

**Tysons Strawman Plan Text—Planning Commission Tysons Corner Committee**  
**May 27, 2009 Progress Report—Stormwater Management**

1. April 20 Draft Review Committee and April 22 Tysons Corner Committee meetings
  - Overview of the Task Force recommendations relating to stormwater management.
  - Discussion of efforts of an informal work group established to sort through the Task Force’s visions relating to stormwater management and related strawman draft language (pages 65-66 and 71-72).
  - Discussion of an in-progress draft of possible revisions to the strawman draft SWM.
  - Areas of consensus and ongoing discussion identified.
  - Draft text presented a snapshot of work group progress to date, with a recognition that concepts were likely to evolve through continued discussion.
  - Requests heard at meetings:
    - Text should recognize parallel efforts of watershed management planning (April 20).
    - Text needed to recognize opportunities to combine stormwater management efforts for multiple properties (both meetings).
    - Information needed regarding costs and benefits (both meetings).
    - Consider strengthening language regarding stream restoration (April 22).
  
2. Revised Work Group Draft
  - Text added to recognize watershed management planning efforts.
  - Text added to recognize potential for coordinated SWM efforts.
  - Text added to recognize the potential for SWM to be phased with development.
  - Third paragraph under “Stormwater Design” split to better distinguish between general and specific guidance.
  - Text added to clarify the phrase “significant increase in density/intensity”—may need follow-up changes if clarification is not provided in the Land Use section.
  - Change in approach from focus of initial SWM efforts on the 1-year, 24-hour storm. Revised text now would focus on erosive potential of a stream—Consideration of both runoff volume and peak flow.
  - Clarification of hydrologic soil group assumption proposed.
  - Text regarding water quality controls retained—work group consensus in support.
  - More specific guidance proposed regarding stream restoration/stabilization.
  - 100-year storm not addressed in text, but benefits anticipated through control of smaller storm events; concern regarding trade-offs between designing for the 100-year storm and storing and reusing water from smaller storm events.
  - Other changes made to improve wording/clarity.

### 3. Benefits and costs

- Bar charts identify differences among the proposed approach, existing conditions, current Public Facilities Manual requirements under two different predevelopment cover assumptions (a developed site vs. an undeveloped wooded site) and efforts that would be needed to attain the SWM credit in the LEED program.
- Most of the bars reflect a typical redevelopment project in Tysons—impervious cover assumptions noted.
- A bar has been added to provide a comparison with what would be required by the Public Facilities Manual for that project on a completely wooded site.
- Significantly greater benefits and costs for the proposed approach when compared with existing requirements for the sample redevelopment project.

### 4. May 18 Draft Review Committee meeting

- Most concerns focused on costs.
  - Implications of planned density/intensity levels.
  - Implications in lower density/intensity areas farther from transit stations.
- Work group view that achievement of the Task Force SWM vision will necessitate additional costs and progressive SWM efforts throughout Tysons Corner.
- Much of the cost differential between the proposed approach and current requirements reflects the minimal nature of existing requirements for redevelopment on highly impervious sites.
- Broader issue of costs as they relate to incentivization of redevelopment recognized.

### 5. Staff perspectives

- Support for work group recommendation recognizing need for guidance on “significant” density/intensity increases and recognizing larger cost issues.
- Implementation challenges recognized—will need to coordinate closely with DPWES-Land Development Services during the zoning process.
- May need to apprise the Board of Supervisors of policy conflicts that may arise in efforts to implement the goal of replicating good forested conditions.
- Work group proposal would add cost but also benefit, and it would provide direction as to how to pursue the Task Force vision while retaining flexibility to allow for optimal site-by-site application.