

Purpose

- Each numbered statement identifies a **key area of consensus reached by the Tysons Land Use Task Force** as a result of its work and public input to date. Many of these statements build from the guiding planning principles.
- Related to each area of consensus are a number of key **questions to be considered** in making detailed recommendations.
- The areas of consensus are organized into three major issues relating to density, transportation, and quality of life.
- These questions may lead to specific recommendations and/or to principles and directions for future decision makers.
- These questions will frame the upcoming winter workshops and future Task Force deliberations.
- This is to be used as a guide and is not meant to represent final decisions. It will be updated as deliberations move forward and more knowledge is gained.

A. Growth and Density Issues

A1. Consensus: Focus density at metro/transit stations

Questions to be considered in framing TLUTF recommendations:

- What is the appropriate density (in terms of floor area ratios (FARs)) at recognized walking distances from stations?
- What is the appropriate density (in terms of floor area ratios (FARs)) at other parcels in Tysons outside of walking distance from stations?
- Should increased density also accompany fixed right-of-way circulators or other internal transit to be used in Tysons?

A2. Consensus: Increase the proportion of residential development in Tysons Corner, including affordable and workforce housing

Questions to be considered in framing TLUTF recommendations:

- What types of housing should be promoted and where?
- What level of increased housing density should be considered in station areas?
- What level of increased housing density should be considered beyond station areas?
- How do we protect existing affordable housing?
- How do we ensure construction of new affordable and workforce housing?

A3. Consensus: Ensure that infrastructure and public facilities keep pace with development

Questions to be considered in framing TLUTF recommendations:

- What infrastructure improvements are needed and how should they be timed and coordinated with future development?
- How will infrastructure improvements be financed?
- How will infrastructure be maintained over time?

A4. Consensus: Protect surrounding communities from impacts of growth at Tysons

Questions to be considered in framing TLUTF recommendations:

- What types of traffic and parking rules need to be established to minimize impacts beyond Tysons' borders?
- What rules should be in place for controlling building height and density at the edges of Tysons Corner?

B. Transportation Issues

B1. Consensus: Decrease focus on the automobile

Questions to be considered in framing TLUTF recommendations:

- To what extent will trip reduction and parking management strategies be used?
- To what extent and what kinds of incentives should be created to use transit?
- What pedestrian and bicycle improvements should be implemented?

B2. Consensus: Address ability to move traffic through or around Tysons

Questions to be considered in framing TLUTF recommendations:

- Should grade separations be implemented at key intersections?
- What specific roadway improvements and traffic rules should be employed?
- What options are there to reduce through traffic in Tysons while still protecting surrounding neighborhoods?

B3. Consensus: Improve ability to move traffic into, out of, and within Tysons

Questions to be considered in framing TLUTF recommendations:

- What additional ingress and egress points should be constructed?
- What increased crossings of the beltway should be constructed?
- What specific roadway improvements should be created to enhance crossing of Routes 7 and 123?
- How will internal Tysons transit connect to surrounding communities and other regional transit systems?

B4. Consensus: Create a grid of streets throughout Tysons

Questions to be considered in framing TLUTF recommendations:

- How fine a grid of streets is appropriate to adequately manage traffic?
- What is the relative proportion of County vs. private investment that should be used to create these new streets?
- Should new streets be enforced in base development requirements or as a standard proffer for developers to get higher density approvals?
- What is the appropriate schedule and priorities for creating additional streets?

B5. Consensus: Create internal transit options to improve transportation within Tysons' borders

Questions to be considered in framing TLUTF recommendations:

- What are the appropriate routes for internal transit?
- What types of modes and vehicles should be used to provide transit within Tysons?
- What is the proportion of fixed right-of-way vs. traditional bus/shuttle?
- Who will build and manage these systems, who will pay?
- What priorities should be established for building internal transit?

C. Quality of Life and Environmental Issues

C1. Consensus: Improve livability, vitality, and sense of place

Questions to be considered in framing TLUTF recommendations:

- Do we want to create specific districts with distinct personalities?
- Should we employ a complete streets approach, what does that mean for Tysons?
- What types of specific aesthetic and planning guidelines are needed?

C2. Consensus: Ensure that increased density results in desired amenities

Questions to be considered in framing TLUTF recommendations:

- Which amenities and other important actions will be included and to what degree?
- How much should be established by the County vs. private investment?
- How much should be demanded in base development vs. tied to bonus incentives?
- How will the development of amenities be ensured and monitored?

C3. Consensus: Increase park and green space throughout Tysons

Questions to be considered in framing TLUTF recommendations:

- Should we focus on smaller pocket parks or larger destination places?
- Should we create a greenway of connected spaces for walking and biking?
- How much should be established by the County vs. private investment?
- How much should be demanded in base development vs. tied to bonus incentives?

C4. Consensus: Ensure the restoration and protection of key environmental features

Questions to be considered in framing TLUTF recommendations:

- What improvements are needed for existing open spaces such as Scotts Run and Old Courthouse Run?
- Where and how should additional environmental features be created?
- How should green building standards and other environmental programs be incorporated?

Actions Needed by the Task Force:

Task Force members are being asked to review these areas of consensus and questions in advance of the January 14, 2008 meeting so that we can discuss them as a full Task Force and answer the following:

- 1) are we in full agreement that these represent key consensus areas achieved to date and should be used to help organize and direct our future discussions?
- 2) do the associated questions represent the scope of what we recognize as our remaining work?

Task Force Member Irv Auerbach's Comments on Consensus Document

I want to suggest the following addition to the consensus document. It deals with issues arising from the Implementation Subcommittee's report.

A5. Consensus: Establish a new organization to oversee, manage, and implement the future development of Tysons Corner in accordance with the revised Comprehensive Plan.

Questions to be considered in framing TLUTF recommendations:

- Should the organization be an authority established by the Board of Supervisors or an independent entity established by the landowners?
- Should Tax Increment Financing (TIF) be used as the major source of funding for infrastructure?
- What percentage of incremental tax revenues should be devoted to infrastructure funding?
- How will growth be managed and infrastructure be funded before the new organization is up and running and until TIF revenues are sufficient?