

Transforming Tysons:

Overview of Comprehensive Plan Amendment, 3rd Draft



Presented to
Fairfax County Planning Commission
Tysons Corner Committee
January 20, 2010

Tysons Today

- Economic engine of Fairfax County
- 17,000 residents; 105,000 jobs
- Half the land covered by impervious surfaces, including 167,000 parking spaces
- Auto-oriented, single-use development pattern
- Few transit options

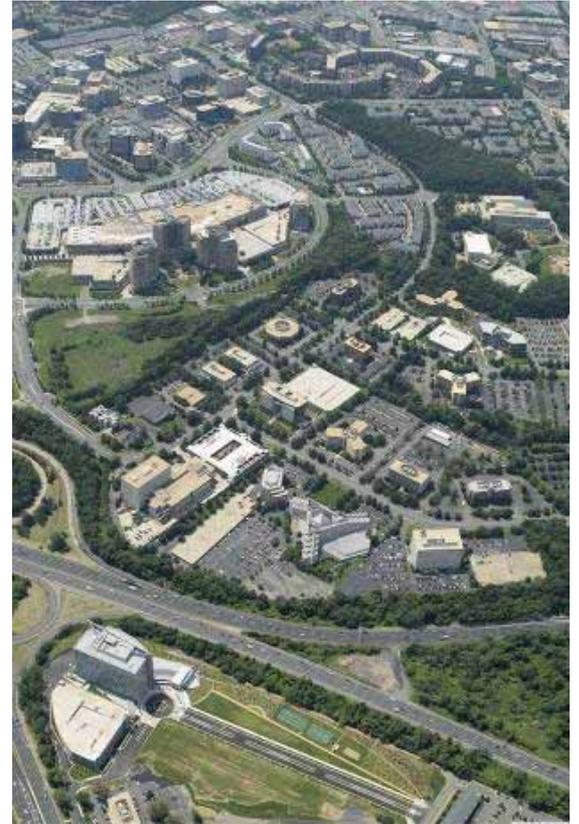


Image source: Fairfax County EDA

The Vision

A livable urban center with:

- 100,000 residents; 200,000 jobs
- More housing and less parking
- Grid of complete streets
- Transit-oriented approach to density
- Network of parks, plazas and open space areas
- High level of environmental stewardship



People-Focused Urban Setting

- Urban standards for buildings, services and infrastructure
- Affordable/workforce housing targets
- Urban design guidelines
- Arts, cultural, recreation opportunities

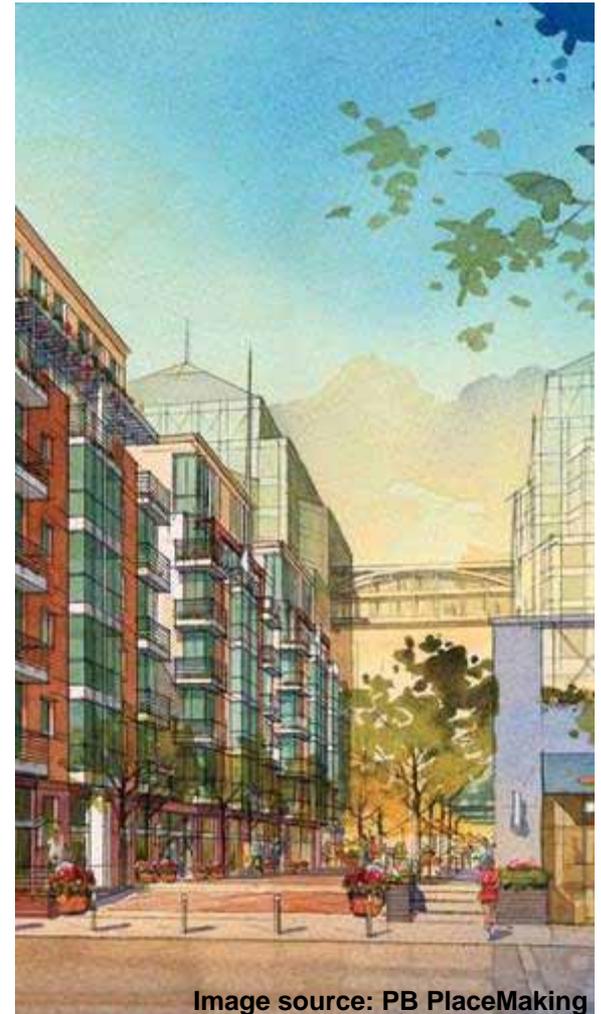


Image source: PB PlaceMaking

Transit-Oriented Densities

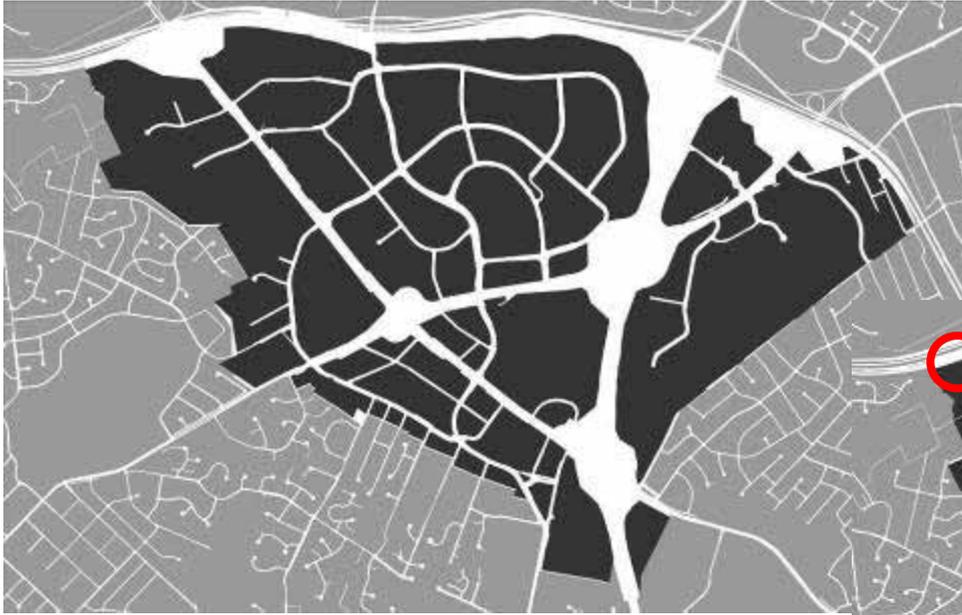


Concentrated
development pattern

Demonstration Project
at Tysons West Station



Urban Street Grid



Tysons “super-blocks” today

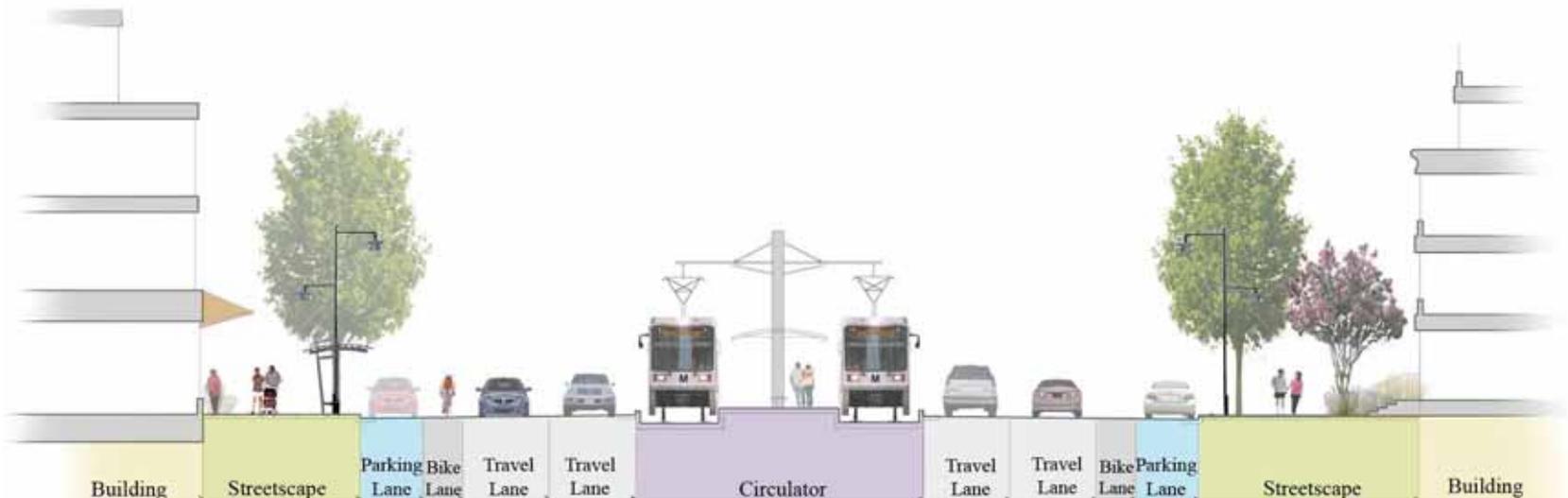


- Potential for smaller, walkable blocks
- New ramps and Beltway crossings

Complete Streets



Facilities for pedestrians, bikes, transit circulators, and cars



Transit Improvements

- Most of the transportation costs estimated for Tysons are for transit projects
 - Metro Silver Line
 - Circulators, neighborhood bus, and express bus/BRT service
- Additional high speed transit corridors are also recommended

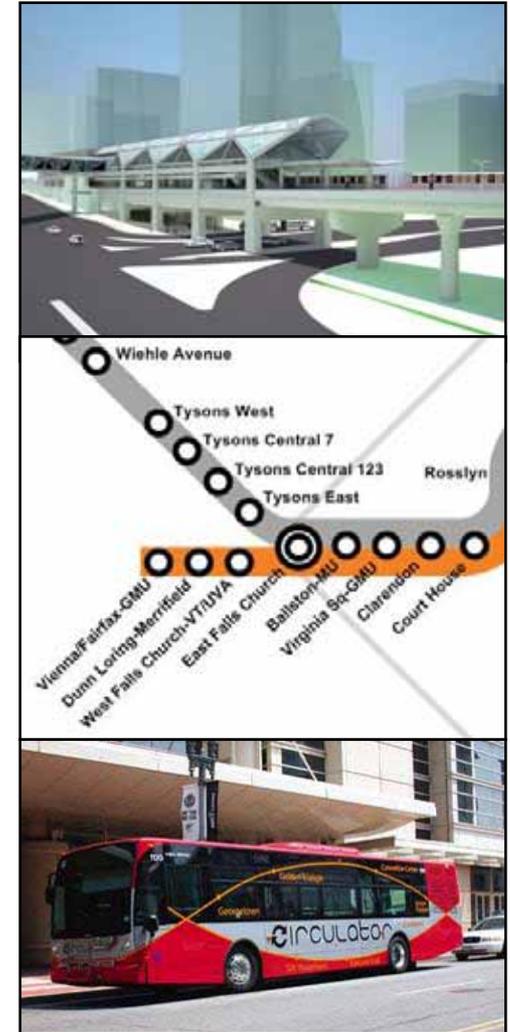


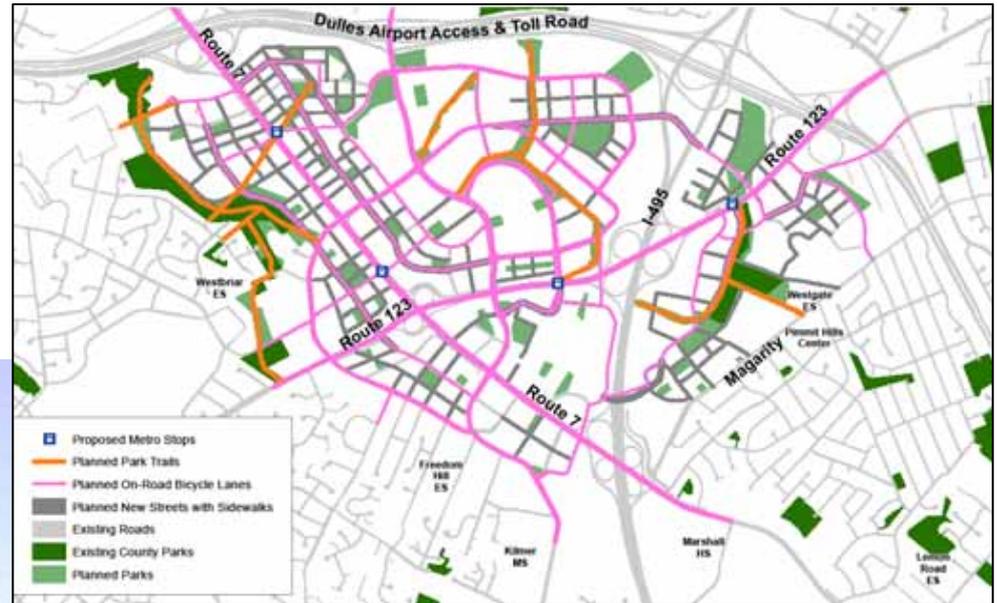
Image sources: Dulles Corridor
Metrorail Project, Greater Great
Washington, & DDOT

Focus on the Environment

Green building requirements and incentives



Image source: PB PlaceMaking



Network of parks, plazas, and open space areas

Why Re-Plan Tysons?

- Metrorail expansion to Dulles with four Tysons stations to open in 2013
- Regional growth management strategy to concentrate development in activity centers
- Tysons is not sustainable (economically or environmentally) as a suburban office park

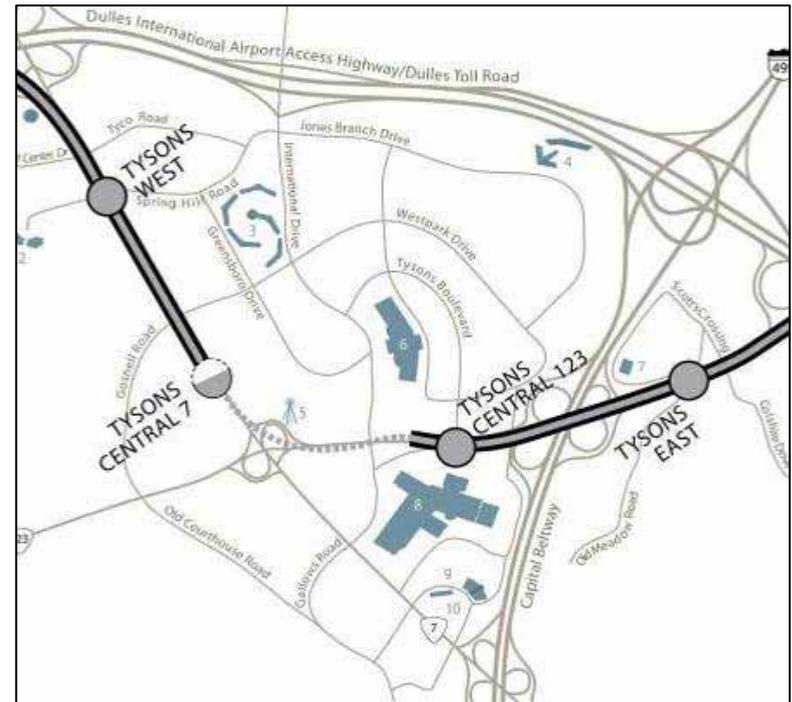


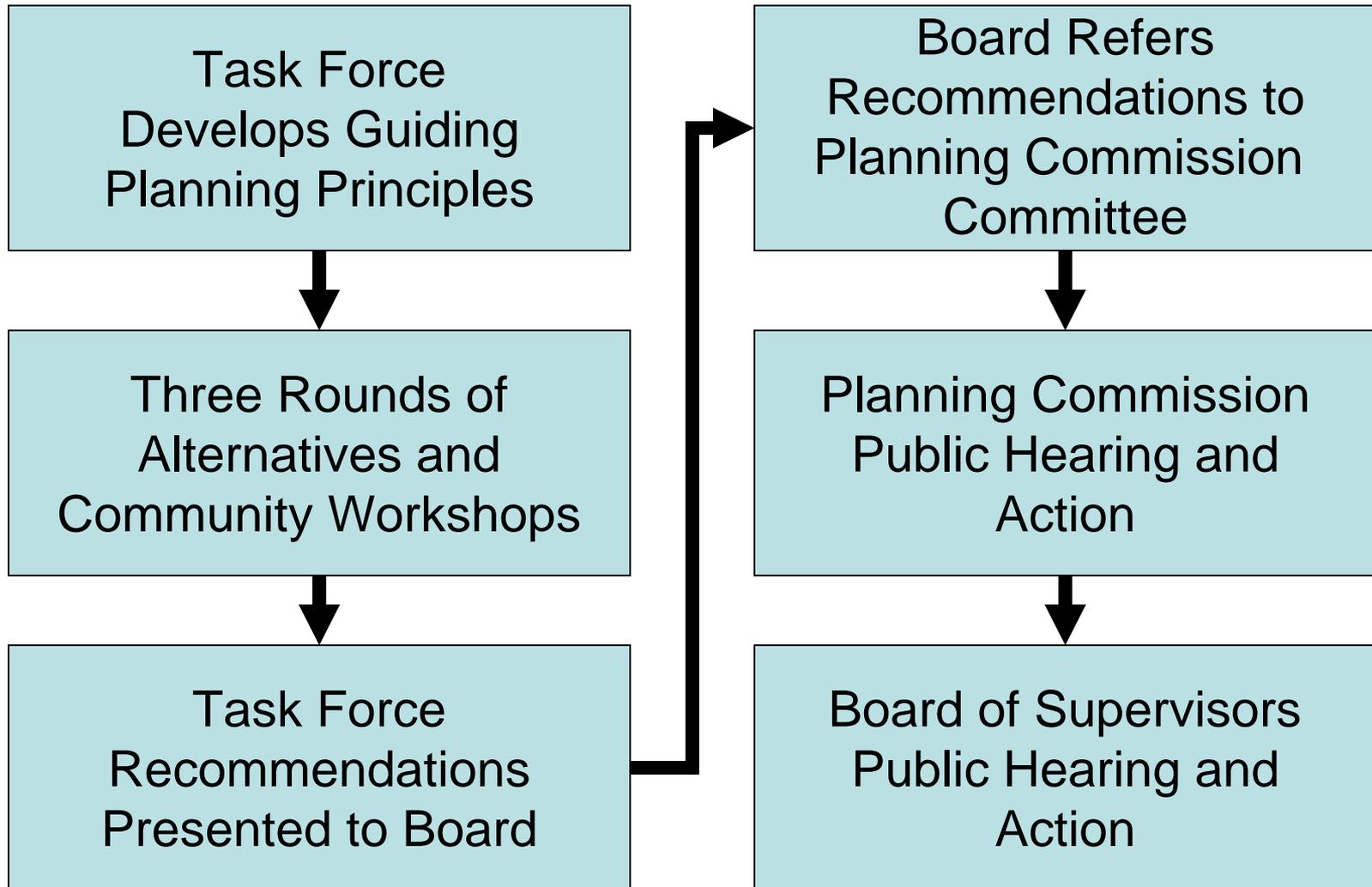
Image source: Dulles Corridor Metrorail Project

Board of Supervisors appoints Tysons Task Force in 2005

Mission is to update 1994 Tysons Plan to:

1. Promote more mixed use developments
2. Increase residential component
3. Facilitate transit-oriented development (TOD)
4. Enhance pedestrian connections
5. Improve functionality
6. Provide for amenities and aesthetics

The Planning Process



Task Force Guiding Principles

- **Move Tysons forward** within its existing boundaries
- Retain compatible **transitions at the edges** to adjacent neighborhoods
- Transform Tysons from a suburban office park and activity center into a **24 / 7 urban center**
- Reduce the time, cost, and inconvenience of **accessing and moving within Tysons**
- **Reduce the suburban focus** on isolated buildings, surface parking and moving vehicles through Tysons
- Attract **mixed-use, transit-oriented development** and private investment
- **Engage** people, communities, institutions, and the private sector with government

Team of Consultants

National and international experience and expertise in:

- Transit-oriented planning and development
- Transportation modeling and analysis
- Urban design
- Urban development economics
- Public outreach



Task Force Community Outreach

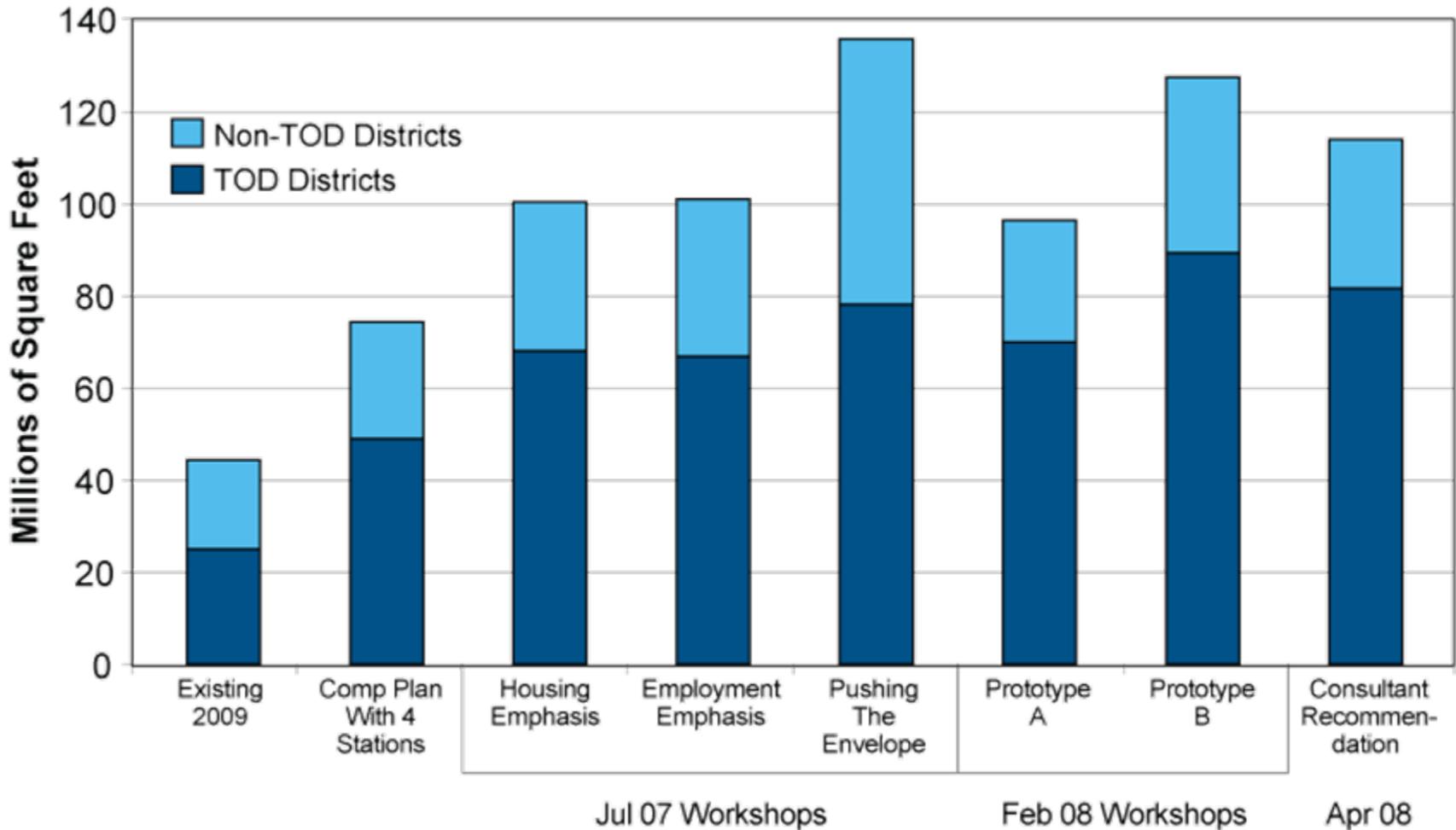
- Task Force held 45 public workshops and outreach sessions from 2006 - 2008
- Hundreds of citizens participated in three rounds of workshops focusing on planning alternatives and scenarios
- Web site provided latest information and opportunities for input:
www.fairfaxcounty.gov/tysons



Task Force Community Outreach

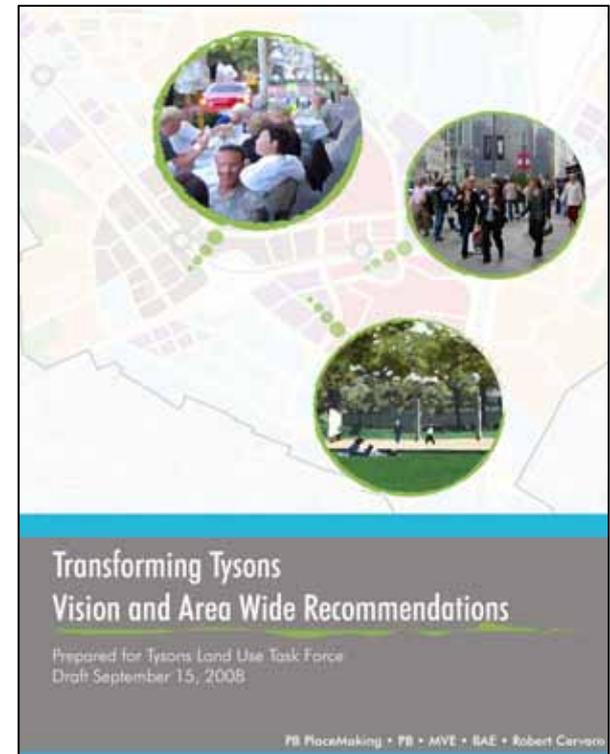
Jan. & Feb. 2006	Community Dialogues
Jan. 2007	Community Leader Presentations
Mar. & Jul. 2007	Employee Focus Groups
Mar. 2007	Workshops on Growth Alternatives
Apr. 2007	“Making Tysons Work” Presentation by Dr. Robert Cervero
Jul. 2007	Workshops on Test Scenarios
Sep. 2007	Implementation Presentation
Nov. 2007	Transportation Analysis Presentation
Jan. 2008	Seminar on Density
Feb. 2008	Workshops on Land Use Prototypes

Summary of Planning Alternatives and Scenarios



Task Force Recommendations

- Presented to Board of Supervisors in Sep. 2008
- Board directed Planning Commission and staff to develop Plan text
- Plan text should be guided by:
 - Task Force recommendations
 - Population and employment forecasts
 - Transportation, public facility, and fiscal impact analyses



Planning Commission's Tysons Committee

- Conducted listening sessions with stakeholders and public facility providers
- Reviewed two “straw man” drafts of Plan text
- Received recommendations from County staff and Task Force’s Draft Review Committee on a variety of issues
 - Green buildings
 - Affordable/workforce housing
 - Transportation improvements & costs
 - TDM & parking
 - Parcel consolidation
 - Urban design & building heights
 - Planning horizon & intensity
 - Phasing strategies
 - Parks & athletic fields
 - Stormwater management

Demonstration Project

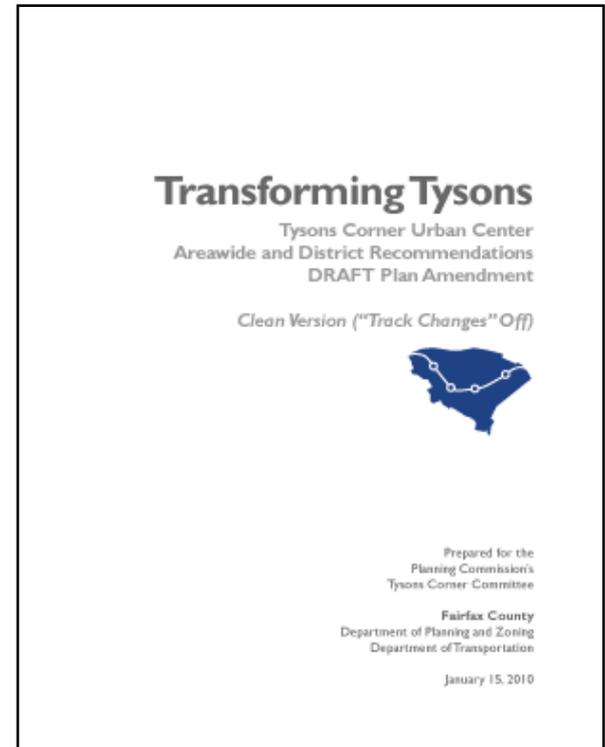
- Conceived by Planning Commission Committee and authorized by Board
 - Allows development to occur with Metro construction
 - Informs the drafting of Plan and Zoning Ordinance Amendments
 - Advances consideration of implementation strategies
 - Provides a base of development commitments for future projects
- Georgelas Group project at Tysons West selected



Image source: Georgelas Group

Draft Plan Amendment

- 3rd Draft of Plan text
- Incorporates staff recommendations presented at Planning Commission Committee meetings
- Text boxes include staff alternatives, alternatives from Task Force's Draft Review Committee and background information



Draft Plan: What's New

Land Use:

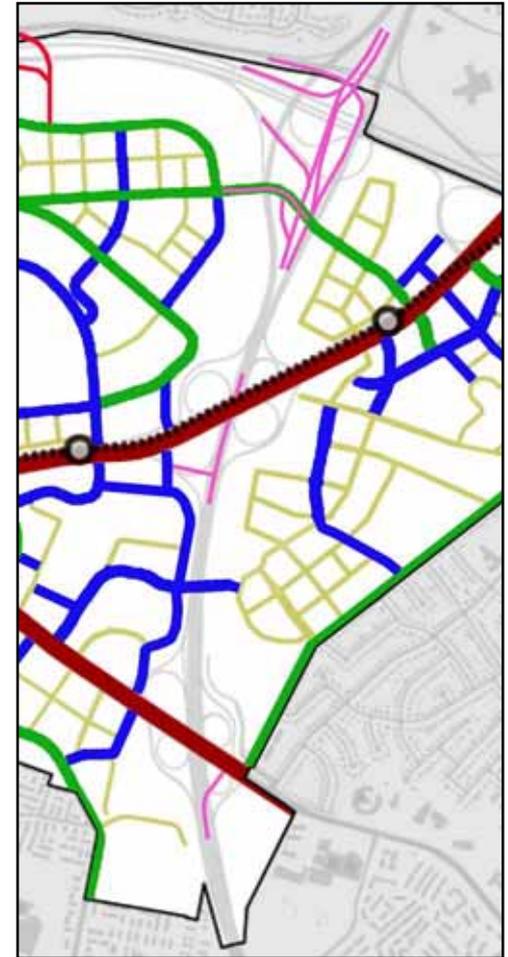
- Additional flexibility on intensity within $\frac{1}{4}$ mile of Metro stations
- Revised land use map
- Refined affordable/workforce housing guidelines
- Refined approach to phasing development to transportation



Draft Plan: What's New

Transportation:

- Refined street classification and cross-section graphics
- New recommendations for the bicycle network and bike parking
- Expanded section on phasing new facilities and monitoring TDM objectives



Draft Plan: What's New

Environmental Stewardship:

- New section on natural resource management
- New section on tree canopy goals
- Clarification of athletic field recommendations
- Revised parks and open space map



Image source: PB PlaceMaking

Draft Plan: What's New

Public Facilities:

- Refined school recommendations
- New section on phasing facilities
- Revised land use map (in Land Use section) shows facility locations consistent with text descriptions

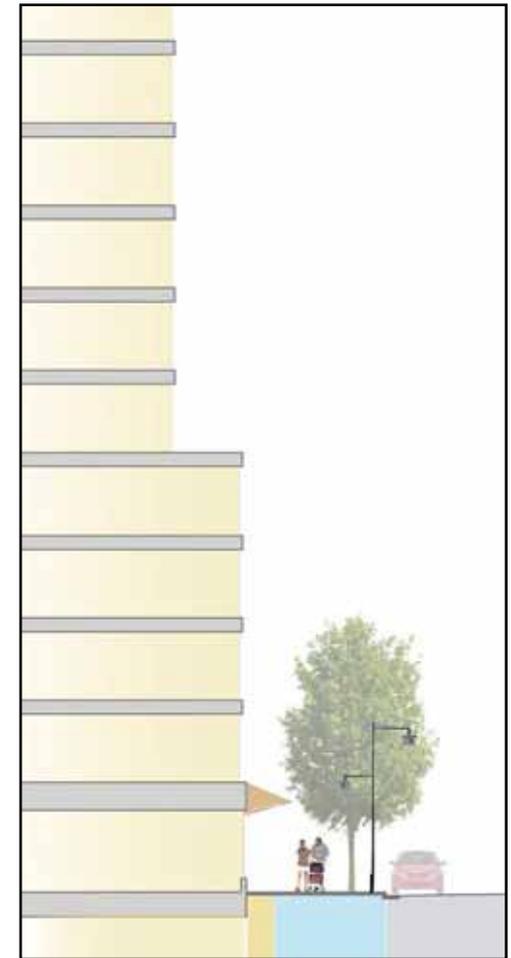


Image source: DC DMPED

Draft Plan: What's New

Urban Design:

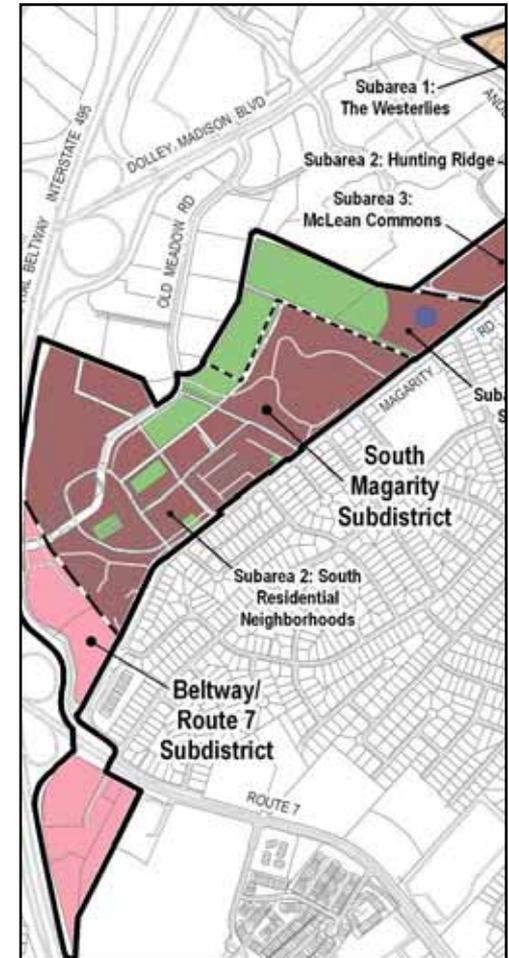
- Edited for clarity
- Revised building heights map
- Maximum heights increased for Tiers 1 – 3
- Additional height guidelines allow flexibility for architectural features, affordable housing, and public uses



Draft Plan: What's New

District Recommendations:

- Maximum building heights revised to be consistent with Urban Design section
- Alternatives included to preserve existing housing that is affordable to low- and moderate-income households
- New district and subdistrict maps



Draft Plan: Areas of Consensus

- Eight mixed-use, walkable districts
- Urban street grid
- New transit options, including circulators
- More residents and housing choices
- Parks, open space, art spaces, and recreation opportunities
- Environmental stewardship goals
- Urban design principles

Draft Plan: Issues to Resolve

- TOD District intensity
- Planning Horizon Year and Total Development Level
- Phasing to Transportation Improvements
- Phasing to Public Facilities
- Green Building Practices
- Affordable/Workforce Housing
- Building Heights
- Coordinated Development and Parcel Consolidation
- Implementation

TOD District Intensity

- Staff recommended intensities included in Draft Plan Amendment
- Draft Plan includes opportunities for bonus intensity and flexibility for additional FAR in 1/8 – 1/4 mile tier

Distance from Metro	Staff Recommended FAR	Task Force Recommended FAR
0 - 1/8 mile	4.75	6.0
1/8 - 1/4 mile	2.75	4.0 – 4.5
1/4 - 1/3 mile	2.0	2.0 – 3.0
1/3 - 1/2 mile	2.0	1.75 – 2.75

TOD District Intensity

- Staff intensity levels based on consultant's recommendation to the Task Force
- Similar to scenarios presented at final community workshops held by Task Force
- Staff intensities would result in walkable urban environments
- Overall intensity level planned for TOD Districts is 25% greater than the planned build out of the Rosslyn-Ballston Corridor in Arlington

Planning Horizon Year and Total Development Level

- Stated planning horizon year is 2050
 - 40 year plan: Scale of redevelopment and infrastructure improvements needed to transform Tysons is unprecedented
 - GMU mid-high forecast range for 2050 is 105 - 124 million sq. ft.
 - Consistent with vision of 100,000 residents and 200,000 jobs
- Consultant Recommendation is 114 million sq. ft.
- Staff FARs would produce 113 million sq. ft. (116 million sq. ft. with a moderate amount of green building bonuses)
- Using the same methodology, Task Force FARs would yield 175 million square feet

Phasing Development to Transportation Improvements

- Developments should be phased to the availability of necessary transit and roadway improvements and to the achievement of trip reduction objectives
- As an alternative, developments that commit to a strategy (such as a CDA) to fund improvements may not need to be phased to the provision of improvements

Phasing Development to Public Facilities

- Initial rezoning applications will need to commit land and/or building space for the facilities identified in the Plan
- Each district will have a public facilities plan that specifies where and when the facilities in that district will be built
- District facility plans will also identify the private sector's commitment toward providing facilities

Green Building Practices

- LEED Silver (or equivalent) is the minimum expectation for new development
- LEED Gold achievement allows bonus intensity up to 4%
- LEED Platinum achievement allows bonus intensity up to 10%



Affordable/Workforce Housing

- 20% increase in residential floor area allowed for providing 20% affordable/workforce housing

101 - 120% of AMI	5% of total units
81 - 100% of AMI	5% of total units
71 - 80% of AMI	5% of total units
61 - 70% of AMI	3% of total units
< 50 - 60% of AMI	2% of total units

- Income tiers are consistent with Task Force recommendation (20% unit goal; 2% of units for incomes below 60% of Area Median Income)
- Income tiers are also consistent with County's ADU program (5% of units for incomes below 70% of Area Median Income)

Affordable/Workforce Housing

- Non-residential contribution toward creating affordable/workforce housing opportunities in Tysons
 - \$3.00 per non-residential square foot
 - Amount is similar to Arlington County's policy



Image sources: Torti Gallas & Goody Clancy

Building Heights

- Staff recommended heights are similar to other high intensity TODs in the region
- Draft plan includes Draft Review Committee's height recommendations as an alternative

Tier	Straw Man II (Previous Staff Recommendation)	Task Force's Draft Review Committee Recommendation	Draft Plan (New Staff Recommendation)
1	200 to 360 ft	455 ft	225 to 400 ft
2	150 to 200 ft	360 ft	175 to 225 ft
3	100 to 150 ft	200 ft	125 to 175 ft
4	75 to 125 ft	150 ft	75 to 125 ft
5	25 to 75 ft	75 ft	50 to 75 ft
6	25 to 50 ft	50 ft	35 to 50 ft

Coordinated Development and Parcel Consolidation

- The fragmented pattern of land ownership and piecemeal development approval process are barriers to the planned grid of streets and network of open spaces
- Minimum acreages for consolidations or coordinated development plans are specified in the District Recommendations
- Task Force's Draft Review Committee recommends allowing redevelopment to occur on smaller land areas if certain conditions are met

Implementation

Tyson's Partnership

- Collaboration among the County, land owners, businesses, and residents of Tyson's
- Mission is to facilitate the transformation of Tyson's as envisioned in the Plan
- A committee is now underway to define the Partnership's responsibilities

Plan Amendment Schedule

Jan. 20	Q & A on Draft Plan
Jan. 27	Public comments on Draft Plan
Feb. 11	Public comments on Draft Plan
Feb. 24	Staff comments on citizen suggestions; PC Committee changes to Draft Plan
Mar. 9	Revised Plan advertised for PC public hearing
Mar. 11	PC workshop on advertised Plan
Mar. 24	PC public hearing on Plan Amendment
Apr. 21	PC mark-up of Plan Amendment
May	Board Public Hearing and Adoption

Public Comments on Draft

- Jan. 27 and Feb. 11 PC Committee meetings will solicit comments on latest draft Plan
 - Speakers allowed five minutes
 - Sign up at www.fairfaxcounty.gov/planning or call 703-324-2865
- Comments can also be emailed to TysonsCornerSpecialStudy@fairfaxcounty.gov

Download the Draft Tysons Plan and Find More Information at

www.fairfaxcounty.gov/tysons

