



TYTRAN

Tysons Transportation Association, Inc.

Remarks by Keith Turner
President & Chairman, TYTRAN,
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Good Morning, I would like to welcome everyone and thank you all for coming.

Over the past 40 years Tysons Corner has developed from cow pastures to the 12th largest central business district in the United States. Tysons Corner is the “urban center” for Fairfax County; it is our “downtown” and our economic engine, with an employment base of 110,000 that generated \$267 million in tax revenue last year alone. While Tysons Corner now functions more as a typical suburban office center, it has the opportunity to transform into the vital, vibrant urban center we have all been working towards – a Tysons Corner which has an appropriate mix of commercial office space, residential units and retail space – a Tysons Corner with efficient transit facilities, parks, open space, arts, community amenities, adequate public facilities, recreational opportunities and environmental enhancements – a Tysons Corner which is less dependent upon the automobile.

The future of Tysons Corner is embodied in a different land use form that is supported by a vastly different transportation network. This new multi-modal transportation network will be one of the critical components in Tysons Corners transformation into a vibrant, thriving 24-hour urban downtown for Fairfax County. Tysons Corner does not have to resign itself to a future as a character-less and traffic-clogged edge city. Instead, it can become a place of attractive and distinctive streets, where it is safe and convenient for people to walk, bike, and use transit—and, yes, drive, when they need to. This transformation cannot happen overnight. It can, however, happen over the next decade, provided that the right choices are made today.

As many of you may know, it appears that 2008 will be the beginning of this transformation for Tysons Corner. Hopefully, the Tysons Corner Urban Center will finally begin to undergo major infrastructure construction and probably significant commercial, residential and retail redevelopment as well. Construction of the Silver Line extension of the Metrorail system, with four stops in Tysons Corner, is scheduled to begin in 2008 and last for approximately five years. Construction of the HOT lanes project is also planned for 2008 with several ramps into the Tysons Corner area. The ramps that are currently under consideration are at Route 7, at Route 123 on what is called the “Westpark Connector” bridge, the future Jones Branch Drive connector and the Dulles Toll Road. In the private sector, there are numerous construction projects in various phases of planning and development and the number of these projects will continue to grow with each passing month.

In May of 2008, the Tysons Land Use Task Force is scheduled to deliver its recommendations to update the 1994 Tysons Corner Comprehensive Plan. Currently there is 48 million square feet of commercial, residential and retail space in Tysons Corner and the 1994 plan allows for just over 70 million square feet at full build-out. The Tysons Land Use Task Force is currently testing two new land use prototypes; one with 96 million square feet and one with 128 million square feet. Whatever the final number ends up being, one thing is for sure, the new Comprehensive Plan will have significantly more density than the current comprehensive plan and thus will probably result in a spike in new development throughout the Tysons Corner Area.

So...There has never been a greater opportunity, or a more important time for TYTRAN to represent its member businesses, their employees, landowners and the residents of the Tysons Corner area and beyond on transportation issues, programs and projects. And for anyone here who isn't a member yet, you may want to consider joining in 2008.

TYTRAN seeks to achieve an effective and coordinated multi-modal transportation network within the Tysons Corner Area that supports the community's economic prosperity and quality of life. TYTRAN's vision is of a Tysons Corner area that is vital and prosperous; that includes businesses, retail, and residential; that is adequately supported by a mix of transportation options for both residents and workers; and that will be an attractive place for people to live, work, shop, and play.

I strongly believe that because of TYTRAN's history and prominent membership, TYTRAN is in an excellent position to advocate, facilitate and implement solutions and strategies that will have a tremendous impact on the transportation network within Tysons Corner and thus be a tremendous benefit to our members and the Tysons Corner Community.

Susan Davis, TYTRAN's Executive Director, and I are both very excited about the pending transformation of Tysons Corner and the role that TYTRAN will play in that. We both are also looking forward to working with all of you in the upcoming year and we will be available after the meeting to answer any questions that members may have.

Okay – let's get started with this morning's presentations – The first two presentations, Dulles Rail and Hot Lanes are two of the most important projects when it comes to starting the transformation of Tysons Corner. The third presentation is also critically important to the transformation of Tysons Corner. Nick Nicholson of VDOT will cover how he is going to single-handedly help eliminate any congestion that will result from these two projects or other VDOT projects in Northern Virginia.

I would now like to introduce Sam Carnaggio the Project Director for the Dulles Corridor Metro Rail Project who will provide a briefing on the projects status and schedule and what they mean to Tysons Corner.

Next, please welcome Jennifer Aument from Transurban who will provide an update on the HOT lanes project and schedule.

Next I would like to introduce Nick Nicholson with VDOT. Nick is in charge of the mega-TMP or Transportation Management Plan and he will provide an update on exactly what that means and what we can expect to see in Tysons Corner.

I would like to thank all of our speakers and also all of you for coming to this event and wish everyone a safe and happy Holiday Season and a wonderful New Year. Please keep a look out for our email updates and meeting announcements as we expect 2008 to be a very exciting and busy year for TYTRAN.

Thanks again!