

## Task Force Recommendations Expected by Late Spring 2008

Over the coming winter and spring, the Tysons Land Use Task Force will complete its work. In late spring 2008, the Task Force will present detailed recommendations for updating the Comprehensive Plan to the Planning Commission and the Board of Supervisors. Over the past year, the Task Force has worked in subcommittees on transportation, implementation, affordable workforce housing, and livability/walkability to conduct detailed analysis of these issues. These subcommittees have now completed their work and presented their results to the full Task Force. The Task Force will continue to engage the public as it develops its recommendations.

### Open Task Force Meeting to Provide Information on Understanding Density

**January 28, 2008 • 7:00 – 9:00 PM • Marshall High School**

This Task Force meeting will provide a refresher on how to understand the concept of floor area ratio (FAR) and other density-related issues. There will be presentations by planning and urban design professionals followed by questions from the Task Force and audience.

### February Workshops will Focus on Community Choices

Three identical workshops are being held to accommodate as many people as possible:

**February 27 • 7:00 – 10:00 PM • Marshall High School**

**February 28 • 1:00 – 4:00 PM • McLean Community Center**

**February 28 • 7:00 – 10:00 PM • Westbriar Elementary School**

These workshops will allow Task Force members to work with other members of the public to explore key choices facing the Task Force in recommending revisions to the Comprehensive Plan. Opportunities for public input will also be provided on the internet. These workshops are an important opportunity for the public to provide input to the Task Force's development of a preferred future for Tysons and its draft recommendations.

### Recommendations Will Reflect the Whole Community

There is a wide diversity of viewpoints on the future of Tysons Corner. The Task Force is comprised of 36 citizen volunteers from throughout Fairfax County representing many interests. Their job is to find the appropriate balance of these many viewpoints while thinking well into the future and well outside the box.

Created by the Board of Supervisors in 2005 to consider the impacts of the four planned Metrorail stations, the Task Force created and has followed a set of Guiding Planning Principles based on public input. Nearly three years of intensive effort by the Task Force has been enhanced by over 50 public meetings to date. The February workshops will provide one more opportunity for the public to meet with the Task Force about the preferred future of Tysons before recommendations are drafted. After the Task Force recommendations are presented, traditional public hearings by the Planning Commission and Board of Supervisors will provide additional opportunities for public comment.

### Areas of Consensus Being Identified

While no recommendations have been created yet, numerous areas of consensus have emerged, and subcommittees have presented their findings. In January, stakeholders will be able to access a complete list of the areas of consensus and the many remaining questions that frame opportunities for further input. When complete,

this document will be posted at [www.fairfaxcounty.gov/dpz/tysonscorner](http://www.fairfaxcounty.gov/dpz/tysonscorner).

## Two Prototypes Being Explored

Throughout 2007, a detailed planning and public input process was conducted to identify some choices for what Tysons Corner may look like 30 years from now. As a result, the planning consultant developed two prototypes to explore how growth will be accommodated and transportation will be improved. These prototypes were based on some key directions from the Task Force, including:

- o Transforming Tysons from a suburban, auto-based environment into a vibrant, mixed use urban environment with a wide variety of amenities, civic life, and services,
- o Growing Tysons in a well-managed process within its boundaries, transforming the area in a manner that improves the quality of life for all users (employees, residents, shoppers and business owners) as well as protects surrounding neighborhoods from the impacts of that growth,
- o Improving the transportation, public facilities, and infrastructure of Tysons to accommodate its growth and transformation.

## Detailed Analysis of Prototypes Underway

The two prototypes are being evaluated to determine how different internal transportation systems function, how overall growth can be managed, how to provide parks and open spaces, how to increase residential development, and how other key choices will affect the future. A detailed analysis of the transportation systems for these two prototypes and an analysis of public facilities and infrastructure is underway and will be complete by early February.

## Background

In March 2005, the Fairfax County Board of Supervisors created the Tysons Land Use Task Force to consider the impacts of the four planned Metrorail stations. The mission of the Task Force is to gather community input and recommend updates to the Tysons Comprehensive Plan. The Task Force is a 36-member group representing residents, businesses, major employers, and community and civic organizations. The Task Force and the county are working together with the community to create a collective vision for a positive and exciting future for Tysons Corner.

## Building on Community Values

The Task Force's first task was to study the 1994 Fairfax County Comprehensive Plan and issues related to planning for growth and transit-oriented design. The Task Force then sought extensive public input to identify key values and concerns for the future of Tysons Corner. In January and February 2006, the Task Force talked with 424 people – via 20 dialogues and on-line comments – who identified a wide variety of important community values, issues and concerns regarding Tysons' future. These values included creating an increased sense of place in Tysons Corner, improving traffic conditions, protecting surrounding communities, increasing residential options, and managing growth, among others.

## Identifying Strong Planning Principles and Planning for Growth

After considering all of the values and issues raised by the community, the Task Force identified a set of draft Guiding Planning Principles to provide clear and fundamental direction for planning a future model of Tysons. The Guiding Planning Principles were finalized in October 2006, and can be found at the Tysons website. In March and July 2007, hundreds of Tysons area stakeholders participated in a total of 15 Task Force meetings and workshops to provide input on how future development should be allocated in Tysons Corner and

what would make a future Tysons a more livable community. Stakeholders identified the desire for more green space and civic uses; increasing the ability to travel within Tysons; focusing growth at transit stations; achieving higher density around stations; and ensuring lower density on the edge of Tysons.

## Continuing the Dialogue

The Task Force is committed to open communication and ongoing public input to its work and process. The County website ([www.fairfaxcounty.gov/dpz/tysonscorner](http://www.fairfaxcounty.gov/dpz/tysonscorner)) contains all available information and materials pertaining to the Task Force. The Task Force also maintains an email listserv for interested citizens and a telephone information line. All Task Force meetings are open to the public and the schedule is posted on the website.

A timeline of public outreach opportunities may be found at <http://www.fairfaxcounty.gov/dpz/tysonscorner/plprocessinput.pdf>. Interested stakeholders are invited to sign up for email or regular mail updates on the website or at the contact points identified below.

Comments, input and questions can be provided by phone at 703-324-1344, email at [tysonscornerspecialstudy@fairfaxcounty.gov](mailto:tysonscornerspecialstudy@fairfaxcounty.gov), or mail to:

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Dept. of Planning & Zoning  
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Fairfax, Virginia 22035-5505



Reasonable accommodations will be made upon request. Please call 703-324-1334, TTY 711, for more information.