

## Comparison between Proposed New and Old Tysons Corner Major Plan Objectives

The Tysons Land Use Task Force reviewed (between October and early January) the major Plan objectives established in 1994 and drafted proposed revisions. The table below places the proposed new Plan objectives next to the most similar 1994 Plan objective. However, please note that there are occasions where a 1994 Plan objective overlaps with several proposed Plan objectives. For example, the 1994 Plan Objective 6 contains elements that correspond to proposed Plan Objective Categories 3 and 4. In addition, proposed Plan Objective Categories 7 and 8 do not have corresponding 1994 Plan objectives. Please see the table below for these comparisons.

Proposed New Plan Objectives	Old Plan Objectives
<b><i>Employment Center</i></b>	
<b>I. Economic Vitality</b>	
Preserve and enhance Tysons Corner as a vital economic center.	1. Preserve and enhance Tysons Corner as a vital employment, retail and general business center serving the metropolitan Washington region and beyond.
<b><i>Existing Neighborhoods</i></b>	
<b>II. Existing Neighborhoods</b>	
Preserve and protect existing residential neighborhoods adjacent to the boundaries of Tysons Corner. [Respect the sense of community of neighborhoods within the boundaries of Tysons Corner.]	3. Preserve and protect existing stable residential neighborhoods adjacent to the boundaries of Tysons Corner
<b><i>Urban Form</i></b>	
<b>III. Ensure a more urban form of development with a high degree of connectivity throughout Tysons Corner. Encourage a pattern of land use that will promote the development of neighborhoods, especially around Metro stations.</b>	
A. 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.	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.
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.	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.

<b>Proposed New Plan Objectives</b>	<b>Old Plan Objectives</b>
C. Encourage mixed-use development that includes commercial, residential, retail, arts and community amenities that enable transit oriented and pedestrian and bicycle friendly access.	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.
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 more extensive grid of streets.	7. Encourage development to achieve a more urban form through appropriate building heights, setbacks, building bulk and site design.
<b>Transportation</b>	
<b>IV. Transportation</b>	
A. Develop multi-modal integrated transportation systems that complement each other and mitigate traffic impacts in Tysons Corner and in adjacent residential neighborhoods.	9. Develop mass transit options, transportation strategies and planned highway improvements to mitigate traffic impacts in Tysons Corner and in adjacent residential neighborhoods.
B. Maximize the use of metrorail and other forms of mass transit.	Elements of Old Plan Objective 6 relate to New Plan Objective 4
C. Develop cohesive pedestrian and bicycle circulation systems to facilitate walking, cycling and transit use and to reduce reliance on automobiles.	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.
<b>Housing</b>	
<b>V. Housing</b>	
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.	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.
<b>Environment</b>	
<b>VI. Environmental Stewardship:</b>	
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.	10. Encourage improvement of environmental management regarding air and water quality.

<b>Proposed New Plan Objectives</b>	<b>Old Plan Objectives</b>
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.	11. Protect the remaining environmentally sensitive areas by preserving them as private or public open space.
<b>Accessibility</b>	
<b>VII. Accessibility</b>	
Design, implement and maintain buildings, public facilities, transportation facilities programs and services for universal accessibility.	
<b>Public Amenities</b>	
<b>VIII. Public Facilities, Community Services, and Cultural Amenities</b>	
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.	
B. Provide for community serving entities, such as grocery stores, small retail/service establishments, childcare, healthcare and education providers vital to any viable community.	
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.	
<b>Implementation</b>	
	12. Implement mechanisms that are necessary to carry out the intent of the Tysons Corner Plan, to ensure that its vision can become reality.*

\*Note: Since this statement focuses on implementation, its is not viewed as an objective, but a strategy that will be addressed in the Plan's implementation section.