

**FAIRFAX COUNTY PLANNING COMMISSION  
TYSONS COMMITTEE  
THURSDAY, NOVEMBER 5, 2020**

PRESENT: Phillip Niedzielski-Eichner, Providence District, Chairman  
John C. Ulfelder, Dranesville District, Vice Chairman  
Mary D. Cortina, Braddock District  
John A. Carter, Hunter Mill District

ABSENT: None

OTHERS: Timothy J. Sargeant, Commissioner At-Large  
Peter F. Murphy, Springfield District  
Catherine Lewis, Department of Planning and Development  
Christopher Caperton, Department of Planning and Development  
Suzianne Battista, Department of Planning and Development  
Tracy Strunk, Department of Planning and Development  
Barbara Byron, Department of Planning and Development  
Andrea Dorlester, Park Authority  
Tom Biesiadny, Department of Transportation  
Keisha Strand, Senior Deputy Clerk, Planning Commission

ATTACHMENTS:

- A. Tysons Development Overview
- B. Tysons Core Team Assessment Memo

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Vice Chairman Ulfelder called the meeting to order at 7:30 p.m. in Conference Room 11 of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia 22035.

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Vice Chairman Ulfelder constituted the 2020 Tysons Committee and indicated that the first order of business was to elect a Committee Chairperson and Vice Chairperson.

Commissioner Cortina MOVED TO NOMINATE PHILLIP A. NIEDZIELSKI-EICHNER AS CHAIRMAN OF THE 2020 TYSONS COMMITTEE AND JOHN C. ULFELDER AS VICE CHAIRMAN OF THE 2020 TYSONS COMMITTEE.

Commissioner Sargeant seconded the motion, which carried by a vote of 4-0.

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Suzianne Battista, Department of Planning and Development, gave a presentation on Tysons Development Overview, a copy of which is included in Attachment A, which covered the following topics:

- The plan and vision for Tysons;
- Approved development;
- Changing land use patterns;
- Streets implementation;
- Existing and proffered public facilities;
- Public facilities under construction;
- Affordable housing; and
- Plan review and implementation.

There was a discussion between Catherine Lewis, Tracy Strunk, Barbara Byron, and multiple Committee members on the following issues:

- Whether the Covid-19 virus presents concerns for the future of mixed use buildings;
- The status of retail in the Tysons area;
- Continuing efforts of not having too much overlap in the Vienna and Dranesville communities to ensure each community is distinguished on its own; and
- Concerns of developers grouping ADUs all together versus spreading them out.

There was further discussion between Andrea Dorlester, Christopher Caperton, Barbara Byron, Suzianne Battista, Tom Biesiadny, Tracy Strunk, and multiple commissioners regarding the parks and transportation in Tysons on the following issues;

- Suggestions that the next phase of development is to include the culture and the people to get them involved;
- The challenges in transportation to and from the Tysons area;
- How the Planning Commission can help with placemaking, street note activation, and connection between projects;
- Issues that may require revision of the plan such as the athletic fields; and
- The idea of building a community and not just individual buildings.

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At the conclusion of the meeting, Chairman Niedzielski-Eichner adjourned Tysons Committee.

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The meeting was adjourned at 9:16 p.m.  
Phillip A. Niedzielski-Eichner, Chairman

An audio recording of this meeting is available in the Planning Commission Office,  
12000 Government Center Parkway, Suite 552, Fairfax, Virginia 22035.

Minutes by: Keisha Strand

Approved: December 9, 2021

*Jacob Caporaletti*

Jacob Caporaletti, Clerk  
Fairfax County Planning Commission

County of Fairfax  
Commonwealth of Virginia

The foregoing instrument was acknowledged before me this 29 day of March 22, by  
Jacob Caporaletti.

*[Handwritten Signature]*

Signature of Notary

Notary registration number: 7114113

Commission expiration: JANUARY 31, 2024

