

Fairfax County Department of Transportation



Request for Interest (RFI)

Interim Metrorail Parking in Tysons Corner

Issue Date: November 14, 2012

Background:

In its June 22, 2010, approval of the Tysons Comprehensive Plan Amendment, the Board directed staff “to explore options for providing commuter parking at Metrorail station(s) in Tysons Corner on an interim basis until Tysons development reaches a level where such commuter parking is not practical or desirable.” The Board of Supervisors recognizes the benefits of providing interim commuter parking at the Tysons Metrorail stations to maximize Metro ridership and improve access to the Metrorail stations for residents of nearby communities. To explore options in the broadest way, the County is issuing this Request for Interest (RFI).

Objectives:

1. The Fairfax County Department of Transportation (FCDOT) seeks to form parking agreements with property owners in Tysons Corner who are interested in providing parking to Metrorail users on an interim basis. Agreements will not require zoning approvals and will be developed through a process of mutual agreement.
2. This effort is intended to ensure Metrorail parking is provided on an “interim” basis until such time that a participating property owner chooses to redevelop a site to a higher and better use. Time periods established for interim parking agreements will vary depending on individual applications and sites but will generally include multiple years and terms that will allow owners to recoup investment and may be renewable at the end of each agreement period.
3. Fairfax County does not intend to contribute financially to or gain financially from established interim parking agreements. All costs associated with establishing and operating interim parking areas will be the sole responsibility of individual property owners and/or their management representatives. All parking fees will be retained by individual property owners and/or their management representatives.
4. Parking rates for individual interim parking areas will be established by individual property owners and/or their management representatives.

Benefits:

1. Portions of communities immediately surrounding Tysons Corner are low density and won't support convenient feeder bus service to the Metrorail stations. Interim parking at the Metrorail stations in Tysons Corner will provide residents of these communities with another option to access the new Metrorail stations in Tysons, thereby increasing the ridership of the new Metrorail line the critical initial years of operation.

2. Providing interim Metrorail parking at the Metrorail stations in Tysons Corner affords property owners with an opportunity to put underutilized parking into productive revenue generating use until such time that it is in the property owner's best interest to redevelop a property into a higher and better use.

RFI Requirements:

1. All properties proposed for interim parking must be within ½ mile of a Metrorail station. Preference, for interim Metrorail parking agreements, will be given to properties located within a ¼ mile distance of a Metrorail station.
2. Parking may be in surface lots or in structures.
3. Safe pedestrian and vehicular access, to and from the stations, must be demonstrated.
4. Adequate parking for existing uses must be demonstrated.

Responding to RFI:

All property owners and/or management representatives interested in establishing an interim parking agreement with Fairfax County should send a letter of interest to the contact listed below, along with the following information:

- Property Address
- Property Tax Map #
- Map of property with anticipated interim parking area outlined
- Range of anticipated number of spaces for interim Metrorail parking

Responses are requested by December 21, 2012, but will be accepted at any time.

RFI Contact:

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