

Draft Guiding Planning Principles for Tysons Corner

May, 2006 Version

In late January and early February 2006, the Tysons Land Use Task Force engaged in an extensive program of community outreach to identify community values, issues and concerns for the future of Tysons. This input was used to formulate Draft Guiding Planning Principles that will be used to provide clear and fundamental direction to identify, develop, and evaluate transportation and other infrastructure improvement options for Tysons.

The following Draft Guiding Planning Principles were adopted by the Tysons Land Use Task Force at its May 22, 2006 meeting. The Task Force is currently soliciting public comment on these draft principles through August 18, 2006.

Propel Tysons Corner forward within existing boundaries as the employment and commercial center of the region and an expanding contributor to the tax base of Fairfax County.

Retain compatible transitions at the edges to adjacent neighborhoods in terms of some combination of use, intensity, scale and/or building heights.

Transform Tysons Corner from a suburban office park and activity center into an urban center marked by the diversity of its residents and workers, the wide range of ideas and opportunities available, the quality of its buildings and spaces, and its connections and accessibility for all.

Reduce the time cost and inconvenience of accessing Tysons Corner and its services through a new transportation system engineered to promote a functional and accessible system of pedestrian walkways, trails, bike routes, a grid of streets, transit connections and Metrorail.

Reduce the suburban form focus in Tysons Corner on isolated buildings, surface parking and moving vehicles through Tysons Corner to somewhere else and connect new buildings, structured parking and pedestrian and bicycle facilities to form and preserve engaging streetscapes and connected neighborhoods.

Attract intense, mixed-use development and private investment to Metrorail station areas and transit connection locations throughout Tysons Corner, including a range of housing choices and price points, service opportunities and office space.

Engage people, institutions and the private sector with government to include in Tysons Corner the distinctive architecture, civic focal points, cultural and educational institutions, places of worship, medical facilities, recreation, libraries and public safety stations that mark whole, healthy, and inclusive urban communities.

Respect the unique natural features and topography of Tysons Corner in all plans, expand useable open space and improve existing natural environment