



# ***ISSUES FAIRFAX: Tysons 2030***

**April 22, 2005**

**George Mason University**



## **ISSUES FAIRFAX: *Tysons 2030***

- A policy forum sponsored by the Fairfax County Chamber of Commerce and George Mason University with the support and participation of the county.
- Approx. 200 stakeholders represented county-wide interests in transportation, housing, economic vitality, education - workforce, and growth management.
- Engaged outside facilitation and group decision technology to identify priority issues the comp plan review should address.
- Framed the current decisions regarding Tysons as critical to the county's future across a range of issues.

*Fairfax County in 2030:  
Implications for  
Tyson's Corner*

**Stephen S. Fuller, PhD  
Dwight Schar Faculty Chair and University Professor  
Director, Center for Regional Analysis  
George Mason University**

**April 22, 2005**

## Fairfax County's Economy Has Changed:

(Pop. & Jobs in 000's; GCP in Billions of 2005 \$)

	1970	2005	Change	%
Pop.	490.0	1,093.3	603.3	123.1%
Jobs	148.7	847.9	699.2	470.2%
GCP	\$7.8	\$76.0	\$68.2	874.4%
GRP	\$83.3	\$311.5	\$228.2	273.9%
GCP/GRP	9.4%	24.4%	30.0%*	159.6%

\* Fairfax County share of region's increase

# Measures of Urbanization

	1970	2005	2030
Population Density (pop./square mile)	1.6	2.7	3.9
Job Density (jobs/square mile)	0.8	2.1	3.5
Jobs/Population	0.5	0.8	0.9
Net Gain/Loss of GCP to Commuting (%)	31.6	4.9	6.5

# Fairfax County Forecast: 2005-2030

(Pop. & Jobs in 000's; GCP in Billions of 2005 \$)

	2005	2030	Change	%
Pop.	1093.3	1547.2	453.9	41.5
Jobs	847.9	1405.2	557.3	65.7
GCP	76.0	156.6	80.6	106.0
GRP	311.5	623.7	312.2	100.2
GCP/GRP	24.4	25.1	25.8*	2.9

\* Fairfax County share of region's increase

# Land Use Implications of Growth Forecasts for Fairfax County: 2005-2030

(jobs in 000s and space in millions sq ft)

	2005	2030	Change
Total Jobs	847.9	1405.2	557.3
Office Jobs	440.8	811.3	370.5
Building SF *	110.2	202.8	92.6
Retail Jobs	77.0	112.0	35.0
Building SF **	34.6	50.4	15.8

\* At 250 sf/job; \*\* At 450 sf/job

# Opportunities for Tyson's Corner

Joe Brown  
Dennis Carmichael



# Tyson's Future

- Great cities are always remaking themselves
- Density is the medium for this remaking
- Density is not about maximum development
- Tyson's should be seeking concentration and a structure to focus high quality development

# This means...

- An enjoyable public realm
  - Useful + used public open spaces
  - Better streets designed for people
- A variety of housing types
  - Flats, townhouses, single family
  - Not just towers or apartments
- Retrofit existing areas
  - Infill opportunities abound
  - Brownfield + grey field
  - Economically + functionally obsolete (e.g. strip centers)
  - Unlock highest value

# Community Case Studies

- Miami Beach
- Battery Park City
- Central Milton Keynes, England
- Diagonal Mar, Barcelona
- Jinji Lake, Suzhou, China
- LoDo + Stapleton, Denver
- Perimeter Center + Midtown, Atlanta

# Local Examples



Market Commons



Pentagon Row



Bethesda Row



Fairfax Corner

Fairfax Corner



- Mix the uses vertically as well as horizontally
- Change the mentality of “setback” to “build to” to create streetwall buildings
- Rebuild the major streets as “complete streets” with sidewalks and bicycle paths
- Create a legible and memorable public realm of squares, parks, and plazas
- Maximize density at future Metro stations



- Introduce civic and cultural uses for evening and weekend use
- Reward ground floor retail with bonus density in office buildings
- Reduce parking requirements within 1000' of future Metro stops
- Provide public subsidy for liner retail and residential uses on parking structures
- Reduce the size of blocks by introducing new complete streets within existing blocks



# ISSUES FAIRFAX: *Tysons 2030*

## Summary of Breakout Sessions

- Morning sessions focused the defining attributes of Tysons 2030,
- Afternoon sessions deliberated on weaving those goals into the quality of life that has come to define Fairfax County.



# *ISSUES FAIRFAX: Tysons 2030*

## **Key consensus points:**

- Tysons Corner is the cornerstone of the county's commercial tax base and the stability and success of Fairfax County's economy is at stake.
- Density and mixed-use at Tysons Corner is vital to managing the growth in Fairfax County and maximizing the benefits of mass transit in Fairfax County.
- A forward-thinking planning process is necessary to truly make Tysons an urban downtown for Fairfax County and Northern Virginia.



## ISSUES FAIRFAX: Tysons 2030

- What are the most important attributes envisioned for the future of Tysons Corner?
  - connectivity,
  - sustainable quality,
  - balance and diversity,
  - 24/7 livability,
  - a business center,
  - pluralistic, and
  - a world class urban center.



# ISSUES FAIRFAX: Tysons 2030

- What are the most important attributes for cultural development?
  - culture's seat at the master planning process,
  - a comprehensive and diverse arts and culture plan for Tysons Corner;and
  - the creation of a cultural energy which includes open spaces, festivals, parks, and public art with special attention given to these areas proximity to Metro stations.



- What are the most important urban design attributes envisioned for the future of Tysons Corner?
  - If Tysons is to be an urban center, than all stakeholders must share the same vision and strike a balance among their interests.
  - The new urban center should be designed for high density within ¼ mile of highly accessible metro stations and should protect neighborhoods outside these zones from greatly increased density.
  - Parks and green spaces must be preserved within Tysons.
  - Tysons Corner must be a very defined and distinguishable area of the region and cannot morph into other sections.



## ISSUES FAIRFAX: Tysons 2030

- What are the most important attributes for residential housing envisioned for the future of Tysons Corner?
  - Housing must be denser than it is now and a significant portion must be within walking distance of transit.
  - Some housing must be affordable with incentives in place to support mixed-income housing.
  - Housing would develop much more rapidly if the approval process was shortened, regulations impeding construction were lifted and the Comprehensive Plan were updated to reflect these new goals.



- What are the most important attributes envisioned for the transportation assets of Tysons Corner?
  - The most important variable in the quality of life in Tysons 2030 will be how closely its development revolves around mass transit.
  - Current assets:
    - It has infrastructure including Metro & HOT lanes.
    - the beginnings of a revenue stream with special tax districts, and
    - economic incentives.
  - Missing assets:
    - an internal circulation system,
    - long distance express bussing,
    - a pedestrian network, and
    - a consensus on what Route 123 and Route 7 should be.

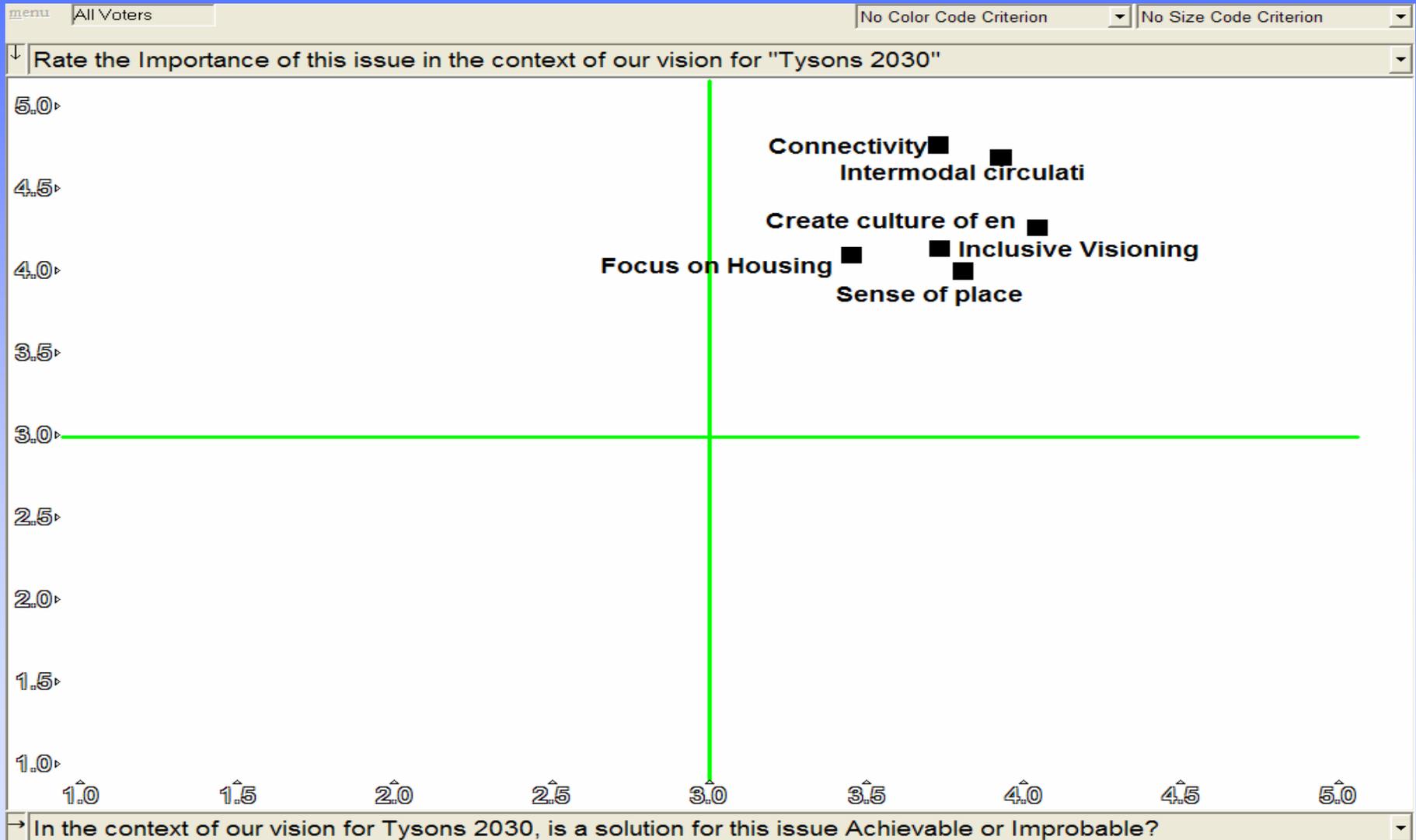


## ISSUES FAIRFAX: Tysons 2030

- What are the most important attributes envisioned for sustaining the economic vitality of Tysons Corner?
  - a large office component,
  - a strong commercial tax base,
  - high land values, and
  - a wealth of human talent.

# Issues Fairfax

## Top issues - Importance by Achievability





# Post Forum Objectives

- The Board of Supervisors convene a task force inclusive of a range of stakeholders.
- Have the county implement a planning process with public engagement in order to truly make Tysons an urban center for Fairfax County.



# Tysons 2030: Next Steps

- Build a coalition of stakeholders to support the implementation of “Transit Oriented Development” principals at Tysons Corner.
- Build public and political support for the desired changes to the Tysons plan that allows for a level of development that supports “transit oriented” objectives.