



Draft Meeting Summary
May 27, 2008 7:00 p.m.
Fairfax County Chamber of Commerce

- I. Call to Order
- II. Meeting Summary: The summary of the May 19 meeting was approved as submitted.
- III. Report of Revised Housing Subcommittee Recommendations: Task Force member Michelle Krockner, Chair of the Housing Subcommittee, was out of town. In her absence, Subcommittee member Michael Scheurer of the Virginia Housing Development Authority presented the [revised recommendations](#).

During the discussion which followed, Task Force members asked that the first paragraph of the recommendations be revised as follows: “1. *A policy that provides sufficient incentives to meet the requirement of 20% of total residential development affordable to households from 60% of Area Median Income (AMI) up to 120% of AMI. Numbers of units should be tiered to address the needs of each income level, but no less than 10% of all *affordable and workforce* units provided shall be available for households earning 60% or less of the AMI.*” (Revisions are shown in italics.)

With these changes to the first paragraph, the Task Force accepted the Housing Subcommittee’s Recommendations.

- IV. Discussion of Proposed Circulator Route: Task Force member Keith Turner, Chair of the Transportation Subcommittee, presented a [report on the Circulator System](#). Mr. Turner explained that an increased ribbon of density will be associated with the proposed routes of the form-giving circulators, and that if the circulator route is within a TOD area, only the TOD area density will apply.

The Subcommittee’s report covers Guidelines for Route Development, as well as discussion of Right-of-Way, Assumed Operating Characteristics, Implementation, and Other Transit Services. Mr. Turner’s presentation also included five maps:

- Tysons Corner Urban Center Circulator System
- Form-Giving Circulators plus other possible circulators
- Metrobus & Fairfax Connector Bus Service per Dulles Rail FEIS
- Potential Local Bus Service: McLean Central Connector
- Potential Local Bus Service: Vienna & Dunn Loring Connector

Task Force member Stephanie Mensh asked that a point be added to the Guidelines, specifying that the circulator stops be accessible and pedestrian friendly, with sidewalks and shelters. Task Force member John Harrison asked that language be added to the third bullet under “Right-of-Way” so that it reads, “The ultimate alignment may shift based upon the ease of acquiring the necessary right-of-way. *If the Right-of-Way shifts, the adjacent parcels will not lose the density assigned related to the circulator system.*” Task Force member Billy Thompson expressed concern about height limits south of the Boone Boulevard circulator route, between Boone and Old Courthouse Road. Chairman Tyler asked Task Force members to review the suggested circulator routes and the guidelines and criteria on which they are based. He further asked that any changes or edits be circulated this week and voted on at next week’s meeting.

V. Task Force Discussion of Density Ranges for Preferred Alternative: Chairman Tyler presented a document entitled “[Allocation Strawman, May 27, 2008.](#)” Task Force members suggested a number of changes to this document, including the following:

- The last sentence before Table 1 should be reworded to say, “Table 1 shows what all applicants for rezoning at Tysons will be required to provide.”
- The words “Parcel consolidation” should be deleted from the last item in Table 1. The first paragraph on page 2 should also be revised.
- Table 2 should be revised to show general categories such as those in the second paragraph on page 2 (non-motorized transportation, park and recreation improvements, environmental stewardship, civic infrastructure, and public and community arts). Table 2 as written is too specific.
- The phrase “formula-based developer contributions” should be defined.
- Task Force Vice Chairman George Barker was unable to attend but sent Chairman Tyler an email suggesting that Table 2 include developer contributions to the Circulator.

There was extensive discussion about the need for high enough densities to attract residential development throughout Tysons. Task Force members were in agreement about the need for density bonuses to achieve 20% affordable and workforce units and LEED Silver, Gold and Platinum certification. In order to provide guidance to the consultants, the Task Force voted to approve the allocation of Base FAR and density bonuses as shown below, in the revised Tables 3 and 4 from the Strawman document. The vote was 20 yea, 1 nay and 3 abstentions.

**Table 3 – Base Allocation
Revised per Task Force Vote on May 27, 2008**

Location	Commercial FAR	Residential FAR
1/8 mile from station	6.0	6.0
¼ mile from station	4.0	4.5
1/3 mile from station	2.0	3.0
½ mile from station	1.75	2.75
400 ft. along circulator	2.5	2.5
4-600 ft. along circulator	1.5	1.5

**Table 4 – Density Bonuses
Revised per Task Force Vote on May 27, 2008**

20% affordable & workforce units	20% increase in Residential FAR
LEED Silver or equivalent *	6% increase in total FAR
LEED Gold or equivalent	8% increase in total FAR
LEED Platinum or equivalent	10% increase in total FAR

*Task Force will add language to the new Plan for Tysons, making LEED Silver a requirement for all applicants for rezoning within 5 years.

At the next Task Force meeting June 2, members are expected to refine the rest of the Strawman document, regarding the provision of community benefits.

VI. Adjourn: The meeting was adjourned at 9:30 p.m.