



County of Fairfax, Virginia

MEMORANDUM

DATE: September 22, 2011

TO: Board of Supervisors

FROM: Planning Commission

SUBJECT: Interim Report to the Board on Tysons-related Activities

At its meeting on March 29, 2011, the Board requested that the Planning Commission, working with staff, develop an inclusive process to address Tysons Follow on Motion #1, related to financing infrastructure; Follow on Motion #14, relating to options for providing commuter parking at Metrorail stations on an interim basis; Follow on Motion #17 related to development of a County policy on walking distances in Transit Oriented Development (TOD) and affordable housing contributions from non-residential developments; and the Initial Development Level (IDL), given the number of rezoning applications that have been submitted. The Board also requested that the Planning Commission return to the Board with its recommendations on how best to address those issues in September of 2011.

This interim report, unanimously approved by the Planning Commission on September 21, 2011 (Commissioners Donahue, Hall, and Harsel absent from the meeting) is being provided in response to the Board's request.

To address these issues, the Planning Commission reconstituted its Tysons Committee, which is chaired by At-Large Commissioner Walter Alcorn. All recommendations of the Tysons Committee will be reviewed and approved by the full Planning Commission, including the affordable/workforce housing contribution and TOD walking distance issues that have county-wide implications. Each item will be addressed by the Tysons Committee, and following endorsement by the full Commission, will be forwarded to the Board of Supervisors for final action.

Through September, the reconstituted Tysons Committee has met 7 times and has adopted a process/schedule to complete the financing and interim commuter parking tasks by March, 2012 (Attachment 1). Its meeting minutes (Attachment 2) and associated handouts can be viewed at: <http://www.fairfaxcounty.gov/planning/2011tysonspresentations.htm>

As can be seen from the meeting minutes, the Tysons Committee has met on the process to be used to develop recommendations, the IDL, interim parking at metro stations, and financing infrastructure. Additional meetings have been scheduled to continue discussions primarily on financing infrastructure and formulating recommendations.

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Based on input and feedback received, as well as the specific text contained in the Comprehensive Plan, the Tysons Committee determined that the issues of the IDL and the financing of the transportation infrastructure are intrinsically linked. Therefore, while the Committee discussed a proposed IDL, it deferred making a recommendation on it until such time as it could be done in concert with a financing plan.

As the Board is aware, funding for the transportation improvements needed to fulfill the vision of the Fairfax County Comprehensive Plan for the Tysons Corner Urban Center Area will be one of the greatest implementation challenges. Achieving success will require substantial private sector and public sector contributions. The committee is evaluating ways to generate the funding needed. In discussions to date, the committee has identified state and federal funding as a critical component in addressing the transportation funding needs of Tysons Corner. This need for significant state and federal participation should be identified in the County's legislative program; that such actions will be actively pursued by the County, as well as its business and citizen partners; and that such activities be undertaken before the Planning Commission makes completes its recommendations to the Board next spring.

The Planning Commission looks forward to sending its recommendations on these issues to the Board in the spring.

ATTACHMENTS:

1. Planning Commission Tysons Committee Process and Schedule
2. Planning Commission Tysons Committee Minutes through July 2011
3. Planning Commission Verbatim Excerpts from September 21, 2011 meeting

cc: Anthony H. Griffin, County Executive
Robert A. Stalzer, Deputy County Executive
Tom Biesiadny, Acting Director, Department of Transportation
Barbara Byron, Director, Office of Community Revitalization and Reinvestment
Fred Selden, Director, Department of Planning and Zoning

Planning Commission Tysons Committee Process and Schedule

Note – all meetings of the Tysons Committee are open to the public and have included informal interaction with interested members of the community

Previous Meetings

May 11, 2011

Committee received presentation from the Tysons Partnership on the status of that organization and its areas of focus and activities to date.

May 18, 2011

Staff presented a summary of the Tysons development cases in process and an update on the Follow-on Motions adopted by the Board concurrent with its approval of the Tysons Plan Amendment.

Committee discussed the Board's direction to the Planning Commission on March 29th and discussed process to address topics.

June 22, 2011

Staff updated the Committee on the status of the urban street standards under development for use within Tysons and progress of coordination with VDOT.

Committee received background information on the Initial Development Level (IDL) in preparation for Committee discussion on June 29.

June 29, 2011

Staff updated the Committee on the potential options for providing commuter parking at the Tysons Metrorail stations on an interim basis.

Committee discussed preliminary staff recommendation for the IDL

July 14, 2011

Staff presented work to date on the staff proposed funding allocations, process, considerations, and results

Sept 7, 2011

Committee received input from stakeholders on possible funding solutions and process for arriving at recommended funding solutions.

Scheduled Meetings

Sept 22, 2011

1. Discussion of draft interim report from PC to BOS
2. Discussion of process to achieve recommendations, including timeframe (2030/2050) and link between funding recommendations and IDL
3. Presentation on fiscal benefits historically of Tysons Corner to Fairfax County
4. Review of Table 7 transportation improvements and cost estimates, including:
 - a. Review Table 7 improvements
 - b. Table 7 schedule of improvements
 - c. Cost estimates

Oct 5, 2011

1. Facilitated discussion of Table 7 transportation infrastructure, including whether or not there should be additions or deletions from Table 7 improvements and rationale for any changes
2. Compare/contrast Rt. 28 Tax District to Tysons
3. Overview of other Tax Districts in Fairfax County

Oct 12, 2011

1. Facilitated discussion of federal/state/local share vs. private share allocations
 - a. Confirm need to have federal/state/local share vs. private share allocations
 - b. Review staff assumptions and staff rationale for cost sharing
 - c. Provide review of potential funding mechanisms
2. Review elements of a successful transportation funding program

Nov 2, 2011

1. Discuss federal/state/local v. private percentage allocations for Grid of Streets and Neighborhood Improvements components of Table 7

Nov 16, 2011

1. Discuss federal/state/local/private percentage allocations for Tysons-wide Improvements and Transit Enhancements components of Table 7

Dec 7, 2011

1. Presentation and discussion of private sector funding solutions by the Tysons Partnership

Dec 14, 2011

1. Financial and legal analysis by staff of proposed private sector funding mechanism(s),
2. Public comment on proposed private funding proposal

Jan, 2012 Meeting #1

1. Discussion of potential sources of revenue for federal/state/local funding, including Federal and State transportation funding received historically and potential sources of local funding

Jan, 2012, Meeting #2

1. Discussion of collective decisions and draft recommendations to BOS

Feb, 2012, Meeting #1

1. Public input session on draft recommendations

March, 2012

1. Finalize Tysons Committee recommendations
2. Planning Commission action on recommendations
3. Forward recommendations to the Board

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Verbatim Excerpt

MEMO TO THE BOARD OF SUPERVISORS REGARDING TYSONS INTERIM REPORT

During Commission Matters

Chairman Murphy: Oh yes, Mr. Alcorn.

Commissioner Alcorn: Thank you, Mr. Chairman. I have a couple of items. Should I save the closed session for last, do you think?

Chairman Murphy: Yeah.

Alcorn: Okay. First thing is this – this is another Tysons related activity. The Board of Supervisors, several months ago, requested that the Planning Commission working with staff review a number of issues relating to Tysons Corner and to report back with recommendations. They also asked that we provide an interim report in September so we had planned on discussing this at tomorrow night's Committee meeting. However, in order to make the Board's schedule, we are – we have been given a memo – a draft memo to the Board which I'm going to go ahead and read. It was distributed to the Commission Monday via email. So I'll just read this. It's about a page-and-a-half. Before I read it, I want to make one note. I did hear from one Commissioner – Commissioner Donahue – who's not here tonight with some questions about the interim parking provisions of the memo. So what I'm going to put out there for consideration by the Commission is that we delete references – basically a paragraph – that discusses interim parking and not address in this recommendation to the Board at this point. So what I'll do is read the memo as it's now written and if anyone has any comments or changes we can discuss those and then I'll make the motion to approve the memo and send it to the Board.

Commissioner de la Fe: Mr. Chairman?

Chairman Murphy: Yes, Mr. de la Fe.

Commissioner de la Fe: One question. What you will be reading will have that – what Commissioner Donahue requested?

Commissioner Alcorn: Right. It will delete the reference – the references to interim parking.

Commissioner de la Fe: Okay.

Commissioner Alcorn: And the deliberations by the Committee. Although there will still be a small reference to interim parking, but not in a substantive way.

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Commissioner Lawrence: Mr. Chairman?

Chairman Murphy: Yes, Mr. Lawrence.

Commissioner Lawrence: Follow-up question. That means that that's still a work-in-process.

Commissioner Alcorn: Exactly, and that's consistent with – I believe – the situation. So I don't think we lose anything by deleting that reference. So let me – let me read it and actually, we'll see. Okay, this is a report to the Board – memo to the Board of Supervisors from the Planning Commission on Tysons related activities. “At its meeting on March 29th, 2011, the Board requested that the Planning Commission, working with staff, develop an inclusive process to address Tysons Follow-on Motion 1, related to financing infrastructure; Follow-on Motion 14, relating to options for providing commuter parking at Metrorail stations on an interim basis; Follow on Motion 17 related to development of a County policy on walking distances in Transit-Oriented Development and affordable housing contributions from non-residential developments; and the Initial Development Level – IDL - given the number of rezoning applications that have been submitted. The Board also requested that the Planning Commission return to the Board with its recommendations on how best to address those issues in September of 2011. This interim report is being provided in response to the Board's request. To address these issues, the Planning Commission reconstituted its Tysons Committee, which is chaired by At-large Commissioner Walter Alcorn. All recommendations of the Tysons Committee are reviewed and approved by the full Planning Commission, including the affordable/workforce housing contribution and TOD walking distance issues that have County-wide implications. Each item will be addressed by the Tysons Committee, and following endorsement by the full Commission, will be forwarded to the Board of Supervisors for final action. Through September, the reconstituted Tysons Committee has met seven times and has adopted a process and schedule to complete the financing and interim commuter parking tasks by March, 2012. And see it's detailed in Attachment 1. The meeting minutes and associated handouts can be viewed at a link that I'm not going to read into the record. As can be seen from the meeting minutes, the Tysons Committee has met on the process to be used to develop recommendations, the IDL, interim parking at Metro stations, and financing infrastructure. Additional meetings have been scheduled to continue discussions primarily on financing infrastructure and formulating recommendations. Based on input and feedback received, as well as the specific text contained in the Comprehensive Plan, the Tysons Committee determined that the issues of the IDL and the financing of the transportation infrastructure are intrinsically linked. Therefore, while the Committee discussed a proposal on the IDL, it deferred making a recommendation on it until such time as it could be done in concert with a financing plan. As the Board is aware, funding for the transportation improvements needed to fulfill the vision of the Fairfax County Comprehensive Plan for the Tysons Corner Urban Center Area will be one of the greatest implementation challenges. Achieving success will

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require substantial private sector and public sector contributions. The Committee is evaluating ways to generate the funding needed. In discussions to date, the Committee has identified State and Federal funding as a critical component in addressing the transportation funding needs of Tysons Corner. This need for significant State and Federal participation should be identified in the County's legislative program; that such actions be actively pursued by the County, as well as its business and citizen partners; and that such activities be undertaken before the Planning Commission makes and completes its recommendations to the Board next spring. The Planning Commission looks forward to sending its recommendations on these issues to the Board in the spring." And there is an attachment which specifies the Tysons Committee process and schedule. So Mr. Chairman, I – I WOULD MOVE THAT PLANNING COMMISSION ENDORSE THE MEMO TO THE BOARD OF SUPERVISORS DATED SEPTEMBER 22ND, 2011 WITH THE PARAGRAPH RELATING TO INTERIM PARKING DELETED AS I'VE READ TONIGHT.

Commissioner Lawrence: Second.

Chairman Murphy: Seconded by Mr. Lawrence. Is there a discussion of the motion? All those in favor of the motion to approve the memorandum to be forwarded to the Board of Supervisors regarding Tysons related activities from the Planning Commission Tysons Committee, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

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(The motion carried unanimously with Commissioners Donahue, Hall, and Harsel absent from the meeting.)

JLC