

RE Fwd Task Force Meeting Last Night Note from JT

From: Gross, Penny
Sent: Wednesday, June 11, 2014 4:34 PM
To: Jhtcav@aol.com
Subject: RE: Fwd: Task Force Meeting Last Night Note from JT

John : go ahead and share the emails with Rob. It's not anything unexpected, but recaps issues nicely. I wrote my FCNP column this week about the idea that Dick Knapp put forward, and reiterated that it is one person's idea, not even really a concept at this point. He had done himself no favors with his presentations. I don't see it going anywhere.

Penny

-----Original Message-----

From: Jhtcav@aol.com [jhtcav@aol.com]
Received: Wednesday June 11, 2014, 04:22 PM
To: Gross, Penny [Penny.Gross@fairfaxcounty.gov]
Subject: Fwd: Task Force Meeting Last Night Note from JT

Hi Penny:

I want to share the email below that I received from Joanne Fiebe re last nights 7 Corners TF meeting as it is the second meeting in two years that I have had a conflict with and was unable to attend. As you can see, the issues you and I have discussed are beginning to boil to the surface especially on Schools. It makes the BOS meeting next Tuesday really important for a positive outcome.

If there is some way to be able to address the issue after the Board meeting next Tuesday that would be very positive I believe, as our next TF meeting on the 23d will be a standing room only community outpouring on schools.

The transportation issue could be addressed by OT and I think adequately, especially by bringing in the road club as one financing option for needed improvements. I maintain that a key to the intersection is the "loop" which I have spoken to you about (and to Rob Stalzer). OT agreed in a meeting I had with them last week to show a "Corridor" rather than a specific designed location which will allow us flexibility to have the option of different locations as land use circumstances dictate.

The affordable housing issue is another one that we will have to address-- when we discuss affordable I think that we need to add language that additional affordable housing would be at the "Work Force" level of affordable, which should be palatable to the community.

As for the Sears site at this point, I think that the TF and I support the Charrette/Staff level that our previous TF member Jim Mcilvaine had also agreed to. The added units that is being proposed by Folger Pratt just seems to be a non starter both with the community and members of the TF and might be detrimental to the overall effort so I will steer clear of that.

I'd like to share this email with Rob Stalzer but only if OK with you.

Best,
John

-----Original Message-----

From: Fiebe, Joanne K <Joanne.Fiebe@fairfaxcounty.gov>
To: 'John Thillmann, Landmark (Developer)' <jhtcav@aol.com>
Cc: Stalzer, Rob <Rob.Stalzer@fairfaxcounty.gov>; Byron, Barbara A.

RE Fwd Task Force Meeting Last Night Note from JT
<Barbara.Byron@fairfaxcounty.gov>; Hagg, Elizabeth A.
<Elizabeth.Hagg@fairfaxcounty.gov>; Frank,
Aaron M. <Aaron.Frank@fairfaxcounty.gov>
Sent: Wed, Jun 11, 2014 3:46 pm
Subject: Task Force Meeting Last Night

Hi John,

As promised, you asked us to recap how the Task Force meeting went last night.

After DPZ handed out the Draft Comprehensive Plan and the Task Force reviewed its contents, there was a number of comments from members about their interaction with neighbors and community associations in the last few weeks. While nearly everyone is positive about the overall planning effort and look forward to seeing the area evolve, there are a handful of very consistent concerns that we believe have the ability to derail the process. The highlighted issues include:

1. Schools – Blake Smith and Pat Hoar among others have been hearing a lot of concerns about school overcrowding. Blake stated that while he knows that this Task Force has been instructed that schools are not the Task Force's problem to address, he believes it will be difficult to support the plan unless we can begin to find some kind of solution. Many of the Task Force members echoed his comments. The primary issue, as you know is elementary school space, but concerns extend to Stuart High School as well.

2. Transportation – the community wants to know that the transportation network is feasible and that the county will develop a funding strategy for improvements to the Seven Corners interchange so that they can be implemented alongside new development.

3. Affordable Housing – Some community members believe that the Seven Corners area has had to bear too much of the county's share of affordable housing. They believe that areas such as McLean, Langley and others do not have to bear the same burden as Seven Corners and so why should there be any requirements over the bear minimum. It's not clear how they will perceive the comprehensive plan proposal for affordable housing but I also believe that this issue goes somewhat hand in hand with the schools concern.

4. Sears Site – The Sleepy Hollow folks in particular have a number of concerns with the developers proposal. It seems there are fewer concerns with staff's concept. The primary issues are transportation related, density, as well as finding appropriate transitions to the existing neighborhood:

A. The Juniper Lane connection to Patrick Henry is problematic. Although it solves some problems for the community by bringing Juniper Lane out to a light onto Route 7 (via Patrick Henry) the neighborhood is concerned with the new development at the Sears site using Juniper as a cut-through to primarily west-bound 50. They would like to see all traffic generated by the Sears development to have access via Route 7 only.

B. The number of housing units proposed on the site (both as shown in the

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current plan

text and the developer's concept) is a serious concern for some mostly due to traffic impacts in the vicinity.

C. A few people voiced concerns about proposed building heights along the back of the site.

JoAnne Fiebe, LEED AP BD+C

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