

BOARD OF SUPERVISORS PUBLIC HEARING
Tysons Implementation Plan Amendment, S13-II-TY1
March 14, 2017
Sally K. Horn
McLean Citizens Association

- I am Sally Horn, Co-Chair of the MCA's Tysons Liaison Committee and the Planning and Zoning Committee Tysons Sub-Committee. I am speaking on behalf of the McLean Citizens Association.
- On behalf of the MCA, I would like to thank the Planning Commission, including its Tysons Committee, and County staff for their transparency, outreach, and consideration of our concerns throughout the process of updating the 2010 Tysons Comprehensive Plan Amendment text, maps and charts.
- We very much appreciate the modifications to the draft Tysons Implementation Plan Amendment that have been made to take account of our concerns.
- That said, as outlined in our March 10 Resolution, there are two areas in which we would ask that this Board consider certain follow-on motions. Our goal in seeking these follow-on actions is to better ensure:
 - That Tysons truly becomes a place where people can live, work and play;
 - That public infrastructure construction in Tysons proceeds in tandem with and is in place prior to development that yields major increases in intensity; and
 - That negative impacts on the surrounding communities are mitigated and that Tysons growth does not come at the expense of the quality of life in these communities.

Athletic Fields

- The first area of concern to us is implementation of the commitment to build 20 athletic fields within Tysons to serve the needs of the Tysons work force and residential population expected by 2050.
- In this regard, we respectfully request that this Board direct the Park Authority to study options on how to achieve the Plan Amendment

requirement for 20 athletic fields within Tysons, with input from stakeholders within and outside of Tysons, including the Tysons Partnership, the MCA, and the Town of Vienna. Further, we ask that you direct the Park Authority to complete the study and report its results within 6 months.

- Let me explain why we are making this request.
- First, the most recent Park Authority documents pertaining to Tysons -- the 2010 Tysons Park System Concept Plan, the Tysons Athletic Field Needs Analysis, and the spreadsheet on Public Athletic Fields Near Tysons Corner -- appear to discount the possibility of building within Tysons all of the athletic fields that the Park Authority determined were required to serve Tysons. Further, they strongly suggest that between 8-10 of the 11 required diamond athletic fields could be located outside of Tysons, potentially with lighting and active use after 11 pm.
- Second, while the March 2 Addendum to the Staff Report on the draft Tysons Implementation Plan Amendment stated that “the Park Authority has confirmed that the County can achieve the goals of attaining active recreational fields within the Tysons Urban Center,” I understand that in a subsequent meeting with the Vienna Town Council, Park Authority officials stated that they do not know how the 20 field requirement would be met within Tysons.
- From MCA’s perspective, not building the full and necessary complement of 20 athletic fields with Tysons’ boundaries would be a wholesale reversal of a major commitment to the public to place 20 athletic fields in Tysons; further stress athletic fields in surrounding communities, which lack sufficient useable land to meet their own needs, let alone those needs plus Tysons needs; likely raise concerns in McLean and other nearby communities about lighted fields and post-11 pm use; and further increase traffic congestion outside of Tysons.
- And, looking at the issue in the context of attracting residents and businesses to Tysons, if Tysons does not have sufficient and appropriate athletic fields within Tysons, it will be a far less attractive place for people to live and businesses to locate than other Fairfax County and close-in Virginia locations that have those amenities.

- Finally, as you may recall, the Park Authority and this Board concluded in 2010 that 20 on-site fields were acceptable under the new Tysons' urban standards, but that around 60 would be needed under existing County suburban standards. That translates into a ratio of 1 urban field for every 3 suburban fields. This means that for every "Tysons field" not built in Tysons, developers within Tysons actually would need to build three fields outside of Tysons to satisfy the now-applicable suburban standards.
- The time to examine options for how we can achieve 20 athletic fields within Tysons is now, before all the land in Tysons is rezoned for and redeveloped as office, residential and mixed-use development and finding land for athletic endeavors in Tysons becomes infinitely more difficult and costly. Just as a previous Follow-on Motion by this Board led to a "win-win" solution to identifying funding sources for the necessary transportation improvements associated with massively increasing intensity in Tysons, we would hope that this proposed study would yield positive results for all stakeholders.

Tysons Urban Center Development Monitoring Program

- The second area of concern is ensuring that development does not outpace improvements to the transportation network.
- As this body is aware, the traffic studies that informed the adopted 2010 Plan demonstrated that, once Tysons was built to 84 million square feet, the Beltway, the Dulles Toll Road, Route 7 and Route 123 will reach failure daily (i.e., total gridlock), unless certain transportation improvements were in place. While the Plan states that there must be a balance between transportation and development and that the two should proceed in tandem, it is critical that there be a means by which the County and stakeholders can monitor developments. Much like the canary in the mine, a monitoring program can provide advance notice of impending problems. Without such a program and any necessary responses, there will be major negative effects on the quality of life in Tysons, McLean, Vienna, and the Providence District, and also on the economic viability of Tysons and public safety.
- The Planning Commission's direction to County staff to establish a Tysons Urban Center Development Monitoring Program is a very useful

step toward strengthened and integrated monitoring of progress toward operational milestones, including those associated with the 84 MSF development level, and toward ensuring that development does not outpace transportation network improvements.

- MCA believes, however, that the Monitoring Program could be an even more effective tool with some modest additional direction regarding its development and implementation.
- We believe that including a broad array of stakeholders in the design of the program, ensuring that the most up-to-date technologies are used for measurement purposes, and requiring that the data collected is regularly updated and publicly available will yield greater transparency, understanding and confidence in the data collection process and data collected. Further, ensuring that the results are used in deliberations regarding whether and if so, when adjustments to the Plan are necessary will help to strengthen the potential for ensuring that development does not outpace improvements to the transportation network. Adding these modest requirements to the existing requirements for the Monitoring Program will help achieve the best possible outcome for the future of Tysons, the surrounding communities, and the County.
- Accordingly, we request that the BOS direct County staff to include these requirements in the Tysons Urban Center Development Monitoring Program.
- Thank you.