Tysons Strawman Plan Text
Intensity Recommendations

Vision and Planning Horizon Year

1. **Task Force Recommendations**
   a. The vision for Tysons is to accommodate up to 100,000 residents and 200,000 employees by the year 2050.

2. **Staff Recommendations**
   a. At the July 1 meeting of the Planning Commission's Tysons Committee, staff expressed support for the Task Force's housing and employment targets and a level of development within George Mason University's mid-to-high forecast range for 2050 (105 - 124 million square feet).
   b. The intensity recommendations outlined below for the TOD and Non-TOD districts are consistent with the vision of 100,000 residents and 200,000 employees in Tysons and the GMU mid-to-high growth forecast for 2050.
   c. A Tysons-wide quantification of the staff recommended intensities is included as an attachment. The outcome of this exercise is a total development level of 113 million square feet.

TOD District Intensity

1. **Task Force Recommendations**
   a. The highest intensities should be allowed within 1/8 mile of Metro stations, tapering down as the distance from stations increases.
   b. Metrorail-related FARs should range from 6.0 at the stations to 1.75 within 1/2 mile (before bonuses). Residential uses should be allowed higher intensities than non-residential uses.
   c. A chart detailing the Task Force recommended intensities is attached.

2. **Staff Recommendations**
   a. Staff recommends using the consultant's recommendations on intensity as the basis for Metro-related FARs. These FARs range from 4.75 at the stations to 2.0 within 1/2 mile (before bonuses), depending upon distance from the Metro stations. A chart detailing the staff recommended intensities is attached.
   b. The TOD district intensities recommended by staff are similar to the scenarios presented at the February 2008 community workshops. Workshop participants were generally supportive of the intensities proposed for the Metro station areas.
   c. The staff recommended intensities would result in a walkable urban environment in all areas planned for redevelopment. The 3-D renderings and massing models that were presented at the February 2008 community workshops illustrate the urban form that can be achieved with intensities similar to the staff recommendations. This visualization work can be found on the Tysons website: http://www.fairfaxcounty.gov/dpz/tysonscorner/outreach/feb08visualization.pdf
   d. The staff recommended intensities result in an overall level of development for the four TOD districts that is 25% greater than the planned build out of the Rosslyn-Ballston Corridor (over a comparable land area). Allowing some additional growth over the Rosslyn-Ballston density is appropriate for Tysons because Arlington generally limits urban densities to within

1/4 mile of Metro stations, whereas the vision for Tysons calls for mixed-use residential development up to 1/2 mile from stations.

Non-TOD District Intensity

1. **Task Force Recommendations**
   a. Intensity in the Non-TOD districts should be linked to a system of "form-giving" Circulators operating primarily in dedicated rights-of-way. Intensities within 600 feet of the Circulator routes should range from 2.5 to 1.5 FAR (before bonuses).
   b. The conceptual Circulator routes developed by the Task Force would allow increased intensity in nearly all of the portions of the Non-TOD districts that are not planned as transition zones at the edges.

2. **Staff Recommendations**
   a. The current Plan's intensities for portions of the Non-TOD districts should be increased to encourage the creation urban residential neighborhoods.
      i. The first Strawman Draft of the Plan recommends intensities of 1.8 or 1.5 (before bonuses) for subdistricts that are planned for redevelopment, including the Northeast and Northwest Old Courthouse Subdistricts and the North Central Urban Neighborhood Subdistrict. The current Plan generally recommends office uses at intensities ranging from 0.7 to 1.2 FAR for these areas.
      ii. These recommendations will allow areas with older free-standing office buildings to redevelop into urban residential neighborhoods (at approximately 55 or 65 dwelling units per acre) that will improve the jobs/housing balance in Tysons.
   b. A detailed study of the proposed Circulator system is planned and funded by the Board of Supervisors and is expected to be completed by spring 2010.
      i. The study will determine the appropriate routes and characteristics of a longer term internal transit system operating mostly within a dedicated right-of-way. The routes and projected ridership will be used to determine the appropriate Circulator-related intensities.
      ii. As the Comprehensive Plan for Tysons is scheduled to be adopted prior to the completion of the Circulator study, the Plan will likely need to be amended after the completion of the Circulator study to reflect its recommendations on routes and intensity.

Additional Intensity Issues

1. **Bonus Intensity:** The preliminary recommendations of the Planning Commission's Tysons Committee on bonus intensity for affordable housing and green buildings can be found on the committee's web site:
   http://www.fairfaxcounty.gov/planning/tysons_docs/planninghorizon.pdf#page=4

2. **Allocating Additional Intensity:** The staff recommendation allocates 11 million fewer square feet than GMU's high forecast for 2050. As the Plan is implemented, changes in travel behavior may allow opportunities to allocate additional intensity for highly desirable uses or proposals, such as civic and cultural facilities or higher density development along Circulator routes.

Comparison of Metro-Related Intensity for Planning Alternatives and Recommendations

Residential FAR

Distance from Metro	Acres	Prototype A	Prototype B	Consultant Recommendation	Task Force Recommendation (before bonuses)	**Staff Recommendation** (before bonuses)
0 - 1/8 mile	121	4.5	5.0	4.75	6.0 +	**4.75 +**
1/8 - 1/4 mile	325	2.5	3.0	2.75	4.5 +	**2.75 +**
1/4 - 1/3 mile	265	1.0	2.5	2.0	3.0 +	**2.0 +**
1/3 - 1/2 mile	395	Current Plan (0.6 - 1.2)	2.5	2.0	2.75 +	**2.0 +**

Non-Residential FAR

Distance from Metro	Acres	Prototype A	Prototype B	Consultant Recommendation	Task Force Recommendation (before bonuses)	**Staff Recommendation** (before bonuses)
0 - 1/8 mile	121	4.5	5.0	4.75	6.0 +	**4.0 +**
1/8 - 1/4 mile	325	2.5	3.0	2.75	4.0 +	**2.0 +**
1/4 - 1/3 mile	265	1.0	2.0	1.65	2.0 +	**1.0 +**
1/3 - 1/2 mile	395	Current Plan (0.6 - 1.2)	Current Plan (0.6 - 1.2)	Current Plan (0.6 - 1.2)	1.75 +	**0.5 +**

Notes

1. Prototype B, the consultant recommendation and the Task Force recommendation differentiate between residential and non-residential FAR in order to encourage residential uses. The overall intensities for mixed use developments were intended to be blended proportionally.
2. **The staff recommendation uses a different approach to applying residential and non-residential FAR that achieves the same result**. Under this recommendation, the residential FAR is the maximum intensity allowed (before bonuses), and the non-residential FAR is the maximum non-residential component of a development. For example, a mixed use development within 1/8 mile of Metro could build to 4.75 FAR (before bonuses), but the non-residential portion of the project could not exceed 4.0.
3. Because housing may not be appropriate in some parts of Tysons, such as land adjacent to the Dulles Toll Road or the Beltway, these areas may have higher non-residential FARs specified in the District Recommendations.
4. Residential FARs for the Task Force and staff recommendations would allow a **20% FAR bonus for meeting the affordable/workforce housing requirement** (represented in the table with a + sign). Prototype A, Prototype B, and the consultant recommendation did not utilize intensity bonuses.
5. The Task Force and staff recommendations also allow **bonuses up to 10% FAR for achieving green building objectives** (represented in the table with a + sign). Prototype A, Prototype B, and the consultant recommendation did not utilize intensity bonuses.

Quantification of Staff Intensity Recommendations

Existing Development (Floor Area in Square Feet)

	Office	Retail	Hotel	Car Dealer	Industrial	Residential	Total Square Feet	Dwelling Units	Percent Residential
TOD Districts	15,400,000	5,100,000	1,800,000	700,000	900,000	1,600,000	25,500,000	1,400	6%
Non-TOD Districts	10,900,000	400,000	300,000	0	0	7,300,000	18,900,000	6,600	39%
Tysons TOTAL	26,300,000	5,500,000	2,100,000	700,000	900,000	8,900,000	44,400,000	8,000	20%

Staff Recommendation with Housing Bonuses (Floor Area in Square Feet)

	Office	Retail	Hotel	Car Dealer	Industrial	Residential	Total Square Feet	Dwelling Units	Percent Residential
TOD Districts	41,200,000	5,700,000	3,900,000	0	0	31,800,000	82,600,000	26,600	38%
Non-TOD Districts	9,800,000	700,000	400,000	0	0	19,700,000	30,600,000	17,300	64%
Tysons TOTAL	51,000,000	6,400,000	4,300,000	0	0	51,500,000	113,200,000	43,900	45%

Assumptions for Quantification

1. Efficiency factor of 85% applied to all redevelopment to account for land that does not redevelop to the maximum allowed intensity.
2. Affordable housing floor area bonus of 20% included for all residential redevelopment in the TOD Districts.
3. Workforce housing floor area bonus of 7% included for all residential redevelopment in the Non-TOD Districts (7% used because the size of bonus units will be smaller than the average market rate units).
4. LEED bonuses not included because the number of buildings that will achieve Gold or Platinum certification cannot be predicted.
5. Major projects in the Tysons Central 123 district assumed to develop as currently approved rather than at Metro-related intensities.
6. Stand-alone car dealerships and industrial buildings assumed to redevelop, but these uses could be incorporated in mixed-used projects.
7. Public facilities, civic, community, or institutional uses not included. Additional square footage should be permitted to accommodate the need for such uses.
8. Land use mix assumptions for redevelopment in TOD Districts, based on guidance from the consultant, are as follows. These assumptions are also reflected in the non-residential FAR limits specified in the staff intensity recommendations.

Distance from Metro	Office	Retail	Hotel	Residential
0 - 1/8 mile	70%	4%	6%	20%
1/8 - 1/4 mile	62%	2%	6%	30%
1/4 - 1/3 mile	35%	2%	3%	60%
1/3 - 1/2 mile	18%	2%	0%	80%