

## **Summary of December 14, 2011 PCTC Meeting**

This was the last PCTC meeting of the year. After dealing with the Tysons financing issues for the past 4 months, the PCTC agenda focused on two timely items:

1. The draft Urban Design Guidelines for Tysons
2. A status update on several on-going transportation planning studies

**Tysons Urban Design Guideline.** The Tysons Urban Design Guidelines is an amendment to the Tysons Comprehensive Plan that will require public hearings and PC and Board of Supervisor approvals. The Urban Design Guidelines provide guidance on how Tysons should be built with an emphasis on the urban form and aesthetics. The draft is 72 MB and over a two hundred pages long, replete with pictures, illustrations and technical drawings. Probably less than half of the document is narrative, but the pictures alone tell a compelling story of the transformation Tysons will undergo over the 25-30 years. The document provides guidance on the design and materials used for landscaping, lighting, walkways, urban parks and public spaces, parking, how buildings should be sited, etc. Downloading the Guideline and spending 20 minutes flipping through the pictures and drawings provides a good appreciation of what's in store for Tysons over the long term. The draft of the Urban Design Guidelines is now available for review and public comment through December 30, 2011. Please submit any comments by email to [Tysons@fairfaxcounty.gov](mailto:Tysons@fairfaxcounty.gov). (NOTE: When downloading the Guidelines, you will see a blank webpage for a few minutes while the document downloads. There is no indication the document is downloading.)

**Transportation Studies:** The next 4 months will be a very busy time as a slew of Tysons-related transportation studies and analyses will come to fruition presenting us with a lot of data to assimilate:

- a) TMSAMS (Tysons Metrorail Station Access Management Study) Pedestrian and bike access improvements for the 4 Tysons Metro stations
- b) Jones Branch/Scotts Run Crossing Connector Study This will be a bridge crossing over the Beltway, connecting Rt. 123 (East Tysons) with Jones Branch Road near the Gannett building. A portion of the bridge is being built by TransUrban as part of the HOT Lanes project.
- c) Dulles Toll Road Ramp Study Tysons will be adding 5,000 cars per hour to the Toll road during PM peak period. Two new interchanges and collector-distributor lanes are needed to handle this outflow.
- d) CTIA (Consolidated Transportation Impact Analysis) This transportation analysis models the four TOD areas of Tysons and assesses the impact of new development on the road network. The analysis includes development previously approved (such as Lerner and Tysons I Mall) but not yet built. These results of these analyses will ultimately be submitted to VDOT to satisfy the state's Chapter 527 Traffic Impact Analysis requirement on new development.
- e) Tysons Circulator Study This is the long-awaited circulator study that will recommend near-term and long-term circulator routes and the amount of dedicated right-of-way that will be needed to ensure good service.

Many of these studies are dealing with difficult problems related to design engineering, right-of-way acquisition and pressures to keep costs down. Furthermore, some of these projects will require state and federal approvals, so state and federal requirements must also be taken into consideration. Actually, the county has been studying these improvements for well over three years now and they have provided multiple recommendations on improving the transportation infrastructure to achieve Tysons' transportation goals. What's different now is that staff must make firm recommendations on the scope and location of these improvements. Once this is done, costs can be more accurately estimated. When transportation projects reach a point where they are 30% design complete, they become eligible for Federal funds. Several of these projects would qualify for funds under current federal guidelines