

**Minutes from the Seven Corners Transportation and Land Use Task Force
April 9, 2013**

Meeting called to order at 7:03 PM
Mason District Government Center

Attendance:

Task Force: John Thillmann, Evelyn Haught, Mary Ellen Ward, Paul Byrtus, Nathan Bath, Mark Silverwood, Jim Edmondson, Iqbal Khaiy, Blake Smith, and Karl Moritz

Staff: Elizabeth Hagg (OCR), JoAnne Fiebe (OCR), Bernard Suchicital (DPZ), and Aaron Frank representing Supervisor Gross

Presenters: Daniel Parris and Kevin Snead from Fairfax County Public Schools (FCPS), and Elizabeth Hagg from Fairfax County Office of Community Revitalization.

The Minutes for the March 12, 2012 meeting were approved.

John Thillmann introduced Loren Bruce and Paul Stoddard from the City of Falls Church. At the next Task Force meeting in May, Mr. Bruce and Mr. Stoddard will present a plan developed by Virginia Tech Architecture and Urban Planning students for a new town center in Falls Church adjacent to the Seven Corners study area. Mr. Thillmann met with city staff last week and was excited about the work that was presented to him.

John Thillmann distributed and discussed the latest Task Force work plan. The May meeting will be the last of the educational meetings. In June, the Task Force will begin discussing planning principles which will be organized into short-term and long-term goals. The plan is for the Task Force to complete its work by this time next year. The Task Force's recommendations will then be given to county staff to begin developing new Comprehensive Plan language.

Mr. Thillmann introduced the first presenter tonight. Mr. Daniel Parris is the Assistant Superintendent for Cluster 3 which includes the Stewart, Annandale, Woodson, and Thomas Jefferson Pyramids.

Mr. Parris gave an outline of his presentation. First, he will explain the benefits of a good education and the unique challenges that Fairfax County faces. Then he will offer some solutions recommended by the FCPS. Finally, Kevin Snead will give an overview of the new urban school model and school/community school models that have been developed.

The FCPS presentation focused on four main topics:

1. Why are innovative and effective schools crucial to both the success of the families residing in the Seven Corners area and the local business community?
 - A college graduate earns an average of 346% more than a high school drop-out.
 - Example: Detroit City Schools wanted schools to act as change agents to help solve the numerous challenges faced by the city.
2. What choices do we have in addressing the needs in our region?
 - Four Basic Approaches for Addressing Enrollment Growth Challenges
 - Add modular facilities and trailers.
 - Remove pre-school options and other special programs.
 - Redistrict school enrollment areas.
 - Renovate or add new construction.

3. What programs and resources will be needed?
 - There are serious deficiencies in school space in the elementary, middle, and high schools in the Stewart Pyramid and particularly as we project growth over the next five years. In addition, all schools in the Stewart Pyramid are Title 1 schools.
 - Elementary Schools – Even if you redistricted you would have a deficit. Thus, the challenge must be addressed by new construction/renovation to provide 898 seats, probably at two site locations during the five year period.
 - Middle School – The challenge must be addressed by modular placement, new building addition at current site or school-with-in school approach at new co-program location within region to provide 322 seats.
 - High School – The challenge must be addressed by new construction or school-with-in school approach at new co-program location within region to provide 535 seats.
4. When and where might this solution be possible? What might the solution look like? What are the costs and how will they be met?
 - Recommendation 1: Provide additional time for learning
 - Recommendation 2: Strengthen the preschool and K-2 Connection
 - Recommendation 3: Plan and prepare with thoughtful consideration toward the future.
 - Basic assumptions about the solution:
 - Size: Available locations will most likely be on 4.5 to 5.5 acre site with vertical construction limitations of up to five levels.
 - Options: Existing or previous school sites, new real estate acquisitions and/or commercial building redesigns.
 - Co- Program Demands: Services and programs at the sites may well support non-traditional grade configurations, multi-level programs and postsecondary learning opportunities.
 - Purpose-Built Curriculum and Programs that Match the Needs of the Region: Instructional approaches and services will be strategically aligned ages 2 to 20 to foster life-long learning, college readiness and postsecondary education.

Kevin Snead, Director of Construction, FCPS, presented the two types of school models under discussion.

Model Site 1: Urban School (recent example – Hanover site in Tysons)

- 3.2 acres
- 1,020 students
- 102,600 square feet
- 5 stories, 80 feet high
- Dimensions: 170' x 180'

Model Site 2: Urban/ Community School

- 4-5 acres
- 750 students
- 98,000 square feet
- 3 story model combining county functions with school functions. A true community school. In this example, the school is paired with a library, community spaces, and a combined gymnasium and auditorium with a stage. It could include social workers in the

school and possibly a health clinic. All community uses would need to be located on the ground floor.

— Dimensions: L-shaped building 240' x 238' x 105'

As an option at additional expense, a structured parking deck could be introduced into these plans allowing for play space and possibly a recreational field on top of the garage. Note, program delivery could continue to evolve and change space requirements in the future, i.e. no lockers in the future.

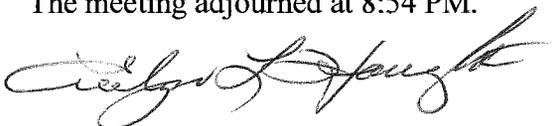
John Thillmann then introduced Elizabeth Hagg from OCR, who provided a summary of the future vision that was developed at the two public visioning workshops held in the spring and summer of 2012. She presented a consolidated overview of the public's comments:

- Public Facilities: Seven Corners needs to keep the Willston Center open but also need a new school. Additional high-quality public facilities are needed (i.e. farmer's markets)
- Parks and Green Space. Seven Corners needs more park and recreational facilities including elements like urban public plazas.
- Quality of Life: Seven Corners should have an attractive appearance, it should have a greater sense of place, and it should be safe with walkable streets.
- Housing: Seven Corners should maintain its affordable housing and also offer senior housing.
- Transportation: Seven Corners should be transformed with multi-modal roadways that accommodate all forms of movements. There should be more pedestrian and bicycle connections. Signage should be fixed at the Seven Corners interchange. Transit should be more accessible and connect better to Metro.
- Reintroduce quality retail
- Mixed-Use Development: New development should not be too dense but should have a village feel with elements such as outdoor seating
- Business Partnerships: should be considered for Seven Corner (Business Improvement Districts)
- Inter-jurisdictional cooperation in planning and serving the area
- Seven Corners should attract a variety of people and retain its diversity

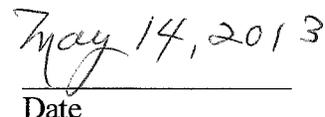
Ms. Hagg encouraged the group to consider these vision comments as they develop goals and recommendations for the Seven Corners study area. She also told them to consider the future of Seven Corners with new possibilities such as the extension of the streetcar from the Skyline area. She explained that the final Existing Conditions Report will be published in May and provided to the Task Force.

Mr. Thillmann then discussed Task Force plans for May and June and polled the group on dates for the Design Charrette. The Task Force agreed that June 27, 2013 from 3:30 – 8:30 PM would be the best date. He reminded the group that the next Task Force meeting is scheduled for May 14 and that it would start at 6:30 PM instead of 7:00 PM to allow for enough time for all of the presentations and public comments.

The meeting adjourned at 8:54 PM.



By Evelyn Haught
Secretary



Date