



Draft Meeting Summary
April 28, 2008 7:00 p.m.
Fairfax County Chamber of Commerce

- I. Call to Order
- II. Meeting Summary: The summary of the April 21 Task Force meeting was accepted as written.
- III. Update on HOT Lanes: Chairman Clark Tyler announced that he had met informally with staff from the Beltway HOT Lanes Project, and that he had requested information on the Route 123/Old Meadow Overpass and the Shopping Mall/Old Meadow Overpass. It was also announced that public hearings on the HOT Lanes Project will begin May 21.
- IV. [Review of Agreements to Date](#): Doug Sarno passed out an April 28 draft of Areas of Consensus and Remaining Questions on Transportation Issues. The Task Force suggested a number of revisions to this document which will be presented by Doug at the May 5 meeting.
- V. [Community Benefits by Funding Source](#): Bill Lecos presented a Community Benefits Matrix developed by himself, Jo Hodgkin, and several other members of the Task Force based on the list of Community Benefits distributed by staff at the April 21 meeting. The matrix contained three columns. First was Essential Infrastructure that must be in place prior to redevelopment, and that was likely to receive public funding. Second was critical needs provided by landowners as a condition of developing in Tysons. Third was critical needs provided by leveraging increased development potential, or bonus density.

Mr. Lecos pointed out that some amenities will be provided by the market, such as day care centers and churches. There was a great deal of discussion by Task Force members who felt that the matrix was a useful tool.

The issue of LEED certification was raised. Recently the County's Policy Plan was amended to say that "zoning proposals for nonresidential development and zoning proposals for multifamily residential development of four or more stories within the Tysons Corner Urban Center ..." should "incorporate green building practices sufficient to obtain certification through the LEED program or its equivalent." One Task Force member objected to the concept of requiring LEED certification at Tysons. Another member suggested that the Task Force needed a presentation on LEED and other certification programs. The suggestion was made to ask the DPWES staff who recently briefed the Board of Supervisors on certification programs.

Several Task Force members questioned why the green network, series of smaller parks and recreational facilities were not shown as Essential Infrastructure. The question was also raised as to why Pedestrian & Bike connections between neighborhoods and Bike trails were not considered to be Essential.

On the final type of Community Benefits, Civic Uses and Arts, there was agreement that these amenities are not Essential. Under the Urban Design section of the matrix, the suggestion was made to delete "Residential units with steps, porches and/or ground floor retail."

Regarding Affordable and Workforce Housing, the issue of existing County policy requiring 12% of units in high-rise and high density development versus a possible Task Force goal of 20% of units was raised. This led to a discussion about how the Task Force could decide whether to go with existing requirements or to establish new and higher standards. Task Force members decided that it would be helpful to understand existing County policy for the full list of community benefits. Staff agreed to provide a document linking benefits to current requirements, policies and funding mechanisms, where applicable.

VI. Adjourn: The meeting was adjourned at 9:35 p.m.