

Minutes of the Seven Corners Transportation and Land Use Task Force Meeting July 8, 2014

Meeting called to order at 7:04 PM
Mason District Government Center

Attendance:

Task Force: John Thillmann, Evelyn Haught, Mary Ellen Ward, Patrick Hoar, Mark Silverwood, Vince Burke, Blake Smith, Steve Tillman, Karl Moritz, Dick Knapp, Iqbal Khaiy, Devin Corini

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

Administrative Items

Minutes from both the June 10, 2014 and the June 23, 2014 Task Force meetings were reviewed. Evelyn Haught made a motion to approve the Minutes as written, and Mark Silverwood seconded the motion. The Minutes of both meetings were approved unanimously.

John Thillmann requested that the Task Force add a second meeting in both August and September. The purpose of the additional meetings is to have more time to refine the Comprehensive Plan language. The Task Force agreed on August 26, 2014 and September 23, 2014.

As a reminder, the Planning Commission hearing on the Seven Corners Comprehensive Plan is tentatively scheduled for late October, 2014.

Summary of Task Force Comments on Draft Comprehensive Plan Language

Bernie Suchicital presented an overview of 77 comments that Task Force members individually provided to staff. The comments were organized to match the corresponding section in the Comprehensive Plan text and included an initial staff response.

Task Force Discussion of Comments and Draft Comprehensive Plan Language (excluding Transportation Section)

Mr. Suchicital led the discussion by explaining that some comments specifically required discussion by Task Force members and the group discussion should focus first on these comments.

- Comment #17-18 – Figure 26. Suggestion to add a column with total square feet and FAR. Task Force agreed to add total square footage but not FAR.
- Comment #19 – Figure 26. Opportunity Area C is too dense and should not connect to neighborhood streets. Task Force asked staff to return to the next Task Force meeting with three options for Opportunity Area C:
 1. Original Charrette density level and mix of uses (dated October 2013)
 2. Mark Silverwood suggested an alternate scenario that includes:
 - 110 Townhomes
 - 385 Multifamily units
 - 34,000 sf neighborhood serving retail

3. John Thillmann also suggested an alternative for staff to prepare:

50 Townhomes

485 Multifamily units

134,000 sf neighborhood serving retail

- Comment #28 – Text on pages 10-11 outlines the link between increasing development in exchange for uses, facilities and other elements. Staff was asked to look at this portion of text again and develop additional language as necessary, in particular to address transportation impacts and timing. Karl Moritz would like to see transportation improvements more closely tied to development. This would provide guidance to future decision makers regarding intensity. Blake Smith suggested an idea to provide triggers for infrastructure improvements when adding the second half of the development intensity. Mike explained that he could add some language but would not recommend triggers associated with transportation improvements. He explained that most of the transportation improvements are already tied to development improvements except the interchange. He suggested that language be added regarding shorter-term spot improvements to address current traffic issues. He will also add language regarding the development review process for transportation and explain how the Transportation Impact Analysis is incorporated. A more detailed explanation of how level-of-service works should also be included in the Plan.
- Comment #28 – Text on pages 10-11. Jim Edmonson recommended that the Task Force develop an Implementation Guide subsequent to adopting the plan. In general, the purpose of this guide is to provide details and strategies on how the adopted Comprehensive Guide could be carried out in an economically feasible way.
- Comments #30-35 – Pages 11-12 discusses affordable housing. Marianne Gardner provided additional explanation on how the affordable housing requirements are structured and distributed across the plan area. She explained why the plan language does not propose density bonuses due to the way that development in each opportunity area was calculated.
- Comment #37 – Page 13 High trip generating uses should be discouraged, not necessarily limited to auto repair or sales uses.
- Comments #38, 40, and 41 – Pages 14-15 in the Heritage Resources section. Staff clarified that documentation of designated structures is required. Preservation is not required. Blake Smith pointed out that the Doctor's Building is not something he or many community members want to see replicated as suggested in the Plan.
- Comments #42-44 – Pages 16-18 in the Stormwater section. There is Plan text elsewhere that addressed these items.
- Comments #47-49 – Pages 29, 35 and 37 in the Urban Street Network Design section. Concern that elevated streetscape standards will deter redevelopment. Some additional details, clarifications, and flexible options will be included in the Urban Design Guidelines that will be prepared after the Plan is adopted.

Other general comments from the Task Force:

- Vince Burke suggested that the language regarding architectural style not get too specific and refer to particular styles such as 'modern'.
- Iqbal Khaiy believes that economic development should be discussed in more detail within the Plan and that without significant office space, service jobs are the only new employees the Plan could potentially create. She suggested that language be added that encourages creative, innovative incubator spaces.
- Blake Smith added that residents to the south of Opportunity Area C do not want access to new development at the Sears site go through their neighborhood. They would like access to that site be directly onto Route 7.

- Mr. Smith also stated that housing in the redeveloped Seven Corners should meet the needs of families across the economic spectrum.

Next Task Force Meeting: **Tuesday, August 12, 2014;** to include a public comment session.

John Thillmann made a motion to adjourn, which was seconded by Mary Ellen Ward.
The Task Force adjourned at 7:50 pm.

By

Date