



Draft Meeting Summary
August 18, 2008 7:00 p.m.
Fairfax County Chamber of Commerce

- I. Call to Order
- II. Meeting Summary: The summary of the August 11, 2008 Task Force meeting was approved, with the correction of the time of adjournment from 8:35 p.m. to 9:35 p.m.
- III. Announcements: Chairman Clark Tyler announced that the Task Force presentation of its recommendations to the Board of Supervisors will be at 11 a.m. on September 22. Following that presentation, Mr. Tyler is considering informational meetings in the Dranesville, Hunter Mill and Providence Districts, as well as a possible public hearing.

Mr. Tyler announced that he had sent a letter to Jay Evans of Cambridge Systematics, asking him to describe the forthcoming transportation analysis for inclusion in the September 22 presentation. Among Mr. Tyler's requests of Cambridge is detail on trip reduction measures and isolation of traffic generators that are not Tysons oriented. Dan Rathbone of the Fairfax County Department of Transportation explained that the worst traffic at Tysons occurs during the evening rush hour, and that much of that is regional traffic heading south on 495 or west on the Dulles Toll Road. Mr. Rathbone explained that the long-term solution to this problem is building out the regional transit network, such as extending Metro's Orange and Blue lines and linking those lines with one another.

- IV. Discussion of Remaining Four [District Descriptions](#): Regarding the North West district, Wade Smith pointed out that the Old Courthouse Spring Branch stream valley park is not likely to have active recreation. Also, although the introductory paragraph mentioned active recreation, the bullet under "Key Characteristics" refers to passive recreation. Frank de la Fe suggested that some of the areas outside of the floodplain may be suitable for active recreation.

Bruce Wright asked that the Task Force recommend that the nonmotorized connection behind the Sheraton Hotel at the Ash Grove Historic Site be maintained. The suggestion was made that another nonmotorized connection further south could be located along the Dominion Virginia Power utility corridor that crosses Old

Courthouse Spring Branch. This connection could link surrounding residential neighborhoods to the Tysons West Metro station.

Task Force members agreed that they should recommend that utility lines be placed underground in the North West and Tysons West districts. They also suggested that the circulator routes should be added to the descriptions of the eight districts, where applicable. Finally, there was consensus that the introductory paragraphs describing each district should be made briefer, with the rest of the information added to the bullets under “Key Characteristics.”

Regarding Old Courthouse South, Billy Thompson pointed out that the plan needs to provide a buffer between Tysons and the Town of Vienna, and in particular the plan should include height limits for this district. There was agreement that the district description should include language about the character of Route 7 and Gallows Road, as well as mentioning the circulator route along Boone Boulevard. Task Force members requested that PB strengthen the description of parks and urban spaces in Old Courthouse South. Jo Hodgkin pointed out that this district would be a good location for small arts studios, as mentioned in the report of the Commission on the Future of the Arts in Fairfax County. Finally, Kohann Whitney asked that the adjective “corner” be deleted from all mentions of grocery stores in the report.

For the North Central district, Task Force members requested that PB add descriptions of the character of Greensboro Drive. They asked that the adjective “streetcar” be deleted from all mentions of the circulator in the report. Keith Turner requested that the first bullet under “Key Characteristics” be changed from “neighborhood village” to “major residential neighborhood.” He also asked that PB mention gathering places and civic uses for both employees and residents of the district. Finally, it was suggested that a nonmotorized connection could be created on the proposed westbound on-ramp to the Dulles Toll Road, linking the McLean Hamlet area to Tysons.

Regarding the East Side, there was some discussion to the effect that much of the land in this district is not planned for redevelopment and that it may not be economically feasible to redevelop other areas without significantly increasing the allowed density. It was requested that PB mention the circulator route along Old Meadow in this district.

- V. Perspectives’ Overview of Recommendations: Chairman Tyler explained that staff had just received a revised draft of Doug Sarno’s document entitled “Overview of Final Recommendations,” and had compared it to the written comments on the previous draft received from eight Task Force members. Members requested that all comments be circulated. Mr. Tyler instructed staff to email Task Force members the August 18 version of the Overview, along with the eight sets of written comments.

- VI. Discussion of [Chapters 1-7 of PB's Draft Vision and Recommendations](#): Chairman Tyler requested that the title of PB's report be changed from "21st Century Tysons," to "Transforming Tysons." It was noted that Chapter 3 is currently entitled "Transforming Tysons," so it was suggested that the title of Chapter 3 could be changed to "21st Century Tysons."

Given the long-term nature of the Task Force's vision for Tysons, it was requested that PB delete references to a 20 or 30 year time frame throughout the report.

Irfan Ali noted that FARs up to 6.0 are recommended for the area within 1/8 mile of Metro stations, not the 1/2 mile shown on page 18 of the PB report. Also on page 18, Brenda Krieger asked that the text be revised to make it clear that developers will not be required to pay for all amenities. Rather, amenities will be associated with higher densities and will be funded through a range of sources.

Michelle Krocker noted that on both pages 18 and 22, it is not clear that residential development at Tysons will be required to include 20% affordable and workforce units.

Brenda Krieger thought the paragraph about "great streets" on page 24 was confusing, as not all the streets in the new Tysons will be "great." She also suggested that, rather than only referring to pedestrian, bike and transit trips, the report could use a broader concept such as "mobility choices."

The Task Force also discussed a mark-up of section 3 of Chapter 3 and all of Chapter 6 drafted by Stella Koch prior to the meeting. Ms. Koch commented that the PB report's language regarding setting new standards for environmental quality was inconsistent with the language on environmental policies. Some Task Force members commented that the section should reflect the goals set by the Cool Counties initiative. Other members were concerned about introducing environmental standards that may be impossible to achieve.

Chairman Tyler asked that Task Force members submit their written comments on the PB draft to staff by Monday, August 25. Comments will be shared among Task Force members.

- VI. Adjourn: The meeting was adjourned at 9:20 p.m.