

## **BACKGROUND MATERIALS FOR DISCUSSION OF DENSITY RANGES FOR PREFERRED ALTERNATIVE**

In March 2008, the Task Force requested that PB PlaceMaking develop a Straw Man for the Preferred Alternative, based on the consulting team's analysis of Prototypes A and B (presented at the February 2008 Community Workshops). On April 9 G.B. Arrington of PB issued a memo entitled "Consultant Draft Preferred Concept," that was discussed at workshops with the Task Force on April 14 and 15.

PB's Straw Man was based on the concept of Prototype B, and included a form-giving circulator. It contained slightly lower intensities, resulting in around 11% fewer square feet overall than Prototype B (114 million versus 127.5 million). The land use mix was similar to Prototype B in that development in both was 45% residential for Tysons as a whole. In the areas closest to the Metro stations, there was a higher percentage of nonresidential development in both the Straw Man and Prototype B. As distance from the stations increased, the percentage of residential development increased. The tables on page 2 compare the Straw Man to Prototype B.

At its meeting on May 12, the Task Force asked for additional information on intensities at Tysons. Staff has developed three maps that will be posted on the web ([http://www.fairfaxcounty.gov/dpz/tysonscorner/intensitymaps\\_05192008.pdf](http://www.fairfaxcounty.gov/dpz/tysonscorner/intensitymaps_05192008.pdf)). One map shows intensities under Existing Development; the second shows intensities under Current Zoning; and the third shows intensities under the present Comprehensive Plan for Tysons, modified for a fourth rail station. The table on page 3 also shows intensities under the current Plan.

Also on May 12, the Task Force asked for information on the differences in development potential if the maximum FAR at Metro station areas were 5.0, 5.5 and 6.0, and if the drop in intensity between the first and second tiers were more gradual (that is, between 1/8 mile and 1/4 mile of the station). The tables on page 4 show intensities and square footage at the Tysons West station area for:

- Existing Development
- Current Comprehensive Plan
- Consultant Straw Man
- Prototype B
- Concept 1, with 5.0 FAR at the station
- Concept 2, with 5.5 FAR at the station
- Concept 3, with 6.0 FAR at the station

The purpose of the tables is to show an order of magnitude difference between different intensity concepts at one metro station area. For example, the Consultant Straw Man concept roughly doubles the amount development in the station area that would be built under the current Comprehensive Plan.

## Consultant Straw Man

Distance From Station	Acres	Intensity (FAR)		Residential Mix
		Residential	Non-Res.	
0 – 1/8 mile	120	4.75		20%
1/8 – 1/4 mile	347	2.75		40%
1/4 – 1/3 mile	243	2.0		75%
1/3 – 1/2 mile	191	2.0	1.65	90%
More than 1/2 mile	165	0.6 – 1.2 <sup>a</sup>		30% <sup>b</sup>
Circulator 0 – 400 ft	161	2.0	0.4 – 1.0 <sup>a</sup>	80%
Circulator 400 – 600 ft	64	1.0	0.4 – 1.0 <sup>a</sup>	98%
Edge	361	0.2 – 0.8 <sup>a</sup>		75% <sup>b</sup>

## Prototype B

Distance From Station	Acres	Intensity (FAR)		Residential Mix
		Residential	Non-Res.	
0 – 1/8 mile	120	5.0		20%
1/8 – 1/4 mile	347	3.0		40%
1/4 – 1/3 mile	243	2.5	2.0	75%
1/3 – 1/2 mile	191	2.5	0.6 – 1.2 <sup>a</sup>	90%
More than 1/2 mile	165	0.6 – 1.2 <sup>a</sup>		30% <sup>b</sup>
Circulator 0 – 400 ft	161	2.5	2.5	80%
Circulator 400 – 600 ft	64	2.0	0.4 – 1.0 <sup>a</sup>	98%
Edge	361	0.2 – 0.8 <sup>a</sup>		75% <sup>b</sup>

<sup>a</sup> These areas would conform to the current Comprehensive Plan land use and intensity under this concept. Intensity ranges shown represent typical Plan Land Unit Recommendations.

<sup>b</sup> Overall land use mixes for these areas are estimated based on the current Plan.

**Current Comprehensive Plan**

<b>Distance From Station</b>	<b>Non-residential Intensity (FAR)</b>	<b>Mixed Use with Residential Use <sup>c</sup> Intensity (FAR)</b>
<b>Core Areas (Tysons Central 123 and Tysons Central 7 North of Rt. 7)</b>		
0 – 1000 ft <sup>d</sup>	2.0	3.0
1000 – 1600 ft	1.65	2.47
More than 1600 ft	1.0 – 1.65	1.5 – 2.47
<b>Non-Core Areas (Tysons East, Tysons West, and Tysons Central 7 South of Rt. 7)</b>		
0 – 1000 ft	1.5	2.25
1000 – 1600 ft	1.0	1.5
More than 1600 ft	0.6 – 1.0	0.9 – 1.5
Edge	0.2 – 0.6	0.3 – 0.9

<sup>c</sup> Development square footage must be at least 33% residential to achieve Mixed Use FAR.

<sup>d</sup> For comparison purposes: 1/8 mile = 660 ft, 1/4 mile = 1320 ft, 1/3 mile = 1760 ft

## Tysons West Intensity Concepts

Distance from Station	Acres	Average Intensity (FAR)						
		Existing Built	Comprehensive Plan with Four Stations	Consultant Straw Man (Apr 2008)	Prototype B (Feb 2008)	Alternate Concept 1	Alternate Concept 2	Alternate Concept 3
1/8 mile	31	0.32	2.10	4.75	5	5	5.5	6
1/4 mile	94	0.52	1.44	2.75	3	4	4.4	4.8
1/3 mile	75	0.60	0.87	1.9 <sup>e</sup>	2.4 <sup>e</sup>	2.5	2.5	2.5
1/2 mile	32	0.61	0.66	1.9 <sup>e</sup>	2.4 <sup>e</sup>	2.5	2.5	2.5

	Total Development Level (Millions of Sq Ft)						
	Existing Built	Comprehensive Plan with Four Stations	Consultant Straw Man (Apr 2008)	Prototype B (Feb 2008)	Alternate Concept 1	Alternate Concept 2	Alternate Concept 3
<b>100% Build-Out</b>	5.4 m	12.5 m	26.7 m	30.2 m	34.8 m	37.1 m	39.4 m
<b>80% Build-Out<sup>f</sup></b>	N/A	11.1 m	22.2 m	25.2 m	28.9 m	30.8 m	32.6 m

<sup>e</sup> Because these concepts differentiate between residential and non-residential intensities, these FARs were averaged based on the proposed land use mix.

<sup>f</sup> The 80% build-out level is used for analytical purposes to take into account land that does not redevelop at its maximum intensity level due to market conditions, developers not seeking incentives, etc.