



**Draft Meeting Summary**  
**May 19, 2008 7:00 p.m.**  
**Fairfax County Chamber of Commerce**

- I. Call to Order
- II. Meeting Summary: The summary of the May 5 meeting was approved with two corrections. On page 2, Section V, the first bullet should begin “Implementation of plans,” rather than “Establishment of plans.” In the next to last paragraph on page 2, the first sentence should read, “There was some discussion of the composition of the Board of Directors of the new authority.”
- III. Announcements: Chairman Tyler announced that the HOT Lanes project is holding a public hearing on Wednesday, May 21, at 5 pm at Marshall High School. Task Force member Bruce Wright announced that there is another hearing on Tuesday, May 20, at the Northern Virginia Community College campus in Annandale.

Task Force member Keith Turner announced that the Transportation Subcommittee is meeting Tuesday, May 20, to choose among several alternative routes for the proposed Circulator at Tysons. His Subcommittee expects to have a report for the next Task Force meeting which will be Tuesday, May 27.

- IV. [Report of Housing Subcommittee Recommendations](#): Task Force member Michelle Krocker, Chair of the Housing Subcommittee, presented Recommendations for Comprehensive Plan Language Relating to the Creation of Affordable and Workforce Housing.

Task Force members asked for more information on Recommendation 3, regarding aggregating land and/or transferring the responsibility for providing affordable dwelling units (ADUs). Jim Edmondson, an expert on affordable housing and a member of the Subcommittee, explained that one purpose of this recommendation is to assemble large enough parcels so that it makes economic sense for developers to provide significant numbers of ADUs. Regarding transferring the responsibility for providing ADUs, Ms. Krocker explained that the Subcommittee’s intent is for transfers to occur within Tysons and not to sites elsewhere in the County.

On Recommendation 1, the question was raised as to the feasibility of building units at Tysons affordable to households at 60% of Area Median Income (AMI). Ms. Krocker stated that the Vice Chairman, George Barker, had urged the Task Force to set a range between 60% and 120% of AMI, rather than the 80% to 120% range recently adopted by the Board of Supervisors. Ms. Krocker also pointed out that the new County policy provides bonus density for the provision of ADUs, whereas the Subcommittee is recommending a wide range of regulatory and financial incentives, in addition to bonus density.

Task Force member Brenda Krieger suggested that Recommendation 1 be reworded to state that development at Tysons requires the provision of a minimum of 12% of units as ADUs, but that the Task Force seeks to motivate the provision of 20% of units as ADUs through incentives. She also asked that Recommendation 2 mention that parking, setback, height and bulk requirements would be consistent with the future urban design guidelines for Tysons.

Regarding the final bullet under Recommendation 7, the need to define “affordable” housing units was raised. The Housing Subcommittee was asked to address the issues raised during the discussion, and to present a revised version of their recommendations at the May 27 meeting.

- V. [Report of Livability/Walkability Subcommittee Recommendations](#): Task Force member Jo Hodgins, Chair of the Livability/Walkability Subcommittee, presented Draft Recommendations dated May 19, 2008. Ms. Hodgins highlighted some important points under the headings “General Recommendations” and “The Built Environment.” She then asked Subcommittee member Stella Koch to address the section entitled “Protecting and Restoring Nature.”

Regarding item 2, the Built Environment, Ms. Koch stated that she would like to see a requirement that new buildings at Tysons achieve LEED Silver certification phased in over 5 years. She also mentioned the Star Community index that helps communities track their carbon footprints. Regarding item 4, Stormwater Management, Ms. Koch recommends that the Task Force build in minimum goals to reduce impervious surface at Tysons.

There was discussion of the Subcommittee’s General Recommendations, and in particular item 4, “Design guidelines should be developed for each neighborhood and district, reflecting community input defining the character of that neighborhood.” Task Force member Jan Hedetniemi suggested that the future Implementation authority consider public participation in the development of the more detailed design guidelines for Tysons neighborhoods.

Task Force member Irfan Ali requested that an addition be made under the section entitled “Utilities,” regarding the need for utility lines to be placed underground. With that addition the Subcommittee report was unanimously approved.

- VI. [Task Force Discussion of Density Ranges for Preferred Alternative](#): Chairman Tyler called members' attention to the handout entitled "Background Materials for Discussion of Density Ranges for Preferred Alternative." Sterling Wheeler of the Fairfax County Department of Planning & Zoning explained that the first three tables in the handout compared PB PlaceMaking's April Straw Man proposal; one of the alternatives tested this winter, Prototype B; and the current Comprehensive Plan. The final two tables showed Intensities at various distances from the Tysons West station area under the following categories: Existing Built, Comp Plan, Straw Man, Prototype B, and the three alternate concepts proposed at the May 12 meeting. Concept 1 shows a 5.0 FAR at station areas; Concept 2 a 5.5 FAR; and Concept 3 a 6.0 FAR at the stations. Planning & Zoning staff also presented slides showing [existing intensities in Tysons and what is allowed under the current Zoning and Comprehensive Plan](#).

Task Force member Stella Koch asked if the Alternate Concepts would be the same as Base FAR, and whether they would include all requirements for development at Tysons. The suggestion was made that the achievement of community benefits like 20% ADUs and LEED Platinum certification would result in density bonuses. Ex officio member Ken Lawrence pointed out that the Preferred Alternative will be tested by PB PlaceMaking and Cambridge, so it was concluded that they need to test the maximum FAR. Task Force member Amy Tozzi asked that, in keeping with the recent letter from the Chairman of the Fairfax County Park Authority, future parks at Tysons be provided through Base FAR, Bonus FAR, and public/public-private partnerships. Task Force member Stu Mendelsohn suggested that a matrix be developed showing the community benefits that will be required under Base FAR and benefits that will be incentivized by Bonus FAR. Chairman Tyler stated that he would prepare a new Straw Man reflecting the Task Force discussions on density. This will be presented for comment at the May 27 meeting.

- VII. Adjourn: The meeting was adjourned at 9:00 p.m.