



Meeting Summary
February 11, 2008, 7:00 p.m.
Fairfax County Chamber of Commerce

- I. Call to Order
- II. Meeting Summary: The summary of the January 28 Task Force meeting was approved as submitted.
- III. Role of Task Force Members at Public Workshops: Doug Sarno of The Perspectives Group explained that the goal is to have one Task Force member seated at each table at each workshop. That person is to listen carefully to the small group discussions, and report their table's main conclusions back at the end of the workshop.
- IV. Chairman Clark Tyler called members' attention to the copy of the February-March schedule which was handed out at the meeting. This includes Task Force meetings on Monday, March 10, and Monday, March 24.
- V. [Initial Findings of Planning and Urban Design Analysis of Prototypes](#): G.B. Arrington of PB PlaceMaking presented the Task Force with initial findings of the planning and urban design analysis. This compares the Base Case (existing Comprehensive Plan) to Prototypes A and B. Mr. Arrington explained that overall, while the prototypes include significantly more growth than the Base Case, they also result in greater community benefits and less traffic congestion.

Regarding the allocation of growth, Prototype A focuses 92% of new jobs and 89% of new housing units at the four Metro station areas, or TODs. Prototype B allocates 100% of new jobs and 65% of new housing units at the Metro TODs. The "form-giving" circulator in Prototype B distributes over 11,000 more housing outside the Metro TODs, making the greatest difference between the two alternatives in the North Central, Eastside and Old Courthouse South areas.

Because Prototype B opens up more of Tysons to redevelopment, it also includes more parks and open space, 82 acres, versus 45 acres in Prototype A.

- VI. [Prototypes and Networks Analysis](#): Chairman Tyler introduced Jay Evans who will be succeeding Don Vary in Cambridge Systematics' work with the Task Force. Mr. Evans and Mr. Vary shared their presentation of CS' analysis, comparing Prototypes A and B combined with two transportation networks. Network 1 emphasizes roadway investments, including intersection improvements and ramps to 495 and the Toll Road. Network 2 emphasizes transit, walking, and biking, and assumes that the circulator at Tysons operates in its own lane or right-of-way.

One significant finding was that both networks resulted in less congestion than the Base Case. Subsequently, Cambridge conducted further analysis and prepared additional findings which were included in the workshop presentations on February 27 and 28.

- VII. [Public Facilities Analysis Report](#): Sterling Wheeler presented staff's summary of the analyses submitted by public facilities providers. Highlights include:
- The Fire & Rescue Department plans to relocate and expand its existing Station 29 and will also need a new station to serve the Eastside for all three scenarios. To accommodate growth in Prototypes A and B, a second new fire station is needed to serve the urban core of Tysons.
 - Regarding park land, the Park Authority projects the need for 41 acres in the Base Case, 97 acres in Prototype A and 132 acres in Prototype B.
 - The Police Department believes that the current McLean District station is well located to serve Tysons, but that its service area will need to be made smaller once a new Merrifield/Dunn Loring District station is constructed. Under Prototypes A and B, the Police Department recommends the establishment of a small satellite office, possibly collocated with a future fire station, Metro Transit Police station, or in a commercial building.
 - The Public Schools believe they will be able to accommodate middle and high school students at Tysons through modifications to existing facilities. New elementary schools will need to be constructed, with the Base Case generating demand for 0.8 schools; Prototype A 1.7 schools; and Prototype B 2.4 elementary schools.
 - The Public Library recommends a minilibrary of 4,000 to 5,000 square feet under the Base Case. To serve growth under Prototypes A and B, the need is for a full-service community library of 17,000 square feet.
 - The Department of Public Works and Environmental Services has commissioned a consulting study to address wastewater treatment capacity in the northwest part of the County, including Tysons. The results of this study are not expected to be available until March.

The facility providers' detailed reports, including cost data, are available online at <http://www.fairfaxcounty.gov/tysons>.

VIII. Adjourn: The meeting was adjourned at 9:30 p.m.