



Tysons



Status Report

Board of Supervisors
Community Revitalization and
Reinvestment Committee
April 12, 2011



Progress of Tysons Redevelopment

- Tysons Corner Comprehensive Plan Amendment adopted by the Board of Supervisors on June 22, 2010
- Board also made 20 follow on motions related to implementation of the Plan

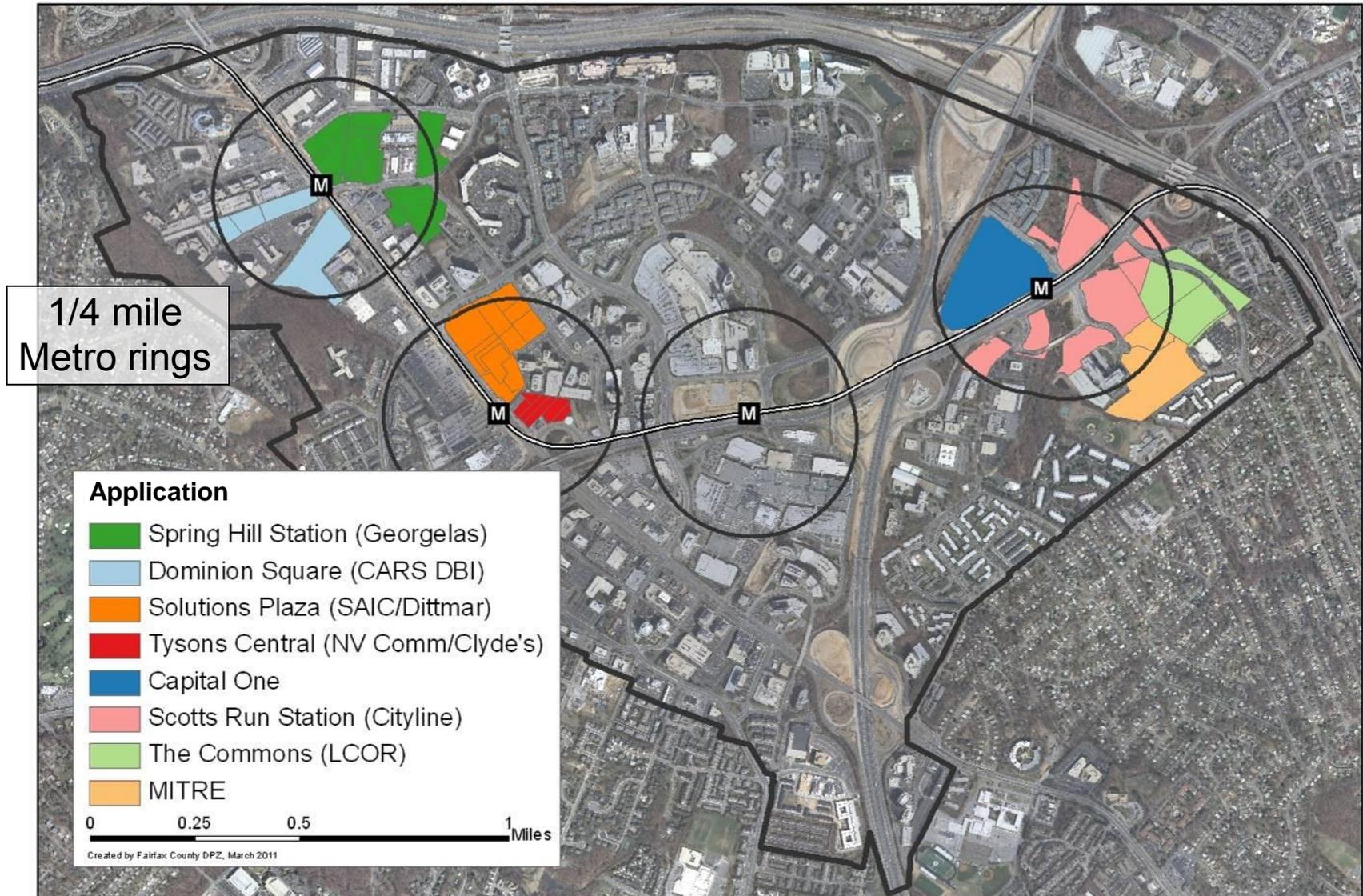


- Recipient of the 2011 American Planning Association's Daniel Burnham Award for a Comprehensive Plan
Profession's highest honor, granted to one plan each year for "advancing the science and art of planning"
- One of Coalition for Smarter Growth's "top five Smart Growth moments" of 2010





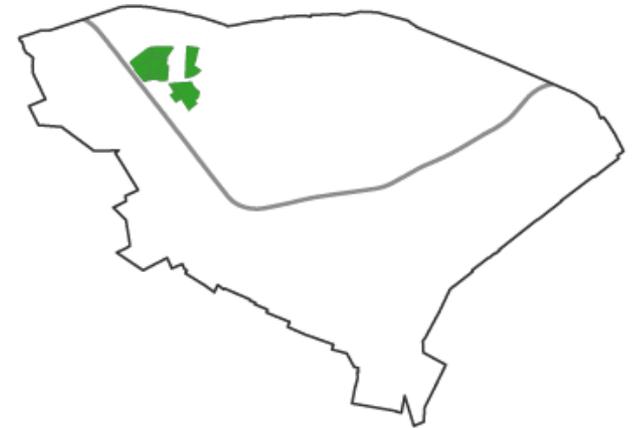
12 Submitted Rezoning Cases





Spring Hill Station (Georgelas)

- Demonstration Project for Comprehensive Plan, selected by Planning Commission
- 31.5 Acres on 3 sites
- 2 existing office buildings to remain
- Primarily within $\frac{1}{4}$ mile of Tysons West Metro station
- Proposed Development
 - 6.5 to 7.5 million sq. ft.
 - +/- 30-50% office; 30-70% residential; 5-15% hotel/retail





Spring Hill Station (Georgelas)



WDG Architecture PLLC
1000 Connecticut Avenue, N.W.
Washington, DC 20036
Tel: 202.462.3000
Fax: 202.462.3000
www.wdgarchitect.com

Author:
Georgelas Group LLC
Center Point Strategies
4000 Quantico Dr., P.O. Box
Alexandria, VA 22304

Client:
Tysons, VA
Tel: 703.261.0000
Fax: 703.261.0000
www.tysons.com

City Engineer:
City of Fairfax
Center Point Strategies
4000 Quantico Dr., P.O. Box
Alexandria, VA 22304
Tel: 703.261.0000
Fax: 703.261.0000
www.tysons.com

Landscaping Architect:
Landscape Architects, Inc.
Center Point Strategies
4000 Quantico Dr., P.O. Box
Alexandria, VA 22304
Tel: 703.261.0000
Fax: 703.261.0000
www.tysons.com

Soil Consultant:
W&A Associates, Inc.
Center Point Strategies
4000 Quantico Dr., P.O. Box
Alexandria, VA 22304
Tel: 703.261.0000
Fax: 703.261.0000
www.tysons.com

Land Surveying Attorney:
W&A Associates, Inc.
Center Point Strategies
4000 Quantico Dr., P.O. Box
Alexandria, VA 22304
Tel: 703.261.0000
Fax: 703.261.0000
www.tysons.com

Spring Hill Station
PRECEDENCE DISTRICT
TYSONS, VIRGINIA

Georgelas Group
1000 Connecticut Avenue, N.W.
Washington, DC 20036

City of Fairfax
Center Point Strategies
4000 Quantico Dr., P.O. Box
Alexandria, VA 22304

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Center Point Strategies
4000 Quantico Dr., P.O. Box
Alexandria, VA 22304

THE OVERALL PLAN SHOWN IS CONCEPTUAL AND MAY BE MODIFIED SUBJECT TO FINAL DEVELOPMENT PLAN APPROVAL



Spring Hill Station (Georgelas)





Tysons

Spring Hill Station (Georgelas)



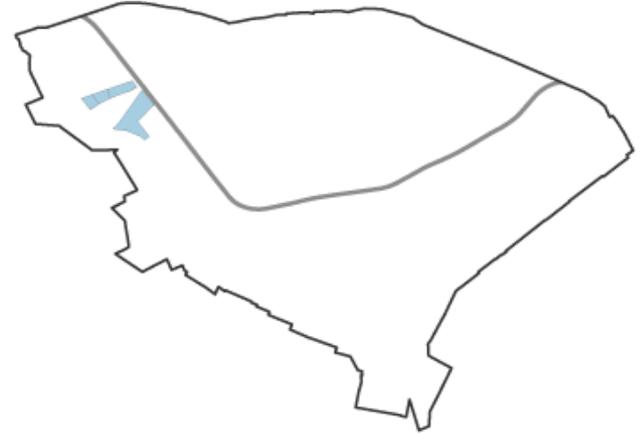
Metro Station





Dominion Square (CARS DBI)

- 19.6 Acres on 2 sites (2 concurrent rezoning applications)
- Primarily within $\frac{1}{4}$ mile of Tysons West Metro station
- Proposed Development
 - 4.4 million sq. ft.
 - 49% office; 46% residential; 5% hotel/retail





Dominion Square (CARS DBI)





Tysons

Dominion Square (CARS DBI)





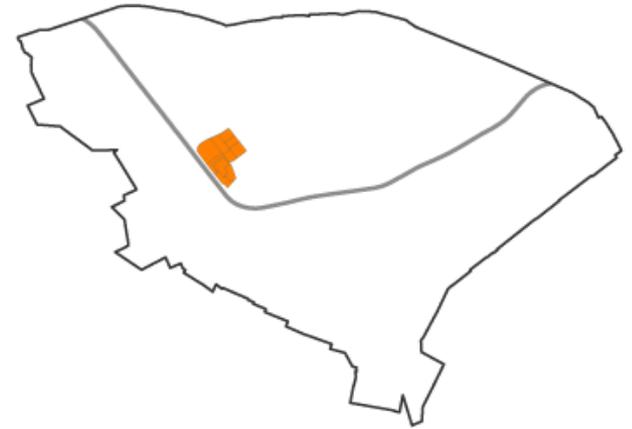
Dominion Square (CARS DBI)





Solutions Plaza (SAIC/Dittmar)

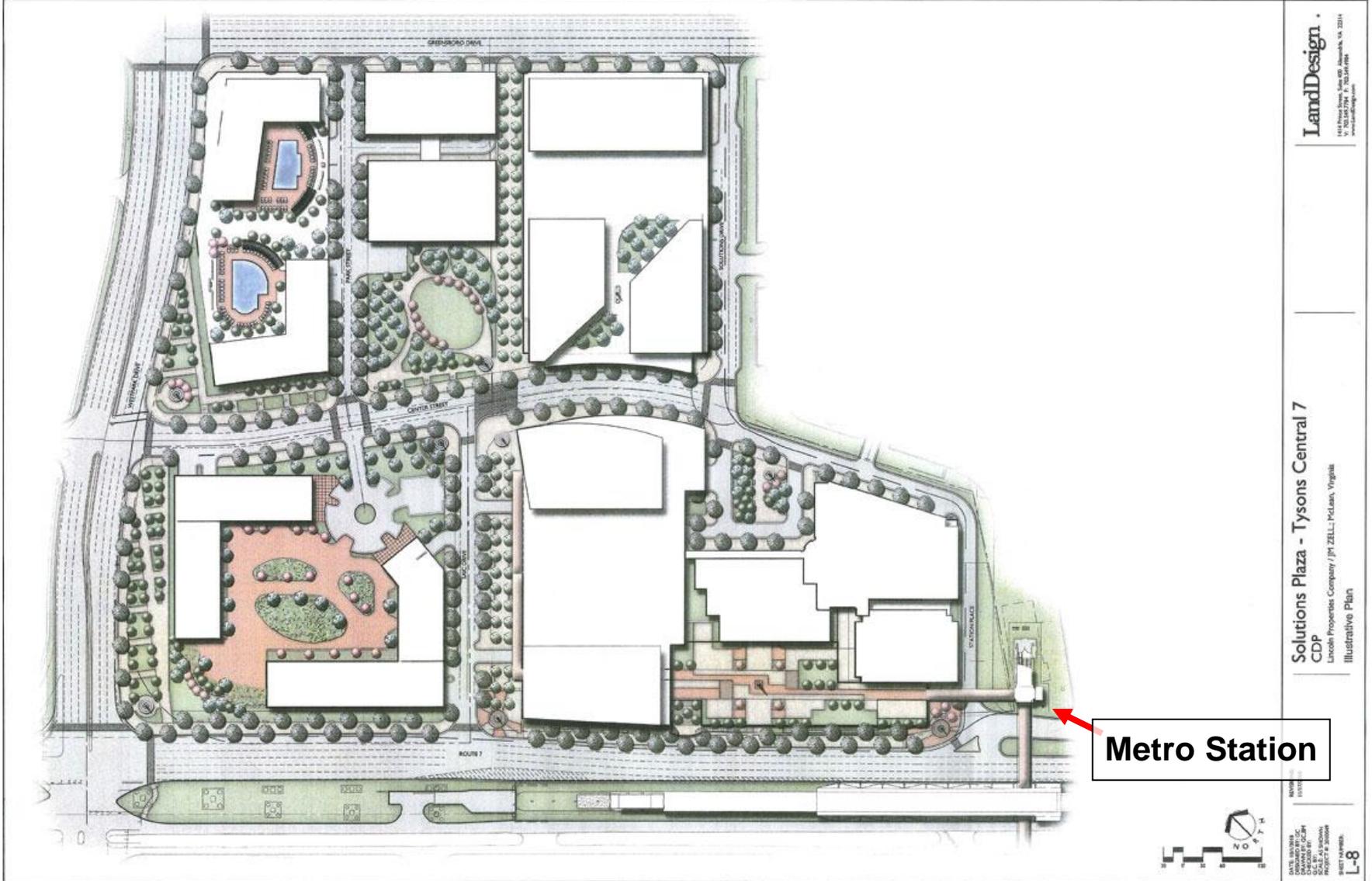
- 23.9 Acres
- 3 existing buildings to remain (current SAIC offices)
- Primarily within $\frac{1}{4}$ mile of Tysons Central 7 Metro station
- Proposed Development
 - 4.9 million sq. ft.
 - 53% office; 39% residential; 8% hotel/retail





Tysons

Solutions Plaza (SAIC/Dittmar)

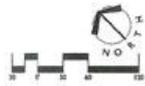


Metro Station

LandDesign
 1414 North Street, Suite 400, Alexandria, VA 22304
 P: 703.548.5700 F: 703.548.6900
 www.landdesign.com

Solutions Plaza - Tysons Central 7
 CDP
 Lincoln Properties Company / JPI ZELL, McLean, Virginia
 Illustrative Plan

DATE: 04/15/2014
 DRAWN BY: JFC
 CHECKED BY: JFC
 SCALE: AS SHOWN
 PROJECT # 140004
 SHEET # 8
L-8





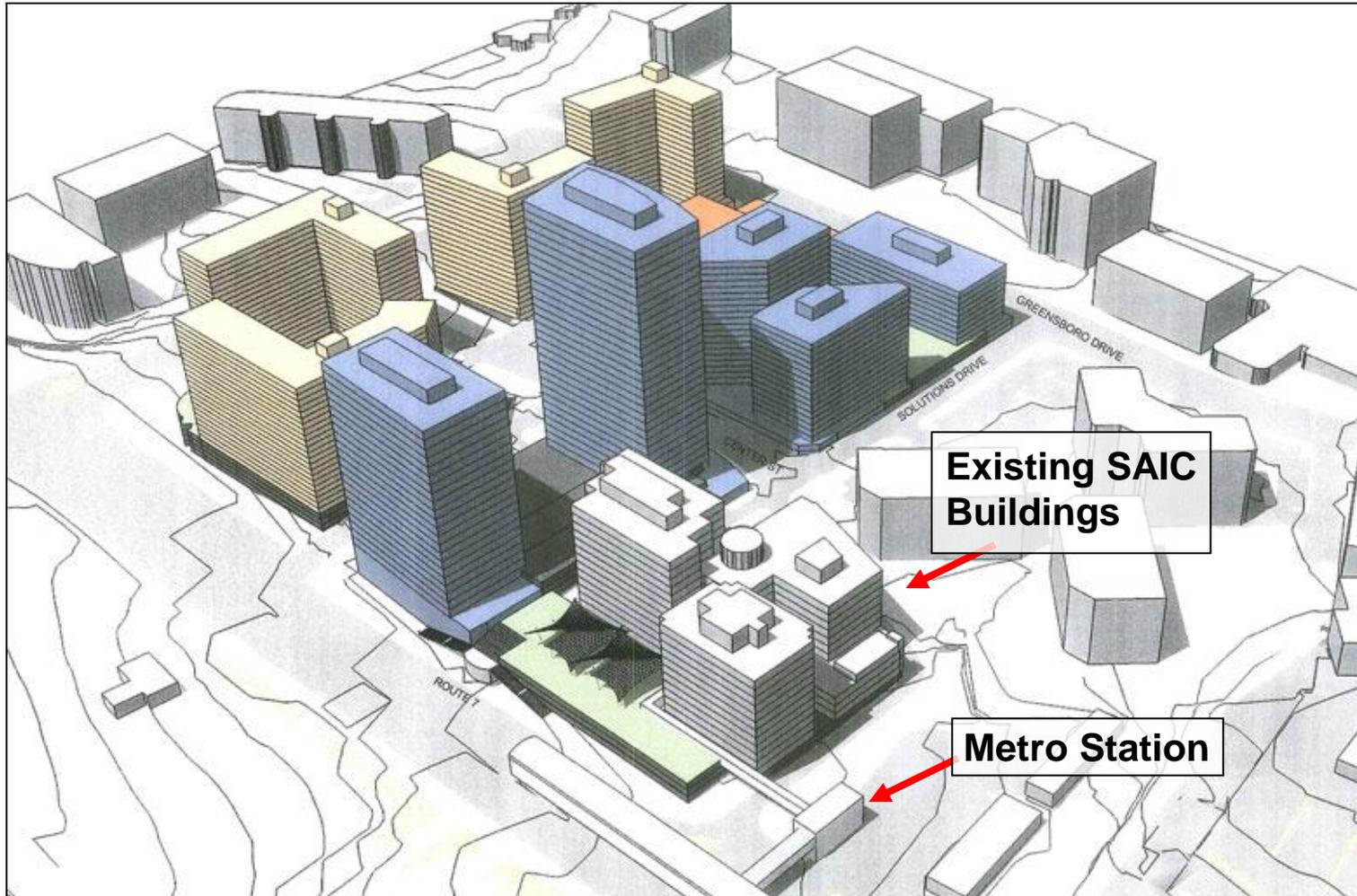
Tysons

Solutions Plaza (SAIC/Dittmar)





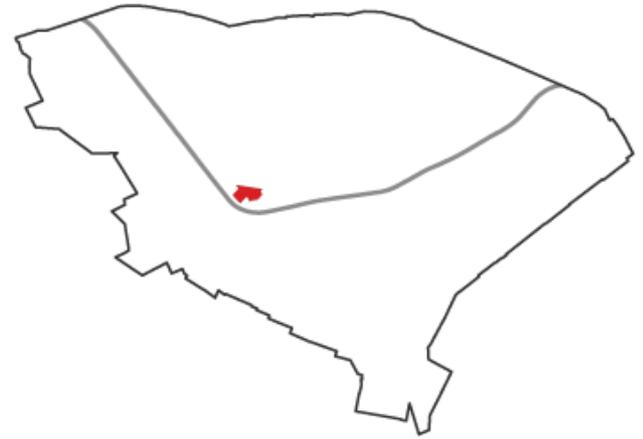
Solutions Plaza (SAIC/Dittmar)





Tysons Central (NV Comm./Clyde's)

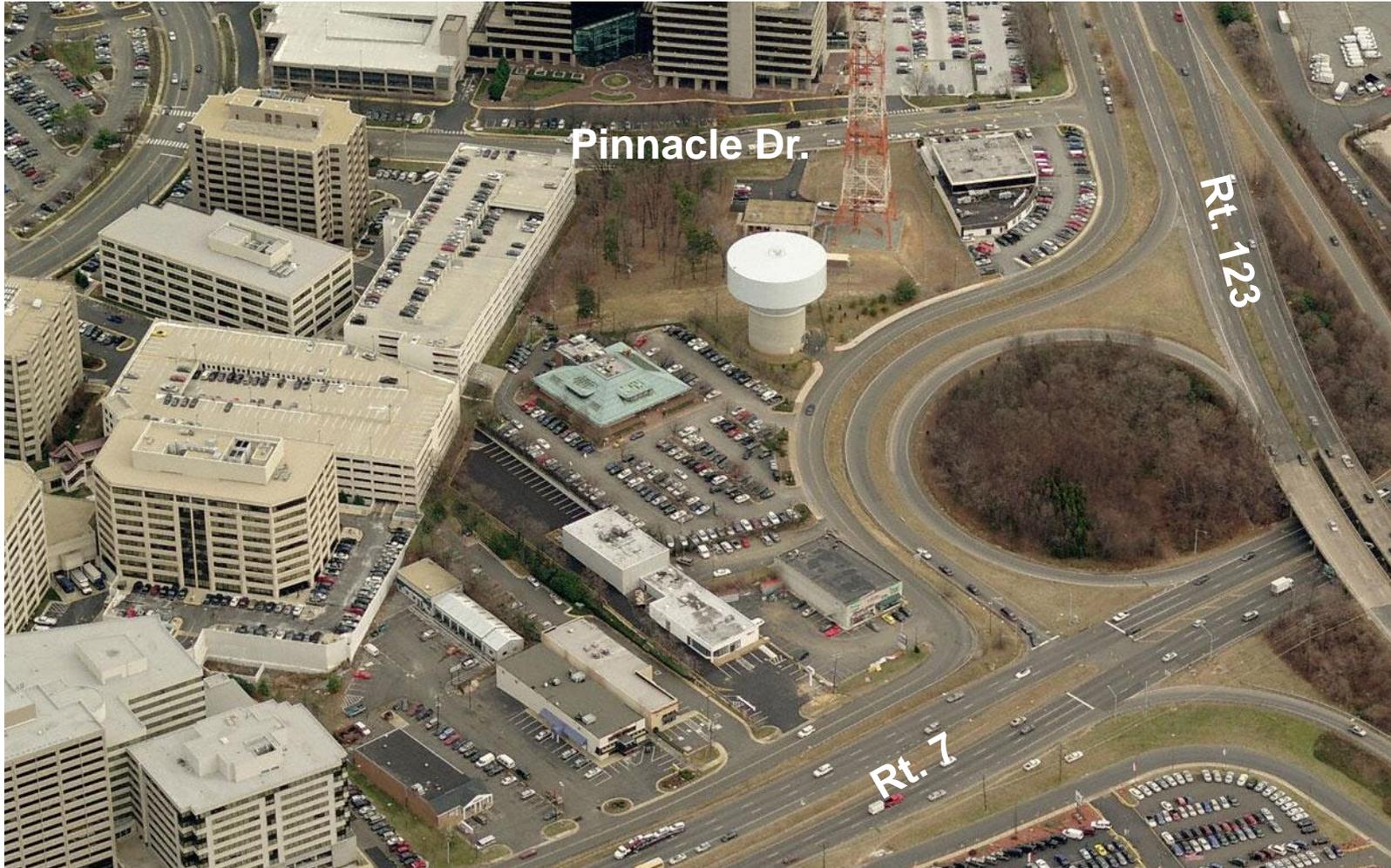
- 4.8 Acres
- Entirely within $\frac{1}{4}$ mile of Tysons Central 7 Metro station
- Proposed Development
 - 1.3 million sq. ft.
 - 39% office; 47% residential; 14% hotel/retail





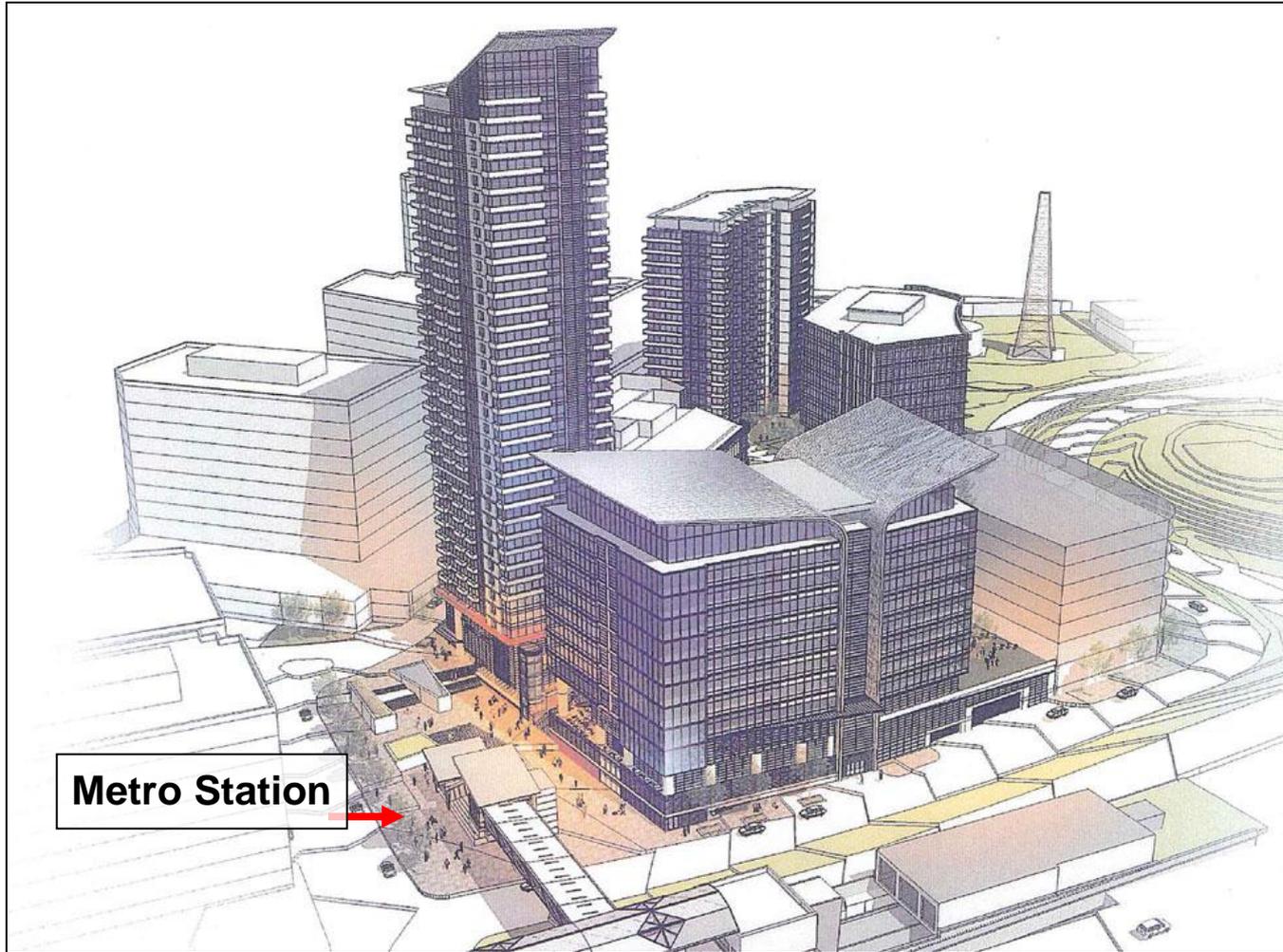
Tysons

Tysons Central (NV Comm./Clyde's)





Tyson's Central (NV Comm./Clyde's)

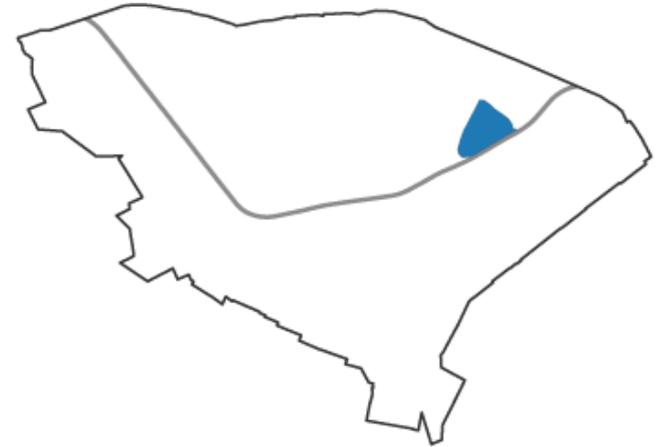


Metro Station



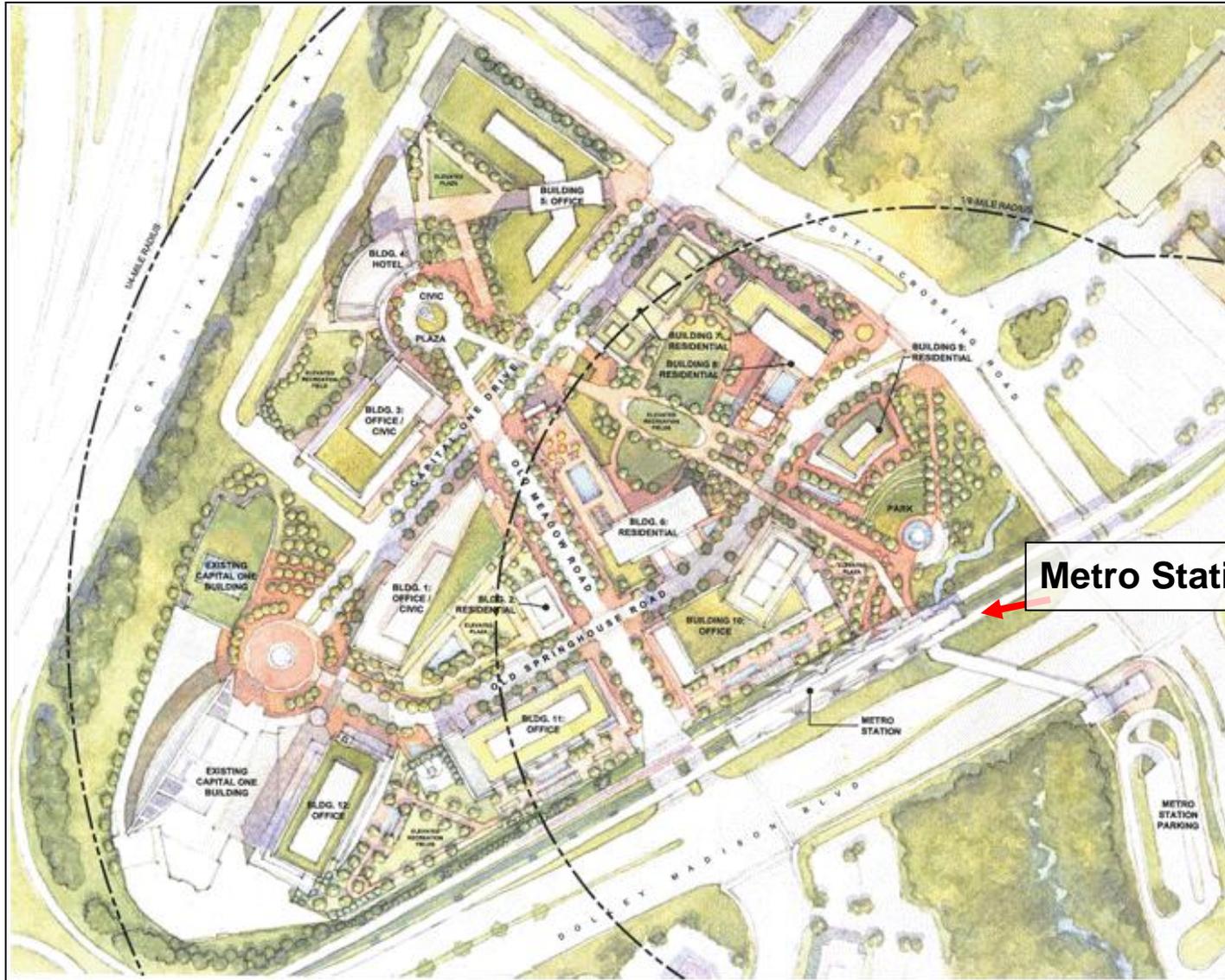
Capital One

- 26.2 Acres
- Existing Capital One office building and auditorium building to remain
- Entirely within $\frac{1}{4}$ mile of Tysons East Metro station
- Proposed Development
 - 4.9 million sq. ft.
 - 55% office; 25% residential; 20% hotel/retail/civic





Capital One



Metro Station



Capital One





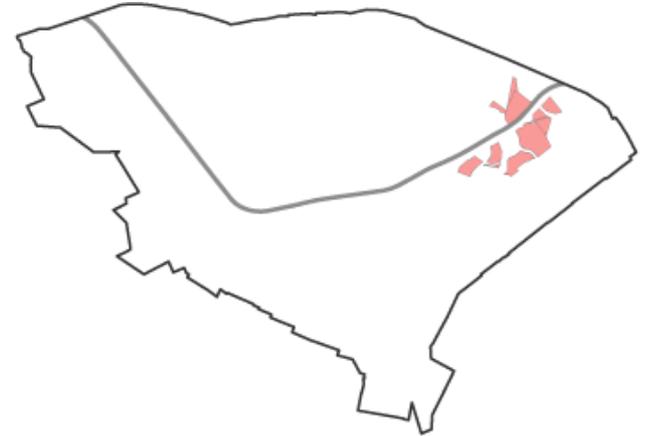
Capital One





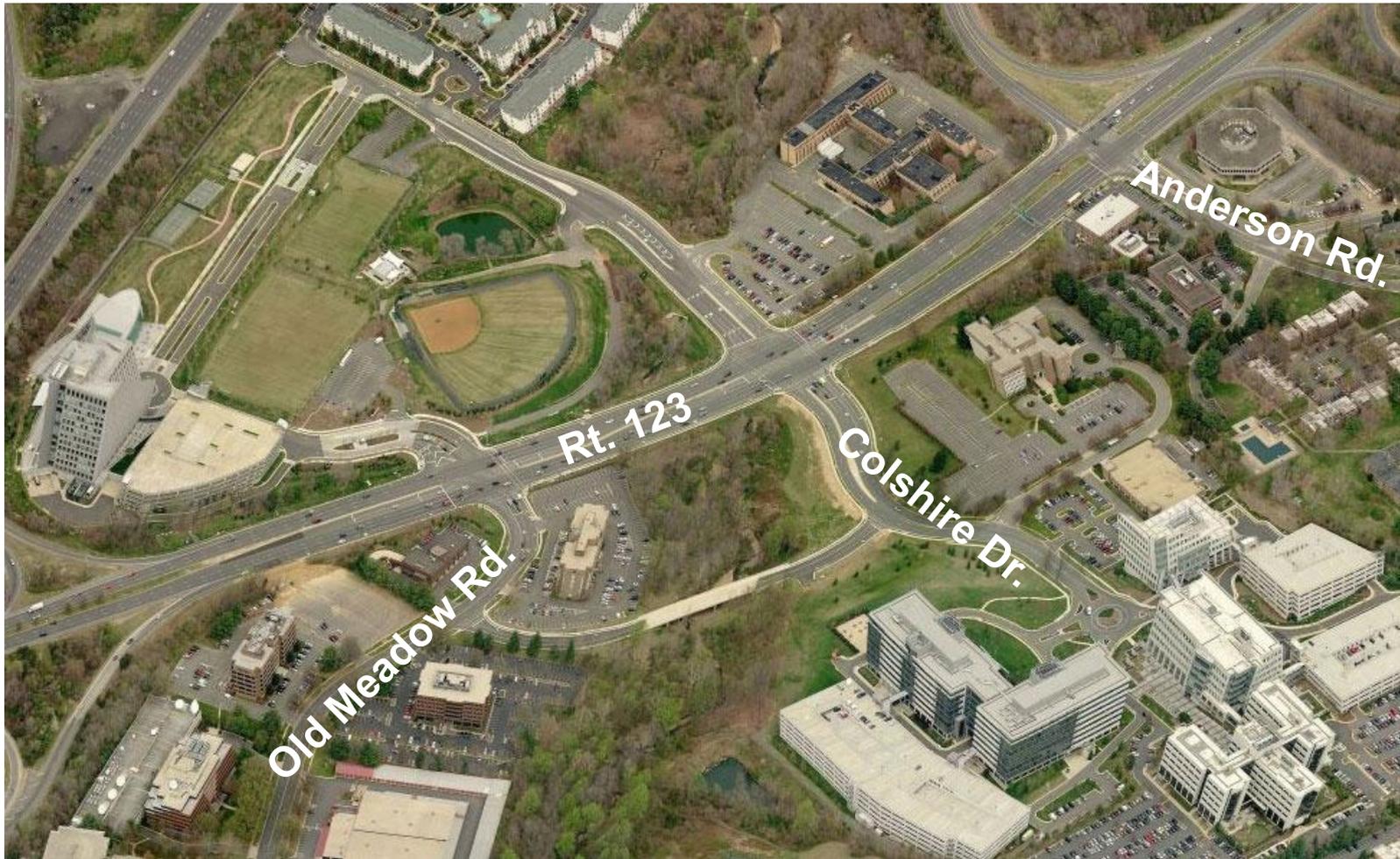
Scotts Run Station (Cityline)

- 38.8 acres on multiple sites (3 concurrent rezoning applications)
- Primarily within $\frac{1}{4}$ mile of Tysons East Metro station
- Proposed Development
 - 8.0 to 9.0 million sq. ft.
 - +/- 60% office; +/-34% residential; 6% hotel/retail





Scotts Run Station (Cityline)





Tysons

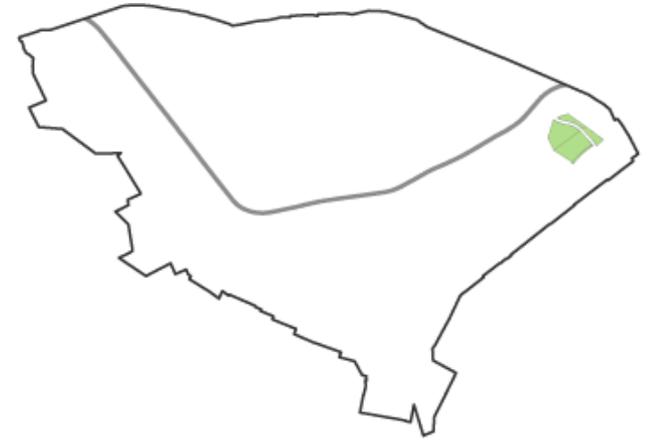
Scotts Run Station (Cityline)





The Commons (LCOR)

- 20.1 acres
- Partially within $\frac{1}{4}$ mile of Tysons East Metro station; primarily within $\frac{1}{4}$ to $\frac{1}{2}$ mile of station
- Proposed Development
 - +/- 2.5 million sq. ft.
 - 100% residential (+/- 2,500 dwelling units)





The Commons (LCOR)



THE COMMONS - PARK SPACE PROVIDED

| | |
|---------------------------------------|------------------|
| Public Park Space | 374,256 sq.ft. |
| Private Courtyard Terrace Space | 70,457 sq.ft. |
| Private Roof Deck Space | 45,355 sq.ft. |
| | 8.59 ac. |
| | 1.68 ac. |
| | 0.95 ac. |
| | 0.95 ac. |
| Total Public Parks | 8.59 ac. |
| Total Private Parks | 2.57 ac. |
| Total Comprehensive Park Space | 11.16 ac. |

Comprehensive Plan Recommendations for Urban Parks
 5,504 total units X 1.7 residents = 4,557 population
 1.5 acres per 1,000 residents = 6.39 acres

Recommended: 6.39 acres
 Public Park Provided: 8.59 acres
 Public Park Surplus: +2.20 acres

WDC ARCHITECTURE

WDC Architecture, PLLC
 900 Connecticut Avenue, NE
 Suite 100
 Washington, DC 20002
 Tel: 202-637-8800
 Fax: 202-637-8800
 Email: wdc@wdcarch.com

Client:
 The Commons LLC c/o LCOR International
 4900 East River Road
 Suite 400
 Bethesda, MD 20814

Site No:
 000-000-000
 000-000-000
 000-000-000

Scale:
 1/8" = 1'-0"

Project:
 The Commons LLC c/o LCOR International
 4900 East River Road
 Suite 400
 Bethesda, MD 20814

Architect:
 WDC Architecture, PLLC
 900 Connecticut Avenue, NE
 Suite 100
 Washington, DC 20002
 Tel: 202-637-8800
 Fax: 202-637-8800
 Email: wdc@wdcarch.com

Engineer:
 WDC Architecture, PLLC
 900 Connecticut Avenue, NE
 Suite 100
 Washington, DC 20002
 Tel: 202-637-8800
 Fax: 202-637-8800
 Email: wdc@wdcarch.com

Landscaping Architect:
 WDC Architecture, PLLC
 900 Connecticut Avenue, NE
 Suite 100
 Washington, DC 20002
 Tel: 202-637-8800
 Fax: 202-637-8800
 Email: wdc@wdcarch.com

The Commons
 TYSONS COMMONS
 FAIRFAX COUNTY
 VIRGINIA

MR. COMMONS LLC c/o LCOR International
 4900 East River Road, Suite 400
 Bethesda, MD 20814

DATE: 01/14/11

SCALE: 1" = 32' 0"

BY: WDC

OVERALL PLAN

Scale: 1" = 32' 0"

L-04

THE PLAN AND IMAGERY SHOWN IS CONCEPTUAL AND MAY BE MODIFIED SUBJECT TO FINAL DEVELOPMENT PLAN APPROVAL



The Commons (LCOR)





The Commons (LCOR)





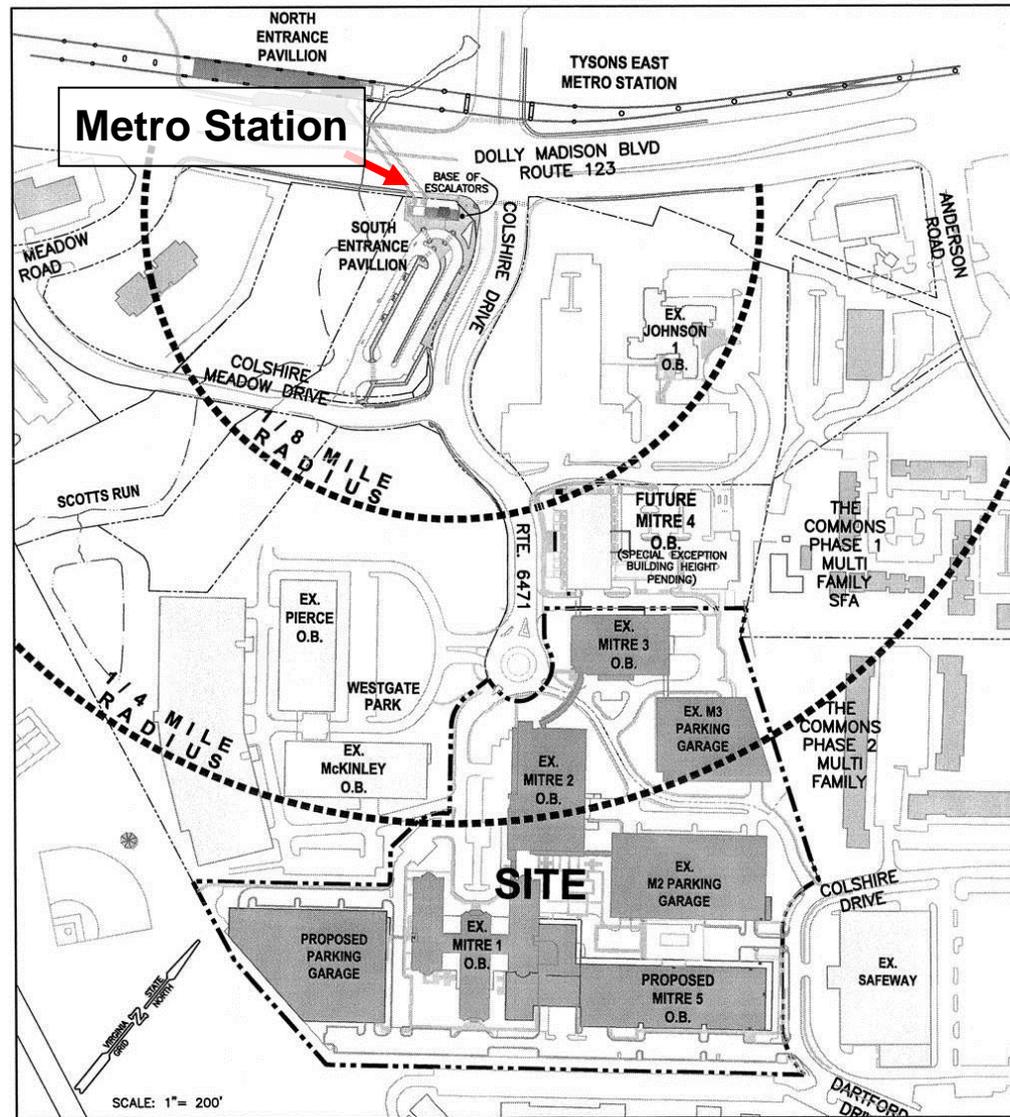
MITRE 4 & 5

- MITRE 4: PCA/SE to transfer previously approved density to a parcel adjacent to the MITRE campus (SE is for height increase)
- MITRE 5: rezoning application to add a 490,000 sq. ft. office building and a parking structure to the MITRE campus (3 existing buildings)
- Proposed Development
 - 100% office



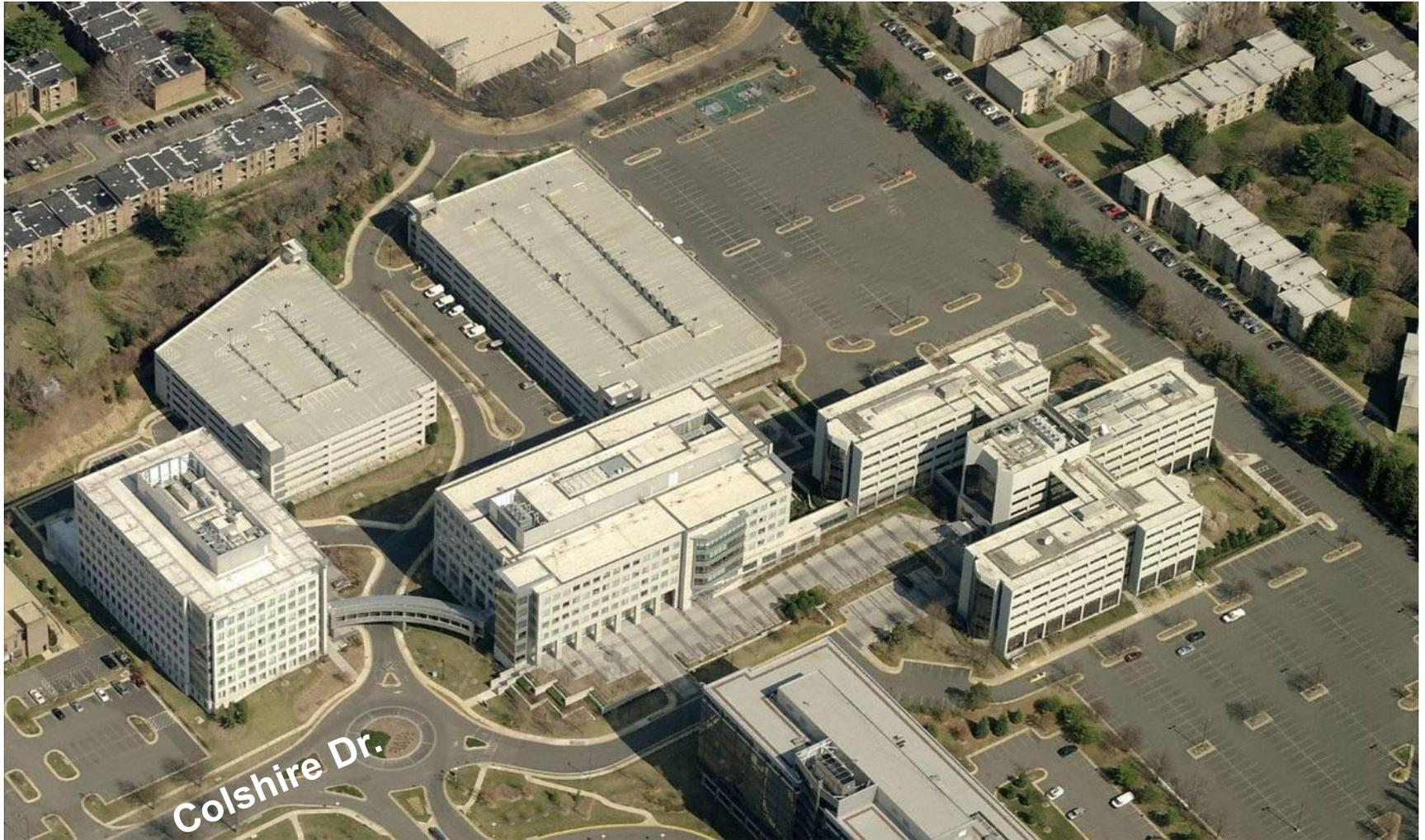


MITRE 4 & 5





MITRE 4 & 5





MITRE 4 & 5





Follow-On Motions



Follow-On Motion # 1 Financing

Staff proposed a transportation infrastructure funding plan to support the following planned improvements;

- **2030 Grid of Streets**
Improvements to transform current superblock street network to a more urban model
- **Tysons-wide Road Improvements**
Projects to improve traffic flow into and within Tysons (Comprehensive Plan - Table 7)
- **Transit Service Enhancement**
Enhanced transit service to capitalize on Metrorail investment and support transit oriented development
- **Neighborhood & Access Improvements**
Transportation improvements in adjacent neighborhoods and pedestrian and bicycle access to and within Tysons, particularly to Metrorail stations



Follow-On Motion # 1 Financing

- **Board of Supervisors Revitalization and Reinvestment Committee:** Jun. 10, 2010
Presented staff cost sharing proposal and long term countywide transportation funding needs
- **Community Open House:** Dec. 6, 2010
Met with citizens to provide information on public and private activities in Tysons and answer questions
- **Public Meeting on Financing:** Dec. 15, 2010
- Working with **Tysons Partnership** to evaluate private sector funding alternatives
- On Mar. 29, 2011, the BOS referred financing issue to the **Planning Commission**



Follow-On Motion # 2 Tysons Partnership



Tysons Partnership presented to BOS on Jan. 25, 2011

- Incorporated and bylaws adopted as a membership organization, separate from County
- Six membership “cones” (employers, landlords and developers, retail and hospitality, residents), with non-voting participation from County, professionals/consultants and neighbor organizations



Follow-On Motion # 2 Tysons Partnership

- Established six councils to address:
 - Marketing/Branding
 - Finance
 - Transportation
 - Urban Design/Planning
 - Public Facilities & Community Amenities
 - Sustainability Initiatives
- Initial focus has been on **transportation** (circulator study, grid of streets), **financing** and **urban design**
- Staff Role:
 - Participates in each of the Councils and at the Board level
 - Facilitates communication and acts as a liaison between the County and the Tysons Partnership
 - Does not commit the County nor bind the BOS



Follow-On Motion # 3 District Names

- In 2012, the Tysons Partnership Marketing/Branding Council will take on issues such as district names
- USPS has approved County's request to allow **Tysons** and **Tysons Corner** to be used as mailing address for properties in Tysons that are in existing Zip Codes of 'Vienna' or 'McLean'
- County will pursue separate zip code for area



Follow-On Motion # 4 Workforce and Affordable Housing

- Successful Tysons Workforce Housing Summit: Dec. 3, 2010
- Zoning applications filed have proposed affordable/workforce housing in line with plan recommendations
- Staff has met with affordable housing providers and advocates, and continues to explore creative opportunities for the provision of affordable/workforce housing





Follow-On Motion # 5 Residential Organization

- Residential “cone” within Tysons Partnership provides initial structure and forms basis to create a Tysons-wide residential organization
- Staff will request proffer from applicants that future residential developments within Tysons become members of the new organization



Green Building & Adequate Public Facilities

- Board Legislative Committee reviewed staff recommendations on Sep. 21, 2010, and accepted staff's recommendations:
 - **not** to seek legislation on tax incentives for green buildings at this time
 - **not** to seek legislation at this time that would allow County to require adequate public facilities



Follow-On Motion # 7 Monitoring Program

- To ensure vision for Tysons is being implemented the Comprehensive Plan recommends monitoring of activities, such as:
 - **Transportation**
 - Trip Generation
 - TDM Goals
 - **Land Use**
 - Development (Residential & Non-Residential)
 - Initial Development Level
 - Affordable Housing
 - Mix of Development
 - **Environment**
 - Stewardship
 - Green Building
 - **Public Facilities**
 - Utilization and Capacity
 - Planning and Implementation
 - **Urban Design**
 - Develop standards
 - Building and Site Design
 - Interim Conditions
 - **Demographics**
 - Population
 - Employment
 - Households



Follow-On Motion # 7 Monitoring Program

- Information to be tracked and reported periodically to the Board and the public
- Monitoring reports will include:
 - Summary of zoning actions
 - Qualitative information relevant to implementing vision for Tysons
 - Status of Initial Development Level (IDL)
 - Process for addressing the IDL is set forth in the Plan
 - What is the appropriate stage to count development toward IDL?
 - Recommend that Board refer issue to Planning Commission to evaluate alternative approaches and make recommendations to Board



Follow-On Motion # 8 Transportation Studies

Major Projects Not Covered by other Follow-On Motions

- Bicycle Master Plan
 - Final Draft Plan completed Mar. 2011, after substantial public input
 - Planning Commission: Summer 2011; BOS review to follow
- Operational Analysis and Conceptual Design of DTR Ramps
 - Consultant selection this week
 - BOS to be consulted; multiple stakeholder meetings
 - Operational analysis and conceptual design: Dec. 2011
- Jones Branch Connector
 - Conceptual Plan is complete; Discussions with VDOT ongoing
 - Proposal for preliminary engineering is under review
 - Public meetings and Board briefings: later in 2011
 - Preliminary Engineering Completion: Dec. 2012

Fairfax County Bicycle Master Plan

Tysons Corner Bicycle Master Plan

Public Review Draft Report -- February 17, 2011



prepared by
Fairfax County Department of Transportation

with support from

Cambridge Systematics, Inc.
4800 Hampden Lane, Suite 800
Bethesda, MD 20814

and

Toole Design Group
6525 Belcrest Road, Suite 400
Hyattsville, MD 20782





Follow-On Motion # 9 Countywide Transit Study

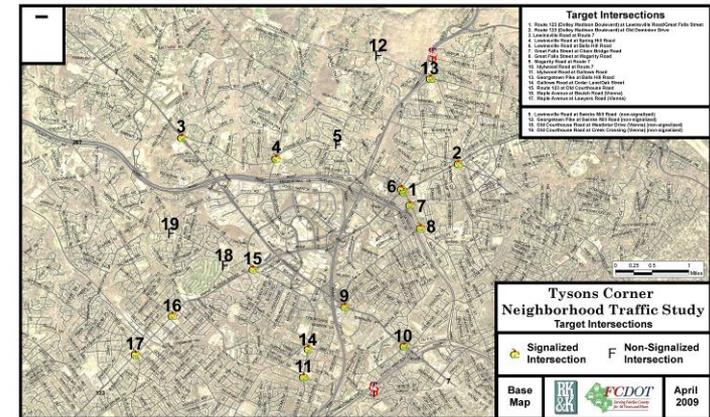
- Outline of scope presented to BOS Transportation Committee: Sep. 2010
- Final scope will be presented to the TAC and stakeholders: Apr. 2011
- Public meetings will be held throughout the course of the project
- The Board Transportation Committee and the TAC will be informed/consulted throughout the project
- Project Completion Date: Summer 2013



Follow-On Motion # 10 Traffic Congestion &

Neighborhood Intersection Monitoring

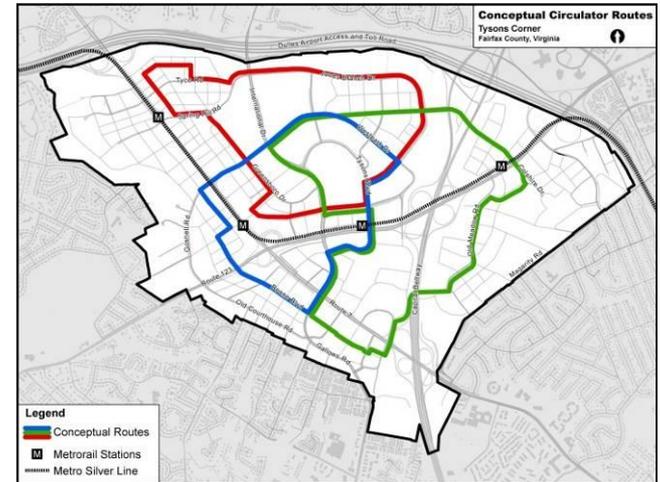
- Completed initial analysis of intersections in communities surrounding Tysons
- Additional intersections may be analyzed as funding permits
- Intersections to be monitored as development occurs in Tysons to identify and prioritize improvements
- Public outreach at the community level will be coordinated through the Board members
- BOS to be consulted regularly during process





Follow-On Motion # 11 Tysons Circulator Study

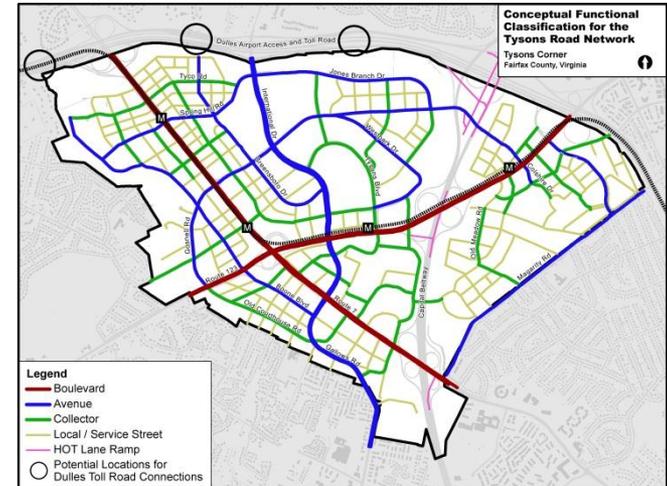
- Tysons-wide project underway; consultant hired
- Circulator alignments and ROW requirements developed for Tysons West
- BOS Transportation Committee will be consulted at various stages of the study
- Public and stakeholder meetings will be held during the project
- Study Completion: Dec. 2011





Follow-On Motion # 12 Grid of Streets

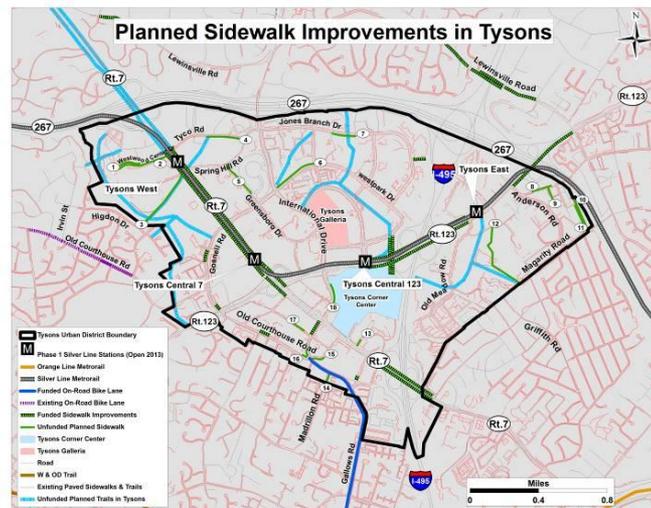
- Conceptual street map in Comprehensive Plan
- Plan states that grid for a district to be determined prior to approval of rezoning in the district
- Individual and district-wide discussions with landowners and applicants occurring
- Staff is analyzing and refining grid operations
- Seeking collective commitments from landowners and applicants to a specific grid within a district and connections to adjacent districts





Tysons Metrorail Access Management Study (TMSAMS)

- TMSAMS will identify public's priorities for bus service, pedestrian and bicycle facility improvements to serve the four Tysons Metro stations.
- Advisory Group met throughout 2010
- Website established for information
- Public input received via four public meetings in Mar. 2011; web-based survey being conducted through Apr. 2011
- Presentations made to the TAC, the McLean Citizens Association and the Hunter Mill District: Feb./Mar. 2011
- Additional public and stakeholder meetings will be held
- Study Completion: July, 2011





Follow-On Motion # 14 Interim Commuter Parking

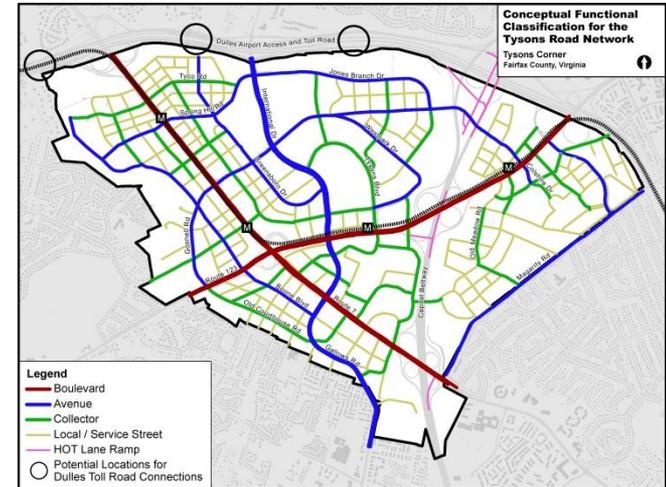
- Staff identifying potential sites and investigating legal requirements
- Mechanism proposed: public commuter parking agreement to be approved by BOS
- Staff will present options to BOS for consideration
- Meetings with stakeholders regarding proposal(s)
- Recommendations on locations and terms: Fall 2011
- Operational: Dec. 2013 (if approved by BOS)





Follow-On Motion # 15 Comprehensive Street Map

- Staff recommends amending the street network map in the Comprehensive Plan as grids are refined, rather than utilizing official map provision in VA Code
- Option for an official map can be pursued if later determined beneficial





Follow-On Motion # 16 Public Facilities Plan

- Staff is developing detailed Public Facility plan for each district, using guidance in Comprehensive Plan
- Refining concept for the urban park network in Comprehensive Plan; coordinating with development of Urban Design Guidelines
- Working with applicants to identify and secure land and/or shell space in specific development proposals
- Staff recommends amending the Comprehensive Plan, as may be necessary



Non-residential Housing Contribution and Walking Distance from Metro Stations

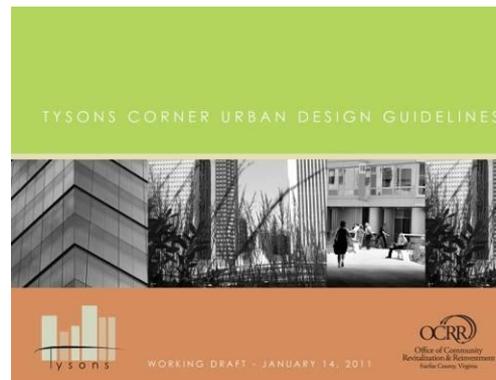
- Staff has begun consideration of residential housing contribution county-wide
- Staff has conducted research on how other localities define walking distance in TOD areas
- Comprehensive Plan for Tysons includes qualitative consideration for a **convenient, safe, and pleasant** walking experience
- On Mar. 29, 2011, the BOS referred these issues to the **Planning Commission**





Follow-On Motion # 18 Urban Design Guidelines

- Staff draft of guidelines under development
- Meeting with advisory group of urban design professionals
- Coordinating with County agencies and VDOT
- Community meeting(s): Fall 2011
- Revised draft and Board action: Late 2011



building
zone

sidewalk

landscape
amenity
panel



Follow-On Motion # 19 Staffing and Resource Allocation

- Additional staff allocated to implement the vision for Tysons
- Inter-departmental Core Team established to collaboratively review redevelopment proposals in Tysons
 - Representatives from DPZ, DOT, OCRR, FCPA, DPWES, OCA and other agencies as necessary
 - Evaluating 12 submitted rezoning applications
- Inter-departmental Steering Committee formed to address policy issues
- Staff developing and implementing communications plan
- Lessons learned from Tysons implementation will be applied to other urbanizing redevelopment and revitalization areas in the County



Follow-On Motion # 20 Flexibility



Working with others, in our quest to implement the **Vision** for **Tyson's**, we are approaching applications and issues with **Creativity** and **Flexibility**