

Seven Corners Land Use and Transportation Task Force Work Plan

Meetings at Mason District Government Center unless otherwise advertised

Public Comment period every 3d Month

Meeting Dates—second Tuesday of the month, unless otherwise noted:

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|-------------------------------|------------------------|-----------------------------------|
| November 13, 2012 | October 8, 2013 | September 9 & 23, 2014** |
| December 11, 2012 | November 12, 2013 | October 1, 2014 Final Meeting |
| January 8, 2013 | December 11, 2014 | (only if needed) |
| February 12, 2013 | January 14, 2014 | |
| March 12, 2013 | February 11, 2014 | Oct. 23, 2014 PC Hearing/Decision |
| April 9, 2013 | March 11, 2014 | Nov.18, 2014 BOS Hearing/Decision |
| May 14, 2013 | April 8 & 29, 2014** | |
| June 11, 2013 & June 27, 2013 | May 13, 2014 | |
| July 9, 2013 | June 10 & 23, 2014** | |
| August 6, 2013 | July 8, 2014 | |
| September 10, 2013 | August 12 & 26, 2014** | |

**** Second meeting added these months**

The Seven Corners Task Force reserves right to modify agenda topics etc., with adequate notice

Part A: The basic background briefings/information phase of the Task Force as we proceed into the more formal deliberations and recommendations

1) November 13, 2012

Background briefing on Existing Conditions

- Land Use, Zoning, development patterns, current allowable density on the Comp Plan, current Zoning, types and inventory of public facilities, some basic environmental and recreational uses in the 7 corners area presented by OCRR and DPZ Staff

This is a predetermined presentation by staff on background of the existing conditions and for a basic understanding of the Comprehensive Plan

We may need to add population dynamics into another session if we are not able to adequately cover it.

Public Comment at this meeting limited to the 1st hour (3 minutes individuals, 5 minutes community reps.

2) **December 11, 2012**

Briefing on Housing and initial transportation discussions on level of options

- What works for multi-family, what densities are needed
- How does workforce housing fit into the fabric of new multifamily housing
- How does affordable housing financing work—what is the FCHA position (can they build or buy) on new affordable housing

- Briefing on transportation condition in area, including current comp plan and existing conditions regarding level of service
- Possibly to include: 1) movements through the 7 corners (where cars are traveling to) area and to 7 corners (which businesses are attracting traffic), what is the mix of commercial trucks, busses and automobiles. 2) How well does transit, TDM and other alternatives to single occupancy autos work. 3) What might be sustainable or are we at the tipping point now?

A second evening on transportation might be added for unfinished questions and presentation by staff—this could be later in the spring 2013

3) **January 8, 2013**

Mixed use development

- How does mixed use development work: possibly ask that the staff to present the Mosaic project and/or other mixed use projects and give the TF the Pros and Cons and advice on whether similar mixed use opportunities would be an effective option for the 7 corners area. Ask for Developer input as well.
- What should the TF know about creating a destination and sense of place?

4) **February 12, 2013**

The current Economic situation of 7 corners and what are future Economic Development options for 7 corners

- In general terms (no market study) what kind of employment market currently exists in the Seven Corners area, with Fairfax County EDA input
- Does any focus on office employment make any sense, with Fairfax County EDA input
- What is the future of Retail business in general—bring in Street Sense to present their findings, also maybe host a round table discussion of retail leaders in the Metro Washington area focusing on Seven Corners. What can the TF do to make Seven Corners a destination for retail and employment?

Take Public Comment at this meeting and limit it to 1st hour (3 minutes individuals, 5 minutes community reps.)

5) **March 12, 2013**

Recap meeting and receive Subcommittee report status

- Receiving the subcommittee reports and presentations on Connectivity and Quality of Life (As they finish the reports will be given to the task Force by Supervisor Gross)
- Presentation by the County Wide Arts Task Force status and suggestions for 7 corners

6) **April 9, 2013**

Visioning session conversation on basic principles for land Use and Transportation

- Revisit the visioning material – staff presentation
- Schools presentation
- Executive Summary handout/briefing Existing Conditions

7) **May 14, 2013 (6:30 PM Start Time)**

Public Meeting/Revisit of Mixed Use/Form based Plan

- Presentation by Falls Church Planning staff of the Virginia Tech Falls Church 2050 Eastern Gateway Concept plan (6:30 to 7:00 PM)
- The Task Force will host a Public Meeting for residents and business people to address the Seven Corners Task Force on Land Use and Transportation Issues. This meeting may be moved from the Mason District Government Center and held in the Seven Corners Area if a suitable location can be found.
- A revisit of the Mixed Use Development concept by Fred Rothmeijer (also Bruce Leonard Street Sense)
- Introduce the Form Based Plan Concept by DPZ and OCRR Staff

-----May 18, 2013----- Bus Tour for Task Force Members-----

8) **June 11, 2013**

Task Force Deliberations on Developing Planning and Urban Design Principles

- Develop Planning Principles and identify the urban design principles
- Discuss with staff the DPZ potential Comprehensive Plan Area scope for study
- Identify within the 7 corners area the opportunity areas for a shorter term implementation
- Discuss the longer term areas
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9) **June 27, 2013 (3:30 PM start 8:30 PM Finish)**

Planning Land Use and Design Charrette

- Develop 7 Corners Vision Concept
- Develop the land use concepts for the short term opportunity areas
- Begin the Land Use scenarios process for Transportation phase 2 study

10) **July 9, 2013**

Transportation Study/Massing and Assessments from Charrette

- Transportation presentation of Existing Conditions
- Staff presents refined massing and other analysis of the Charrette results
- Consider/Rough Cut Land Use Scenarios for the phase 2 Transportation analysis (this might require an additional meeting date in July)

11) **August 6, 2013**

Integrated land use and design concepts from Charrette

- Charrette concepts and draft land use presentation by staff
- Hear from land owners on proposed land bay concepts
- Public Comment

12) **September 10, 2013**

NVTC Transit Recommendations and Future Land Use Options

- Refine Land use scenarios for short term opportunity areas and the longer term areas
- Review NVTC Rt. 7 Transit options and make a recommendation for the NVTC Sept 18 meeting

Part C: The final stage of the Task Force Deliberations making Land Use and Transportation recommendations

13) **October 8, 2013**

First draft land use concepts

- Review Proposed land use plan proposed by Staff
- Discuss transportation Charrette (OT and OCR Staff)

14) November 12, 2013

Transportation Charrette

- Transportation Charrette held at the Mason District Government Center from 5:00 – 8:15pm
- Public Comment moved to January meeting

15) December 11, 2013

OT & Consultant Review of Interchange Concepts

- Public Comment
- OT & Consultant suggest refinement of Charrette interchange results

16) January 14, 2014

Review of 7 Corners Plan of Non Opportunity Sites

- Streetscape and character of key streets
- Hold Public Comment

17) February 11, 2014

Presentation by Staff of public facilities plan

- Present findings/recommendations from 1st round of transportation analysis
- Refine land use and transportation interface opportunities and issues
- DPZ presentation of process/format for Draft Plan Language

18) March 11, 2014

Draft Plan Language process

- Hold Public Comment
- Staff presents impact analysis from Pre-staffing process for schools, parks and recreation and other areas
- Review and refine land use and transportation concepts

19) April 8, 2014

Work session on Plan Text

- Further refine Transportation Study findings and draft Plan text outline
- Review draft Plan text outline

20) April 29, 2014

Additional Land Use Discussions

- Evaluate and Refine Land Use of three land bays in opportunity areas

21) May 13, 2014

Road Club and Affordable housing target

- Update transportation—Roosevelt Bridge
- Road Club presentation
- Affordable Housing options
- Review Latest Concept and Master Plan

22) June 10, 2014

Preliminary Plan Language

- Present Overview of Draft Plan
- Distribute Preliminary Plan language

23) June 23, 2014

Invite Public Comment on Plan and Transportation

- Reach out to broader community and offer opportunity to comment

24) July 8, 2014

Work Session on Draft Plan

- Plan text work session
- Prep for Mason District Land Use Committee (4th Tuesday 7/22/14)

25) August 12, 2014

Invite Public Comment on Plan and Transportation

- Staff will present the Planning and Development Process from Comprehensive Plan through Rezoning and final development
- Staff will present refinements on the plan language discussion by the Task Force from the July 8th meeting
- Staff will present summary comments from public testimony at the June 23d meeting
- Task Force will invite public testimony

26) August 26, 2014

Staff Presentation on Proposed Changes to the Plan

- Task Force will review and comment latest plan text based upon the discussion at the July meeting
- Task Force & staff will discuss any additional issues arising from public testimony on the 12th

27) September 9, 2014

Invite Public Comment and Staff Plan Review

- Presentation by Staff of Recommendations to Task Force
- Additional Plan text review by Staff and Task Force
- Task Force will invite public testimony

28) September 23, 2014

Prepare final Plan Text

- Staff presents final Plan text for Task Force
- Discussion of final plan text, VDOT and Transportation review

29) October 1, 2014 (Wednesday)

Final Meeting (only if needed)

30) October 23, 2014

Planning Commission Hearing and following PC date a decision

- Hearing and then decision on subsequent meetings before the Planning Commission

31) November 18, 2014

Board of Supervisors Hearing and decision this month

- Hearing and decision before the Board on subsequent meetings