

Proposed Tysons Plan: Intensity Alternative 3A

Planning Commission
Tysons Committee
May 12, 2010



Parameters of Mar. 17 Proposal

- 20 year plan, based on GMU forecast
- First phase of a long term transformation of Tysons
- Rezoning allowed up to 2030 development level, then a re-planning process is initiated
- No maximum FARs specified in the Plan
- Development proposals in harmony with all planning objectives

Goals For Next 20 Years of Growth

- Prioritize development **closest to Metro**
- **Concentrate office growth** within a short walk of Metro
- Promote **housing growth throughout** Tysons
- Provide **incentives** for land owners who are **ready to build** projects that are in line with the vision
- Meet **plan objectives** that benefit Tysons as a whole

Intensity Alternative 3A Highlights

- **Initial phase** of long term Tysons transformation that provides framework for growth beyond 2030
- **No maximum FAR** within $\frac{1}{4}$ mile of Metro
- Intensity outside $\frac{1}{4}$ mile rings as in Mar. 24 draft
- **Office growth up to 2030 high** forecast level
- Portion of **new office growth managed** through Special Exception (SE)
- Residential, retail, hotel, and cultural uses allowed **up to and beyond** 2030 forecast level

Tysons-wide Phasing Guidance

- Phasing to transportation funding options
 - Tysons-wide CDA, or similar mechanism
 - Smaller CDAs, or similar mechanisms
 - Other binding commitments to phase development to funding or construction
- Phasing buildings to trip-reduction performance
- District-level plans for facilities, parks, and active recreation
- Public sector strategy for funding infrastructure and public facilities

Tyson-wide Intensity and Land Use Guidance

- Rezoning under Tyson Plan should address all Major Plan Elements
 - Mix of uses
 - Affordable and workforce housing
 - Green buildings
 - Stormwater Management
 - Consolidation performance objectives
 - Transportation
 - Urban Design
 - Parks and active recreation
 - Public facilities
 - How adjacent parcels could redevelop

Tyson's-wide Intensity and Land Use Guidance

- Initial Development Level: **45 million sq ft of office** (2030 GMU high forecast)

Existing Office (2010)	27 million sq ft
Approved, Not Built	6 million sq ft
Growth Increment	12 million sq ft

- Non-office uses with significant peak period trip impacts would also be managed

Tysons-wide Intensity and Land Use Guidance

- Housing and low peak trip uses could be rezoned above 2030 forecast level
- Office Mixed Use land use category renamed **Transit Station Mixed Use**
 - 60% maximum office uses
 - Diversity of uses encouraged
 - Flexibility for projects to have more than 60% office if nearby properties have higher residential mix
- Public facility bonus intensity
 - 2 million sq ft **office** reserved Tysons-wide
 - 5.5 million sq ft **non-office** reserved

Tysons-wide Intensity and Land Use Guidance

- Performance monitoring of plan objectives and tracking of development approvals/permits
- Periodic plan review could **increase Initial Development Level** or **modify plan objectives** based on monitoring activities
 - Prior to 45 million **office** sq ft built and approved
 - First 10 million sq ft built under new Tysons Plan
 - As needed or requested by PC/BOS

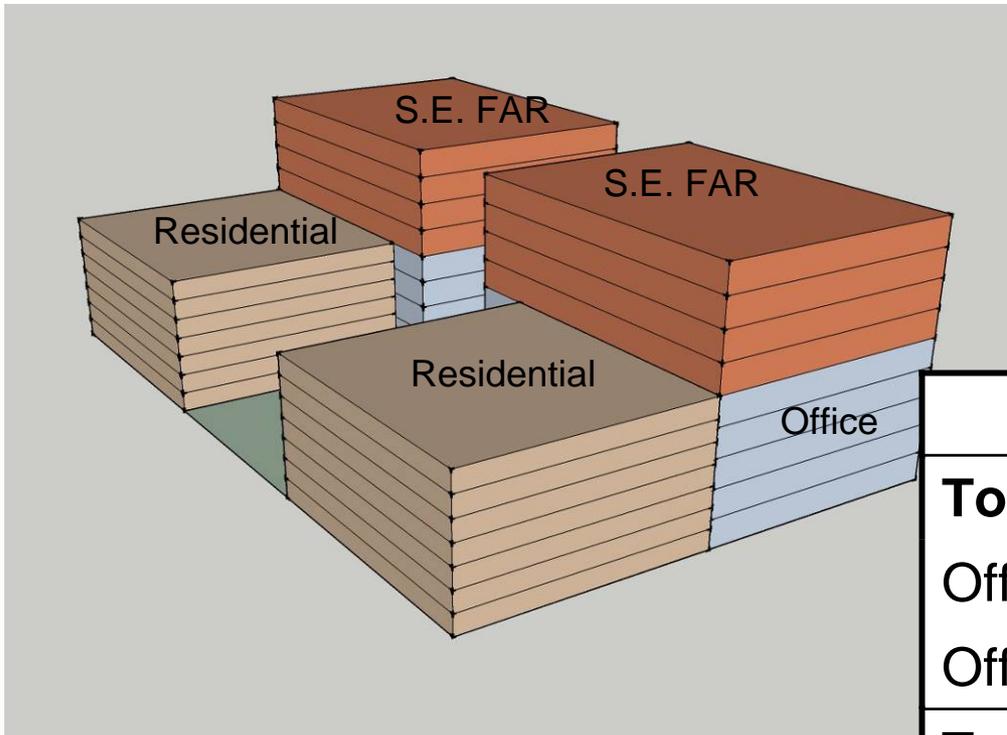
Intensity Concept



Guidance within ¼ mile of Metro

- **No maximum FAR** in Plan within ¼ mile rings
- Residential and low peak trip uses approved through rezoning without Special Exception (SE)
- Office and high peak trip uses approved through rezoning up to 2.0 FAR; **above 2.0 FAR approved through SE**
- SE Guidance
 - Two development plans: RZ level and higher SE level
 - Time limit set by Board, could be extended
 - SE intensity distributed among multiple office buildings
 - SE intensity is forfeited if not built

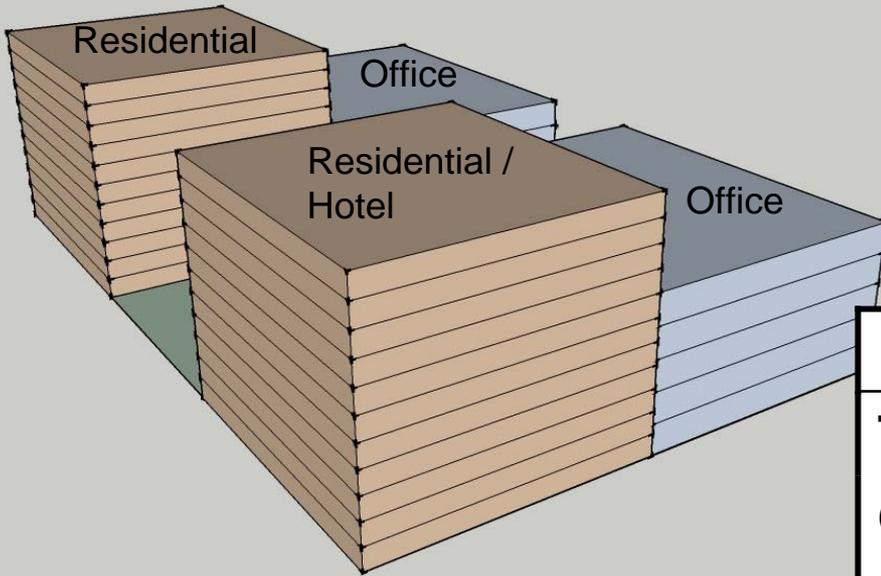
No Max FAR Example 1



Assumptions:
100,000 SF Site (2.3 Acres)
Total 6.0 FAR
60% Office, 40% Residential

	Sq Ft	FAR
Total Office	360,000	3.6
Office by RZ	200,000	2.0
Office by SE	160,000	1.6
Total Residential (RZ)	240,000	2.4
Total Development	600,000	6.0

No Max FAR Example 2



Assumptions:

100,000 SF Site (2.3 Acres)

Total 6.0 FAR

33% Office, 67% Residential

	Sq Ft	FAR
Total Office	200,000	2.0
Office by RZ	200,000	2.0
Office by SE	--	--
Total Residential (RZ)	400,000	4.0
Total Development	600,000	6.0

Guidance within ¼ Mile of Metro

- Affordable housing and green building **bonuses included** in requested FAR
- Public facility bonus for offices could increase SE threshold above 2.0 FAR
- Intensity should not be re-allocated from “No Max FAR” areas to sites outside of ¼ mile rings

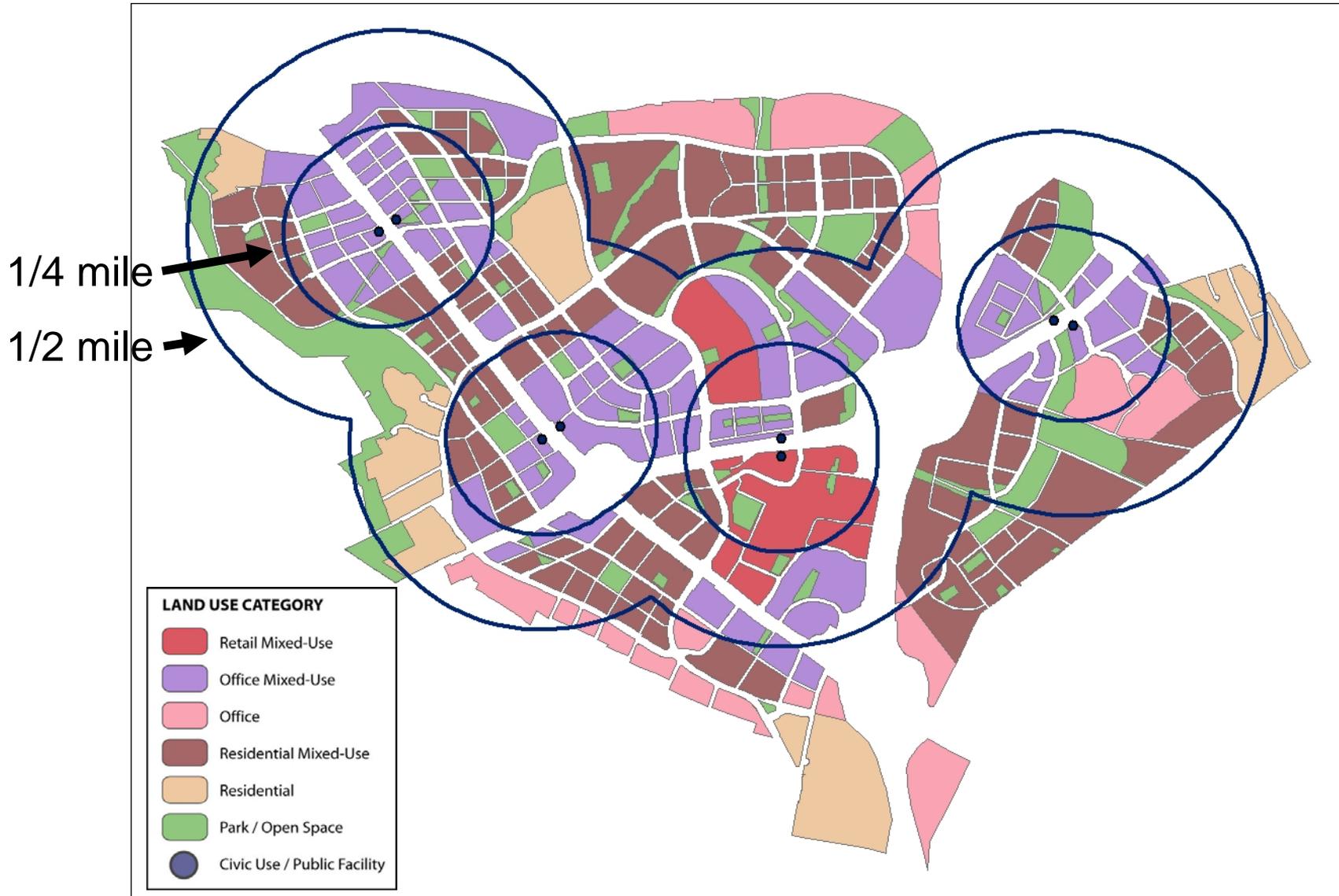
Guidance beyond ¼ mile from Metro

Metro

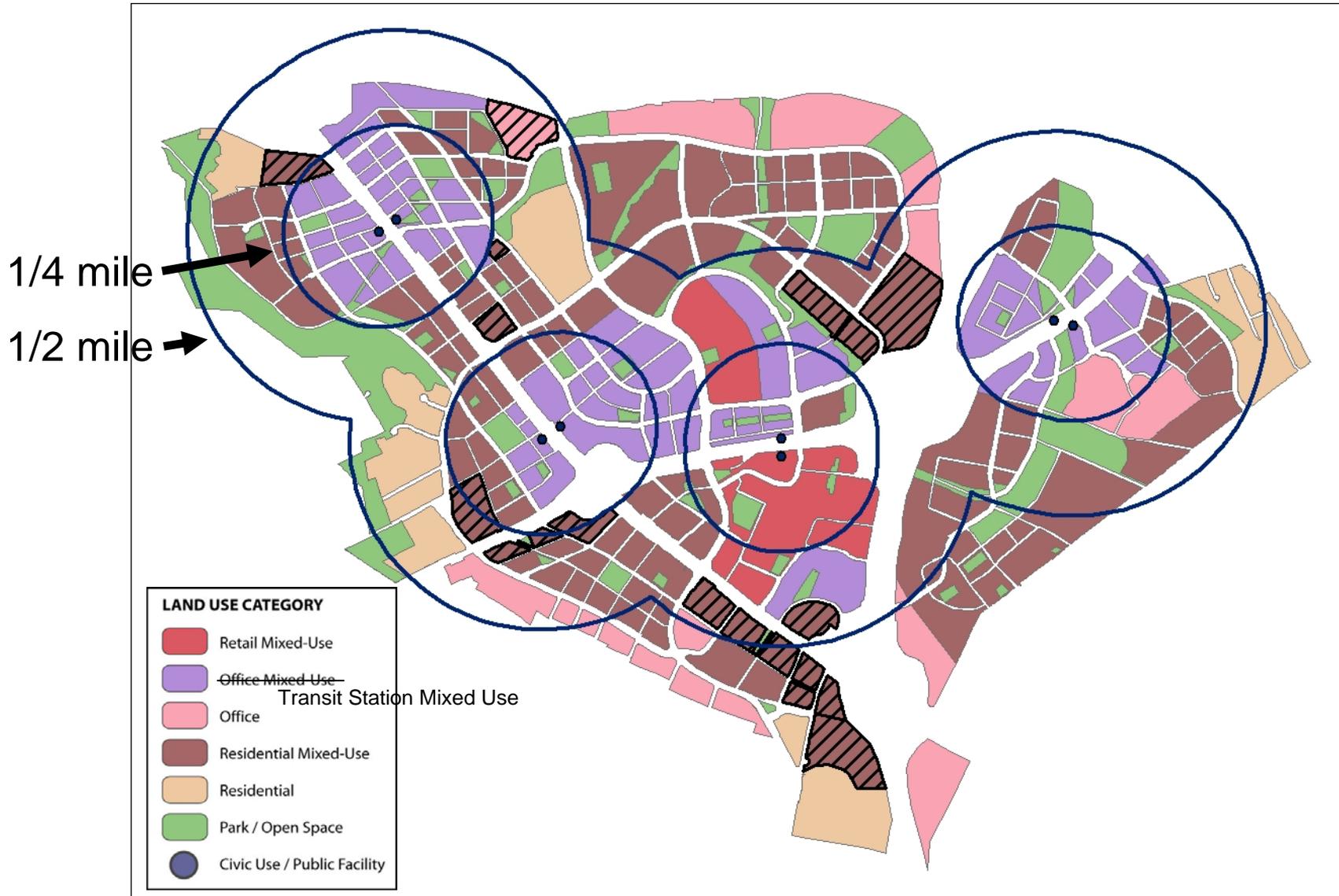
- Areas with redevelopment options mostly planned **Residential Mixed Use**
- TOD Districts in ¼ - ½ mile rings: 2.0 FAR, plus bonuses
- Non-TOD Districts: Intensity as in District Recommendations of proposed Plan, plus bonuses



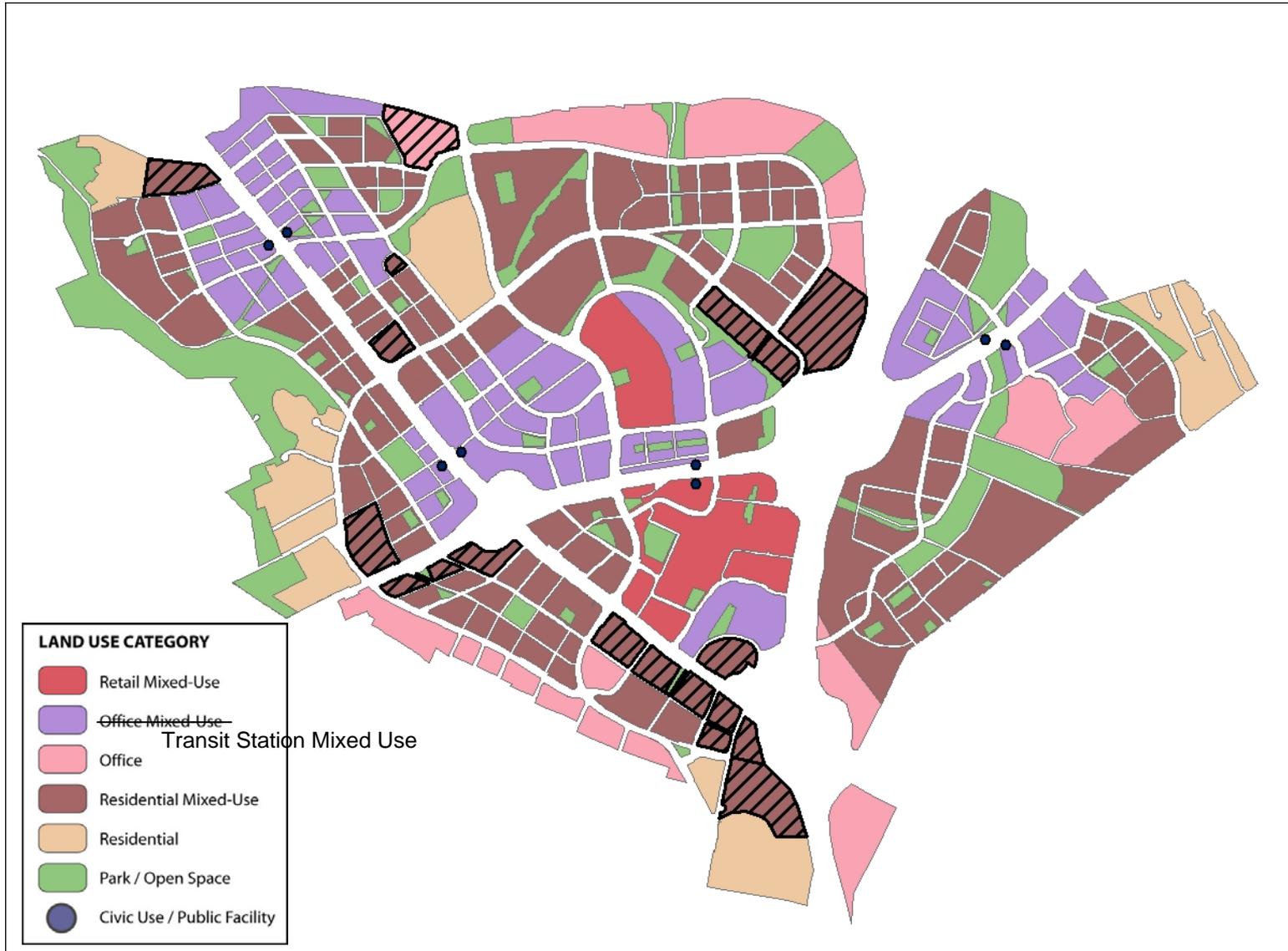
Land Use Map - Mar. 24 Draft



Land Use Map – Alt. 3A Proposal



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