

DRAFT

IMPLEMENTATION

Goal:

-To realize the new "vision" for Tysons Corner, and to achieve the Major Objectives and the Guiding Planning Principles adopted by the Tysons Land Use Task Force and incorporated into the revised Comprehensive Plan for Tysons Corner -

-To insure that this new "vision" for Tysons Corner and the revised Comprehensive Plan will be successfully implemented-

Assumptions:

-There will be growth in both population and jobs in Tysons Corner over the next 30 years.

-The current environment in Tysons Corner is not desirable.

-The current Fairfax county government structure is not set up to achieve the Goals set forth above; the disparate departments address only pieces of the process; no overarching "manager" to implement all aspects of the Plan

-The current zoning regulations will have to be substantially revamped to support the new Plan.

To accommodate growth and change the nature of the Tysons environment will require:

1. Additional "infrastructure" and facilities to accommodate the growth
 - a. Schools
 - b. Fire and Police/Public Safety
 - c. Stormwater Management
 - d. Affordable/Workforce housing
 - e. Libraries
2. Public and Civic/Recreational Spaces
 - a. Theaters
 - b. Town Halls
 - c. Other public gathering places
 - d. Parks and other environmental enhancements
3. Urban citiscapes, new sidewalks, urban amenities etc.
4. Transportation solutions, including area-wide shuttles, bike lanes etc.

Some of these things might be provided by developers, some by government, some by new partnerships, foundations, grants and other creative means.

Priorities would have to be determined, perhaps on an annual basis and within an overall framework and effective coordination of all elements is essential.

To achieve the initiatives listed above will require use of additional and creative funding methods and incentives which would include:

- a. Allocations of state and county funds for specific projects or as part of a public private partnership
- b. Defined proffer package to be contributed by developers in conjunction with specific development proposals, based on objective criteria and prioritized needs according to the Plan
- c. Exchanges with developers for significant bonus densities
- d. Financial incentives for developers such as tax incentives, TIFs,
- e. Use of Transferable Development Rights
- f. Establishment of Community Development Authorities and Civic Foundations for capital projects
- g. Federal and private grants
- h. Establishment of an Area Improvement District

There are successful examples of initiatives around the country aimed at implementing an "overall" Plan or portions of one, which, while not exactly like Tysons Corner, are definitely relevant (i.e. Atlanta Midtown Alliance, and various Improvement Districts) There are also some institutional initiatives already in use in Fairfax County which could possibly be modified for our purposes (community development authority).

In any event, it seems advisable to institute a separate and specially designated district for Tysons Corner whose overall task is to **oversee the implementation of the new Plan in a comprehensive, time and project sensitive manner.**

The institutional form of this new entity and its relationship to the current county departments could be anything from a new Community Development Authority to an independent non-profit organization, or something in between.