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IN REPLY REFER TO:
NCPC File No. 6287

AUG 23, 2002

Mr. Corey W. Hill
Northern Virginia Regional Manager
Virginia Department of Rail
and Public Transportation
1550 Wilson Boulevard, Suite 300
Arlington, Virginia 22209

Re: Comments on Dulles Corridor Rapid Transit Project Draft Environmental
Impact Statement (DEIS)

Dear Mr. Hill:

Thank you for the opportunity to comment on the Dulles Corridor Rapid Transit Project DEIS. As the central planning agency for the federal government in the National Capital Region, the National Capital Planning Commission takes great interest in new transit projects in the region. In both its project review and planning roles, the Commission is focused strongly on smart growth and transit-oriented development. Our comments follow:

Whether the final preferred alternative is Bus Rapid Transit (BRT); Metrorail; a combination of BRT and Metrorail; or phased implementation, the project must include changes to land use policies and zoning that will support Transit-Oriented Development (TOD) in the project station areas. This should include higher allowable densities, a mix of uses, and compact walkable development patterns within a ½ mile radius of the stations. It is preferable that park and ride facilities not interfere with development of this area, particularly within the inner ¼ mile radius around the station. This area is better suited to pedestrian-scale development patterns. If parking facilities are located within this area, they should not be placed between the station and the immediately surrounding development and are best placed below ground. BRT stations and stops should be designed as if they were rail stations.

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For portions of the project that will lie in freeway medians, air rights above the freeway right-of-way should be transferred and developed so that walkable uses can be placed within $\frac{1}{4}$ and $\frac{1}{2}$ mile radii of the stations. The project should also include the design of supporting transit services such as shuttle buses from neighborhoods to the transit corridor and from the transit corridor to work and shopping activity centers.

We look forward to the release of the Final Environmental Impact Statement. If you have any questions regarding these comments, please direct them to Mr. David Levy of our staff at (202) 482-7247.

Sincerely,



William G. Dowd, P.E.
Director, Office of Plans Review

bcc: DLevy 
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Review File
DLevy:08/23/02:rw