

## **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:**

November 13, 2012	October 8, 2013	September 9, 2014
December 11, 2012	November 12, 2013	October 2014, PC
January 8, 2013	December 10, 2013	Nov. 2014, BOS
February 12, 2013	January 14, 2014	
March 12, 2013	February 11, 2014	
April 9, 2013	March 11, 2014	
May 14, 2013	April 8, 2014	
June 11, 2013 & June 27, 2013	May 13, 2014	
July 9, 2013	June 10, 2014	
August 6, 2013	July 8, 2014	
September 10, 2013	August 12, 2014	

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- September 9, 2014 Final Task Force Meeting on Plan
  - October 2014, Planning Commission Hearing and Decision
  - November 2014, Board of Supervisors Hearing and Decision

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

*The Task Force will take Public Comment at regular intervals (generally every 3 months and as advertised in this work plan found on the Fairfax County OCR and Mason District websites). The comment time limited to the 1<sup>st</sup> hour of any meeting (3 minutes individuals, 5 minutes community reps.)*

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### **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

## 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?
- Public Comment

**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

- Public Comment
- 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**-----

## **Part B: The development of Land Use and Design Concepts by the Task Force**

### **8) June 11, 2013**

#### Task Force Deliberations on Developing Planning and Urban Design Principles

- Public Comment
- 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

### **9) June 27, 2013 (3:30 PM start 8:30 PM Finish)**

#### Planning Land Use and Design Charette

- 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 Charette

- Transportation presentation of Existing Conditions
- Staff presents refined massing and other analysis of the Charette 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 Draft Plan

- 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 December 10<sup>th</sup> meeting

**15) December 10, 2013**

OT & Consultant Review of Interchange Concepts

- Public Comment
- OT & Consultant suggested refinement of Charrette Interchange results

**16) January 14, 2014**

Review of Seven Corners Plan of Non Opportunity Sites

- Streetscape and character of key streets
- Review of Non Opportunity Areas

**17) February 11, 2014**

Presentation by Staff of public facilities for plan

- DPZ presentation of process/format and pre staffing process for Schools, parks, recreation and etc.
- Review and Refine transportation and Land Use interface opportunities

**18) March 11, 2014**

Draft Language Process

- Hold Public Comment
- Staff presents findings/recommendations from 1<sup>st</sup> round transportation analysis
- Transportation and Land Use sent to VDOT For TIA: Chapter 527 review
- DPZ presentation for process format of Draft Plan Language

**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) May 8, 2014**

- Open date, work session on plan

21) **June 10, 2014**

Invite overall Public Comment on Plan

- Reach out to broader community and hold Public Comment on Draft Comp Plan Language

22) **July 8, 2014**

VDOT Plan comments

- Present VDOT Comments on Transportation
- Review of Final Draft Comp Plan language

23) **August 12, 2014**

- Review of Staff Draft and recommendation by Task Force to the PC and Board

24) **September 9, 2014**

Final Plan Language to T.F.

- Presentation of Staff Recommendations to Task Force
- Task Force discussion of Staff final language

25) **October 2014**

Planning Commission Hearing and following PC date a decision

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

26) **November 2014**

Board of Supervisors Hearing and decision this month

- Hearing and decision before the Board on subsequent meetings