

Tyson's Plan Amendment
PC Follow-On Motions
May 27, 2010

1. The Planning Commission strongly believes that public and private reinvestment into Tysons is both critical and responsible for ensuring that Tysons continues to be the economic engine for the County. The portion of revenue stemming from growth at Tysons that is applied in Tysons should take into account the past and continuing contribution of Tysons to the County's economy.
2. The Planning Commission recommends that the Board of Supervisors direct staff to prepare a plan for Board consideration to implement the necessary arrangements for financing the public share of Tysons infrastructure improvements, to facilitate co-operative funding agreements with the private sector.
3. The Planning Commission recommends that the Board of Supervisors direct staff to work with stakeholders to produce the necessary organizational and resource requirements for the Tysons Partnership so that it is positioned to be in place prior to any redevelopment activity in Tysons. This should include the aspects of the partnership presented previously, such as BID-like functions, Transportation Management Association functions and development advisory services.
4. The Planning Commission recommends that the Board of Supervisors consider including on its legislative agenda items related to the implementation of the Tysons Plan. The Planning Commission further recommends that the Board of Supervisors consider other types of financial incentives that can offset the cost and help to encourage green buildings, especially at the LEED or equivalent Gold and Platinum levels. These include the ability to use tax abatement as a possible incentive to develop green buildings and, similar to the request made by Fairfax County over the past decades, the authority to require adequate public facilities as a condition for development in urban areas like Tysons.
5. The Planning Commission recommends that the Board of Supervisors provide staff with adequate resources to track and monitor the Tysons Plan. The Planning Commission further recommends that the Board of Supervisors direct staff to report annually or as requested to the Board of Supervisors and the Planning Commission. This monitoring will provide both bodies with the information needed to determine when it is appropriate to increase the initial development levels for office uses set forth in the Comprehensive Plan. This determination should be based on the criteria outlined in the Plan as well as the pace of actual redevelopment. It is hoped that any replanning would be done on an expedited basis so as not to hamper future redevelopment.
6. The Planning Commission recommends that the Board of Supervisors seek and secure funding for transit systems, particularly funding for Metrorail since this Comprehensive Plan amendment depends on a functioning Metrorail system.

Attachment III

7. The Planning Commission recommends that the Board of Supervisors direct staff and provide the necessary resources to begin work immediately on the planning of the transit facilities listed in Table 8 of the draft Plan (now Table 7 of the recommended Plan) required to support the growth of Tysons beyond the year 2030.
8. The Planning Commission recommends that the Board of Supervisors direct staff to work with representatives of communities adjacent to Tysons to formulate policies and procedures for addressing traffic congestion with measurable strategies to be included as part of the overall plan monitoring. In addition, the Planning Commission recommends that the Board of Supervisors provide staff with resources to apply these policies and procedures on an as needed basis.
9. The Planning Commission applauds the work already begun on studies of a transit circulator system and additional access to the Dulles Toll Road. The Planning Commission recommends that the Board of Supervisors continue to support the critical analysis and conceptual design necessary to determine future access into and within Tysons.
10. The Planning Commission applauds the work already begun on operational analysis of the grid of streets and recommends that the Board of Supervisors continue to support this effort, particularly in the vicinity of the intersection of Greensboro Drive and Spring Hill Road.
11. The Planning Commission recommends that the Board of Supervisors adopt an official map of streets concurrently with the first rezoning to the Planned Tysons Corner Urban Center (PTC) district. The official map should include existing streets and future street alignments that have been conceptually engineered. The official map should be amended with subsequent rezonings to include the alignments of new or modified streets that have been conceptually engineered.
12. The Planning Commission recommends that the Board of Supervisors adopt an official map of public facilities concurrently with the first rezoning to the Planned Tysons Corner Urban Center (PTC) district. The official map should include the locations of existing and planned public facilities, including parks and athletic fields, that have been identified within the district or subdistrict of the rezoning application. The official map should be amended with subsequent rezonings as the locations of additional public facilities are identified.
13. The Planning Commission recommends that the Board of Supervisors direct staff to evaluate two possible changes to the Policy Plan. One would modify the County's workforce housing policy to encourage monetary contributions to affordable and workforce housing from future non-residential development. The other would modify the Transit Oriented Development policy to incorporate specific conditions related to walking distance from station entrances rather than station platforms.

Attachment III

14. The Planning Commission recommends that the Board of Supervisors expedite the development of a Countywide program that secures a funding contribution for housing from nonresidential development projects throughout Fairfax County.¹
15. The Planning Commission recommends that the Board of Supervisors develop a process for considering concurrent Comprehensive Plan amendments and rezonings for redevelopment proposals that may have merit but are not consistent with the Plan. The Planning Commission suggests that such a process specifically address the public and private sector's ability to fund the infrastructure necessary to support such proposals.
16. The Planning Commission recommends that the Tysons Partnership initiate a process to review and potentially change district names to enhance community character and identity.

¹ This motion was offered as a friendly amendment to original Follow-on Motion 13, but is now new Motion 14. Old Motion 14 is now new Motion 15. Motion 16 was added by the Planning Commission at the markup.