

7 Corners Meeting Last night

From: Jhtcav@aol.com
Sent: Wednesday, July 09, 2014 9:05 AM
To: blecos@lecosandassociates.com
Subject: 7 Corners Meeting Last night

Hello Bill:

Thanks for all of your help on the Seven Corners effort.

I wanted to let you know how last evenings' Seven Corners TF meeting went. We had a full house of maybe 35 or so residents attend and listen to the Task Force discussion.

I told the TF that we will be adding at least two additional meetings with a 3d possibility if needed. As I mentioned to you the additional meetings will be August August 26th and Sept 23d. The 3d additional meeting if needed will be the first week of October.

The major purpose of last nights meeting was for the Task Force to go over the comments that the task force members submitted to the Planning Office which had prepared a sheet of comments and responses for us.

That went very well. I then asked for T.F. discussion on the plan and after a few comments we had a request that the plan go back to the Task Force Charrette development level for the Sears Site (not the staff recommended number also not the Folger Pratt number).

This generated quite a bit of discussion and from that discussion which was general acceptance by the task force with some questions, I asked the Staff to come back to the TF on August 12th with two options that were generally agreed as being worth further discussion.

One is to go with the Charrette level as originally proposed and the other is to essentially do the same with the reduction of retail to a much smaller size as the 134,000 sq ft for retail is essentially a neighborhood shopping center in size (60,000 for an anchor grocery store and 70,000 sq ft. for the others). The staff will come back with their take on the two at the next TF meeting. Also, since we are doing a Form Based Plan as in Annandale, I should note and also mentioned this at the meeting, a developer can propose alternatives to the square footage of any of the development types by reducing or upping them as long as the traffic numbers are not exceeded, road connections follow the Plan and the building bulk, height and type of development is consistent with the Plan. Of course anything proposed will have to go through the "process"

So as far as I'm concerned 1) the staff number for the sears site is not going forward, 2) the Folger Pratt high number previously proposed is not going to be considered, 3) what is now on the plate is the Charrette level only.

Quite a bit of additional discussion revolved around the Plan language being broadened in some cases such as the transportation section--street design, connections, and broader language on implementation, affordable housing, heritage resources, Implementation in general, the urban parks, structured parking and minimum and maximum number of parking spaces per DU, etc. For a full reading of the side by side please go the the web site and last nights meeting for the handout.

In summary, I think that it went very well and am looking forward to the 12th. We will start off with the staff presenting the "Planning Process" and how actual development fits into that--rezoning, hearings, site plan etc. Then I will have the staff present the material that we asked for last night and then we will go into the next public testimony session.

7 Corners Meeting Last night

I plan to add another public testimony opportunity for the September 9th meeting as well.

Let me know if there is anything I can do on your end to help the process.

Best,
John