

**FAIRFAX COUNTY PLANNING COMMISSION
TYSONS CORNER COMMITTEE
WEDNESDAY, APRIL 22, 2009**

COMMITTEE MEMBERS PRESENT:

Walter L. Alcorn, Chairman, At-Large
Frank A. de la Fe, Hunter Mill District
Jay P. Donahue, Dranesville District
Kenneth A. Lawrence, Providence District
Rodney L. Lusk, Lee District

COMMITTEE MEMBERS ABSENT:

None

OTHER COMMISSIONERS PRESENT:

Suzanne F. Harsel, Braddock District
James R. Hart, Commissioner At-Large

FAIRFAX COUNTY STAFF PRESENT:

James Zook, Director, Department of Planning and Zoning (DPZ)
Fred Selden, Director, Planning Division, DPZ
Sterling Wheeler, Planning Division, DPZ
Linda Hollis, Planning Division, DPZ
Matthew Ladd, Planning Division, DPZ
Noel Kaplan, Planning Division, DPZ
Tracy Strunk, Zoning Evaluation Division, DPZ
Randy Bartlett, Department of Public Works and Environmental Services (DPWES)
Catherine Morin, DPWES
Chad Crawford, DPWES
Eric Forbes, DPWES
John W. Dargle, Director, Fairfax County Park Authority
David Bowden, Fairfax County Park Authority
Leonard Wolfenstein, Fairfax County Department of Transportation
Joe Gibson, Dranesville Supervisor John Foust's Office
Barbara J. Lippa, Executive Director, Planning Commission Office
Linda B. Rodeffer, Clerk to the Planning Commission

TYSONS LAND USE TASK FORCE MEMBERS PRESENT:

Irfan Ali
George Barker
Jim Edmondson
Jo Hodgkin
Janyce Hedetniemi
Stella Koch
Amy Tozzi

Keith Turner
Clark Tyler

OTHERS PRESENT:

Elizabeth Baker, Walsh, Colucci, Emrich, Lubeley, Walsh
Chris Champagne, VIKA
Elaine Cox, Hunton and Williams
Dave Edwards
Aaron Georgelas
Tod Kolankiewigz
Matthew McCulloch, Dolley Madison Apartments
Shane Murphy, Cooley Godward Kronish
Jim Policaro, Lerner
Evan Pritchard, Walsh Colucci, Emrich, Lubeley, Walsh
Ken Quincy, Fairfax County Park Authority Board, Providence District
John Rinaldi, Christopher Companies
Dean Smith, VHB, Inc.
Jill Switkin, Cooley Godward
Douglas Stewart
Hillary Zahm, Tysons Corner Center

ATTACHMENTS:

- (A) Stormwater Management Progress Report
- (B) Proposed Comprehensive Plan Recommendations for Stormwater Management
- (C) Tysons Corner Demonstration Projects (DPZ)
- (D) Parks PowerPoint Presentation
- (E) Proposed Comprehensive Plan Recommendations for Parks

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Chairman Walter L. Alcorn called the meeting to order at 7:06 p.m. in the Board of Supervisors' Conference Room, Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia 22035.

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Commissioner Lawrence MOVED THAT THE TYSONS CORNER COMMITTEE MINUTES OF MARCH 19, 2009 BE APPROVED.

Commissioner de la Fe seconded the motion which carried unanimously.

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STORMWATER MANAGEMENT

Noel Kaplan, Planning Division (PD), Department of Planning and Zoning (DPZ), commented on the following topics, as shown in Attachment (A):

- Task Force recommendations concerning stormwater management
- Working Group efforts to craft language implementing the Task Force’s goals
- Staff perspectives and recommendations.

Mr. Kaplan distributed proposed Plan text for stormwater management, Attachment (B). He explained that areas of disagreement or items not yet fully discussed by the working group were:

- Control of additional runoff
- Control of storm events
- Reduction of pollutant runoff from redevelopment sites
- Restoration of streams.

George Barker, Chairman, Draft Review Committee, Tysons Task Force, presented an overview on stormwater management:

- Redevelopment presents an opportunity to significantly improve stormwater management and pollution
- Plan language should be flexible but strong enough to ensure improvement
- Agreement reached on one-year storm standard, options for two and ten-year storm levels still under discussion; 100-year standards not discussed yet.

Mr. Barker said high-density development did not have to have a negative impact on stormwater management and water quality and could present an opportunity to improve existing conditions.

Commissioner Lawrence and Mr. Kaplan discussed the possibility of consolidating parcels for the purpose of stormwater management. Commissioner Harsel said there could be negative consequences to this approach if commitments were not honored.

Responding to a question from Commissioner Harsel, Mr. Kaplan said water was held in bedrock fractures in the Tysons area and that soil characteristics were good for infiltration.

Commissioner Harsel, Sterling Wheeler, PD, DPZ, and Mr. Kaplan discussed quantifying “a significant increase in density.”

Commissioner Lawrence, Mr. Kaplan, and Mr. Zook, discussed the role of an implementation authority.

Stella Koch said construction of stormwater management facilities should be coordinated before development took place.

Amy Tozzi said she thought “encouraging” the restoration of Scotts Run was not strong enough language.

DEMONSTRATION PROJECTS

Mr. Zook reviewed the objectives of demonstration projects, process guidelines, selection criteria, demonstration project submission requirements, and project participant expectations as described in detail in Attachment (C).

Commissioner de la Fe said to ensure timeliness of the projects, the Board of Supervisors could be requested to pass legislation allowing one or two specific projects before changes were made to the Zoning Ordinance and the Public Facilities Manual so developers would not be constrained by current requirements. Mr. Zook said he did not think that existing regulations would force the wrong kind of development and that a demonstration project would help determine the type of flexibility needed in new ordinances to implement the vision for Tysons Corner.

Responding to a question from Commissioner Harsel, Mr. Zook said that an application based on a demonstration project could be filed as soon as Plan and Zoning Ordinance amendments were adopted. However, he pointed out that the proposal would still be subject to citizen review and that a developer would have no guarantee that it would be approved as envisioned in the demonstration project.

Commissioner Lawrence noted that risks would be involved for both the developer and the County.

Commissioner Hart expressed two concerns about demonstration projects: (1) the impact on staff resources and other projects; and (2) community perception that the projects were a “done deal.”

Chairman Alcorn commented that the Board of Supervisors could authorize concurrent processing of the Plan Amendment and a rezoning application. He pointed out that large applications always had a lengthy pre-application phase which could be integrated with the Plan review process. Chairman Alcorn said a demonstration project should not slow down the process but help inform the replanning effort and bring it to a site-specific level that could be seen and understood and help move forward at least one project at a station landing site.

Commissioner Lawrence pointed out that there would be issues in the overall planning process that would not be settled by the time the demonstration project was completed and that the applicant should be an active participant in resolving those issues.

PARKS PLANNING

Sandra Stallman, Fairfax County Park Authority, narrated a PowerPoint presentation on existing and proffered parkland in the Tysons Corner area, the elements of an urban park system, service level standards, impact analysis summary, and the number and types of facilities needed as shown in Attachment (D).

Ms. Stallman and Commissioner Lawrence discussed the challenges involved in providing playing fields. She said language in the vision document supported donation of land by property owners for park purposes. Both she and Commissioner Lawrence agreed that Plan language was needed to ensure that park facilities would be provided.

Mr. Barker said the Review Committee had focused on the following issues:

- A green network, including trails and streams valley parks, were critical in making Tysons a pedestrian friendly place
- Three-tier hierarchy: urban pocket parks, urban park nodes, a central park.

Mr. Barker agreed that the biggest challenge was providing the active recreation component. He pointed out the demographics of Tysons would be different from the rest of the County with fewer youths and adolescents but more people in their 20s and 30s. Therefore, he said the right mix was critical. He explained that private options, including buildings with fitness space, would reduce the need for public facilities. Mr. Barker said the committee had not taken a position on these issues yet, but would continue working on them with staff and others.

Commissioner de la Fe said the Plan language should clearly state that active recreation fields will be provided and that he thought the areas for them should be generally identified. He added that the idea that playing fields were impossible to provide in an urban area was a myth.

Commissioner Harsel and Ms. Stallman discussed creative solutions for providing recreation facilities such as locating them on rooftops and in places of worship.

In response to questions from Commissioner Donahue, Ms. Stallman said there were no plans to provide another recreation center in Tysons because it would compete with the Springhill facility and could jeopardize the mandate for that center to be self-supporting. Commissioner Donahue questioned this assumption. Ms. Stallman said she would follow-up on this issue. Commissioner Harsel said she thought a recreation center should be provided in Tysons.

Responding to a comment from Commissioner Lawrence, Ms. Stallman agreed that a large number of recreation facilities in Tysons would be privately funded and operated.

FUTURE COMMITTEE MEETINGS

Sterling Wheeler, PD, DPZ, said transportation and information technology issues would be discussed at the April 29, 2009 meeting and the demonstration projects would be discussed on May 13, 2009.

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The meeting was adjourned at 9:32 p.m.
Walter L. Alcorn, Chairman

An audio recording of this meeting is available in the Planning Commission Office, 12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035.

Minutes by: Linda B. Rodeffer

Approved: May 27, 2008

Linda B. Rodeffer, Clerk
Fairfax County Planning