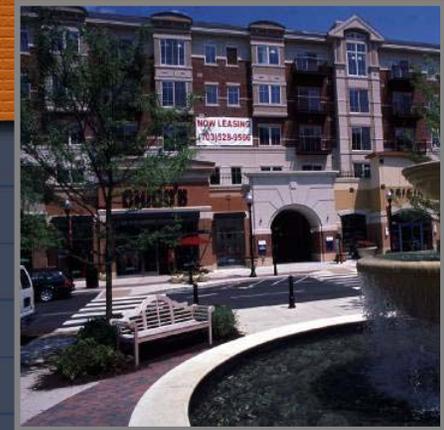


Overview

- Schedule for Advanced Alternatives
- Review the framework
- TOD & distance
- The advanced alternatives
- Compare the advanced alternatives
- Review next steps



Process to Develop and Test Alternatives :: *Draft*

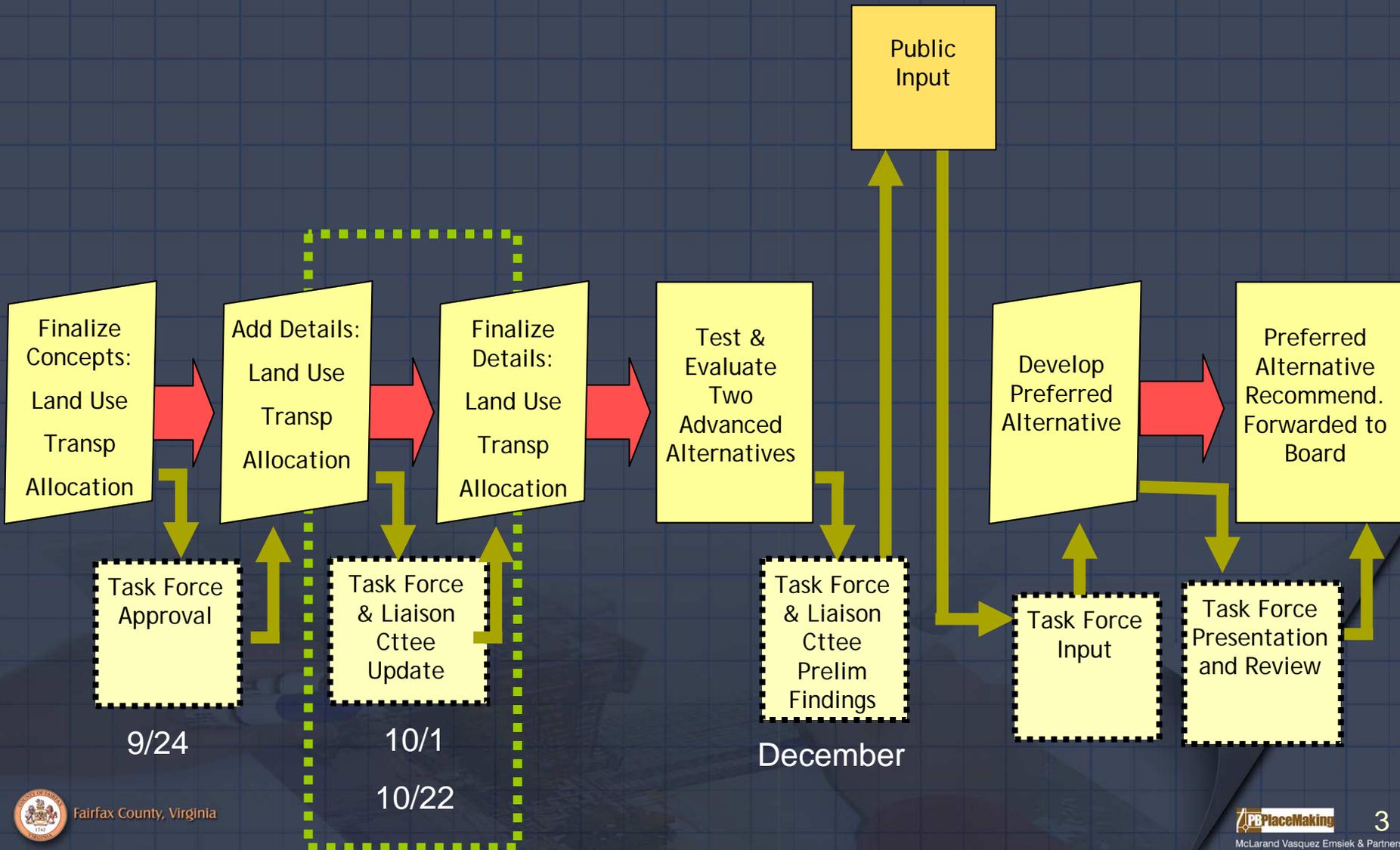
Sept.

Oct.

Nov.

Dec.

Jan.



Advanced Alternatives

- Test two urban forms
 - “Focused TOD” (AA1 – Metro City)
 - “Extended TOD” (AA2 – Transit City)
- Test two growth levels
- Two transportation networks
 - To/From emphasis
 - Thru emphasis
- Base Case



Common elements between Advanced Alternatives

- Tysons as a downtown
- Unique districts w/in Tysons
- Walkable 18 hour TODs at Metro
- Density in exchange for amenities
 - Transit circulators connect Tysons
 - Fine grid of streets
 - Increase housing & mix of uses
 - Enhance parks & open space
 - Civic uses



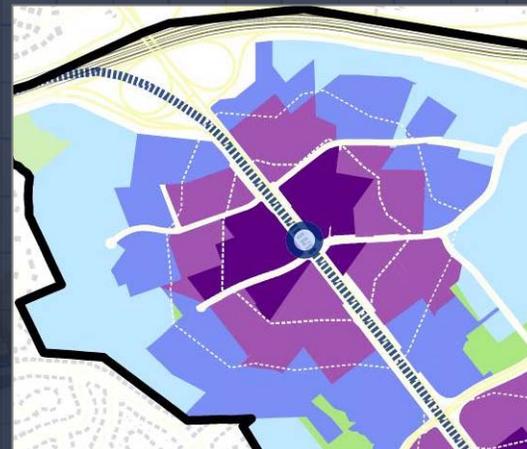
AA1: Focused TOD (Metro City)

AA2: Extended TOD (Transit City)

Develop both alternatives from the ground up

- Quality circulator
- Focused growth

- “form giving” Circulator TOD
- Distributed growth



Build Alternatives from the Ground Up

- TOD areas in Extended & Focused TOD respond to conditions such as:
 - walkable area
 - topology
 - block patterns
 - natural features
- Each TOD varies in terms of:
 - shape / personality
 - land use mix



Rules for Building Alternatives

1. Greatest intensity within a 2 ½ minute walk of station exit
2. Intensity steps down as the walk gets longer
3. Focus development along the transit circulators (Extended TOD)
4. Protect adjacent neighborhoods at Tysons edge
5. Consider redevelopment potential of existing land uses



Allocation Concept

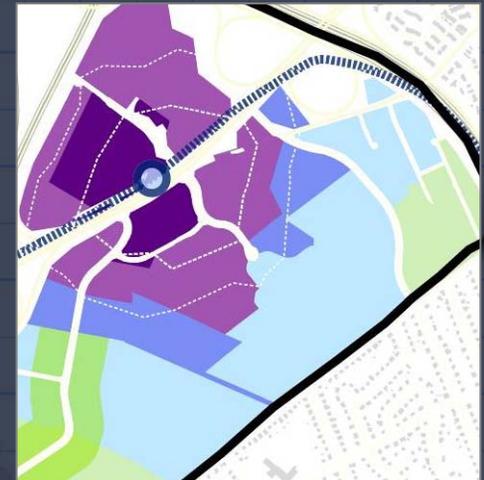
Focused TOD

- Development/Redevelopment concentrated around Metro Stations



Extended TOD

- Development/Redevelopment around Metro Stations and along the Circulator Routes



Walking and TOD

- Where in a TOD should the growth be planned?
- Cervero's research:
 - Density & quality of walk big drivers
 - Use different catchments for:
 - Office / retail - tighter
 - Residential - further
- Office / retail recommendation
 - Clear density peaks
 - Organize by 2.5, 5 & 10 minute walk intensities
- Residential recommendation
 - Flatter density curve – high across 10 minutes



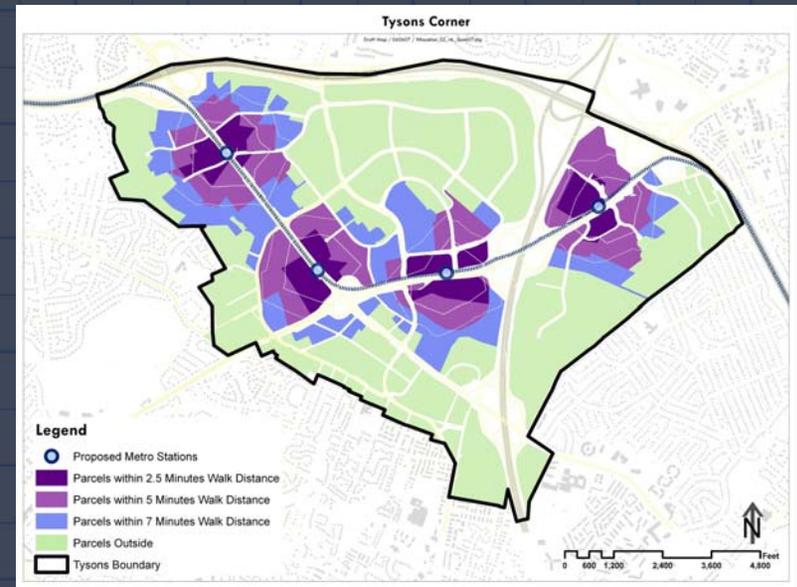
Allocation General Rules

- Allocation is *not* a planning decision on intensity
- Mapped intensities are averages
- Reflects redevelopment and areas of no change
- Individual parcels vary depending on location, tenure, development conditions, etc.
- Indicators done by Eight Districts
- Transportation modeling done by Subzones

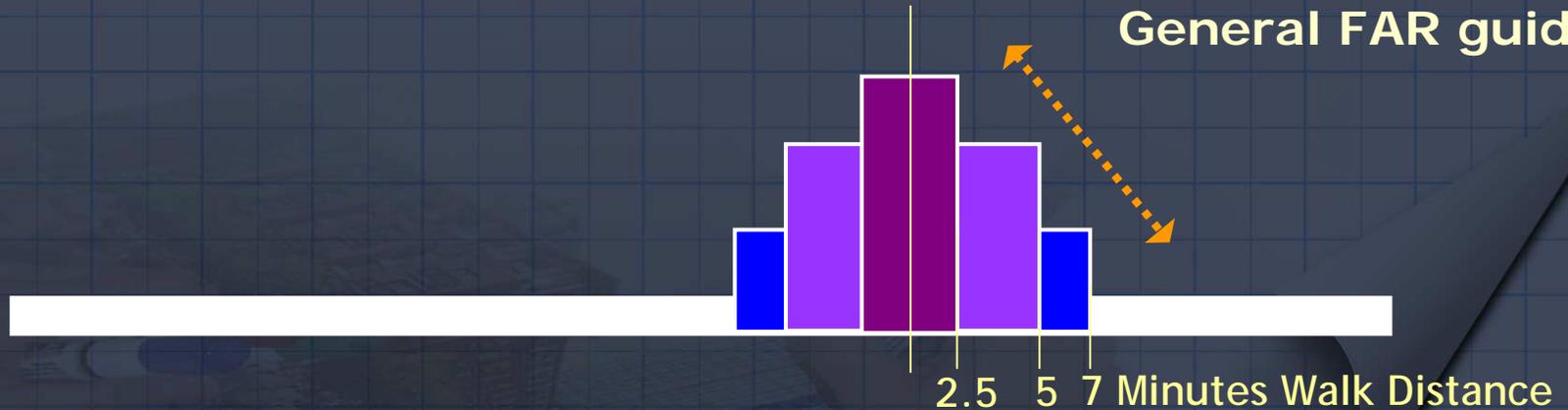


AA1: Focused TOD Snapshot

- Intensity focused around station areas

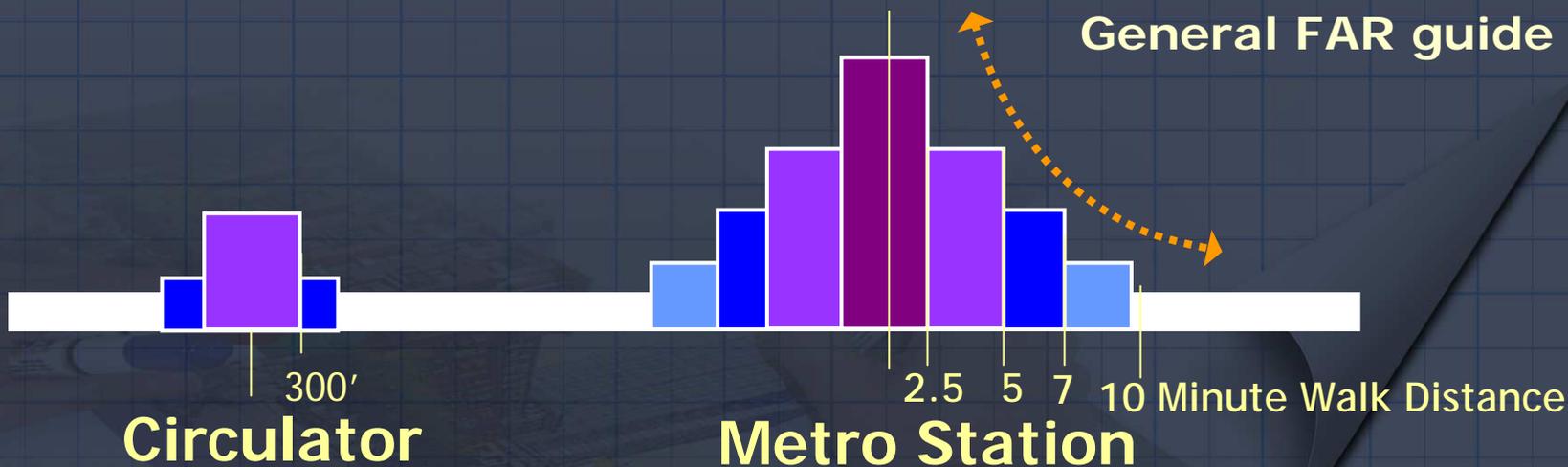
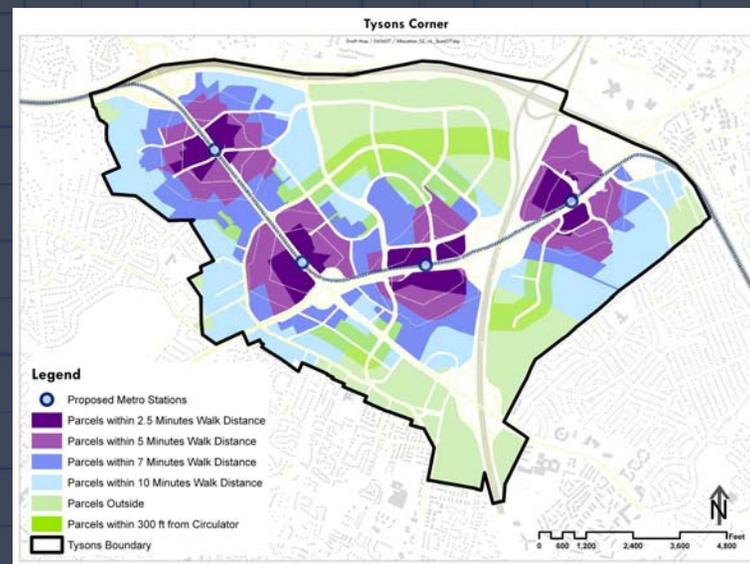


General FAR guide



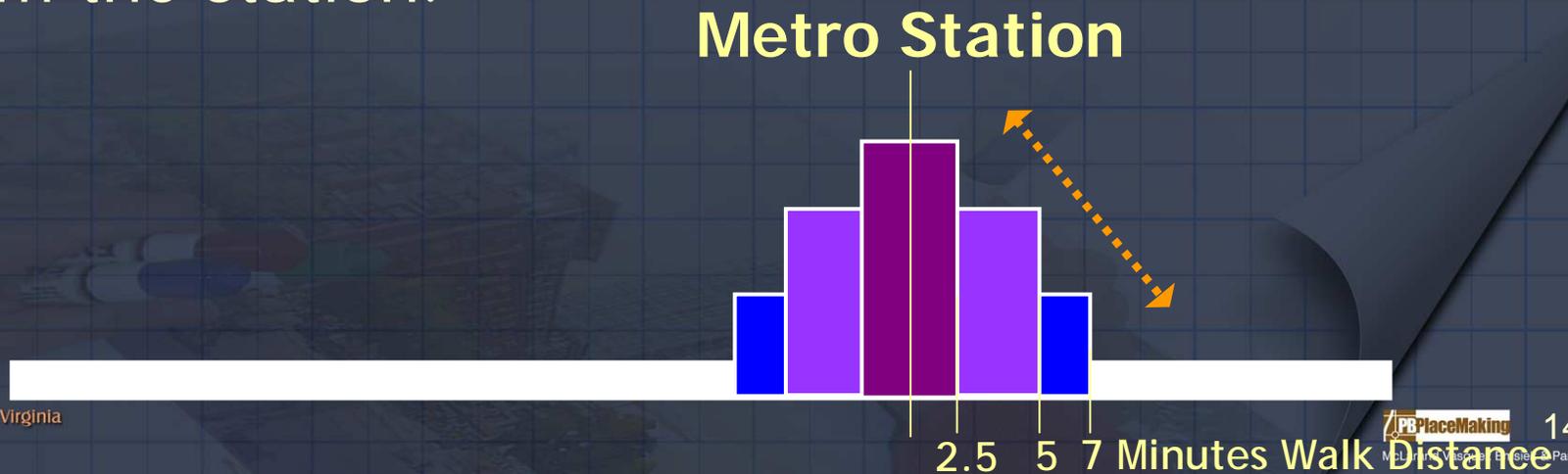
AA2: Extended TOD Snapshot

- Intensity around station areas and along circulator route

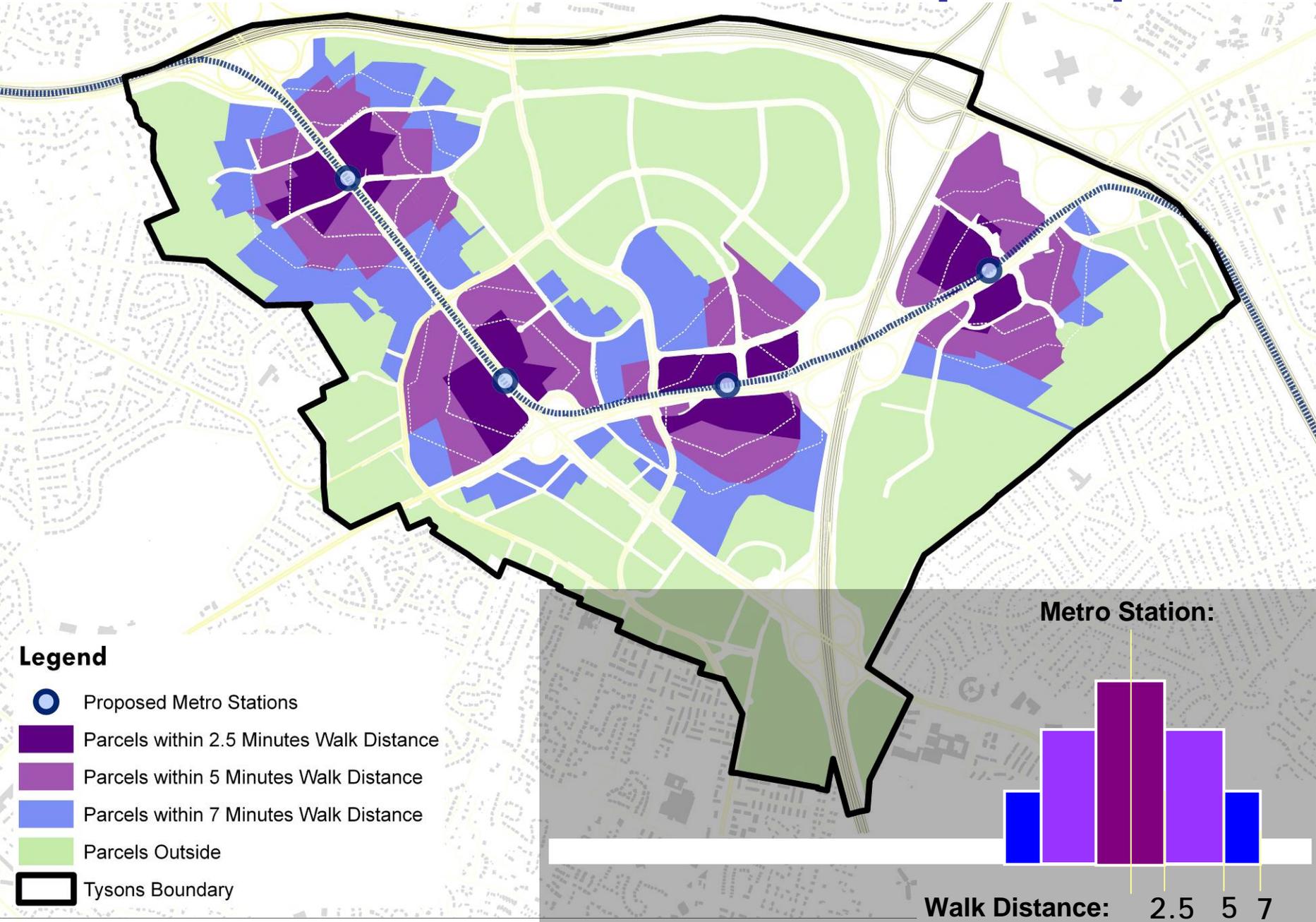


AA1: Focused TOD

- Primarily mixed-use TOD with higher proportion of office within 2.5 minutes walk distance –
 - about 2 times higher than further out
- Steadily declining intensity gradient
- Increasing percentage of residential further away from the station.



AA1: Focused TOD (Concept Map)



Legend

- Proposed Metro Stations
- Parcels within 2.5 Minutes Walk Distance
- Parcels within 5 Minutes Walk Distance
- Parcels within 7 Minutes Walk Distance
- Parcels Outside
- Tysons Boundary

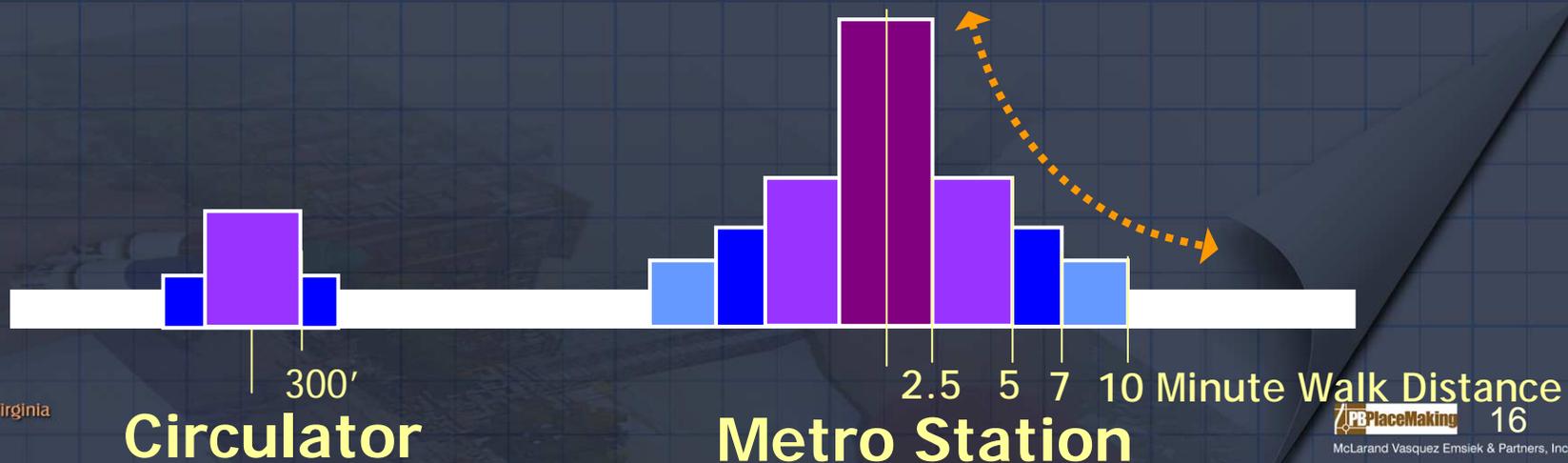
Metro Station:



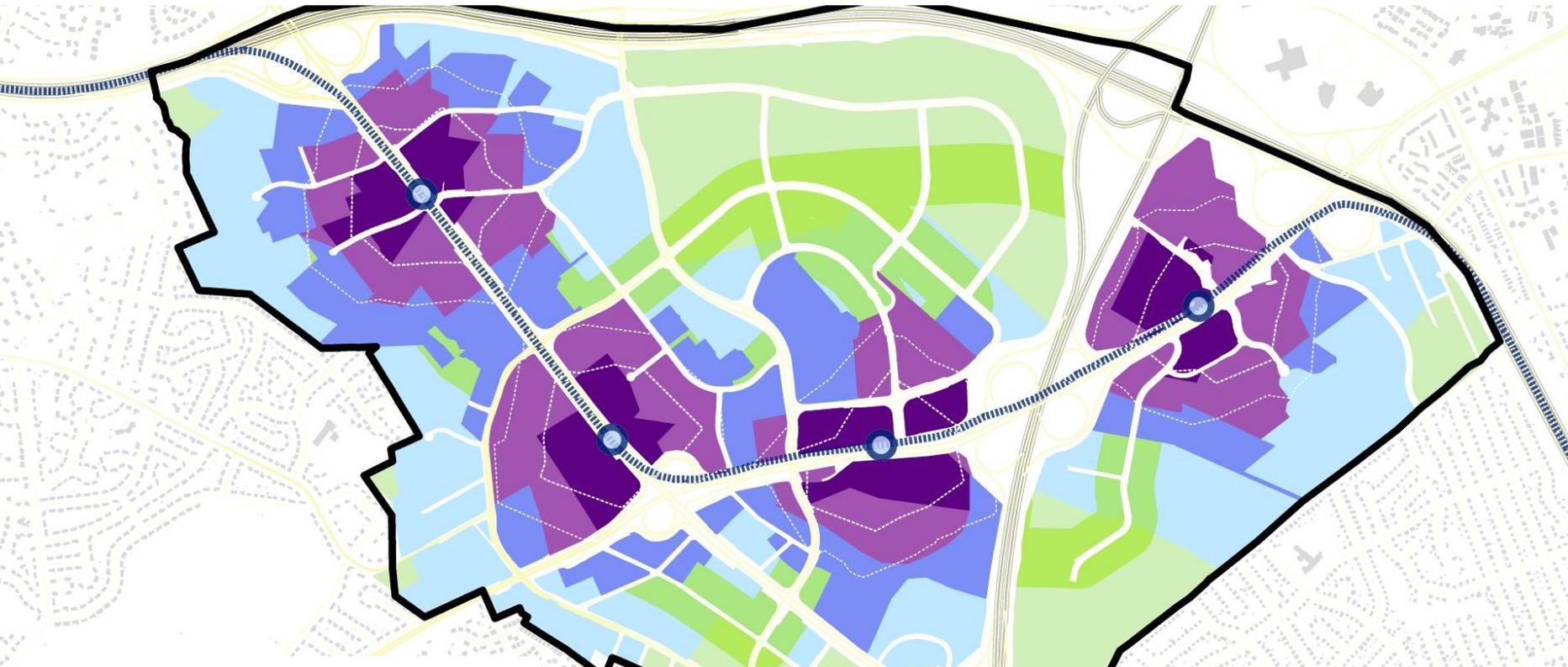
Walk Distance: 2.5 5 7

AA2: Extended TOD

- Focused TOD Office & Retail footprint
 - greater development intensity at stations
- Increasing residential use w/in 5, 7 & 10 min walk
- Higher intensity corridor along the circulators
- Circulator routes extend residential use further out, still keeping them connected with the station areas.



AA2: Extended TOD (Concept Map)



Legend

-  Proposed Metro Stations
-  Parcels within 2.5 Minutes Walk Distance
-  Parcels within 5 Minutes Walk Distance
-  Parcels within 7 Minutes Walk Distance
-  Parcels within 10 Minutes Walk Distance
-  Parcels Outside
-  Parcels within 300 ft from Circulator
-  Tysons Boundary



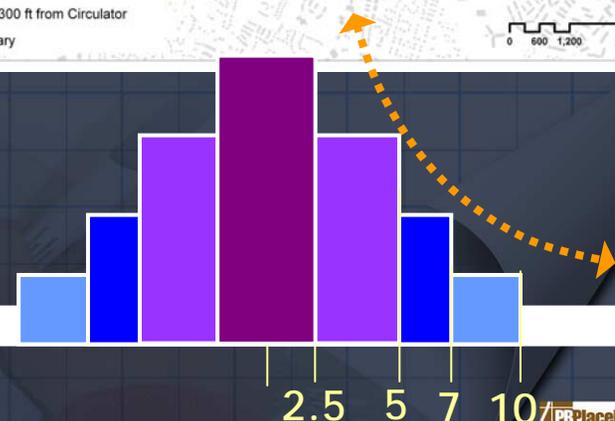
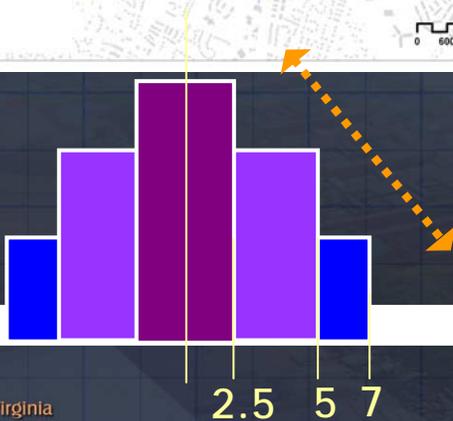
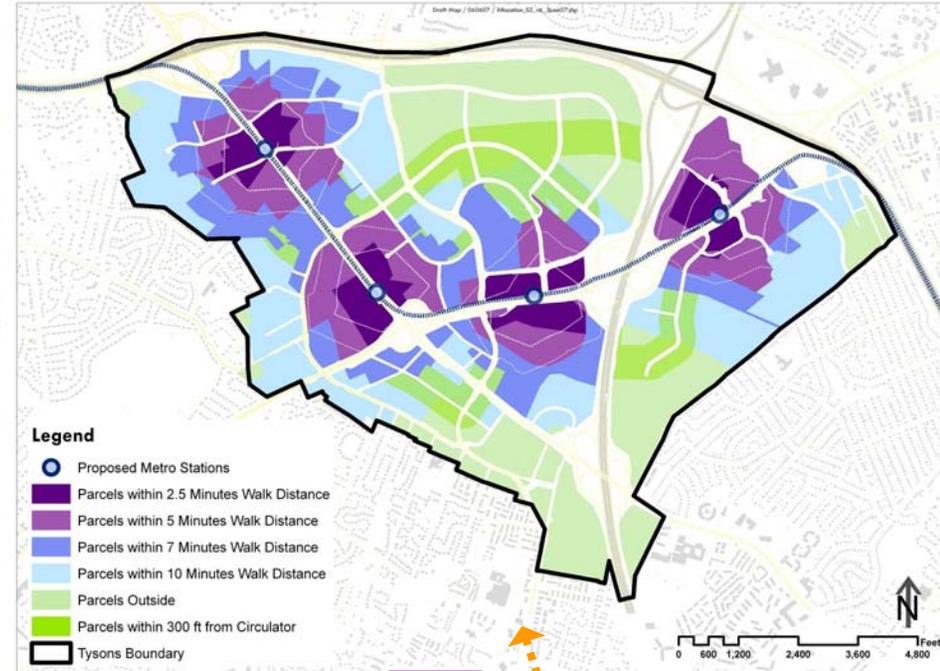
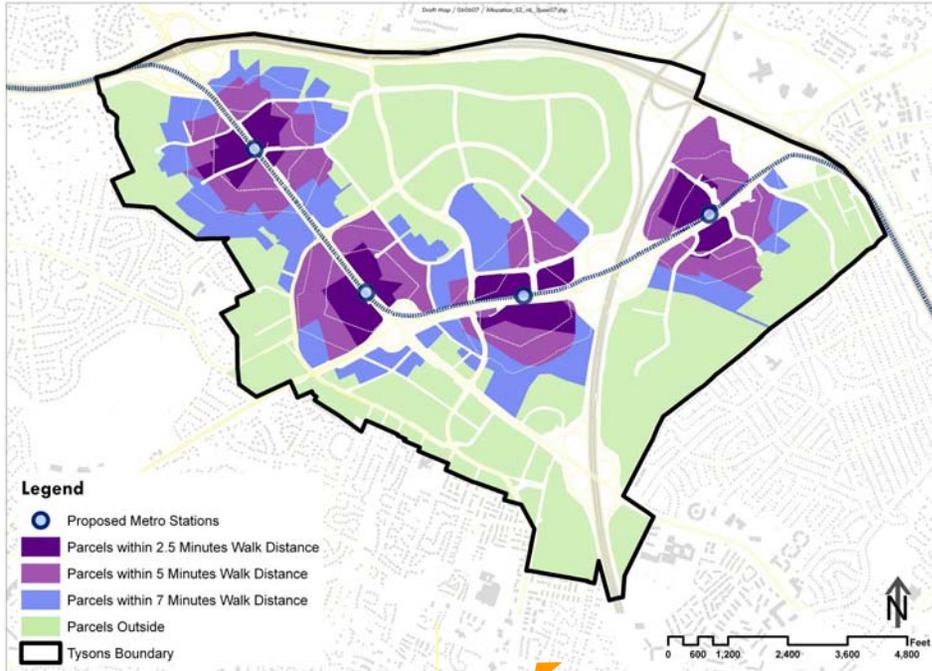
Comparison (Concept Maps)

AA1: Focused TOD

AA2: Extended TOD

Tysons Corner

Tysons Corner



Next Steps

- Refine alternatives: next two weeks
 - Finalize circulator and allocations
 - Reflect street grid/ walkable footprint
 - TOD footprint will evolve
- Analysis: Nov - Dec
 - Urban Design
 - Transportation
 - Infrastructure needs
 - Land Use characteristics
- January Outreach

