



## Meeting Summary

December 10, 2007, 7:00 PM

Fairfax County Chamber of Commerce, 8230 Old Courthouse Road

- I. Call to Order
- II. Meeting Summaries: The draft meeting summaries for the Task Force meetings on November 26 and November 28 were approved as written.
- III. Memo to Providers of Public Facilities, Services and Utilities: The Chairman called the members' attention to their copy of a [memo](#) to those who will analyze the impacts of the advanced prototypes on the provision of public facilities, services and utilities. This memo will be emailed to the service providers December 11. It requests that they consider three factors in their analyses: the use of *urban rather than suburban* standards; the application of conservation measures; and the development of new technologies.
- IV. Discussion of Implementation Subcommittee's [Outline of Plan Considerations](#): Brenda Krieger, Chair, introduced the outline by pointing out that the Implementation Subcommittee is a diverse and balanced group, representing residents of nearby communities, the environment, the development community, and public officials. Subcommittee member Stuart Mendelsohn presented the outline. Some of the key points are as follows.

The effective and successful implementation of the new plan will require a comprehensive approach that guides and coordinates individual projects to achieve the overall vision and goals for all of Tysons. The Subcommittee recommends that a new organization be established to implement the new plan. This organization, whether it is a separate or an independent nonprofit, will operate in conjunction with the Fairfax County process.

Among the responsibilities of the new organization could be to:

- Work with the County to develop new Zoning Ordinance language and categories for Tysons, to support the revised Comprehensive Plan.
- Work with the County to develop urban standards for infrastructure.
- Develop a set of design guidelines.
- Establish a Design Review Committee, to work with the Planning Commission and the Board of Supervisors.
- Set annual priorities for infrastructure improvements, public amenities and other community benefits.

- Undertake initiatives to enhance the quality of life at Tysons in such areas as transportation; public facilities; affordable housing; environmental enhancements; streetscapes; public safety; and culture.
- Raise and expend funds for the above improvements and initiatives.

Regarding funding, the Subcommittee acknowledges that neither private developers nor current public entities can finance all of the improvements and amenities needed to support the new plan. In addition, proffers and State and local government funds will not be available in time to fund various infrastructure prior to new development. Therefore, the Subcommittee recommends the use of Tax Increment Financing (TIF). This would result in the dedication of property tax revenues generated by new development at Tysons for the construction of needed infrastructure.

A Task Force member asked if the existing proffer system would remain in place. Mr. Mendelsohn said it would be modified to become less site-specific. He gave as an example that, rather than require a developer to proffer a site for a specific trail improvement, a contribution could be made to a trail fund.

During the discussion following the presentation, a Task Force member asked how the proposed Design Review Committee would work. Mr. Mendelsohn suggested it might work like the McLean Planning Committee, and emphasized that it would operate as part of the larger implementation organization.

Another Task Force member pointed out that the Fairfax County Water Authority is a possible model for the implementation organization. For an example of an independent nonprofit, Task Force Chairman Clark Tyler referred members to the website of Atlanta's Midtown Alliance ([www.midtownalliance.org](http://www.midtownalliance.org)).

A Task Force member asked about the proposed makeup of the implementation organization, and whether it would include residents. Ms. Krieger stated that all stakeholders at Tysons should be represented. Chairman Tyler opened the discussion up to non-members. One attendee asked if residents of McLean and Vienna will be involved. Ms. Krieger and Mr. Mendelsohn stated that only after the Board of Supervisors approves the concept of an implementing organization could such details be determined. This process would include the development of a Memorandum of Understanding with the Board regarding types of representation.

Another attendee asked if the plan will include triggers; the response was that it will, and that the use of TIF would permit the construction of some infrastructure in advance of need. Another attendee asked when the new development process for Tysons will take effect. Ms. Krieger said that there will need to be a way to proceed during the interim period when there will be a disconnect between the new plan and existing zoning.

Finally, Ms. Krieger requested all Task Force members to review the outline and email their comments to staff, to be forwarded to the Subcommittee.

- V. Discussion of [Affordable Housing Subcommittee's Recommendations](#) for Comprehensive Plan Language: Michelle Krocker, Chair, thanked the Subcommittee members who have worked on these recommendations. She also recognized two experts on affordable and workforce housing who provided advice: Jim Edmondson of UniDev, LLC, and Michael Scheurer of the Virginia Housing Development Authority (VHDA).

Ms. Krocker presented the Subcommittee's draft recommendations, which may be summarized as follows. Increasing the amount of residential development at Tysons will help to address the area's jobs/housing imbalance and to maintain the County's economic vitality. The Subcommittee recommends that new housing at Tysons be affordable to workers at various income levels. This will include affordable and workforce housing as defined by the County, many of which will be rental units, as well as some moderately priced for-sale housing.

The Subcommittee recognizes that regulatory and financial incentives will be necessary to encourage the provision of affordable housing at Tysons. They recommend financial incentives that encourage housing developers to provide a set percentage of affordable units. They also recommend regulatory incentives that reduce the size, parking requirements and amenities associated with affordable units, in comparison to market-rate units.

The Subcommittee suggests other tools and incentives, including:

- The use of creative financing strategies
- Employer-assisted housing
- Locating housing in commercial and industrial areas
- Colocating housing with public facilities, such as schools, libraries and fire stations

Finally, should redevelopment at Tysons result in a loss of affordable housing units, the Subcommittee recommends that those units be replaced on a one-to-one basis. During the discussion following the presentation, Jim Edmondson pointed out that the Board of Supervisors recently approved a new policy encouraging the provision of workforce housing. He also stated that the new implementing authority at Tysons could partner with developers of affordable housing.

A Task Force member asked how many affordable and workforce units are in Tysons and in the County now. Mr. Edmondson stated that there was an estimate for the County in a [2006 study by George Mason University's Center for Regional Analysis](#). Ms. Krocker offered to make that study available.

A Task Force member then asked what the County's current percentage requirement is for Affordable Dwelling units. Ms. Krocker responded that it is lower than the 20% requirement recommended by the Subcommittee. Other Task Force members stated that the County has previously set a target of 20%, and that they believe that goal is an appropriate one.

A Task Force member asked why the recommendations exclude households below 50% of AMI. Michael Scheurer explained that the County's High Rise Affordability Panel found that, in order to serve residents below 70% of AMI, significant public subsidies would be needed. Another Task Force member noted that in new residential development in Merrifield, 5% of units are targeted to 70% and below AMI, and 7% are targeted to above 70% of AMI. Future densities at Tysons will be higher than those in Merrifield, permitting the setting of higher goals. Finally, it was suggested that it would be helpful if the Subcommittee could add some narrative text about the current housing situation, along with an explanation of a target for Tysons.

- VI. Report from Consultant Liaison Subcommittee: Janyce Hedetniemi, Chair, announced that the Consultant Liaison Subcommittee held work sessions with the project manager, G.B. Arrington of PB PlaceMaking, on November 27 and 28. During these work sessions, the Subcommittee approved the decision rules for the allocations for the two ["advanced prototypes"](#) to be analyzed between now and February. At the special Task Force meeting at noon on November 28, consensus was reached on these decision rules. They are described in the [document](#) entitled "Tysons Task Force Meeting & Work Session," dated November 30, 2007.

Ms. Hedetniemi then asked Sterling Wheeler of Fairfax County Planning & Zoning to announce the final results of the allocation process. Mr. Wheeler explained that the allocations do not assume that total maximum buildout is achieved in all subareas of Tysons. This accounts for areas that are not redeveloped, or are not redeveloped to their maximum potential over the next 25 to 30 years. The result is that Advanced Prototype A (also called Focused TOD or Constrained) yields a total of 96.3 million square feet, about 36,000 households, 72,500 residents, and 159,000 jobs. Advanced Prototype B (also called Extended TOD or Aspirational) yields a total of 127.5 million square feet, about 50,000 households, 100,000 residents, and 200,000 jobs.

Mr. Wheeler further explained that these allocations were forwarded to the transportation consultant, Cambridge Systematics, on December 7 so that they could begin work on their part of the analysis.

A Task Force member asked about VDOT's analysis under the new State 527 regulations. Leonard Wolfenstein of the Fairfax County Department of Transportation explained that the 527 analysis will involve VDOT's commenting on the Preferred Alternative as reflected in the proposed new plan for Tysons, prior to its adoption by the Board of Supervisors.

- VII. Adjourn: The meeting was adjourned at 9:05 p.m.