



MEMORANDUM

To: Fairfax County Board of Supervisors

From: Clark Tyler, Chairman
Tysons Land Use Task Force

Re: Transmittal of Task Force Recommendations

Date: September 18, 2008

The Tysons Land Use Task Force is pleased to submit its initial report on transforming Tysons from its current suburban focus to a transit-oriented urban area. Since May of 2005, the Task Force has engaged in extensive discussions, research, and public outreach to update the 1994 Comprehensive Plan in preparation for the development that will be possible with the coming of Metrorail.

The 36 members of the Task Force have reached remarkable consensus on the vision for a transformed Tysons as well as on specific means to achieve this vision.

The Task Force report contains three parts: an overview of our recommendations; a detailed compilation of the background, justification and specifications for these recommendations; and a report from George Mason University's Center for Regional Analysis on market-based forecasts for development at Tysons between 2010 and 2050. These forecasts will be used to plan for balancing the provision of community benefits, public facilities, and infrastructure with the pace of growth. With the completion of the GMU forecast, the planned transportation analysis can proceed, concurrent with the drafting of the Plan text.

It is expected that this report will transition into specific Plan text, both area-wide and for specific districts. We intend to implement this transition by working with staff and consultants through the Task Force Draft Review Committee, with the full Task Force standing by to approve final Plan text before submission to the Planning Commission.

The creation of a Tysons entity or authority is recommended to focus fully on ensuring that the overarching goals and objectives of the new Comprehensive Plan are implemented, not as an extra step or layer but in a new collaborative process within the County structure. This entity should be organized expeditiously so that an effective transition to the new Plan is assured, with pending and new development plans addressed to integrate with the arrival of Metrorail in a manner that advances the vision.

MEMORANDUM
September 18, 2008
Page Two

We are grateful to the County staff and our consultants for their diligent work in guiding our efforts. We also have benefited from the experience of experts from other transit-oriented developments throughout the country. We are especially appreciative of the many citizens who participated with us in this process. The consensus achieved in what we now submit, we believe, gives our recommendations the momentum needed to make the vision a reality.

Attachments:

Transforming Tysons: Overview of Tysons Land Use Task Force Recommendations,
September 2008

Transforming Tysons: Vision and Area Wide Recommendations, Prepared for Tysons
Land Use Task Force by PB PlaceMaking et al, Draft, September 15, 2008

Forecasts for Tysons Corner to 2050, Prepared for Fairfax County by George Mason
University Center for Regional Analysis