

Guiding Planning Principles for Tysons Corner

One of the first efforts by the Task Force was to review the 12 objectives listed in the Tysons Corner Urban Center Plan (1994) and to suggest revised language that would result in more robust implementation of these objectives, especially in light of the advent of the Metrorail extension to Tysons and beyond. Once this was done, the Task Force then decided to concentrate on a few Guiding Planning Principles that would further result in meeting these objectives. These principles were a direct result of 20 public outreach meetings (held in early 2006) where participants from neighboring communities, business interests and other stakeholders were asked to produce priority lists of values/concerns/issues that should be vigorously addressed. Again, the public was asked for comment on this draft list of planning principles and what follows is language that reflects these comments. It should be understood that the list of objectives represents overall goals for how Tysons should evolve in light of the new transit service, and the planning principles represent some specific "how to's" as the new plan is articulated and as development projects are considered. These principles are not listed in priority order, they should be viewed as vital considerations to be applied to both individual and area projects.

Move Tysons Corner 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.

Retain compatible transitions at the edges to adjacent neighborhoods through a combination of use, intensity, scale and/or building heights.

Transform Tysons Corner 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.

Reduce the time, cost, and inconvenience of accessing and moving within Tysons Corner 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.

Reduce the suburban focus on isolated buildings, surface parking and moving vehicles through Tysons Corner to somewhere else and connect new buildings, urban parks, structured parking, and pedestrian and bicycle accommodations to form engaging streetscapes and connected neighborhoods.

Attract, mixed-use transit-oriented development and private investment to Metrorail station areas and transit connection locations throughout Tysons Corner, including increased housing supply, choices, and price points, service opportunities, and office space.

Engage people, communities, institutions, and the private sector with government to include in Tysons Corner 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.

Respect the unique natural features and topography of Tysons Corner in all plans, expand useable and publicly accessible open space and improve the existing natural environment.



Current and complete information about the Tysons Land Use Task Force and the process of updating the Tysons Comprehensive Plan can be found at <http://www.fairfaxcounty.gov/dpz/tysonscorner/>

Reasonable accommodations will be made upon request. Please call 703-324-1334, TTY 711, for more information.