



February 21, 2017

Mr. Peter F. Murphy
Chairman, Planning Commission
Fairfax County Government
12055 Government Center Parkway
Fairfax, VA 22035

Dear Chairman Murphy,

We appreciated the opportunity to participate in the Planning Commission hearing on February 8, and to engage with the commissioners in connection with the staff proposed Comprehensive Plan updates and edits. On behalf of The Tysons Partnership, please allow me to supplement our testimony and written comments with clarification of our position regarding the proposed amendment to the Tysons Comprehensive Plan.

As I said in my testimony, Tysons Partnership exists for the purpose of doing all that we can to ensure the transformation of Tysons into a “Great American City.” We are committed to a long term vision that sees Tysons as a vibrant, walkable, green urban center, featuring pedestrian and transit friendly 24-hour vitality. Our future Tysons will feature all the amenities that are characteristic of successful and diverse urban environments. Innovation and forward leaning protocols, such as LEED Certification and low impact development techniques, will be the norm. Appealing architecture, attractive neighborhoods and compelling public spaces are the ingredients that will make Tysons an irresistible place to live, work and play.

Working with common purpose toward our shared vision will create value for all our stakeholders; residents, property owners, employers, workers, and also the broad public that experiences Tysons. To make it all happen, the Partnership advocates for flexibility in application of the Comprehensive Plan to a reality that is dynamic and evolving. Our dedication to flexibility as a guiding implementation principle is reflected in our comments on all the specific issues addressed by our February 6 letter to Director Selden.

Whether it relates to issues like utility placement, to podium design standards or to treatment of special exception applications to athletic fields, rigid interpretation and implementation of the Plan document runs the risk of causing needless harm and/or missed opportunity for both Tysons and its neighboring communities. Flexibility, on the other hand, enhances the likelihood we will realize outcomes that we all support, including for example the availability of more diverse (i.e., non-luxury) housing in Tysons.

With specific reference to athletic fields, it is important to clarify that we are in no way advocating for fewer athletic fields, nor do we advocate for any particular placement. Tysons is

not a geographic entity detached from its surroundings. There is a real-life interdependence among Tysons and its neighbors that no amount of Plan language or boundary drawing can obscure. To ignore that reality is to invite unintended and counterproductive outcomes, such as a neighborhood that declines immediate relief for residents who lack adequate recreational outlets for the sake of hypothetical future capacity on one side of a demarcation line that was never intended to govern amenity placement. In this context, we believe the Staff's proposed changes help accomplish the broader athletic field objectives. Toward that end, we remind you that Tysons area developers have already proffered a total of 8.5 athletic fields and have delivered two, far exceeding the contemplated pace of field delivery in relation to new density delivered.

As previously stated in both our written comments and testimony, we believe continual monitoring and engagement are needed to ensure that evolving demographics and real world conditions in Tysons and its neighboring communities are properly addressed. Flexibility of Plan implementation is key to our collective ability to meet the world on its terms and to satisfy the shifting needs of communities undergoing significant change.

We understand that the issue of athletic fields has attracted the attention of citizen groups and the Commission. We will continue to engage constructively with residents, Staff, the Commission and the Board of Supervisors on this and other issues that are bound to arise in connection with an undertaking as transformative and long term as is taking place in Tysons.

Sincerely,



Sol Glasner

President (acting), Tysons Partnership

cc: Mr. Fred Selden; Director, Fairfax Department of Planning and Zoning

Gregory Riegler; Chair, Tysons Partnership

Aaron Georgelas and David Gelfond; Chairs, Tysons Partnership Land Use Council

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