Tysons Strawman Plan Text
Issues and Recommendations Regarding
Consolidation and Coordinated Development Plans

1. Task Force Recommendations
   - On page 45 of the September 2008 Task Force recommendations, there is a section titled "Parcel Consolidation & Coordinated Development Plans." Although this is the only reference to consolidation in this document, it does emphasize the importance of consolidation and coordination in order to achieve planning objectives such as the grid of streets.
   - The Task Force does not appear to support minimum acreage requirements.

2. Strawman Plan Text
   - Page 38 of the February 2009 Strawman Plan Text includes the section on "Parcel Consolidation & Coordinated Development Plans" from the Task Force recommendations. Staff made only made minor edits to the Task Force's text by adding the following sentence: "In most cases, consolidation should be sufficient in size to provide redevelopment in several phases, which are linked to the provision of public facilities and infrastructure and/or to attainment of TDM objectives."
   - Due to the importance of this concept, there is text addressing consolidation in all eight of the Districts at Tysons. An example of this guidance is from pages 109-110 and refers to the South Subdistrict of the Tysons West District.
     - "Logical and substantial parcel consolidation must be achieved and provide for well-designed projects that function efficiently on their own, can integrate with planned redevelopment on adjacent property, and do not preclude or hinder other parcels from redeveloping in conformance with the Plan. In most cases, consolidation should be sufficient in size to provide for redevelopment in several phases, which can be linked to the provision of public facilities and/or demonstrating attainment of critical Plan objectives such as targets for TDM mode splits and green building. For property within one-eighth mile of the Metro station, consolidation should include about 15 acres and include property in the second intensity tier (area between 1/8 and ¼ mile of the station). If consolidation cannot be achieved as indicated above, as an alternative, coordinated development plans may be provided as indicated in the Areawide Land Use guidelines."
   - In addition, the draft Plan text for three of the four TOD districts, Tysons East, Tysons West and Tysons Central 7, recommends a minimum of 15 or 20 acres for consolidations closest to the Metro stations. Because of the continued existence of the two malls in Tysons Central 123, no minimum acreage is mentioned there.

3. Staff Perspectives
   - Consolidation and coordinated development plans are essential to transforming Tysons into a pedestrian-oriented area. The current pattern of land ownership in Tysons is not conducive to achieving the grid of streets and network of open spaces that are essential to a successful urban environment. Without the street grid, pedestrian connections to the Metro stations will be restricted, and local traffic will be forced onto the arterials.

4. Staff Recommendations
   - The draft Plan text should be strengthened to describe consolidation and coordination in more detail. One example has been proposed in the Selection Criteria for the Demonstration Projects, as follows: "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."
   - In order to emphasize the need for coordination with surrounding landowners, the text on page 38 of the Strawman could be renamed "Coordinated Development and Parcel Consolidation."
   - In the first paragraph on page 38, mention should be made of the need for applicants to demonstrate how their projects will contribute to the grid of streets, open space, and public facilities planned for their particular subdistrict or geographic subarea.
   - In the second paragraph on page 38, text should be added emphasizing how phasing of development within a consolidation will be linked to performance criteria. For example, each phase should provide a functioning grid of streets and also verify the attainment of non-SOV mode splits prior to the beginning of the next phase.
   - The third paragraph on page 38 should be revised to indicate that coordination can be achieved through the use of concurrent zoning applications by owners of contiguous properties.
   - Language should be added to support concurrent zoning applications for non-contiguous properties. Such applications would need to address planning or implementation objectives such as affordable housing, the street grid, or public facilities.
   - Language should be added regarding the need for private-private partnerships to assure the provision of all the links in the grid of streets. The Plan text should also address the need for phasing the provision of critical links when certain levels of density, or development triggers, are achieved.
   - The draft Plan text for the eight districts will need further refinement to incorporate phasing and implementation strategies.