

Summary of Tysons Corner Coordinating Committee Meeting  
October 10, 2005 7:00 PM  
McLean Governmental Center, 1437 Balls Hill Road

- I. Call to Order: Several announcements were made about future materials and presentations that may be appropriate for future meetings, which included: 1) the status of the Dulles Corridor Metrorail Project (tentatively scheduled for November 7, 2005 at the Dulles Corridor Metrorail Project Team Office on 1595 Spring Hill Road), 2) the results of a charrette performed at the October 9, 2005 AIA's "Communities on the Line" Conference, 3) the results of a survey by the Northern Virginia Transportation Authority on transportation priorities, and 4) the results of a Tysons Corner survey conducted in the Hallcrest Community. The committee also approved the September 26, 2005 meeting summary.
  
- II. Form Based Codes: Geoffrey Ferrell from Ferrell Madden Associates provided a presentation on Form Based Codes. In his presentation, Mr. Ferrell illustrated how conventional zoning ordinances and land use plans have not encouraged urban and pedestrian-oriented places. He outlined three elements that define a place: form, use/density, and management. In most communities, the primary emphasis in plans and ordinances is on use/density while emphasis on management and physical form are secondary, which often results in poorly defined places. However, Form Based Codes emphasize physical form in defining a place followed by management and use/density. This approach includes regulations on: 1) height (maximum and minimum), 2) site plans (limiting the location of parking, maximum setbacks/ build to lines, and streetscape), and 3) elements (windows, stoops, doors, balconies, etc.).

In addition, to formulate Form Based Codes, a very specific vision and Plan is needed which involves an extensive public participation processes including charrettes. Charrettes allow citizens to be fully engaged in the process of developing an area's visions and leads to public ownership of the resulting Plan, which is the basis of the Form Based Code. Mr. Ferrell provided some examples of where Form Based Codes are currently being implemented, which include Columbia Pike in Arlington, Farmers Branch Station, Texas and Dadeland in Dade County, Florida. The Columbia Pike and Farmers Branch Station examples encompass areas that are relatively small in size and have an established street grid. Only one example mentioned included a large area of over 2000 acres in Texas. Mr. Ferrell will provide the committee more information on that example.

The committee was concerned about whether a Form Based Code in Tysons would encourage redevelopment that may affect the economic viability of the two existing and successful malls. The committee requested more information on 1) where malls have been redeveloped or integrated with redevelopment, and 2) where Form Based Codes have been implemented without preexisting street grids. In addition, the committee requested information on how Arlington County's Form Based Code fits within their zoning and site plan process as well as copies of Arlington's Columbia Pike Form Based Code. For more information on Form Based Codes, see <http://www.geoffreyferrell.com/id69.htm> and for a copy Arlington's Form Based Code see <http://www.arlingtonva.us/Departments/CPHD/forums/columbia/current/CPHDForumsColumbiaCurrentCurrentStatus.aspx>.

- III. Department of Defense New Building Design Standards: Staff provided a summary of the new Department of Defense Minimum Antiterrorism standards for new and existing buildings. The new standards require: 1) minimum standoff distance (minimum 82 feet building setback), 2) buildings with increased structural strength for the avoidance of progressive collapse, 3)

reinforced and shatter-resistant windows, 4) separate mailroom ventilation, 5) emergency air distribution shutoff, and 6) elimination of parking beneath or on the roof of buildings. [See handout on Department of Defense New Building Design Standards.](#)

The committee was concerned about who actually is regulated by the new standards and how these standards will affect existing and future buildings for Federal agencies and defense contractors within Tysons Corner.

- IV. Affordable Dwelling Unit (ADU) Ordinance: Staff provided information on the key provisions of the Fairfax County ADU Ordinance. The purpose of the ordinance is to assist in the provision of affordable housing for persons of low and moderate income, whose income is 70 percent or less than the median income for the Washington Standard Metropolitan Statistical Area. The ordinance applies to all developments subject to rezoning, special exception, site plan or subdivision plat approval where: 1) the site is developed at a density greater than 1 dwelling unit per acre, 2) the site yields 50 units or more, and 3) the site is located within an approved sewer service. [See handout on the Affordable Dwelling Unit Ordinance.](#) The committee requested additional information on how the affordable dwelling unit issue is addressed by the Plan in the Merrifield Suburban Center.
- V. Final COG Round 7 Employment and Population Data: Staff provided a handout that compares the existing and planned employment, housing and population in Tysons Corner with the draft and final COG Round 7 forecasts. The employment figures in the draft and final COG Round 7 forecasts remained the same. However, the housing and employment numbers were modified in the final forecast and show an improved balance between employment and housing growth. [See the handout comparing the Final and Draft COG Round 7 Forecast with Existing and Future Development Potential in Tysons Corner.](#)
- VI. Discussion on Revisions to the Current Plan's Issues and Objectives: Staff provided a handout that compiled input from the September 26<sup>th</sup> Committee Meeting and several suggestions from individual committee members for revisions to the major objectives for the 1994 Tysons Corner Plan. The suggestions for revision resulted in a collection of objectives that range from being very brief to being very descriptive in nature. [See handout on the 1994 Tysons Corner Plan's Objectives and the 2005 Tysons Committee's Initial Suggested Revisions.](#)

The committee agreed to group the major objectives into 8 general categories that include: 1) Economy, 2) Residential, 3) Urban Form, 4) Transportation, 5) Housing, 6) Environment, 7) Accessibility, and 8) Institutional/Cultural Facilities. The committee requested staff to prepare another draft that classifies the objectives into the 8 categories and to email the draft to the committee members before the next meeting.
- VII. During Unstructured Thinking, a few additional comments concerned: 1) the need to evaluate how future development will impact infrastructure for water, electricity, sewer, and schools, and 2) should we create a refined framework for moving forward.
- VIII. Next meeting: Monday, October 24, 2005, 7 PM., Fairfax County Chamber of Commerce, 8230 Old Courthouse Road. The major topic will be continued discussion on the Plan's major objectives and any additional follow-up information staff is able to provide for this meeting.
- IX. Adjourn (Meeting adjourned 10:00 PM)