

RE

From: Gross, Penny  
Sent: Wednesday, June 04, 2014 2:19 PM  
To: 'Jhtcav@aol.com'  
Subject: RE:

Thanks, John. I hope Kaye Kory remembers that there is no state authority here; it is local land use. BTW, the name of the civic assn is Ravenwood Park, not Ravenworth. They can be pretty prickly about things like that! The schools issue seems to be a no win. We already built Mason Crest, we're doing the Upper Bailey's Elementary, we have another school site in the works - that's three in the last 6 years - and the naysayers are still not happy. I think it may be not a question of the number of schools or the number of students, but a socio-economic ethnic population they don't like. Sad...

I wish Dick Knapp would lay low for awhile. I am getting roundly criticized for being in "the developers' pocket," when I've never even had a presentation from him about this. Ravenwood Park quickly killed the McIlvaine proposal in its crib last time around, before it even got submitted as a plan nomination.

Thanks for your good work, and for letting me vent a bit!

Penny

Penelope A. Gross  
Mason District Supervisor  
Fairfax County Board of Supervisors  
From: Jhtcav@aol.com [mailto:jhtcav@aol.com]  
Sent: Wednesday, June 04, 2014 8:35 AM  
To: Gross, Penny  
Subject:

Hi Penny:

Monday evening I met with the Ravensworth Community Assn (invited by John Iekel, president) to present via power point the 7 corners TF process and draft plan. Aaron let me borrow your 8 ft screen and the projector so pat and I put together a Power Point presentation. I tried to send it to you but apparently it exceeded the county email capacity. I have given the thumb drive to OCR and assume that they will post it.

About 35 to 40 individuals showed up. Also in attendance was Kay Kory and Michael Collins, Jerry Connolly's Fairfax Director.

The meeting began with Kay Kory being introduced and she indicated she was there to see what was going to happen at the Sears site. She then she went into some Richmond activity and transitioned into speaking on the need for more schools--mentioned baileys Elementary and Jeb Stuart HS. Michael Collins then spoke for only a few minutes saying that he was Gerry's Fairfax director and his office was open to constituents, Gerry was there for them on a variety of federal issues including ;-)"White House tours" & etc.

After that I led off with the power point presentation that I will send you. The the audio in the room was terrible a very noisy AC unit and they had a mike that went in and out so I was pretty much shouting when the mike went out and talking wen it worked...it was nuts!

The key point we made was that you kicked off a visioning effort that involved over 100 residents and was open to anyone willing to attend that resulted in

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you setting up the TF. The other main point was that the TF was not a star chamber effort--it was open to everyone and at every 3d meeting we held an open public comment period to listen to the community as we proceeded.

Pat and I were able to get through the presentation and got a lot of questions on 1) schools and 2) transportation. Some of the individuals were not happy when I couldn't address the schools issue in any depth only saying that you were working on it. I finally told the group that as a planner who was engaged in developing a redevelopment plan that would transform the area including taking people with very little means and living in substandard housing to setting up the circumstances for them to live in new upgraded housing and wonderful neighborhoods, I couldn't allow the tail to wag the dog--in other words allow the school debate to determine and or derail the needed land use changes. How can we allow poor living conditions and deteriorating neighborhoods to continue to decline because we are concerned with the school situation. It finally got us off the school is the major issue track and then we had reasonable questions and answers.

Transportation was the other major issue. Pat and I showed them the current traffic situation map (red intersections all level F and worse) and the new proposed situation including all of the new development (mostly green and yellow intersections levels B, C and D) and it showed a dramatic improvement.

Pat and I also brought up the transit center, access to Metro via a new bridge, the NVTC BRT and Light Rail on Rt. 7 plans, the Road Club concept to pay for mutually needed transportation fixes beyond any one developers ability to pay (probably the two bridges) and I think it impressed the group. But they are still skeptics in the sense that they are concerned that the intersection improvements will actually be made. Pat did a nice job of explaining the transportation planning effort and the task forces focus on solutions--including reminding them that the current residents of 7 corners are among the highest transit users in Fx Co. and we expect that the addition of the mixed use development and TDM's will continue this trend.

The sears site presentation was next and Dick Knapp with Folger Pratt did his thing--luckily Pat and I had spent the previous 1 & 1/2 hr presenting and answering their questions so the density issue was not the hot button in my opinion. We had included the "Draft Concept" that Folger Pratt had been talking to groups about in our power point so Dick was able to use it as a prop.

He did just fine--lots of questions of Dick but also Pat and me. Access was again an issue not from Rt 7 but from Patrick Henry, but they liked that the Sears plan will include access for the school busses through the Sears site and on to Rt 7. We boiled down the discussion indicating to the group that the draft plan was way beyond the level we intend to get into with the plan, as it is not a zoning application and the current plan is very close to what the TF proposed from the Charrette concepts of a year ago. If there are concerns told them to please let us know at the TF meeting on June 23'd when we have a meeting devoted to public comment and if they make sense to the TF we'll get language into the plan.

Meeting ended about 9:40 Pm.

Best,  
John