



Meeting Summary

August 11, 2008, 7:00 p.m.

Fairfax County Chamber of Commerce

- I. Call to Order
- II. Meeting Summary: The summary of the July 14, 2008, Task Force meeting was approved as submitted.
- III. Announcements: Chairman Clark Tyler called attention to two articles from that morning's *Washington Post*. The first was an editorial titled "[Smart Growth](#)" that mentioned Fairfax County's commitment to transit-oriented development (TOD). The second article, titled "[Office Building Deals Drop Off,](#)" noted that office vacancy rates in the Washington region were decreasing in dense areas near Metro stations and increasing in more suburban office markets.

Chairman Tyler then discussed a report on TOD written by GB Arrington of PB PlaceMaking and Dr. Robert Cervero of the University of California, Berkeley. The report, "[Effects of TOD on Housing, Parking, and Travel,](#)" will be published by the Transit Cooperative Research Program in October. In a review of 17 TOD projects, the authors found that households in TODs make significantly fewer automobile trips than non-TOD households. The Chairman requested that all Task Force members read the report with the intent of incorporating its findings into the Task Force's recommendations.

The Chairman next informed the Task Force that it would deliver a presentation to the Board of Supervisors on September 22. The three elements to be presented are the overview of Task Force's final recommendations, the [George Mason University development forecasts](#), and a draft of the area-wide Comprehensive Plan text. In order to prepare for this presentation, the Chairman recommended the formation of a Draft Review Subcommittee to be chaired by George Barker. The members nominated to serve on this committee are Janyce Hedetniemi, Jo Hodgins, Stella Koch, Brenda Krieger, Michelle Krockner, Bill Lecos, Wade Smith, Keith Turner, and Kohann Whitney. The Task Force voted unanimously to create the committee, which will be responsible for reviewing draft area-wide Plan text prior to the September 22 presentation, reviewing specific district and sub-district Plan text as it is drafted, and finding ways to involve the entire Task Force in the Plan text approval process.

- IV. Discussion of the [Draft Overview of Final Recommendations](#): Doug Sarno of the Perspectives Group presented the latest draft of the overview document, noting that its purpose is to summarize the Task Force's recommendations in a way that is clear and understandable to the general public. Mr. Sarno specifically asked for comments on the draft's structure, level of detail, and tone. Chairman Tyler suggested that the Task Force's public outreach activities be mentioned prominently in the introduction. Sally Liff commented that some of the terms used in the document were not technically correct, and Mr. Sarno asked all Task Force members to submit written comments on the appropriate use of specific terms.

Brenda Krieger suggested that the Task Force's eight [guiding planning principles](#) should be incorporated into the document. Ms. Krieger also said that the document should clearly state the benefits of TOD, and Kahan Dhillon suggested that the document should reference other TODs that have been successful. Bill Lecos suggested making the language on economic sustainability stronger and more prominent. Several Task Force members stated that the introduction should emphasize the phasing of development and infrastructure, and Chairman Tyler asked Jim Scott to write a sentence or two on this topic. Irfan Ali said that the introduction should also establish a link between Tysons and Fairfax County, noting that Tysons is the County's downtown and is a major source of tax revenue. Amy Tozzi requested that the introduction include language on minimizing the impacts of Tysons' growth on outside communities.

Chairman Tyler noted that many of the recommendations for Tysons would be applicable in other parts of the County and suggested that this should be included in the document. Frank de la Fe said that the document should mention that the Task Force has considered projected growth for the Washington region and the importance of providing more options to live and work in an urban area. Ms. Krieger suggested that the document should say that the necessary infrastructure and community benefits would be financed not only by new development but also by the implementation strategies recommended by the Task Force.

- V. Discussion of the [Descriptions of Tysons' Eight Districts](#): Kimi Iboshi Sloop of PB PlaceMaking explained (via telephone) that these descriptions would be placed in Chapter 1 of the Vision Document. The Task Force discussed how the various aspects of the descriptions could be achieved, especially the arts and entertainment district recommended for Tysons West. GB Arrington of PB PlaceMaking (also on the telephone) replied that there is no way to know which area should have an arts focus but that these uses are essential to a livable Tysons. Ms. Krieger, who chairs the Implementation Subcommittee, noted that one role of the implementation authority would be to provide incentives and mechanisms to create an arts district. Jo Hodgkin, chair of the Livability/Walkability Subcommittee, stated that the arts should not be confined to one district but should be present throughout Tysons. The only other comment on the Tysons West description was that the district borders on the Old Courthouse Spring Branch stream valley. Stella Koch agreed to draft language on how to address the stream valleys in the district descriptions.

For the Tysons Central 7 description, the Task Force recommended clarifying the language for the northern portion. While the primary use of this area should be offices, it should also include housing, retail, and hotels, making it an 18-hour activity center. Wade Smith discussed the need to characterize Route 7 as a boulevard that connects the West, Central 7, Old Courthouse, and Central 123 districts. Similarly, Mr. Smith suggested that the descriptions include a vision for Route 123 in the Tysons Central 123 district.

The Task Force also provided general recommendations that pertain to all of the district descriptions. Chairman Tyler discussed the need to update the document to reflect the latest circulator routes. Ex officio member Ken Lawrence stated that all of the districts have existing or approved buildings that will not be redeveloped within the Task Force's planning horizon. The descriptions should mention that in some cases new development will have to be built around what is on the ground today. Amy Tozzi suggested that building heights should be included in the descriptions, specifically the concept of having the tallest buildings at the stations and stepping down to the edges.

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