



8: PUBLIC FACILITIES

Today there are limited public facilities located in Tysons to serve the area. Making Tysons a livable place requires providing public services, infrastructure and utilities at a sufficient level for an urban environment. This not only includes providing a transportation system that moves people, but also providing the facilities and services people use daily, including: libraries, schools, arts centers, and other civic facilities; fire, police and other life safety services; and water, sewer, gas and electric utilities. The livability of Tysons depends on these services being provided.

Due to the increased density and greater focus on urban development, many public service improvements will be needed to serve Tysons in the future. In order to get a better understanding of the potential future public facility needs for Tysons, County agencies and private utilities were asked to identify the capital facilities needed to serve the anticipated 100,000 residents and 200,000 jobs that could be located in Tysons by the end of the planning horizon. Infrastructure falls into four basic categories, with each funded by separate sources and subject to separate planning efforts. These four categories are:

1. State highways with urban standards
2. Tysons streets geared to enhanced transit ridership
3. User-fee based utilities (water, sewer, gas, and electric)
4. Community services (education, emergency services, civic facilities, etc.)

It should be noted that costs for much of this infrastructure will be offset by revenues generated by new development at Tysons.

Creating a people-focused urban setting requires designing community services for an urban environment.

An initial analysis concluded that the following public facilities will be required to serve the future development of Tysons:

- A new electric substation in the Tysons West district.
- Relocation and expansion of the existing Tysons fire station in the North Central district
- A new fire station in the Tysons East district.
- A new fire station in the Tysons Central 7 or Tysons Central 123 district.
- A new police station in the Merrifield/Dunn Loring area.
- A new small, satellite police office in the urban core of Tysons to support foot and bike patrols.
- Approximately 86 new elementary classrooms (for a total of 2.5 elementary schools). One school should be located within Tysons. The additional capacity could be provided through remodeling of existing facilities or new facilities in Fairfax County.
- A full service community library, including a public meeting room, ideally near Tysons Central 123 or Tysons Central 7.
- Stormwater management strategies to reduce stormwater runoff.
- Additional water supply and treatment facilities.
- New strategies and facilities to manage wastewater.

In addition, based on the findings of the Commission on the Future of the Arts in Fairfax County, accepted by the Board of Supervisors in July 2008, these facilities will also be required:

- An approximately 500-seat, well-equipped performance space for music, dance and theater, as well as studio, teaching and exhibit space for visual artists.
- Affordable studio, teaching, exhibit and living space for artists.

PUBLIC FACILITY GUIDELINES

Providing Facilities When Development Is Approved

Public facilities will be funded from a combination of public and private sources. Development in Tysons should be allowed only if the development proposal is accompanied by a developer’s commitment to provide the appropriate contribution of public infrastructure to serve Tysons.

Public Facilities Sustainability Goals

Reduction of the per capita consumption of water, and energy and production of wastewater and waste materials should be a guiding goal of future public utilities at Tysons.





If you plan cities for cars and traffic, you get cars and traffic. If you plan for people and places, you get people and places.

- Fred Kent
Project for Public Spaces