

AN AMENDMENT TO  
**THE COMPREHENSIVE PLAN  
 FOR FAIRFAX COUNTY, VIRGINIA  
 2013 EDITION**

**GENERAL LOCATION:** Generally between the Capital Beltway, Dulles Toll Road, and Leesburg Pike.

**PLANNING AREA:** Areas I and II

**SPECIAL PLANNING AREA:**

Tysons Corner Urban Center

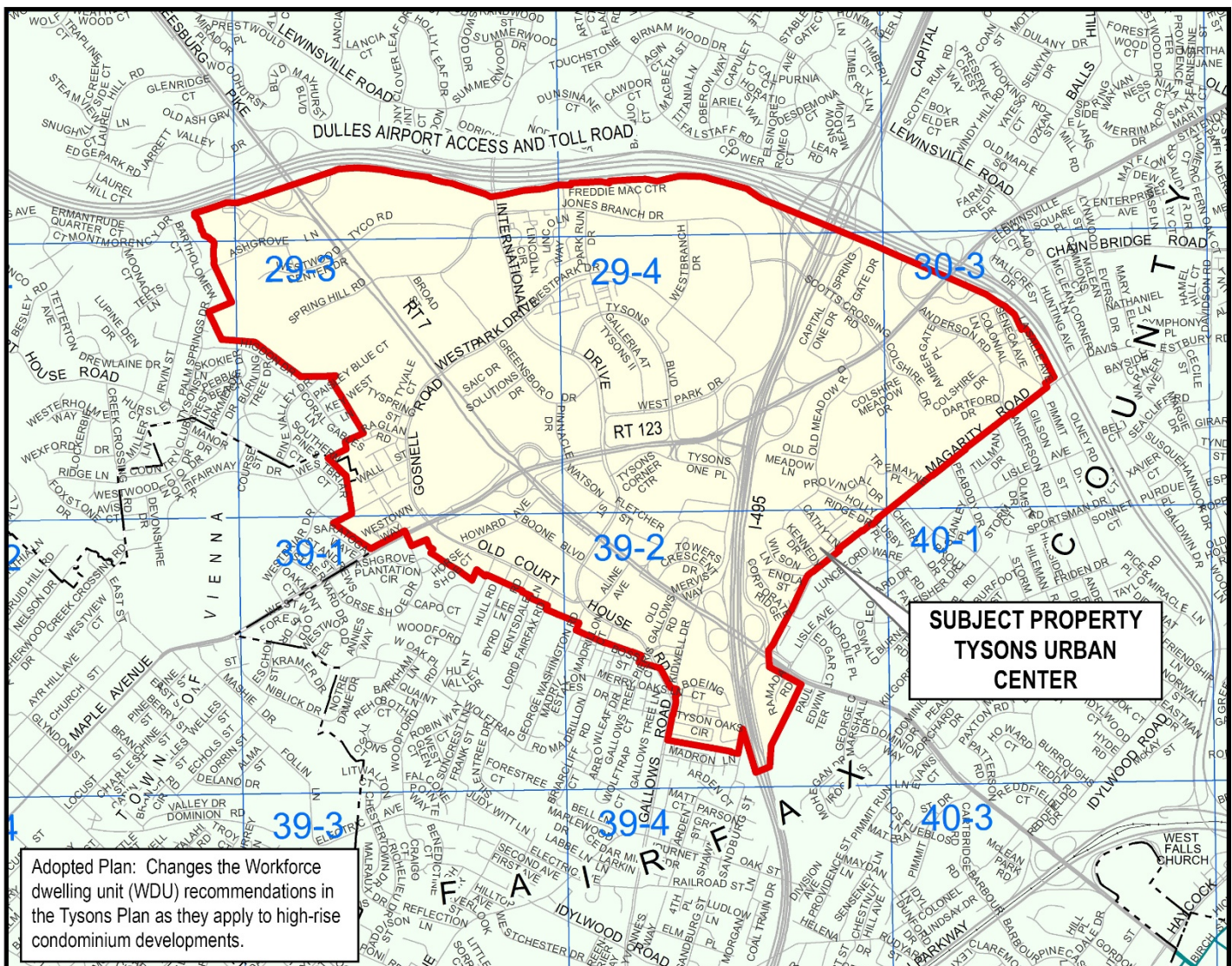
**TAX MAP NUMBERS:** 28-2, 28-4, 29-1, 29-2, 29-3, 29-4, 30-3, 39-1, 39-2, 40-1

**SUPERVISOR DISTRICT:** Providence, Hunter Mill

**ADOPTED:** April 4, 2017 **ITEM NO.** PA 2016-II-TY1

FOR ADDITIONAL INFORMATION CALL (703) 324-1380

FAIRFAX COUNTY,  
VIRGINIA



Prepared April 2017 by the Department of Planning & Zoning using Fairfax County GIS  
 G:\projects\locpl\pd\ - Tysons - Workforce Housing and High-rise Condominiums



**AMENDMENT TO THE COMPREHENSIVE PLAN (2013 EDITION)**

The following changes to the Comprehensive Plan have been adopted by the Board of Supervisors. To identify changes from the previously adopted Plan, new text is shown as underlined and text proposed to be deleted is shown with a ~~strike through~~.

**MODIFY:** Fairfax County Comprehensive Plan, 2013 Edition, Area II, Tysons Corner Urban Center, amended through March 14, 2017, Areawide Recommendations: Land Use Guidelines, pages 34-36:

“Affordable Housing [Underlined in the original text]

A critical aspect of the vision is to provide housing choices and ensure that a population with a variety of income levels has the ability to live in Tysons. The Policy Plan states that affordable housing should be located close to employment opportunities and should be a vital element in high density and mixed use development projects. A specific objective in the Policy Plan is to encourage affordable and workforce housing in Tysons. Affordable housing may include Affordable Dwelling Units (ADUs) required pursuant to the Zoning Ordinance and Workforce Dwelling Units (WDUs) administered consistent with the Board’s administrative policy guidelines for such units, or other such price controlled units that the Board deems to meet the intent of these provisions.

All projects with a residential component that seek to utilize the redevelopment option in the District Recommendations should provide 20% affordable and workforce dwelling units. These projects are allowed a 20% residential floor area bonus and flexibility in how and where Workforce Dwelling Units can be provided within Tysons.

Because development proposals within 1/4 mile of the Metro stations are not subject to a maximum intensity, the FAR proposed for rezoning applications in these areas is considered to include the bonus floor area allowed for meeting the affordable and workforce housing expectations.

For Affordable Dwelling Units (ADUs), the provisions of Part 8 of Article 2 of the Fairfax County Zoning Ordinance shall apply, unless the dwelling units proposed in the development are specifically exempted from compliance with the ADU Program.

For Workforce Dwelling Units (WDUs), the following housing conditions and the guidelines in the Housing section of the Policy Plan (except as modified below) apply to any residential development built under the redevelopment option, regardless of whether or not the development elects to utilize the available bonus density.

- 20% of the residential units in new developments should be affordable to households with incomes ranging from 50 up to 120% percent of AMI (Area Median Income), as set forth in ~~Table 4~~ Table 1A. Within 1/4 mile of the Metro stations, the 20% applies to the total number of dwelling units to be constructed in the proposed development. Beyond 1/4 mile of the Metro stations, any units created with bonus floor area should be excluded from the

20% WDU calculation. In a development that is required to provide ADUs, the ADUs and ADU bonus units may be deducted from the total number of dwelling units on which the WDU calculation is based.

- For WDUs associated with high-rise condominiums, the income tiers may be adjusted to three (3) income tiers as follows: one-third up to 70% AMI, one-third at 71 to 80% AMI, and one-third at 81 to 100% AMI, as set forth in “Table 1B: Income Tiers for Workforce Dwelling Units in High-rise Condominiums.” In addition, if the applicant provides all of the for-sale workforce housing units onsite, the percentage of WDUs should be reduced from 20% to 14%. If the units are provided as new construction for-sale units but are transferred to another property offsite in Tysons, the percentage to be provided should be 16%. If rental workforce housing units are provided onsite or offsite in Tysons in lieu of the for-sale units, the percentage of rental units to be provided should be 20% and follow the income tiers outlined in Table 1A.
- To account for market conditions such as increases in interest rates that may affect the published Workforce Dwelling Unit Pricing for High-rise Condominium Buildings approved by the County Executive on January 16, 2015 or as amended, the income tiers may be adjusted upward 5% (i.e. 70% to 75%, 80% to 85%, and 100 to 105%) at the time of delivery as may be approved by the Department of Housing and Community Development and the County Executive.
- If required by the Zoning Ordinance, ADUs may be counted toward the 20% affordable housing objective identified in the previous bulleted item, above. Any such ADUs could be used to satisfy the lower income tiers identified in ~~Table 1~~ Tables 1A and 1B for WDUs.

**Table 1 Table 1A**  
**Income Tiers for Workforce Dwelling Units**  
**(except for high-rise condominiums)**

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

**Table 1B**  
**Income Tiers for Workforce Dwelling Units in High-rise Condominiums**

<u>Income Tiers</u>	<u>14% - For Sale Units Onsite</u>	<u>16% - For Sale Units Offsite in Tysons</u>
<u>81-100% of AMI</u>	<u>4.67% of total units</u>	<u>5.33% of total units</u>
<u>71 – 80% of AMI</u>	<u>4.67% of total units</u>	<u>5.33% of total units</u>
<u>&lt; 70% of AMI</u>	<u>4.67% of total units</u>	<u>5.33% of total units</u>

- A maximum 20% increase in residential floor area is allowed for achieving the workforce housing objective. In mixed use developments, some of this increase in floor area may be used for commercial purposes. The percentage of nonresidential and residential bonus floor area should be similar to the project's overall land use mix. In order to provide more flexibility with the bonus, the Policy Plan's size restrictions on bonus market rate units do not apply within Tysons.
- The WDUs provided should have a similar mix in the number of bedrooms as the market rate units. The minimum unit size of WDUs should be consistent with the Policy Plan.
- WDUs should be price controlled as set forth in the Board of Supervisors' Tysons Corner Urban Center Workforce Dwelling Unit Administrative Policy Guidelines, adopted June 22, 2010 or as may be amended.
- WDUs are preferred to be provided on-site. However, developers may aggregate land for workforce housing off-site and/or transfer to others the responsibility for creating such units in building structures where the advantages of financing and operating affordable and workforce housing can be realized. Units provided in this manner should be located within Tysons, should be in general conformance with the applicable land use, intensity, public facility and urban design objectives, and should include all of the income tiers set forth in ~~Table 1~~ Tables 1A and 1B.
- Efforts should be made to preserve market rate housing units that are affordable to households earning below 120% of AMI. Land owners may meet their affordable housing objective by purchasing existing units and preserving their affordability as set forth in the Board of Supervisors' Tysons Corner Urban Center Workforce Dwelling Unit Administrative Policy Guidelines, adopted June 22, 2010 or as may be amended. Redevelopment of existing housing units should satisfy Objective 11 in the Land Use section of the Policy Plan, including increased affordable housing opportunities and positive impacts on the environment, public facilities and transportation systems.
- The WDUs should be provided concurrently with market rate units or with some form of surety that they will be built.
- A housing trust fund will be established and used to create affordable and workforce housing opportunities in Tysons.
- Cash contributions in lieu of providing WDUs are not desired. However, in the rare event that a payment in lieu of affordable units is considered, this payment should be 3% of the total contract sales price for each market rate unit within the building that is subject to the WDU policy, payable at the time of settlement to the Tysons Housing Trust Fund. Any combination of units and cash contribution may be considered provided that the combination of WDUs and monetary contribution is proportional to the overall requirement. The applicant must coordinate with both the Department of Housing and Community Development and the Department of Planning and Zoning for implementation.



- Programs that capitalize on either the development of housing or on the incomes of households, such as low income housing tax credits, tax-exempt housing bonds, tax increment financing, tax abatement, or a county housing fund should be considered.
- Flexibility in the total number of WDUs provided may be considered for projects that meet additional housing needs that have been identified by the county. Examples include providing a higher proportion of units in the lowest income tiers or providing units with more bedrooms than would otherwise be expected. Such proposals should be evaluated on a case-by-case basis.
- Creative strategies for achieving housing objectives should be considered. These could include a system similar to wetlands banking in which a developer builds additional affordable and workforce dwelling units and the credit for providing the units is sold to another developer who has an obligation to provide affordable housing. Another strategy could be to incorporate units into public buildings. Facilities for populations with special needs, including those who are homeless, should also be considered.

A housing trust fund will be sued to create affordable and workforce housing opportunities in Tysons. Nonresidential development throughout Tysons should contribute a minimum of \$3.00 per nonresidential square foot (adjusted annually based on the Consumer Price Index) or at least \$0.25 per nonresidential square foot over a period of time to be determined at the time of rezoning approval. Such developments may provide an equivalent contribution of land or affordable units in lieu of a cash contribution. Nonresidential contributions could also be used to fund affordable housing opportunities in Tysons through a partnership. If nonresidential floor area is achieved through a bonus for providing affordable and workforce dwelling units, the bonus floor area should not be included when calculating the contribution amount. Ground level retail located in office, hotel, and residential buildings should also not be included when calculating the contribution amount.

The provision of workforce housing should be viewed as a collective responsibility that will directly benefit employers in Tysons. New office, retail, and hotel developments will benefit from having a range of affordable housing opportunities within a short commuting distance of the jobs in Tysons.”

#### **COMPREHENSIVE**

**LAND USE PLAN MAP:** The Comprehensive Land Use Plan Map will not change.

#### **COUNTYWIDE**

**TRANSPORTATION PLAN MAP:** The Countywide Transportation Plan Map will not change.