Agenda

- Background on 2010 Tysons Plan
- Overview of proposed updates to Plan
- Summary of proposed changes (implementation, land use, and urban design sections)
- Questions and comments
Background on Tysons Plan
Tysons Comprehensive Plan

- Plan guides County’s decision making on land use, transportation, public facilities, parks, environment, etc.
- Adopted by Board of Supervisors (BOS) in 2010 following 5 years of study by Planning Commission, Tysons Land Use Task Force, and County staff.
Tysons Comprehensive Plan

- Focuses growth around 4 new Tysons Metro stations
- Emphasis on mixed use, walkability, sustainability
Overview of Proposed Updates
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
  - 10 PTC rezoning approvals; 8 pending cases
Plan Amendment Process

- BOS authorized 3 separate Plan amendments focused on topical areas
  - Amendment TY1: implementation, land use, and urban design
  - Amendment TY2: transportation
  - Amendment TY3: parks, public facilities, and other updates
- Time between each amendment is expected to be about 6 months
Plan Amendment Process

- BOS authorized consideration of amendments for specific purposes
  - Facilitate implementation activities
  - Reconcile Plan text and maps with completed studies and planning activities
Plan Amendment Schedule

- Each amendment will have at least two public dialogue meetings, web input, PC and BOS hearings

- Amendment TY1
  - Public meetings: October and November
  - PC hearing: December 4, 2013
  - BOS hearing: January 28, 2014

- Amendment TY2 public meetings: spring 2014

- Amendment TY3 public meetings: fall 2014
TY1: Summary of Proposed Changes
TY1: Draft of proposed Changes

- Draft of proposed changes to implementation, land use, and urban design sections posted on Tysons web site
- [www.fairfaxcounty.gov/tysons](http://www.fairfaxcounty.gov/tysons)
- Comments accepted through the web site until October 15
- Response to comments and revised draft will follow
TY1: General Changes

- *Tysons Corner Urban Center* renamed *Tysons Urban Center*
- Metro station names updated
- Text revised for consistency, clarity (editorial)
- References to 20 year planning horizon replaced with 40+ year planning horizon
TY1: 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
TY1: 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
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)
TY1: Land Use Section

- Phasing to Transportation Improvements section revised to reflect BOS adoption of funding plan

- Phasing to Public Facilities section revised based on experience with zoning cases
TY1: 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
Recommendations added for periodic analyses of new development, infrastructure, and public facilities that will assess:

- How actual growth compares to baseline GMU 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
TY1: Urban Design

- Recommendations updated to be consistent with Tysons Urban Design Guidelines (TUDGs)

- Some recommendations that are too detailed for Comp Plan (but included in TUDGs) removed
TY1: 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
TY1: 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
Questions and Comments

Visit the study webpage:
http://www.fairfaxcounty.gov/tysons/tysonsplanamendments2013.htm

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