Changes to Plan Text on Raglan Road Park
March 24, 2010, Draft Tysons Plan, Page 203

In response to community concerns expressed at the April 21 hearing, Park Authority staff made a site visit to Raglan Road Park on April 30. Based on that visit and discussions with community representatives, revisions have been made to the draft Plan Amendment, as shown in the last paragraph below.

OLD COURTHOUSE SPRING BRANCH SUBDISTRICT

The Old Courthouse Spring Branch Environmental Quality Corridor (EQC), Raglan Road Park, Freedom Hill Park and other publicly owned land form the western boundary of the West Side District. This portion of the district provides a visual and physical separation between Tysons Corner and the adjacent neighborhoods. The Old Courthouse Spring Branch EQC, which has been preserved with its dense vegetation, provides a substantial barrier from the Dulles Airport Access Road (DAAR) southward toward Gosnell Road.

There should be a trail along the Old Courthouse Spring Branch Stream Valley Park from Gosnell Road on the south to Old Ashgrove Lane on the north. In addition, two or three short trails should cross the stream valley and connect the adjacent residential communities to Tysons. These short trails include Old Ashgrove Lane, where the existing bridge should be used for pedestrian and bicycle access and remain closed to automobiles; the Dominion Power line easement, which could be connected to Vesper Street on the west; and a possible trail through Raglan Road Park.

This area is also planned for and developed with other public parks and public facilities, which include the Town of Vienna water tower, Raglan Road Park, and Freedom Hill Park. The City of Falls Church owns Parcel 29-3((1))28. Subject to the approval of a park master plan for Raglan Road Park, provision of ~~one or two~~ athletic fields and/or other local-serving recreational uses should be considered~~ during the park master plan process for Raglan Road Park~~. Any public uses~~ in this area~~, including recreational facilities at Raglan Road Park, should ~~maintain~~ provide open space buffer areas that retain as much mature tree cover as possible and provide supplemental plantings to adequately screen~~between the~~ public uses ~~and~~ from the adjacent single-family neighborhoods. ~~to provide appropriate buffering.~~ -Any improvement to Raglan Road Park should not allow cut-through vehicular traffic between Raglan Road and Key West Lane. ~~Additional guidance is provided in the Vienna Planning District, Spring Lake Community Planning Sector (V3), Land Use recommendation #6.~~

Changes to Plan Text on Stormwater Management
March 24, 2010, Draft Tysons Plan, Pages 94 - 95, 105 - 107

The following changes to the proposed Tysons Plan were generated by the stormwater working group, which includes county staff, environmental advocates, and development industry representatives.

STORMWATER MANAGEMENT (pp. 94 - 95)

Tysons Corner is located in the headwaters area of several of the county's watersheds. Watershed management plans have been prepared for each of these watersheds; these plans identify a comprehensive set of projects needed to improve stream habitat conditions. These efforts are intended to be pursued independent of development proposals and are not dependent upon such proposals for implementation. However, the provision of effective stormwater management controls for new development and redevelopment projects in these watersheds is imperative to the success of watershed planning efforts. Redevelopment offers considerable opportunities to improve upon past stormwater management practices.

Receiving waters downstream of Tysons should be protected by reducing runoff from impervious surfaces within Tysons. By using a progressive approach to stormwater management, downstream stormwater problems can be mitigated and downstream restoration efforts can be facilitated. Achieving a goal of retaining on-site and/or reusing the first inch of rainfall will ensure that runoff characteristics associated with the site will mimic those of a good forested condition for a significant majority of rainfall events.

Measures to reach this goal may include application of Low Impact Development (LID) Techniques (including but not limited to rain gardens, vegetated swales, porous pavement, vegetated roofs, tree box filters, and water reuse). The incorporation of LID practices in the rights-of-way of streets will also support this goal; such efforts should be pursued where allowed. There is also a potential for the establishment of coordinated stormwater management approaches to address multiple development sites.

Stormwater Design (pp. 105 - 107)

Environmentally-friendly stormwater design should be an integral design principle that should be part of the conceptual stage of site development for all redevelopment, recognizing that stormwater management measures may be phased with development. The stormwater design should first seek to minimize the effect of impervious cover, followed by the application of stormwater reuse, retention, detention, extended filtration and, where soils and infrastructure allow, infiltration to improve downstream waters. The incorporation of stormwater management strategies in parks and other open space areas within or adjacent to the Tysons Corner Urban Center may also support this approach while providing recreational amenities. Coordination of stormwater management controls among multiple development sites may also be effective in achieving stormwater management goals in an efficient manner. This could include the construction of new regional ponds or modifications to existing regional ponds.

Stormwater management and water quality controls for redevelopment should be designed to return water into the ground where soils are suitable or reuse it, where allowed, to the extent practicable. Reduction of stormwater runoff volume is the single most important stormwater design objective for Tysons. Reduction could occur through techniques that ~~either~~ use plants and soils via landscaping measures, ~~or~~ through techniques that reuse harvested rainwater in a variety of ways, and/or through approaches that infiltrate water into the ground to replenish aquifers and provide summer base flows to local streams.

Redevelopment projects in Tysons should incorporate innovative stormwater management measures in a manner that will, first and foremost, optimize reduction of stormwater runoff volume and control of peak flows for the remaining stormwater that cannot be completely captured on-site.

The following are recommended for applications for which a significant increase in density/intensity is proposed (e.g., a redevelopment option is being pursued)

- Stormwater quantity and quality control measures should be provided that are substantially more extensive than minimum requirements, with the goal of reducing the total runoff volume and/or significantly delaying its entry into the stream system. The emphasis should be on Low Impact Development (LID) techniques that evapotranspire water, filter water through vegetation and/or soil, return water into the ground or reuse it.

- LID techniques of stormwater management should also be incorporated into new and redesigned streets where allowed and practicable.

- At a minimum, the first inch of rainfall should be retained on-site through infiltration, evapotranspiration and/or reuse. If, on a given site, the retention on-site of the first inch of rainfall is demonstrated to not be fully achievable, all available measures should be implemented to the extent possible in order to support this goal and achieve partial retention of the first inch of rainfall.

- At a minimum, stormwater management measures that are sufficient to attain both the stormwater design-quantity control and stormwater design-quality control credits[i] of the most current version of the LEED-NC or LEED-CS rating system (or the equivalent of these credits should be provided). If, on a given site, the attainment of the stormwater design LEED credits (or equivalent) is demonstrated to not be achievable, all available measures should be implemented to the extent possible in support of this goal.

- Equivalent approaches may incorporate coordinated stormwater management on multiple development sites and/or off-site controls. Additional stormwater management efforts should be encouraged.

- Restoration and/or stabilization of degraded streams on development sites should be pursued where feasible; restoration and stabilization techniques that incorporate ecologically and aesthetically beneficial, vegetated approaches are preferred. Off-site efforts to restore and/or stabilize streams in Tysons Corner should also be encouraged.

The above guidelines are intended to improve stormwater management controls sufficiently to allow for improvements to the habitat and recreational values of streams in Tysons Corner through natural restorative processes and/or through restoration projects.

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[i] These credits, as set forth in LEED 2009 for New Construction and Major Renovations, are as follows:

SS Credit 6.1: Stormwater Design-Quantity Control:

- For sites that have greater than 50% impervious cover in the existing condition, the total volume of runoff released from the site in the post-developed condition for the 2-year, 24-hour storm should be at least 25% less than the total volume of runoff released in the existing condition for the same storm. Furthermore, the peak runoff rate for the 2-year, 24-hour storm in the post-developed condition should be at least 25% less than the existing condition peak runoff rate for the same storm.
- For sites that have 50% or less impervious cover in the existing condition, the total volume of runoff released as well as the peak release rate for the 1- and 2-year, 24-hour storm in the post-developed condition should be equal to or less than the total runoff volume and peak release rate in the existing condition for the same storm. Alternately, a stormwater management plan that protects receiving stream channels from excessive erosion, including stream channel protection and quantity control strategies, may be pursued.

SS Credit 6.2: Stormwater Design-Quality Control:

- Stormwater runoff associated with the development should be controlled such that the first one (1) inch of rainfall is reused, infiltrated or treated in a manner through which 80% of the average annual post-development total suspended solids (TSS) are removed.

Changes to Plan Text on Consolidation
March 24, 2010, Draft Tysons Plan, Page 47

Coordinated Development and Parcel Consolidation

Piecemeal proposals for ~~Proposals to redevelop~~ individual parcels could be a barrier to implementing the vision~~. Piecemeal proposals for individual parcels will make~~ by making it difficult to redevelop Tysons in a coordinated way, especially as it relates to the grid of streets, parks, public facilities, and other infrastructure.

In order to achieve the vision, property owners in each district or subdistrict will need to have on-going coordination with each other and the County focusing on refining an area's grid of streets as well as determining the location of open space and public facilities. Private-private partnerships or agreements will likely be needed in order to effectively address the multitude of redevelopment issues.

In ~~most~~ many cases, parcel consolidation will be necessary to allow planning objectives to be achieved. Proposed parcel consolidations should demonstrate how the project will function in a well-designed, efficient manner and should be sufficient in size to provide redevelopment in several phases. Each phase should be linked to the provision of public facilities and infrastructure and demonstrate the attainment of critical plan objectives, such as achieving a functioning grid of streets, trip reductions, shared parking,~~-~~ green buildings, and stormwater management facilities. Through parcel consolidation, a grid of streets can be planned in a way that enhances the value of the land and provides greater connectivity and consistency with the Tysons Plan.

As an alternative to consolidation, coordinated proffered development plans (i.e., concurrent rezoning applications) that achieve the same Plan objectives as consolidation should be encouraged, if commitments can be made ensuring that both projects will function in a well-designed, efficient manner and allow development on adjacent parcels to occur in conformance with the Plan.

The desired acreage for consolidations or coordinated development plans varies due to the unique parcel configurations and planning goals of each district and subdistrict. Guidance for areas near the Metro stations is included in the District Recommendations. Where guidance on consolidation is not set forth in the District Recommendations, the extent of land area necessary will be determined on a case-by-case basis.

In all cases, consolidations or coordinated development plans should meet the following objectives:

- Commitment to a functioning grid of streets both on-site and off-site, including either (1) conceptual engineering that defines centerlines and right-of-way widths for streets that demonstrate connectivity to surrounding areas or (2) conformance with an official street map if one has been adopted for the area;
- Provision of parks and open space as set forth in the Environmental Stewardship section of the Areawide Recommendations, either on-site or within the subdistrict through a partnership;
- Provision of land and/or building space for public facilities as set forth in the Public Facilities section of the Areawide Recommendations;

- Demonstration of how adjacent parcels could be redeveloped in a manner that is compatible with the proposal and in conformance with the Plan.

Consolidation Guidance in the TOD District Recommendations

Below is an example of potential edits to text on page 155 of the Tysons East South Subdistrict that removes the linkage between the 3rd and 2nd Tiers and adds flexibility to consider less than 20 acres consolidation (similar to the DRC recommended text in the box).

- Logical and substantial parcel consolidation should be provided that results in well-designed projects that function efficiently on their own, should include a grid of streets and public open space system, and 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.

- In this subdistrict, the goal for assembling parcels for consolidation or coordinated proffered development plans ~~should include a minimum of~~ is at least 20 acres. In some instances, a consolidation of less than 20 acres may be considered if the performance objectives for consolidation in the Land Use section of the Areawide Recommendations are met.

Tysons Land Use Task Force Draft Review Committee Comment

The committee recommended adding this paragraph after the above bullet:

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.

- When a consolidation includes land located in the first intensity tier (within 1/8 mile of a Metro station), it should also include land in the second intensity tier (between 1/8 and 1/4 mile of a station), in order to ensure connectivity to the Metro station. ~~Where consolidation is proposed in the third intensity tier (within 1/2 mile of a station), it should include land in the second intensity tier, also in order to ensure connectivity to the station.~~

Changes to Plan Text on Affordable Housing
March 24, 2010, Draft Tysons Plan, Pages 43 - 45

Affordable and Workforce Housing

A critical aspect of the vision is to provide housing choices and ensure that a population with a variety of income levels has the ability to live in Tysons. The Policy Plan states that affordable housing should be located close to employment opportunities and should be a vital element in high density and mixed-use development projects. A specific objective in the Policy Plan is to encourage affordable and workforce housing in Tysons.

All projects with a residential component that seek to utilize the redevelopment option in the District Recommendations should provide 20% affordable and workforce units. These projects are allowed a 20% residential floor area bonus and flexibility in how and where these units can be provided within Tysons.

Alternative: 17% affordable and workforce units should be provided (see Table 2 Alternative)

The following housing conditions and the guidelines in the Housing section of the Policy Plan (except as modified below) apply to any residential development built under the redevelopment option, regardless of whether or not the development elects to utilize the available bonus density. Affordable housing units in Tysons should also be provided consistent with the County's Affordable Dwelling Unit Ordinance.

- 20% of the residential units in new developments should be affordable to households with incomes ranging from 50 to 120 percent of AMI (Area Median Income), as set forth in Table 2. The 20% applies to the total number of units, including any units built with bonus intensity.

Table 2:
Income Tiers for Affordable and Workforce Housing (20% of Total Units)

101-120% of AMI	5% of total units
81-100% of AMI	5% of total units
71-80% of AMI	5% of total units
61-70% of AMI	3% of total units
< 50-60% of AMI	2% of total units

Table 2 Alternative:
Income Tiers for Affordable and Workforce Housing (17% of Total Units)

101-120% of AMI	~~5%~~ 4% of total units
81-100% of AMI	~~5%~~ 4% of total units
71-80% of AMI	~~5%~~ 4% of total units
61-70% of AMI	3% of total units
< 50-60% of AMI	2% of total units

- If required by the Zoning Ordinance, ADUs may be counted toward the housing objectives identified in Table 2.

- A 20% increase in residential floor area is allowed for achieving the affordable and workforce housing objective. ~~This increase in floor area should only be used for residential purposes.~~ In mixed use developments, some of this increase in floor area may be used for commercial purposes. The percentage of non-residential and residential bonus floor area should be similar to the project's overall land use mix. In order to provide more flexibility with the bonus, the Policy Plan's size restrictions on bonus market rate units do not apply within ~~the TOD Districts~~Tysons.

- The affordable and workforce units provided should have a similar mix in the number of bedrooms as the market rate units. The size of the workforce units should be consistent with the Policy Plan.

- **Alternative (new bullet):** Fewer affordable and workforce units may be provided if at least 20% of the total number of bedrooms in a development are located in affordable and workforce units. For example, a 100 unit building with 50 one-bedroom and 50 two-bedroom units would have 150 bedrooms. The affordable and workforce units could be provided as 10 one-bedroom and 10 two-bedroom units (20 units with 30 bedrooms) or as 6 three-bedroom and 6 two-bedroom units (12 units with 30 bedrooms). If 12 units are built, the total number of units in the building would 92 units. This creates an incentive to build larger units that could accommodate families who wish to live in Tysons.

- If ADUs are provided, they should be price controlled in accord with the ADU Ordinance. Workforce units should be price controlled in perpetuity.

- Workforce units are preferred to be provided on-site. However, developers may aggregate land for workforce housing off-site and/or transfer to others the responsibility for creating such units in building structures where the advantages of financing and operating affordable and workforce housing can be realized. Units provided in this manner should be located within Tysons, should be in general conformance with the applicable land use, intensity, public facility and urban design objectives, and should include all of the income tiers set forth in Table 2.

- Efforts should be made to preserve market rate housing units that are affordable to households earning below 120% of AMI. Land owners may meet their affordable housing objective by purchasing existing units and preserving their affordability in perpetuity. Proposals to redevelop housing should address the appropriate provisions in the "Guidelines for Neighborhood Redevelopment" in the Land Use Section of the Policy Plan.

  Alternative to the previous sentence: Redevelopment of existing housing units should have as objectives increased affordable housing opportunities and positive impacts on the environment, public facilities and transportation systems (Objective 11 in the Land Use section of the Policy Plan).

- The workforce 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 workforce units are not desired.

- Programs that capitalize either the development of housing or the incomes of households, such as low income housing tax credits, tax-exempt housing bonds, tax increment financing, tax abatement, and the County's One Penny Fund should be considered.

  Alternative (addition to previous bullet): Because some of these programs are not compatible with the income tiers in Table 2, flexibility in the number of affordable and workforce units provided may be granted for projects that provide a higher proportion of units in the lowest income tiers.

- Other creative strategies for achieving housing objectives should also be considered. This could include a system similar to wetlands banking in which a developer builds additional affordable and workforce units and the credit for providing the units is sold to another developer who has an obligation to provide affordable housing. Another strategy could be incorporating units into public buildings.

Non-residential development throughout Tysons should contribute $3.00 per non-residential square foot (adjusted annually based on the Consumer Price Index) to a housing trust fund that will be used to create affordable and workforce housing opportunities in Tysons. Such developments may provide an equivalent contribution of land or affordable units in lieu of a cash contribution. Non-residential contributions could also be used to fund affordable housing opportunities in Tysons through a partnership. If non-residential floor area is achieved through a bonus for providing affordable and workforce units, the bonus floor area should not be included when calculating the contribution amount.

The provision of workforce housing should be viewed as a collective responsibility that will directly benefit employers in Tysons. New office, retail, and hotel developments will benefit from having a range of affordable housing opportunities within a short commuting distance of the jobs in Tysons.

Staff note: Staff recommends that the Planning Commission consider a follow-on motion that endorses a County-wide non-residential development contribution for affordable and workforce housing.