

**Minutes of the Seven Corners Transportation and Land Use Task Force Meeting
June 10, 2014**

Meeting called to order at 7:05 PM
Mason District Government Center

Attendance:

Task Force: Evelyn Haught, Mary Ellen Ward, Patrick Hoar, Mark Silverwood, Vince Burke, Blake Smith, Steve Tillman, Nathan Bath, 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), Marianne Gardner (DPZ) and Aaron Frank from the office of Supervisor Gross

Administrative Items

The Minutes from the May 13th Task Force meeting were reviewed. Karl Moritz made a motion to approve the Minutes as written, and Mark Silverwood seconded the motion. The Minutes of the meeting were approved unanimously.

Present Overview of Draft Plan (excluding the Transportation Section)

Bernie Suchicital distributed copies of the draft Comprehensive Plan language for the Seven Corners Study Area (excluding the Transportation and Urban Street chapters) to Task Force members. He said that the Task Force will receive the remaining two chapters – Transportation and Urban Streets – at the next Task Force meeting on June 23rd.

In his presentation, Bernie gave an overview of the study area and he highlighted the key milestones to date in the planning process for Seven Corners. He then presented the “Guiding Principles” for achieving the vision for the Seven Corners Study Area developed by the Task Force. The next slide listed the proposed chapters and sequence of the draft Comprehensive Plan for Seven Corners, including the Transportation and Urban Street chapters.

He presented how the Task Force had developed its initial “Concept for Future Development” as a result of community input, an analysis of existing conditions and a tour of the study area. The Task Force categorized the study area into three categories – Opportunity Areas, Transitional Areas, and Minimal Change Areas. Two charettes were held with the Task Force and community members that focused on how to redevelop the Opportunity Areas and address transportation issues. As a result, an idea for a new central “spine road” connected to an improved grid of streets was formed. Throughout the study process the Task Force stressed the desire to create a form-based plan to describe intensities rather than a plan that relied on FAR to describe intensity.

Under the proposed Plan, Opportunity Areas may redevelop under a Redevelopment Option using a form-based approach, while development in Transitional Areas will continue to be determined using FAR. Opportunity Area intensity will be guided by a maximum height, square footage of development and land use mix. Future proposals under the Redevelopment Option should address elements pertaining to parks and open space, affordable housing, transportation, and urban design.

Bernie presented the Framework Plan map that depicts the three character areas – the Willston Village Center, the Town Center and the Leesburg Pike Village, the spine road with enhanced grid of streets and a realigned interchange, and activity nodes. He also presented the overall Concept Plan for Seven Corners which further refines the Framework Plan with generalized depictions of the street network, street typology and character, building form and placement, and open space plan. He noted that future redevelopment does not have to conform to these exact layouts.

Next, Bernie reviewed the proposed Land-units and Sub-units for the Seven Corners area. Many have not changed from the current Comprehensive Plan, but some have been adjusted to reflect the proposed plan. Bernie presented a chart comparing the existing level of development in the three Opportunity Areas (Land Units A, B and C) with the Redevelopment Option proposed level of development. The table also contained proposed amount of open space for each area.

Finally, Bernie presented the remaining steps in the planning process. The summer months are envisioned as Plan work sessions and public comment suggestions. At the Task Force's September meeting, staff will present the final Plan language and will publish its staff report on the Plan amendment. Public hearings have been tentatively scheduled with the Planning Commission for October 9, 2014, and the Board of Supervisors for November 18, 2014. Bernie opened it up to the Task Force for questions and comments.

Pat Hoar asked if the land use numbers had been rounded and Bernie replied that, "yes" they had because they did not want to be too exact.

Dick Knapp stated his disappointment with the land use numbers, but the Task Force members said they would not be deciding on the final numbers this evening.

Blake Smith stated that he has been talking with the members of his community and there is concern about the increased residential density by a factor of five and no mechanism for addressing school capacity. He noted that the planned new school in Seven Corners is just solving the current capacity needs; not the needs of additional residential density.

Karl Moritz replied that he believed there will be few students from the new type of housing proposed to be built. He thinks it will be less of an impact than people think. Blake retorted that even if the student numbers were not as dramatic as forecast, there would still be an impact. Pat asked if Karl would be willing to do a calculation for the Task Force, and Karl agreed to do this.

Bernie reminded the group that this is a long-term (20 year) plan compared with school projections, which only look five years ahead. Vince Burke said the urban school model is key, and believes that this is the future of schools in areas like Seven Corners.

Pat Hoar asked if the transportation study could be put online as there is interest in the community to read it. He noted that his community has a major concern about transportation infrastructure lagging development. Staff replied that the study would be made available online.

Iqbal Khaiy stated that it is important to have diverse input on the plan and thought the Task Force should welcome tough questions from the community. She wanted to know how people's comments would be captured. Staff said they would share all community and individual comments and concerns with the Task Force that it received. Other Task Force members said they would share their respective community concerns as well.

Mark Silverwood made a motion to adjourn, which was seconded by Mary Ellen Ward.

The Task Force adjourned at 7:55 pm.

By

Date