

ULI Washington TAPs with MWCOG, 2025

Planning Directors Technical Advisory Committee Meeting

Friday, October 17, 2025

Partnership Details

A Story of Rich Regional Impact



Metropolitan Washington
Council of Governments

- Sporadic before 2023, now in its 3rd consecutive year
- 3 TAPs per year
- Prioritize Equity Emphasis Areas, High-Capacity Station Areas, Activity Centers
- Cost-sharing (relative to normal TAP fees):
 - Sponsor pays 50% | COG pays 25% | ULI Washington discounts final 25%
- April-May application cycle
 - Identify a Theme across applications
- Annual TAP Reunion

Gordon Road Triangle TAP

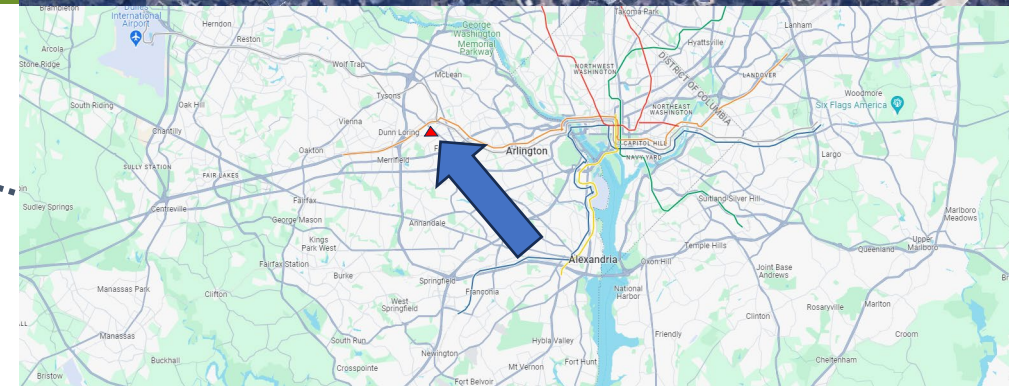
[Report Link](#)

Sponsor: City of Falls Church, VA

Date: January 30-31, 2025

Big Themes: Equitable Development,
Connectivity, Public-Private Partnerships,
Regional Coordination

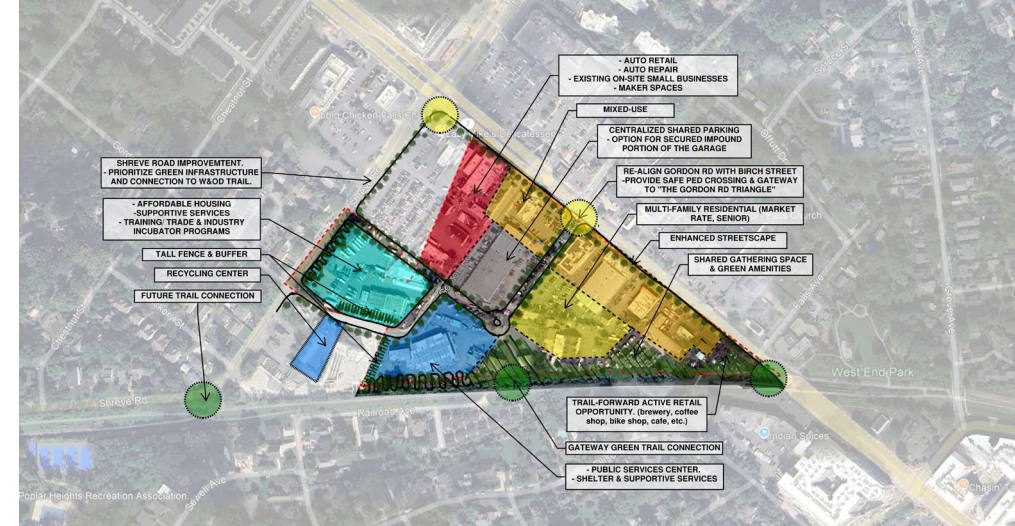
Study Area: The area bounded by West Broad
St, Shreve Rd, and the Washington and Old
Dominion (W&OD) Trail, bordering Fairfax County



Gordon Road Triangle TAP

Key Recommendations:

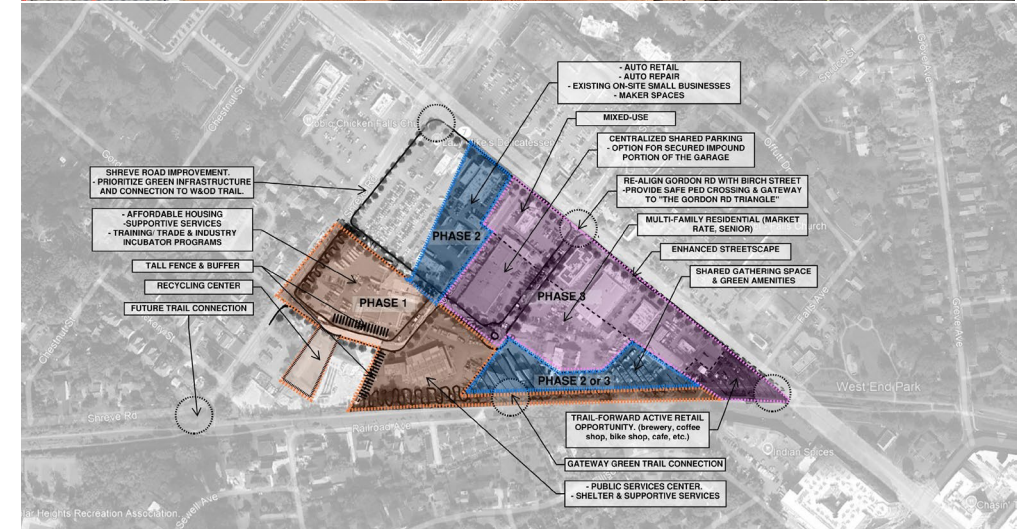
1. **Protect and maintain** existing operations and businesses.
2. Leverage the **City-owned properties as a catalyst** that provides for the long-term needs of the City.
3. Conduct **programming and feasibility study** to define scope of work for PSC.
4. Introduce **more green space** as a buffer.
5. **Partner with Fairfax County** and private property owners.
6. Appoint an **implementation manager**



Gordon Road Triangle TAP

Notable Outcomes:

1. **60+ Stakeholders** convened at the TAP
2. **Council Work Session** to chart the path forward
3. **Budgeting** for future design work (FY27)



Falls Church City Agencies Property Owners Businesses Residents Fairfax County



Sudley Road TAP

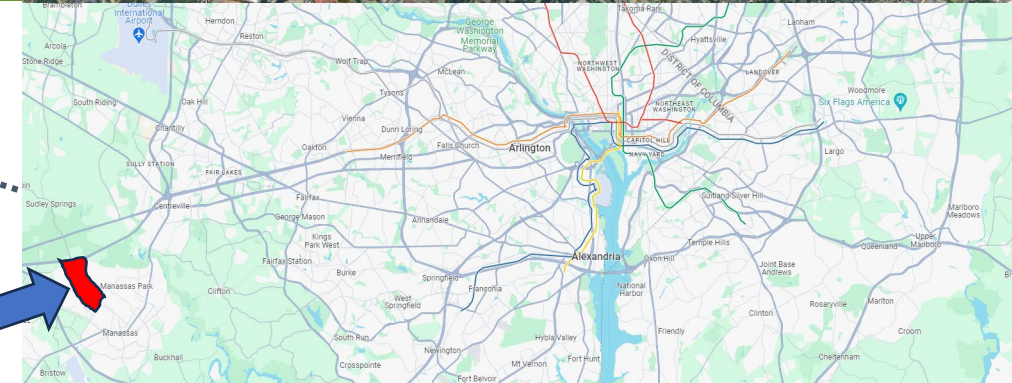
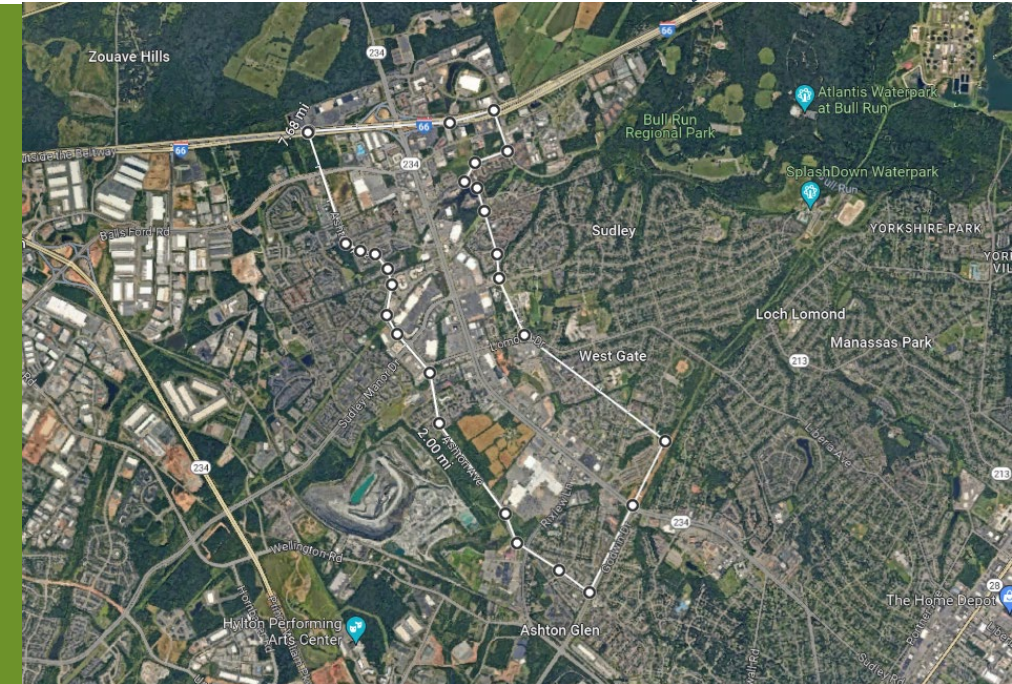
[Report Link](#)

Sponsor: Prince William County, VA

Date: March 5-6, 2025

Core Themes: Retail Revitalization, Corridor-based Planning, Pedestrianization and Safety

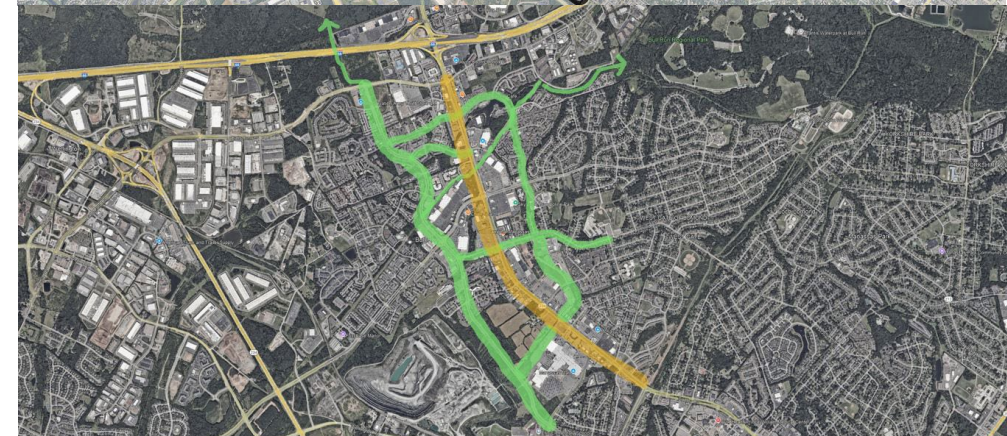
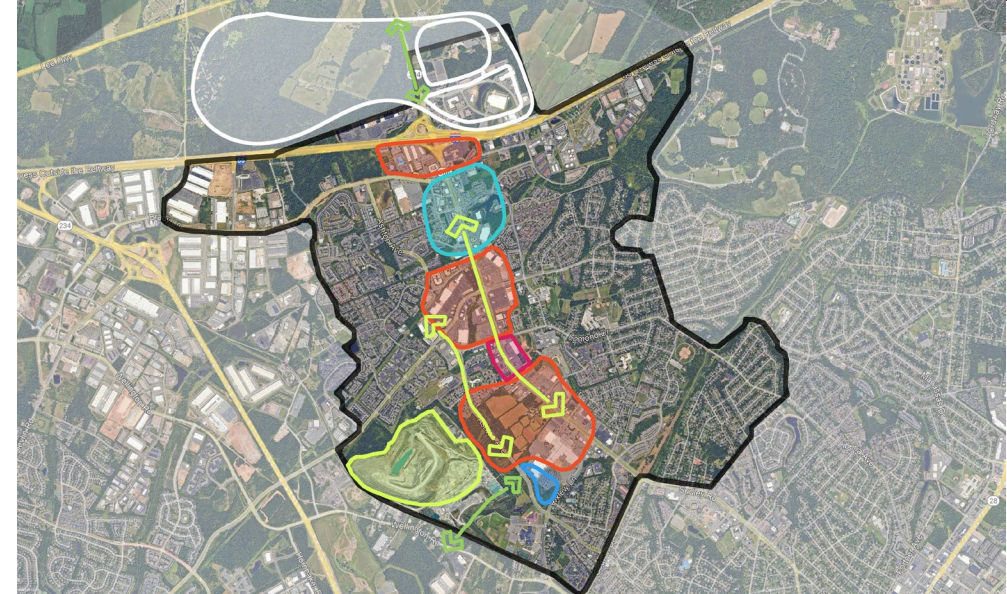
Study Area: 2.87 miles of the Sudley Road Corridor in Prince William County from I-66 to the Manassas border.



Sudley Road TAP

Key Recommendations:

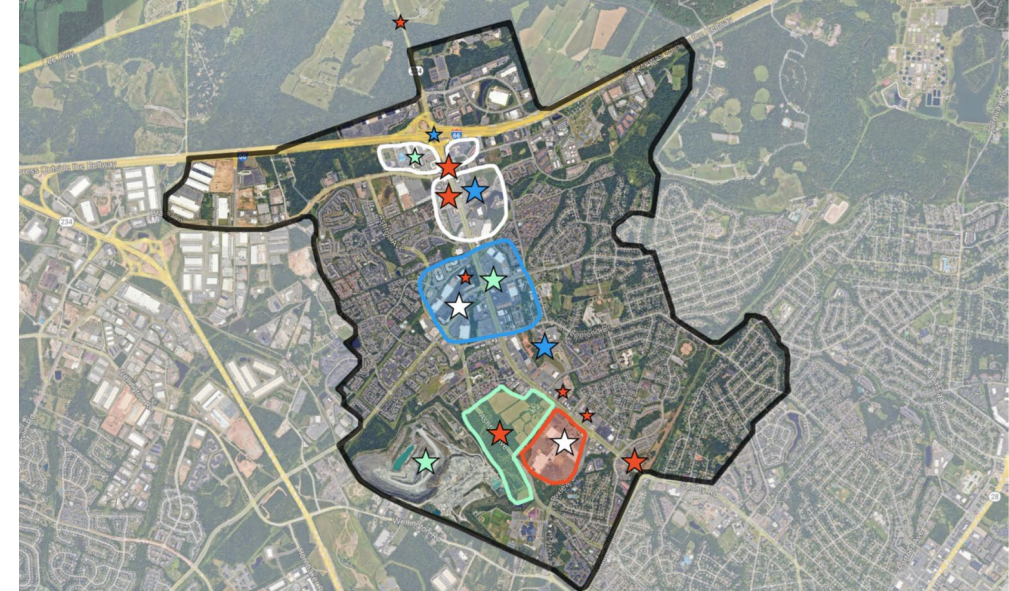
1. Implement a **phased approach** to advancing equitable development across the district
2. **Stabilize:** make existing places and connections safe for pedestrians
3. **Support:** connect existing assets and resources and people
4. **Evolve:** Implement incentives for future redevelopment



Sudley Road TAP

Notable Outcomes:

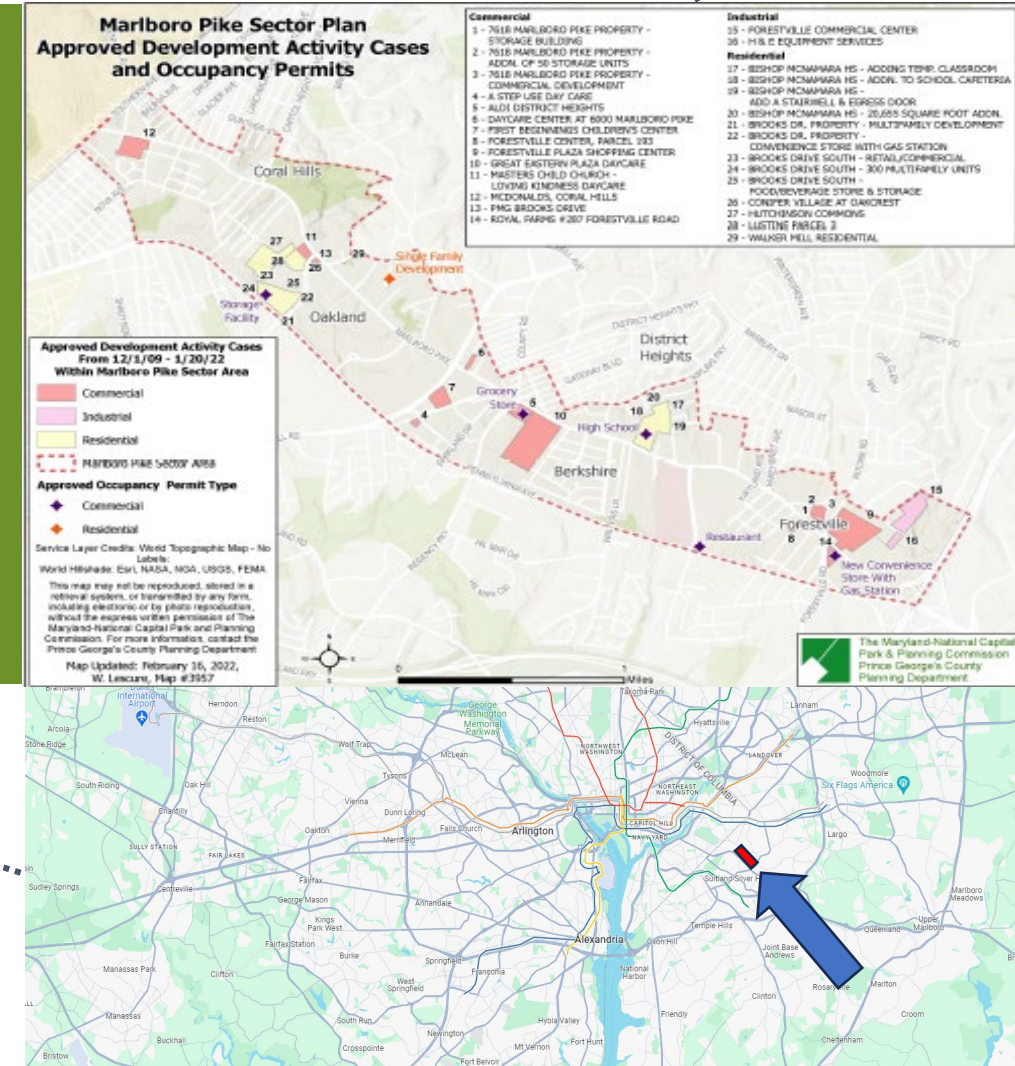
1. **50+ Stakeholders** convened at the TAP
2. County Supervisor and County Executive engagement
3. County pursuing funding source investigation



Marlboro Pike Corridor TAP

[Report Link](#)

Sponsors: M-NCPPC Prince George's County Planning & the Marlboro Pike Partnership
Dates: April 2-3, 2025
Big Themes: Corridor-based Planning, Placemaking, Walkability & multimodality
Study Area: A 2.5-mile-long portion of Marlboro Pike in Prince George's County from Weber Dr to 495.



Marlboro Pike Corridor TAP

Key Recommendations:

1. Rally the community around a **common vision** that unites and grows all parties
2. Establish a lively central “**heart zone**” to breathe life into the area through placemaking interventions and phased redevelopments
3. Increase **housing diversity and density without displacement**
4. Create space for **entrepreneurship and fine arts** to thrive alongside community-driven economic growth
5. Create the right **connections** with the community, the development community, and CBOs.



Looking ahead: 2025-26

Contracted TAPs:

- Bowie Town Center (November 12-13)
- Rhode Island Ave NE Corridor (early March 2026)

FY27 Application Cycle

- Official application window: April-May, 2026

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