



Working Draft Document for Formulation of Guiding Planning Principles for Consensus Concepts

The table below shows how the Task Force’s new Plan Objectives are linked to some of the initial outreach’s key themes and values, which are followed by a few examples of supportive planning principles (Note: Two Types of Guiding Planning Principles can be formulated: 1) parameters for developing Consensus Concepts and 2) measures for evaluating Concepts.) The first five draft guiding planning principles focus on the first type: parameters for developing Consensus Concepts.

Proposed New Plan Objectives	Initial Outreach Value or Issue (Key theme followed by selected value)	Draft Guiding Planning Principles (Principle in bold followed by staff comment)
<p>II. Existing Neighborhoods: Preserve and protect existing residential neighborhoods adjacent to the boundaries of Tysons Corner.</p>	<p>Density:</p> <ul style="list-style-type: none"> • Preserve & protect character of surrounding residential neighborhoods • Create & protect “transition zones” b/t higher & lower density 	<p>1. Tysons’ edges should remain as currently developed or planned. (An exception: The area within 1600 feet of Tysons West Station should be considered for intensification above the current Plan; this area currently lacks rail-related development guidance.)</p>
<p>III. Urban Form: B. Create more intense and more urban development in the existing core area and in the four transit station areas, transitioning to less intense development, and ultimately to the neighborhoods adjacent to Tysons Corner.</p>	<p>Density:</p> <ul style="list-style-type: none"> • Concentrate density around Metro • Limit building heights (<i>context at some dialogues was the transition in scale to surrounding neighborhoods</i>) 	<p>2. Tysons’ most intense development should be focused around the rail stations. (The Plan’s 1,000 & 1,600 foot intensification areas should be utilized; however, alternative points of measuring walk distance (platform vs. station entrance) and alternative intensities should be evaluated. In addition, additional intensification in proximity to the area beyond 1,600 may be considered.)</p> <p>3. Tysons’ building heights should be limited to how currently planned in order to provide the transition to surrounding neighborhoods, an exception may be in close proximity of transit stations. (Near rail stations, the height bonus which is now 30% may be appropriate to increase to accommodate the additional intensity around rail stations)</p>
<p>V. Housing : Provide a variety of new housing at every price point, including affordable units, around the emerging urban centers in Tysons Corner and within walking distance of transit and commercial areas.</p>	<p>Residential Development:</p> <ul style="list-style-type: none"> • Create more affordable housing • Create appropriate housing for Tysons workers • Increase amount of housing in Tysons 	<p>4. Increasing housing incentives should be considered, especially with the purpose of providing affordable and workforces housing. (For example, consider increasing the housing bonus cap from 50% to 100%; this change will allow notable increased intensity throughout much of Tysons, when housing is a component.)</p>



Proposed New Plan Objectives	Initial Outreach Value or Issue (Key theme followed by selected value)	Draft Guiding Planning Principles (Principle in bold followed by staff comment)
<p>II. Existing Neighborhoods: [Respect the sense of community of neighborhoods within the boundaries of Tyson Corner]</p> <p><i>Note: The above issue was not finalized by the Task Force, but the idea may help shape a Guiding Planning Principle</i></p>	<p>Character of Tysons:</p> <ul style="list-style-type: none"> • Enhance sense of Community (<i>an aspect in some of the dialogues was to retain and protect some existing residential developments in Tysons</i>) 	<p>5. Existing residential development in Tysons should be retained, if currently built as currently planned and not within close proximity to a future rail station. (The major examples of residential development meeting these parameters are the Rotonda, Regency/Encore and Lillian Court.)</p>
<p>VIII. Public Facilities, Community Services, and Cultural Amenities:</p> <p>B. Provide for community serving entities, such as grocery stores, small retail/service establishments, childcare, healthcare and education providers vital to any viable community.</p> <p>C. Provide for the inclusion of cultural and civic uses, events and amenities; such may include performing arts spaces, amphitheater, ice skating rinks, conference/meeting rooms, recreational space, public art, museums etc.</p>	<p>Mixed Use:</p> <ul style="list-style-type: none"> • Create more community-serving retail • Increase street-level retail & small shops • Increase entertainment & cultural uses 	<p>Staff Note: Principle should indicate the provision of these uses in consensus concepts.</p>
<p>VIII. Public Facilities, Community Services, and Cultural Amenities:</p> <p>A. Provide sufficient public facilities and infrastructure to support the development within Tysons Corner. Examples include facilities and infrastructure for public health and safety, education, recreation and libraries.</p>	<p>Infrastructure & Public Facilities</p> <ul style="list-style-type: none"> • Ensure infrastructure & public facilities are sufficient to meet any increases in density • Infrastructure improvements should be funded by developers • Infrastructure improvements should be funded through public-private partnerships 	<p>Staff Note: The evaluation of consensus concepts should help determine public facility and infrastructure needs; and the approach for funding public facilities and infrastructure should be identified in the Plan's implementation strategies.</p>



Proposed New Plan Objectives	Initial Outreach Value or Issue (Key theme followed by selected value)	Draft Guiding Planning Principles (Principle in bold followed by staff comment)
<p>III. Urban Form:</p> <p>A. Promote a vibrant <u>sense of place</u> through mixed-use development, including housing; a more urban form of architecture; user-friendly and efficient transit facilities of all types; and parks, open space, and amenities.</p> <p>C. Encourage mixed-use development that includes commercial, residential, retail, arts and community amenities that enable transit oriented and pedestrian and bicycle friendly access.</p> <p>D. Encourage a more urban development form through appropriate building heights, intensities, setbacks, building mass, distinctive architecture, and site design; and the provision of a <u>more extensive grid of streets</u>.</p>	<p>Character of Tysons:</p> <ul style="list-style-type: none"> • Enhance aesthetics of Tysons • Enhance sense of Place • Enhance sense of Community <p>Mix Use: <i>(general comments in several values supported mixed use development)</i></p> <p>Traffic:</p> <ul style="list-style-type: none"> • Provide a “grid” street pattern <i>(urban design aspect)</i> <p>Parking:</p> <ul style="list-style-type: none"> • Make parking a less prominent feature <i>(urban design aspect)</i> 	
<p>IV. Transportation:</p> <p>A. Develop multi-modal integrated transportation systems that complement each other and mitigate traffic impacts in Tysons Corner and in adjacent residential neighborhoods.</p> <p>B. Maximize the use of metrorail and other forms of mass transit.</p>	<p>Traffic:</p> <ul style="list-style-type: none"> • Improve the flow of traffic within & through Tysons • Provide a “grid” street pattern <i>(vehicular circulation aspect)</i> • Keep Tysons accessible by car <p>Connectivity:</p> <ul style="list-style-type: none"> • Enhance ability to travel to & from Tysons from surrounding areas • Enhance ability to get around Tysons • Make Metro easily accessible to Tysons residents and nearby residents • Decrease traffic in general and Decrease reliance on autos 	<p>Staff Note: The grid street pattern and enhancing ability to travel to & from Tysons are physical elements that can be in consensus concepts; other aspects, such as decreasing reliance on autos, can be evaluated through traffic modeling assumptions about TDM; however, TDM will be a major implementation strategy.</p>



Proposed New Plan Objectives	Initial Outreach Value or Issue (Key theme followed by selected value)	Draft Guiding Planning Principles (Principle in bold followed by staff comment)
<p>IV. Transportation: C. Develop cohesive pedestrian and bicycle circulation systems to facilitate walking, cycling and transit use and to reduce reliance on automobiles.</p>	<p>Traffic (<i>pedestrian & bike circulation aspect</i>):</p> <ul style="list-style-type: none"> • Provide a “grid” street pattern <p>Connectivity (<i>pedestrian & bike circulation aspect</i>):</p> <ul style="list-style-type: none"> • Enhance ability to travel to & from Tysons from surrounding areas • Enhance ability to get around Tysons • Make Metro easily accessible to Tysons residents and nearby residents <p>Pedestrian & Bicycle Improvements</p> <ul style="list-style-type: none"> • Enhance pedestrian access and safety within Tysons & to Tysons from surrounding communities • Provide bike trails or lands 	
<p>VI. Environmental Stewardship: A. Use the re-development of Tysons Corner to minimize the negative environmental impacts at Tysons and on the surrounding communities and environmental quality corridors. Emphasize energy conservation, mitigate the effects of runoff and heat retention created by impervious surfaces, and maximize pedestrian, bicycle and transit use to reduce traffic and improve air quality.</p>	<p>Environment:</p> <ul style="list-style-type: none"> • Enhance stormwater management & protect water quality 	



Proposed New Plan Objectives	Initial Outreach Value or Issue (Key theme followed by selected value)	Draft Guiding Planning Principles (Principle in bold followed by staff comment)
<p>VI. Environmental Stewardship: B. Preserve and enhance the natural environment at Tysons Corner. These efforts should include maintaining and creating public and private open spaces within Tysons for both environmental impact mitigation and public enjoyment. Special attention should be paid to protecting and restoring the downstream environments of Scotts Run and Old Courthouse Run. Connect open spaces within Tysons Corner and with the surrounding communities.</p>	<p>Environment:</p> <ul style="list-style-type: none"> • Create more parks & greenspace • Create athletic fields 	
<p>I. Economic Vitality: Preserve and enhance Tysons Corner as a vital economic center.</p>	<p>Economic/Business Climate:</p> <ul style="list-style-type: none"> • Provide for economic growth & stability • Don't push existing businesses out • Maintain/enhance existing property values <i>(this value also applied to maintaining property values in surrounding communities)</i> 	
<p>VII. Accessibility: Design, implement and maintain buildings, public facilities, transportation facilities programs and services for universal accessibility.</p>		

 To request this information in an alternate format, call the Department of Planning and Zoning at 703-324-1334, (TTY 711).