

# About FairGrowth

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•Fairfax Citizens for Responsible Growth, Inc. has always SUPPORTED Transit Oriented Development (TOD).

•FairGrowth supports transit oriented growth that is balanced with infrastructure and communities according to TOD principles. However, our position is often mis-portrayed.

•It is easier to mis-portray our position than to reach consensus based on objective data.

# About FairGrowth

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- **FairGrowth was honored to participate in the Planning Commission's TOD definition process.**
- **Simply put, FairGrowth's mission is:  
“Transit-Oriented Development -  
With Community Input”**

# Task Force Recommendation Falls Short of TOD

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## ABC's of TOD

- Adequate Public Facilities
- Balance with Adjacent Communities
- Consensus Among Stakeholders
- Density Near Transit
  - It's one factor, but not the whole story

# Adequate Public Facilities

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**The Virginia Chapter of the Sierra Club has stipulated that approval of TOD plans "should be contingent upon the availability of *adequate public facilities*."**

- *Environmental Issue: Sprawl/Smart Growth*, <http://virginia.sierraclub.org/growth.html>  
(2006, since removed) (emphasis added)

# Balance with Adjacent Communities

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Successful TOD “balances the need for sufficient density to support convenient transit service *with the scale of the adjacent community.*”

- *The New Transit Town: Best Practices In Transit-Oriented Development*, Hank Dittmar with Dena Belzer and Gerald Aulter, Island Press 2004, p. 4 (emphasis added).

# Consensus Among Stakeholders

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## Urban Land Institute commentary:

**TOD is “a process, a dialogue, a way to build consensus; it does not hand down preconceived notions or plans for development.”**

- Bill Hudnut, Urban Land Institute commentary, *What is Smart Growth Not?*  
<http://ulidev.uli.org/ResearchAndPublications/Fellows/Senior%20Resident%20Fellows/Hudnut/Commentaries/Q%20What%20is%20Smart%20Growth%20Not.aspx>

# Adequate Public Facilities?

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- Has it been established that there are, or will be, adequate public facilities (roads, transit, open space, ball fields, sewage, etc.)?
- No - The Task Force recommendation was made even before key traffic studies were available, and major questions about other items have not been addressed. Data has yet to demonstrate how public facilities can adequately meet the demands that proposed densities would impose.
- This is NOT consistent with TOD.

# Balance with Adjacent Communities ?

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- Have proposals achieved balance with the scale of adjacent communities?
- No - Without the traffic studies mentioned above, there is no way to measure the impact on adjacent communities as called for by TOD principles. Other key factors, such as impacts on parks, open space, ball fields, schools, etc. have yet to be addressed.
- This is NOT consistent with TOD.

# Consensus Among Stakeholders?

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- Was the Task Force recommendation the result of consensus among stakeholders?
- No - PDC, MCA and Town of Vienna, among others, had to form a new coalition just to bring attention to the issues that were not being addressed. Even then, the Task Force recommended densities that went far beyond what was ever discussed in any kind of public manner.
- This is *extremely inconsistent* with TOD.

# Moving Forward: Community Input

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The U.S. Environmental Protection Agency has recommended that TOD include both:

- Early stakeholder input in community plans, and
- Ongoing feedback and evaluation of plan implementation.

EPA's *Smart Growth Glossary* available in 2006 at

<http://cfpub.epa.gov/sgpdb/glossary.cfm?type=topic#11> (since removed)

# Moving Forward: Community Input

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- FairGrowth applauds staff for seeking data and asking questions about infrastructure capacity, as this is consistent with TOD goals. Suggestions that staff should not be taking these responsible actions only serve to undermine TOD.
- FairGrowth applauds Supervisors Smyth and Foust for noting the need for additional community dialogue regarding density. Insufficient dialogue, like insufficient data, undermines TOD.

# Conclusion

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FairGrowth respectfully requests that objective data be obtained and used as a foundation to ensure that any plans for Tysons Corner comport with TOD principles, primarily:

- Adequate public facilities;
- Balance with adjacent communities' scale; and
- Consensus among stakeholders.

*This is too important to rush to judgement.*

**THANK YOU!**

**Fairfax Citizens for  
Responsible Growth, Inc.**

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