

Re Seven Corners public comment tonight

From: Jhtcav@aol.com
Sent: Monday, June 23, 2014 10:00 AM
To: mfaga@mitre.org
Cc: Frank, Aaron M.; Fiebe, Joanne K; Hagg, Elizabeth A.
Subject: Re: Seven Corners public comment tonight

Martin:

I agree with everything you say. We may just have to let people vent, and at the end try to rebut some of the comments, ie. do we let the area's retail continue to deteriorate, continue to let disadvantaged people stay in poor housing, let traffic issues continue to get worse or should we be doing what this TF has worked on. I'll mention that we didn't have any land use discussions for the first 8 months of the TF effort while we had a number of experts on a large number of topics educate us as a group which then fed into our land use and transportation deliberations. So when the Charrette was done we saw an amazing unanimity of the group on land use.

Also, a recent factoid that Rob Stalzer, Deputy County Executive noted is that in Arlington in the revitalization area saw an 8 million dollar real estate land use value (Arlington BOS investment) become 89 million dollars in value, a 900% increase. If we apply that to the 7 corners area the 600 acre area of 7 corners at even only half that number would generate enough money in taxable value to fund all of the transportation, school and other infrastructure needs in a couple of years and then continue to generate huge taxable value even after all of the improvements are made. We just need a plan on how to get us there. The alternative is to continue a downward spiral of negative value. Seems like a no brainer to me.

Also, the Transportation Director, Tom Biesiadny will be there tonight to go over the Trans Plan being proposed that was previously scheduled on our work plan--maybe that will help some. Also the schools issue will also be addressed from the County Board's--Penny's perspective and that should help also.

Best,
JT

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

From: Faga, Martin C. <mfaga@mitre.org>
To: Jhtcav@aol.com <jhtcav@aol.com>
Sent: Mon, Jun 23, 2014 8:43 am
Subject: Seven Corners public comment tonight

John,

I think we're going to hear lots of opposition to our plan tonight from my community and those nearby. Unfortunately, the prospect of an immediate Sears project has many people alarmed. I think it will be important to explain the process underway: our recommendations to planning commission and board, followed by any individual proposal through the same process. The plan allows the County to guide growth in a planned way as opposed to hodge-podge and the county can impose time limitations (not until a road, or school or something is also in work or completed) which the plan itself doesn't do.

Regarding the Sears site particularly, I've pointed out to my neighbors that the site already has C-7 zoning so that 9 story office buildings can be built by right. While the FAR is lower than we propose, offices put about twice as many people into a given square footage compared to homes.

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In our discussions, I often point out that the current buildings in the area are mostly 50-70 years old and will need to be replaced over the time period of the plan. Point being, something will happen. If not this, then what would you have that new construction be, I ask. Have never heard a workable answer.

Best regards,
Marty