



MCA Member Meeting: Tysons Update

Fairfax County Staff

November 13, 2017

Overview

- 2016-2017 Tysons Progress Report – Highlights
 - Development in Tysons
 - Land Use Balance
 - Comprehensive Plan Amendments
 - Urban Design Guidelines
- Parks and Athletic Fields
- Public Facilities
- Citizen Communication
- Transportation



2016-2017 Tysons Progress Report

- Updates through August 2017
- Delivery of one new building, Highgate at The Mile
- Approval of four major zoning cases: Dominion Square West, International Place, Capital One, Tysons Central Building A
- Updated Tysons Urban Design Guidelines
- Tysons Comprehensive Plan Amendments



Highgate at The Mile

Status of Development

- **Under Construction:**

- Capital One, Building 3: 940,550 ft² office, 30,150 ft² retail
- The Kingston: 338,000 ft² residential, 319 units, expected completion November 2017
- Lumen: 393,702 ft² residential, 398 units, 14,331 ft² retail
- The Boro, 6 buildings, 526,189 ft² office, 604,267 ft² retail, 861,516 ft² residential, 710 units

- **Approved by Site Plan (not under construction):**

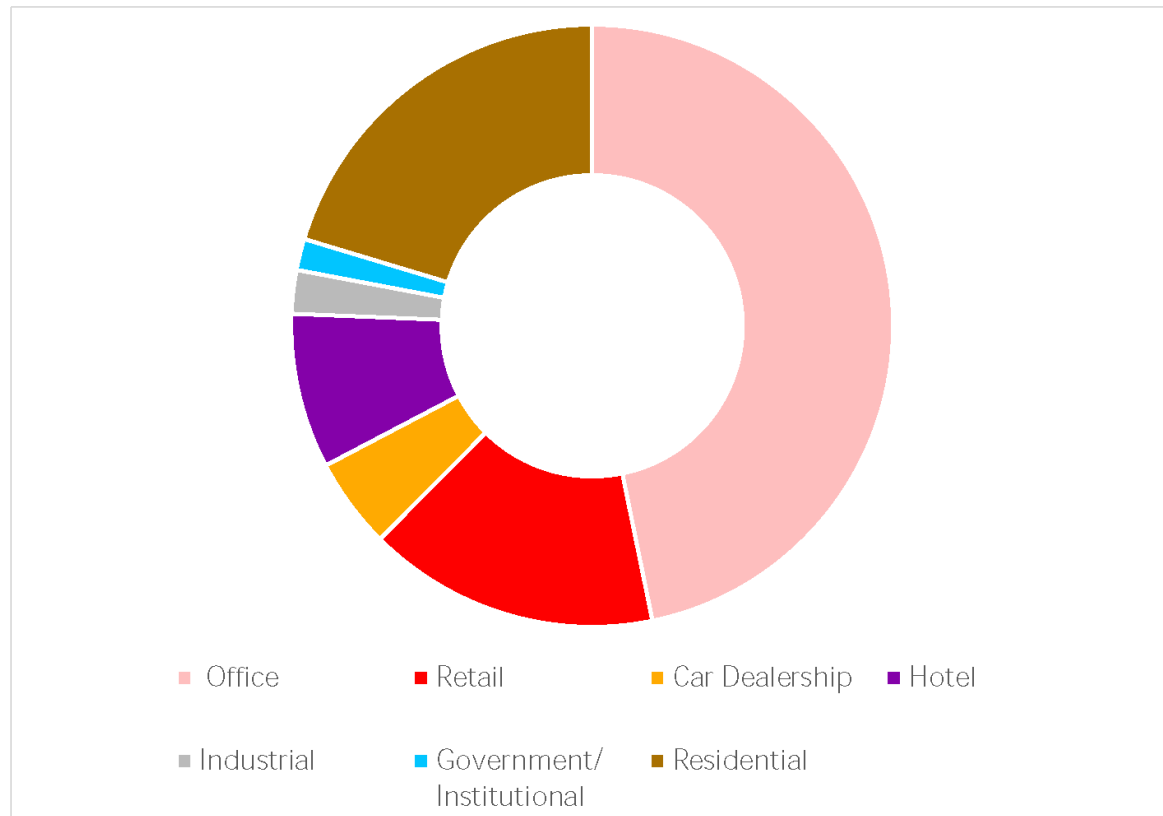
- Arbor Row, Building F, 198,740 ft² office, 1,260 ft² retail
- Tysons West, Building C, 44,092 ft² retail, 388,538 ft² residential, 390 units



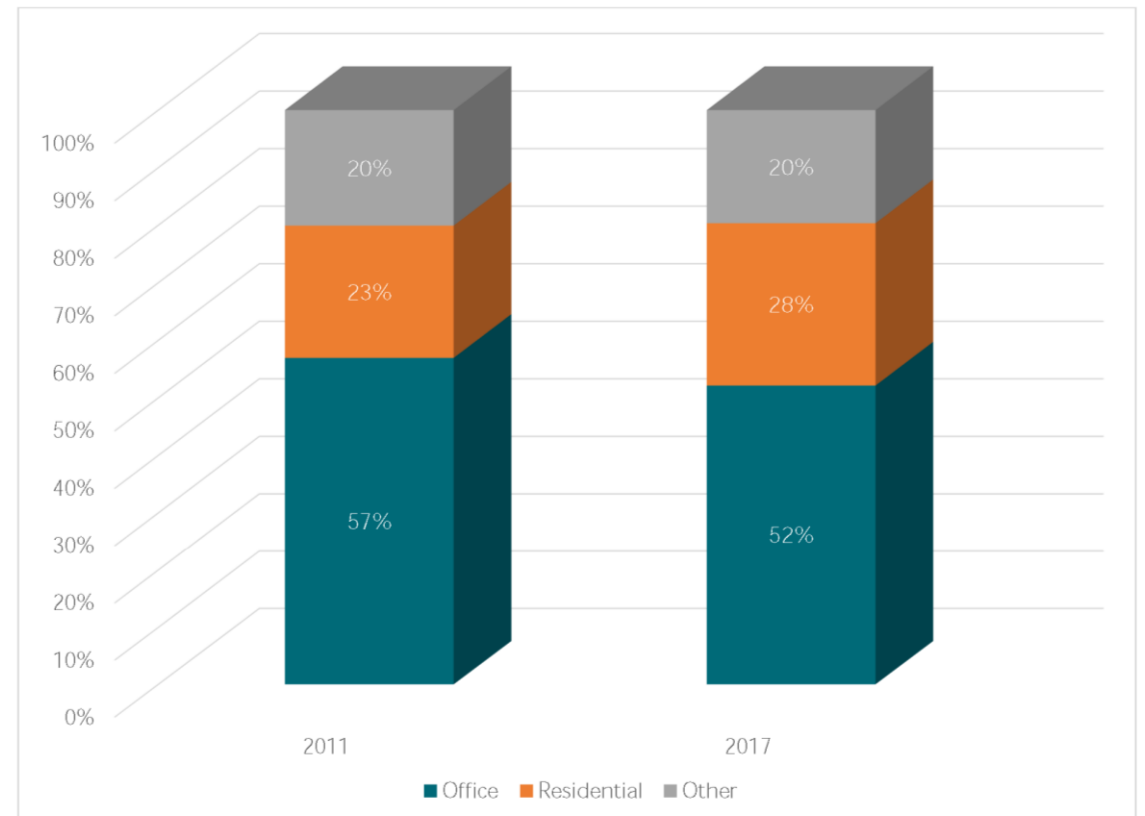
Capital One, Building 3 Construction

Land Use Balance

Existing Land Uses

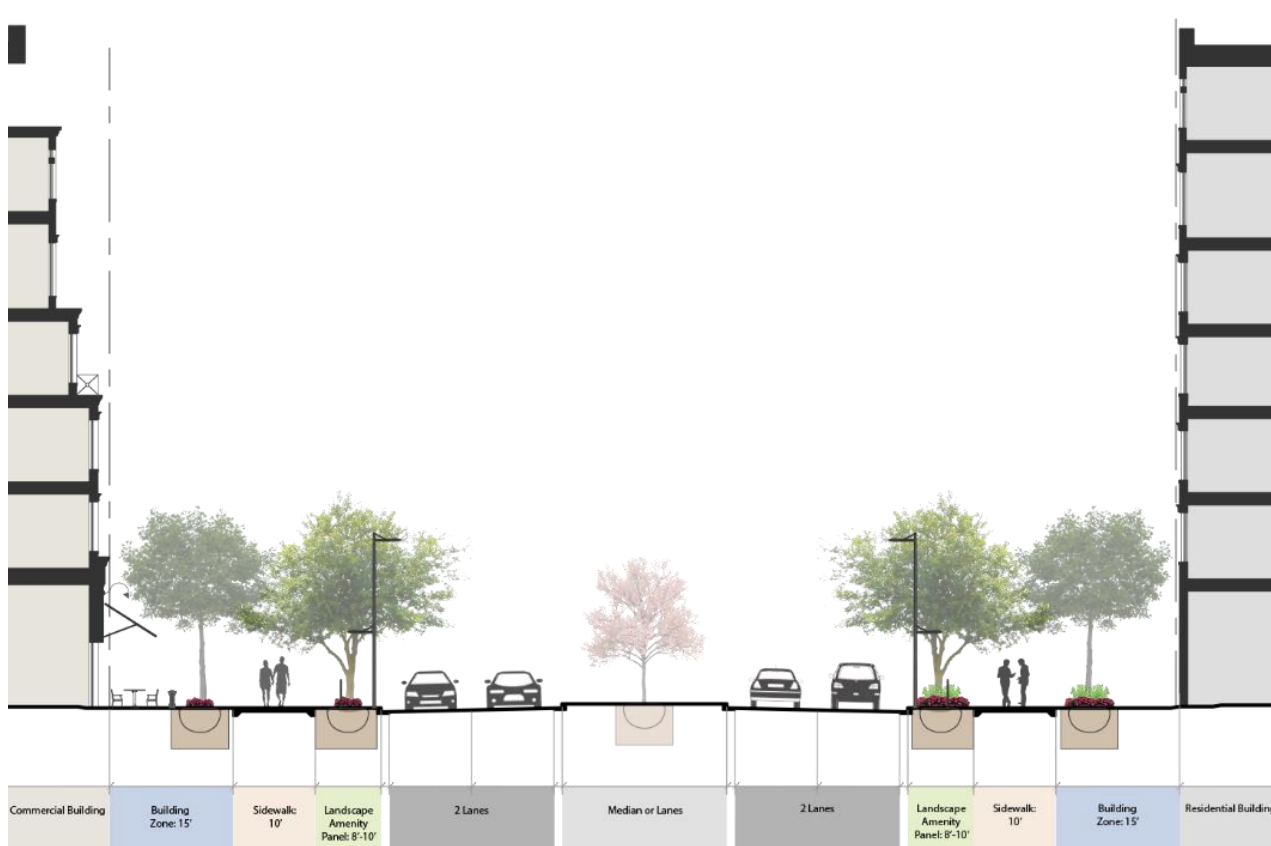


Changes in Land Use Over Time: 2011-2017

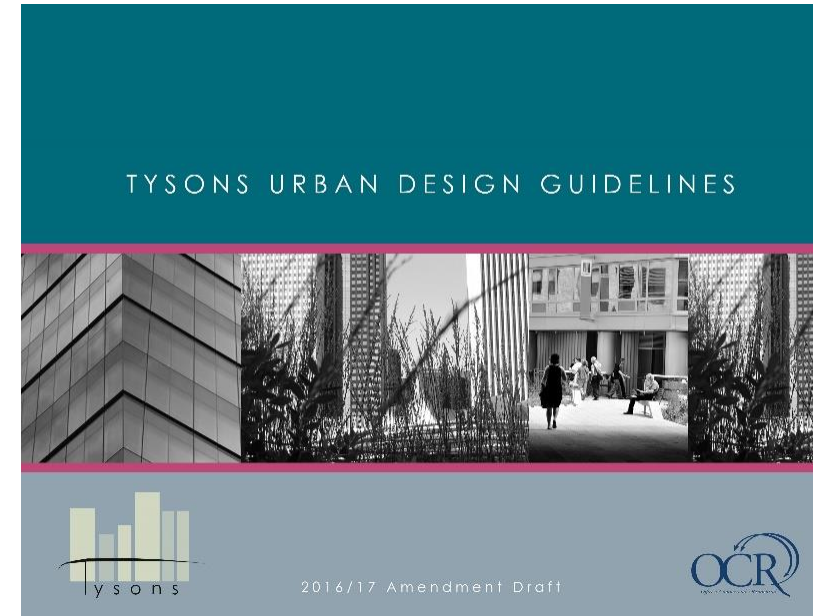


Tysons Urban Design Guidelines

- Endorsed by Board March 14, 2017
- Address issues such as building materials, streetscape, street furniture, signage, built forms, and lighting



Example Streetscape Section



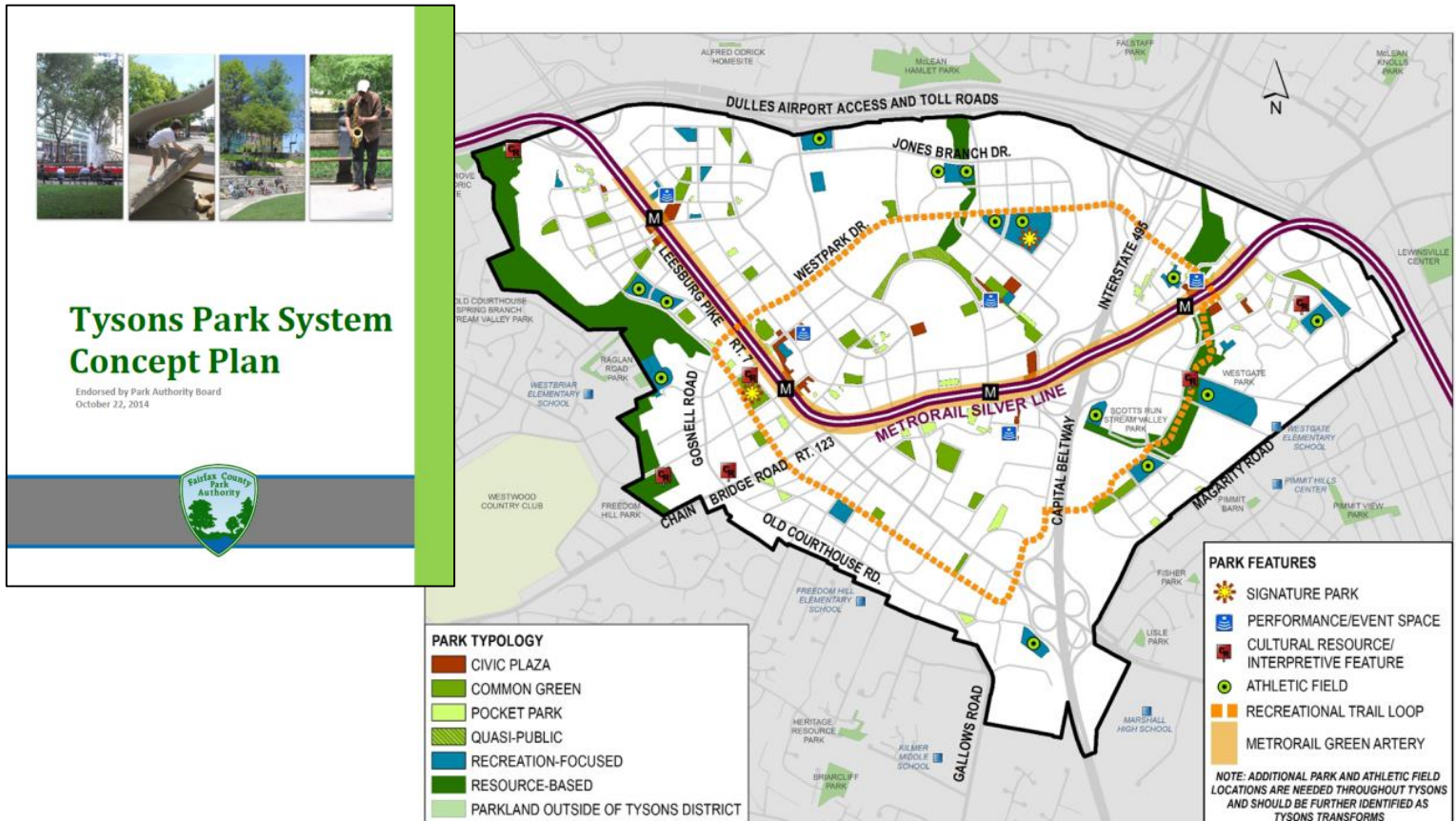
Tyson's Comprehensive Plan Amendments

- PA S13-II-TY1, Adopted on March 14, 2017:
 - Reconciled text and maps
 - Updated data
 - Incorporated results from studies and planning activities
 - No changes to land use or density
- 2016-II-TY1, Adopted on April 4, 2017:
 - Narrowly focused on Workforce Dwelling Unit (WDU) recommendations
 - Provides for both rental units and for-sale units

Tysons Park System Plan

Provides new guidance not found in the adopted Comprehensive Plan in the following five areas:

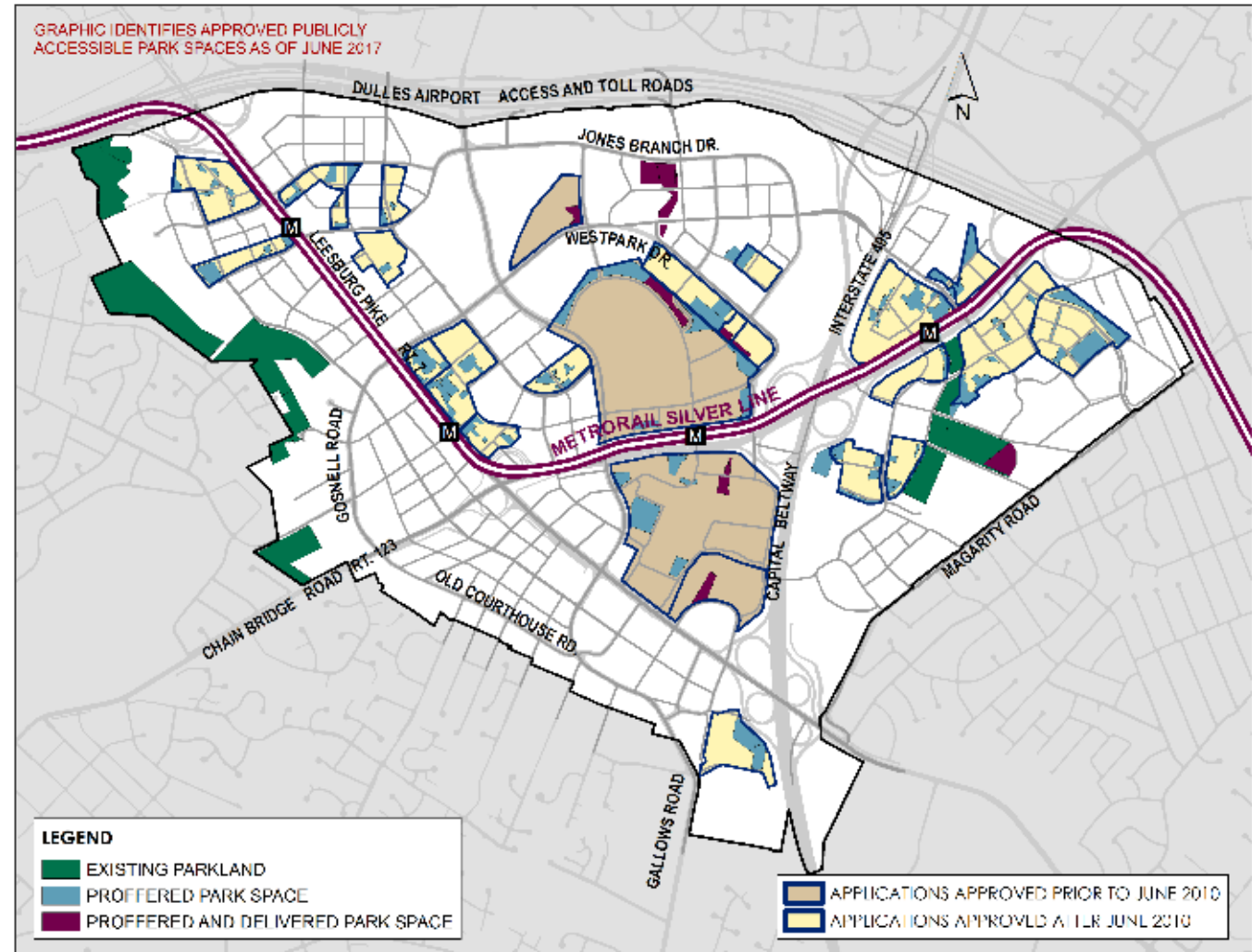
- Tysons Park System Map (refined)
- Athletic Fields Implementation Strategy
- Recreational Trail Loop Concept
- Green Artery Concept (along Metrorail)
- Emphasis on Collaborative Efforts



<https://www.fairfaxcounty.gov/parks/plandev/tysons-parks/downloads/tysons-park-system-concept-plan-final.pdf>

Existing and Proffered Parks in Tysons

- Approximately 100 acres of parkland in Tysons today
- Additional 65 acres proffered since 2010



Comprehensive Plan Guidance – Athletic Fields

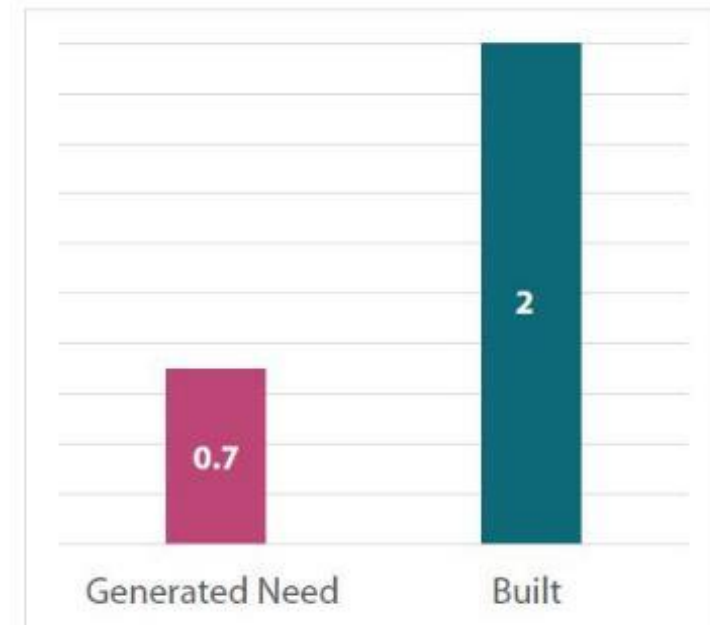
- 20 athletic fields needed
- All 20 in or near Tysons
- 1 field per 4.5m ft² GFA
- Specific district text recommendations (10 fields)
- Encourage applicants to work together to provide full-size fields
- County staff policy to accept funds for 1/3 field equivalent or less
- Monetary contribution based on cost of land plus facility
 - \$2.38 / ft² GFA

Tysons Athletic Fields Status

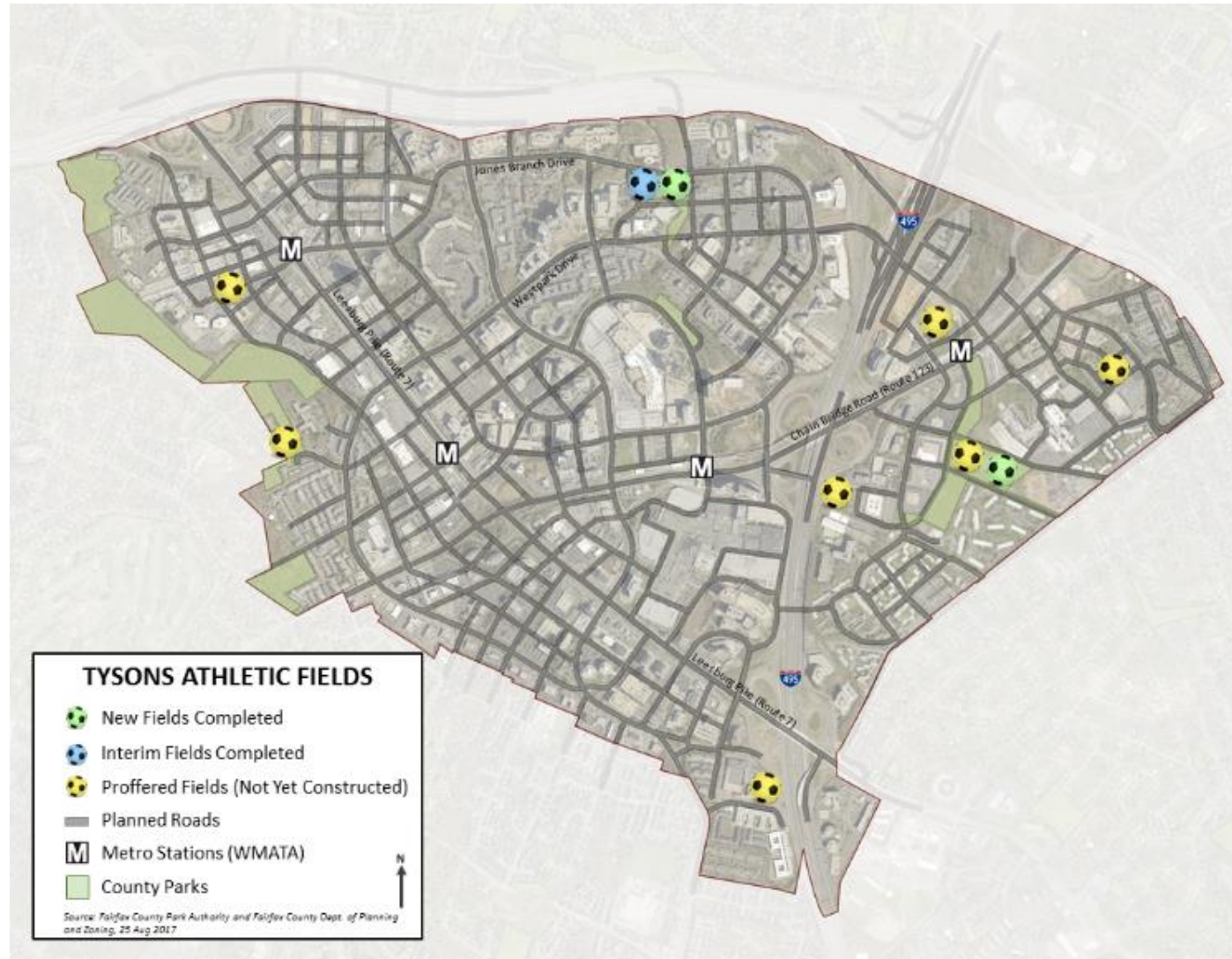
- Comprehensive Plan: Provide 1 field per 4.5 million ft² GFA
- 3.5 million ft² GFA built since June 2010
- New development thus far generates a need for 0.70 field
- Built: 1 full-size rectangle, 1 interim youth rectangle, and 1 diamond/rectangle upgrade



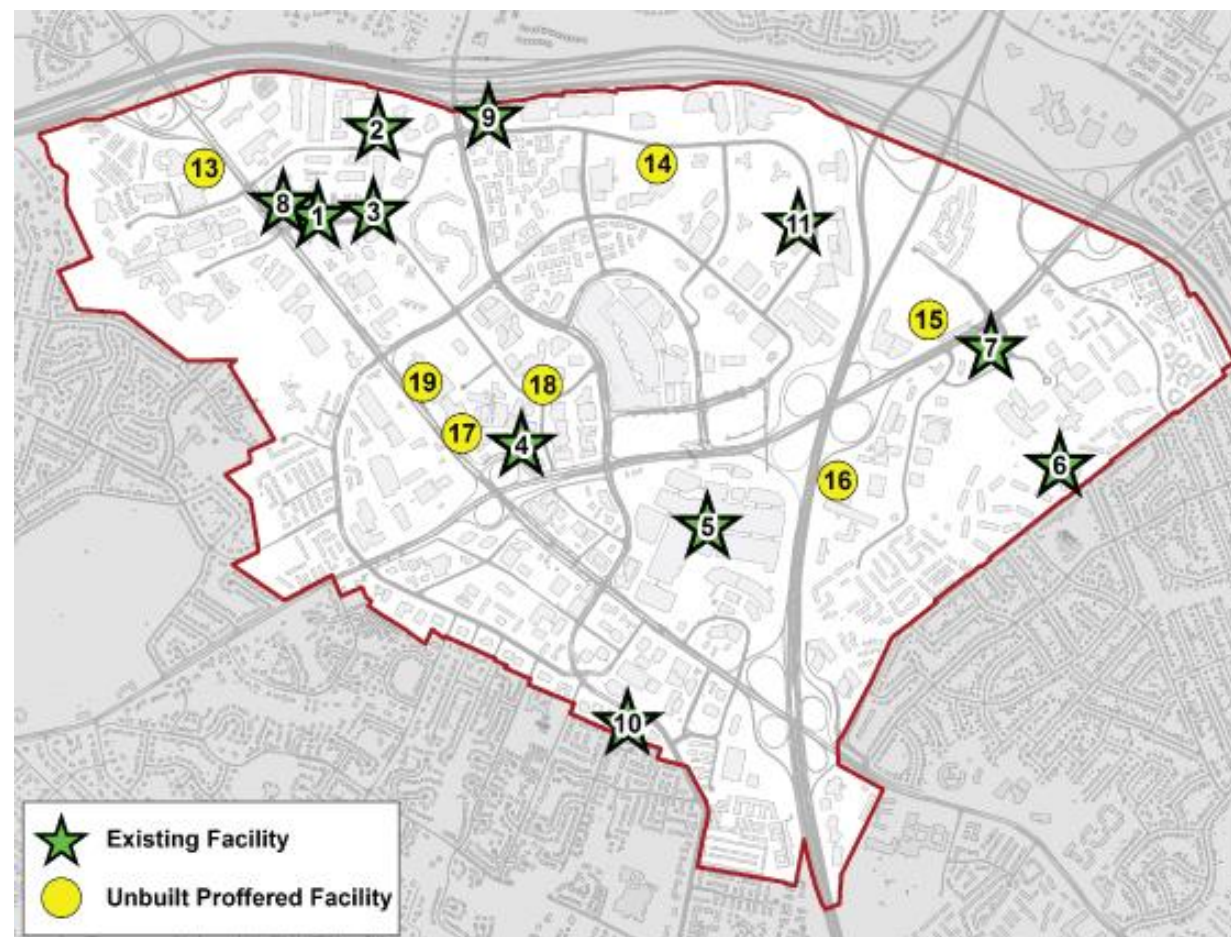
* An interim half-size field at Jones Branch is included in this count, but will be removed upon construction of a new elementary school



Proffered and Built Fields



Existing and Proffered Public Facilities



#	Unbuilt Proffered Facility	Associated Application
12	Replace Fire Station #29	Spring Hill Station (RZ 2010-PR-014A, 014B, 014D, 014E)
13	Arts Office & Funding	Tysons West Promenade (RZ 2011-HM-032)
14	New Elementary School	Arbor Row (RZ 2011-PR-023)
15	Performing Arts Center	Capital One (PCA 2010-PR-021-02)
16	New Fire Station (East)	Scotts Run Station South (RZ 2011-PR-010/11), Scotts Run Station North (RZ 2011-PR-009)
17	College/Community Space	Tysons Central (RZ 2011-PR-005)
18	Indoor Recreation Space	Greensboro Park Place (RZ 2012-PR-002)
19	Community Library	The Boro (RZ 2010-PR-022), Westpark Plaza (RZ 2013-PR-009)
20	Bike/Pedestrian Facilities & First Station fit out	Highland District (RZ 2014-PR-021)

Identified Public Facility Needs

- Dominion VA Power Distribution Substation #2 & #3
- Dominion VA Power Transmission Substation
- Two additional recreation spaces
- Community center
- Civic commons
- Third fire station (Central)
- Police station
- Interim police office space
- Elementary School
- Expansion of Middle School(s) and High School(s)
- Additional higher education facilities

Citizen Communication

- Tysons Progress Report available online:
https://www.fairfaxcounty.gov/tysons/implementation/download/tysons_annual_report_2017_final.pdf
- County's "Transforming Tysons" webpage:
<https://www.fairfaxcounty.gov/tysons/>
- inTysons for planning issues and development updates:
<https://intysons.com/>