

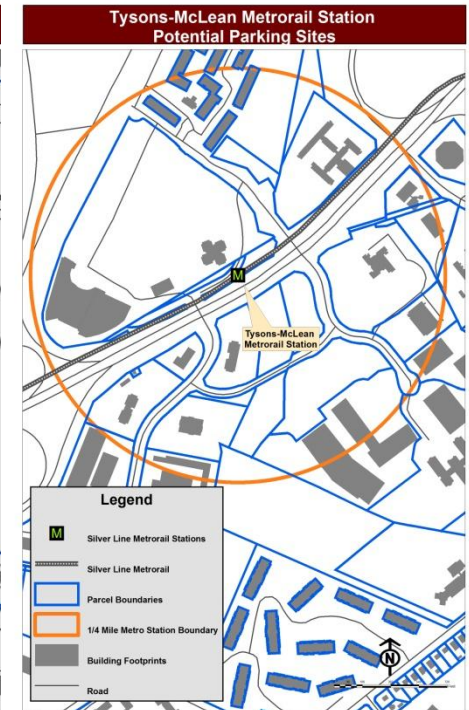
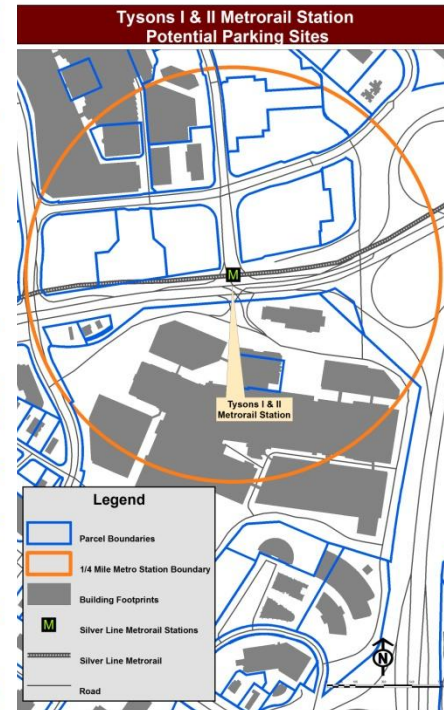
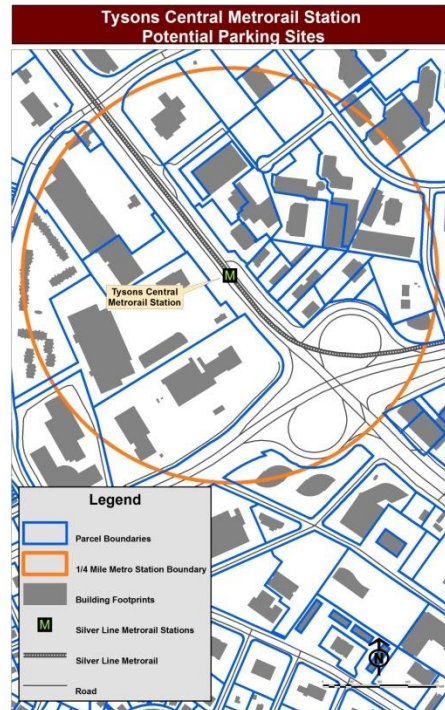
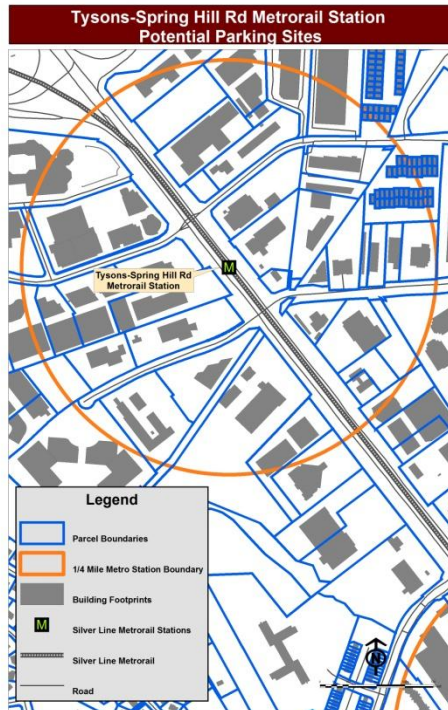
Tysons Corner Interim Metro Parking

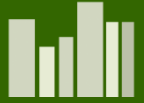
December 20, 2011

Background

In its June 22, 2010 approval of the Tysons Comprehensive Plan amendment, the Board of Supervisors approved a number of Follow-On motions. Interim commuter parking at the four new Metrorail Stations in Tysons is addressed in Motion 14 which states “The Board directs 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.”

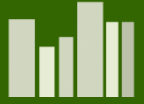
1/4 Mile Boundary Around Each Metrorail Station





Criteria for Identifying Potential Sites

- Used GIS and aerial photography to identify parking lots, parking garages and vacant parcels located within $\frac{1}{4}$ mile of a Metrorail Station.
- Potential lots and garages were identified based on the number of empty spaces observed during the site visit. If 50 or more spaces were vacant during the site visit, the lot, garage or parcel was noted as being a potential site for interim Metrorail parking. Vacant parcels were identified based on the amount of undeveloped land as well as the topography of a site.



30 Sites Visited 25 Potential Lots, Garages or Parcels

Tysons-Spring Hill Road Metrorail Station: 3 Sites

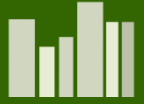
Tysons Central Metrorail Station: 6 Sites

Tysons I & II Metrorail Station: 11 Sites

Tysons McLean Metrorail Station: 5 Sites

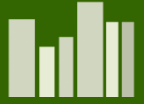
Zoning for Interim Parking

- Commercial Parking Lot
 - By Right in C-4 thru C-8
 - By SE in C-3; I-2 thru I-6
 - PDC, PRM, PTC when shown on approved DP or by SE
 - All Regulatory Approvals Needed
 - Public Commuter Park & Ride Lot Agreement with County
 - Agreement can include any conditions agreed to by both parties
- (Preferred Option)



FCDOT Staff Previously Recommended

- Pursue two or three sites, to accommodate approximately 500 to 1,200 parking spaces, with a commuter parking agreement
- Consider locations with 50 or more available spaces



PC Tysons Committee Response

- FCDOT staff should pursue more than two or three sites, to accommodate approximately 500 to 1,200 parking spaces, with a commuter parking agreement.
- FCDOT should also investigate how Arlington County provides parking around Metrorail stations and report back to the PC Tysons Committee.

Prospective Sites After Evaluation of Additional Sites and Smaller Lots

Tysons-Spring Hill Road Metrorail Station: 5 Sites

Tysons Central Metrorail Station: 6 Sites

Tysons I & II Metrorail Station: 3 Sites

Tysons McLean Metrorail Station: 0 Sites



How does Arlington County Accommodate Metrorail Parking?

- Through a “special exception” use permit.
- Through specific zoning categories that require commercially-oriented parking spaces to be made available to the public on evenings and on weekends.