



**Feb. 28, 2012 Statement Made Before the Herndon Town Council  
In Support of the Redevelopment Plan as Shown in the Comprehensive Plan  
Amendment CPA #11-02 to Promote Transit Oriented Development (TOD) Adjoining and  
Adjacent to the Herndon/Monroe Station Bridge Touchdown in Herndon  
By Dave Kirby on Behalf of the Committee for Dulles**

The Committee for Dulles was founded in 1966 by business, civic and elected officials. Its purpose is to encourage the effective and efficient development of Washington Dulles International Airport as a vital national, regional and Northern Virginia resource, and to encourage supportive and compatible land uses adjacent to the airport. Since our beginning over 45 years ago, the Committee for Dulles has strongly supported the development of an effective rail system to Dulles Airport and beyond the airport into Loudoun County.

Respectfully, the Committee for Dulles strongly urges the Herndon Town Council members to support the redevelopment plan as shown in the Comprehensive Plan Amendment CPA #11-02 to promote Transit Oriented Development (TOD) adjoining and adjacent to the Herndon/Monroe station bridge touchdown in Herndon. The 38 acres under consideration for revisions to the Town Master Plan provide a balanced framework for redevelopment when the rail system has been completed and market conditions are appropriate for redevelopment.

- Increasing density through enhanced Floor Area Ratios (FAR) within the ranges designated in the proposed plan will permit added development in a constrained area rather than dispersed development that would require more roads or greater use of roads;
- The completed Silver Line will allow Herndon businesses to access not just the immediate labor market but potential employees may be recruited from other areas served by Metrorail in Virginia and the region;
- Additional quality TOD projects provide an opportunity for greater business tax revenues; Metrorail accessible locations are more desired by tenants than non-Metro locations. GSA has a provision in its leasing criteria for government space that they be located within walking distance or on a Metrorail station.
- Phase 2 of the Silver Line will take another six years to construct and have operational; during that time developers will begin to look at locations along the alignment that will provide the greatest likelihood of the highest return for their investment. As redevelopment is generally more costly than green field development, those locations with a potential higher return due to quality TOD development and FAR will provide realistic ROI will be more desirable.

The Committee for Dulles supports the Town Council in its efforts to create a vision and a plan for the future of the Town of Herndon. We urge you to adopt the proposed CPA 11-02.