TYSONS PLAN AMENDMENT – PHASE 1 PRESENTATION

PLANNING COMMISSION
TYSONS COMMITTEE

FEBRUARY 20, 2014
Agenda

- Introductions
- Overview of the Plan Amendment Process
- Phase 1 Briefing
- Discussion
- Next Steps
- Public Comments
Overview of Plan Amendment
Tysons Comprehensive Plan

- Adopted by Board of Supervisors (BOS) in June 2010 following 5 years of study by Planning Commission, Tysons Land Use Task Force, and County staff

- Focuses growth around 4 new Tysons Metro stations

- Emphasis on mixed use, walkability, sustainability
Why Update the Tysons Plan?

- Plan recommends many studies and additional work be done to facilitate implementation
- BOS approved 20 follow-on motions with Plan
Why Update the Tysons Plan?

- Major activities completed since 2010
  - Transportation funding plan
  - Transit circulator study
  - Street grid and Dulles Toll Road ramp analyses
  - New VDOT Transportation Design Standards
  - Urban design guidelines
  - Urban parks Policy Plan amendment
  - 11 PTC rezoning approvals to date
  - Several pending cases
Plan Amendment Process

- 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
Plan Amendment Process

- Based on public input, the separate amendments will now be covered in one amendment (S13-II-TY1) in different phases:
  - Phase 1: Implementation, Land Use and Urban Design sections
  - Phase 2: Transportation
  - Phase 3: Parks, Public Facilities, and other updates

- Each phase will have two public meetings and additional review opportunities
Phase 1:
Summary of Proposed Changes
Phase 1: Draft to Date

- Initial draft of proposed changes to Implementation, Land Use, and Urban Design sections posted on Tysons web site

- Public meeting held October 7, 2013

- Comments were evaluated and changes were incorporated by staff
Phase 1: General Plan Changes

- *Tysons Corner Urban Center* renamed *Tysons Urban Center*

- Metro station names updated

- Text revised only for consistency, clarity

- References to 20 year planning horizon replaced with 40+ year planning horizon
Phase 1: Implementation Section

- Paragraph on Tysons Partnership added
- Section on Funding Strategies revised to reflect transportation funding plan endorsed by BOS in October 2012
- Text on development review processes revised
Phase 1: Implementation

Section

- References to the following documents added:
  - Circulator Study
  - Memorandum of Agreement with VDOT on Transportation Design Standards
  - Tysons Urban Design Guidelines
  - Public Facilities Manual amendments related to implementing the Tysons Plan
Phase 1: Land Use Section

- Guidance for evaluating Special Exceptions for office uses above 2.5 FAR clarified

- Criteria for evaluating additional intensity proposed for developments located just outside ¼ mile Metro ring clarified

- References to potential additional intensity along future Circulator routes removed based on Circulator Study findings (references in District Recommendation also to be removed)
Phase 1: Land Use Section

- Initial Development Level for office uses replaced with new recommendations that set an overall development level (all uses) at 113 million square feet
  - Reflects BOS adoption of funding plan for timely completion of planned transportation improvements through 2050
  - Transportation improvements and public facilities recommended in the Plan are based on 113 million square feet of mixed use development
  - Plan goal of 100,000 residents and 200,000 jobs by 2050 is also based on this development level

- Phasing to Public Facilities section revised based on experience with zoning cases
Phase 1: Land Use Section

- Recommendations added for periodic analyses of new development, infrastructure, and public facilities that will assess the following:
  - How actual growth compares to baseline forecasts
  - How pace of growth compares to provision of infrastructure and facilities
  - Whether growth anticipated over a 5-10 year period is in balance with programmed infrastructure and facilities
  - Whether total approved development is in balance with private and public commitments toward infrastructure and facilities
Phase 1: Urban Design

- Recommendations updated to be consistent with Tysons Urban Design Guidelines (TUDG)
- Some recommendations that are too detailed for Comp Plan (but included in TUDG) removed
Phase 1: Urban Design

- Section on pedestrian hierarchy added
- Paragraph on coordinating streetscape design with emergency vehicle access added
- Clarified that development applications should conform to most current street grid analysis, which may differ from Plan maps
Phase 1: Urban Design

- References to VDOT Transportation Design Standards for Tysons added to street and streetscape design recommendations
- Preferred location and treatment of garage and utility access clarified
- Preferred treatment for above ground parking clarified
Discussion and Next Steps
Next Steps

- Written comments on the latest Phase 1 drafts will be accepted by Friday, March 7, 2014

- Staff will post all comments received and any revisions on the Tysons Plan Amendments website in April 2014

- A comprehensive comments matrix with staff responses will also be published in April 2014
Next Steps

**Phase 2:**
Transportation

- 2 public outreach sessions are proposed in Spring 2014; final dates to be announced

**Phase 3:**
Parks, Public Facilities, and other updates

- Staff is currently finalizing the scope of Phase 3
- Public hearings will be held at the conclusion
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:
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