

## **Draft Revision of the Tysons Corner Plan's Major Objectives Organized by Category**

After the October 10, 2005 meeting, the committee organized the Tysons Corner Plan's objectives into eight categories. At the October 24, 2005 meeting, the Plan objectives in categories 1 through 5 were reviewed and refined as follows:

### **I. Economic Vitality**

Preserve and enhance Tysons Corner as a vital economic center.

### **II. Existing Neighborhoods**

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.]

*Note: At a future meeting, this objective needs to be refined.*

### **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.**

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.

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.

C. Encourage mixed-use development that includes commercial, residential, retail, arts and community amenities that enable transit oriented and pedestrian and bicycle friendly access.

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.

### **IV. Transportation**

Develop multi-modal integrated transportation systems that complement each other and mitigate traffic impacts in Tysons Corner and in adjacent residential neighborhoods.

Maximize the use of metrorail and other forms of mass transit.

Develop cohesive pedestrian and bicycle circulation systems to facilitate walking, cycling and transit use and to reduce reliance on automobiles.

## 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.

**The following categories (6 through 8 and miscellaneous objectives) will be reviewed at a future meeting.**

**VI. Environmental Stewardship:** *Two aspects are addressed, which are future development's mitigation of impacts and protecting/utilizing existing environmental resources.*

### A. Future Development (Revision to old Objective 10)

**Original #10:** Encourage improvement of environmental management regarding air and water quality.

Alternative 1: 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.

Alternative 2: 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.

### B. Protecting/Utilizing Existing Environmental Resources (Revision to old Objective 11)

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

Alternative 1: 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.

Alternative 2: 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. *(Issues concerning the use of Scotts Run and other RPA may be best addressed under the Area-wide Open Space/Parks/Recreation section of the Plan.)*

## **VII. Accessibility**

Buildings, public facilities and transportation facilities should be designed to have universal accessibility. *(New objective addressing the need to provide universal accessibility; the "Universal Accessibility" issue may be fully defined and incorporated in to the Area-wide Urban Design recommendations under the Pedestrian and Transit-Oriented Design guidelines.)*

## **VIII. Institutional and Cultural Facilities**

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. *(New objective addressing the need for cultural and institutional uses.)*

### **Two Objectives do not fit under the above eight categories, which are:**

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. *(New objective 13 from 10/10 draft)*

Encourage high-quality development in terms of site design, building design and materials, and open space amenities throughout the Tysons Corner Urban Center. *(New objective 15 from 10/10 draft, after all other objectives are revised, this objective may not be needed)*