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## Tysons Corner Implementation Plan Outline May 12, 2008

### INTRODUCTION

**Transforming** the 1700 acre Tysons Corner “edge city” into a 21st century transit-oriented, pedestrian friendly urban center and meeting the goals and objectives established by the Tysons Land Use Task Force (TLUTF) and the new Master Comprehensive Plan, **will require a high degree of cooperation and coordination** among landowners, employers, workers, residents of Tysons Corner and the surrounding communities, Fairfax County, and the State of Virginia.

In addition, redevelopment of existing urban areas like Tysons, with construction of large-scale infrastructure improvements and extensive new development, presents a **range of challenges** that can span multiple decades involving over time:

- Ongoing **refinement** of the Master Plan based on new opportunities and needs
- Large scale **borrowing** to finance new infrastructure
- A range of **public-private partnerships**
- Both a **greater focus and more specialized expertise** than local governments are often able to provide.

Realizing a vision of this magnitude will require new means of evaluating proposed zoning changes that will bring speed, clarity and predictability to the process, new mechanisms and tools to finance infrastructure improvements and public amenities, and new means of facilitating the movement of people and motor vehicle traffic within Tysons Corner.

### WHAT AND WHY

Given the vast scope of the undertaking and the huge potential of the opportunity, **The Tysons Corner Task Force proposes that a new implementing authority (Authority) be established by the Board of Supervisors, to oversee, manage and implement the future development in the Tysons Corner area as proposed in the adopted Tysons Corner plan in conjunction with, and supplemental to, the Fairfax County process.** The Authority would be the “Keeper of the Vision” and assure that the overarching goals and objectives of the new Comprehensive Plan are implemented.

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This Authority would be fully focused on ensuring that the new Master Plan is implemented effectively to fulfill the mandate set by the Board of Supervisors of **continuing to foster the economic vitality of the Tysons urban center and its economic contribution to Fairfax County**. The Authority would address, and hopefully overcome, many of the challenges in the current county process that inhibit a coordinated and comprehensive approach to redevelopment of the area:

- Effectively and successfully implementing the new Tysons Corner plan will require a **comprehensive approach** that guides and coordinates individual projects so that the overall vision and goals for all of Tysons Corner are achieved. Implementation of a Master Plan requires coordinated development of many elements **across property boundaries**.
- Implementation of the Plan to improve the competitiveness of Tysons in the marketplace requires developing efficiencies in planning and zoning review and in the approval processes that shorten the "time to market". The current process is **lengthy and costly** and subjects development proposals to independent review by many different departments with sometimes differing and separate priorities.
- Much of the infrastructure and many of the public amenities that are needed for the Plan to be successful are **collective needs** that cannot be the sole financial responsibility of any single landowner or development project. New methods of public private partnerships and creative funding mechanisms will be required.
- **Common standards and specific design objectives** will be required, which serve to integrate projects and implement plan elements that cross property boundaries. The more general "goals" and "policies" in the current Plan are open to interpretation by different people at different times and have not been successful in creating an "urban place".

## HOW

### **Powers and Responsibilities of the Implementing Organization**

- Work with Fairfax County to develop new **Zoning Ordinance** language and categories for the Tysons area to address the unique requirements of a vibrant, urban downtown area that is unlike any other area in Fairfax County.

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- Work with Fairfax County to develop new **Urban Standards** for determining appropriate infrastructure needs
- Develop a set of **Design Guidelines** to reflect the “vision” and to supplement the Comp Plan and zoning codes as necessary to further define the new urban “downtown”. These would be used to insure that new development meets the vision of a vibrant downtown and coordinates with adjacent properties in support of the overarching Master Plan.
- Gather information on upcoming developments and area needs and on an annual basis **recommend priorities and appropriate phasing** for necessary infrastructure improvements and public amenities (including transit operations, road and traffic improvements, public safety, environment, cultural and recreational facilities, etc.) – on both a neighborhood and area basis. These would form the basis for coordinating development with appropriate infrastructure and public amenities
- Participate in the zoning process through **design review** (by representative stakeholders and including appropriate design and technical professionals) to insure that applications are integrated with surrounding properties, and are in accordance with the design guidelines, the Comprehensive plan and zoning requirements. While ultimate authority will continue to rest with the Planning Commission and Board of Supervisors, the Authority’s recommendations would be given deference as the most knowledgeable and consistent party of what the plan envisions and whether proposals for new developments meet the plan. The Authority would thus be in a position to serve as a **liaison between the private and public sectors**. It would also be in a position to recommend specific use of incentives such as bonus density (as provided in the Plan), tax incentives and other financial tools in order to make Tysons Corner a viable community. By giving the organization this authority and deference, applications recommended by it would be given **expedited processing** (with specific time limits) by County staff, the Planning Commission and the Board of Supervisors, thus giving applicants an incentive to work with the Authority through a speedy, clear and more predictable process.

\*We assume and recommend that Fairfax county will designate personnel to deal only with planning, zoning and development issues for Tysons Corner as volume dictates.

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- **Plan and implement initiatives**, to complement and supplement those of the County, in order to enhance the quality of life in Tysons Corner in accordance with the goals of the Plan in such areas as:
  - **Common Elements:** e.g. public facilities, schools, parks, libraries, affordable housing, environmental enhancements etc.
  - **Transportation:** e.g. develop/operate coordinated, comprehensive internal circulator systems not provided by local governments, develop/coordinate additional transit options not met by public bodies. Provide traffic control at peak hours. Coordinate/lobby for needed transportation improvements with Federal, State and County governments
  - **Streetscapes:** e.g. Install streetlights, benches, flowers, build or rebuild appropriate sidewalks etc.
  - **Public Safety:** e.g. develop and operate programs to help maintain the perception and reality of Tysons Corner as a safe and secure environment. i.e., augmenting the Fairfax County police resources assigned to Tysons Corner, providing a highly visible presence on the streets, installing and operating security cameras and other monitoring systems, and working with County police, building managers, businesses, condominium associations, transportation providers, and community organizations to coordinate and share information about unlawful activity and security issues.
  - **Physical Environment:** e.g. Develop and operate programs that keep the Tysons Corner's physical environment clean and attractive and contribute to the perception of Tysons Corner as a safe environment, i.e. litter control, light maintenance of streetscapes and public street features, removing graffiti, and maintaining flower boxes and street trees.
  - **Culture/Recreation:** e.g. establish programs for cultural events and performances and plans for installing public art in Tysons Corner.
  
- **Raise and expend funds** for all of the types of improvements and initiatives listed above as prioritized by the Authority. Mechanisms may include:
  - **Tax Increment Financing** – Designate Tysons as a TIF District with a percentage of TIF funds reverting back to Tysons

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- **County & State Funding**
  - **Improvement Districts**
  - **Additional CDAs for capital projects** (i.e. grid of streets, cultural institutions, transportation improvements)
  - **Public-private partnerships**
  - **Transfer of Development Rights** – TDRs – (including Air Rights)
  - **Additional borrowing**, grants etc.
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- Continuously **monitor and review** the Master Plan/Comp Plan, zoning codes and development progress and recommend changes as necessary

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