

# Tysons Parks & Recreation Update

**GTCC/MCA Meeting  
July 23, 2018**

\*Revised with additional information to respond to questions raised at the meeting.

# **Comprehensive Plan Guidance**

## **Urban Parks & Plazas**

- New park space needed with each development
  - 1.5 acres per 1,000 residents
  - 1 acre per 10,000 employees
- Urban Park Typology
  - Pocket Parks
  - Common Greens
  - Civic plazas
  - Recreation-focused Parks
  - Linear Parks
  - Resource-based Parks

# URBAN PARK TYPES

## — POCKET PARKS

- Throughout Tysons
- High Foot-traffic Areas
- Small Spaces
- Passive Amenities

## — COMMON GREENS

- Near Residential
- Open Lawns
- Passive Amenities
- Active Recreation
- Multiple Activity Areas

## — CIVIC PLAZAS

- Near Metro
- Highly Visible
- Mainly Hardscape
- Space for Events
- Multiple Activity Areas

## — RECREATION-FOCUSED PARKS

- Larger in Size
- Athletic Fields
- Sport Courts
- Playgrounds
- Multiple Activity Areas

## — LINEAR PARKS

- Trails
- Connectivity
- Not Streetscape

## — RESOURCE-BASED PARKS

- Passive Enjoyment
- Resource Management
- Stream Restoration

# URBAN PARK TYPES

Where to find more information:

## — COMPREHENSIVE PLAN

- Tysons Plan – Areawide Text, Parks & Recreation Section
- Policy Plan – Parks & Recreation Chapter, Appendix: Urban Parks Framework

## — SUPPORTING DOCUMENTS

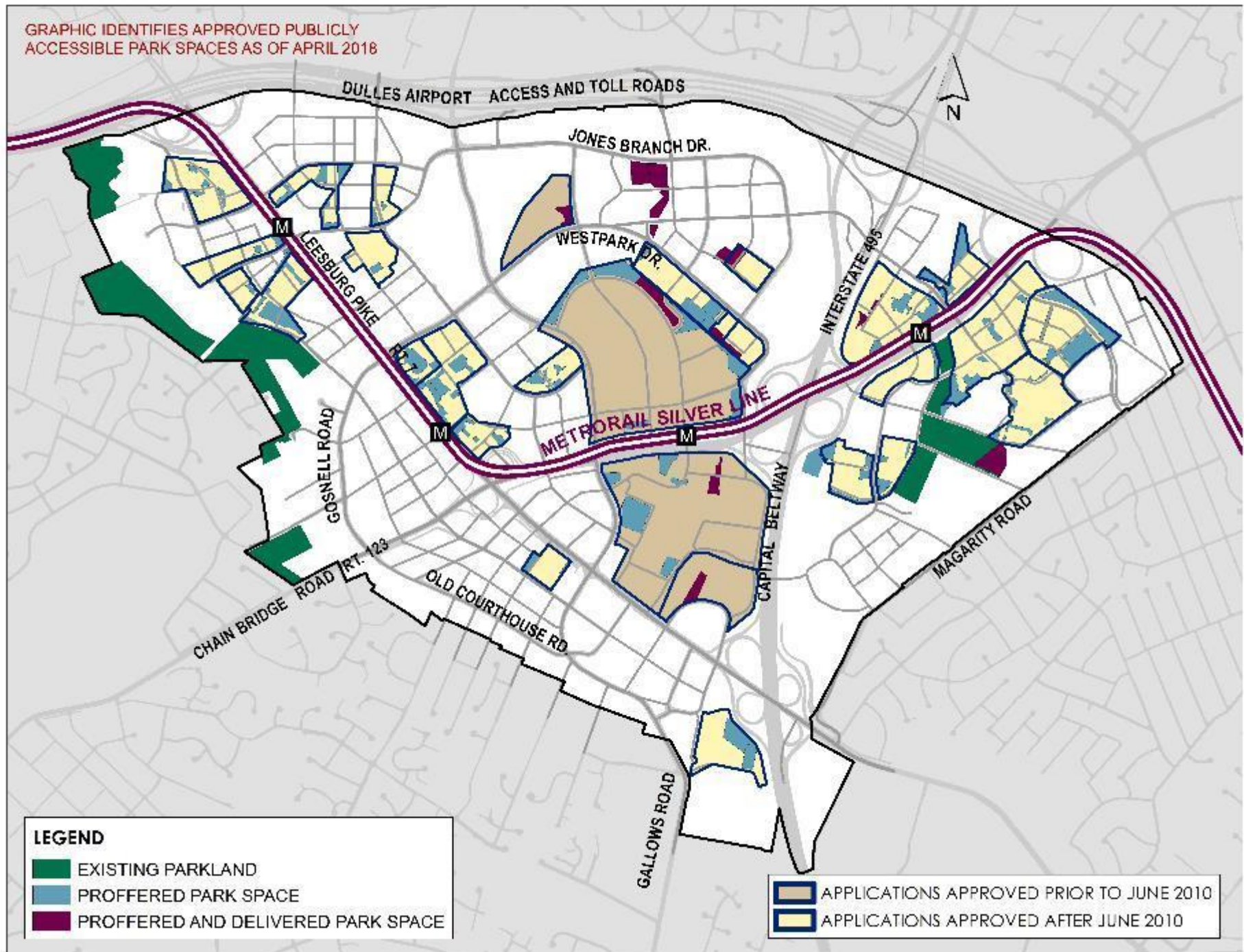
- Tysons Park System Concept Plan
- Tysons Urban Design Guidelines

# Existing & Proffered Parks in Tysons

- About 89 acres of parkland in Tysons in 2010
- About 104 acres of park space in Tysons today
- About 71 acres proffered since 2010
  - 29 acres to be dedicated to Fairfax County
  - 42 acres to be privately maintained, publicly accessible

TYSONS PARK PROFFERS AS OF JUNE 2018	
PARK TYPE	ACRES
POCKET PARK	14.27
COMMON GREEN	15.08
CIVIC PLAZA	4.82
RECREATION-FOCUSED	27.50
LINEAR PARK	1.00
RESOURCE-BASED	8.43
<b>TOTAL</b>	<b>71.10</b>

# Proffered & Built Parks



# Comprehensive Plan Guidance

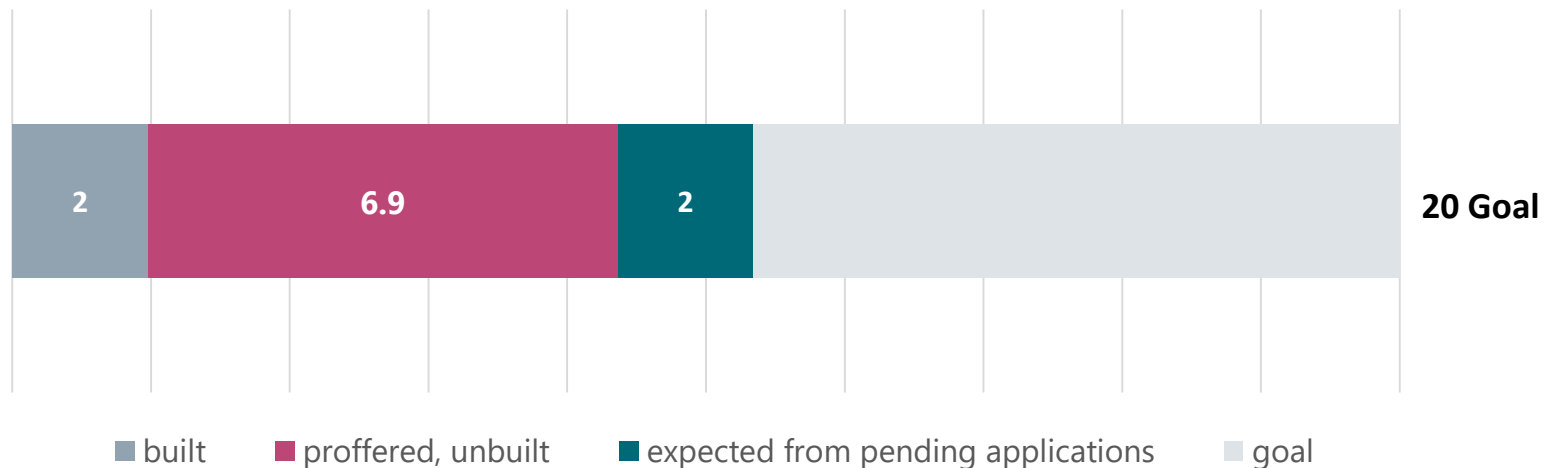
## Athletic Fields

- 20 Athletic Fields Needed
- 1 Field per 4.5m sq. ft. GFA
- Specific District Text Recommendations (10 fields)
- Locational hierarchy
  - On-site facility is preferred
  - Off-site facility within same district
  - Elsewhere within or near Tysons
  - Monetary contribution to the County
- Applicants work together to provide full size fields
- County accepts funds for 1/3 field equivalent or less
- Contribution based on cost of Land plus Facility
  - \$2.48 / sq. ft. GFA\*

\*recommended contribution amount updated annually; most proffers include an escalation clause for payments that are made in later years

# Tysons Athletic Fields Status

- Comp Plan: Provide 1 field per 4.5 million sq. ft. new GFA
- 4.8 million sq. ft. GFA built since June 2010
- **New development *thus far* generates a need for 1 field**
- Built: 1 full size rectangle, 1 interim youth rectangle, and 1 diamond/rectangle upgrade

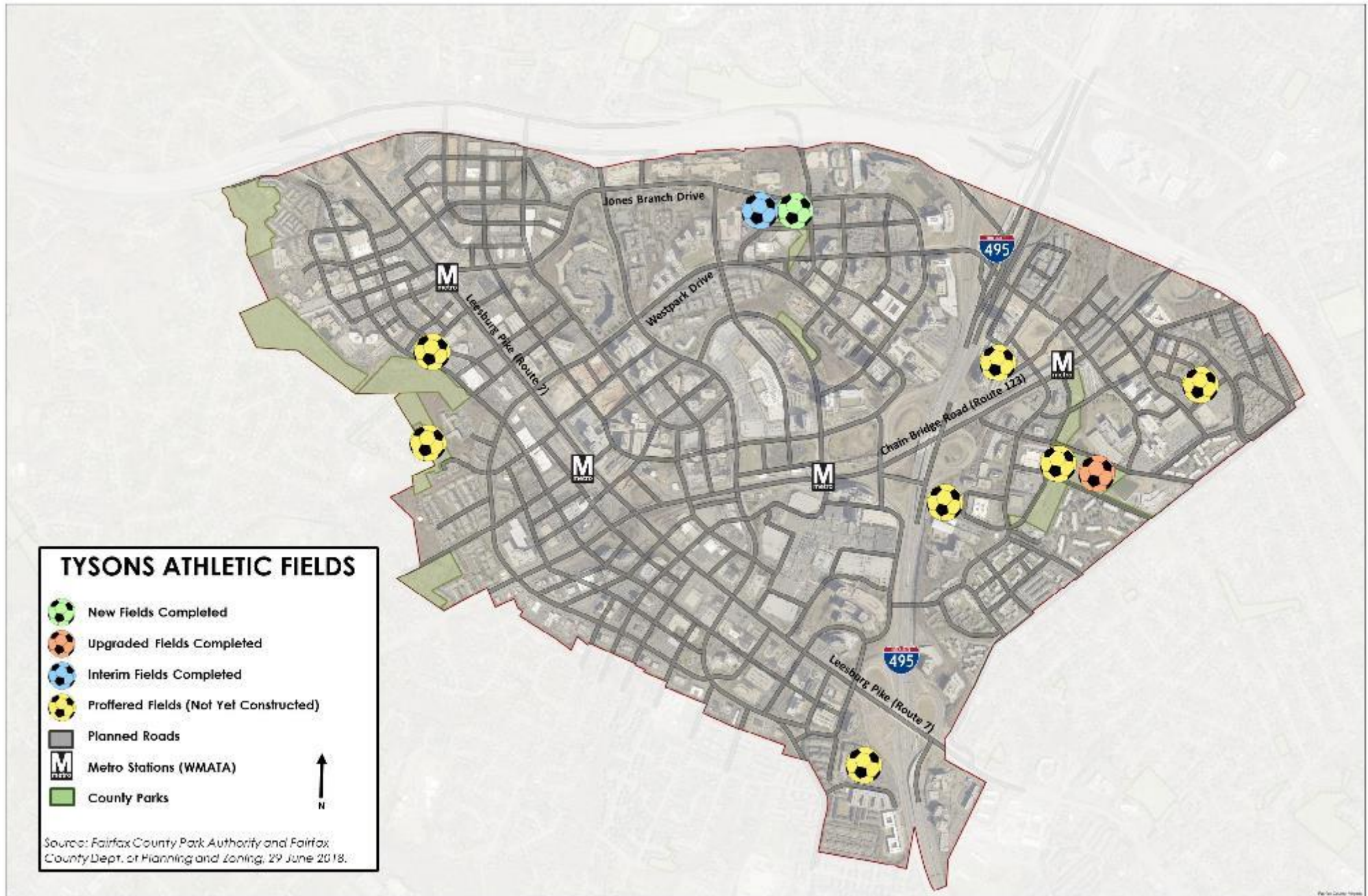




# Athletic Field Specifications

- Comp Plan: Utilize synthetic turf and lights to extend hours of play on athletic fields.
- One full size rectangle is 360' x 220', with 15 foot overruns all around. This size will accommodate all ages of soccer, lacrosse, field hockey, and football.
- Diamond fields for adult use are very large (3-4 acres) and do not fit within the Tysons street grid. Two youth size diamonds already exist at Westgate Park.
- The Tysons Park System Concept Plan, Athletic Fields chapter provides guidance on how to address the diamond field need.
- Further information on field shapes, sizes, and other specifications can be found in the Appendix to the Tysons Park System Concept Plan.

# Proffered & Built Fields



# REFERENCES

Tysons Comprehensive Plan

<https://www.fairfaxcounty.gov/tysons/comprehensive-plan>

Policy Plan, Parks & Recreation Element

<https://www.fairfaxcounty.gov/planning-zoning/sites/planning-zoning/files/assets/compplan/policy/parksrec.pdf>

Tysons Park System Concept Plan

<https://www.fairfaxcounty.gov/parks/sites/parks/files/assets/documents/plandev/tysons-park-system-concept-plan-final.pdf>

Tysons Urban Design Guidelines

<https://www.fairfaxcounty.gov/tysons/urban-design>

# CONTACT INFORMATION

Andrea Dorlester

Manager, Park Planning

[Andrea.Dorlester@fairfaxcounty.gov](mailto:Andrea.Dorlester@fairfaxcounty.gov)

David Bowden

Director, Park Planning & Development

[David.Bowden@fairfaxcounty.gov](mailto:David.Bowden@fairfaxcounty.gov)



Fairfax County Park Authority