County of Fairfax, Virginia

MEMORANDUM

DATE: January 27, 2010

TO: Tysons Committee of the
Fairfax County Planning Commission

FROM: James P. Zook, Director
Department of Planning and Zoning

SUBJECT: Summary of Written Comments on Straw Man II

The purpose of this memo is to forward summaries of written comments on Straw Man II, received by the Planning Commission Tysons Committee between September 16, 2009 and January 8, 2010.

Table 1 summarizes comments received from 8 community members, and explains how the Draft Plan Amendment has addressed those comments.

Table 2 summarizes comments received in 28 letters from property owners at Tysons, representing 22 different sites. Table 2 also explains how the Draft Plan Amendment has addressed those concerns. The letters from property owners were numbered to be able to reference their location on the attached map.

Table 3 lists the major concerns expressed in the property owners' letters. The most frequently expressed concerns were:

- Building heights are too low
- Minimum consolidation requirements are too high
- The difference between Tier 1 intensity and Tier 2 intensity is too great
- Recommended intensities for specific sites are too low, based on potential walking distance to future Metro stations or other locational issues
- The Residential Mixed Use category should be predominantly residential

Department of Planning and Zoning
Director's Office
12055 Government Center Parkway, Suite 700
Fairfax, Virginia 22035
Phone 703-324-1325 FAX 703-324-3337
www.fairfaxcounty.gov/dpz/

These concerns have been addressed in the Draft Plan Amendment as follows:

Building Heights: Flexibility was added to the discussion of building heights in the Urban Design section of the Areawide Recommendations (pages 131-132). The Draft Plan recommends higher maximum heights than Straw Man II for Tiers 1, 2 and 3 (pp. 133-134). In addition, the District Recommendations include taller heights for specific areas such as the Old Meadow Subdistrict (page 183).

Consolidation: No changes were made in recommendations on consolidation. Minimum acreages for consolidations or coordinated development plans are recommended in order to achieve the open space, grid of streets, stormwater management facilities, and other amenities needed to transform Tysons. Without such coordination or consolidation, the fragmented pattern of land ownership and a piecemeal development approval process will serve as barriers to the provision of the desired community benefits.

Difference in Intensity between Tiers 1 and 2: Language was added to the Draft Plan to allow for consideration of higher intensity in Tier 2 (page 28). The Draft also allows for the blending of intensities for projects that include land areas with different intensity recommendations (pages 26-27).

Intensity at Non-TOD Sites within ½ Mile of Metro: The Draft Plan allows for consideration of additional intensity at such sites, with the provision of a safe walking environment.

Commercial Uses in the Residential Mixed-Use Category: The description of this category was revised and now reads, "It is anticipated that the residential component should be on the order of 75% or more of the total development." (page 24)

Modifications to the Plan text addressed some of the concerns fully and some partially. In cases where staff could not support a recommended change, we have so noted with a brief explanation. Staff is available to respond to your questions or expand on the rationale for our position. Thank you.

Table 1
COMMUNITY COMMENTS ON STRAW MAN II
Received by PCTC Fall 2009
& Staff Responses

Date of Letter	Author	Organization	Major Concern(s)	Response
12-15-09	Sally Liff	The Rotonda	• Revise map and text re green network to address concern that open space shown on Rotonda property.	• Conceptual open space map on p. 90 shows both private and public open space.
12-11-09	Rob Jackson	MCA	• Capacity of Silver Line Metro • Need for ROW to expand Dulles Toll Road • Inadvisability of adding density based on availability of bus & shuttle service.	• Capacity of Silver Line has been addressed by WMATA. • Future engineering studies will determine need for addl. right-of-way for DTR. • Addl. intensity not recommended based on bus & shuttle service.
11-12-09	Amy Tozzi	Regency of McLean & The Encore	• Building heights: March 1999 agreement with West Group called for 90 ft. on Buchanan & Honeywell sites; 105 ft. for other buildings on Old Meadow; & 120 ft. within 1,600 ft. of Tysons West Metro.	• P. 183 includes new language regarding transitioning heights north of the Regency & Encore.

	Rob Bates		• Limit density based on infrastructure capacity. • Let public know infrastructure costs • Try to recover costs from developers.	• Draft Plan is based on balancing land use with infrastructure; see Land Use, pp. 36-40, & Transportation, pp. 75-78. • Public facility costs included in fiscal impact analysis (PCTC mtg. 10-21-09). Transportation costs presented to PCTC on 10-28-09. • Plan discusses landowner funding commitments, including participation in CDAs.
11-2-09	Patty Nicoson	Dulles Corridor Rail Assn.	• DCRA urges County to ensure that stations are designed to accommodate future air rights development.	• Implementation chapter identifies funding & regulatory strategies that are not all-inclusive (pp. 13-19).
11-2-09	Patty Nicoson	DCRA	• To encourage memorable architecture, recommend a category called "Projects of Special Merit" be included In Tysons Plan.	• Plan allows additional bldg. ht. to encourage distinctive architectural features & create an interesting skyline (p. 131).
10-9-09	Mark Tipton	GTCC	• Return to FARs in Straw Man II.	• Draft Plan is consistent with staff's recommendations to PCTC, July 22, 2009

	Mark Zetts	MCA	• Exempt only first 15 MSF of residential development from transportation phasing triggers; then for each 2 MSF of new office development, reduce the exempt resid. by 1 MSF.	• Phasing concept modified (Land Use, pp. 36-40). Plan continues to provide incentives for housing but does not explicitly exempt first 15 MSF from phasing triggers.

Table 2
PROPERTY OWNER LETTERS RECEIVED BY PCTC
September 16, 2009 – January 8, 2010
& Staff Responses

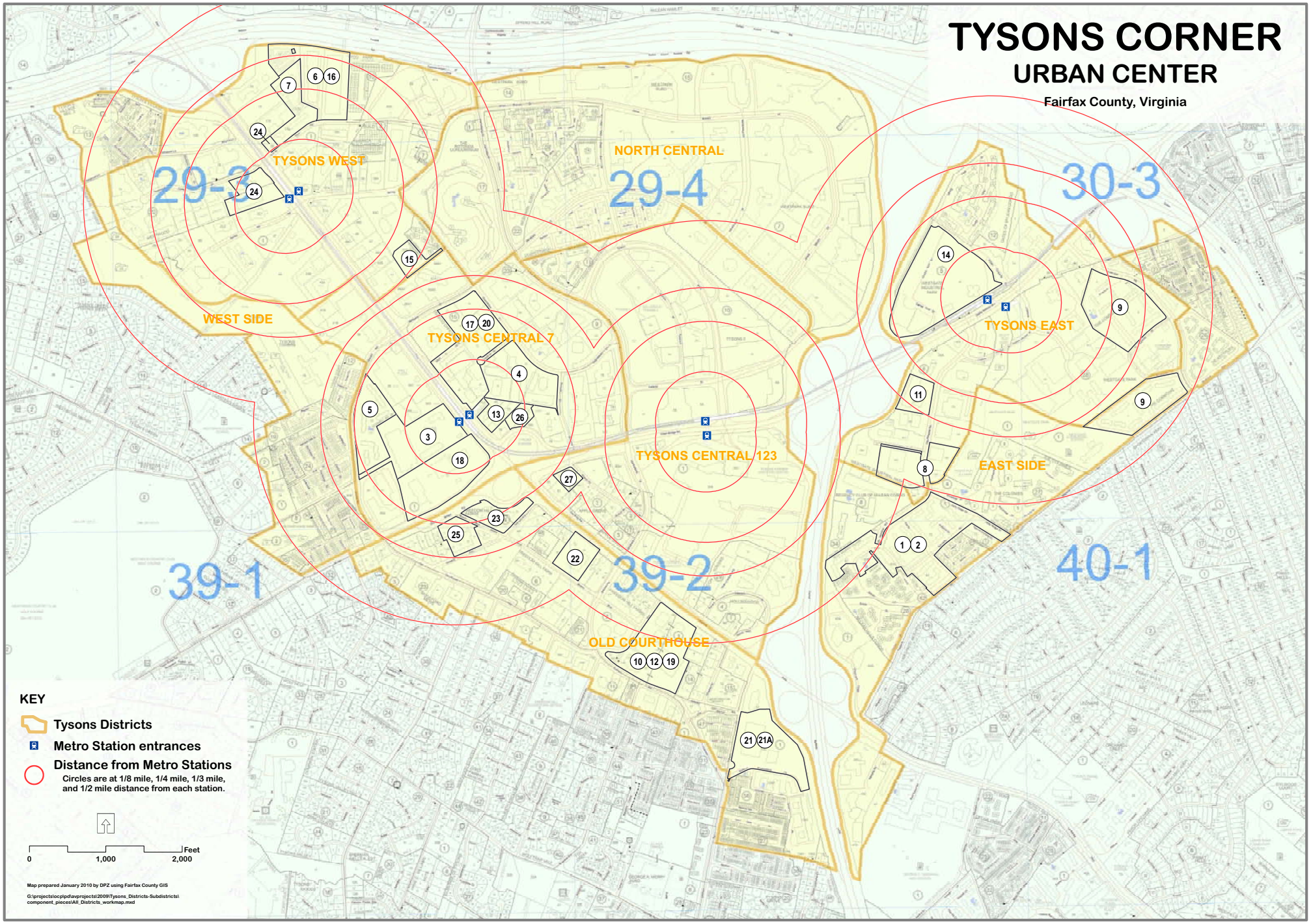
Date of Letter	Author/Owner	Property	Major Concern(s)	Response
1) 12-31-09 & 2) 12-23-09	Hunton & Williams/ Ritzenberg family	Dolley Madison Apts.	On 12-31 forwarded updated concept by Torti Gallas for redevelopment of apartments. • Request 1.5 FAR	• P. 213 now includes two options: a) Redevelop all multifamily in Subarea 2 OR b) Redevelop only Dolley Madison Apts. at 30 units per acre without bonuses (~0.75 FAR).
3) 12-23-09	Trulie Investment Corporation	8359 Leesburg Pike (Tysons Square Center)	• Residential mixed use should include 5% to 10% commercial. • Object to placing Civic Commons & public bldgs. on site. • Object to minimum consolidation reqt. • FAR between 1/8 & ¼ miles could be 3.75, not 2.75. • Boone Blvd ext. should not be as wide as Avenues in Plan.	• Flexibility was added to residential mixed use (p. 24) • Civic Commons & public bldgs. are key elements of vision to transform Tysons. • Minimum consolidation needed to provide Civic Commons, public bldgs. & grid of streets in this subdistrict. • Plan revised to consider higher intensity in Tier 2 (p. 28) • Street cross sections have been changed (pp. 55-62)
4) 12-22-09	Brenda Krieger/ Dweck Properties, Ltd.	Tysons Central 7	• Request that new streets be no wider than 2 lanes in each direction.	• Revised Map 7 shows local streets crossing this property, with 1 collector street abutting. None wider than 4 travel lanes. (p. 53)

5) 12-22-09	Walsh Colucci/ Archstone Apartments	1731 Gosnell Road	• To help preserve existing housing, propose 10% affordable housing tax credit • Don't require minimum 20 acre consolidation	• Funding strategies on p. 17 are not all-inclusive; p. 154 addresses replacing existing housing. • Minimum consolidation needed to provide Civic Commons, public bldgs. & grid of streets in the subdistrict.
6) 12-22-09	Avalon Bay/McIlvaine/ Marchant	8500 block of Tyco Road (see also #16 below)	• Request higher building heights • FAR between 1/8 & ¼ mile should be 3.5; between ¼ to ½ mile, 2.5. • Residential mixed use should not include 25% commercial. • Object to location of ramp connecting Greensboro Dr. extension to DTR. • Use Tysons West North property owners' grid of streets. • Credit developers for onsite recreational facilities. • Need more analysis of SWM requirements. • Show Tyco Road as Avenue & parallel street to north as Local Road. • Object to minimum 15 acre consolidation.	• Longstanding policy to limit heights next to DAAR to 75 feet; heights next to Tyco Rd. up to 275 feet. • Plan revised to consider higher intensity in Tier 2 (p. 28) • Flexibility was added to residential mixed use (p. 24) • Specific location of ramp not yet identified • Engineering studies will be done to refine the grid (p. 53) • On-site rec. facils. may meet some rec. needs; will be determined case by case. • Demonstration project has provided addl. info. which is being evaluated. • Tyco Rd. now collector & parallel st. local; see revised map on p. 53. • Need for min. 15 acres for consolidation based in part on eval. of Demo. Project.

7) 12-18-09	Walsh Colucci/ Templeton & Templeton	8598 & 8604 Leesburg Pike	• Too great a drop in intensity between Tier 1 & Tier 2 • Minimum 15 acre consolidation too large	• Plan revised to consider higher intensity in Tier 2 (p. 28) • Need for minimum 15 acres for consolidation based in part of on evaluation of Demonstration Project.
8) 12-18-09	Brenda Krieger/ Dweck Properties, Ltd.	Old Meadow	• Object to new street adjacent to Scotts Run. • Old Meadow should be 4 lanes with circulator either in dedicated curb lane or in traffic.	• Street adjacent to Scotts Run changed to local (p. 53). • Old Meadow now designated as collector with 4 travel lanes (pp. 59-60).
9) 12-11-09	Walsh Colucci/ The Commons of McLean	1653 Anderson Road	• Request portion of The Commons east of Anderson Rd. be shown in Tysons East District. • Request between 5%-25% nonresidential uses. • Delete mention of preserving existing housing. • Proposed four acre park not large enough for all recreation facilities mentioned in SMII.	• Map revised accordingly (p. 176) • Flexibility added to Resid. Mixed-Use category, p. 24. • Added option for 1:1 replacement of affordable housing (p. 183). • Language on recreation facilities revised to address concern (pp. 182-183).
10) 12-10-09 & 12) 11-20-09. See also 19) below	McGuire Woods/ Lowe Enterprises/ Vornado/Charles E. Smith	Fairfax Square & 1951 Gallows Road	• Request height bonus of 30% above SMII recommends. Height bonuses for infill bldgs., arch. excellence, pub. facils., open space/parks, affordable housing, green buildings, infill bldgs. & provision of rights-of-way.	• Pp. 197-198 revised so that bldg. ht. up to 125 ft. considered for provision of open space & other amenities. Flexibility added to bldg. ht. guidelines for arch. features, affordable housing, & public uses (p. 132).

11) 12-9-09	The Matan Companies/ BP Tysons LLC	1750 Old Meadow Road	• Minimum size for consolidation too large. • Request Office Mixed-Use, rather than Resid. Mixed-Use shown in SM II. • Request bldg. ht. of 150-200 ft. • Request Tier 2 intensity	• Consol. or coord. proffered dev. plans could ensure an appropriate mix of uses. • Resid.-Mixed Use w/ min. consolidation should orient office uses to 495, & resid. uses away from 495 • Bldg. ht. increased to 175 ft. (pp. 133-134) • Property located in Tier 3.
13)11-17-09	NV Commercial	3-5 acres north & East of Tysons Central 7 Metro station	• Minimum size for consolidation too large.	• Language added to p. 156 to clarify area of consolidation.
14)11-16-09	Capital One	1680 Capital One Drive	• Drop in density between 1/8 mile & ¼ mile too great. • Need taller building heights throughout Tysons. • Phasing should be based on performance measures rather than "arbitrary development thresholds." • Need to monitor actual traffic conditions.	• Flexibility added to Tier 2 intensity on p. 28. Language added re allocating FAR between sites. • Bldg. hts. increased & flexibility added, pp. 132-133. • Phasing concepts revised & expanded. See Land Use, pp. 36-40 & Transportation, pp. 75-78. • Transportation monitoring expanded, pp. 79-80.
15)11-12-09	Walsh Colucci/ Clover Tysons LP	8330 Greensboro Drive	• Site design requires max. building ht. of 175 ft., not 75 to 125 ft. as in Straw Man II.	• Map 10, Bldg. Ht. Concept, revised to show area between Greensboro & Rte. 7 with hts. betw/ 125-175 ft. (pp. 133-134)
16)11-11-09	Walsh Colucci/ Landowners in Tysons W., N. Dist.	8500 block of Tyco Road (see also letter 6)	• Request max. bldg. ht. of 200 ft.	• Longstanding policy to limit heights next to DAAR to 75 feet; higher bldgs. on Tyco Rd.

17)11-10-09	SAIC/Campus Point Realty Corp.	1710 SAIC Dr.; 1707 & 1709 Goodridge Dr.; & 8301 Greensboro Dr.	• Drop in intensity too great between Tiers 1 & 2. • Request that intensity be averaged or blended over consolidated land area.	• Plan revised to consider higher intensity in Tier 2 (p. 28). • Language added re blending intensity (p. 26) & "Allocating Floor Area between Sites" (p. 30).
18)11-10-09	1902 LLC/Sherwood Tysons LLC/2000 Chain Bridge Rd. LLC	2000 Chain Bridge Rd.	• Minimum size for consolidation too large.	• Civic Commons & public bldgs. are key elements of vision to transform Tysons. • Minimum consolidation needed to provide Civic Commons, public bldgs. & grid of streets in this subdistrict.
19)11-6-09	McGuire Woods/ Lower Enterprises & Vornado/Charles E. Smith	Fairfax Square & 1951 Gallows Road	• Propose Office Mixed-Use up to 1.8 FAR with new GFA residential and retail. • Propose increased bldg. hts. • Propose a pocket park with location determined by owner/developer.	• Site is split between 2 subareas, one w/ max. 1.5 FAR (p. 197) & one w/ max. 1.8 FAR (p. 196). Language added to p. 26 allows blending intensity; see also p. 30 re allocating FAR between sites • Bldg. hts. Increased; see response to Ltrs. 10 & 12 above. • Map on p. 90 is conceptual; open space should be provided as discussed on pp. 94-95.
20)10-26-09	Walsh Colucci/Campus Point Realty Corp.	1710 SAIC Dr.;1707 & 1709 Goodridge Dr.; & 8301 Greensboro Dr.	• Minimum size for consolidation too large.	• Minimum consolidation needed to provide public buildings & grid of streets.

21)10-26-09 21-A) 1-8-10	McGuire Woods/ Campus Point Realty Corp./ SAIC	7990 Science Applications Court	• Propose office along 495 & mid-rise resid. at FAR of 1.5. • Propose bldg. ht. up to 175 ft.	• Added option for mixed use up to 1.5 FAR (p. 192). • Bldg. ht. up to 105 ft., same as abutting district to north. Hts. taper down to southern edge.
22)10-23-09	KKM Ventures LLC/ Kip Killmon's Tysons Ford	8201 Leesburg Pike	• Request higher FAR as property w/in walking distance of both Tysons Central 7 & Central 123 Metro stations.	• P. 193 allows 1.8 FAR. W/ provision of safe walking environment, additional intensity may be considered.
23)10-13-09	Cooley Godward/ American Ctr. Prop./ Beacon Capital Partners LLC	8350 Boone Boulevard	• Request FAR between 2.0 & 2.75 as property between ¼ & 1/3 mile of Tysons Central 7 station.	• P. 193 allows 1.8 FAR. W/ provision of safe walking environment, additional intensity may be considered.
24)10-2-09	LeClair Ryan/ HBL of Tysons	8545 Leesburg Pike, 8601 Westwood Center Dr., 8598 Leesburg Pike	• Avoid recommending streets that may not be feasible for many years due to leases and investments.	• Engineering studies will be done to refine the grid (p. 53). Implementation of grid will take place over more than 20 yrs.
25)9-29-09	JBG Rosenfeld Retail/ June LLC	2051 Chain Bridge Rd.	• Request higher FAR as property w/in ¼ mile & ½ mile of Tysons Central 7 Metro station.	• P. 194 allows 1.5 FAR. W/ provision of safe walking environment, additional intensity may be considered.
26)9-22-09	Hines	Includes 8332 Leesburg Pike (Clyde's Restaurant)	• Opposed to parking maximums.	• Parking maximums critical for encouraging transit use & achieving reductions in automobile trips (see p. 72).
27)9-16-09	Cooley Godward/ 1991 Chain Br. Rd./ Altus Chain Bridge & McMorgan & Company	1991 Chain Bridge Rd. & 8209 Watson Street	• Properties are closer to Tysons Ctrl. 7 (1/4 mi.) than to Tysons Ctrl. 123 (1/3 mi). Request Tier 2 intensity. • Request Tier 2 bldg. hts.	• Rtes. 7 & 123 interchange is barrier to Tysons Ctrl. 7 station. Assume ped. access from Ctrl. 123 station & Tier 3 FAR (p. 26). • Bldg. hts. increased to 175 ft. (pp. 133-134)

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