

Tysons Corner Demonstration Projects

DRAFT May 13, 2009

Background

The Planning Commission's Tysons Committee has recommended that Fairfax County staff develop criteria for accepting and evaluating one or more demonstration redevelopment projects located at the future Metrorail station entrances in Tysons. One objective of this process is to facilitate the review of development at Metro station entrances and provide the opportunity for buildings adjacent to the stations to be integrated with and constructed generally concurrently with the operation of Metrorail. A second objective is to help clarify, inform, and facilitate the development of the Comprehensive Plan and the Zoning Ordinance Amendment. A third objective is to further the consideration and effectiveness of implementation strategies for such issues as consolidation, phasing, urban design, street grids, and public infrastructure. [A successful demonstration project will also facilitate the transformation of Tysons by providing a base of development commitments that can be utilized for future redevelopment projects.](#)

At its March 30 meeting, the Board of Supervisors accepted the committee's recommendations. An excerpt of the Board motion is quoted below.

With the arrival of rail imminent and the construction of the project underway, the County now has the opportunity to develop Tysons Corner in a way that is generally consistent with the Task Force's Guiding Planning Principles.

Last week the Planning Commission moved to extend the deadline given to staff for developing the area wide plan text into the Fall of 2009. The Commission also recommended the concept of one or more demonstration projects at station landing sites to help clarify planning issues such as consolidation, phasing, design and its relationship to street grid and other infrastructure, among other things. The commission also requested that staff develop a set of screening criteria to facilitate the selection and review of demonstration applications.

With this background the following was offered in a motion and accepted by the Board:

- The Board accept the Planning Commission's extension of the timeframe for developing area wide plan text
- The Board direct staff to work with the Planning Commission to begin developing a set of screening criteria to facilitate the evaluation and selection of applications for consideration as one or more demonstration projects at the station landing sites in the Tysons Corner Urban Center.
- Staff recommend a process for reviewing the demonstration project(s) and integrating information derived from the project(s) with the development of both area-wide and district-specific plan text.

Draft Process and Criteria for Demonstration Projects

The following process guidelines, selection criteria, submission requirements for demonstration projects, and expectations of selected participants have been drafted by County staff for consideration by the Planning Commission's Tysons Committee.

Process Guidelines

1. Projects will be selected by the Planning Commission's Tysons Committee based on the criteria specified below.
2. The consideration of demonstration projects will begin prior to the adoption of the Comprehensive Plan and Zoning Ordinance Amendments.
3. Staff will evaluate demonstration projects prior to formal submission of a rezoning application. It is expected that formal submission and acceptance of a rezoning application can occur once the Zoning Ordinance Amendment and the Comprehensive Plan amendment for Tysons are adopted.
4. [While the expedited processing of a zoning application is subject to approval by the Board of Supervisors, many of the issues involved in a zoning case should be resolved by the time a formal application is submitted. If this is the case, a demonstration project should receive a public hearing date much sooner than a typical zoning case.](#)
5. The number of demonstration projects accepted may be limited to that which can be accomplished by staff resources. Adjacent sites could be considered as a single demonstration project.
6. Issues including but not limited to urban design, stormwater management and affordable housing should generally conform to the draft Straw Man Plan for Tysons. In areas where the Planning Commission's Tysons Committee has made preliminary recommendations, projects should conform to those recommendations. Creative strategies for achieving Plan objectives are encouraged.
7. [Landowners who wish to be selected for a demonstration project should submit a letter of intent to the Department of Planning and Zoning. This letter should indicate how the project would advance the vision for Tysons, which parcels would be included, and the proposed program of development.](#)
8. [County staff will be available to meet with prospective participants prior to project submission.](#)

Selection Criteria

1. The project must contain a Metro station entrance, and the project participant should be actively negotiating with MWAA/Dulles Transit Partners to integrate station landings into the site.
2. The project site must be [of a sufficient size to demonstrate that street grid and open space goals for a major portion of the subdistrict will be achieved. Two demonstrations](#) projects on contiguous sites may be considered if they meet this goal.
3. For projects meeting 2 above, additional non-contiguous land area may be considered to the extent it furthers the ability of the project to implement affordable housing, street grid, or other public facility objectives in the vicinity.

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[Staff Revisions Based on Input From Draft Review Committee](#)

4. The issue of allowable intensities and uses for demonstration projects has not yet been resolved. The Planning Commission's Tysons Committee may have preliminary recommendations prior to the time of project submission, and the project's intensity and uses should conform to these preliminary recommendations.
5. The project participant must commit to meet the Demonstration Project Submission Requirements and Expectations, as set forth below. The project participant must agree to produce required materials and revisions in a timely manner.

Demonstration Project Submission Requirements

Initial Phase – Site and Urban Design:

At the time of submission of the demonstration project, the project participant should submit materials that would generally be expected of submissions for the PRM District (e.g. tabulations, uses proposed, dimensions, architectural, blow-ups of critical areas, sections, waivers and modifications requested).

Second Phase – Technical Issues:

This phase is anticipated to begin approximately two months after the initial submission of the demonstration project.

1. The project participant must be willing to work with staff to formulate expected resolutions of technical issues, including but not limited to:
 - a. Community/Public Facilities
 - b. Noise Attenuation
 - c. Parking
 - d. Landscaping
 - e. Streetscaping
 - f. Stormwater Management
 - g. Transportation Improvements [including the Future Circulator System](#)
 - h. Regional Road and Transit Contributions
 - i. Transportation Demand Management
 - j. Information Technology Applications
 - k. Pedestrian/Bicycle Facilities
 - l. Open Space/Recreation Facilities
 - m. Public Schools Contribution
 - n. Affordable Housing
 - o. Green Building Practices
 - p. [Public Art](#)
2. The project participant must submit traffic studies that satisfy VDOT/FCDOT requirements.
3. The project participant must complete a [preliminary engineering study](#) of an urban street grid for the project's sub-district. [At a minimum, this study should include vertical and horizontal alignment, grading, and cross sections.](#)
4. The project must demonstrate how open space and public facility needs will be met both on-site and for the entire sub-district.

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Staff Revisions Based on Input From Draft Review Committee

5. The project must include a phasing plan that clearly depicts a progression from existing conditions to the ultimate build-out of the site.
6. The project must show a commitment to an urban parking standard for the overall development and demonstrate how parking will be phased to achieve the urban standard over time.

Project Participant Expectations

1. A decision-maker with the power to speak directly for the project participant must be actively involved in the process and be present at meetings.
2. During the review of the demonstration project, the project participant will produce revised plans that are responsive to concerns identified by staff. If the applicant fails to respond to issues and/or produce materials in a timely manner, the project may lose its status as a demonstration project.
3. The project should further implementation strategies that address Tysons-wide infrastructure needs. Strategies for funding these infrastructure needs have not yet been determined.
4. The project participant will take a lead role in implementation strategies that may serve both the District and Tysons as a whole, such as CDAs, BIDs, public-private partnerships, or private-private partnerships.
5. The project participant will agree to fund a third party review of the project by urban design or other consultants, if determined necessary by Staff.
6. [In the interest of maintaining and open and transparent review process, the project participant will conduct community outreach, such as developer-sponsored public presentations on the demonstration project.](#)