

1994 Tysons Corner Plan's Major Objectives and 2005 Tysons Committee's Initial Suggested Revisions

The following are the Plan's 1994 major objectives for the Tysons Corner Urban Center, which are followed by initial suggestions for revisions as drafted by staff based on input provided at the September 26th Committee meeting.

1. Preserve and enhance Tysons Corner as a vital employment, retail and general business center serving the metropolitan Washington region and beyond.

Suggestion: No change at this time.

2. Create an improved sense of place and function to promote the market success of the area, recognizing that meeting the present and future functional needs of commercial, employment and residential uses is important to protect and enhance existing economic activities and to provide for future high-quality development.

Suggestion: The objective includes too many subjects (sense of place, market success and high-quality development). Objective 1 address market success and new Objective 15 addresses high-quality development. The suggestions below focus this objective on creating a "sense of place". Below are three alternatives for "sense of place":

Improved the sense of place(s) by creating focal points around each transit station through redevelopment that provides landmark buildings and a pedestrian-friendly and transit-oriented environment. (comment: Overlaps with Objective 4).

Improved the sense of place(s) by redevelopment establishing more clearly defined commercial and mixed use districts focused around each transit station as well as new neighborhoods that are interlinked (knitted together?) by an integrated pedestrian and vehicular circulation system.

Promote a vibrant sense of place 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.

3. Preserve and protect existing stable residential neighborhoods adjacent to the boundaries of Tysons Corner.

Suggestion: No change at this time.

4. Create centralized areas of relatively more intense development (core areas) for large-scale development, and less intense non-core areas that provide a transition to neighborhoods outside Tysons Corner's boundaries.

Suggestion: The objective should include focusing future intensity around transit stations.

Create ~~centralized areas of relatively more intense and more urban development in the core area and in the four transit station areas for large-scale development~~, and less intense non-core areas that provide a transition to neighborhoods outside Tysons Corner's boundaries.

5. Encourage development of additional housing, including affordable units, in Tysons Corner so that employees may live near their workplaces, thus reducing the number and length of commuter auto trips.

Suggestion: Transit facilities should be added to objective. The issue of providing amenities and services mentioned during the discussion of this objective resulting in staff adding a specific objective (See suggested new objective 14).

Encourage development of additional housing, including affordable units, in Tysons Corner so that employees may live near their workplaces or live near transit facilities in order to, thus reducing reduce the number and length of commuter auto trips

6. Encourage mixed-use development that permits a combination of uses for market synergy. Such development should include pedestrian and auto circulation systems which integrate the development both internally and externally, resulting in high-quality design for a transit- and pedestrian-friendly environment.

Suggestion: The objective needs to focus on mixed-use and how it integrates with the area.

Encourage mixed-use development that includes pedestrian and vehicular (bike, auto and transit) circulation systems that integrate the development both internally and externally, resulting in transit-oriented and pedestrian-friendly environments.

7. Encourage development to achieve a more urban form through appropriate building heights, setbacks, building bulk and site design.

Suggestion: The objective should focus on elements of urban form which need to include reference to a “grid of street,” which is a key aspect of urban form development.

Encourage development to achieve a more urban development form through appropriate building heights, setbacks, building bulk, site design and the provision of a more extensive grid of streets.

8. Develop a cohesive pedestrian circulation system linked to open spaces such as plazas, courtyards, greenways and parkland, in order to facilitate walking and reduce reliance on private automobiles.

Suggestion: The objective should include bicycle and the need to provide streetscape.

Develop a cohesive pedestrian and bicycle circulation systems linked to transit facilities, which is designed with streetscapes and open spaces such as (plazas, courtyards, greenways and parkland), in order to facilitate walking, cycling and transit use and to reduce reliance on private automobiles

9. Develop mass transit options, transportation strategies and planned highway improvements to mitigate traffic impacts in Tysons Corner and in adjacent residential neighborhoods.

Suggestion: The objective should emphasis an integrated approach to transportation.

Develop integrated transportation strategies, which included the construction mass transit facilities and options, transportation strategies and planned road highway improvements as well as Transportation Demand Management (TDM) measures, necessary to mitigate traffic impacts in Tysons Corner and in adjacent residential neighborhoods.

10. Encourage improvement of environmental management regarding air and water quality.

Suggestion: The objective should clarify that this objective is focused on improving air and water quality as well as stormwater management; below are two approaches:

Redevelopment in Tysons Corner should be an opportunity to minimize environmental impacts through the use of new technology and innovative approaches, such as “green buildings” and Low Impact Development (LID) which can improve the environmental management of air and water quality and stormwater management.

To use the re-development of Tysons Corner as an opportunity to minimize the environmental impacts at Tysons and on the surrounding communities. These efforts should focus on the mitigation of the effects of runoff and heat retention created by impervious surface, and maximize pedestrian and transit use to reduce traffic and concurrent local air pollution. These efforts could include but not be limited to: maximum retention of runoff on site, reduction of impervious surface where possible, porous pavers or other such parking surfaces in areas with infrequent parking lot use, shared parking facilities where possible, use of infiltration and other means to recharge groundwater, green roofs, energy efficient buildings, placement of buildings to enhance air flow, use of materials to minimize heat retention, use of all low impact design elements where feasible.

11. Protect the remaining environmentally sensitive areas by preserving them as private or public open space.

Suggestion: The objective should have clarification; below are two approaches:

The remaining environmentally sensitive areas should be protected and enhanced by being preserved as private or public open space; enhancement efforts should include the creation of additional green spaces and water facilities within Tysons Corner for both environmental impact mitigation and public enjoyment.

To enhance and restore to the extent possible the existing natural environment at Tysons Corner. These efforts should include the creation of additional green spaces and water facilities within Tysons for both environmental impact mitigation and public enjoyment. Special attention should be paid to protecting the downstream environments of Scotts Run and Old Courthouse Run. There should be an attempt to create connectivity between these green spaces within Tysons and also with the surrounding environments.

12. ~~Implement mechanisms that are necessary to carry out the intent of the Tysons Corner Plan, to ensure that its vision can become reality.~~

Suggestion: The Committee indicated that this objective should be deleted since it addresses implementation.

13. Add new objective focused on retaining small business and service uses.

Encourage (or Provide incentives for) the integration of existing and future small businesses and service uses as well as community-serving commercial uses, such as a grocery store, pharmacy, automotive and home service repair shops, in future redevelopment.

14. Add new objective addressing the need for cultural and institutional uses.

Encourage the provision of additional institutional and cultural uses and amenities that serve the Tysons Corner and the surrounding neighborhoods. These may include a library, museum(s), theater, childcare, recreational facilities, public art, as well as religious and educational institutions.

15. Consider the additional of a high-quality development objective (after all other objectives are revised, this objectives may not be needed):

Encourage high-quality development in terms of site design, building design and materials, and open space amenities throughout the Tysons Corner Urban Center.

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