at the Sept. 9 Seven Corners Task Force meeting raised lots of concerns – mostly about the negative impact of overly dense redevelopment on already-overcrowded schools and congested roads, the need to improve the transportation system first, and the need to shield redevelopment at the Sears site from the existing neighborhood.**

After two years of meetings, the task force is poised to complete a land use and transportation plan, which is scheduled to be presented to the Fairfax County Planning Commission this fall in the form of a proposed amendment to the Seven Corners section of the county's Comprehensive Plan.



It was standing room only at the Sept. 9 task force meeting.

Several people expressed frustration that their concerns will be ignored. "The public doesn't seem to have a voice," said Debbie Ratliff. "We expect to have a voice and a seat at the table." **Only a few of the task force meetings allow public comment.**

Lots of local residents are still unaware of the process to create a new development plan for Seven Corners, said Del. Kaye Kory, who joined several others in urging the task force to delay a final vote until the public has more time to review and comment on the plan.

Clyde Miller urged residents to "tell the Planning Commission that we reject the plan." Otherwise, commissioners will think it's supported by the community. The task force was supposed to develop a "community vision," he said, but there is no requirement that residents' views will be taken into account.

Following the public comment period, task force members voted to defer until Sept. 23 a decision on a mixed-use redevelopment plan proposed by Foulger-Pratt for the Sears site on Leesburg Pike.

Task force members did, however, agree to eliminate two of the four options under consideration. Of the remaining options, one calls for 165 multifamily units, 110 townhouses, 200,000 square feet of office space, and 134,000 square feet of retail. The other option would allow more flexibility, with 315 to 415 multifamily units, 110 townhouses, 34,000 to 134,000 square feet of retail, and 50,000 square feet of office space.

Many residents prefer less density and a more balanced mix of housing, offices, and neighborhood-serving retail. New offices aren't economically feasible, however, as Fairfax County has 18 to 19 million square feet of vacant office space, said task force co-chair John Thillman.

Referring to the Sears site, Catriona McCormack, president of the Ravenwood Neighborhood Association, said well-planned buildings are preferable to haphazard development and it would be nice to walk to community-serving businesses. However, she asked, "what is the compelling reason for so much density when other areas have a track record of economically successful mixed-use development at significantly lower density levels?"

Thillman and several task force members agreed with residents' concern that the development on the Sears site should be accessible only from Route 7 and that there should be no cut-throughs allowing access from Juniper Lane or the cul de sac at the end of Shadeland Drive. The task force agreed to insert language on that in a separate document, but tabled a motion to include it in the Comprehensive Plan amendment.

Regarding the transportation plan approved earlier this summer by the task force, there has been some confusion over the proposed "ring road" around the Seven Corners intersection. Rather than a "ring road," it's now more like a "C," as City of Falls Church officials objected to improvements to Roosevelt Boulevard and N. Roosevelt Street.

Kris Morley-Nikfar of the Fairfax County Department of Transportation said those roads were never really part of the ring road concept anyway and that improvements to those roads aren't needed to reduce traffic congestion, even if Seven Corners is developed at higher density levels.

Several people questioned the logic behind that statement. As one resident put it: How could you add thousands of residents to the area and not increase traffic? If a key part of the ring road is eliminated, Seven Corners "will be more like 11 corners," said local resident Don Smith.

Another potential conflict has surfaced with the Fall Church City Council about improving access from Seven Corners to the East Falls Church Metro station. Falls Church officials oppose the task force plan to extend a bus rapid transit line under consideration for Route 7 to the Metro station. That is likely to be a key issue at a Sept. 15 meeting of the task force and Falls Church City Council.  
Posted by Ellie Ashford at 9:52 PM

**Wednesday, August 13, 2014**

## **Seven Corners residents: Fix roads before approving redevelopment**

<http://annandaleva.blogspot.com/2014/08/seven-corners-residents-fix-roads.html>



Task force members, left to right: Evelyn Haight, Mark Silverwood, Co-chair John Thillman, Co-chair Mary Ellen Ward, Karl Moritz, and Patrick Hoar.

When community leaders and residents got a chance to address the Seven Corners Land Use and Transportation Task Force Aug. 12, one key concern was repeated over and over: Don't start construction on new developments until the transportation improvements are in place – or at least until they are funded.

That's not likely to happen, however. Kris Morley-Nikfar of the Fairfax County Department of Transportation said at the meeting that new transportation funding "is dependent on redevelopment. It all works together." The developers would be responsible for creating new street grids on their properties, he said, and those streets need to be in place to support construction of a new interchange and ring road around the Seven Corners intersection. Most of the discussion at the task force meeting centered around the Foulger-Pratt Co.'s proposal to build apartments, townhouses, and retail on property occupied by Sears and two office buildings on Leesburg Pike.

At the request of the task force, staff of the Fairfax County Office of Community Revitalization fleshed out plans for three options for developing that site. The task force rejected two of the options that included office space and more retail, which are not considered economically viable.

The task force will take a formal vote on a plan for the Sears site at its next meeting, but all members present last night favored the third the option, proposed at the last meeting by Mark Silverwood calling for 385,000 square feet of multifamily housing (about 465 apartments), 100 townhouses, and 34,000 square feet of retail.

Foulger-Pratt's original plan called for about 50 townhouses and nearly 800 apartment units. Dick Knapp of Foulger-Pratt, who serves on the task force, said he is willing to reduce the density and include more townhouses, but cautioned against limiting the size of the project so much that it won't be economically feasible.

There was also some discussion last night about the need to retain affordable housing in the redevelopment area, including the number of affordable housing units required by the county, the household income limits used in the definition of affordable housing, and the amount of flexibility permitted.

Task force member Jim Edmondson, an affordable housing advocate whose company owns the Seven Corners Apartments, said the only way to make redevelopment work while retaining an appropriate level of affordable housing is to have additional funding from the county. "We've got to talk money," he said. "If we fail to push the Board of Supervisors that funding has to be a part of this, we're just spinning our wheels."

Much of the public comment period of the meeting was about the proposed Sears project, as that is the first concrete redevelopment project that has surfaced and it would have a huge impact on nearby single-family neighborhoods.

Here's a summary of some of the key concerns raised by local residents:

- Debbie Smith, vice chair of the Mason District Council of Community Associations, urged the task force to ensure that any development on the Sears site should not be accessible from Juniper Lane or other neighborhood roads.
- That's a key point in a joint letter signed by the presidents of five neighborhood associations: Buffalo Hill, Ravenwood Park, Lake Barcroft, Ravenwood, and Sleepy Hollow Manor. That letter also recommends that transportation improvements come before added density, that neighborhoods near the Sears site be protected, that density on the Sears project be limited, and that the plan should include a new school and neighborhood-serving retail.

Task force co-chair John Thillman said he agrees that new development on the Sears site should not be accessible to Juniper Lane and that the only access point should be on Leesburg Pike.

- Lake Barcroft Association President Jim Kilbourne raised concerns about the potential for increased cut-through traffic in that community and the negative impact of development on Tripps Run and the Lake Barcroft watershed.
- Ravenwood Park President John Ikel urged the task force not to exacerbate traffic congestion on Patrick Henry Drive.
- Juniper Lane resident Ivan Cheung said redevelopment is needed, but it's "unacceptable" to proceed without the transportation improvements in place. He said

the planned density would lead to a 79 percent increase in population and an additional 1,600 vehicles in the census tract that includes Sears.

- Ben Cooper of Lake Barcroft read a letter from school board member Sandy Evans urging the task force and county to consider how to accommodate an expected influx of hundreds of new students before recommending any specific redevelopment proposals. Schools in the area are already overcrowded. Stuart High School, for example is projected to be 520 students over capacity by the 2018-19 school year.
- Sleepy Hollow Manor resident Debbie Ratliff urged the task force to consider the impact of the new Upper Bailey's Elementary School on traffic congestion on neighborhood streets and ensure road improvements are in place before approving redevelopment. Echoing the task force's goal for Seven Corners, she said, "You can't live, work, or play in a place you can't get to," she said.

Posted by Ellie Ashford at 9:52 PM

## Fairfax's 7 Corners Revitalization Plan Will Have Big Impact on Falls Church

<http://fcnp.com/2014/08/06/fairfaxes-7-corners-revitalization-plan-will-have-big-impact-on-falls-church/>

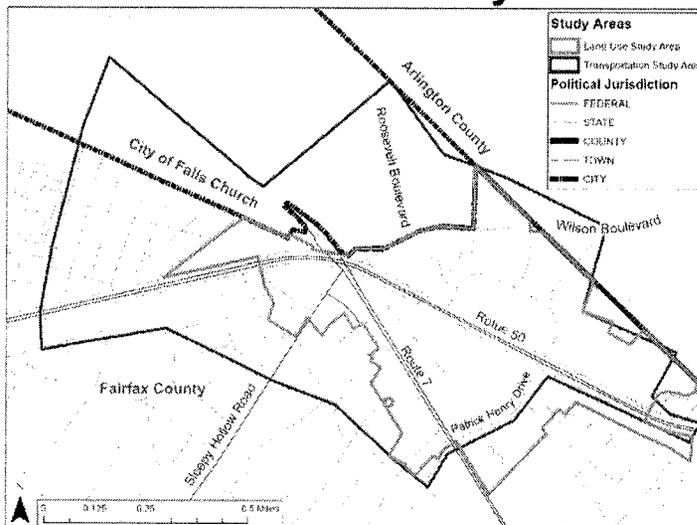
August 6, 2014 8:18 PM 8 comments

By Nicholas F. Benton



County of Fairfax, Virginia

### Seven Corners Study Areas



Department of Transportation

2



FAIRFAX COUNTY'S Transportation Study Area, as presented to the Falls Church Planning Commission and Citizens Advisory Board on Transportation (CACT) covers a good chunk of the City of Falls Church according to this graphic. (Map: Fairfax County Department of Transportation)

Members of a Fairfax County Task Force for the redesign and reconfiguration of the Seven Corners section of the county, right on the border of the City of Falls Church, told the Falls Church Planning Commission Monday night that two years of its studies have resulted in plans that will have a profound impact on Falls Church. This is especially the case with long-range plans to build congestion-easing alternatives to correct the infamous Seven Corners intersection itself.

The transportation component of the plan is in conjunction with a comprehensive revitalization of the Seven Corners area composed of 217 acres and with a median income of only \$41,000 per household, less than half the county-wide average of \$107,000.

Two members of the Falls Church City staff have been involved in numerous visioning and planning sessions to date, some of which have drawn upwards of 150 people, but the whole project came as a surprise to members of the Planning Commission and Citizens Advisory Committee on Transportation (CACT) present for Monday's briefing.

The plan is to bring the proposal before the Falls Church City Council in mid-September in advance of a final approval by the Fairfax County Planning Commission and Board of Supervisors by late November.

Current plans are mere drafts, however. They involve breaking up, conceptually, the 217 acres of the target area into three "opportunity zones," the Willston Village, the 7 Corners Town Center and the Leesburg Pike Village, all susceptible to denser commercial and business development and with the introduction of more residential than non-residential use to create a true community feel.

Clearly, however, from the standpoint of Falls Church, the biggest issue for its involvement in the redevelopment in the area is the transportation bottleneck that is the Seven Corners intersection itself, named Seven Corners for a reason.

Presented Monday night by Michael Garcia, lead Fairfax County Transportation Planner, was an intriguing plan for dealing with the bottleneck, although it is part of a longer-range plan and not in the version that is looking for adoption this fall.

Seven Corners has one of the oldest vehicular bottlenecks in the U.S., as the Seven Corners Shopping Center that used to be an internal mall between the present day Home Depot and the Ross Store was only the second such shopping centers in the entire D.C. area.

The intersection of Routes 50 and 7 (Arlington Boulevard and Leesburg Pike), it was the site during the Civil War of Fort Buffalo, built by Union forces to protect approaches to Washington, D.C., chosen for its elevation. Before that, Leesburg Pike, the much older road of the two, originally followed wagon trails that linked the Shenandoah Valley with the Port of Alexandria. During the Great Depression, government-sponsored programs led to construction of inexpensive housing in the Seven Corners area and after World War II, the demand for residential housing caused the entire area to boom.

For many years, the backup of cars coming into that narrow but many-pronged Routes 50 and 7 intersection is legendary to anyone living in Falls Church, and remains so.

Garcia presented an innovative solution that is being considered on a longer term basis, and not included in the recommendations that the task force is seeking approval for this fall. It eliminates off and on

ramps linking the intersection to Route 50, and instead builds a “ring road” around the intersection where cars coming from Route 50 or through the area from Sleepy Hollow or other contiguous places would make their turns to get into the area, including in and out of Falls Church, without encountering the main intersection at all.

Fairfax Supervisor for the Mason District Penny Gross told the News-Press that she appointed the task force for the study a couple years ago. Gross said that once she appointed the group, she stepped away from hands-on involvement because she wanted to allow them freedom to “do their own thing.”

So, for one thing, despite her weekly column in the News-Press, there has been very little mention of this planning process. That was deliberate, Gross said.

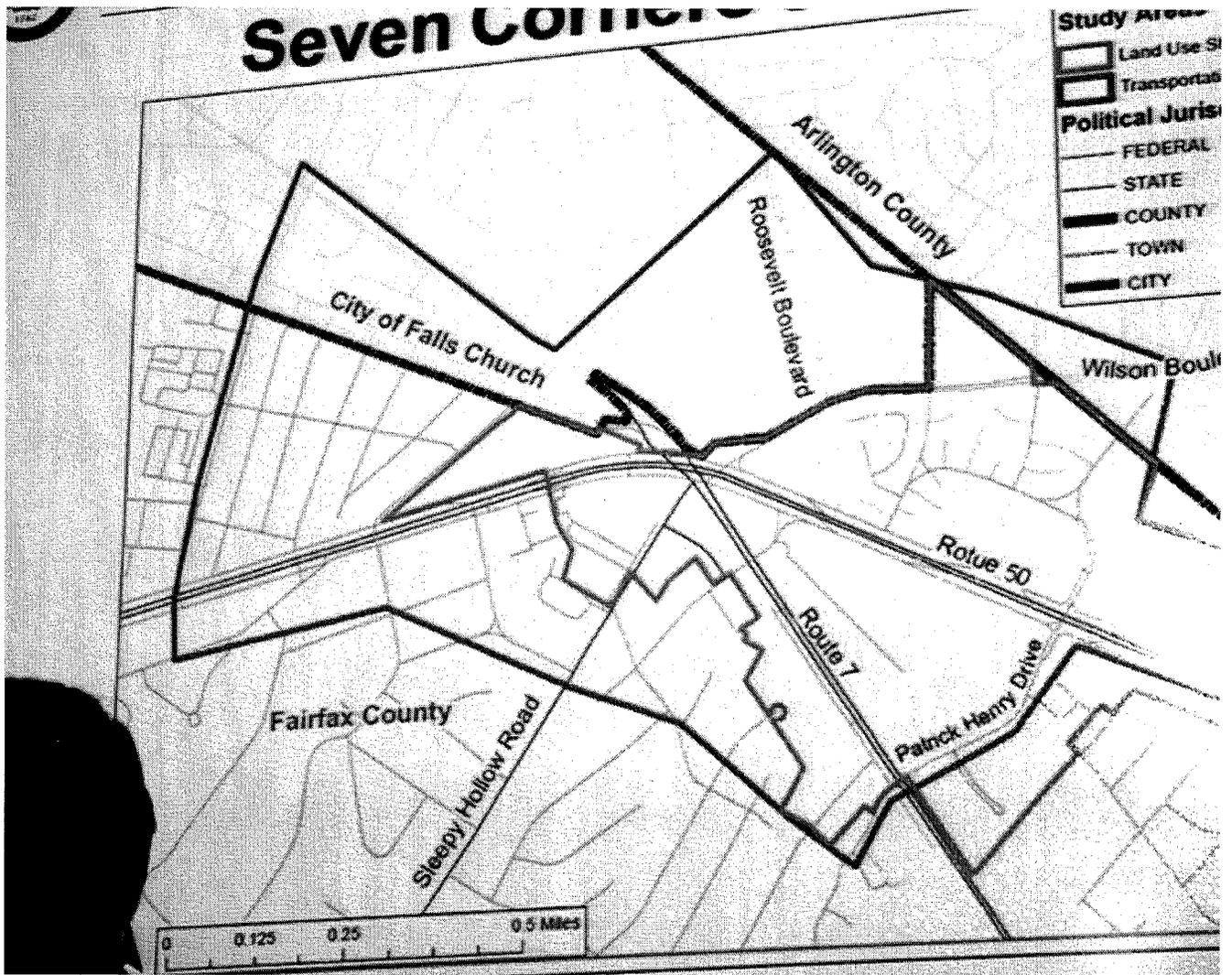
“One thing that needs to be stressed, however, is that this is just a conceptual plan. Nothing has been decided yet, and everything is still up in the air,” she said.

The “Seven Corners Community Business Center” draft plan is 57 pages in total. When it is adopted, with whatever changes are yet to come, it will become part of the Fairfax County Comprehensive Plan, 2014 Edition.

## **Fairfax Co. 7 Corners Redesign Study Digs Deep Into Falls Church**

**<http://fcnp.com/2014/08/05/fairfax-co-7-corners-redesign-study-digs-deep-into-falls-church/>**

August 5, 2014 12:05 AM5 Comments  
*By Keith Thackrey*



News-Press photo

Members of a Fairfax County Task Force for the redesign and reconfiguration of the 7 Corners section of the county right on the border of the City of Falls Church told the Falls Church Planning Commission Monday night that two years of its studies have involved plans that cut deep into the City's boundaries, especially in the plan to build a "ring road" around the infamous 7 Corners intersection itself. The transportation component of the plan is in conjunction with a comprehensive revitalization of the 7 Corners area composed of 600 acres and with a median income of only \$41,000 per household, less than half the county-wide average of \$107,000.

Two members of the Falls Church City staff have been involved in numerous visioning and planning sessions to date, some of which have drawn upwards of 150 people, but the whole project came as a big surprise to members of the Planning Commission and Citizens Advisory Committee on Transportation (CACT) present for Monday's briefing. The plan was to bring the proposal before the Falls Church City Council in mid-September and advance of a final approval by the Fairfax County Planning Commission and Board of Supervisors by late November.

Current plans are mere drafts, however. They involve breaking up, conceptually, the 600 acres of the target area into three "opportunity zones," the Willston Village, the 7 Corners Town Center and the Leesburg Pike Village, all susceptible to dense commercial and business development.

Clearly, however, the biggest hurdle to redevelopment in the area is the transportation bottleneck that is the 7 Corners intersection itself, named 7 Corners for a reason. The backup of cars coming into that narrow but many-pronged intersection is legendary to anyone living in Falls Church, already. Bernie Fitzgerald of the Fairfax County Department of Planning and Zoning presented a solution that is being seriously considered now that eliminates off and on ramps linking the intersection to Route 50, and instead building a “ring road” around the intersection where cars coming from Route 50 or through the area from Sleepy Hollow or other contiguous places would make their turns to get into the area, including in and out of Falls Church, without encountering the main intersection at all.

Some Planning Commissions didn’t warm to the idea right away, seeing it for the first time and wondering how such a “ring road” would navigate through areas of the City. But with Monday night’s briefing, the City Council and the wider Falls Church community will be far better equipped to ask the right questions when the matter comes before the City Council on Sept. 15.

**Tuesday, June 24, 2014**

## **Seven Corners residents concerned about high-density redevelopment**

**<http://annandaleva.blogspot.com/2014/06/seven-corners-residents-concerned-about.html>**



A large apartment complex is proposed for the Sears site on Leesburg Pike. Don’t redevelop Seven Corners until the proposed transportation infrastructure improvements are funded and in place. Reduce the density in the housing project proposed for the Sears site on Route 7. Provide more time for the community to review and comment on the proposed changes. Don’t allow through-traffic in the neighborhood behind Sears.

Those are the main concerns residents brought to the table at a public comment session June 23 hosted by the Seven Corners Land Use and Transportation Task Force.

After two years of discussions, the task force is finalizing language in its proposed amendment to the Fairfax County Comprehensive Plan, which would guide redevelopment of the area over the next 30 years. At the same time, the task force has also agreed on a transportation plan to improve traffic flow and make the area more accessible for pedestrians and bicyclists.

More than 150 people packed the meeting at the Mason Government Center, the majority of them from the single-family neighborhoods south of Route 7. Many of the local residents who spoke said they appreciate the work done by the task force, applaud the plan to make the area more accessible for pedestrians and bicyclists, and support the overall concept for improving Seven Corners but expressed frustration over the possibility of too much growth overwhelming low-density communities.



Local residents packed the room at a June 23 public comment session with the Seven Corners Task Force.

Rick Chesterton, president of the Buffalo Hills Citizens Association, said the plan to put nearly 800 housing units on the property on Leesburg Pike now occupied by Sears and two office buildings is way too much, and the project shouldn't go forward until the transportation plan is implemented. He also said another school is needed to relieve overcrowding at existing schools.

Ravenwood Park Citizens Association President John Iekel also expressed concern about high density at the Sears site and said he strongly opposes any attempt to connect Patrick Henry Drive and Juniper Lane.

While the plan currently doesn't call for a cut-through from the Sears site or Route 7 to the surrounding neighborhood, Katrina McCormick of Ravenwood said she doesn't trust that won't happen based on her experience with Upper Bailey's Elementary School. Some neighbors felt they weren't given input on that project, which is under development in a former office building on Leesburg Pike.

McCormick suggested the Seven Corners plan be revised to keep density at lower levels, then if the transportation plan is funded, developers could request the density limits be raised.

Several people who live just behind Sears were worried about the possibility of Shadeland Drive being connected to the proposed development. That would lead to encroaching retail in the neighborhood, more crime, and people working at or visiting Upper Bailey's parking on residential streets, said Suzanne Wells of Sleepy Hollow Manor.

Among other concerns raised by residents: school overcrowding needs to be addressed immediately, it makes no sense to improve to the East Falls Church Metro station if there is inadequate parking, construction associated with redevelopment would be disastrous for small businesses, and more development would lead to more polluted waterways and more flooding in low-lying areas like the Lee Boulevard community.

Task Force Co-Chair John Thillman said once the group approves language for an amendment to the Seven Corners section of the Fairfax County Comprehensive Plan, the amendment must be approved by the Fairfax County Planning Commission and the Board of

Supervisors. Amending the Comprehensive Plan is just “the first step,” he said. “Market forces have to intervene; developers have to be willing to invest in change.” Arguing about the details of the project on the Sears site is “putting the cart in front of the horse,” he said.

Several people in the audience, however, complained that the Sears project seems to be on a faster track and may well bypass the process to approve a plan amendment. Marty Machowsky of Ravenwood Park noted that the task force upped its density recommendations for that area after the Sears project was announced.

The proposed transportation improvements include a ring road around the Seven Corners intersection with additional overpasses; transforming Route 7 into a boulevard with transit lanes, separate bike lanes, and a landscaped median; improved access to and from Route 50; and new street grids within the redevelopment areas.

“This can happen. We want transportation and development to grow together,” said Tom Biesiadny, director of the Fairfax County Department of Transportation. The Board of Supervisors targeted \$3 million in transportation planning funds for Seven Corners and \$200 million is available for transit, he said, while other potential funding sources include federal and regional agencies, a new tax stream, and contributions from developers.

The land use plan calls for a lot more market-rate multifamily housing in the area, the retention of some affordable housing, and a new town square concept for the area occupied by the Willston I Shopping Center and Willston Multicultural Center on Route 50.

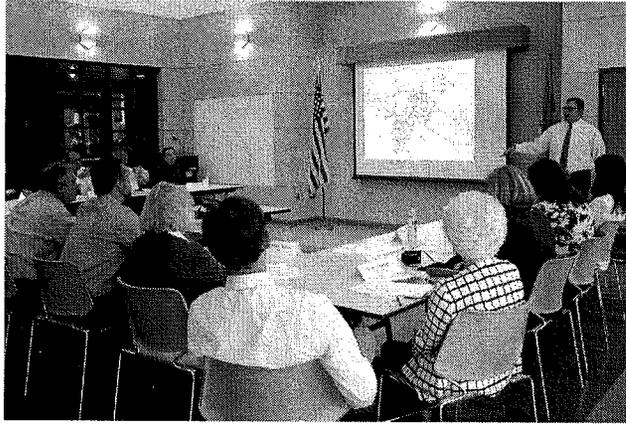
“Redevelopment is our future,” Thillman noted. “This will generate billions of dollars of improvements and hundreds of millions in county revenue. This will become one of the really great places in Fairfax County.” The task force will have another public comment session Aug. 12.

Posted by Ellie Ashford at 10:47 AM 

Wednesday, June 11, 2014

## **Public encouraged to comment on Seven Corners Task redevelopment proposal**

<http://annandaleva.blogspot.com/2014/06/public-encouraged-to-comment-on-seven.html#more>



Fairfax County planner Bernie Suchicital presents the draft Seven Corners plan text at the June 10 task force meeting.

The public will have a chance to weigh in on a proposal for guiding future development of Seven Corners at the next meeting of the Seven Corners Land Use and Transportation Task Force June 23. The meeting will be in the Mason District Government Center at 7 p.m.

A draft of proposed language to be submitted to Fairfax County officials, prepared by staff of the Office of Community Revitalization, was handed out to task force members at their June 10 meeting.

The document outlines three areas for redevelopment, referred to as “opportunity areas,” along with guidelines on building heights, interior street design, and urban design recommendations. A section on transportation, describing in more detail the concept approved earlier by the task force, has not been completed but is expected to be distributed before the June 23 meeting.

The proposed “Willston Village Center” would be on the site of the Willston Multicultural Center, Willston I Shopping Center, and a section of the East Falls Church Apartments.

The task force concept calls for this area to be organized around a “village main street” with ground-floor retail, outdoor dining areas, and community uses. Upper stories would be a mix of residential uses, office space, and “a community-serving recreation/cultural space.” This area would have 2.76 million square feet of residential, 191,000 square feet of retail, 180,000 square feet of office/hotel uses, and 2.5 to three acres of parks. This area currently has 589 units.

The “Seven Corners Town Center,” on the site of the Seven Corners Shopping Center, would have the highest density, and the tallest buildings. The task force envisions this area having 2.45 million square feet of residential, 625,000 square feet of retail, 725,000 square feet of office/hotel uses, one acre of open space, and a new transit center. It currently has 630,200 square feet of nonresidential uses and no housing.

“Leesburg Pike Village” consists of the area occupied by Sears, an office building, and parking deck with 265,869 square feet of nonresidential development. The task force proposes 720,000 square feet of residential development and one acre of open space. The Foulger-Pratt company is already working on a residential development with limited retail uses for this site.

There wasn’t much discussion at the June 10 meeting, although a couple of the task force members sparred over the need to include a new school in the plan. One member said another new school (in addition to the Bailey’s Elementary School annex) is needed to address severe

overcrowding, while another argued that market-rate apartments will attract mostly childless households.

School overcrowding, along with traffic congestion, are like to be key issues at the June 23 public meeting.

The Ravenwood Park Citizens Association (RPCA) board has already presented comments to the task force stating, "we are deeply concerned that the transportation plan presented at our community meeting, i.e., the double diamond, is both unfunded and politically infeasible." The RPCA board said any proffers contributed by developers won't be sufficient to fund widespread road improvements.

"We are also concerned that neither Falls Church City nor Arlington County has an interest in moving more traffic on their streets and more Metro users through their jurisdictions to and from the East Falls Church Metro station," the letter states. RPCA recommends the county defer any changes to the land use plan for Seven Corners until the transportation plan is fully funded.

To prevent traffic from cutting through Ravenwood Park, the RPCA board urges the task force to ensure that access to and from the proposed development on the Sears site be only via Route 7 and not Patrick Henry Drive and that Juniper lane is not realigned to create an intersection with Patrick Henry.

The RCPA board also calls for the task force to revise that proposal to include more retail in the project and much fewer residential units. The letter urges the task force to "adopt a proposal for the revitalization of Seven Corners and, in particular, redevelopment of the Sears site that reflects the vision of the surrounding community, not the short-term whims of the marketplace."

The Seven Corners Task Force was formed in fall 2012 to develop a long-term plan for revitalization. The task force plan will be submitted to the Fairfax County Planning Commission Oct. 9 in the form of a proposed amendment to the Fairfax County Comprehensive Plan. It would go to the Board of Supervisors Nov. 18.

After the Seven Corners plan is approved, redevelopment proposals submitted by property owners would be reviewed within the context of that plan.

Posted by Ellie Ashford at 2:22 PM

**Suchicital, Bernard S.**

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**From:** Janet  
**Sent:** Tuesday, May 05, 2015 12:47 PM  
**To:** Planning Commission  
**Cc:** 'Janet'  
**Subject:** PA 2013-I-B2, Seven Corners CBC, Hearing - 5/7/15

I am writing to you as a Seven Corners neighbor at While I support  
improvements to Seven Corners, I am deeply concerned about the recommendations of the Seven Corners Task  
Force regarding redevelopment areas A and B. Specifically, I am concerned that the Task Force  
recommendations:

- Would allow development at levels that are far too dense for relatively small acreage located more than a mile from Metro and distant from major highways
- Would allow development at levels that far exceed the infrastructure available to support it, including roadways and schools
- Encourages excessive residential development, with inadequate levels of community-serving retail and commercial development
- Provides inadequate park and green space for community use
- Displaces more than 500 low income families, without providing replacement housing available at their income level
- Underestimates the number of school-age children who would be added to the neighborhood, while making no provision for local schools and adequate recreational space for school age children.

I support the community-led process to develop revisions to the Task Force's recommendations that are intended to drive development that meets the needs of the existing community and potential new neighbors at Seven Corners, while ensuring adequate economic incentives for property owners to redevelop. I urge you to consider and support the forthcoming consensus recommendations from the community when you vote on the amendments to the Comprehensive Plan in July.

Sincerely,  
Janet Soulcheck

**Suchicital, Bernard S.**

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**From:** Turner, Carol L.  
**Sent:** Tuesday, May 05, 2015 11:48 AM  
**To:** Planning Commission; Clerk to the BOS  
**Subject:** PA 2013-I-B2, Seven Corners CBC, Planning Commission Hearing – 5/7/15

Dear Planning Commissioners and Members of the Board of Supervisors,

I am writing to you as a Seven Corners neighbor at . I very much want improvements and revitalization for Seven Corners, I am very concerned about the recommendations of the Seven Corners Task Force regarding redevelopment areas A and B. I am concerned that the Task Force recommendations:

- Would allow excessive residential unit development at levels that are far too dense for our small area that is more than a mile from Metro.
- Our major highways (Route 7 and Route 50) are already congested beyond capacity with no real relief in sight.
- Our schools are already overcrowded and there is nothing in this proposal that would help to alleviate the overcrowding, it would instead develop excessive numbers of residential units that would bring in 13,000 to 15,000 more residents.
- Underestimates the number of school-age children who would be added to the neighborhood.
- Encourages excessive residential development, with inadequate levels of community-serving retail and commercial development
- Provides inadequate park and green space for community use. We already don't have enough parks.
- Displaces more than 500 low income families, without providing replacement housing available at their income level.
- Takes away the Seven Corners Center with all the retail shops and restaurants and replaces it with the highest number of residential density in the entire proposed plan. The Seven Corners Center is what gives our community its *Character*. Whenever talking about. The Seven Corners Center is what draws people together from both outside and inside to Seven Corners. We must make this Center the centerpiece of our revitalization and not turn it into the highest density of residential units!

*I support the community-led process to develop revisions to the Task Force's recommendations* that are intended to drive development that meets the needs of the existing community and potential new neighbors at Seven Corners, while ensuring adequate economic incentives for property owners to redevelop. I urge you to consider and support the forthcoming consensus recommendations from the community when you vote on the amendments to the Comprehensive Plan in July.

Sincerely,  
**Carol Turner**

**Mason District Council board member**

Carol Turner

My Name is Carol Turner and I live at . I have lived in my home for 23 years. I love Seven Corners area for many reasons.

- It is only 15 minutes from Washington D.C and 30 minutes from my work in Fairfax City.
- I like to walk up to Starbucks in the Seven Corners Center on the weekends, even though I have to quickly run across Route 7 to make sure I don't get hit by a car.
- I love the restaurants in Seven Corners but we need more so people won't take their money and spend it in places like Mosaic.
- I love my home in the Ravenwood Park neighborhood; it is just ½ mile from Seven Corners Center. My neighborhood has sidewalks throughout that connect the 250 single-family houses. We have beautiful tree-lined streets and a big, 18-acre park, Jeb Stuart Park, nearby.

What I don't love about Seven Corners:

- The traffic, the Seven Corners intersection and the roads in Seven Corners, which have not been upgraded since they were built in the 1950s. This is not because the residents don't care; it must be because the county doesn't care. The county didn't use the Bond money in 1984 that was allocated for improvements for Seven Corners how can we trust the county to do anything it says.

- The inability to walk or bike anywhere in Seven Corners without the fear of getting hit by a car is ever present.
- Having no place to gather for public events or restaurants to walk to.

Does the proposed Comprehensive Plan Amendment take care of the problems in Seven Corners? Unfortunately, it does not. Here's why:

- The transportation plan for the roads will not happen at the earliest in 15 years after approval but it will probably be more like 40 years which is the timeframe given for this plan.
- This Plan did not take input from surrounding communities even though communities tried to give their concerns.
- This plan is basically a plan of how to put 6000 residential units in one of the most crowded area in Fairfax County.
- The Seven Corners Center, which is really the character and the sense of place for Seven Corners, will be destroyed by putting the heaviest density or residential units in the center. Much of the retail that is there now will be lost and the retail and commercial businesses created will mainly serve the people who live in the center.
- The plan does not have any community advisory groups that would help get the plan implemented. Everything is left up to various departments of the county.

If you want to know what will happen if this plan is approved, all you need to do is read the *1997 Commercial Redevelopment Plan* at [https://app.box.com/files/0/f/0/1/f\\_29765217653](https://app.box.com/files/0/f/0/1/f_29765217653). Nothing will happen because nobody cares whether or not this plan gets passed.

The Hunter Interest Inc. (HII), which was the contractor that prepared the 1997 plan, stated again and again -

...“It is clear from our interviews that short-term action steps must be taken in order to realize **any level of confidence from the community that the revitalization program is having a significant impact on the community.**”

What to do now:

- We need the county to implement short term projects.
  - The roads should be landscaped and trees planted to make our area a more livable and lovely. HII noted that in 1997 the City of Falls Church allowed implementation of significant streetscape improvements that had a dramatic positive impact on the appearance of the City.
  - We need the Seven Corners intersection to get immediately interim upgrades to allow pedestrians and bicyclists to use it without fear of losing their lives.
- We need paid staff for the Bailey’s Crossroads and Seven Corners Revitalization Corporation. We need to have residents and businesses brought together to speak in a unified voice.
- We need the Willston site to be returned to the FCPS to alleviate the terrible overcrowding in our schools. The Seven Corners Task Force that developed the current plan was not allowed to discuss or make plans for schools.
- We need the current plan to be deferred and the Community Working Group allowed time to revise it to make it more acceptable. Also this will create a sense of pride in the plan and a desire to bring it to fruition.

**Suchicital, Bernard S.**

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**From:** Jeremy Vipperman  
**Sent:** Monday, May 04, 2015 9:34 PM  
**To:** Planning Commission  
**Subject:** Opposition to PA 2013-I-B2, Seven Corners CBC, Hearing - May 7, 2015

Please distribute my statement below regarding PA 2013-I-B2 to all members of the Planning Commission.

I live in \_\_\_\_\_ and I oppose all aspects of the Seven Corners redevelopment plan. Please redo the plan after listening to the concerns of the local community.

Thank you,

Jeremy Vipperman

**Suchicital, Bernard S.**

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**From:** Sharon Vipperman  
**Sent:** Monday, May 04, 2015 9:24 PM  
**To:** Planning Commission  
**Subject:** Opposition to PA 2013-I-B2, Seven Corners CBC, Hearing - May 7, 2015

Please distribute my statement below regarding PA 2013-I-B2 to all members of the Planning Commission.

I currently live in \_\_\_\_\_ community between Sleepy Hollow Road and Annandale Road and am very concerned about the proposed redevelopment of Seven Corners. As a long-time resident of this neighborhood, I feel that the County's plan to develop Seven Corners will have an extremely negative impact on our community and I strongly oppose the proposal.

The following aspects of the plan are completely unacceptable:

- I oppose adding any additional residential units to cause increased over-crowding of an already busy and congested area.
- I oppose making these residential units low income, which will bring in an additional influx of low-income families to an area over-run with non-English speakers. This will place additional burdens on our schools and County services.
- I oppose demolishing Seven Corners Shopping Center and Sears, which include valuable retail services that I and many in our community use daily.
- I oppose the traffic congestion this plan will cause in an already stressed road network. The County has yet to show residents how it will rebuild the roads to handle all of this redevelopment.

I hope that the Planning Commission will listen to the overwhelmingly negative response you are receiving from citizens' associations throughout the Seven Corners area. We are the ones who will be negatively affected by this extremely poorly conceived plan for redevelopment. Leave Seven Corners alone.

Thank you,

Sharon Vipperman

## Cerdeira, Lilian

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**From:** Gardner, Marianne  
**Sent:** Tuesday, July 14, 2015 5:43 AM  
**To:** Cerdeira, Lilian  
**Subject:** Fwd: Seven Corners: Changes to the Comprehensive Plan

Hi Lilian  
Can you please post this on the Seven Corners page?  
Thanks  
Marianne

Sent from my iPad

Begin forwarded message:

**From:** "Strandlie, Julie" <[Julie.Strandlie@fairfaxcounty.gov](mailto:Julie.Strandlie@fairfaxcounty.gov)>  
**Date:** July 13, 2015 at 10:07:34 PM EDT  
**To:** "Cooper, Jill G." <[Jill.Cooper@fairfaxcounty.gov](mailto:Jill.Cooper@fairfaxcounty.gov)>  
**Cc:** "Suchicital, Bernard S." <[Bernard.Suchicital@fairfaxcounty.gov](mailto:Bernard.Suchicital@fairfaxcounty.gov)>, "Gardner, Marianne" <[Marianne.Gardner@fairfaxcounty.gov](mailto:Marianne.Gardner@fairfaxcounty.gov)>  
**Subject:** **Fwd: Seven Corners: Changes to the Comprehensive Plan**

For the record and for the commission.

Best,  
Julie

Sent from my iPhone

Begin forwarded message:

**From:** Nancy  
**Date:** July 13, 2015 at 10:02:10 PM EDT  
**To:** Penny Gross <[mason@fairfaxcounty.gov](mailto:mason@fairfaxcounty.gov)>, "[julie.strandlie@fairfaxcounty.gov](mailto:julie.strandlie@fairfaxcounty.gov)" <[julie.strandlie@fairfaxcounty.gov](mailto:julie.strandlie@fairfaxcounty.gov)>  
**Subject:** **Seven Corners: Changes to the Comprehensive Plan**

Supervisor Penny Gross

Fairfax County Board of Supervisors

6507 Columbia Pike

Annandale, VA 22003

Commissioner Julie M. Strandlie

Fairfax County Planning Commission

12000 Government Center Parkway, Suite 330

Fairfax, VA 22035

Dear Supervisor Gross and Commissioner Strandlie:

We wish to convey our support for changes to the Comprehensive Plan that provide for long-term redevelopment of Seven Corners.

We believe that increased density is necessary and appropriate for the Seven Corners area. We further believe that the entire area is and will be considered convenient to the Metro; the sites closest to the Metro should benefit from that proximity and support primarily market rate housing.

We also believe that the community's affordable housing stock of 589 units should be replaced at the income levels recommended by the Task Force, and we recommend a cap of 12% of all new units provided as affordable housing. The community cannot afford to support the level of affordable housing that currently exists, nor do we believe that Fairfax County should, as recommended by the Working Group, use county tax revenues to subsidize rents for low income households.

In concert with the Task Force and Working Group, we believe that roadway improvement must keep pace with development, as must other infrastructure such as schools, which are vital to our future. We also advocate for environmentally friendly development, including parks and green space.

Seven Corners desperately needs redevelopment. Thus not only do we support it, we hope it will come well before the planned 20-40 year horizon.

Sincerely,

John Quackenboss

Nancy Vorona

**Suchicital, Bernard S.**

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**From:** ernie&suzie wells  
**Sent:** Thursday, May 07, 2015 11:37 AM  
**To:** Planning Commission  
**Subject:** Statement regarding PA 2013-I-B2, Seven Corners CBC Hearing - May 7, 2015  
**Attachments:** 7 May 2015 Planning Commission Comprehensive Plan Amendment 2013-I-B2 Seven Corners CBC Statement.docx

Please distribute my statement regarding PA 2013-I-B2 to all members of the Planning Commission.

Thank you,

Suzie Wells

## Suchicital, Bernard S.

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**From:** Bob & Sue Wilson  
**Sent:** Monday, June 29, 2015 6:12 PM  
**To:** Planning Commission  
**Subject:** 7-Corners Development Plan features rezoning for more ghetto, less business

I live two miles south and go regularly to 7 Corners for gas, Home Depot, groceries and restaurants. I don't see these in the plan, nor do I see efforts to bring businesses back, only a highly structured scheme to drive them away. The county has tried and failed to invigorate Bailey's Crossroads and Annandale. County only increases harassment of businesses with more regulations and taxes – no incentives. County is losing population and such plans have no remedy for this flight.

Bob Wilson

*Suzie Wells Statement to Fairfax County Planning Commission  
Comprehensive Plan Amendment 2013-I-B2 Seven Corners CBC  
May 7, 2015*

I'm Suzie Wells, 17 year resident of \_\_\_\_\_ a neighborhood adjacent to \_\_\_\_\_. My 7th grade son is being inducted in to the National Junior Honor Society at Glasgow Middle School the evening of May 7th, so I may not be able to attend the Hearing. Please accept my written comments.

In the April 30th, 2015, edition of News From Supervisor Penny Gross, Ms. Gross explained, "I postponed the Board of Supervisors' consideration of the proposed amendments from June 23 to July 28, which will give representatives of nearby neighborhoods more time to review the Task Force proposals for Areas A (Willston) and B (Seven Corners Shopping Center), and make their own recommendations. I've asked the neighborhood representatives to include in their review potential reductions in density that would still provide the economic incentives needed to make future redevelopment viable."

She continued, "I've asked the group to review the concept that School Board member Sandy Evans and I designed for the Willston site that would provide an urban-style elementary school of four or five stories for 500 children in one building, and a second building housing the Seven Corners Child Development Center on the first floor, the Willston Multicultural Center on the second and third floors, and a human services component on the top floors that could serve the families of the children at the school. It's an exciting concept that needs a lot of work but, in reality, it could be a win/win/win for all the interests in Willston, and provide the catalyst for redevelopment of the aging commercial and residential areas there."

I'd like to address these two topics as they relate to the Comprehensive Plan before you.

**(1) DENSITY**

First, the neighborhood group is to address the level of density in Areas A and B. Specifically, the neighborhoods are to review potential reductions in density that would still provide the economic incentives needed to make future redevelopment viable. Unfortunately, the county has not explained how they determined the existing numbers that are in the draft plan. How does this neighborhood group begin, when it doesn't know the basis of the current density numbers?

Perhaps with the exception of Land Unit C, Supervisor Gross has explained that Land Units A and B are on a 20 to 40 year planning horizon. How does the county go about determining the density levels that will be appropriate in 20 to 40 years? As you are probably aware, this area's infrastructure is already taxed (transportation, schools, green space, etc.); so we need to be prudent when adding additional people to this region.

I decided to look at previous Seven Corners Comprehensive Plans to see if they'd provide insight. The tables below represent what I found.

1984 Comprehensive Plan (almost 30 years ago)	SCHOOLS: Elementary schools in our area are utilized under their designed capacity. Analysis shows the proposed residential growth in our area through 1995 will not require the construction of any new school facilities.
	TRAFFIC: "Heavy through-traffic volume occurs along both Arlington Boulevard (Route 50) and Wilson Boulevard, particularly at peak-hour periods. This high volume has led to severe traffic congestion at the present Seven Corners interchange, and at the intersections of Patrick Henry Drive with Route 7, Route 50 and with Wilson Boulevard. Other traffic-related problems are high air pollution readings at Seven Corners

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	and Baileys Crossroads, the use of service drives and local neighborhood streets for daytime parking and as alternate routes to avoid heavily congested intersections."
	GREEN SPACE/PARKS: "Despite present park holdings, the density of residential neighborhoods is such that there is a considerable need for additional local-serving park land and recreation facilities."

In this plan, the county looked 11 years to the future when projecting residential growth (density) and corresponding school needs. If they'd tried to plan 20 to 40 years out, or to today, they would have missed the mark. We know today, our school situation is very different from 30 years ago. We know today, our traffic has only increased. Recently we have been told that traffic improvements will only happen if development is increased. This region has seen increased development, but we haven't seen commensurate traffic improvements. We see a documented traffic problem 30 years ago, with little done to address it. What confidence should we have that the county will do anything in the next 20 to 40 years to appropriately address the traffic situation? What confidence should we have in the county's ability to project the appropriate density level? And finally, 30 years ago the county documented that the density of residential neighborhoods demanded more park land and recreation facilities. The current comprehensive plan proposes to increase this area by thousands of people; is the plan for park space adequate?

July 1991 Comprehensive Plan (almost 25 years ago)	OFFICE SPACE: "The Plan for the Seven Corners CBC envisions a mix of community and neighborhood-serving retail uses with a substantial component of office use."
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Twenty-five years ago we envisioned a mix with substantial office use. Today, we are told we have too much vacant office space, and we should limit the amount of office space in 20 to 40 years. In fact, we are told the mix should include mostly residential. How do we know that in the future, residential space won't be the office space situation of today?

1997, the County hired Hunter Interests, Inc. of Annapolis, MD to create Commercial Redevelopment Plan: Baileys Crossroads and Seven Corners Revitalization Areas (almost 20 years ago)	RETAIL: "A number of the retail centers in the areas have already made considerable reinvestment in their properties by remodeling and reconfiguring existing structures. As a result, Area shopping center operators have been extremely successful in attracting big name national retailers such as Barnes and Noble, ... and Home Depot."
	COUNTY FUNDING: "It should be noted that the general trend in the approved cash flow has been to shift the availability of approved bond funds to later in the capital improvement program. Due to the significant lack of progress realized to date, it will be necessary for Fairfax County to

*Suzie Wells Statement to Fairfax County Planning Commission  
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	<p>make funds available consistent with the current schedule to help facilitate the implementation of the plan."</p> <p>"In 1988, Fairfax County voters approved a \$6.2 million Bond Referendum for design plans, utility undergrounding, road improvements, tree plantings and streetscaping. Since 1988 only approximately 4.5% of the bond funds have been spent, according to Fairfax County Department of Public Works."</p>
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Almost twenty years later, retail in this area seems to continue to thrive:

- across the street from Sears
- across Wilson Boulevard from the Eden Center (which isn't participating in the Seven Corners visioning effort because they don't see the need)
- retail around Safeway and Target (again not participants)

Improvements have been made to buildings (inside and out); Home Depot is extending its lease and expanding into the Dollar Store and Furniture Store; restaurants have been added to available parking spaces (Chipotle, Red Robin); and rarely are there vacancies. What incentive do current retailers have to participate in this development? In fact, many are not.

The neighboring communities have repeatedly expressed their concern with adding density to a region with too much traffic, overcrowded schools, limited green space, etc. These concerns have been documented in comprehensive plans, but little to no action has been taken by local government to make improvements. As I stated before, we must be very prudent if we're looking to add so much density to the region. And, based on history, we see how difficult it is to project what the density levels and development mix should be in 20 to 40 years.

**(2) WILLSTON SITE**

Supervisor Gross has recently proposed splitting the existing 5 acre Willston site into two 2.5 acre sites. One site would provide an "urban-style elementary school of four or five stories for 500 children" in one building. The adjacent 2.5 acre site would house a "second building with the Seven Corners Child Development Center on the first floor, the Willston Multicultural Center on the second and third floors, and a human services component on the top floors that could serve the families of the children at the school". She explains these changes could provide "the catalyst for redevelopment of the aging commercial and residential areas there."

First, I am happy to see this site may be used for educational purposes, but, I am concerned that the county is considering building a second urban-style elementary school within walking distance of its first urban school. I understand space is hard to come by, but when the county owns 5 acres of land, the solution shouldn't be to build an urban school. The 5 acres could be used to address the shortage of schools and parks/green space.

In 2013, FCPS set up a Question and Answer website to address concerns from parents, neighbors, and teachers regarding the new urban Bailey's Upper Elementary School. In response to one question,

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FCPS explained, "It is important to note that each school is designed under the FCPS Educational Specifications. These specifications reflect the standard program of studies at each school. The size, quantity, and adjacency of most spaces are prescribed by these specifications and are adhered to in an effort to promote consistency throughout FCPS in both instruction and space for our students. These specifications ensure that parity exists countywide from both a facility and funding perspective."

Specifically, FCPS educational specifications call for a gymnasium, and they describe playfields and paved play areas which:

- "provide outdoor facilities for physical education classes taught by the P.E. teacher and classroom teachers and free play for students under teacher supervision;
- and activities to include soccer, basketball net games, football, group games of low organization, fitness development, and movement exploration."
- The size should be "10,000 sq ft, with a kindergarten paved play area of 2,000 sq ft, 2 softball diamonds (200' foul line) and one soccer field 165' x 280'."

(Additional guidelines for school facilities can be found in *Guidelines for School Facilities In Virginia's Public Schools*, Prepared by the Virginia Department of Education, Office of Support Services, June 2010, Revised September 2013. Again, our urban schools fall short on the recommended outdoor space.)

Later this fall, children at Bailey's Upper will begin their second school year without a gym or adequate outdoor play space. In fact, the 4th and 5th graders who entered Bailey's Upper this past fall, will leave for middle school, without ever having a gym or adequate outdoor play space. We need to think through what it means to use urban schools in Fairfax County. Right now, these educational specifications do not ensure that parity exists countywide from a facility perspective. Before the county develops more urban schools, it needs to define what an urban school is, and document this definition in modified specifications. But, as I said earlier, the county currently owns 5 acres of adequate school space. We do not need to put another urban school on this site.

Second, we have been told that this very region will be redeveloped to attract thousands of millennials. This is not the population that will likely use the proposed human services component. I don't believe human services facilities will "provide the catalyst for redevelopment of the aging commercial and residential areas there." I think millennials could benefit from green space instead.

The non-educational proposed programs could be housed on the 2 acre county-owned land on Columbia Pike, as originally planned years ago. Or, they could be located in some of the vacant office space in the region, like they were as recently as 2 years ago (current Bailey's Upper Elementary School site).

## **CONCLUSION**

I think the Task Force's work in developing a vision has been very worthwhile. It defines what we'd like to see, and hopefully can guide future development plans. However, based on history, I am not optimistic the county, or any of us, can accurately project the appropriate levels of density or mix of retail/office/residential use in this region, 20 to 40 years from now. Some might say I'm procrastinating by not including this level of detail in the plan now. But, I've given examples of how difficult it is to plan the details of what will happen in 20 to 40 years. Strategic planning is important, but we're being asked to program details that simply aren't realistic. History also shows we revise our comprehensive plans

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periodically. This isn't our only chance to get this right. What is the urgency to include this information now?

I don't believe Falls Church City includes numbers in their plans well before development, but instead describes their vision, and discusses the numbers when development is more near term. Perhaps this is the approach we should adopt?

As for the Willston site, it should be designated for much needed educational purposes. Much of Area A, the site of the Willston School, is projected to be developed for residential purposes. Specifically, we've been told the target residents are millennials. If the Willston site is not used for educational purposes, it should be developed into something that would be of benefit for, and attract, these millennials. Finally, the county needs to define an urban school, and document it in the FCPS Educational Specifications.

Thank you very much for allowing me the opportunity to provide comments.