

#	Existing Plan Text	Published Draft Text / Proposed Public Text *	Commenter	Comment	Staff Response
1	Green Network Components (Pg. 107)	<p>"Trail Network: The conceptual trail network is included in Map 9. This network will be designed for frequent use through continuous lengths of outdoor trails or spaces that are a minimum of eight feet wide and may include amenities and/or design features such as trailheads, orientation features, and wayfinding signage. These linear parks and trails will be popular for jogging, dog walking, biking, walking, enjoying the outdoors, and general exercising. <u>The space along the Metro rail provides an opportunity to create a "Green Artery" linear park to link the four stations with a pedestrian and bicycle path that could weave under and alongside the Silver Line.</u> Connecting continuous Continuous linear spaces that are connected with the grid of streets in Tysons provides an important amenity that and can be linked with pedestrian and bicycle street elements <u>are an important amenity.</u> <u>The County will pursue lighting of certain trails that provide Metro access and will consider other services to keep trail access open during winter months.</u> The "Tysons Community Circuit" recreational trail loop as proposed along existing and planned roads will be a combined recreational and transportation feature that will add to the diversity of options available for moving through Tysons. <u>The Tysons Park System Concept Plan describes features of and implementation strategies for "The Circuit" in greater detail.</u></p> <p>The street network in Tysons will incorporate Low Impact Development in medians and rights-of-way for additional environmental benefits. In addition to being green, streets will also be "complete," with walking and jogging trails and bicycle paths."</p> <p>"Trail Network: The conceptual trail network is included in Map 9. This network will be designed for frequent use through continuous lengths of outdoor trails or spaces that are a minimum of eight feet wide and may include amenities and/or design features such as <u>lighting, trailheads, orientation features, and wayfinding signage.</u> These linear parks and trails will be popular for jogging, dog walking, biking, walking, enjoying the outdoors, and general exercising. The space along the Metro rail <u>may provides provide</u> an opportunity to create a "Green Artery" linear park to link the four stations with a pedestrian and bicycle path that could weave under and alongside the Silver Line. Continuous linear spaces that are connected with the grid of streets in Tysons and can be linked with pedestrian and bicycle street elements are an important amenity. The County will pursue lighting of certain trails that provide Metro access and will consider other services to keep trail access open during winter months. The "Tysons Community Circuit" recreational trail loop as proposed along existing and planned roads will be a combined recreational trail loop as proposed along existing and planned roads will be a combined recreational and transportation feature that will add to the diversity of options available for moving through Tysons. The <i>Tysons Park System Concept Plan</i> describes features of and implementation for strategies for "The Circuit" in greater detail."</p>	Tysons Partnership	The Green Artery concept, particularly in the median under the rail along Route 7, seems problematic, and should not be considered a definite park plan.	Retain staff version. The plan is aspirational. In future years, a greenway network could be developed along the general route shown, with creative approaches taken where it is not possible to place a trail directly under the rail.

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2	Civic Plaza (Pg. 109)	<p>"An important feature of the park network will be a centrally located civic gathering plaza in each district. <u>One of the civic plazas should be a centrally located signature park that serves all of Tysons.</u> This publicly accessible park includes public art and multiple activity areas and is large enough to support casual unprogrammed use as well as community events."</p> <p>"An important feature of the park network will be a centrally located civic gathering plaza in each district. One of the civic plazas should be a centrally located signature park that serves all of Tysons. This publicly accessible park <u>Civic plazas include</u> public art and multiple activity areas and is large enough to support casual unprogrammed use as well as community events..."</p>	Tysons Partnership	No comment.	Staff agrees with a minor edit: "An important feature of the park network will be a centrally located civic gathering plaza in each district. <u>One of the civic plazas should be a centrally located signature park that serves all of Tysons.</u> This publicly accessible park <u>Civic plazas include</u> includes public art and multiple activity areas and is <u>are</u> large enough to support casual unprogrammed use as well as community events..."
3	Parks and Recreation Guidelines (Pg. 111)	<p>"Creative approaches can be used to ensure provision of recreational facilities, especially athletic fields that meet service level standards. This may include indoor and rooftop facilities or those located above underground stormwater management facilities. Co-location with other public facilities is also appropriate. <u>Redevelopment proposals should make every effort to meet the need for new urban parks onsite, according to the acreage standards noted above. Proposals will be evaluated not only in terms of the quantity of park area provided, but also based on the location, types, and quality of public park spaces. In cases where there is a shortfall of needed onsite park park spaces, offsite park improvements may be considered. This may include improvements to transit station plazas, public easements and rights of way, and restoration and enhancement of nearby stream valleys.</u>"</p> <p>"Creative approaches can be used to ensure provision of recreational facilities, especially athletic fields that meet service level standards. This may include indoor and rooftop facilities or those located above underground stormwater management facilities. Co-location with other public facilities is also appropriate. Redevelopment proposals should make every effort to meet the need for new urban parks onsite, according to the acreage standards noted above. Proposals will be evaluated not only in terms of the quantity of park area provided, but also based on the location, types, and quality of public park spaces. In cases where there is a shortfall of needed onsite park park spaces, offsite park improvements may be considered. This may include improvements to transit station plazas, public easements and rights of way, and restoration and enhancement of nearby stream valleys."</p>	Tysons Partnership	No comment.	Staff agrees.

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4	Electric Power (Pg. 121)	<p>"Therefore, a A second substation (Spring Hill Substation) is planned for the year 2020, with a preferred location south of Route 7 near Spring Hill Road, adjacent to Dominion's existing high voltage transmission line. A third substation (Jones Branch Substation) is planned for 2030 with a preferred location in the North Central District / northeast Jones Branch Drive area, adjacent to the Toll Road and proximate to Dominion's existing high voltage line on the north side of the Toll Road. The new facility Both new facilities will be a conventional walled substations developed in an urban format (walled, reduced footprint). The new facilities and will require up to 2.5 acres of land. Consolidation ; consolidation with adjacent development with coordinated access and stormwater management may significantly reduce the acreage required for these substations."</p> <p>"A second substation (Spring Hill Substation) is planned for the year 2020, with a preferred location south of Route 7 near Spring Hill Road, adjacent to Dominion's existing high voltage transmission line. A third substation (Jones Branch Substation) is planned for 2030 with a preferred location in the North Central District / northeast Jones Branch Drive area, adjacent to the Toll Road and proximate to Dominion's existing high voltage line on the north side of the Toll Road. Both new facilities will be conventional substations developed in an urban format (walled, reduced footprint). The new facilities will require up to 2.5 acres of land; consolidation with adjacent development with coordinated access and stormwater management may significantly reduce the acreage required for these substations."</p>	Tysons Partnership	Too much detail.	Revised Staff Edit: "Therefore, a A second substation (Spring Hill Substation) is planned for the year 2020, with a preferred location south of Route 7 near Spring Hill Road, adjacent to Dominion's existing high voltage transmission line. A third substation (Jones Branch Substation) is planned for 2030 with a preferred location in the North Central District / northeast Jones Branch Drive area, adjacent to the Toll Road and proximate to Dominion's existing high voltage line on the north side of the Toll Road. The new facility Both new facilities will be a conventional walled substations developed in an urban format (walled, reduced footprint). It is anticipated that new urban type facilities and will require up to approximately 2.5 acres of land. Consolidation, however, consolidation with adjacent development with coordinated access and stormwater management may significantly reduce the acreage required."
5	Public Facility Needs and Locations (Pgs. 123-124)	Table 8: Public Facility Needs	Tysons Partnership	<p>1) By adding the proffer commitment column, it seems this table will constantly be out-of-date.</p> <p>2) This chart is mixing public facilities and public parks (which are addressed in a separate section).</p> <p>3) Why is this [Expansion of Spring Hill Recreation Center] a Tysons responsibility, when this is not located in Tysons?</p>	A footnote will be drafted.
6	Table 8: Public Facility Needs (Pg. 124)	<p>"12 - College/Community Space - No set threshold - RZ 2011-PR-005 Construct, fit-out and no-cost 50 yr. lease; co-located in residential/hotel building."</p> <p>"12 - College/Community Space - No set threshold - RZ 2011-PR-005 Construct, fit-out and no-cost 50 yr. lease; co-located in residential/hotel building."</p>	Tysons Partnership	No comment.	Retain staff version.
7	Map 10: Public Facilities Tysons (Pg. 126)		Tysons Partnership	Is this a "Planned Public Facilities" map or "Existing Public Facilities" map? Example: Station 29 (#1 on map) exists, but is to be replaced by #7 on map.	A footnote will be drafted.

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8	Parks and Recreation (Pgs. 105-106)	<p>"While many Tysons developments will include parks as amenities, recreational facilities will also be needed to ensure a park system that serves the wider range of needs. Adopted County-wide recreation facility standards, adjusted for urban demographics and use patterns, will guide the number of facilities provided for residents, workers, and visitors to Tysons, ensuring they will have a full range of leisure opportunities within convenient distances. Facilities for which adopted standards are not available, such as running tracks, game tables, bocce courts, and putting greens may also be provided, since they will provide outdoor recreational opportunities that are desirable in an urban area. Publicly accessible indoor facilities, such as multipurpose program areas, indoor gyms, and courts may also be provided to meet a portion of the need. Over time, they types of facilities needed and desired may change. Preferences and evolving trends should be monitored through park and recreation trends analyses, needs surveys, and County-wide park and recreation needs assessments. Flexibility, adaptability, and imagination will be needed to allow for recreational facilities and activities yet to be conceived."</p>	Greater Tysons Concerned Citizens	<p>GTCC members have been calling for gymnasiums in Tysons for wintertime adult recreation use for a long time. A gymnasium is a significant facility deserving its own paragraph in this section of the Plan to reinforce the need for these very high-value amenities. The Plan should exhort developers to find creative ways of incorporating gymnasiums in their buildings.</p>	<p>The published draft text includes mention of the need for indoor facilities, including gyms. Staff does not support additional text, as it is already covered in by existing text.</p>
9	Parks and Recreation Guidelines (Pg. 111)	<p>"Proposed development in Tysons should be accompanied by the dedication of public or publicly accessible parkland, and by the construction of recreational facilities, such as athletic fields. Provision of parkland and facilities on-site is preferred. If on-site dedication and facility provision are not possible, an equivalent off-site dedication and facility construction within the same district should be sought as a substitution. Where it is not possible to locate facilities within the district, locations that serve Tysons may be substituted. As a last alternative, as for smaller sites, an equivalent monetary contribution to fund local public parks within Tysons may be substituted. Some of the active recreational facility needs may be accommodated by adding or upgrading facilities at existing public school sites or in nearby existing parks surrounding Tysons. 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. Creative approaches can be used to ensure provision of recreational facilities, especially athletic fields that meet service level standards. This may include indoor and rooftop facilities or those located above underground stormwater management facilities. Co-location with other public facilities is also appropriate. Redevelopment proposals should make every effort to meet the need for new urban parks onsite, according to the acreage standards noted above. Proposals will be evaluated not only in terms of the quantity of park area provided, but also based on the location, types, and quality of public park spaces. In cases where there is a shortfall of needed onsite park spaces, offsite park improvements may be considered. This may include improvements to transit station plazas, public easements and rights of way, and restoration and enhancement of nearby stream valleys."</p>	Greater Tysons Concerned Citizens	<p>The door is opened to placing active recreation for Tysons at McLean and Vienna schools and parks. This is just what we don't want because it is contrary to the stated goals of reducing automobile use and protecting the surrounding communities.</p>	<p>Staff is not proposing any changes to the adopted text. Staff continues to work with applicants to meet the Comprehensive Plan recommendations according to the hierarchy spelled out in the text, which emphasizes onsite facilities and facilities within Tysons.</p>

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10	Schools (Pg. 117)	<p>Elementary school: "This number of new households could generate approximately 550 <u>720</u> elementary students, resulting in a need for a new elementary school by 2030."</p> <p>"Between 2030 and 2050, projections call for another 20,700 new households in Tysons. This number of new households could generate an additional 890 <u>1,160</u> elementary students, resulting in a need for a second elementary school by 2050."</p> <p>Middle school: "This number of new households could generate 370 <u>540</u> new middle school students."</p> <p>High school: "Based on the household projections noted above, 800 <u>940</u> high school students may be anticipated."</p>	Greater Tysons Concerned Citizens	The GTCC believes the proposed amendments to the Plan affecting public schools is based on a miscalculation of the number of students attending Fairfax County Public Schools who will be living in the Tysons community.	Retain staff version. The county would only conduct this exercise only if the county were monitoring the Tysons Plan.
11	Table 8: Public Facility Needs (Pg. 124)	"9 - Elementary School - 12,900 new households (approx. 2030 <u>2025</u>) - RZ 2011-PR-023 Dedicate land for elementary school (done)."	Greater Tysons Concerned Citizens	Using current 2015 yield ratios, by 2030 Tysons would have 1,172 elem students, not 950, and with dwelling units being added at a rate of 650/year (per GMU), a new elem school would be needed by 2026, not 2030. Round down to 2025.	Comment noted.

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