

## GUIDING PLANNING PRINCIPLES

The vision for Tysons is grounded in the following Guiding Planning Principles.

1. Move Tysons forward within its existing boundaries as the employment and commercial economic engine of the region and an expanding contributor to the tax base of Fairfax County.
2. Retain compatible transitions at the edges to adjacent neighborhoods through a combination of use, intensity, scale and/or building heights.
3. Transform Tysons from a suburban office park and activity center into a 24/7 urban center marked by the diversity of residents and workers, a wide range of ideas, opportunities, and activities, the quality of buildings, aesthetics, and open spaces, and connections and accessibility for all.
4. Reduce the time, cost, and inconvenience of accessing and moving within Tysons by promoting a functional and accessible system of pedestrian walkways, trails, shuttles, bike routes, a grid of streets, transit connections, and standard principles of trip reduction.
5. Reduce the suburban focus on isolated buildings, surface parking and moving vehicles through Tysons to somewhere else and connect new buildings, urban parks, structured parking, and pedestrian and bicycle accommodations to form engaging streetscapes and connected neighborhoods.
6. Attract mixed-use transit-oriented development and private investment to Metrorail station areas and transit connection locations throughout Tysons, including increased housing supply, choices, and price points, service opportunities, and office space.
7. Engage people, communities, institutions, and the private sector with government to include in Tysons the distinctive architecture, civic focal points, cultural and educational institutions, places of worship, medical facilities, entertainment and recreation, libraries, and public safety facilities that mark environmentally sound, safe and inclusive urban communities.
8. Respect the unique natural features and topography of Tysons in all plans, expand useable and publicly accessible open space and improve the existing natural environment.

## THE FRAMEWORK TO TRANSFORM TYSONS

The guiding principles provide a framework for the future of Tysons – one that envisions a highly livable place for residents, employees and visitors. The framework includes six elements that are essential to future development. While the exact details of each element will evolve over time, none can be ignored and all must be in place and working together for the vision to be realized. The six elements of the framework are described below.

1. Creating a people-focused urban setting. The Tysons of tomorrow will be a place for people. A people-focused urban setting will be created by providing mixed-use, transit-oriented neighborhoods that promote pedestrian, bike, and transit use. The new transportation and land use concept for Tysons creates a people-focused urban setting by:

- Encouraging Transit-Oriented Development (TOD)
- Improving the Jobs/Housing Balance
- Providing Diverse and Affordable Housing
- Creating Defined Neighborhoods
- Protecting the Edges
- Incorporating Community Benefits
- Creating Excellence in the Public Realm

2. Redesigning the transportation network with a strong focus on transit. The creation of a multi-modal transportation system within Tysons will provide diverse and accessible transportation choices. The choices will encourage people to walk, bike or take transit to destinations within Tysons. Ultimately, Tysons could be a place where owning a car may be unnecessary and certainly not essential. The transportation network should:

- Encourage Mobility within Tysons
- Establish and Construct a Grid of Streets
- Create a System of Circulators
- Promote Regional Connectivity

3. Placing a strong focus on the environment. The plan to transform Tysons recognizes the long-term value and importance of protecting and enhancing the environment; this can be achieved through such goals as reducing greenhouse gas emissions, restoring streams, encouraging sustainable development, and promoting the efficient use and conservation of resources. Some key features of environmental stewardship are:

- Low Impact Development Techniques to Control Stormwater
- Supporting the Creation of Environmentally Sustainable Buildings
- Creating a Network of Parks, Open Spaces and Trails
- Conservation of Resources such as energy and water

4. Developing a vibrant civic infrastructure. The transformed Tysons will include facilities and programs for arts and culture, recreation and education. These will be part of the essential fabric of a livable Tysons, and should be included in the initial planning for new development. Such facilities and programs should:

- Build upon Educational Excellence
- Provide Urban Recreation Facilities within Tysons

- Meet the Community's Needs for Cultural and Arts Facilities
- Provide Public Art for Public Places

5. Enhancing Tysons as the County's major employment center and regional economic engine. Fairfax County is the heart of the Washington area technology sector and Tysons is its economic and employment center. Further, Tysons is one of the nation's largest employment and retail centers. The transformed Tysons is expected to continue to generate significant increases in revenues to the county from real estate taxes, sales taxes and business licenses. The County should continue to capitalize on Tysons' growth as a regional economic engine.

6. Creating an implementation strategy that provides the flexibility, accountability, and resources necessary to achieve the vision, including the creation of an entity to focus on implementing the vision for Tysons. A strong implementation strategy will make the vision of a transformed Tysons a reality. The implementation strategy should specify an approach that guides and coordinates individual projects with the phasing of urban infrastructure and community benefits that are necessary to achieve the overall vision. The balancing of opportunities for development with needs for appropriate infrastructure will provide certainty for landowners as well as county residents that the vision will be implemented as desired. The implementation strategy should include:

- Detailed planning that links infrastructure provision with development
- Creation of an implementation entity
- Establishment of a funding strategy for public infrastructure
- Revision of the regulatory framework
- Formation of public-private partnerships

## ACHIEVING THE VISION

The vision of the future Tysons is one of greater density, a synergistic mix of uses, more pedestrian and transit friendly, and sustainable in design and function. This new Tysons will be highly attractive with residential communities where people will want to live, raise families, and retire. Tysons will be an active 24-hour place, providing a variety of residential, office, retail, civic and entertainment uses that will attract tourists and other visitors. Pedestrian-friendly connections and frequent transit service will enable people to move easily within Tysons or to other portions of the region on Metrorail's Silver Line. High quality parks and open space will give people a variety of places to gather and socialize.

The auto-oriented streets of Route 7 and Route 123 will be transformed to tree-lined boulevards designed to calm traffic through the most urban parts of Tysons while still moving traffic. People will be able to walk or bike safely within Tysons to nearby businesses. Circulator routes will provide frequent transit access to almost all areas

within Tysons. These elements will constitute a new and forceful example of how to realize automobile trip reduction.

This transformed Tysons will be organized around eight districts, each with a mix of land uses. The transit-oriented developments (TODs) around the four Metrorail stations will resemble intense and busy downtowns. The four Non-TOD Districts will include lively neighborhoods leading to the edges of Tysons. Closer to the neighborhoods outside of Tysons, the pattern of development will carefully transition down to a scale and use that respects the adjacent communities. Map 2 below shows the boundaries of the eight districts at Tysons.

Map 2  
Tysons Corner Urban Center  
Eight Districts

