

**Presentation
to
Tysons Committee
March 11, 2010**

By: Martin D. Walsh

Mr. Chairman and Members of the Committee, I appreciate the opportunity to appear before this Committee and also, as a resident of Fairfax County, appreciate all of the work that you, Staff and Task Force have put into replanning Tysons. You have a daunting task to amend the Plan and adopt a new Zoning District.

My concern overall is the use of what I term “sticks and carrots”. Carrots encourage and incentivize redevelopment and sticks disincentivize redevelopment.

In light of the fact that Tysons is in the formative stage of becoming a TOD destination, my observation is that there are too many sticks and not enough carrots in the Draft Plan. What are the sticks? It is important to note that many of these requirements do not exist elsewhere in Fairfax County.

1. Consolidation mandates that are excessive, arbitrary and unnecessary.
2. Expensive stormwater management requirements that far exceed industry standards. I understand that there is an ongoing dialogue working to resolve this issue.
3. Affordable and workforce housing requirements that far exceed requirements for the rest of the County and surrounding jurisdictions.
4. One-for-one replacement of dwelling units in existing, moderately-priced complexes.
5. Required contribution of \$3.00 per square foot from commercial developers toward affordable housing.

6. LEED Silver requirements are especially difficult for residential projects to achieve.
7. Park requirement contributions.
8. An expectation that the private sector can fund major off-site road improvements and other needed public facilities that will significantly benefit everyone in Tysons and even the County.
9. Restrictions on development, such as requiring cellar space to be included in FAR.
10. Strict phasing limitations.
11. Required public facility planning for the first zoning applications in each of the eight districts which essentially penalizes the first applicant in each district - that is a mistake.

I urge you to carefully review the specifics of the Draft Plan with the intent to make more carrots and fewer sticks. What is needed is greater flexibility and balance in the Plan to establish a TOD at Tysons – once Tysons is established, then is the time for sticks. We are committed to continue to work with Staff and we are appreciative that they have been receptive and willing to meet and work with us on the Plan.