



# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** April 21, 2010

**TO:** Board of Supervisors

**FROM:** Stella Koch, Chairman *Stella M. Koch*  
Environmental Quality Advisory Council

**SUBJECT:** EQAC recommendation regarding the draft Plan Amendment for the Tysons Corner Urban Center

As an advisory group that has been appointed by the Fairfax County Board of Supervisors to advise the board on environmental matters, the Environmental Quality Advisory Council (EQAC) has consistently advocated for better land use and transportation integration, which includes a complete multimodal transportation system with complimentary rail, bus, car, and pedestrian facilities that is greatly facilitated by a street grid and safe connecting pedestrian walkways. EQAC recommends that the planned development intensities in Tysons Corner be sufficient to achieve and sustain the essential elements envisioned by the Tysons Corner Land Use Task Force.

The Tysons Corner vision document presented by the Tysons Corner Land Use Task Force outlines the transformation of Tysons Corner from a predominantly work and retail center into a balanced mixed-use urban center. The transportation and environmental amenities that are included in the vision document are essential elements of a transformation from the existing conditions into an urban center. These essential elements include:

1. A grid of streets
2. A circulator bus system
3. Multi-modal transportation including safe and convenient walking and biking connectivity
4. Energy efficient buildings to LEED Silver and better standards
5. Stormwater management practices that improve the quality of Tysons Corner and protect the downstream watersheds
6. Open and public spaces that form the basis of a high quality urban park system
7. Affordable housing that enables people to both live and work in the urban center.

The realization of the transportation and environmental elements requires expenses that will be paid for by the public, future citizens living and working in Tysons Corner, and developers building the new urban center. The Tysons Task Force proposed an overall development intensity level that would enable the development community to build the transportation and

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environmental amenities as part of the construction process. That level was ambitious but kept the focus on enabling the full urban vision.

The demonstration project being pursued by the Georgelas Group will be a confirmation of the feasibility of the Tysons Corner plan to support the transportation and environmental amenities at a particular development intensity.

EQAC recommends that the planned development intensities in Tysons Corner be sufficient to maintain the essential transportation and environmental amenities envisioned by the Tysons Corner Land Use Task Force. This may be as high as that proposed by the Tysons Land Use Task Force or lower as verified by the demonstration plan. But the key element is that the levels be sufficient to provide the elements that enable a transformation into the vision of Tysons Corner as the urban center for Fairfax County.

This EQAC recommendation was supported by the following members at the Council's April 14 meeting: Stella Koch (Chairman, At-Large); George Lamb (Vice Chairman, At-Large); Linda Burchfiel (At-Large); Frank Divita (Braddock); Marie Flanigan (Providence); Ned Foster (Springfield); Johna Gagnon (Lee); Robert McLaren (At-Large); David Ouderkirk (Hunter Mill); Glen White (Mason); and Larry Zaragoza (Mount Vernon). The recommendation was opposed by Frank Crandall (Dranesville) as he is already on public record as supporting the alternative proposed by Planning Commissioner Walter Alcorn. Ben Swanson (Student Member) and Richard Weisman (Sully) were absent from the meeting.

We thank you for this opportunity to comment.

cc: Fairfax County Planning Commission  
Anthony H. Griffin, County Executive  
Robert A. Stalzer, Deputy County Executive  
David Molchany, Deputy County Executive  
James P. Zook, Department of Planning and Zoning  
EQAC file, April 2010