

**Minutes of the Seven Corners Transportation and Land Use Task Force Meeting  
April 29, 2014**

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

Attendance:

Task Force: John Thillmann, Mary Ellen Ward, Patrick Hoar, Mark Silverwood, Nathan Bath, Vince Burke, Blake Smith, Martin Faga, Devin Corini, Karl Moritz, Dick Knapp, Iqbal Khaiy

Staff: Elizabeth Hagg (OCR), JoAnne Fiebe (OCR), Hyojung Garland (OCR), Bernard Suchicital (DPZ), Kim Rybold (DPZ), Marianne Gardner (DPZ) and Aaron Frank from the office of Supervisor Gross

Administrative Items

Minutes from both the April 8<sup>th</sup> and tonight's meeting will be reviewed at the May 13<sup>th</sup> Task Force meeting.

John Thillmann reminded the Task Force that he is continuing to reach out to adjacent communities to discuss the proposed land use concepts and that members are welcome to join him at these meetings. Mr. Thillmann reported that he met with the Holly Brooke (Condominium) Association on Monday evening, April 28<sup>th</sup>. The condominium owners were supportive of the Task Force efforts. They also expressed an interest in seeing the area enhanced with new housing, retail and traffic improvements.

Evaluate and Refine Land Use in Opportunity Areas

JoAnne Fiebe briefly reviewed the overall concept plan and shared the proposed sub-unit concept map. In some areas, the sub-unit boundaries have changed primarily for ease of implementing the Plan concepts. The Task Force did not raise any concerns with the sub-unit map.

John Thillmann explained that since the land use concept was approved by the Task Force in October 2013, there have been a number of refinements to portions of the overall plan. In addition, several land owners in these areas have performed yield studies to better understand what are the appropriate densities and uses for their properties. County staff has worked to take all of these possible adjustments into account and develop a revised land use concept table for the Task Force to consider. John invited land owners to briefly speak about their plans and any changes they would like the Task Force to consider.

Mark Silverwood spoke about the East Falls Church Apartment site and stated that he had a concept plan created and that, in general, the street grid proposed by the Task Force works well and is appropriate for the type of redevelopment he is planning.

Devin Corini from Regency spoke about the concept for the Willston I site. He agreed that the proposed street grid should work for this site; however, the proposed festival street that would run parallel to Arlington Boulevard is a challenge, but is most likely feasible. He asked the Task

Force for a little more flexibility with regard to building heights on this site, perhaps up to seven stories.

Vince Burke from BF Saul spoke about the Seven Corners Shopping Center site and stated that the land use concept works, but that BF Saul remains concerned about the bridge over Arlington Boulevard. He also would like to see a little more flexibility with building heights. The Task Force noted upcoming changes to the building code which will permit up to five stories built from wood over a two story concrete base (podium) for a total of seven stories. This construction type is more cost-effective than all concrete construction and should be allowed for a significant portion of the plan.

Finally, Dick Knapp from Foulger Pratt spoke about the Sears site west of Leesburg Pike. He provided a concept plan to the Task Force that included a majority of multi-family rental units, some townhouses and a small amount of retail. Overall, Foulger Pratt's proposed density is significantly higher than what the Task Force and staff propose. John Thillmann explained that it is not possible to make such drastic changes this late in the process because the transportation analysis is in its final stages and major adjustments would cause a significant delay in the schedule. In addition, this area was envisioned to appropriately transition to the adjacent single-family neighborhood to the rear of the site via a robust landscape buffer with a trail, and with townhomes and a stepping down of building heights from Leesburg Pike to the west. Mr. Knapp asked if the Task Force would allow him to present a revised concept at the May Task Force meeting if he made adjustments to the concept based on the recommendations provided. The Task Force agreed.

The Task Force agreed with Staff's recommended changes to the land use plan, and also agreed to consider some changes to the Sears site at the May meeting.

The Task Force adjourned at 8:35 pm.

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By

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Date