



4: LINKING THE VISION TO THE PLAN

A vision guides how all the large and small pieces come together over time to create a sense of place. Placing a residential multifamily structure, a cluster of single-family homes, and a retail mall together in one area does not create a center. A true center must have an overall vision or strategy threaded throughout every aspect of the place.

It also must have connections between the places (such as sidewalks connecting the developments and the tree-lined streets), amenities (the hanging flower baskets, public art, neighborhood parks, and benches), and the parking (tucked behind the building or located in a structure lined with ground floor retail) to make it a people place - a place people want to come back to and spend time in.

The plan for Tysons provides the links between the different elements in the vision. It weaves together the six framework components to create an integrated land use and transportation concept that calls for:

- More housing which will result in a greater mix of uses than today.
- 95 percent of all development focused within an easy walk of transit.
- 160 acres of quality parks, open space and civic gathering places.
- Complete streets and a finer grid of streets than today.
- Transportation enhancements that will move people out of their cars, such as transportation demand management strategies and parking reductions.
- Three transit circulators that connect almost all of Tysons with the Metrorail.
- Good urban design to enhance the livability and walkability of Tysons.
- Enhanced civic infrastructure for urban living, including arts, recreation and opportunities for the exchange of ideas.

The following chapters describe how the framework will be applied in the areas of land use, transportation, environmental stewardship, public facilities, and urban design.