

**FAIRFAX COUNTY PLANNING COMMISSION
TYSONS CORNER COMMITTEE
WEDNESDAY, MARCH 3, 2010**

COMMITTEE MEMBERS PRESENT:

Frank A. de la Fe, Hunter Mill District
Jay P. Donahue, Dranesville District
Kenneth A. Lawrence, Providence District
Rodney L. Lusk, Lee District

COMMITTEE MEMBERS ABSENT:

Walter L. Alcorn, Chairman, At-Large

OTHER COMMISSIONERS PRESENT:

James R. Hart, At-Large
Peter F. Murphy, Jr., Springfield District
Timothy J. Sargeant, At-Large

FAIRFAX COUNTY STAFF PRESENT:

James Zook, Director, Department of Planning and Zoning (DPZ)
Matthew Ladd, PD, DPZ
Barbara Byron, Director, Office of Community Revitalization and Reinvestment (OCRR)
Scott Sizer, OCRR
Daniel Rathbone, Fairfax County Department of Transportation
Barbara J. Lipa, Executive Director, Planning Commission Office
Linda B. Rodeffer, Clerk to the Planning Commission

TYSONS LAND USE TASK FORCE MEMBERS PRESENT:

Irfan Ali
Michelle Krocker
Keith Turner
Clark Tyler

OTHERS PRESENT:

Elizabeth Baker, Walsh Colucci
Erin Dawson, Tyco Road, LP
Jim Policaro, Lerner
C. Ten Eych
Brenda Krieger, Dweck Properties
E. Marchant
Bob Stoddard, WRIT
Jill Parks, Cooley Godward
Hillary Zahm, Macerich
Stephanie Zeldin-Sigal, Pro-Green

ATTACHMENTS:

- A. The Tysons Partnership Business Plan
- B. Estimated Tysons Transportations Costs 2010-2030

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In the absence of Chairman Walter L. Alcorn, Commissioner Kenneth Lawrence called the meeting to order at 7:01 p.m. in the Board of Supervisors' Conference Room of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia 22035.

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Clark Tyler, Chairman, Tysons Land Use Task Force, commended Barbara Byron, Director, Office of Community Revitalization and Reinvestment, for her work on developing "The Tysons Partnership Business Plan," a strategy to coordinate and implement the vision for Tysons.

Ms. Byron reviewed Attachment A, "The Tysons Partnership Business Plan":

- Purpose/Mission – promote and enable the vision for Tysons
- Governance Structure – non-profit membership organizations of Tysons Stakeholders
- Tysons Corner Transportation Management Association – perform and augment the current functions of Tytran
- Development Advisory Council – a group within the partnership comprised of representatives from the Tysons community to coordinate the implementation of the vision.
- Funding – organizational and infrastructure funding.

Ms. Byron noted that transportation costs were shown in Attachment 2:

- Roadway Costs – \$1,484,000,000
- Transit Costs – \$881,000,000
- TOTAL – \$2,365,000,000

Ms. Byron stated that she had been working on a funding plan with the County Executive, the Director of Management and Budget, and the Debt Manager. She explained that various funding mechanisms were being investigated, such as tax increment funding (TIF), special taxes, assessments, and a rail tax. She said the public and private share of the costs was also under discussion. Ms. Byron noted that a funding plan would not be finalized by the time of adoption of the Comprehensive Plan Amendment but a reference would be made that one was needed.

In response to a question from Commissioner de la Fe, Mr. Rathbone said he would provide a breakdown of the transit operating costs per year.

Responding to a question from Commissioner Lusk, Ms. Byron said both a district wide and sub-district wide community development authority (CDA) were being considered. Commissioner Lusk said he thought sub-district CDAs would be more effective. In response to another question from Commissioner Lusk, James Zook, Director, Department of Planning and Zoning, said revenue from a CDA could be a funding source for transportation projects in the Capital Improvement Program (CIP).

Commissioners Hart and Lawrence and Mr. Zook discussed balancing growth and transportation.

In reply to questions from Commissioner Donahue, Ms. Byron explained that the membership of the CDA would include a broad spectrum of stakeholders with ex-officio County participants. She said board members would be appointed by the membership, not the Board of Supervisors (BOS), and would have a dues structure. Commissioner Sargeant suggested citizens be appointed to serve in an advisory capacity to the BOS. Ms. Byron said a membership component outside the Tysons area would be considered.

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The meeting was adjourned at 7:57 p.m.
Walter L. Alcorn, Chairman

An audio recording of this meeting is available in the Planning Commission Office, 12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035.

Minutes by: Linda B. Rodeffer

Approved: April 15, 2010

Linda B. Rodeffer, Clerk
Fairfax County Planning Commission