

Transforming Tysons



Clark Tyler, Chairman, Tysons Land Use Task Force
September 22, 2008



The Task Force

- 36 members
- 60 full meetings over 3.5 years
- 6 committees with even more meetings
- Intensive learning
- 45 public meetings and workshops
- Extensive public information



You Asked Us to Update the Plan to:

1. Promote more mixed use
2. Better facilitate transit-oriented development (TOD)
3. Enhance pedestrian connections
4. Increase residential component
5. Improve functionality
6. Provide for amenities and aesthetics



Task Force Documents

- Overview of Recommendations
- Vision and Recommendations Report
- George Mason University Center for Regional Analysis: Forecast for Tysons 2050



Tyson's Today

- The economic engine of Fairfax County
- 167,000 parking spaces
- 17,000 residents
- 105,000 workers
- Half the land covered by impervious surfaces



The Vision

Create a livable and vibrant urban center built around transit:

- Dramatic increase in housing
- Density highest at transit stations
- Eight distinct districts
- Transition to edges
- Venues for arts, culture, and recreation



The Vision (cont.)

- Less parking, more of it underground
- Grid of pedestrian- and bicycle-safe streets
- Efficient and frequent transit within Tysons
- Routes 7 and 123 as tree-lined boulevards
- Green buildings
- Rigorous stormwater management
- Networked open spaces and parks



Four Recommendation Areas

1. Create a People-Focused Urban Setting
2. Redesign Transportation Network with a Strong Focus on Transit Ridership
3. Place Increased Emphasis on the Environment
4. Implementation Authority that Provides the Flexibility, Accountability, and Resources Necessary to Achieve the Vision



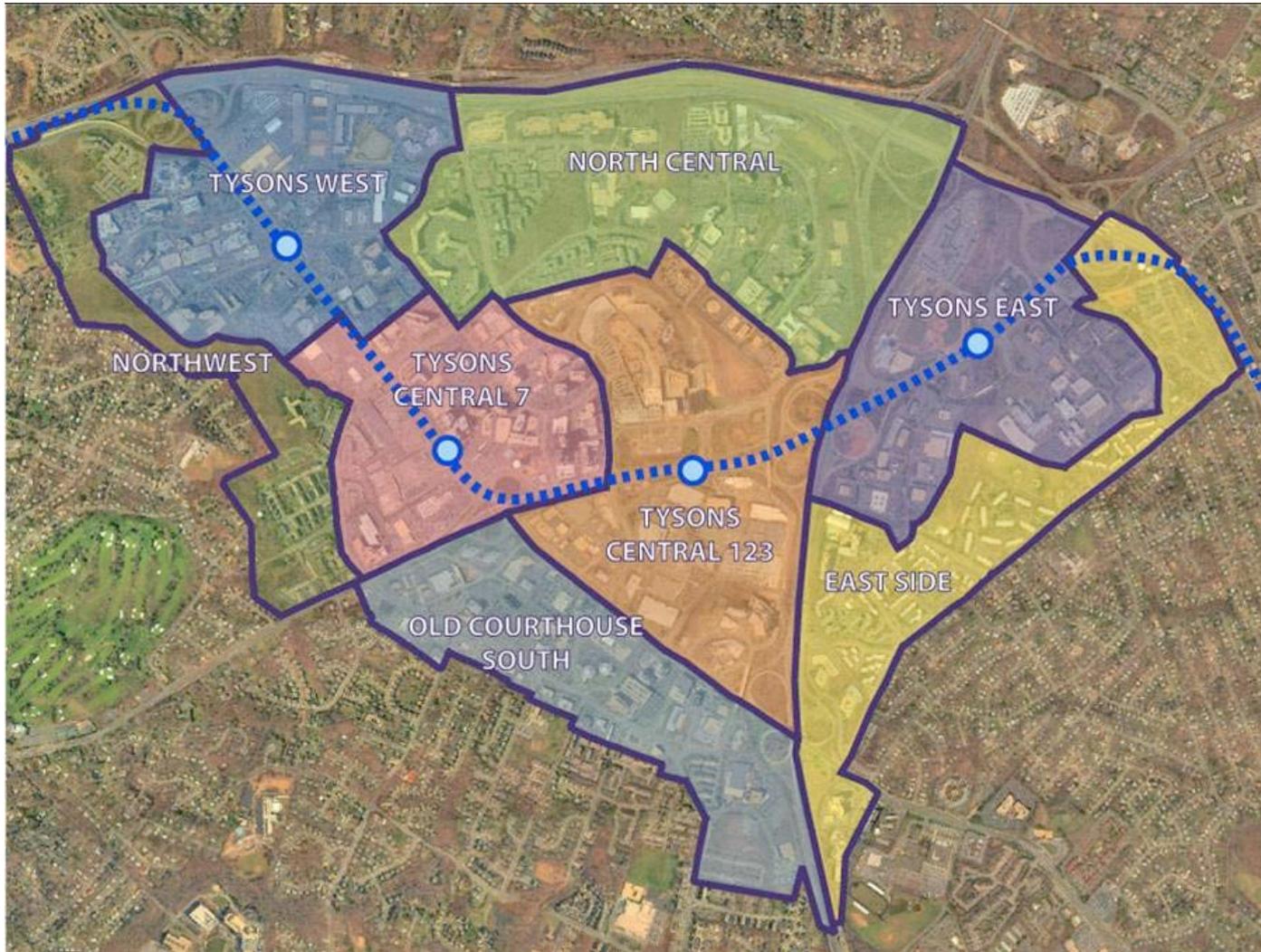
1. People-Focused Urban Setting

Policy changes required:

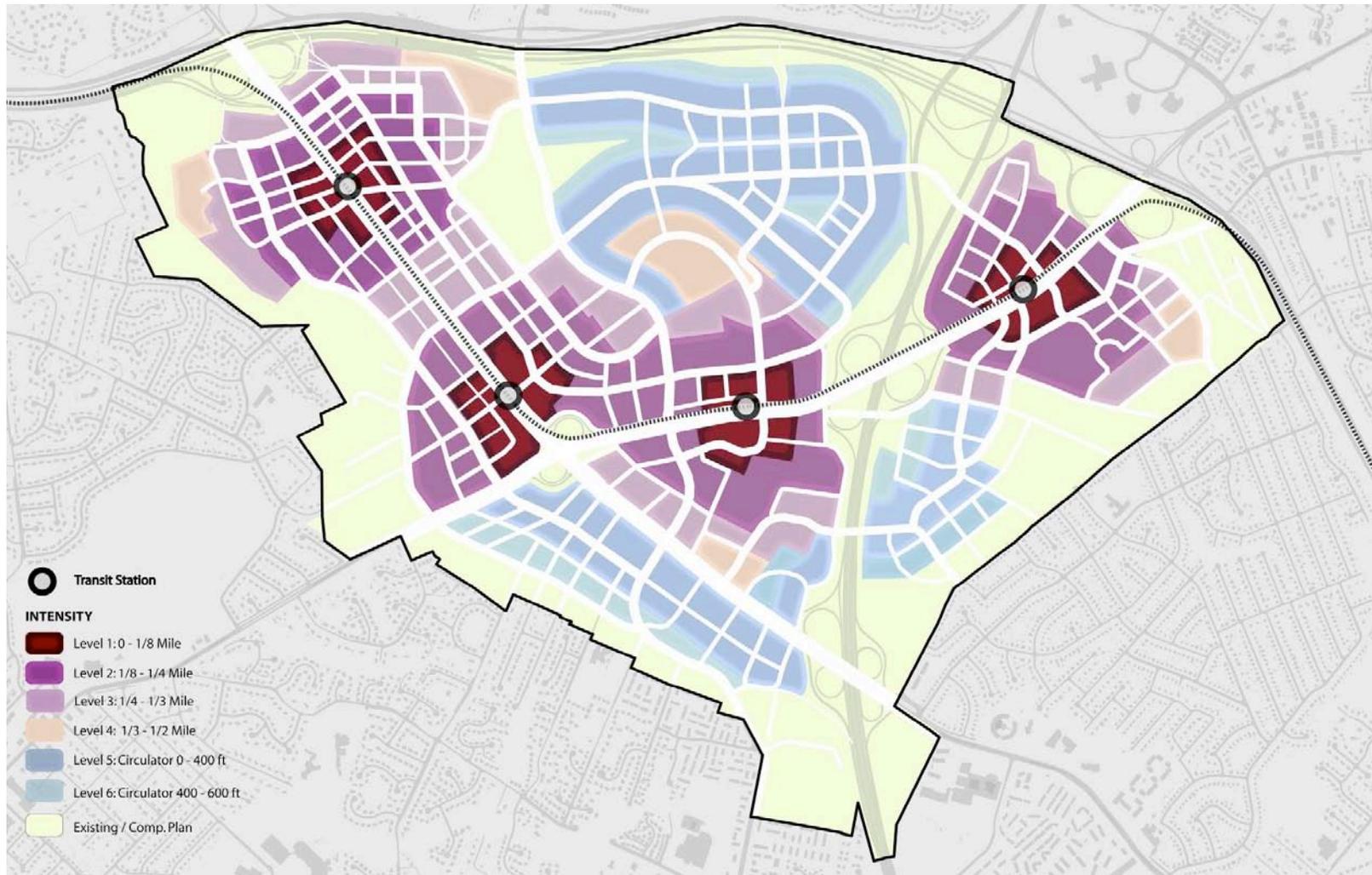
- Allow significantly higher densities in TOD areas and along form-giving circulator routes.
- Create urban standards to guide all aspects of Tysons development and implementation.
- Strengthen targets for affordable housing.
- Enhance support for arts, culture and recreation.



1a. Envision Tysons as multiple connected districts



1b. Establish a transit-oriented approach to density



1c. Link development intensities to community benefits

1d. Balance between jobs and residents

1e. Promote mixed use development with street-level retail



Source: PB Placemaking





1f. Promote the development of affordable and workforce housing

1g. Apply design guidelines

1h. Create accessible urban streetscapes

1i. Design community services for an urban environment



1j. Include cultural and educational institutions, public art, and spaces for arts participation and enjoyment



Source: PB Placemaking



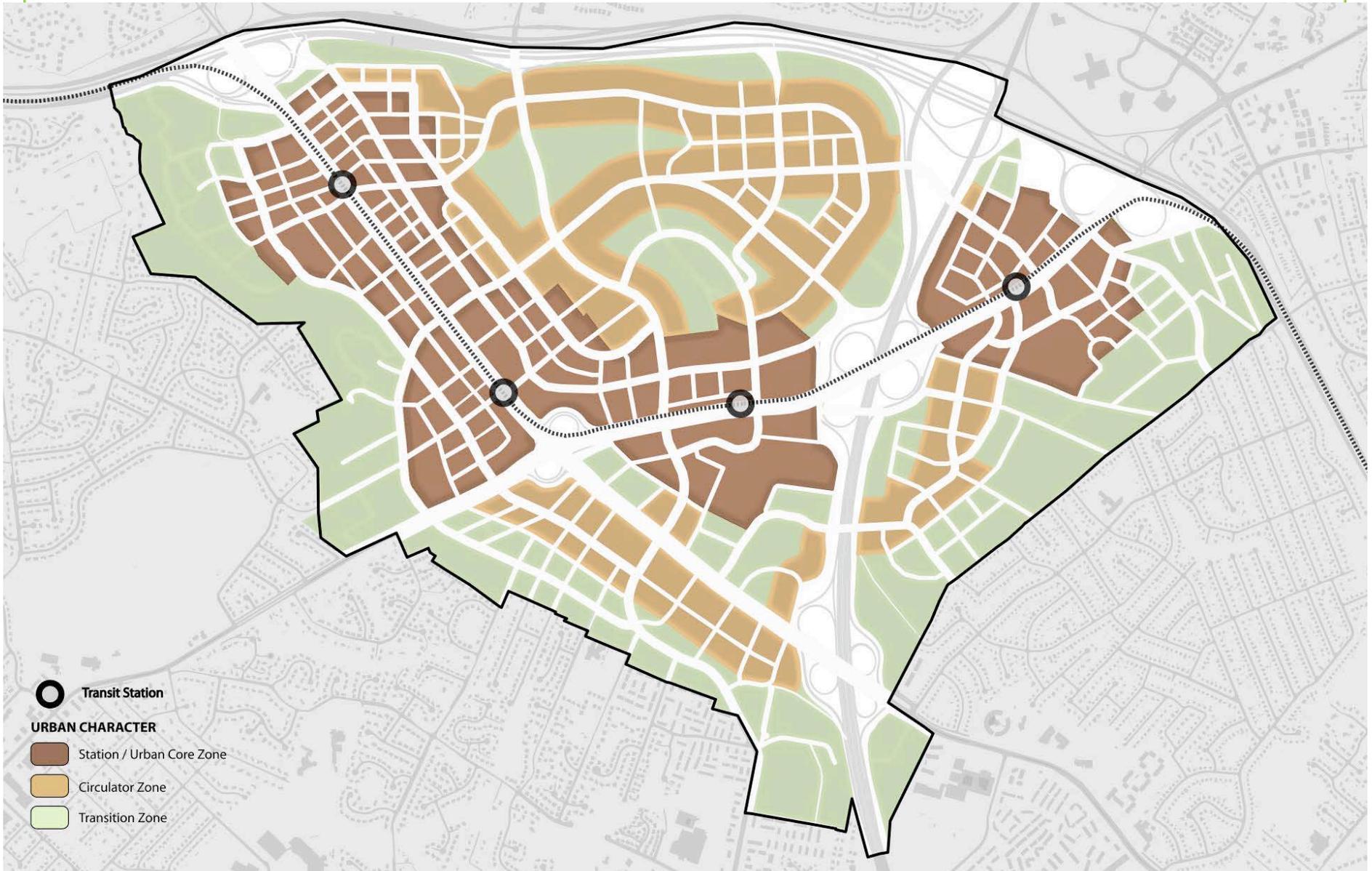
2. Transportation Network

Policy changes required:

- Change and transition the current parking requirements to reflect an urban environment and discourage automobile usage.
- Allow for the development of appropriate urban streets.



2a. Create a fine grid of streets



2b. Use complete streets design principles



Source: PB Placemaking



2c. Create extensive bicycle lanes and facilities



Source: PB Placemaking



2d. Create a system of circulators



2e. Create neighborhood transit and non-motorized connections

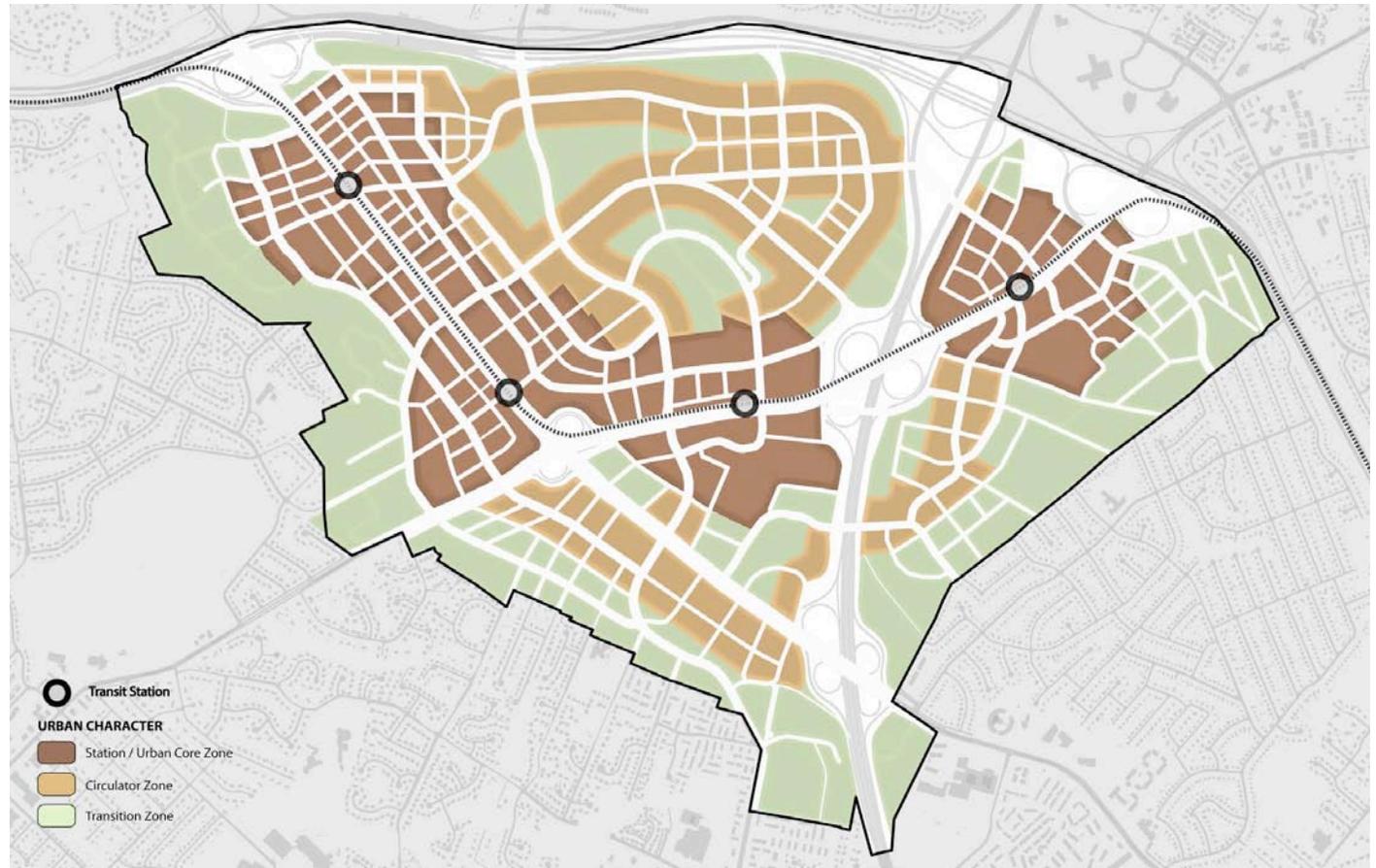


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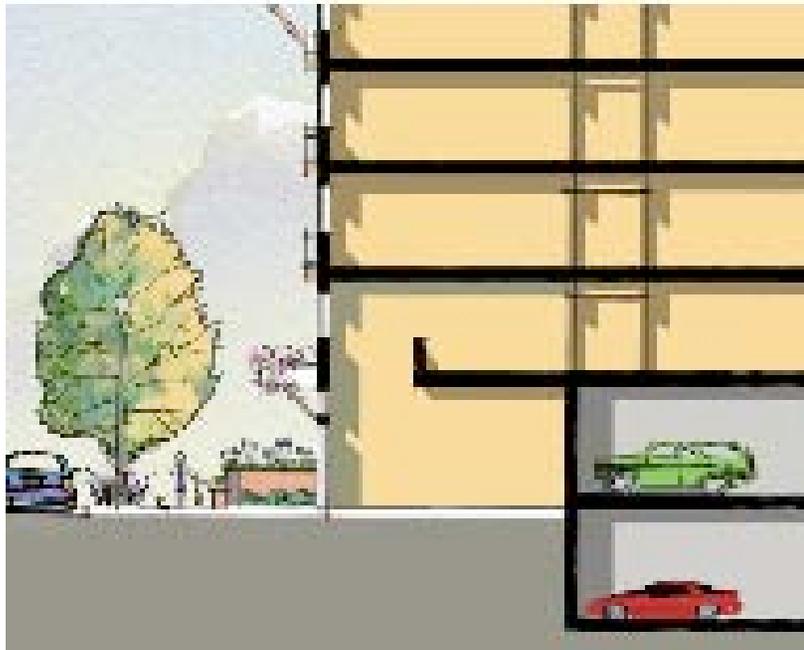
2f. Plan development to provide access to transit

95% of development within walking distance of transit



2g. Apply Transportation Demand Management

2h. Right-size parking



Source: PB Placemaking



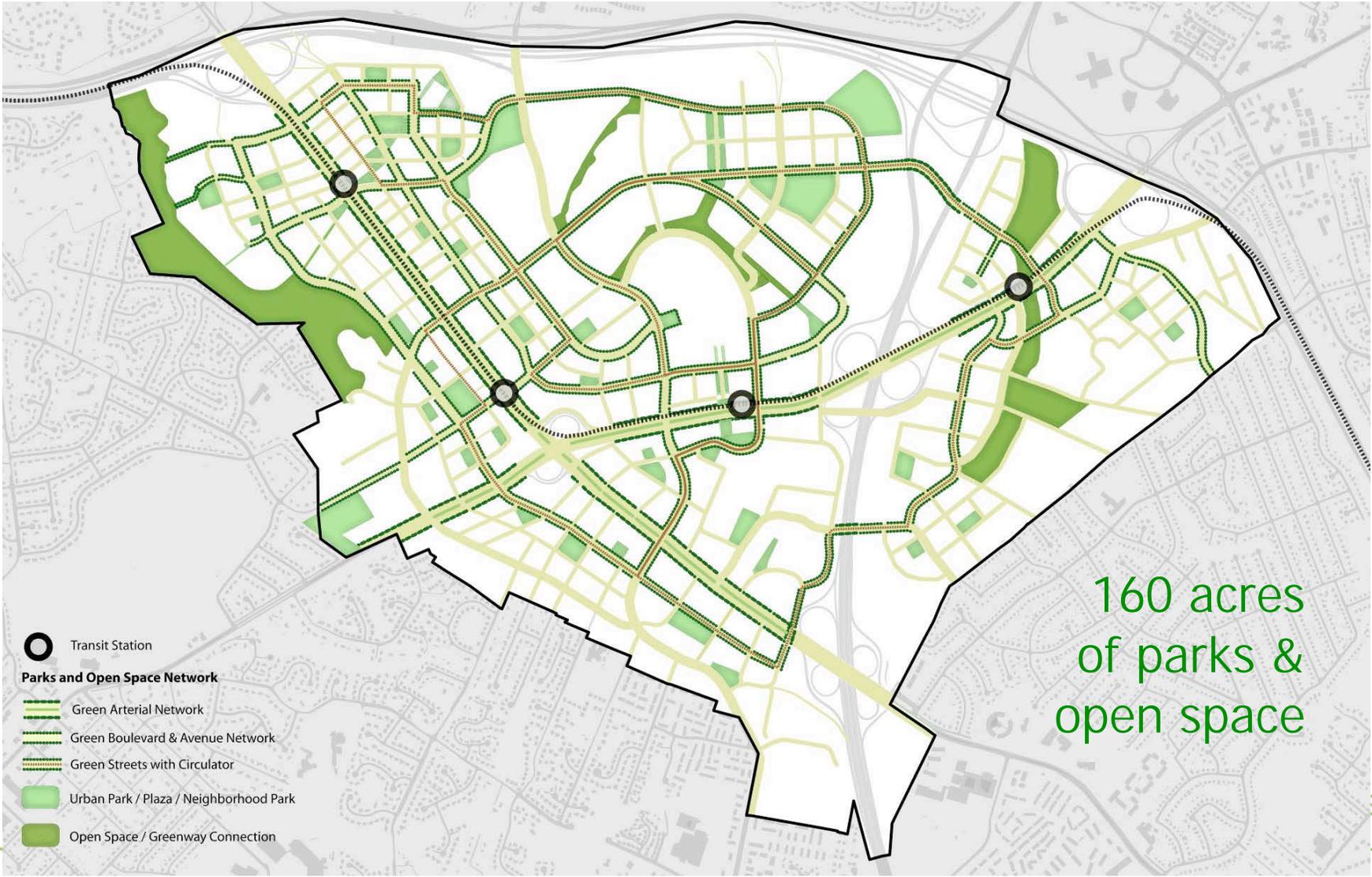
3. Focus on the Environment

Policy changes required:

- Require LEED Silver or equivalent by 2013.
- Develop and implement urban standards for parks.
- Strengthen requirements for managing stormwater to reduce runoff to that of forested conditions.
- Set goals for reductions in vehicle miles traveled by residents.
- Set a long-term goal of carbon neutrality by 2030.



3a. Develop and connect parks and green space throughout



3b. Require green building standards



- LEED certified or the equivalent
- LEED silver after 2013
- 6% density bonus for LEED silver
- 8% density bonus for LEED gold
- 10% density bonus for LEED platinum



3c. Restore existing streams



3d. Use green streets design principles

3e. Implement rigorous stormwater management

3f. Set aggressive goals for automobile independence



4. Implementation Authority

Policy changes required:

- Improve the means of evaluating zoning changes to bring speed, clarity and predictability to the process.
- Develop new tools and mechanisms to finance infrastructure improvements and public amenities.



The Authority

- Established by the Board of Supervisors
- Keeper of the Vision
- Ensure that the overarching goals and objectives of the new Comprehensive Plan are implemented



“The reality of Tysons’ future -- development of a world-class downtown for jobs and residents--depends on transforming the vision into a comprehensive plan...and implementation of good public policy regarding land use, urban design, and infrastructure.”

George Mason University



Next Steps

- Detailed district plan language and final area-wide plan language will be drafted by a committee of Task Force members, staff, and consultants.
- Recommend necessary changes to bring speed, clarity, and predictability to the process
- Will be reviewed by the full Task Force and forwarded to the Planning Commission

