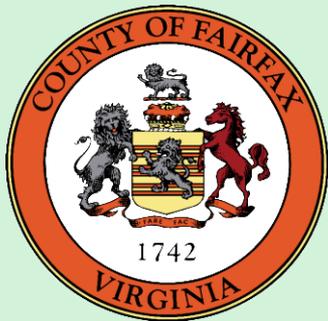




TYSONS PLAN AMENDMENT – PHASE 3 PRESENTATION

PLANNING COMMISSION TYSONS COMMITTEE



MARCH 11, 2015

Agenda

- ❑ Overview
- ❑ Phase 3 Briefing
- ❑ Discussion
- ❑ Next Steps

Plan Amendment Process

3

- In March 2013, BOS authorized 3 separate Plan amendments focused on topical areas

- BOS authorized consideration of amendments for specific purposes
 - Facilitate implementation activities
 - Reconcile Plan text and maps with completed studies and planning activities
 - Did not authorize review of land use changes

4

Phase 3: Summary of Proposed Changes

Phase 3: General Changes

5

- A separate updated Parks and Recreation section is proposed
- The list of recommended public facilities is updated
- Minor text changes are proposed
- Maps in the Areawide and District Recommendations will be updated and reviewed once Phase 3 is complete

Phase 3: Environmental Stewardship

6

- Minor updates are proposed for LEED requirements
- Parks and Recreation language is proposed to be separated from the Environmental Stewardship section

Phase 3: Parks and Recreation

7

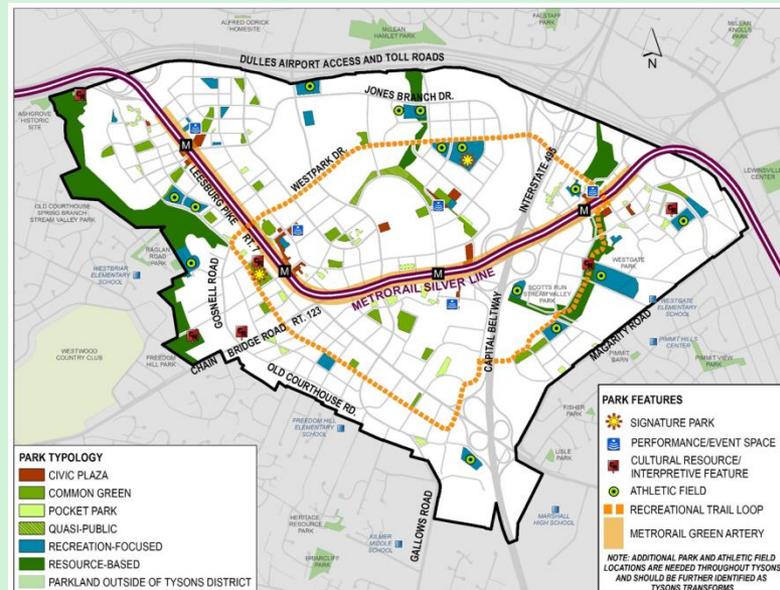
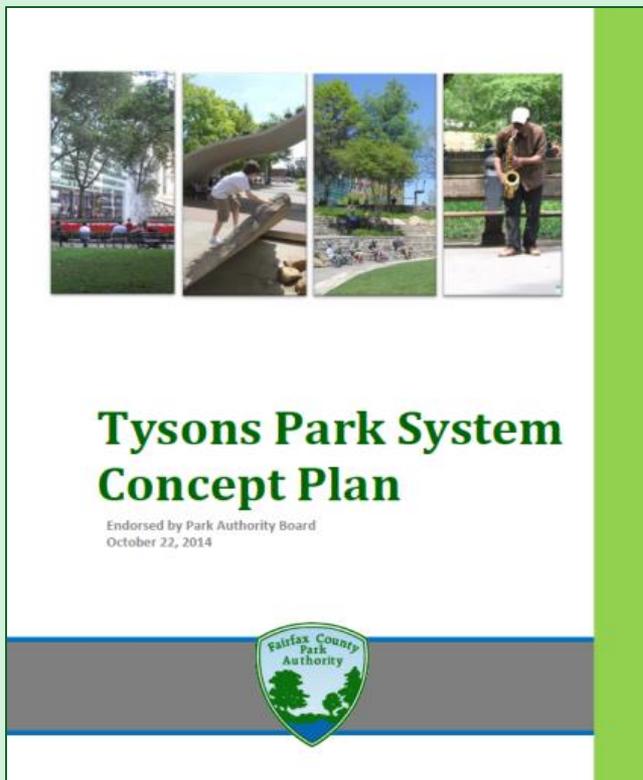
- To address BOS Follow-on Motion #16, staff launched an effort in 2012 to create a refined park system plan for Tysons.



Phase 3: Parks and Recreation

8

- The Park Authority Board endorsed the **Tysons Park System Concept Plan** in October 2014 as guidance for parks facilities and design in Tysons.



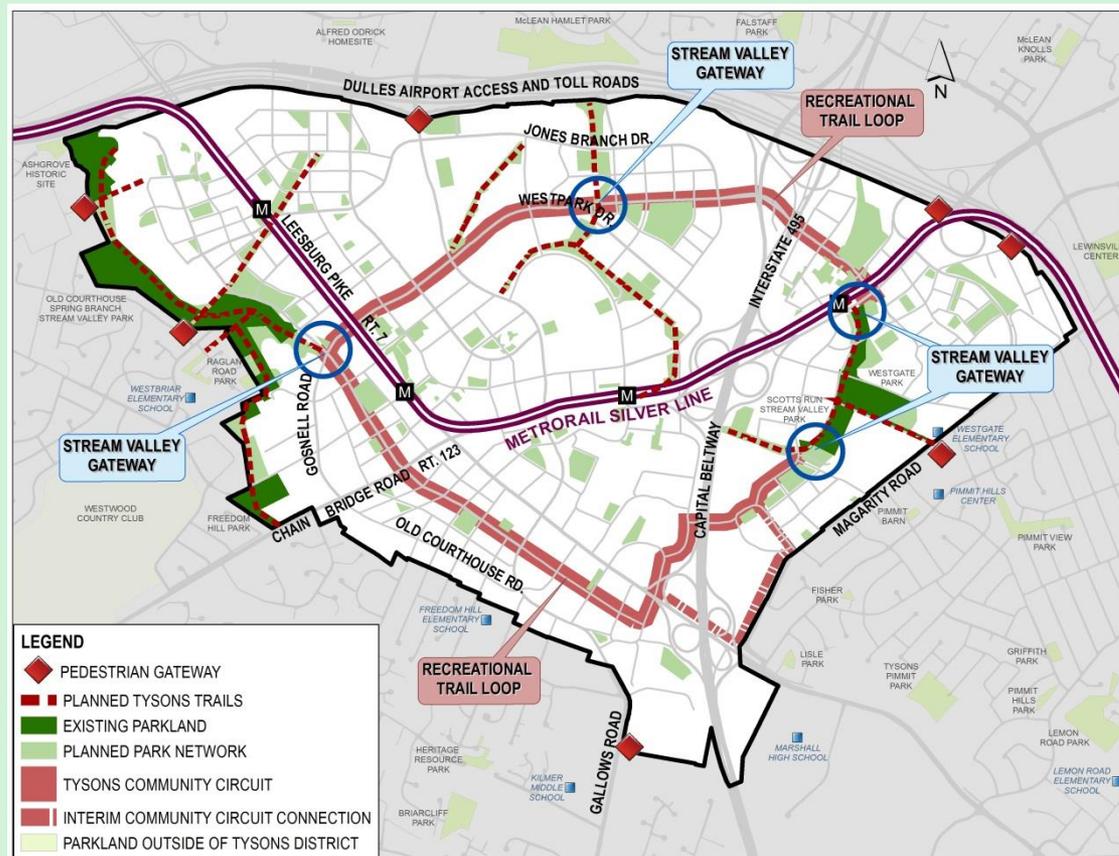
Phase 3: Parks and Recreation

Key updates to the Comprehensive Plan include the following:

1. Introduction of the Concept Plan and refined Tysons Park System Map
2. Additional Trail Network language regarding a “Green Artery,” a “Tysons Community Circuit,” and recommendations for lighting on certain trails
3. Linear park typology is added to the Green Network Components section
4. Added language about the evaluation of the quality and acreage of urban parks with zoning applications

Phase 3: Parks and Recreation

- The Tysons Park System Concept Plan introduces the “Tysons Community Circuit” concept.



Phase 3: Parks and Recreation

11

- The **Tysons Park System Concept Plan** reflects the “Metrorail Green Artery” concept from the June 2014 charette.



Phase 3: Public Facilities

The public facilities section is updated with minor text edits and any need or capacity changes. Public facility commitments from approved zoning applications are also included in the list.

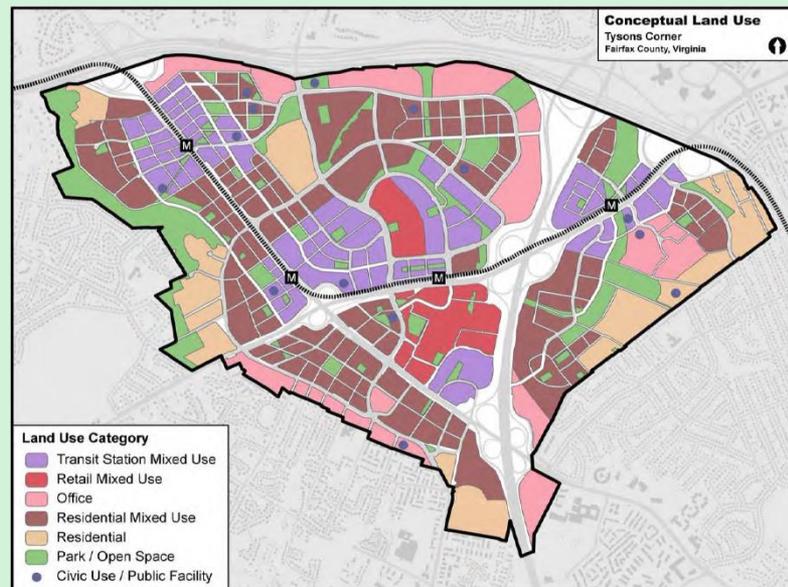
New additions include the following:

- Police: A new full station is proposed instead of a satellite station; interim space is needed in the near future
- Electric Power: A new (third) substation is planned for 2030, preferably in the North Central District
- Water: Several new projects identified by Fairfax Water

Phase 3: Other Updates

13

- The maps in the Areawide and District Recommendations will be updated to incorporate the latest Conceptual Grid of Streets.
- A Planned Tysons Corner Urban District (PTC) Zoning Ordinance Amendment is proposed to clarify the uses subject to a 2.5 FAR limit within the ¼ mile



14

Discussion and Next Steps

Next Steps

- Written comments on the Phase 3 draft edits will be accepted through the Tysons Committee or directly to staff
- Staff will continue to work with Commissioner Hedetniemi on edits
- All three phases will be merged into a single document for review once the Phase 3 review is complete

Questions and Comments

Visit the study webpage:

<http://www.fairfaxcounty.gov/tysons/tysonsplanamendments2013.htm>

Share an email:

tysons@fairfaxcounty.gov

Call with questions:

(703) 324-1380

Send a letter:

Department of Planning and Zoning, Planning Division
12055 Government Center Parkway, Suite 730, Fairfax, VA 22035