

National Housing Conference
“Solutions for Sustainable Communities”
Mobile Workshop: Transforming Tysons
September 27, 2011

Background

In June 2011, the Fairfax County Board of Supervisors adopted the recommendations of the Tysons Task Force to amend the Comprehensive Plan for Tysons, 1700 acres of office parks, strip shopping centers and two regional shopping malls. The Task Force, a citizen advisory board appointed by the Board, met and deliberated for five years to define a new vision for Tysons that would take advantage of rail to Dulles Airport and create a higher density, mixed use, pedestrian-friendly urban place.

The vision for Tysons lay out five broad goals:

- 75% of all development to be located within an easy walk (1/2 mile) of Metro;
- An urban center that could include 200,000 jobs and 100,000 residents;
- A jobs/housing balance of approximately 4.0 jobs per household;
- A sustainable Tysons with restored streams, a green network of public parks, open spaces and trails, and green buildings, and
- A redesigned transportation system with circulator routes, community shuttles, feeder bus service, and vastly improved pedestrian and bicycle routes and connections.

The plan for Tysons seeks not only to address the jobs/housing imbalance, but to ensure that there is housing opportunities for households of all incomes located near transit as well. To achieve that goal, the plan includes a requirement that 20percent of all residential development serve households between 50 and 120 percent of area median income (\$106,000 for a family of four in 2011). In addition, all non-residential development will be assessed at \$3.00/square foot for a fund that supports affordable housing development within Tysons.

To read the Housing Section of the Comprehensive Plan for Tysons, go to <http://www.fairfaxcounty.gov/tysons/housing/>.