

**FAIRFAX COUNTY PLANNING COMMISSION
TYSONS CORNER COMMITTEE
THURSDAY, JUNE 18, 2009**

COMMITTEE MEMBERS PRESENT:

Walter L. Alcorn, Chairman, At-Large
Jay P. Donahue, Dranesville District
Kenneth A. Lawrence, Providence District

COMMITTEE MEMBERS ABSENT:

Frank A. de la Fe, Hunter Mill District
Rodney L. Lusk, Lee District

OTHER COMMISSIONERS PRESENT:

Suzanne F. Harsel, Braddock District

FAIRFAX COUNTY STAFF PRESENT:

James Zook, Director, Department of Planning and Zoning (DPZ)
Regina Coyle, Director, Zoning Evaluation Division, DPZ
Fred Selden, Director, Planning Division, DPZ
Sterling Wheeler, Planning Division, DPZ
Matthew Ladd, Planning Division, DPZ
Leonard Wolfenstein, FCDOT
Joe Gibson, Dranesville District Supervisor's Office
Barbara J. Lipka, Executive Director, Planning Commission Office
Linda B. Rodeffer, Clerk to the Planning Commission

TYSONS LAND USE TASK FORCE MEMBERS PRESENT:

Irfan Ali
George Barker
Sally Liff

OTHERS PRESENT:

Scott Adams, McGuire Woods
Elizabeth Baker, Walsh, Colucci, Emrich, Lubeley, and Walsh
Janet Caldwell, 2000 Chain Bridge Road, LLC
Elaine Cox, Hunton and Williams
Erin Dawson, Tyco
Dave Edwards
Aaron Georgelas, The Georgelas Group
Linda Jackson, WRIT
Matthew McCulloch, Dolley Madison Apartments
Jill Parks, Cooley Godward
Robert Whitfield
Mark Zetts, McLean Citizens Association

ATTACHMENTS:

- (A) Comparison of Recommendations of Staff and Tysons Task Force Draft Review Committee on Green Buildings
- (B) Comparison of Recommendations of Staff and Tysons Task Force Draft Review Committee on Affordable/Workforce Housing

//

Chairman Walter L. Alcorn called the meeting to order at 7:02 p.m. in Conference Rooms 2/3 of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia 22035.

//

Without objection, the TYSONS CORNER COMMITTEE MINUTES OF APRIL 29, MAY 13, AND MAY 27, 2009 were approved.

//

GREEN BUILDINGS (Attachment A)

Following a lengthy discussion, the Committee directed staff to draft Strawman II based on the following:

- LEED Silver (or equivalent) as the minimum expectation for development.
- Rating system used should be LEED-NC (New Construction), LEED-CS (Core & Shell) or an equivalent system. LEED-ND (Neighborhood Development) determined not to be appropriate for Tysons.
- Plan language should identify areas of emphasis for green building credits.

INCENTIVE OPTION 1:

- Intensity bonus of up to 3 percent should be provided for achieving LEED Gold (or equivalent).
- Intensity bonus of up to 10 percent should be provided for achieving LEED Platinum (or equivalent).
- Intensity bonuses should be revisited periodically to gauge effectiveness and adjust for changes in market conditions and rating systems.

INCENTIVE OPTION 2:

- Developments that achieve LEED Gold or Platinum status (or their equivalents) should be eligible for some type of cost recovery.
- This option would not include bonus intensity, but could include tax credits, abatements, or other financial incentives.

Aaron Georgelas, The Georgelas Group, said that Silver LEED certification was achievable, but Gold or Platinum certification would be very expensive.

Rob Whitfield commented on transportation, infrastructure, and TDM penalties.

AFFORDABLE/WORKFORCE HOUSING (Attachment B)

Following a lengthy discussion, the Committee directed staff to draft Strawman II based on the following:

TOD DISTRICTS:

- 20 percent of the residential units in new developments should be affordable.
- A 20 percent increase in residential floor area should be allowed for achieving the affordable housing objective.
- Four tiers of affordable units should be provided:

100 – 120% of AMI	5% of total units
80 – 100% of AMI	6% of total units
60 – 80% of AMI	6% of total units
> 60% of AMI	3% of total units

NON-TOD DISTRICTS:

- The workforce housing provisions in the Policy Plan should apply to new developments in the Non-TOD districts.

GENERAL GUIDELINES:

- Affordable units can be provided off-site as long as they are located within Tysons.
- Affordable units should be provided concurrently with market rate units or with some form of surety that they will be built.
- Cash contributions in lieu of providing affordable units should not be allowed.
- Non-residential developments should contribute land or money to a housing trust fund that will create affordable and workforce housing opportunities in Tysons.

Chairman Alcorn and Mr. Zook responded to questions from Elizabeth Baker, Walsh, Colucci, Emrich, Lubeley, and Walsh, about bonus density for non-TOD areas.

DEMONSTRATION PROJECT

Mr. Zook said the deadline for filing an application was June 19, 2009 and it was anticipated that only one demonstration project would be received. He commented on the schedule for review of the application and said a conceptual design would be available at the end of July. He noted that Plan text would also be available in August.

Irfan Ali, a member of the Task Force, observed that the Phase II submission date was August 31, 2009 and said it would be useful to have a calendar extending the schedule beyond that date. Mr. Zook said he would provide a September calendar. Mr. Ali said it would also be useful to have an approximate date for the adoption of the Plan.

//

The meeting was adjourned at 10:00 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: July 1, 2009

Linda B. Rodeffer, Clerk
Fairfax County Planning