

Re 7 Corners Charettes follow up

From: Jhtcav@aol.com
Sent: Monday, August 11, 2014 12:31 PM
To: blecos@lecosandassociates.com
Subject: Re: 7 Corners Charettes follow up

Thanks Bill:

Another thought, as I mentioned in the earlier email the Charrette (June 27, 2013) was advertised and open to the public so the fact that the public was invited to the Charrette also allowed the public to see the outcomes. Then we had the Charrette review presentation to the TF by staff on August 6, 2013 and that same evening also held a public comment period. Only one comment by an individual came to our attention and that was by phone the day before--so there was definitely an opportunity for anyone to comment to us at the Charrette and after the Charrette but only one comment was made beyond the comments I heard right after the Charrette.

Since we had a large number of attendees at the Charrette anyone of that group (non Charrette members) could have commented to me or any other member later and certainly at the follow on meeting where Staff presented the Charrette findings and the public comment period on that same evening.

At the Charrette I went over the TF work plan and meeting schedule so everyone there would have known of the open public comment period on the 6th..

Best,
John

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

From: Bill Lecos <blecos@lecosandassociates.com>
To: 'Jhtcav@aol.com' <jhtcav@aol.com>
Sent: Mon, Aug 11, 2014 11:29 am
Subject: RE: 7 Corners Charettes
John,

Thanks for the in-depth background - it is very helpful.

There seems to be a building support for the TF numbers and one of the key reasons is that these are based/grounded on the charette outcomes. I think that some of the "I'm all for revitalization -- but don't do anything until everything else is fixed" types are now attacking the charrette as not representing the community's vision for Seven Corners because "the public did not participate in the charrette nor we're public comments on the charette solicited". I believe the objective is to drive down future density to a point that removes any economic incentive for the private sector.

You have provided ample information about the charette process and the important role it played in generating the task force's recommendations for density. Clearly, the community was represented in the charrette thus the density recommendations that ensued can accurately be said to at a level necessary for achieving the long term vision articulated for the revitalization of Seven Corners.

With your permission, I will use the information provided to rebut the attacks on the process and to validate the TF recommendations as supporting the community's vision for the area.

Re 7 Corners Charettes follow up

BL

From: Jhtcav@aol.com [mailto:jhtcav@aol.com]
Sent: Monday, August 11, 2014 10:36 AM
To: Bill Lecos
Subject: Re: 7 Corners Charettes

Bill:

First off the Task Force has citizen members from each of the communities affected. It was expected that they would communicate with their communities throughout the process and I believe that they have been.

The Charrettte was primarily for the Task Force members (but other community members were added) and was only held after a 9 month series of TF meetings devoted to bringing the whole Task Force up to a common educated level on a host of topics by recognized experts.

Only after this did we have a Charrette so that we would have a starting point for our TF discussions on Land Use. I added the Charrette into the work Plan months after I drafted the first work Plan for a very specific purpose. In my many years of participating in efforts like this, one common process dominates. Task Forces set up by County Supervisors to focus on land use invariably end up beeing a staff driven process with the typical TF commenting on "Staff suggestions and ideas" not the other way around.

So the Charrette idea was my brainstorm in the Spring of 2013 as a way of keeping the TF at the front of the Land Use discussions so that the discussions would be a TF driven discussion process and not a staff driven process.

Two things were done in prep for the Charrette:

1) held 9 months of in depth briefings and presentations on a host of issues so that everyone was at a common level of knowledge and understanding on the issues the area faces and the opportunities that are possible

2) organized a day long 7 Corners Bus tour on all of 7 corners to set a visual contest to the land use discussions for the following charrette but also to have in depth discussions of each of the opportunity areas.

The all day bus tour of the 7 Corners area included the TF members and additional Charrette participants so as to have in-depth discussions for each of the opportunity areas that were going to be part of the Charrette--and pass along some of what we learned from the 9 months of expert presentations to non TF members. Please remember the Charrette was only for the areas we determined to be opportunity areas and not all of 7 corners.

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As to Charrette participants, of course all of the TF members representing their respective HOA's and Community Assn's were included and we also added individuals, one each from Buffalo Hills HOA, Lee Boulevard Heights Assn, First Christian Church, Woodlake Towers Assn, BCRC, Patrick Henry Family Shelter and Transitional Housing, Federal Hill HOA, City of Falls Church, Arlington Co (for the transportation one). We also had a large number of County staff on hand to both facilitate and provide information as needed from a number of agencies.

It was highly productive and surprisingly resulted in very similar concepts for each area. Indeed, the area that is commonly referred to as the Sears Area (Land Unit C) was the specific focus of the Charrette table composed of TF and other citizen participants from the surrounding communities! The other Tables took the lead from this group and that is what is now still proposed.

Hope that this helps. Please call with any additional questions etc.

Best,
John

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

From: Bill Lecos <blecos@lecosandassociates.com>
To: JHTcav <JHTcav@aol.com>
Sent: Mon, Aug 11, 2014 9:40 am
Subject: Charettes
John,

One of the neighbors is suggesting that the task force recommendation for density based on the charette is not representative of the community's vision for Seven Corners because the public was not allowed to participate/comment in the charette meeting.

Is this correct and if so who participated in the charette?

Bill Lecos

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