

Tysons Corner Scenarios: “Alternatives for Growth”

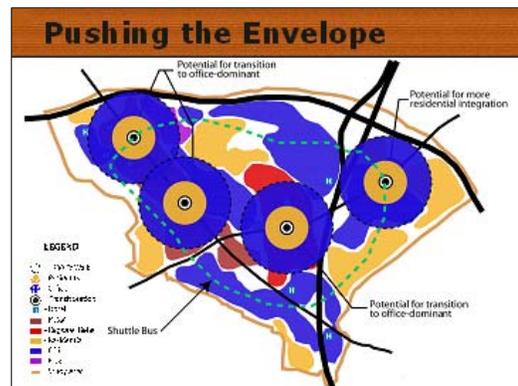
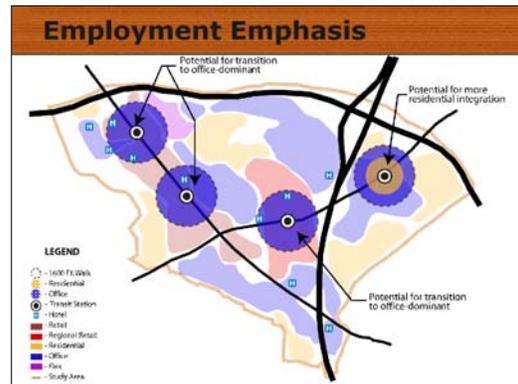
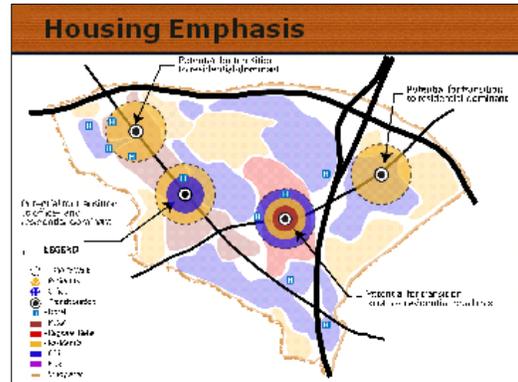
The “Alternatives for Growth” are possible land use and transportation futures for Tysons that are worthy of pondering. They are not inevitable, merely plausible. Each can be viewed as an alternative that tells a different story about Tysons’ future. The alternatives are defined to present possible outcomes that are in extreme contrast with each other so that a range of choices is examined, not just “high, medium and low” versions of a single concept.

Each of the alternatives seeks to address the Task Force’s principles for guiding future development in Tysons. The “Housing Emphasis” alternative emphasizes residential growth, the “Employment Emphasis” alternative emphasizes employment growth and the “Pushing the Envelope” alternative emphasizes a mix of much more jobs and housing.

The alternatives are:

1. **“Housing Emphasis”** This mixed-use alternative includes a much stronger residential base, which will improve the sub-regional jobs-housing balance in Tysons. Having Tysons absorb more of the regional housing demand will increase two-way Metro flows to and from other major nodes along the transit system. Greatly increasing the number of residents in Tysons will support the 18-hour atmosphere and amenities that go with a live-work-play community. Proper land use and urban design arrangements will encourage more residents to reduce their auto commutes and increase their internal multi-modal commutes. Jobs are not increased above current zoning in order to minimize the gridlock stemming from massive morning peak hour in-commutes or evening peak out commutes.

2. **“Employment Emphasis”** As the economic engine of Fairfax County, Tysons must continue to emphasize job growth to remain the dominant center in the region after D.C. This mixed-use alternative assumes that a relatively high percentage of work trips will arrive by transit and will make this job



growth sustainable. Additional housing is also necessary to maintain a better balance between jobs and housing, to increase two way transit flows from the Tysons stations, and to support a vibrant environment that does not shut down at the end of the work day.

3. **“Pushing the Envelope”** This alternative tests the upper limits of a development program for a Tysons address and provides a means to explore the ultimate limits of sustainable growth in Tysons with regard to traffic, transit and provision of other infrastructure. This alternative also assumes an atypically high use of transit, strong incentives to live near work, and other highly proactive policies and incentives to fulfill these targets. This alternative would result in higher FARs and more jobs and housing than the other two mixed-use concepts.

Behind the Scenarios

Each scenario covers a range of possible development, plus or minus 5 million square feet. The scenarios summarized include a total number of residential units; the mid-point of the range for the total square footage of commercial, retail and residential development; and the total number of people counting jobs plus residents.

Scenario	Residential	Total	People
2006	8,000 DU	45 m sq. ft.	116,000
Existing Zoning	13,000 DU	62 m sq. ft.	184,000
Base Case	16,000 DU	73 m sq. ft.	212,000
Employment focus Scenario	31,000 DU	100 m sq. ft. (95-105 m sq. ft.)	272,000
Residential focus Scenario	38,000 DU	100 m sq. ft. (95-105 m sq. ft.)	259,000
Pushing the envelope Scenario	45,000 DU	130 m sq. ft. (125-135 m sq. ft.)	343,000

2006 - Existing conditions

Existing Zoning - What is allowed under current zoning

Base Case - What is allowed under the Comprehensive Plan with modifications recognizing the fourth planned Metrorail station