



Draft Meeting Summary
May 12, 2008 7:00 p.m.
Marshall High School

- I. Call to Order
- II. Meeting Summary: The summary of the May 5 meeting was approved as submitted.
- III. Announcements: Task Force member Jim Scott announced that Governor Tim Kaine is holding a Transportation Town Meeting in Prince William County on Tuesday, May 13. The meeting will be at 7 pm at the Ferlazzo Building in Woodbridge. Task Force Vice Chairman George Barker stated that he will attend the meeting. Chairman Clark Tyler asked if Mr. Barker would be willing to read a statement from the Task Force in support of raising revenues for transportation. Task Force member Bill Lecos suggested that Mr. Barker might ask what is in the Governor's proposal that would support urban areas like Tysons. Mr. Lecos also explained that Task Force members could learn more about the Governor's plan for transportation at the website www.transportation.virginia.gov.
- IV. [Report of Transportation Subcommittee Recommendations](#): Task Force member Keith Turner, Chairman of the Transportation Subcommittee, presented the Consensus Items for the Preferred Transportation Network.

During the discussion that followed, the question of criteria for circulator routes was raised. Mr. Turner explained that the subcommittee is meeting again May 14 to finalize its recommendations for a form-giving circulator at Tysons. Another Task Force member asked when criteria for block sizes and the grid of streets will be developed. Mr. Turner answered that he thought that guidance would come from PB PlaceMaking and would subsequently become part of the new Comprehensive Plan text. Finally, Mr. Turner explained that the subcommittee is still waiting for information on the proposed Old Meadow Beltway crossings and on the details of the Transportation Demand Management (TDM) policies included in the Cambridge Systematics analysis.

The Task Force unanimously approved the Transportation Subcommittee recommendations.

- V. [Report of Implementation Subcommittee Recommendations](#): Task Force member Brenda Krieger, Chair of the Implementation Subcommittee, presented a Draft Tysons Corner Implementation Plan Outline dated May 12, 2008. Ms. Krieger called members' attention to the paragraph entitled "What and Why," for a description of the proposed implementing authority. The authority would be the "Keeper of the Vision," to assure that the goals and objectives of the new Comprehensive Plan are implemented.

Ms. Krieger also called members' attention to the section entitled "How," and explained that some of the authority's main responsibilities would be:

- Establishment of plans for infrastructure improvements and public amenities, setting priorities, and making recommendations for funding.
- Participation in the zoning process through Design Review, resulting in quicker and more predictable processing time.
- Planning and implementing initiatives in areas such as transportation, streetscapes, public safety, physical environment, culture and recreation.
- Raising and expending funds through such means as TIF, Improvement Districts, TDRs, public-private partnerships, and other means.

The question was raised as to how the proposed authority would relate to TYTRAN. The suggestion was made that TYTRAN could continue to operate under the umbrella of the new authority. Likewise, the arts community could operate as a separate nonprofit under the authority.

There was some discussion of the composition of the Board of Directors of the new authority, with Implementation Subcommittee members divided on how specific their recommendations should be on this subject. It was stated that the new authority would have its own staff.

The Task Force approved the Implementation Subcommittee Recommendations by a vote of 22 to 2. Of the two opposed votes, Task Force member John Harrison explained that, based on his experience in upstate New York, he is concerned about adding another level of government without identifying who will be on the authority's board. He stated that it is critical that board members understand the vision and have the professional capacity to maintain it. Task Force member Ed Chase agreed that he would like to see a more detailed version of the subcommittee's outline.

- VI. Task Force Discussion of Density Ranges for Preferred Alternative: Chairman Tyler began the discussion by reminding Task Force members that the new Tysons needs sufficient density to achieve more housing units, the grid of streets, and parks and open space. A Task Force member asked how to visualize specific FARs or levels of density. Fred Selden of the Fairfax County Department of Planning & Zoning explained that it depends on the size of a building's site and on how parking is provided. Other factors include building heights and building orientation to the street.

Task Force members commented on PB PlaceMaking's recommendations for the Draft Preferred Concept dated April 14-15, 2008. They asked why the new Tysons should include existing densities or those in the current Comprehensive Plan, stating that they think those understate the potential for redevelopment. Task Force member Doug Koelemay proposed that higher FARs be considered throughout Tysons, other than at the edges. Task Force member Bill Lecos agreed that we need to go beyond the old Comprehensive Plan to encourage the right mix and amount of residential development at Tysons. Task Force member Stu Mendelsohn observed that if densities are too low, Tysons will not become a true urban center and the impacts on the surrounding neighborhoods will be worse.

There was some discussion of how to determine bonus densities or other incentives so that Task Force goals such as 20% affordable and workforce housing and Silver and higher LEED certification could be achieved. Chairman Tyler asked staff to provide the Task Force with information on three ranges of densities prior to the May 19 meeting: maximum FAR of 5.0, 5.5 and 6.0. He also asked staff to use a less steep gradient between distances than in the PB Draft Preferred Concept.

- VII. Adjourn: The meeting was adjourned at 9:40 p.m.