

MAJOR THEMES FROM THE FEBRUARY WORKSHOPS

Draft, March 10, 2008

Density

- Urban form, circulator, and benefits of B with growth of A
- Start with A and phase toward B
- Confusion about building heights (30 stories appeared very tall to many folks)
- Taper heights down from metro
- Tall building tradeoff for open space okay near metro
- Do not want tall buildings to create tunnel effect, block sun
- No more mall retail, seek ground floor retail

Housing

- “The cost of living will determine who lives in Tysons”
- More residential at transit makes sense
- Definitely improve jobs/houses balance but many will not work there
- Need affordable housing

Edges

- “This is going to impact surrounding communities, don’t downplay it, plan for it”
- Taper down heights
- Keep density away from the edges
- Also need to protect views from Vienna, central business district at Tysons West seemed close to townhouses and other neighbors
- Place townhouses, low density residential, green spaces at edges
- Protect local roads from traffic and parking
- Do the analysis needed and do it right, we need to trust the numbers

Road Networks

- Main focus on moving traffic within Tysons (Network 2)
- But must not ignore traffic moving through
- Impact of Tysons traffic on neighbors is major concern
- Need to explore ways to bypass Tysons
- Need to connect communities to Tysons with transit

Parking

- Strong support for urban parking strategies, BUT: people are not going to stop taking cars to tysons
- Surrounding communities want access to metro
- Explore edge parking with shuttles/circulator
- Keep people out of cars once inside Tysons

Circulator

- Dedicated rights of way preferred
- Strong desire to see circulators
- Must be VERY frequent, cheap, clean, modern
- “People aren’t going to ride old dirty buses”
- Need the circulators in place before density is there to support it
- Surrounding communities also want access to circulators

Grid of Streets

- Strong support for the grid
- Bikes important, connect to regional trails, create bike amenities
- Bike access on 7 and 123
- Want a safe pedestrian environment

Parks/Open Space

- “We need places, to walk, run, and meet”
- Lots of parks with lots of uses
- Also a major, signature park
- Trails for walking and running
- Green medians are NOT parks or open space
- Take better advantage of Scotts Run, Courthouse areas
- Water features
- Gathering areas
- Dog parks

Community Benefits

- “People need to want to come to Tysons”
- Basic needs: schools, libraries, post office, police, fire
- Performing arts
- Outdoor theaters
- Places of worship
- Community centers
- Medical care and day care
- Indoor recreation, smaller sports venues
- Incorporate public art
- Put it all near transit
- Support for individual neighborhood personalities
- Desire for signature architecture, variety of styles
- Need to show civic/cultural spaces on the map

Other Common Issues

- Desire to see proper implementation and phasing of development/benefits
- Worry about who will pay for the benefits and transit
- Distrust of system to get development done right
- Skepticism that TOD will bring the positive results presented