

# Tysons Corner Committee Planning Commission April 22, 2009

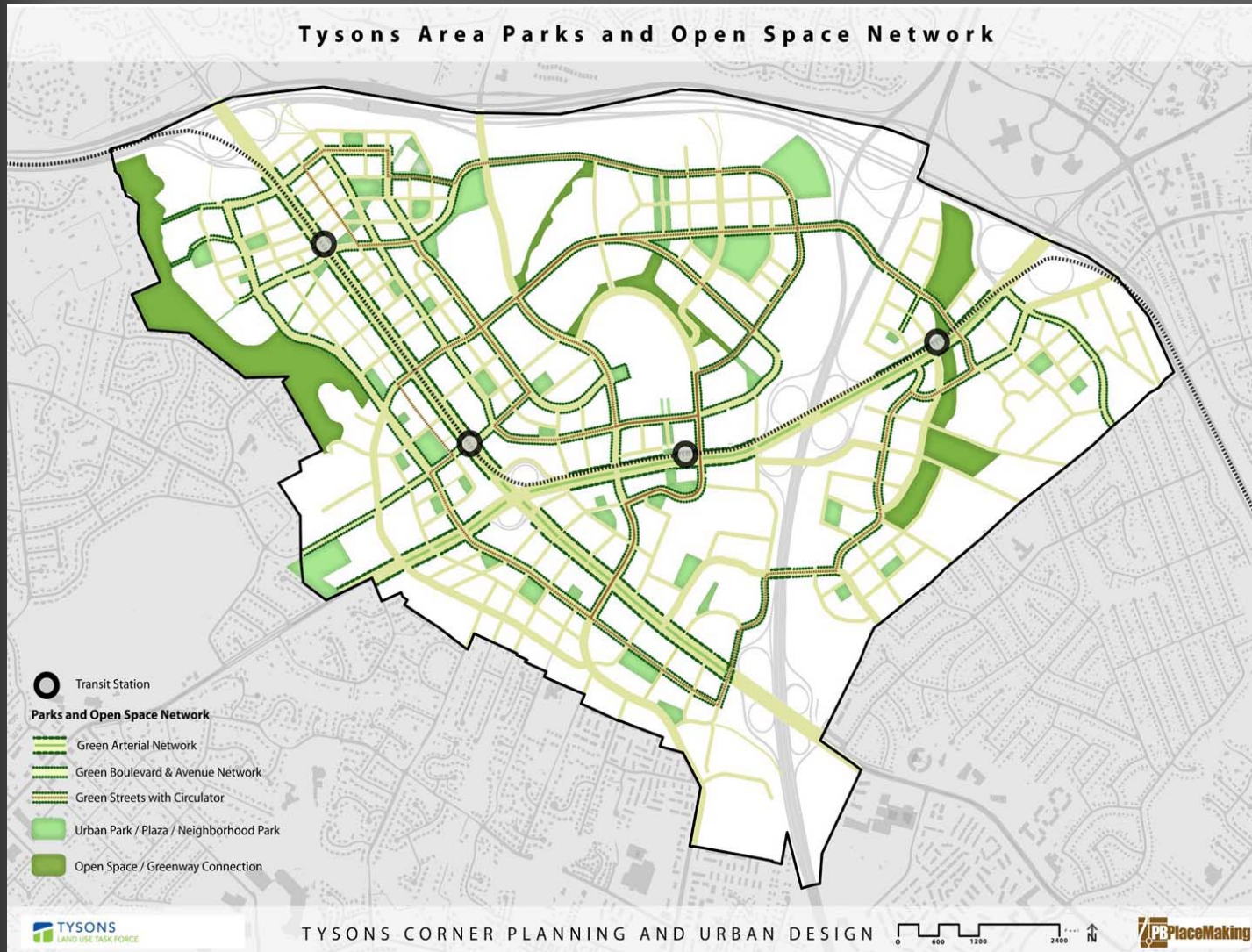


# Existing Parkland – about 85 acres



# Existing & Proffered Parkland



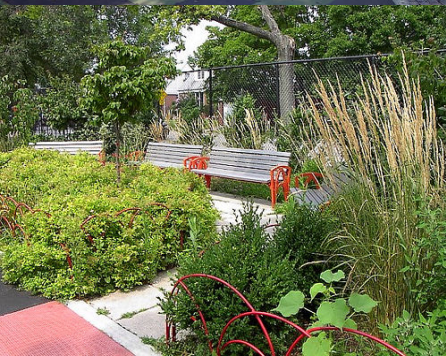


# Transforming Tysons

The Task Force's Vision Document includes:

- Endorsement of the Park Authority's new Urban Park Land Standards
- Recommendation for 160 acres of urban parkland
- Recommendation to include an 8-10 acre park
- Recommendation to include a minimum 3.5 acre Signature park near the Central Metro Station
- Integrated Park Network Map





# Park System Elements

- Land
  - Open Space and Facilities
  - Resource Protection
- Connections/greenways
- Design elements/Aesthetics
- Public Accessibility
- Service Delivery/Facilities

# Urban Park Hierarchy



**Third Tier**  
Central Park

10 acres, centrally located civic space, multiple experiences and facilities

**Second Tier**  
Urban Park Nodes

1-5 acres with facilities, 1 in each district

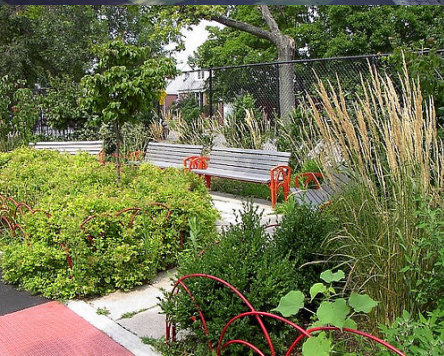
**First Tier**  
Urban Pocket Parks

Up to one acre, casual open space integrated into developments and oriented to public realm

# URBAN PARK SYSTEM KEYS TO SUCCESS

- Set aside future parkland in the right locations that will support civic uses and park facilities
- Ensure adequate funding sources
- Create sustainable partnerships





## 3 Questions

- 1) How was urban park standard developed?
- 2) Can an urban standard for recreational facilities be used?
- 3) Will a new RECenter in Tysons be needed?



# Service Level Standards

Standards represent service level goals and are a tool to measure how well the park system serves its users.

## Urban Parkland Standard

- Needed standard for a park type that is more appropriate to urban areas than Countywide standard
- Different development patterns in urban areas – more compact, higher design level o
- Urban parks serve residents, employees and visitors
- Compared other urban areas



# Urban Parkland Standard

1.5 acres/1,000 residents plus  
1 acre/10,000 employees

vs.

Countywide parkland standards

Local Parks - 5 acres/1,000

District/Countywide Parks at

13 acres/1,000

# Impact Analysis Summary

Using GMU data, to meet 100% of the service levels by 2050:

- 150 Acres of Parkland
  - Pocket Parks, Commons, Plazas
  - Recreation-based Parks
- Recreational Facilities
  - More than 60 athletic fields
  - 40 courts
  - Dog park
  - Skatepark
  - 7 picnic shelters
  - Over 300,000 square feet of indoor fitness, gym and aquatic space.



# Can an urban standard for recreational facilities be used?

- Facility Standard Factors
  - Participation levels
  - Demographics
  - Benchmarks
  - User input – future users
  - Facility design
- Need a supportable rationale to adopt urban facility standard



# Facility Service Level Factors



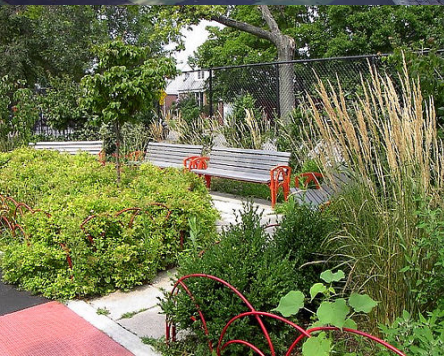
- Use patterns
- Use models
- Demographics
- Facility Types/Design
- Benchmarks
- Predictions/Forecasts

# Land for Athletic Facilities



- If 100% of SL met, 120 acres needed for athletic fields alone
- Options:
  - Adjust SL % met to reflect demographics (i.e. fewer youth, different activity levels)
  - Rooftop facilities
  - Synthetic turf and lighting/extended use
  - Collocate with other public facilities and utility easements
  - Provide outside of Tysons
  - Scheduling and allocation
  - High school community use

# Outdoor facilities needed



- **Dog parks** – small social places to substitute for private yards
- **Skate park** – appropriate or not in Tysons?
- **Playgrounds** – Likely to need fewer and if more needed over time, easier to fit in
- **Courts** – serve youth and adults and are highly desirable in urban areas
- **Casual open areas** – highly desirable relief to urban landscape for enjoying outdoors
- **Garden plots** – highly desirable trend in urban areas where private yards are not available
- **Program and Event space** – performances, markets, fairs, community events



# Trails

- Most used facility
- Offer variety of experiences
- Well connected across all districts and supported by pedestrian and bicycle networks
- Connections are logical and safe
- Must be accessible from many places
- Allowed in RPA

# Indoor Facilities



## ■ RECenter Model

- 30,000 – 70,000 s.f.
- Self-supporting
- 5% fitness space
- 35% natatorium
- 60% program, lockers, support, utility systems
- Two indoor gyms at Wakefield and Lee
- Ice Rink in Mt. Vernon

## ■ Indoor Gyms

- Provided in most schools – Typically 8,000-17,000 s.f.
- Herndon Community Center
- Reston YMCA
- Jewish Community Center
- Proposed future gyms in McLean and Reston



# Spring Hill Service Area

- Market area = Tysons, McLean, Vienna, Reston, Herndon
- Additional RECenter would reduce market and revenue
- RECenter growth strategy is expansion of existing centers

## Options:

- Private providers
- Fitness space provided in most Class A buildings
- Schools and other public providers
- Locate in private buildings
- Expand Spring Hill

# Resource Protection

## ■ Natural Resources

- Enhanced SWM
- Highlight Natural features
- Restoration projects on parkland
- Interpretive aspects
- Retain and add to tree canopy

## ■ Cultural Resources

- Freedom Hill – Civil War era
- Ashgrove
- Local Tysons history





# Questions??

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