

# Planning for the Future of Tysons Corner

## Agenda

- Purpose of Meeting
- Background on Planning Process
- Community Outreach Activities



Presenters:

Clark Tyler, Chairman, Tysons Land Use Task Force  
Sterling Wheeler, Department of Planning & Zoning  
Doug Sarno, Perspectives Group



# Purpose of Meeting

- Update community leaders on the planning process
- Explain public input activities to be conducted in 2007
- Involve the community in the planning process with your help!



# Tyson's Land Use Force

The Task Force is a Thirty-Six Member Group Representing a Mix of Diverse Stakeholders Appointed by the Board of Supervisors.

- Residents
- Businesses
- Major Employers
- Community and Civic Associations



# Task Force Mission

The Tysons Land Use Task Force has been charged by the Board of Supervisors with soliciting community input and making recommendations to update the 1994 Tysons Corner Comprehensive Plan by:

- Promoting mixed use Better facilitating transit-oriented development (TOD)
- Enhancing pedestrian connections throughout Tysons
- Increasing the residential component
- Improving the functionality of Tysons
- Providing for amenities and aesthetics, such as public space, public art, parks, etc.



# Outreach

The Task Force is committed to **Open Communication** and **Ongoing Input** during the Planning Process.

What has been done to reach stakeholders:

- **Twenty Community Dialogues** held in January and February identified Community Values, Issues and Concerns that will guide the Planning Process
- **Regular Task Force Updates** (e-mail newsletters) used:
  - 1) to inform stakeholders about Task Force activities and
  - 2) to solicit Community Input on the Guiding Planning Principles and the Request for Proposals for a highly qualified planning firm
- **Future interactive outreach events** as the Task Force continues its work with the aid of a Planning Consultant to shape the Future of Tysons

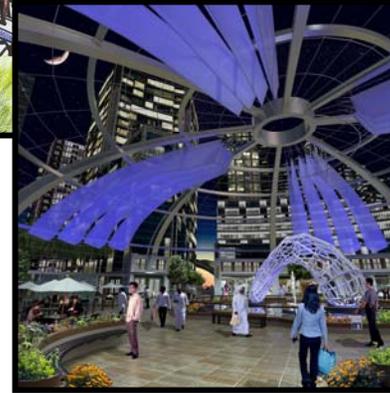
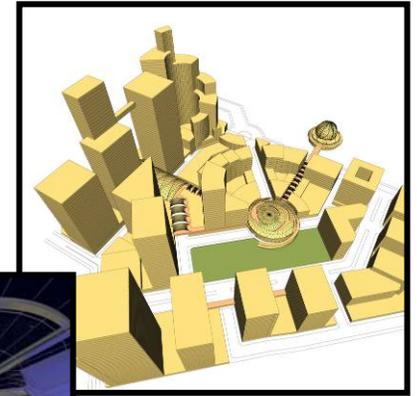
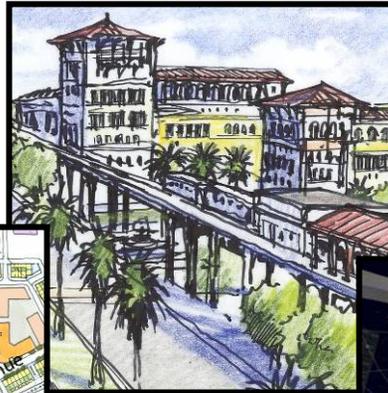
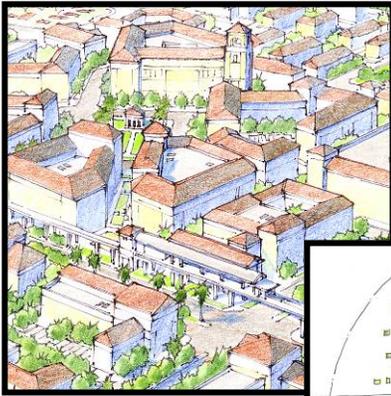


# Guiding Planning Principles

- 1) Move Tysons Corner forward within its existing boundaries
- 2) Retain compatible transitions at the edges to adjacent neighborhoods
- 3) Transform Tysons Corner from a suburban office park and activity center into a 24/7 urban center
- 4) Reduce the time, cost, and inconvenience of accessing and moving within Tysons Corner
- 5) Reduce the suburban focus on isolated buildings, surface parking and moving vehicles through Tysons Corner
- 6) Attract mixed-use transit-oriented development and private investment
- 7) Engage people, communities, institutions, and the private sector with government
- 8) Respect the unique natural features and topography of Tysons Corner



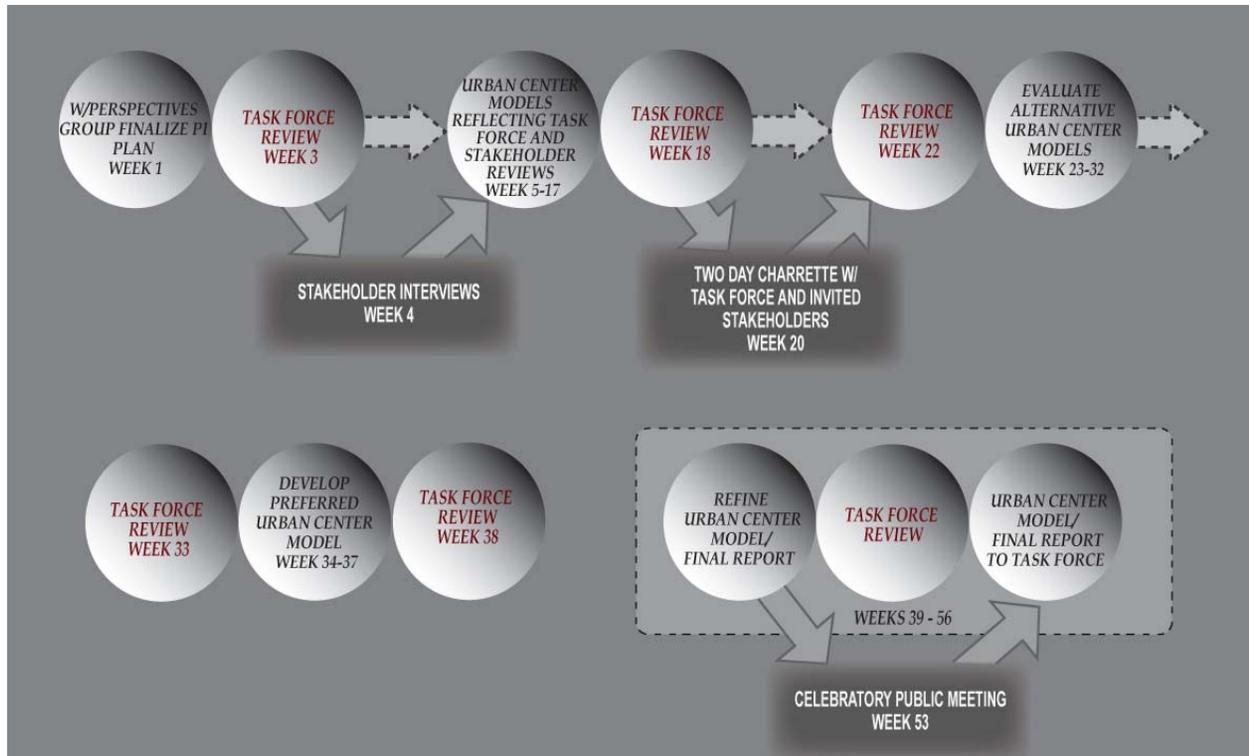
# PB Placemaking



- Intersection of transport & land use
- TOD work in over 20 States & abroad
- From policy to implementation
- Multi-disciplinary and highly inclusive



# Overall approach: 14 months

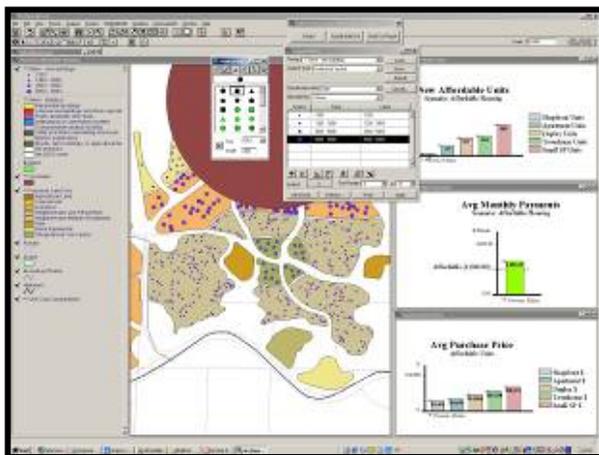


- Key features
  - Rigorously tested scenarios (Urban Center Models)
  - “Sufficient consensus” on the final plan
  - Tangible 3-D depictions



# Visualization

- Smart Models – build once then reuse
- Advanced visualization methods
- CommunityViz – GIS software
- Testing in real time
  - Working at different scales



# From Suburban to Urban

- 3-D visualization
  - SketchUp & Google Earth
  - Before
  - After



Preferred TOD Plan :: Arvada, Colorado



# Vision + Market Fundamentals

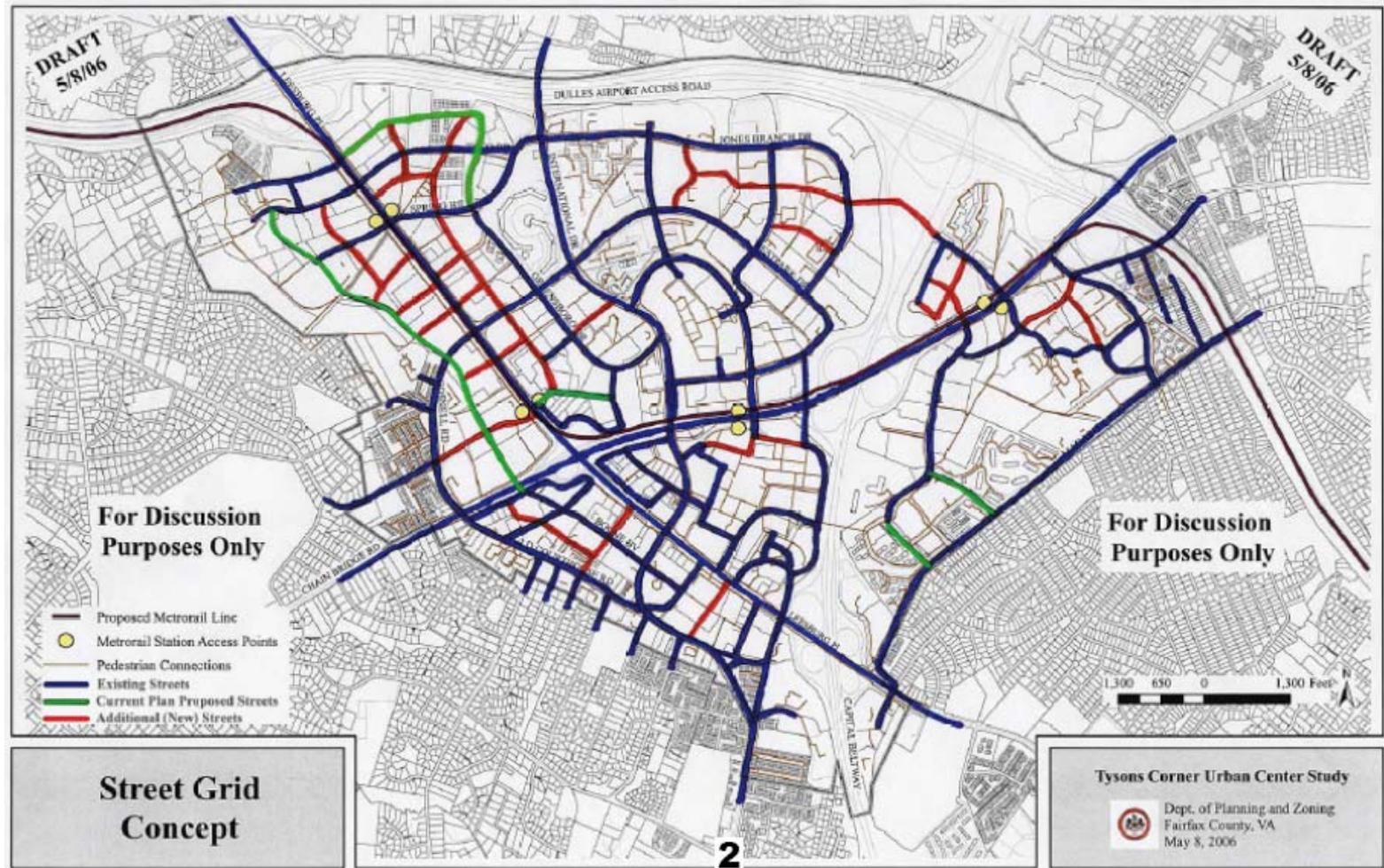
- Long-range plan covering many economic cycles
- Near-term strategies that reflect market realities
- Assess current market conditions
- Market inputs into scenarios & base case
- Reflect both current Tysons Corner markets and untapped markets (e.g., urban living)
- Draw lessons from other suburban centers transformed by transit access
- Analyze financial feasibility of proposed uses



# Walkable Centers



# Street Grid



# Final Plan

- Preferred Alternative
  - Vision
  - Land Use
  - Amendments to Comp Plan
  - Station Access /Circulation
  - Urban design guidelines / regs
  - Parking
  - Implementation
  - Plans, graphics, 3D visualization



# Community Values + Guiding Planning Principles

**TYSONS LAND USE TASK FORCE**

## Community Values and Guiding Planning Principles for use in Planning the Future of Tysons Corner

Community values were gathered at 20 public dialogues in January and February 2006. The Tysons Land Use Task Force used these values to identify Guiding Planning Principles for use in planning the future of Tysons Corner. Public comment on these Guiding Planning Principles was obtained in August 2006.

**Tyson Land Use Task Force Guiding Planning Principles for Tysons Corner\***

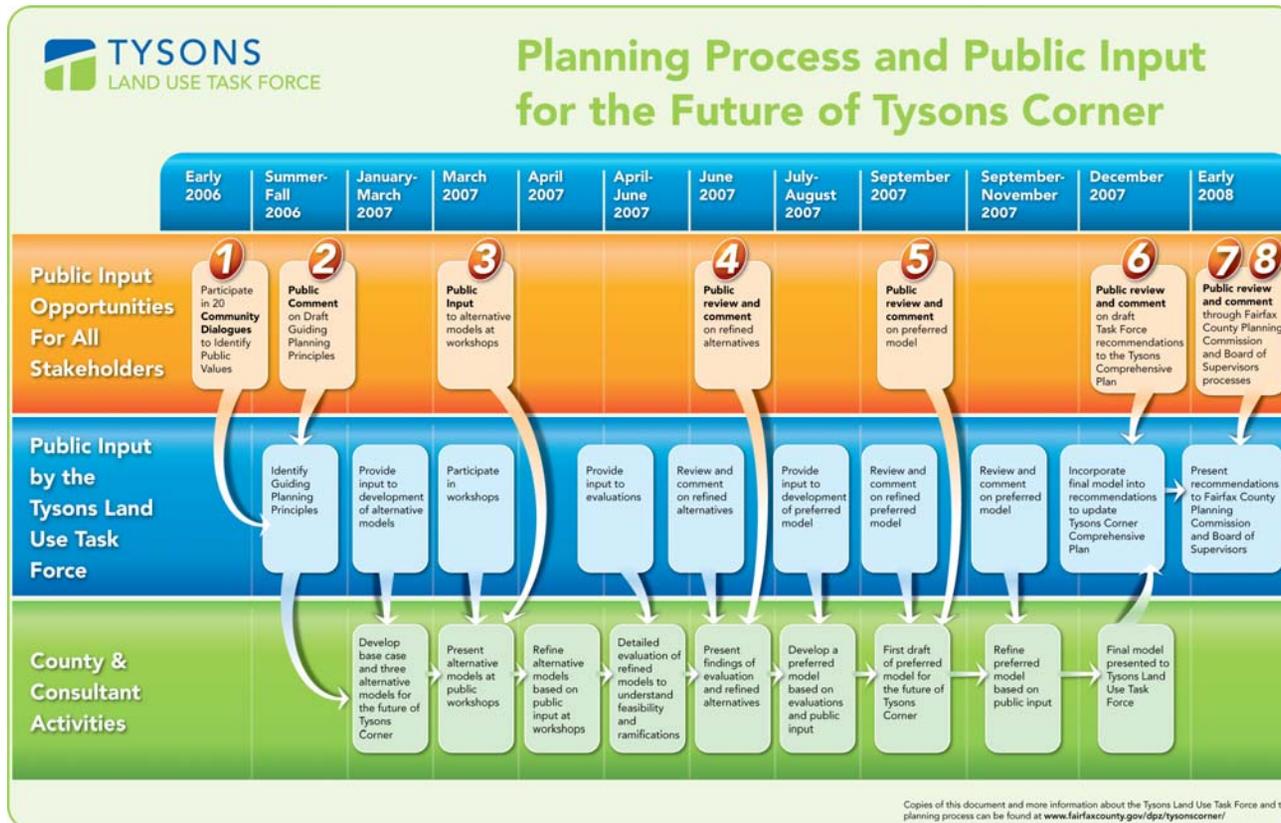
Community Values Identified in Early 2006 Public Dialogues\*

	Move Tysons Corner forward within existing boundaries	Reduce community parking lots for residential neighborhoods	Transform Tysons Corner from a suburban office park to a vibrant center near a 200+ bus route	Reduce the time, cost and inconvenience of accessing and moving within Tysons	Reduce the suburban focus on isolated buildings, surface parking and moving vehicles through Tysons	Attract mixed-use firms, oriented development and private investment to transit connections locations	Engage people, communities, institutions and the private sector with government	Support the unique natural resources and geography
<b>CHARACTER OF TYSONS</b>								
Tyson should be a destination place (tourism)								
Enhance aesthetics of Tysons								
Enhance sense of place								
Enhance sense of community								
<b>CONNECTIVITY (see also TRAFFIC)</b>								
Enhance ability to travel to and from Tysons from surrounding areas								
Enhance ability to get around Tysons								
Make Metro easily accessible to Tysons residents and nearby residents								
<b>DENSITY</b>								
Limit building heights								
No increased density/growth								
Make Tysons a more functional urban center								
Preserve and protect present character of surrounding residential neighborhoods								
Concentrate density around Metro								
Create and protect "transition zones" between higher and lower density								
<b>ECONOMIC/BUSINESS CLIMATE</b>								
Provide for economic growth and stability								
Don't push existing businesses out								
Maintain/enhance existing property values								
<b>ENVIRONMENT</b>								
Create more parks and greenspace								
Create athletic fields								
Enhance stormwater management and protect water quality								
<b>INFRASTRUCTURE AND PUBLIC FACILITIES</b>								
Ensure that infrastructure and public facilities are sufficient to meet any increases in density								
Infrastructure improvements should be funded by developers								
Infrastructure improvements should be funded through public-private partnerships								
<b>METRO</b>								
Protect residents from light and noise pollution								
Minimize traffic impacts and other inconveniences during Metro construction								
Metro should be underground								
<b>MIXED USE</b>								
Create more community-serving retail								
Increase street-level retail and small shops								
Increase entertainment and cultural uses								
<b>PARKING</b>								
Parking needed for Metro								
Keep Metro users from parking in residential neighborhoods and commercial/retail lots								
Make parking a less prominent feature								
<b>PEDESTRIAN AND BICYCLE IMPROVEMENTS</b>								
Enhance pedestrian access and safety within Tysons and to Tysons from surrounding communities								
Provide bike trails or lands								
<b>TASK FORCE PROCESS</b>								
Task force should be more representative								
<b>RESIDENTIAL DEVELOPMENT</b>								
Create more affordable housing								
Create appropriate housing for Tysons workers								
Increase amount of housing in Tysons								
<b>SAFETY</b>								
Ensure personal safety with arrival of Metro								
<b>TRAFFIC (see also CONNECTIVITY)</b>								
Decrease traffic in general								
Improve the flow of traffic within and through Tysons								
Provide a "grid" street pattern								
Decrease reliance on autos								
Keep Tysons accessible by car								

\* The complete report on community dialogues and the full text of the Guiding Planning Principles can be found at [www.fairfaxcounty.gov/dpa/tysonscorner/](http://www.fairfaxcounty.gov/dpa/tysonscorner/)

- Initial Community Outreach
  - Community dialogues in early 2006
- Community Values Identified
- Task Force developed Guiding Planning Principles based on Community Values

# Project Timeline + Input Opportunities



- Multiple opportunities for public input
- Major public workshop in late March
- Feedback



# Questions

For more information on the  
Tysons Land Use Task Force see  
[www.fairfaxcounty.gov/dpz/tysonscorner](http://www.fairfaxcounty.gov/dpz/tysonscorner)

