



Implementing the Comprehensive Plan for Athletic Fields in Tysons Corner

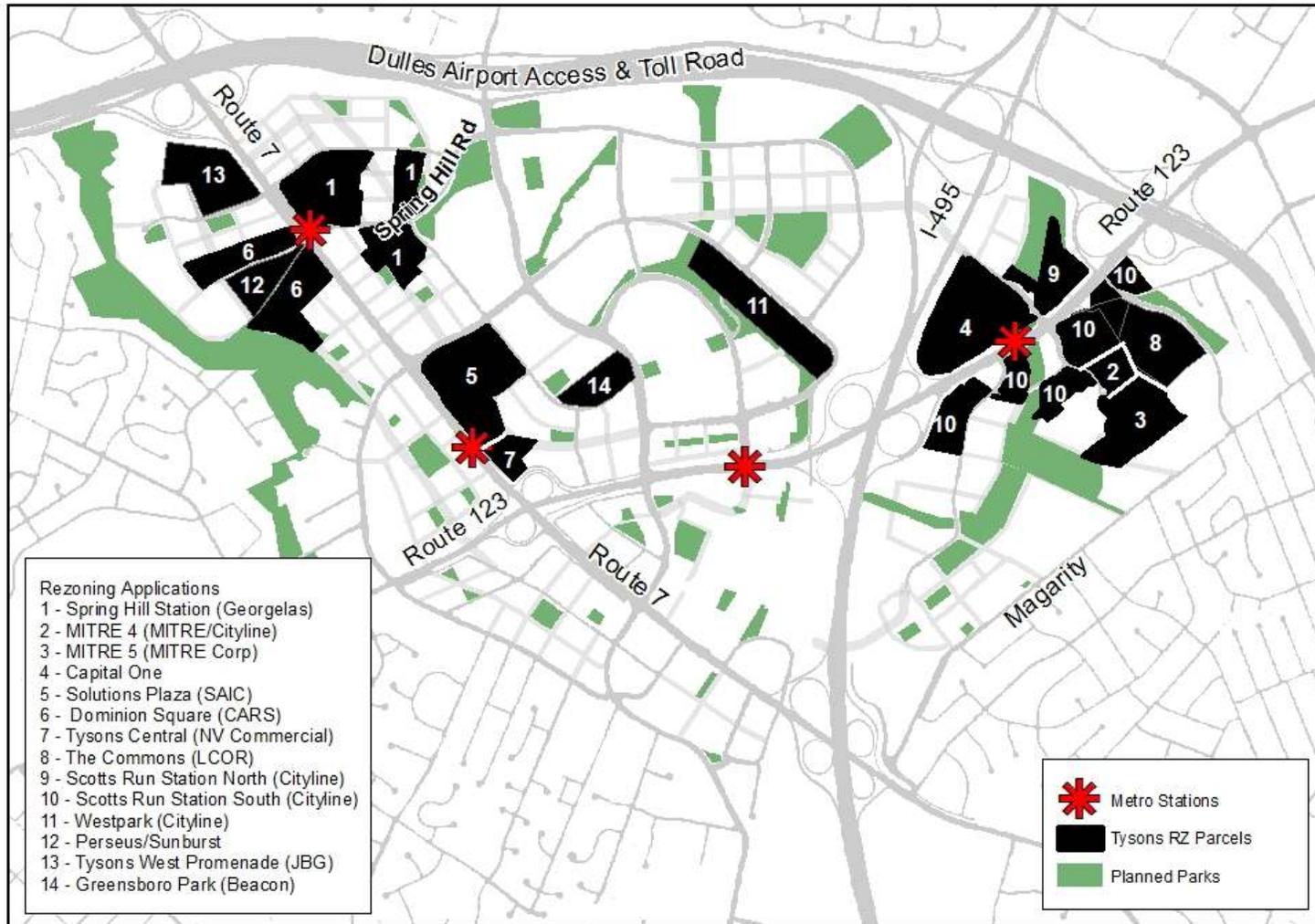
March 29, 2012

Agenda

- ▶ Welcome/Introductions
- ▶ Presentation
 - Comprehensive Plan
 - Challenges & Concerns
 - Implementing the Plan
- ▶ Discussion



Summary of Tysons Corner Rezoningings



14 pending rezonings • 40 million new sq ft • 9 new fields needed

Tysons Corner Comprehensive Plan

- ▶ Plan development:
 - Projected Tysons growth generates a need for 60 fields
 - Public dialogue resulted in 20 fields recommendation
- ▶ BOS adopted 20 fields based on:
 - Urban demographics (more adult users)
 - Mix of rectangles & diamonds
 - Synthetic turf (increased capacity)
 - Field lights (extended hours of use)
 - Maximum scheduling & allocation by County
 - Shared parking
- ▶ Creativity (rooftops, collocations)
- ▶ Collaboration (private-private & public-private)

Tysons Athletic Fields

CONCERNS RAISED

Flexibility on field sizes in Tysons Corner

Consistency with other urban areas

Ability to build fields on public land

Potential impacts to RPA/floodplain

Credit for providing interim fields

Upgrading or building fields outside of Tysons

Field lighting near residential uses

Field Size Flexibility

- ▶ 20 fields include:
 - 9 rectangles
 - 6 adult softball
 - 1 youth softball
 - 2 adult baseball
 - 2 youth baseball
- ▶ Fields & Sports Supported:
 - Diamonds – baseball, softball, kickball
 - Rectangles – soccer, field hockey, lacrosse, football
- ▶ Published Field Size Standards for Each Sport
 - FIFA, NFHS, US Lacrosse, US Youth Soccer, USA Football, etc.

Standard Field Sizes & Sports Supported

FIELD SIZE	SPORTS SUPPORTED	ACRES LAND AREA	EQUIVALENCY
90' diamond (w/movable bases & rectangle overlay)	Youth/Teen/Adult Baseball, Youth/Teen/Adult Softball, Kickball Youth/Teen/Adult Football, Women's & Men's Lacrosse, Youth/Teen/Adult Soccer, Youth/Teen/Adult Field Hockey & practices	3.00	1.50
65' diamond	Youth/Teen/Adult Softball, Kickball & practices	2.50	1.00
60' diamond	Youth Baseball, Kickball & practices	2.00	1.00
360' rectangle	Youth/Teen/Adult Football, Women's & Men's Lacrosse, Youth/Teen/Adult Soccer, Youth/Teen/Adult Field Hockey & practices	2.15	1.00
330' rectangle	Youth/Teen/Adult Soccer, Men's Lacrosse, Youth/Teen/Adult Field Hockey & practices	1.75	1.00
300' rectangle	Youth Soccer, Youth/Adult Field Hockey, Adult 5-on-5 Soccer & practices	1.36	< 1.00
< 300' rectangle	Youth Soccer, Adult 5-on-5 Soccer & practices	< 1.36	< 1.00

Field Size Flexibility

- ▶ Flexibility considers:
 - Sports and ages supported
 - Field capacity
 - Site constraints
 - Balancing public needs

Consistency with Other Urban Areas

- ▶ Long Bridge Park, Arlington, VA
 - 2 new lighted synthetic turf rectangles:
 - 225' x 360'
 - 222' x 340'
- ▶ Witter Fields, Alexandria, VA
 - 2 new lighted synthetic turf rectangles:
 - 240' x 360'
 - 1 new lighted, natural turf softball diamond:
 - 225' outfield
- ▶ Penn Park, Philadelphia, PA
 - 2 new lighted synthetic turf rectangles:
 - 245' x 380'
 - 250' x 370'
 - 1 new lighted, synthetic turf softball diamond:
 - 210' outfield
- ▶ New Balance Field, Boston, MA
 - 1 new lighted synthetic turf rectangle field atop structured parking:
 - 195' x 384'
 - 356 parking spaces

Building Fields on Public Land

- ▶ Only 3 County-owned sites in Tysons
 - Jones Branch Transit Center – transportation use only
 - Raglan Road Park – new field potential
 - Westgate Park – new field potential

- ▶ Compensation for use of Public Land– *“If facilities are constructed on publicly-owned land, an offsetting contribution of park facilities, parkland or cash contribution for parks equivalent to the value of the land used for construction should be provided.”* (p. 82)

- ▶ Other Public Land
 - Possible reclaimed cloverleaf areas

Building Fields in Resource Protection Areas

- ▶ Resource Protection Area (RPA) Regulations
- ▶ County EQC Policy
- ▶ Exceptions subject to review by DPWES & DPZ
 - Case-by-case basis
 - Mitigate environmental impacts

Interim Athletic Fields

- ▶ Interim fields CAN meet some of the need
- ▶ Creative option as development is phased in
- ▶ Value of fields “sooner rather than later”
- ▶ Synthetic turf – 10 year life span
- ▶ Public scheduling
- ▶ Partial credit on a case-by-case basis
 - Length of use (how long is interim?)
 - Quality of facility provided

Fields Outside Tysons

- ▶ **Locational Hierarchy in the Plan**
 - Onsite as part of the redevelopment plan
 - Elsewhere in the same district
 - Anywhere in Tysons
 - Outside Tysons
- ▶ **Walkability/Accessibility to Tysons residents**
- ▶ **Concerns of surrounding communities**
 - Exacerbating existing field deficits
 - Mitigating Tysons growth impacts (Traffic & parking)

Field Lighting

- ▶ Modern Lighting Technology
 - Reduced spillage and glare
- ▶ Field Capacity = Hours of Play Time
- ▶ Field Closure Times (without lights)
 - 8 pm – May–September
 - 7 pm – April & October
 - 6 pm – March & November
- ▶ Zoning Ordinance
 - 11 pm cutoff time for lights

Summary

Building new fields for Tysons is
a challenge we can meet through

Flexibility,
Creativity,
& Collaboration

Andrea.Dorlester@FairfaxCounty.gov



DISCUSSION



Miami, FL



Alexandria, VA



Crystal City, VA