

**Minutes of the Seven Corners Transportation and Land Use Task Force  
June 11, 2013 Meeting**

Meeting called to order at 7:00 PM  
Mason District Government Center

Attendance:

Task Force: John Thillmann, Evelyn Haught, Paul Byrtus, Devin Corini, Vincent Burke, Jack Reutemann, Jim Edmondson, Jim McIlvaine, Blake Smith, Iqbal Khaiy, Karl Moritz, and Pat Hoar.

Staff: Elizabeth Hagg (OCR), JoAnne Fiebe (OCR), Timothy Maher (OCR), Bernie Suchicital (DPZ), Jay Rauschenbach (PA), and Aaron Frank representing Supervisor Gross

Co-Chair John Thillmann reported on administrative items:

- a. The Minutes of the May 14, 2012, Task Force meeting were approved without amendment.
- b. A letter was distributed to Task Force members from Co-Chair Mary Ellen Ward explaining that she will be absent for the next few Task Force meetings to handle a personal matter.
- c. Michael Flood would like to return to present NVTC alternatives for Leesburg Pike (Route 7). John Thillmann has asked him to come and present at the July 11<sup>th</sup> Task Force meeting along with the FCDOT consultant who will present their findings from the Phase I Transportation Analysis.
- d. Mr. Thillmann asked Task Force members to provide feedback about the May bus tour of Seven Corners. Several members attested that it was very helpful and Supervisor Gross was an excellent guide. Evelyn Haught found the tour enormously helpful in clarifying many items that have been discussed in previous Task Force meetings. She was delighted to hear from the First Christian Church. She mentioned that the need for schools was frequently mentioned during task force meetings and she asked Supervisor Gross during the tour if the Task Force should be recommending space for a new school. She said Supervisor Gross replied that it was not the obligation of the Task Force to find a location for a new school. It is ultimately the responsibility of FCPS. John Thillmann and Blake Smith both reiterated that anyone can ask for things to be included in the Task Force recommendations but ultimately it is not our responsibility to include all of these ideas. Paul Brytus said that he thought it was important for the Task Force to address the future use of the Willston Center.
- e. The Task Force Community Design Charrette will be held on Thursday, June 27<sup>th</sup> beginning at 3:30pm. Please arrive by 3:15pm.
- f. There will no longer be a Task Force meeting on July 9<sup>th</sup>. The next meeting will be held on Thursday, July 11<sup>th</sup> at 7:00 pm.
- g. Due to upcoming deadlines related to the transportation analysis, the Task Force will need to meet in August. This is to provide time for staff to prepare refined drawings

from the Design Charrette for the Task Force to review. It will also be a public comment meeting. Members discussed several dates and settled on Tuesday, August 6<sup>th</sup> at 7:00 pm.

### **Guiding Principles Discussion**

OCR staff (Tim Maher, JoAnne Fiebe, and Elizabeth Hagg) led a discussion on a draft version of the Seven Corners Guiding Principles. Ms. Hagg began by explaining how this initial draft was created. She said that they were created using three base documents:

1. Community-based principles created during the 2012 public visioning workshops
2. Existing planning principles found in the current Comprehensive Plan for Seven Corners
3. Tysons Corner Guiding Principles

Staff pinned up posters of the guiding principles and asked Task Force members to place yellow and red dots next to proposed principles that they have a concern about or take issue with and to use post-it notes to add additional principles that they believe to be missing. Task Force members spent about 30 minutes reviewing the principles. Following this, staff noted all of the red dots and asked members to explain why they had an issue with a particular principle. Staff also read the proposed principles and modifications to draft principles. Task Force members discussed the proposals and sought to reach consensus.

Discussion began with the transportation principles. One member thought a key issue would be to separate local and through traffic. Members were in agreement about having a multi-modal approach to transportation and improving linkages to transit. There was a lot of discussion about parking. Several members were concerned that minimizing the amount of parking may have negative economic development implications. Vince Burke said that limiting excessive parking should only be considered once a street grid is established and better transit is in place. Some members thought the Fairfax County parking requirements were fine. No consensus was reached on the amount of parking to be provided.

Next the discussion moved to urban design principles. Jim Edmondson was concerned about priorities and that the Task Force should recognize some staging and transitional period of development. He said to consider implementing the principles later because some of these things, such as design guidelines, add to the cost of development. Economic feasibility has to be a consideration early on. Also, he felt a category entitled “Implementation” should be added to the principles to explain how we intend to achieve the vision. Evelyn Haught asked Task Force members to be open to change, especially in these early planning stages. She pointed out that nothing is final and even a final recommended plan will not compel affected businesses to change situations, features, etc., overnight. She stated that if Task Force members cannot be open to new ideas during this planning period, the Task Force would become a waste of time. Finally, environmental principles were discussed. There was a concern that requirements add to the cost of development.

Some new ideas were to have an Economic and Community Development category that would look at how we help foster a sustainable district that exports ideas. Still another idea was the need to help mom and pop businesses return to the area and supplement the national retailers.

JoAnne Fiebe provided an overview of the agenda for the upcoming Community Design Charrette on June 27th and shared a map of the three “opportunity sites” that the charrette participants will work on. The principles revised in today’s meeting will be used as a guide in the charrette.

The next Task Force meeting is scheduled for Thursday July 11, 2013 at 7:00 PM. The meeting adjourned at 9:04 PM.

---

By Evelyn Haught  
Secretary

---

Date