



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

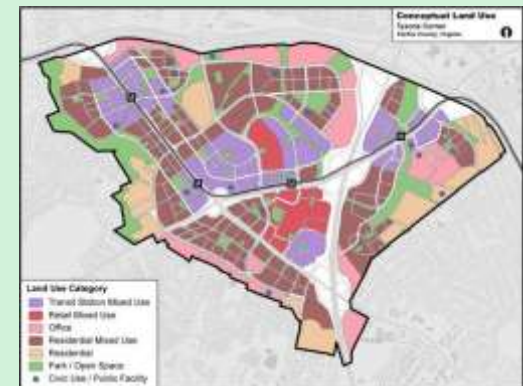
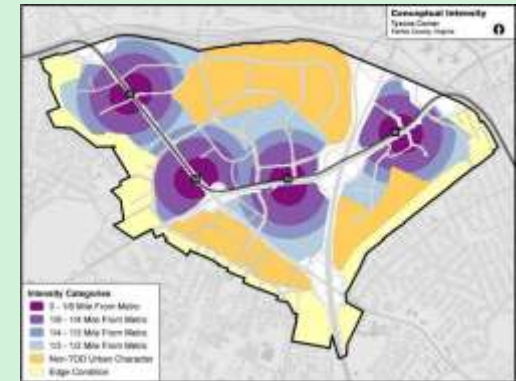
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Overview of Plan Amendment

Tysons Comprehensive Plan

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- 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?

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Transforming Tysons

Tysons Corner Urban Center
Comprehensive Plan



Fairfax County, Virginia
Department of Planning and Zoning
Adopted June 22, 2010

- 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?

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- 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

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- 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

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- 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

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Phase 1: Summary of Proposed Changes

Phase 1: Draft to Date

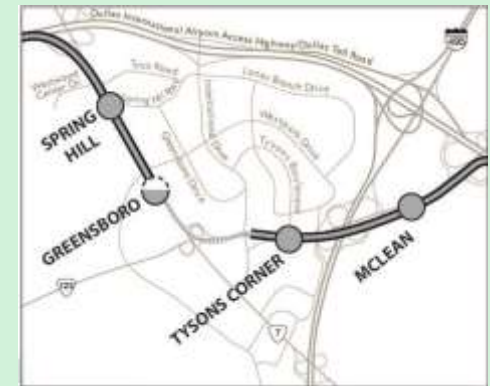
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- Initial draft of proposed changes to Implementation, Land Use, and Urban Design sections posted on Tysons web site
- Public meeting held October 7, 2013
- Comments were evaluated and changes were incorporated by staff

Phase 1: General Plan Changes

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- *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

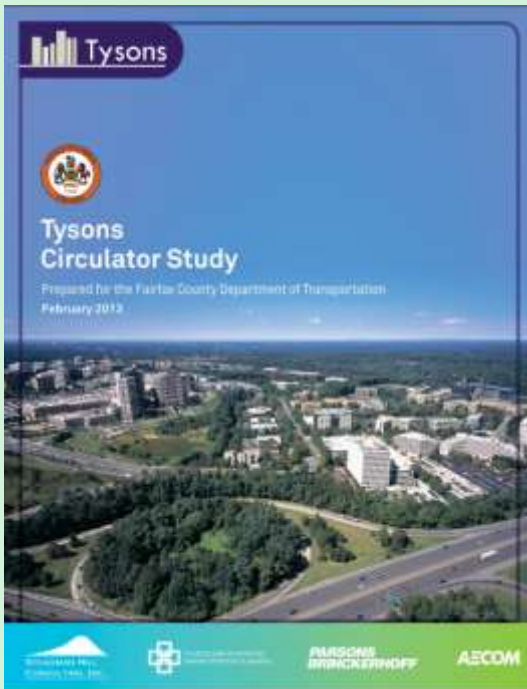
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- Paragraph on Tysons Partnership added
- Section on Funding Strategies revised to reflect transportation funding plan endorsed by BOS in October 2012
- Text on development review processes revised

Phase 1: Implementation Section

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- 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

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- Guidance for evaluating Special Exceptions for office uses above 2.5 FAR clarified
- Criteria for evaluating additional intensity proposed for developments located just outside 1/4 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

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- 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

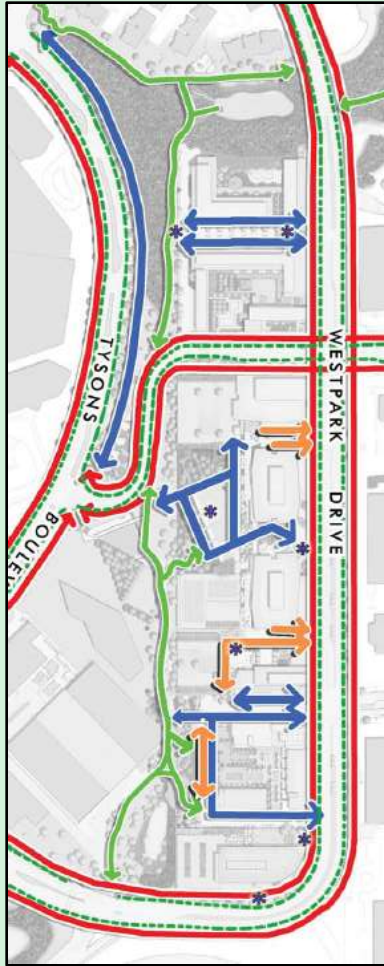
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- Recommendations updated to be consistent with Tysons Urban Design Guidelines (TUDG)
- Some recommendations that are too detailed for Comp Plan (but included in TUDG) removed



Phase 1: Urban Design

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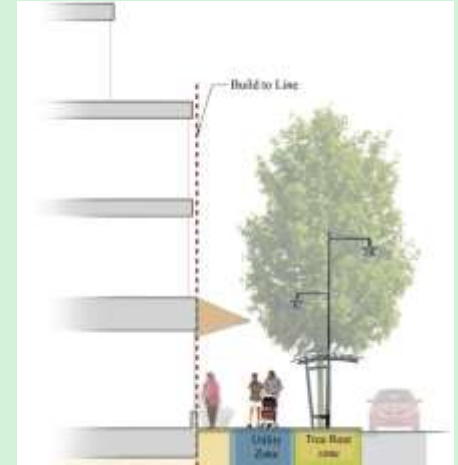


- Section on pedestrian hierarchy added
- Paragraph on coordinating streetscape design with emergency vehicle access added
- Clarified that development applications should conform to most current street grid analysis, which may differ from Plan maps

Phase 1: Urban Design

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- 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



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Discussion and Next Steps

Next Steps

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- 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

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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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