

Summary of Tysons Corner Land Use Task Force Meeting  
January 23, 2006 7:00 PM  
Fairfax Chamber of Commerce, 8230 Old Courthouse Road

- I. Call to Order: Due to having a lengthy agenda, the task force deferred discussion of the January 9, 2006 meeting summary.
  
- II. Proposed Tysons Corner Center Rezoning Application: Tony Calabrese of Cooley Godward LLP mentioned that Tysons Corner Center submitted a rezoning application to the County for mixed use development, which is proposed to be implemented in three phases. Paul Shaw of RTKL presented an overview of Transit Oriented Development (TOD) and the Tysons Corner Center rezoning application. The presentation showed how the proposed mixed use development is to be focused within 1600 feet of the Tysons Central Route 123 Station, which is consistent with the current Comprehensive Plan. The proposed development adds to the mall property approximately 3.5 million square feet, which includes 1.6 million sq. ft. for residential use, 1.4 million sq. ft. for office use, 250,000 sq. ft. for hotel use and 150,000 sq. ft. for retail use. [See the PowerPoint presentation on Transit Oriented Development and the proposed Tysons Corner Center development \(PDF, large file, 6.5 M\).](#)

The task force raised several questions, which included: 1) how increased traffic from the new development will be mitigated; 2) how the new development will be connected to the proposed Central 123 Metrorail Station; 3) how pedestrian access and circulation from adjacent property and nearby properties inside the Beltway will be improved; 4) how parking at the mall will be restricted from metro riders; and 5) why this zoning application is not deferred like the Area Plan Review (APR) nominations.

Mr. Calabrese replied to these questions by indicating: 1) several road improvements are proposed to mitigate increased traffic, which include widening Route 123, International Drive and the Ring Road bridge over Route 7 as well as many Traffic Demand Management (TDM) strategies; 2) construction of a new pedestrian bridge over Route 123 will connect the mall entrance to the proposed Central 123 Metrorail Station; 3) several pedestrian improvements that will connect the new development to adjacent properties are proposed, including: at grade crosswalks on International Drive, Route 123 and Route 7, and two new pedestrian bridges connecting to Towers Crescent on the south; in addition, shuttle bus service will be provided, which improves pedestrian access from the mall to the surrounding areas; 4) parking restrictions will be strictly enforced to mitigate parking issues at mall facilities such as parking structure policies for hours of operation to open at 10 am to discourage commuter parking at the mall; and 5) the proposed development is a rezoning application, which the applicant stated as being in general conformance with the current Comprehensive Plan, and the APR nominations are proposed Plan amendments. Under Virginia Law, zoning applications must have a public hearing within one year of being submitted, unless the public hearing date is deferred by the applicant.

- III. Dulles Rail Improvement District: John McGranahan, Fairfax County Attorney, presented an overview of Phase I for the Dulles Rail Transportation Improvement District, which was established on February 23, 2004. He briefly discussed the process for creating the district and highlighted the adopted boundaries, which include all of Tysons Corner Urban Center and the Wiehle Avenue Transit Station Area boundaries as defined in the Comprehensive Plan as well as right of way along the Dulles Airport Access Road. [See the PowerPoint presentation on Phase I Dulles Rail Transportation Improvement District \(PDF, large file, 1.7M\).](#)

The task force raised several questions, which include: 1) how the percentage of revenue generated from Tysons compares to the Wiehle Avenue area, 2) how metrorail project cost overruns will be addressed, and 3) will the express shuttle service from the Wiehle Avenue Metrorail Station to the airport be Fairfax County Connector service. Mr. McGranahan addressed these concerns by indicating: 1) Properties in Tysons account for more than 70% of the total district revenue while Wiehle Avenue properties account for less than 30%, 2) Metrorail project cost overruns will likely be addressed through revenue sources other than the tax district; the revenue collected from the tax district can only be increased if 51% of the commercial property owners sign a petition to support an increase, 3) the type of express shuttle service from Wiehle Avenue Transit Station to the airport will be determined by the County in the future.

- IV. Region's Housing Situation: John McClain of George Mason University presented an overview on the region's jobs/housing imbalance. He mentioned that low mortgage interest rates, job growth and limited housing supply have resulted in rapidly escalating housing prices throughout the region. He also mentioned that the number of jobs is projected to grow at a faster rate than housing growth resulting in an increasingly inadequate supply of housing in the region through the year 2030. The resulting inadequate supply of housing in the region will continue to cause the escalation of the cost of housing. The unmet demand will result in housing being developed outside our region causing longer commutes for many employees. [See the PowerPoint presentation on Housing and Jobs \(PDF\).](#)

The task force raised questions, which included: 1) how Census data was incorporated in the results, 2) how adjustments were made for inflation, and 3) how the task force could encourage affordable housing in the future. Mr. McClain answered the first two questions by stating that Census data and adjustments for inflation were incorporated his analysis. Kate Hanley addressed the affordable housing question by explaining the current limitations of the existing Fairfax County Affordable Dwelling Unit Ordinance and changes currently being considered by the Board appointed committee.

- V. Unstructured Thinking: The task force received two handouts, which included a revised Schedule of Initial Community Outreach Dialogues and a Comparison between Proposed New and Old Tysons Corner Major Plan Objectives. The task force asked general questions about the progress of the outreach dialogues and whether or not the proposed new objectives were final. Kate Hanley responded to the second question by saying that implementation strategies will need to be formulated later in the process and the proposed new objectives may be reviewed again in the future.
- VI. Next Meeting: Monday, February 27, 2006, 7 PM., Fairfax County Chamber of Commerce, 8230 Old Courthouse Road. The meeting scheduled on February 13, 2006 was canceled to provide more time for the preparation of a final summary report on the initial community outreach process. At the February 27, 2006 meeting, the major topic of discussion will be a presentation from Doug Sarno of The Perspectives Group on the results of the initial community outreach process.
- VII. Adjourn (Meeting adjourned 9:30 PM)