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March 8, 2010

Walter L. Alcorn
Chairman, Tysons Committee
Fairfax County Planning Commission
12000 Government Center Parkway, Suite 330
Fairfax, Virginia 22035

RE: Transforming Tysons - Draft Plan Amendment
RMC Tyco LLC
Tax Map 29-1 ((1)) 18C and 29-3 ((1)) 57G

Dear Chairman Alcorn:

RMC Tyco LLC is the owner of two parcels of land totaling 3.3 acres in the proposed Tysons West North Subdistrict. The property is located on the south side of Tyco Road, immediately adjacent to the Georgelas Group Demonstration Project. It is situated between 600 and 875 feet from the north entrance to the Tysons West Metro station, which would place a small portion of the property within $\frac{1}{8}$ of the station and the remainder within $\frac{1}{4}$ mile of the station. A map identifying the property is enclosed.

Zoned I-4, the property is currently developed with two one story structures with a gross floor area of 38,718 square feet. This is equivalent to a FAR of 0.27. One of the structures was built in 1980, the other in 2001. Regardless of the fact that this is a successful revenue producing property under its current conditions, the site's circumstances would lead you to believe that this property is ripe for redevelopment in to a transit oriented mixed use development. In fact, RMC Tyco LLC would like to participate in the transformation of Tysons through redevelopment of its property. However, there are several disincentives in the Draft Plan Amendment that will likely preclude the property from redeveloping at all. The two most significant concerns relate to proposed land use and required consolidation.

Land Use

The Conceptual Land Use Map on page 25 shows what appears to be the entirety of the property as planned for Park/Open Space. Furthermore, text on page 147 of the Draft Plan Amendment states:

“All urban parks in this subdistrict should be large enough for open-air activities such as farmers’ markets and musical performances by small groups for residents and workers in the area. The sizes of these parks should be between 1/2 to over one acre. At least one two acre recreation-focused park should be provided in the subdistrict to serve the recreation and leisure needs of

future residents and workers. Facilities could include sport courts, playground features, skate parks, splash pads, or other small-footprint facilities.”

Since the RMC Tyco LLC site is shown on the Land Use Concept Map and the Tysons West District Map on page 139 as the largest park area in the Tysons West North District, it is likely that the minimum two acre park described is referencing our property. This raises several questions.

- Why is our property designated as Park/Open Space? What analysis was undertaken to make this recommendation?
- Does it make sense to plan a minimum two acre park within 1/8 to 1/4 mile of a metro station? Wouldn't this land be better used to provide housing and employment opportunities within an easy walk to the station?
- What is the underlying recommended land use for this property? If the property was consolidated with another site and the use and intensity transferred to the remainder of the consolidated area – should it be assumed that the underlying land use is Office/Mixed Use, Residential Mixed Use, or some other use?

It is requested that the property be designated for Office Mixed Use and that a Park/Open Space designation be shown on the maps as a “floating green dot” that indicates that a park is recommended in the area, but not a site specific location.

Required Consolidation

The Draft Plan Amendment establishes a minimum consolidation requirement of 15 acres for redevelopment in the Tysons West District. The text on page reads:

“Logical and substantial parcel consolidation should be achieved; should result in well-designed projects that function efficiently on their own; should include a grid of streets and public open space system; and should integrate with and facilitate the redevelopment of other parcels in conformance with the Plan. In most cases, consolidation should be sufficient in size to permit redevelopment in several phases that are linked to the provision of public facilities and infrastructure and demonstrate attainment of critical Plan objectives such as TDM mode splits, green buildings and affordable/workforce housing. If consolidation cannot be achieved, as an alternative, coordinated proffered development plans may be provided as indicated in the Areawide Land Use Recommendations.

Consolidation or coordinated proffered development plans should include about a minimum of 15 acres; this land should be located in the first intensity tier (within 1/8 mile of a Metro station) and the second intensity tier (between 1/8 and 1/4 mile of a station).”

We agree with the first paragraph, but the second paragraph raises several questions.

- Why is 15 acres the minimum? Shouldn't a development proposal be judged on its individual merits and be given the opportunity to show how it can implement and benefit the vision for Tysons?
- What does "this land should be located in the first intensity tier (within 1/8 mile of a Metro station) and the second intensity tier (between 1/8 and 1/4 mile of a station)" mean? Does the property have to consolidate with property in the 1/8 mile ring? If so, why? Can the property just consolidate with property in the 1/4 mile ring? What about properties outside the 1/4 mile ring? Do they have a 15 acre consolidation requirement? If not, why not?
- The Draft Plan Amendment has various consolidation recommendations. Fifteen acres are required in Tysons East and Tysons West, 20 acres in Tysons Central 7 and no requirement in Tysons Central 123. Why? What analysis was undertaken to formulate these requirements? These recommendations will greatly influence an area's ability to redevelop and should not be arbitrary.

It is requested that the minimum consolidation requirement of 15 acres be eliminated in favor of allowing development proposals to be judged on their own merits. Alternatively, is recommended that the language proposed by the Tysons Task Force be added to the text as follows:

"However, redevelopment of a smaller land area may be considered if the proposed development demonstrates the ability to provide adequate vehicular and pedestrian access and circulation, as well as provides necessary commitments to the grid of streets, parks and open space and phasing as indicated under Areawide recommendations and guidelines."

I very much appreciate the work of the Tysons Committee and the Staff in developing a new plan for a new Tysons. I have provided suggested changes to the Draft Plan Amendment as an enclosure and ask your serious consideration of our concerns.

Sincerely,

RMC TYCO LLC

Enclosures

cc: Rodney Lusk
Jay Donahue
Ken Lawrence
Frank de la Fe
James Zook
Fred Selden
Sterling Wheeler

