



# **TYSONS COMPREHENSIVE PLAN PRELIMINARY DIALOGUE OCTOBER 7, 2013**

# 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

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# Background on Tysons Plan

# Tyson's Comprehensive Plan

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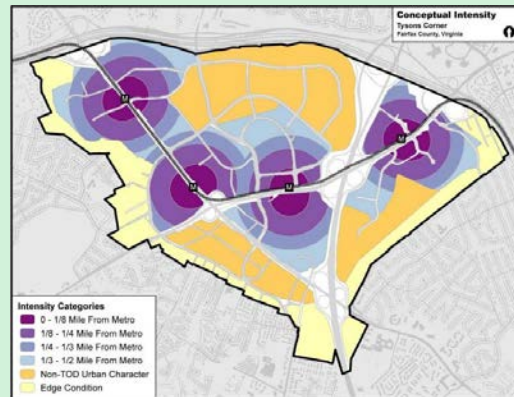
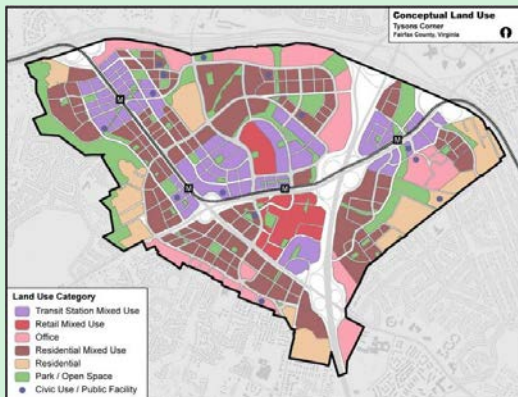
- Plan guides County's decision making on land use, transportation, public facilities, parks, environment, etc.
- Adopted by Board of Supervisors (BOS) in 2010 following 5 years of study by Planning Commission, Tyson's Land Use Task Force, and County staff



# Tyson's Comprehensive Plan

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- Focuses growth around 4 new Tyson's Metro stations
- Emphasis on mixed use, walkability, sustainability



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# Overview of Proposed Updates

# 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
  - 10 PTC rezoning approvals; 8 pending cases



# Plan Amendment Process

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- 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

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- 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

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- 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

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# TY1: Summary of Proposed Changes

# TY1: Draft of proposed Changes

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- 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

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- *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

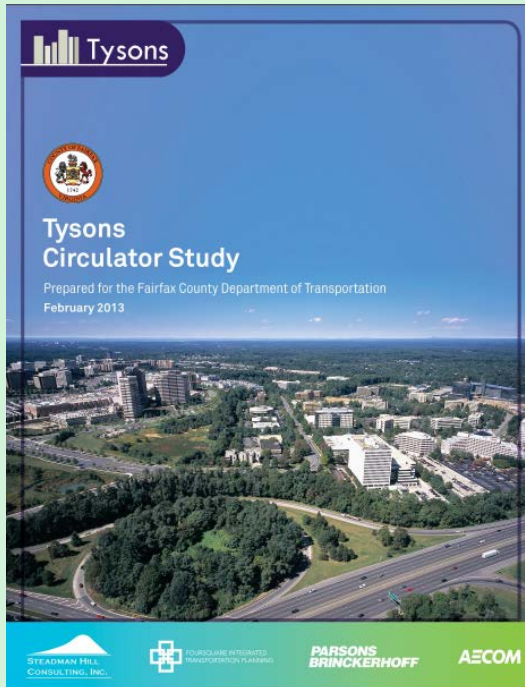
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- Paragraph on Tysons Partnership added
- Section on Funding Strategies revised to reflect transportation funding plan endorsed by BOS in October 2012
- Text on development review processes revised

# TY1: 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





# TY1: 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 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

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- 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

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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

# TY1: Land Use Section

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- 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

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- 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

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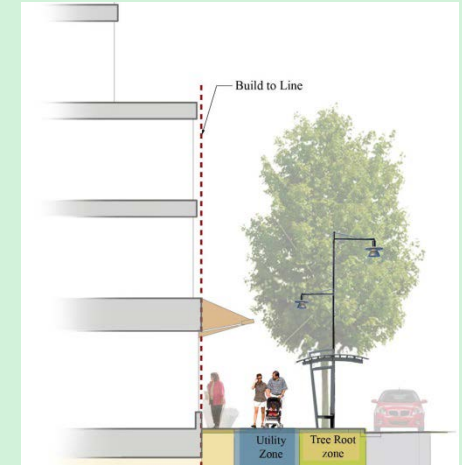


- Section on pedestrian hierarchy added
- Paragraph on coordinating streetscape design with emergency vehicle access added
- Clarified that development applications should conform to most current street grid analysis, which may differ from Plan maps

# TY1: 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



# Questions and Comments

## Visit the study webpage:

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

## Send an email to:

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