

Minutes of the Seven Corners Transportation and Land Use Task Force Meeting May 13, 2014

Meeting called to order at 7:02 PM
Mason District Government Center

Attendance:

Task Force: John Thillmann, Evelyn Haught, Mary Ellen Ward, Patrick Hoar, Mark Silverwood, Vince Burke, Blake Smith, Martin Faga, Steve Tillman, Jim Edmonson, Karl Moritz, Dick Knapp, Iqbal Khaiy

Staff: Elizabeth Hagg (OCR), JoAnne Fiebe (OCR), Hyojung Garland (OCR), Bernard Suchicital (DPZ), Kim Rybold (DPZ), Michael Garcia (DOT), Ken Kenownik (DOT), and Kris Morley-Niftar (DOT), Marianne Gardner (DPZ) and Aaron Frank from the office of Supervisor Gross

Administrative Items

Minutes from both the April 8th and April 29th Task Force meetings were reviewed. Evelyn Haught made a motion to approve the Minutes as written, and Karl Moritz seconded the motion. The Minutes of both meetings were approved unanimously.

John Thillmann announced that he will not be at the June 10, 2014 Task Force meeting due to a conflict.

Aaron Frank announced Supervisor Gross's upcoming meeting on code compliance and enforcement for the Mason District to be held on Thursday, May 22, 2014, 6:30 – 8:30 p.m. at the Annandale United Methodist Church, 6935 Columbia Pike in Annandale.

Overview of Road Clubs

Ken Kenownik with FCDOT, gave a brief overview of how road clubs work. Essentially they are a way for new private sector development and redevelopment to share in the costs of transportation infrastructure needed to support their projects. The PowerPoint presentation he gave outlined each of the steps of establishing a road club. Road clubs are a one-time upfront source of transportation funding and only apply to new development or redevelopment.

Presentation of Sears Site Proposal

Dick Knapp, who is with Folger Pratt and is member of the Task Force, presented a revised proposal for the Sears site. The current proposal responds to many of the comments heard during the earlier version such as providing more buffering and tapering to the surrounding residential neighborhood. The new proposal has fewer overall dwelling units, with 725 multi-family dwelling units down from 924 in the previous version, and 51 townhomes instead of 58. Both versions have structured parking garages wrapped by the multi-family buildings. The latest

option has about 10,000 SF of retail in the ground-floors of two of the three multi-family buildings being proposed.

Update on Roosevelt Bridge Land Use Implications

Mike Garcia reported that staff and the transportation consultant looked at the proposed Roosevelt bridge connection to see if it could be moved or if there was a way to minimize its impacts. He said there were several implications to moving it:

- 1) The intersections at Route 7 and Wilson Boulevard are the control points for the bridge. If the intersections were split at Route 7 and Wilson Boulevard (offset intersections), then there would need to be turn lanes and thus have to widen the road. This would not be desirable and probably would not be accepted by VDOT
- 2) Pushing the connection further to the east results in greater impacts to development along Route 7, the Seven Corners Shopping Center property, and the condominium development north of Arlington Boulevard; and
- 3) It also would adversely impact the proposed Task Force bridge. Moving the Roosevelt bridge further east would mean less room for the ramps on Arlington Boulevard to get under the Task Force bridge. In order to accommodate these ramps, the Task Force bridge would have to be built about 10 feet higher in the air - which would have costly and undesirable implications for land development on either end of that bridge.

Mike said that a key consideration in the alignment of the Roosevelt connector and bridge was the need to make the bridge perpendicular to Arlington Boulevard and the connector road intersect perpendicularly with Leesburg Pike.

For all of the reasons above, staff was recommending the Task Force move forward with the “green” alignment, as presented.

Next, JoAnne Fiebe presented a land use yield study of the site that is the location of the Corners at Seven Corners shopping center and the adjacent Villages at Falls Church condominiums. Staff did a yield study to determine what redevelopment potential this land area might have. The hypothetical redevelopment showed that with the proposed Roosevelt Bridge connection, the land area could be redeveloped with a mix of residential and commercial development at about a 1.5 FAR or about 750,000 SF of commercial uses and 370,000 SF of residential development.

The Task Force discussed whether there were other options that might work, such as moving the Roosevelt bridge to connect with Peyton Randolph Drive. Staff said they had looked at this option but that they could not make a bridge at this intersection work because there was not sufficient stacking space on the westbound off-ramp for vehicles exiting Route 50. It was likely that vehicles would spill back in to the Route 50 through lanes and create safety and operational problems.

Mark Silverwood asked if they need to have an off ramp from Arlington Boulevard. FCDOT staff replied that, yes, this was necessary.

John Thillmann expressed concern that if Allied, the owners of the Corner at Seven Corners Shopping Center, would not sell their property it could sink the Plan for Seven Corners.

Affordable Housing Options

Marianne Gardiner gave an overview of the county's policy on affordable housing. She said the county has a goal of increasing the supply of affordable housing units each year by an amount that is equal to at least 12 percent of total housing production for the previous year. The Policy Plan defines affordable housing as housing that is "affordable to households with incomes that are 120 percent or less of the Area Median Income (AMI). Affordable housing includes units created under the Affordable Dwelling Unit (ADU) program that are affordable to households with incomes that are 70 percent or less of the AMI." The county also has a goal of 1:1 replacement of existing affordable housing units.

Marianne then reviewed the affordable housing requirements in effect for other parts of the county and requirements ranged from a goal of 12 percent to 20 percent of new affordable units. She noted that currently within the Opportunity Areas of Seven Corners there are 589 units of housing deemed affordable.

Marianne proposed two alternatives for affordable housing in Seven Corners:

- 1) 1:1 replacement of 589 existing units and 12 percent of the planned 5,808 units of new housing for a total of 1,285 affordable units; or
- 2) 1:1 replacement of 589 existing affordable units on the properties where they exist and 15 percent of the remaining 3,616 units of new housing for a total of 1,131 affordable units.

She said staff was recommending the second approach and showed the income tiers for the affordable units.

Jim Edmonson was concerned that there was no distinguishing between new and replacement housing income tiers. He said it would be very difficult to provide replacement housing at existing levels. Iqbal Khaiy thought the percentage should be up to the community. John said that they did not have to decide that evening. He said he believed the Task Force previously agreed to the 1:1 replacement plus some additional percentage of affordable housing.

Pat Hoar wondered aloud if people who live in affordable housing have fewer cars.

Mark Silverwood said his units are currently at about 60 percent AMI. He said without tax credits he would not be able to finance a redevelopment at the 60 percent AMI tier.

Marianne said staff needs to find out what income tiers are used for 1:1 replacement units.

Review of Latest Conceptual and Master Plans

JoAnne presented some maps and graphics that depicted the Master Plan and other concepts developed by the Task Force. In addition to the Master Plan Concept map for the area, which the Task Force has seen before, JoAnne presented a Framework Plan Map that depicted the spine road linking the three Opportunity Areas and gave each area a unique character name. Also presented was the Parks and Open Space Concept Plan.

Liz Hagg announced that staff would be distributing the draft Plan language at the next Task Force meeting on June 10th, but that it would not include the Transportation Section at that time. The Transportation section would be available for the Task Force meeting on June 23rd.

The Task Force adjourned at 9:00 pm.



By Evelyn L. Haught
Secretary

6/10/2014

Date