



FAIRFAX COUNTY PARK AUTHORITY

M E M O R A N D U M



EXECUTIVE SUMMARY OF PARK AND RECREATION IMPACTS TO TYSONS CORNER

February 4, 2008

The future Tysons Corner has the potential to provide residents, visitors and employees with an extensive network of publicly-accessible open spaces. Through public-private partnerships and innovative design strategies, a three-tiered system of parkland can create a stronger sense of place currently lacking in the area. The Park Authority recommends the following guidelines to establish an urban park system in Tysons Corner:

- Future development in Tysons Corner should provide **1.5 acres of publicly-accessible urban parkland for every 1,000 residents and 1 acre for every 10,000 employees**. Based on this service level standard, Prototype A would create a need for approximately 96 additional acres of parkland. Prototype B would create a need for approximately 132 additional acres.
- **Create a three-tiered urban park system** that adds and connects public and private open space, trails, leisure and recreational spaces. To work well, urban parks should create a unique sense of place integrated within the framework of existing and future Tysons Corner neighborhoods.
 - **First tier: Urban pocket parks** are small, publicly-accessible urban spaces designed to attract visitors for casual, social outdoor activities such as outdoor cafes, fountains, and performance spaces. These public spaces typically range in size from one-quarter to one acre and are integrated into substantial developments with private ownership and maintenance.
 - **Second tier: Urban park nodes** in Tysons are generally one to five acres and may be owned, managed and/or maintained through private or public entities, or a public-private partnership. These parks should provide facilities such as off-leash dog areas, community garden plots, ornamental gardens, water features, tot lots and playgrounds, skate parks, open lawns for picnicking and unstructured play, shade structures, fitness courses and trails, multi-use courts, plazas, gathering areas, amphitheaters, and space for public art.
 - **Third tier: A large, centrally accessible public park** of at least ten acres is desirable to serve as a civic focal point for all of Tysons and provide diverse open space and recreation facilities for those who will live, work and visit in Tysons Corner. This park should be located in the urban core of Tysons, within a 1/8 – 1/4 mile radius of a planned metro station entrance.
- **Incorporate this urban park system in the Comprehensive Plan for Tysons Corner.** Site-specific Comprehensive Plan language that supports a contiguous network and publicly-accessible urban park spaces should be developed and strictly implemented through the development process and other implementation mechanisms.
- **Conserve land by utilizing co-location of park facilities.** Park features may be located in areas such as above parking garages or parking decks, on the roof of a building, or next to other public facilities such as libraries or schools.



FAIRFAX COUNTY PARK AUTHORITY

M E M O R A N D U M



TO: Tysons Land Use Task Force, c/o Sterling Wheeler, Chief
Plan and Policy Development Branch
Department of Planning and Zoning

FROM: Sandy Stallman, Manager
Park Planning Branch

DATE: February 4, 2008

SUBJECT: Analysis of Park and Recreation Impacts of Tysons Development Alternatives

The Fairfax County Park Authority has completed an analysis of park facility service level impacts within Tysons Corner based on two land use prototypes developed by P.B. Placemaking in cooperation with the Tysons Corner Land Use Task Force. Since the adopted park land service level standards for Fairfax County are for suburban parks, a new urban park service level standard appropriate for urban centers, such as Tysons Corner, was used in this analysis. The Park Authority's review of the proposed development prototypes show significant impacts to the already deficient park system in Tysons Corner, particularly in the urban core, along Route 7. This analysis builds on the research and analysis provided in a June 29, 2007 memo (*Appendix A*) and provides recommendations for providing publicly-accessible urban open space and recreation opportunities by district for each proposed development prototype.

IMPACT ANALYSIS

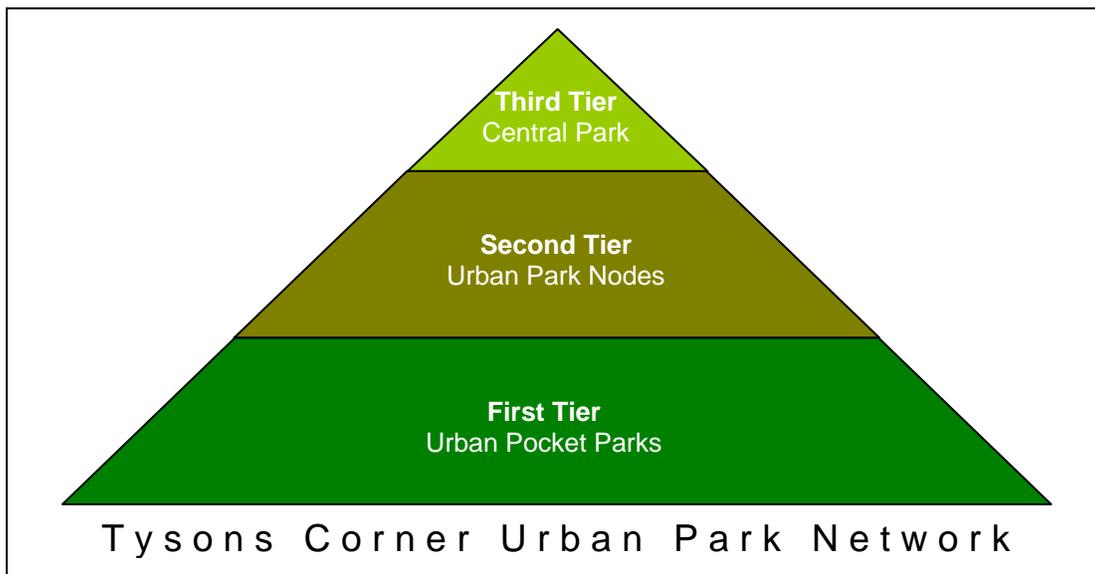
Based on research summarized in the June 29, 2007 memo, the Park Authority continues to recommend providing **1.5 acres of publicly-accessible urban parkland for every 1,000 residents**. In addition, **1 acre for every 10,000 employees** should also be provided. These service level standards are based on a review of multiple urban locations that acknowledge and support usage of outdoor places before, during and after the work day by residents and workers in urban areas.

The Park Authority currently provides about 85 acres of parkland at the lower-density edges of Tysons Corner. Using proposed urban service level standards for residents and employees, Prototype A would create a need for approximately 96 additional acres of parkland. Prototype B would create a need for approximately 132 additional acres. Based on population and employment projections provided by the Department of Planning and Zoning, a summary of parkland needs by district is provided on the following page. A map and full breakdown of parkland needed by district are provided at the end of the report (*Appendix B*).

<u>TYSONS CORNER DISTRICT</u>	<u>EXISTING PARK ACREAGE</u>	ADDITIONAL ACREAGE NEEDED SUMMARY <i>(Based on urban park standard of 1.5 acres per 1,000 residents and 1 acre per 10,000 employees LESS existing acreage)</i>			
		<u>CURRENT LAND USE</u>	<u>COMPREHENSIVE PLAN BUILDOUT (BASE CASE)</u>	<u>PROTOTYPE A</u>	<u>PROTOTYPE B</u>
EASTSIDE	18.19 acres	9.56 acres	11.32 acres	14.23 acres	22.09 acres
NORTH CENTRAL	1.57	11.18	11.68	15.74	32.84
NORTHWEST	58.30	3.01	3.12	4.49	10.52
OLD COURTHOUSE	0.00	2.19	3.74	4.57	12.86
TYSONS 123	0.00	1.85	10.03	15.86	22.24
TYSONS 7	1.89	3.16	9.43	32.00	31.63
TYSONS EAST	4.88	3.05	5.32	19.49	19.87
TYSONS WEST	0.69	0.86	10.30	18.28	18.09
ADDITIONAL PARK ACREAGE NEEDED <i>(Park needs LESS existing park acreage)</i>		15.09 acres	41.47 acres	96.91 acres	132.40 acres

RECOMMENDATIONS

Designing and integrating publicly-accessible open space into future development should utilize **a three-tiered urban park network consisting of urban pocket parks, urban park nodes and a larger central park, all connected by safe and comfortable sidewalks and trails to the extent feasible.**



The **first tier** consists of the most common type of urban park – typically, a small urban pocket park or plaza ranging in size from one-quarter acre up to about one acre. These open spaces are designed to attract visitors for casual, social outdoor activities such as outdoor cafes, fountains, and performance spaces. Preferably, these spaces are well-integrated with surrounding uses, oriented to the street rather than internally-located, and utilize unique landscaping elements to create a sense of place and maintain an active streetscape. This park type is generally privately provided, maintained and managed. These spaces can be easily integrated into most development plans, and should be connected through safe and aesthetically pleasing pedestrian paths. Mixed-use developments pursuing LEED-ND certification will be required to provide these types of spaces. A good example of this type of park was recently approved at Merrifield Town Center (near Lee Highway and Gallows Road), where the approved development plans include a variety of pocket parks throughout the new mixed use development.

The **second tier** includes well-located, publicly-accessible urban parks that provide additional leisure and recreation opportunities. The future residents and employees of Tysons Corner may recreate differently from those who live and work in traditional suburban neighborhoods. This translates to a need for a variety of facilities such as gathering spaces, off-leash dog parks, community garden plots, ornamental gardens, water features, tot lots and playgrounds, skate parks, open lawns for picnicking and unstructured play, shade structures, fitness courses and trails, multi-use courts, amphitheaters, and space for public art. These open spaces are best located near trails, mass transit and other public facilities. There should be at least one of these

parks per district. These parks should range in size from one to five acres and may be owned, managed and/or maintained through private or public entities, or a public-private partnership.

The **third tier** is envisioned as a central park that would serve all of Tysons Corner and provide a diverse user experience. This park would be a central community public space to enhance the livability for residents, workers and visitors to Tysons Corner. While public input and site conditions will ultimately determine the uses and facilities of this park through a park master plan process, this park concept is for one large, centrally-located urban park offering expanded outdoor activities which may include diverse leisure and recreation facilities such as athletic fields and courts, open lawn areas, trails and diverse play equipment. It should also include more unique amenities such as fountains, water play features, large gathering spaces for performances, restrooms and display gardens. Ideally, this park should be at least 10 acres and located in the urban core of Tysons, within a quarter mile of a planned Metro station entrance. Due to the increased need for parkland in both prototypes, the Park Authority recommends the park to be located in the Tysons 7 District. This park should be publicly-owned and maintained, possibly with assistance from partnership groups. A good example of this type of park is planned at Arrowbrooke Centre Park, near Dulles Airport. This proffered park will be built and dedicated to the Park Authority by the developer, creating a significant community focal point for the future Arrowbrooke Centre transit-oriented community. Park features include a lighted synthetic turf rectangle field which will also provide space for community events, basketball and tennis courts, performance pavilion, bocce ball, specialty landscaping and hardscape features.

URBAN PARK FUNDING

First tier urban pocket parks should be a condition of substantial development and integrated as an amenity. Outside of the first tier urban pocket parks provided by private developers, the Park Authority recommends that full or partial funding for development and operation of the second and third tier parks be included in the proposed **Tax Increment Financing (TIF) implementation process**. Park facilities should be considered an infrastructure item to be funded alongside other facilities such as schools, energy, libraries, water, sewer, and emergency services. Other park development funding options may include public-private partnerships, proffers, non-profit conservancies and impact fees.

A general cost estimate for the second tier urban parks and third tier central park is currently being compiled by the Park Authority. A list of the typical elements included in these park tiers is located on the following page and provides a general understanding of amenities included in parks of this size and urban context.

Tier Two: Typical Urban Park Node Elements	Tier Three: Typical Central Park Elements
Multi-use courts	Large water feature
Tot lot facilities	Landscape/hardscape features
Playground facilities	Synthetic turf rectangle area sized for multiple sports and community gatherings
One-half mile of asphalt trail	Baseball diamond
Parking for approximately 10 cars or shared parking	Asphalt trail system
Open play area	Parking for approximately 200 cars (may be reduced if adjacent to Metro station) or shared facilities
Picnic tables	Restroom facilities
Restroom facilities	Bridge for pedestrian crossing over water feature
Benches and seating areas	Extensive paver detailing along main walkways and around certain site features
Trash cans	Amphitheatre/pavilion area for performances
Bike racks	Large open lawn
	Benches and seating areas
	Picnic areas/tables and shelters
	Trash cans
	Bike racks

In addition, since the need for parkland generated by new development is so great, new developments should contribute to the development of recreational facilities outside of Tysons. Existing nearby parks that serve Tysons include Spring Hill, Lewinsville, Lake Fairfax and Salona. These larger scale parks will be impacted by future residents and workers in Tysons. Contributions toward offsetting these impacts should be provided in addition to open space with Tysons. Currently, the per person calculation to offset park service level impacts is \$893 per new resident based on current service levels and construction costs.

CONSERVATION AND EFFICIENCY OF PUBLIC SERVICES

Now more than ever, there is a need to utilize sustainable development methods to conserve energy and maximize the land efficiency of a new Tysons Corner. These sustainability methods help support the need for publicly-accessible open space, a key component of sustainability certification strategies such as LEED for Neighborhood Design (LEED-ND), currently in a pilot program stage and the nationally proposed Sustainable Sites Initiative (SSI). The incorporation of urban public spaces will mitigate environmental impacts to urban development while improving the health of residents, employees and visitors of Tysons Corner.

Co-location of recreation facilities with other public services such as schools and libraries can help mitigate costs and should be encouraged. In addition to first tier pocket parks, innovative spaces for recreation opportunities may also be provided by private developers. Sites may range from indoor community centers and program space to rooftop areas for multi-use courts or synthetic turf fields. Large scale development proposals should include a comprehensive recreation plan.

CONTACT INFORMATION

Thank you for the opportunity to expand the understanding of urban park needs that contribute to a more livable Tysons Corner. Should there be additional questions regarding park issues discussed in the memo, please contact Andi Dorlester at (703) 324-8692 or adorle@fairfaxcounty.gov or Sandy Stallman at (703) 324-8643, or sstall@fairfaxcounty.gov.

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Appendix A

**Fairfax County Park Authority
June 2007 Impact Analysis Comments**



FAIRFAX COUNTY PARK AUTHORITY

M E M O R A N D U M



TO: Sterling Wheeler, Chief
Plan and Policy Development Branch
Department of Planning and Zoning

FROM: Sandy Stallman, Manager
Park Planning Branch

DATE: June 29, 2007

SUBJECT: Analysis of Park and Recreation Impacts of Tysons Development Alternatives

The process of studying and ultimately amending the Comprehensive Land Use Plan for the Tysons Corner Urban Center provides an exciting opportunity to meet changing park needs and enhance the quality of life in Fairfax County. It is also an opportunity, through new and innovative open space planning and design, to create a vibrant sense of place and robust character in Tysons Corner.

Fairfax County's land use consulting firm for Tysons Corner, PB Placemaking, has developed the following alternative scenarios for future development of the Tysons Corner Urban Center:

- the base case (current Plan) with about 72 million sq ft (includes 16,000 dwelling units)
- the Housing Emphasis with about 100 million sq ft (includes 38,000 dwelling units)
- the Employment Emphasis with about 100 million sq ft (includes 31,000 dwelling units)
- Pushing the Envelope with about 135 million sq ft (includes 46,000 dwelling units)

The Fairfax County Park Authority (FCPA) staff's review of the above proposed development scenarios shows enormous impacts to the already deficient park system in Tysons Corner. The comments in this memo provide alternative perspectives for providing urban open space and recreation opportunities.

COMPREHENSIVE PLAN CITATIONS

The Park and Recreation element of the Countywide Policy Plan specifically addresses the need for urban parks in more densely developed areas of the county, such as Tysons Corner. The following urban park language is included in the Park Classification System, Local Parks subheading, p. 10-11, adopted June 20, 2005:

“In urban areas, urban-scale local parks are appropriate. These publicly accessible urban parks should include facilities that are pedestrian-oriented and provide visual enhancement, a sense of identity, opportunities for social interactions, enjoyment of outdoor open space

and performing and visual arts. Urban parks are generally integrated into mixed use developments or major employment centers in areas of the County that are planned or developed at an urban scale. Areas in the County that are generally appropriate for urban parks include Tysons Corner Urban Center, Transit Station Areas, Suburban Centers, Community Business Centers and identified “Town Centers” or mixed-use activity centers. Urban parks can be administered by private land owners, Fairfax County Park Authority, or through joint public and private sector agreements for public benefit.

Primary elements of urban-scale local parks are ease of non-motorized access and a location that complements, or is integrated with, surrounding uses. Features may include urban style plazas, mini-parks, water features and trail connections, oriented to pedestrian and/or bicycle use by employees and residents. Park architectural characteristics reflect the built environment. Short-term, informal activities and programmed events during lunch hours and after-work hours are intended to foster social interactions among users, provide leisure opportunities, and create a visual identity to strengthen sense of place and orientation. In urban areas, park size is typically less than five acres and often under ½ acre. Service area is generally within a 5-10 minute walking distance from nearby offices, retail and residences. Well-conceived and executed design is critical to the viability of this type of park. To be successful urban parks need high visibility, easy access, lots of pedestrian traffic, immediacy of casual food service, access to basic utilities, landscaped vegetated areas, ample seating, high quality materials, a focal point or identity, regular custodial maintenance, and an inviting and safe atmosphere.”

The Areawide Comprehensive Plan recommendations for Tysons Corner state that “Each development proposal should provide or contribute to the provision of appropriate active and/or passive recreation facilities and specified components of the open space system...” The Open Space/Parks/Recreation section of the Plan recognizes that “creative design and integration of parkland, pedestrian paths and recreation facilities in Tysons Corner can significantly contribute to creating a distinctive ‘sense of place’ and to the area's economic vitality and quality of life.”

The Plan goes on to recommend the further protection of Old Courthouse Spring Branch and Scotts Run stream valleys. Other recommendations for Tysons Corner include designated circuit walking/running courses; recreation “nodes” for access by lunchtime users; urban plazas as focal points; pocket parks, plazas and courtyards for passive use; year-round indoor recreation facilities; neighborhood park facilities; and recreational facility development at nearby parks and school sites.

Site specific open space recommendations are included for some of the land units in Tysons. Land Unit D, for example recommends the grouping of buildings around a plaza that connects to the pedestrian system. Land Unit L recommends the development of pedestrian-oriented plazas, courtyards or other pedestrian open space amenities. Land Unit P includes a recommendation for a major plaza to be used for open air performances and public art displays.

Site-specific Plan language that supports a network of urban park spaces should be strengthened and strictly implemented through the development process and other implementation mechanisms.

IMPACT ANALYSIS AND RECOMMENDATIONS

Public and Private Open Space in Tysons Corner

At this time, there are no public parks in the Tysons Corner core area. Presently, the Park Authority owns about 100 acres of parkland in a few locations at the lower-density periphery of Tysons Corner (see map on the next page). These are the Ashgrove Historic Site, Old Courthouse Spring Branch Stream Valley Park, Raglan Road Park and Freedom Hill Park to the west of Leesburg Pike and the Scotts Run Stream Valley Park and Westgate Park to the east of the Capital Beltway. The Spring Hill RECenter, while located outside the boundary of Tysons Corner to the north of the Dulles Toll Road, serves a portion of the fitness and aquatics needs of the McLean/Tysons area. Lewinsville Park, a district park located about one quarter of a mile east of Tysons Corner on Route 123, serves a portion of the McLean/Tysons need for athletic fields.

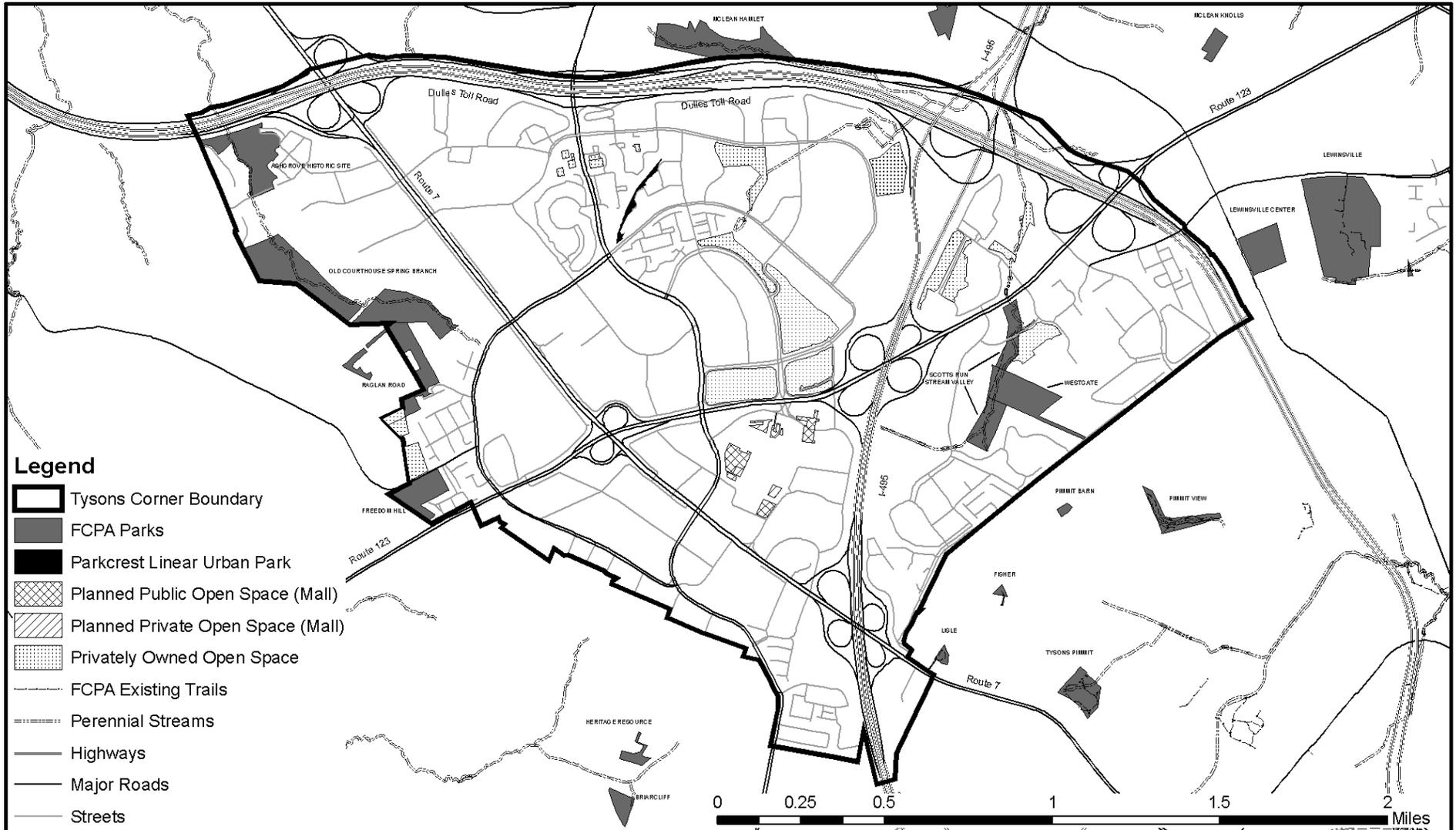
Through the development process, the Park Authority has encouraged private development of publicly-accessible urban parks and plazas to provide a range of park amenities and active recreation facilities in Tysons Corner. Several such open space and recreation areas were proffered as part of the anticipated Tysons Corner Center mall redevelopment. The Parkcrest development along Westpark Drive has proffered to develop and dedicate to the Park Authority a one-acre linear urban park.

Other open space in Tysons Corner includes privately-owned ball fields and athletic courts that serve the employees of large corporations such as Capitol One and Gannett. Finally, there are large tracts of undeveloped land in the Tysons II area that may offer opportunities for the integration of centrally located urban parks.

The existing deficiency of open space and recreation facilities in Tysons Corner will be intensely exacerbated under all of the proposed scenarios. An overall open space and recreation plan that adds and connects public and private open space, trails, and recreational facilities is crucial.

Park Facility Needs Assessment and Service Level Impacts

There currently exists a shortage of recreational facilities in both the Vienna and McLean Planning Districts, both of which include parts of Tysons Corner. The recreational facilities most in need are rectangular athletic fields, youth softball and baseball fields, outdoor basketball courts, indoor fitness and aquatics, and indoor gym space. The Park and Recreation element of the Countywide Policy Plan provides facility service level standards for core park facilities on a population basis. Public and private park and recreation facility providers should evaluate their contribution percentage levels compared to these standards, determine their respective roles in meeting these standards and plan their park systems or facilities accordingly.



Legend

-  Tysons Corner Boundary
-  FCPA Parks
-  Parkcrest Linear Urban Park
-  Planned Public Open Space (Mall)
-  Planned Private Open Space (Mall)
-  Privately Owned Open Space
-  FCPA Existing Trails
-  Perennial Streams
-  Highways
-  Major Roads
-  Streets



 **FAIRFAX COUNTY
 PARK AUTHORITY**
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TYSONS CORNER
 PRIVATE AND PUBLIC OPEN SPACE
 PROVIDENCE DISTRICT, FAIRFAX COUNTY, VA

21 June, 2007
 Drawn By: JG
 Checked By: AD
 Approval:
 Sheet: 1 of 1



The table below lists the facility service level standards and applies them to the four alternatives for Tysons Corner to show how many facilities would be needed under each:

FACILITY TYPE	SERVICE LEVEL STANDARD	BASE CASE	HOUSING EMPHASIS	EMPLOYMENT EMPHASIS	PUSHING THE ENVELOPE
Rectangle Fields	1/2,700 pop	12	28	23	34
Adult Softball	1/22,000 pop	1	3	3	4
Youth Softball	1/8,800 pop	4	9	7	10
Youth Baseball	1/7,200 pop	4	11	9	13
Adult Baseball	1/24,000 pop	1	3	3	4
Playgrounds	1/2,800 pop	11	27	22	33
Multi-use Courts	1/2,100 pop	15	36	30	44
Reservable Picnic Areas	1/12,000 pop	3	6	5	8
Neighborhood Dog Parks	1/86,000 pop	0	1	1	1
Recreation Centers – sq ft (includes fitness & aquatics)	1.1 sq ft per person	35,200	83,600	68,200	101,200
Indoor Gym Space – sq ft	2.8 sq ft per person	89,600	212,800	173,600	257,600

As described in Appendix 2 of the Park and Recreation element of the Countywide Policy Plan, Fairfax County’s parkland standard for Local parks is 5 acres/1000 and 13 acres/1000 population for District and Countywide parks. Applying these suburban parkland standards to the four alternative scenarios shows there would be a great impact on park service levels in Fairfax County. The following table shows the amount of additional parkland need that would be generated by each scenario:

PARK AND RECREATION IMPACTS	Local Park need (acres)	District Park need (acres)	Total
BASE CASE	163	423	585
HOUSING EMPHASIS	380	988	1368
EMPLOYMENT EMPHASIS	310	806	1116
PUSHING THE ENVELOPE	458	1191	1649

Given that the entirety of Tysons Corner is about 1,700 acres, it is not realistic to expect, even applying some creativity (e.g. rooftop amenities), that these park acreage needs could be met within Tysons Corner. Therefore, the Park Authority recommends that a new urban parkland standard be developed for Tysons Corner, both with regard to appropriate size and location/distance from potential users AND that developers should be encouraged to contribute to the provision of District and Countywide park and recreation facilities that serve Tysons but are located outside the Tysons Corner core.

Trails

There are no park trails in Tysons Corner. The proffered Parkcrest linear urban park will include a sidewalk trail, but will not be ADA accessible or usable by bicyclists due to steep grade changes and the inclusion of stairs. The Tysons Corner Mall has proffered to provide a pedestrian trail loop around the site, but there will be many street crossings that could lead to conflicts with vehicular traffic. Sidewalks exist along some of the roadways, but in general the area is not hospitable to pedestrians and cyclists.

Additional land in Tysons Corner along the two main stream valleys should be set aside to create contiguous greenways that can serve as protected wildlife corridors and to provide stream valley trails and other trail connections to encourage non-motorized movement to and through Tysons Corner. Overall, a comprehensive trail network for Tysons Corner needs to be developed in coordination with the Park Authority and the Tysons Corner Trails sub-committee, be included in the Comprehensive Plan and strictly implemented.

Natural Resources in Tysons Corner

The headwaters of Scotts Run are located in the highly developed Tysons Corner Area and the stream drains northward into progressively less developed land, eventually draining into the Potomac River. Scotts Run is classified in the *Fairfax County Stream Protection Strategy Baseline Study* (SPS Study), prepared in 2001, as Watershed Restoration Level II Area. The primary goal for streams that are classified as Level II is to maintain areas to prevent further degradation and to implement measures to improve water quality to comply with Chesapeake Bay Initiatives, Total Maximum Daily Load regulations and other water quality initiatives and standards.

The impact of the high impervious land cover, ranging from 20 – 40% in the Tysons Corner Area, on Scotts Run is apparent in the two Site Condition Ratings of “poor” to “very poor” that Scotts Run received in the SPS Study. Although the stream habitat improves downstream of Tysons Corner as the development intensity decreases, the downstream habitat is still impacted by high water flow volumes upstream during storm events.

Old Courthouse Spring Branch falls within the Difficult Run Watershed which is the largest watershed in Fairfax County. The watershed is substantially developed, primarily in residential uses. Difficult Run is the receiving stream for water from a network of tributaries some of which are generated from headwater systems that drain the highly developed urban/suburban expanse of Vienna and Tysons Corner. Because land use varies significantly within the watershed the streams within it range from Site Condition Ratings in the SPS Study of excellent to very poor.

Old Courthouse Spring Branch’s headwaters are located between Leesburg Pike and Old Courthouse Road in Tysons Corner amid commercial and residential development. The headwaters of the stream are protected by undeveloped land owned by the Park Authority until it crosses under the Dulles Access Road. Although Old Courthouse Spring Branch is not specifically classified in the SPS Study, it drains into Wolf Trap Creek which is classified as Watershed Restoration Area Level II. Based on that classification the primary goal for both

streams is to maintain areas to prevent further degradation and to implement measures to improve water quality to comply with Chesapeake Bay Initiatives, Total Maximum Daily Load regulations and other water quality initiatives and standards.

The low stream quality ratings are an example of a pattern seen in Fairfax County. The streams with the most development in their watersheds rank among the poorest quality streams in the County while those with the least amount of development, score among the best. New developments in Tysons Corner should utilize Low Impact Development (LID) techniques and contribute funds to the county to be used toward stream restoration efforts.

CREATING AN URBAN PARK VISION FOR FAIRFAX COUNTY

The urban park policy cited above is a useful guide to the desired character of such parks in Fairfax County. To add to this, Park Planning staff recently conducted research of current practices and trends in urban park planning. This was done through a search of current literature, and the Internet and through telephone calls to park planning agencies in urban areas across the United States. The results of this research includes a comparison of quantitative measures and standards as well as best practices and guidelines for urban park development.

Organizations leading the way in creating an urban park vision include the National Recreation and Parks Association (NRPA), the Project for Public Spaces (PPS), and the Trust for Public Land (TPL).

The NRPA recently adopted a National Agenda for Urban Parks and Recreation that is based on the following four principles:

- That urban parks and recreation promote health and wellness.
- That urban parks and recreation stimulate community and economic development.
- That urban parks protect the environment.
- That urban parks educate, protect and enrich America's young people.

The Project for Public Spaces provides useful guidelines for creating active and dynamic public squares (http://www.pps.org/squares/info/squares_articles/squares_principles):

Public squares should have a unique **image and identity**; provide multiple **attractions and destinations** within them; include **amenities** that will provide comfortable areas for visitors; be **flexible**; include a **seasonal strategy**; allow easy **access** by foot; be designed to incorporate unique **inner and outer squares**; **reach out like an octopus** to influence adjacent areas; have **high-quality management** to keep it safe and dynamic throughout the year; and incorporate partnerships through **multiple funding sources**.

The Trust for Public Land recommends moving in the direction of setting standards for the process of establishing parkland goals rather than providing specific acreage numbers. This process would include a survey of existing conditions, measures of public interest and willingness to pay, cost and income analysis, a ranking system, a decision process and an evaluation component.

Following are urban park land acreage standards for those urban park and recreation agencies that made the information available:

- Seattle, WA – 1 acre/1000 households and 1 acre/10,000 jobs
- El Paso County, CO (City of Colorado Springs) – 1.5 acres/1000 population and within 1/2 mile of residents
- San Mateo, CA – 0.5 acres/1000 population for 1/2-1 acre mini parks, 1.5 acres/1000 population for 4-12 acre local parks
- New York, NY – 1.5 acres/1000 population and within a 10 minute walk (1/4 – 1/2 mile)
- Indianapolis, IN – 1.3 acres/1000 population
- Vancouver, BC – 1 acre/1000 population
- Miami, FL – eschews acreage standards and emphasizes the goal of having parkland within 1/4 mile of every resident
- Minneapolis, MN – goal of having parkland within 6 blocks of every resident

Drawing upon this research, the Park Authority recommends an approach that combines the application of quantitative urban park standards with qualitative approaches. Therefore, the Park Authority recommends that future development in Tysons Corner should provide 1.5 acres of local parkland for every 1,000 new residents. (This translates to a total of 48 acres for the Base Case, 114 acres for the Housing Emphasis, 93 acres for the Employment Emphasis and 138 acres for Pushing the Envelope.) These urban parks should be 0.5 – 5 acres in size and located within 1/8 to 1/4 mile of those users they are intended to serve. Development should also contribute funds to the Park Authority to support the development of District and Countywide parks and larger recreational facilities (such as athletic fields and reservable picnic areas) that serve the area, but are located outside of Tysons Corner.

Meeting Urban Park Needs

The future residents of Tysons Corner, most of whom will be high-rise condominium or apartment dwellers, may recreate differently from those who live in traditional suburban neighborhoods. Without yards, these residents will have a greater need for common open space that meets their needs for socializing, exercising, dog walking, gardening and outdoor leisure. This translates to a need for gathering spaces, off-leash dog parks, garden plots, ornamental gardens, water features, tot lots and playgrounds, skate parks, open lawns for picnicking and unstructured play, shade structures, fitness courses and trails, multi-use courts, amphitheaters, and space for public art.

The new plan for Tysons Corner should include a recommendation and incentives for the creation of a large “Central Park” located within the core of Tysons. This public park will serve as a civic amenity to meet the diverse open space and recreation facility needs of those who come to Tysons Corner to work, play, dine and/or shop. Based on Fairfax County’s urban park policy and the Project for Public Spaces guidelines for creating active and dynamic public spaces, the Tysons Central Park should be a minimum of 3 acres and have high visibility, easy access, lots of pedestrian traffic, immediacy of casual food service, access to basic utilities, landscaped vegetated areas, ample seating, high quality materials, a unique image and identity,

multiple attractions and amenities, and be flexible enough that a variety of events and activities can take place there.

Park Land Acquisition and Facility Development Strategies

Different jurisdictions apply different strategies to fund parkland acquisition and development. The City of Seattle utilizes a property tax levy. Many jurisdictions use incentives to obtain contributions of land, funds and in-kind services from developers. Where there is supportive Comprehensive Plan language, Fairfax County has been successful in the past in obtaining land dedications, and proffers for funds and in-kind services to meet park and recreation needs. The Comprehensive Plan should be strengthened to leverage proffers of parkland and facilities in Tysons Corner. In addition, a mechanism should be created to establish a fund that will allow the Park Authority to develop recreational facilities both within and beyond the boundary of Tysons Corner to serve the needs of residents, workers and visitors.

Urban Park Management Issues

Other urban jurisdictions address park management and programming issues through public private partnerships and/or business improvement districts (BID) supported by special taxes. Central Park and Bryant Park in New York City have developed strong constituencies and successful nonprofit partnerships. The partnerships mobilize additional resources to enhance the system, drawing on philanthropic and corporate understanding of the value to city life of an excellent park and recreation system. In Arlington County, VA BIDs have been established for the Rosslyn area and the Ballston-Clarendon Corridor. Among other things, the taxes levied for these districts are used for beautification, cleaning, maintenance and community activities and events. Also in Arlington County, private businesses operate and maintain public parks through the commercial equivalent of a homeowner's association. All three of these park management strategies should be considered for Tysons Corner.

Comprehensive Park Plan

An overall urban park plan is needed for Tysons Corner. Ideally, the plan would include a trail-connected greenway linking a series of urban parks and providing community focal points. The plan would use the proposed urban park standard and result in lively active open spaces that support a larger central park and provides areas for publicly-accessible facilities that are logically located near the intended users.

SUMMARY OF IMPACTS

All of the proposed development scenarios would have enormous impacts to the already deficient park system in Tysons Corner. These impacts include the following:

- Increased need for stream valley trails and other trail connections in a comprehensive network throughout Tysons Corner
- Degradation of the Scotts Run and Old Courthouse Spring Branch streams
- Severe impacts to recreation facility service levels
- Need for up to 138 acres of urban parkland within the Tysons core

- Need for different types of recreational facilities and amenities to address the needs of urban residents, workers and visitors
- Need for a central civic focal points in the core of Tysons Corner
- Need to establish a mechanism to collect fees and provide funding for maintenance and repair of public spaces in Tysons Corner

SUMMARY OF RECOMMENDATIONS

- The Comprehensive Plan should include an overall urban park and greenway plan for Tysons Corner.
- Stream valley trails and other trail connections should be created in a comprehensive network to encourage non-motorized movement to and through Tysons Corner.
- Development should contribute to the restoration and protection of the Scotts Run and Old Courthouse Spring Branch stream valley parks.
- Development should provide 1.5 acres of local parkland for every 1,000 new residents.
- Local urban parks should be 0.5 – 5 acres in size and located within 1/8 to 1/4 mile of those users they are intended to serve.
- Local parks may be dedicated to the Park Authority with management agreements or they may be publicly-accessible spaces that are privately owned and maintained.
- Local urban parks should provide facilities such as off-leash dog areas, reservable garden plots, ornamental gardens, water features, tot lots and playgrounds, skate parks, open lawns for picnicking and unstructured play, shade structures, fitness courses and trails, multi-use courts, plazas, gathering areas, amphitheaters, and space for public art.
- Development should contribute funds to the Park Authority to support the development of District and Countywide parks that serve Tysons, but are located outside the core.
- The Comprehensive Plan should encourage the private sector to cooperate in creating a “Central Park” in the core of Tysons Corner that will serve as a key civic focal point.
- The Tysons Central Park should be a minimum of 3 acres and have high visibility, easy access, lots of pedestrian traffic, immediacy of casual food service, access to basic utilities, landscaped vegetated areas, ample seating, high quality materials, a unique image and identity, multiple attractions and amenities, and be flexible enough that a variety of events and activities can take place there.
- The Comprehensive Plan should encourage the creation of a Business Improvement District or other mechanism to collect fees and provide funding for maintenance and repair of the Tysons Central Park and other public spaces in Tysons Corner.

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Park Impacts of Initial Tysons Scenarios

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Appendix B

Additional Parkland Needs Analysis by District

Appendix B

Additional Parkland Needs by District

Park needs are based on a service level standard of 1.5 acres per 1,000 residents and 1 acre per 10,000 employees LESS existing acreage

CURRENT LAND USE						
District	Resident population	Employment population	District acreage	Existing park acreage	Park needs (acres)	Additional park acreage needed
Eastside	6,098	4,089	231.87	18.19	9.56	0.00
North Central	6,184	19,035	317.99	1.57	11.18	9.61
Northwest	1,740	3,990	171.01	58.30	3.01	0.00
Old Courthouse	406	15,782	181.22	0.00	2.19	2.19
Tysons Central 123	0	18,549	214.13	0.00	1.85	1.85
Tysons Central 7	436	25,055	211.23	1.89	3.16	1.27
Tysons East	1,248	11,746	165.11	4.88	3.05	0.00
Tysons West	0	8,626	159.53	0.69	0.86	0.17
Overall	16,112	106,871	1,652.08	85.52	34.86	15.09

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Additional Parkland Needs by District

Park needs are based on a service level standard of 1.5 acres per 1,000 residents and 1 acre per 10,000 employees LESS existing acreage

COMPREHENSIVE PLAN BUILDOUT (BASE CASE)						
District	Resident population	Employment population	District acreage	Existing park acreage	Park needs (acres)	Additional park acreage needed
Eastside	7,256	4,335	231.87	18.19	11.32	0.00
North Central	6,224	23,447	317.99	1.57	11.68	10.11
Northwest	1,740	5,070	171.01	58.30	3.12	0.00
Old Courthouse	1,150	20,129	181.22	0.00	3.74	3.74
Tysons Central 123	4,222	36,949	214.13	0.00	10.03	10.03
Tysons Central 7	3,853	36,542	211.23	1.89	9.43	7.54
Tysons East	2,198	20,209	165.11	4.88	5.32	0.44
Tysons West	5,875	14,865	159.53	0.69	10.30	9.61
Overall	32,517	161,545	1,652.08	85.52	64.93	41.47

Appendix B

Additional Parkland Needs by District

Park needs are based on a service level standard of 1.5 acres per 1,000 residents and 1 acre per 10,000 employees LESS existing acreage

ADVANCED PROTOTYPE A						
District	Resident population	Employment population	District acreage	Existing park acreage	Park needs (acres)	Additional park acreage needed
Eastside	9,266	3,330	231.87	18.19	14.23	0.00
North Central	9,003	22,341	317.99	1.57	15.74	14.17
Northwest	2,809	2,716	171.01	58.30	4.49	0.00
Old Courthouse	1,840	18,058	181.22	0.00	4.57	4.57
Tysons Central 123	8,198	35,637	214.13	0.00	15.86	15.86
Tysons Central 7	19,333	29,977	211.23	1.89	32.00	30.11
Tysons East	11,392	24,044	165.11	4.88	19.49	14.61
Tysons West	10,663	22,868	159.53	0.69	18.28	17.59
Overall	72,504	158,971	1,652.08	85.52	124.65	96.91

Appendix B

Additional Parkland Needs by District

Park needs are based on a service level standard of 1.5 acres per 1,000 residents and 1 acre per 10,000 employees LESS existing acreage

ADVANCED PROTOTYPE B						
District	Resident population	Employment population	District acreage	Existing park acreage	Park needs (acres)	Additional park acreage needed
Eastside	14,439	4,364	231.87	18.19	22.09	3.90
North Central	20,354	23,064	317.99	1.57	32.84	31.27
Northwest	6,922	1,384	171.01	58.30	10.52	0.00
Old Courthouse	7,627	14,233	181.22	0.00	12.86	12.86
Tysons Central 123	11,879	44,237	214.13	0.00	22.24	22.24
Tysons Central 7	18,257	42,433	211.23	1.89	31.63	29.74
Tysons East	10,643	39,028	165.11	4.88	19.87	14.99
Tysons West	9,790	34,074	159.53	0.69	18.09	17.40
Overall	99,911	202,817	1,652.08	85.52	170.15	132.40

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Additional Parkland Needs by District

Park needs are based on a service level standard of 1.5 acres per 1,000 residents and 1 acre per 10,000 employees LESS existing acreage

