Planning and Urban Design for Tysons Corner

Community Workshops March 2007

Submitted to:

Fairfax County, Virginia

Submitted by:

PB PlaceMaking

McLarand Vasquez Emsiek & Partners, Inc.

Presentation

You are the Experts

- We are going to play *"what if ?"*
- Asking you to think about Tysons: *what is your vision to create a workable dynamic livable future for Tysons Corner?*
- Be County Planning Director for the day

Planning in Small Groups

- Each table will have
  - A facilitator
  - A note taker
- Your ideas will be used to help refine alternatives to be tested for the Tysons Land Use Task Force

The Overall Process

Community Dialogues

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Stakeholder interviews

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Six planning workshops this week

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Test & refine 3 alternative scenarios

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Draft Preferred Model – June '07

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Refine Preferred Model

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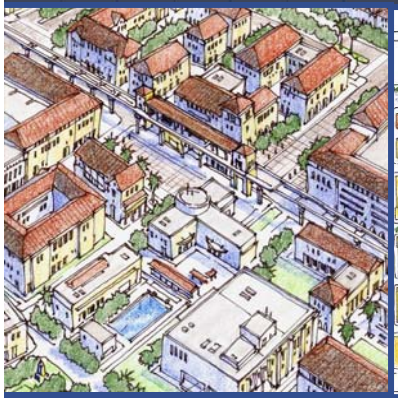
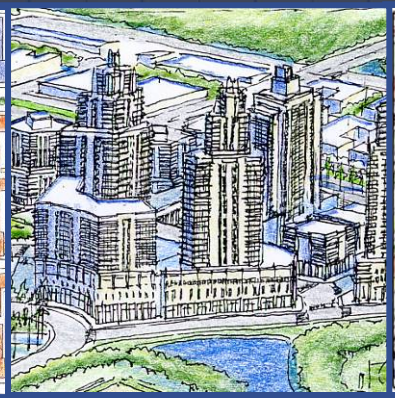
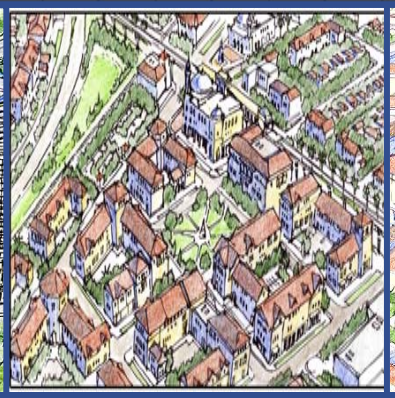
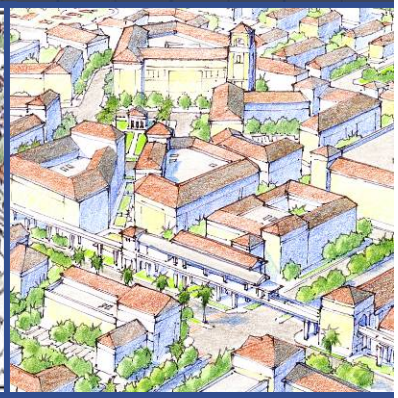
Recommend Final Model – Nov '07

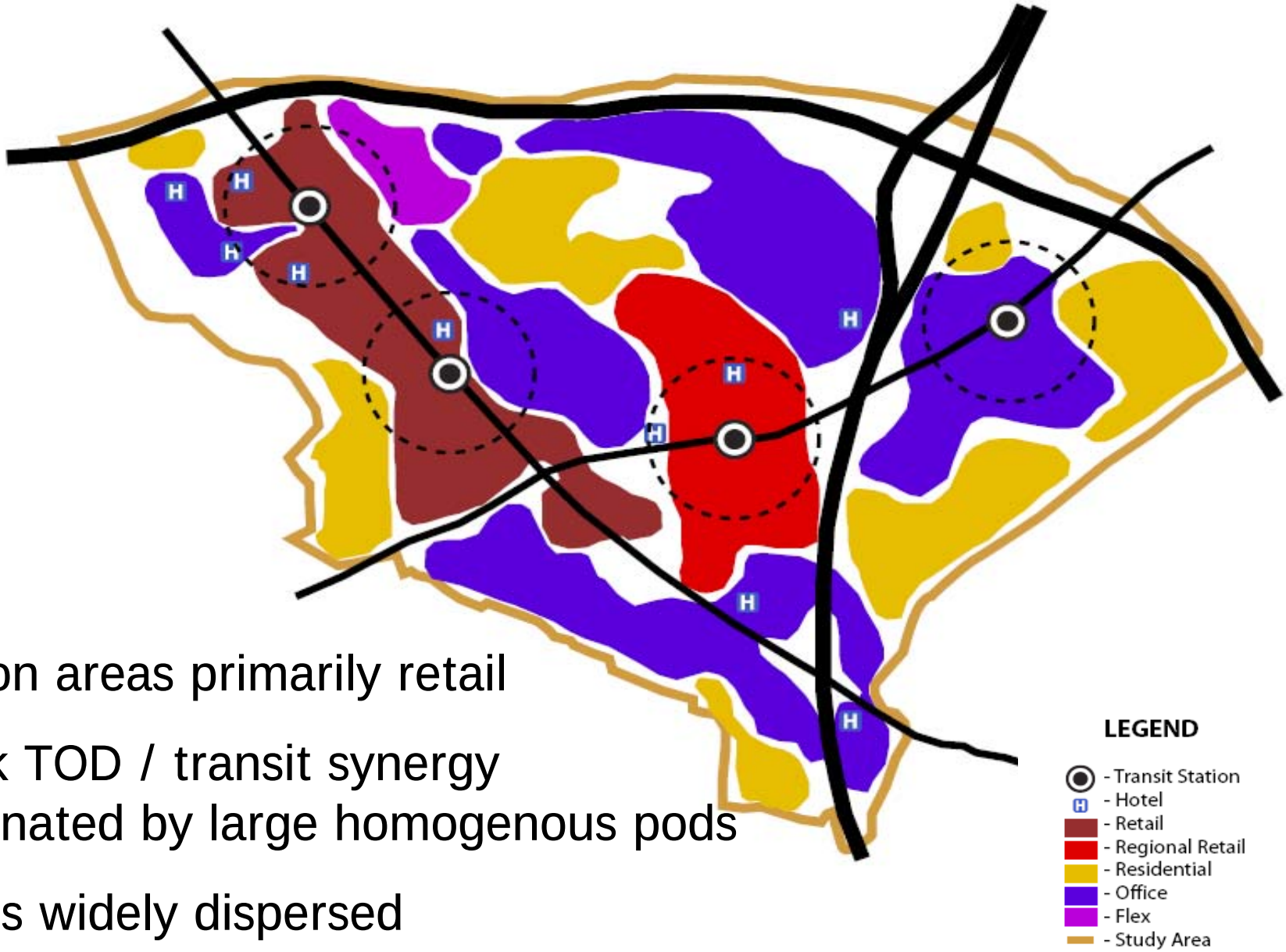
Path to 21st Century Tysons

- Task Force Principles set the direction
  - Focus growth within Tysons & around transit
  - Mix of uses for an active 24-hour place
  - Increase connectivity & walkability
  - Preserve & enhance natural features



Current Land Use



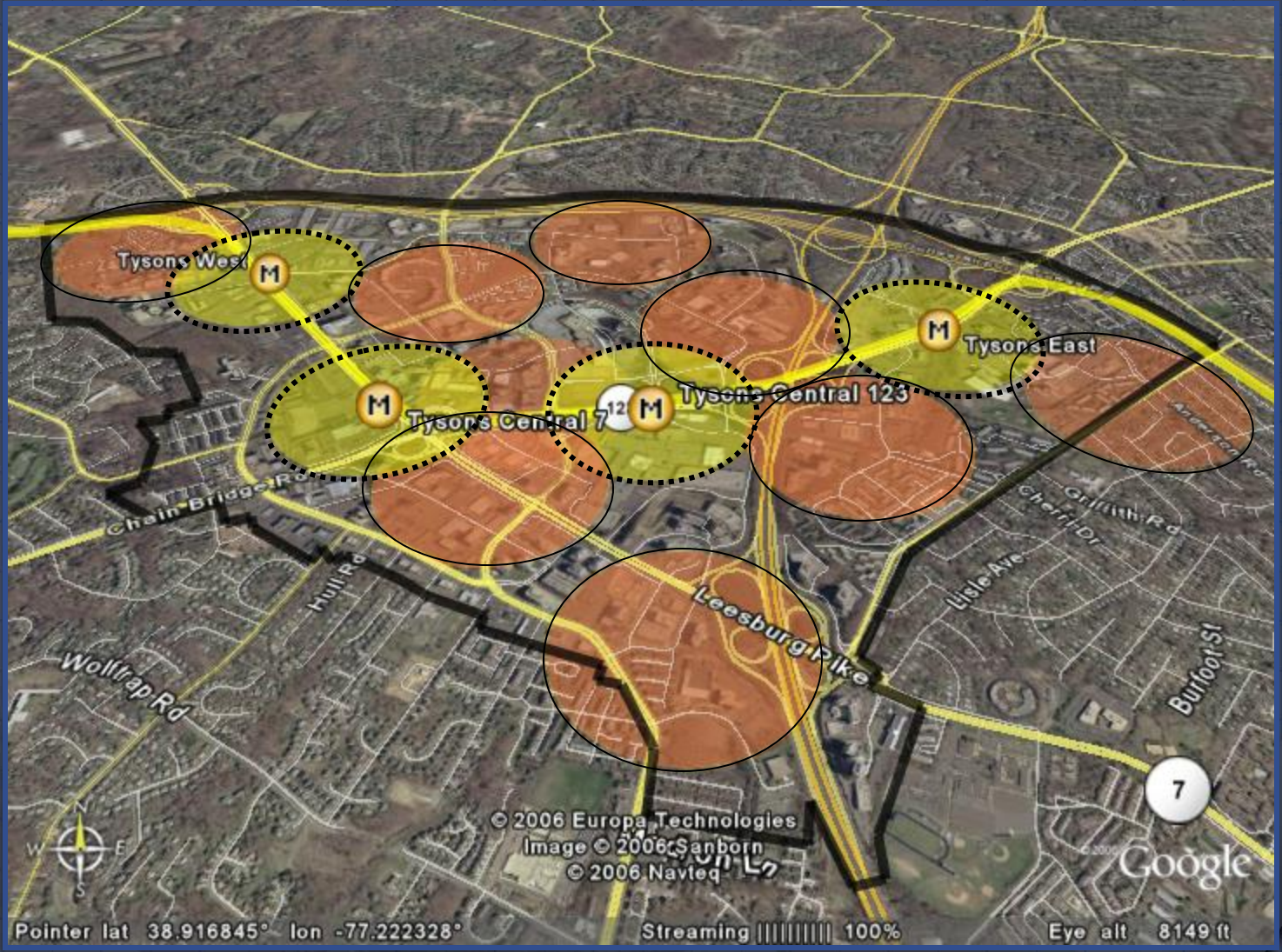
Station areas primarily retail

Weak TOD / transit synergy
Dominated by large homogenous pods

Hotels widely dispersed

Context of Tysons Scale

Walkable Centers



Changing Tysons Scale

- Focusing on TOD won't be enough
- A livable Tysons will be many places
  - Serving distinct needs
- A series of interconnected walkable districts
  - Connected by walking & a grid of streets

Learning From the DC Region

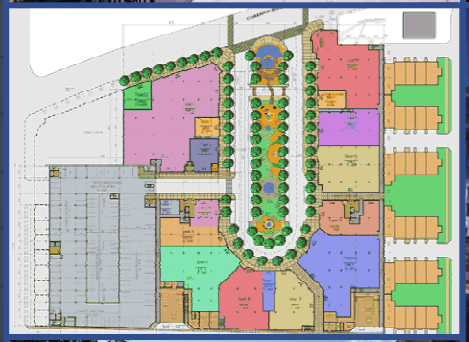
Courthouse Hill
Arlington, VA

Urban Infill TOD close to Metro

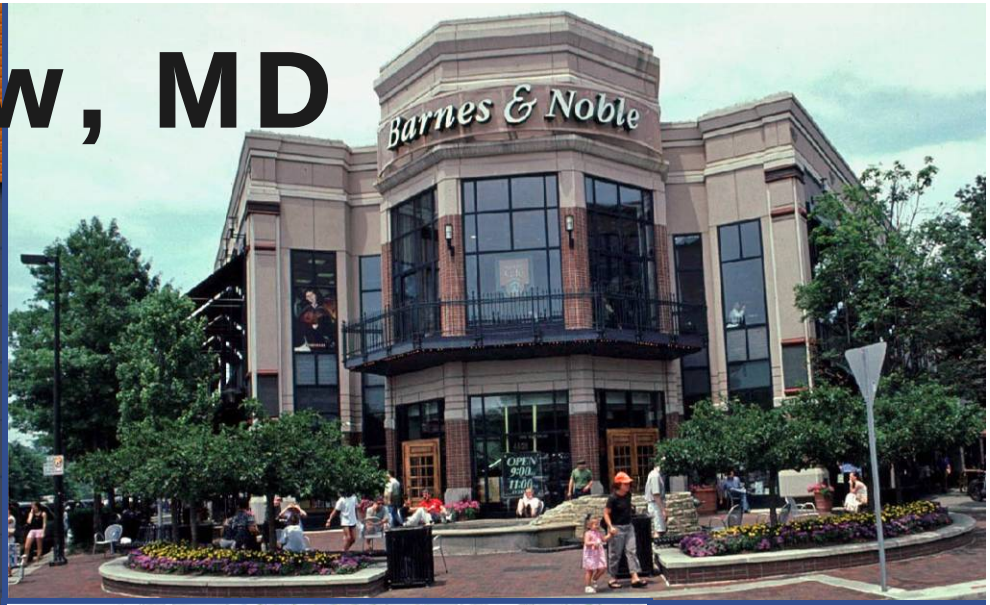
- 69 for sale units
- 29 DU acre
- 3 story townhomes
- Alley parking
-

Market Common Clarendon, VA

- US Best practice
  - 240k retail
  - 100k office
  - 300 apartments
  - 87 townhomes
- Opened in Nov '01
  - 100% leased
- Worked closely with neighborhoods



Bethesda Row, MD



Walkability next to big streets

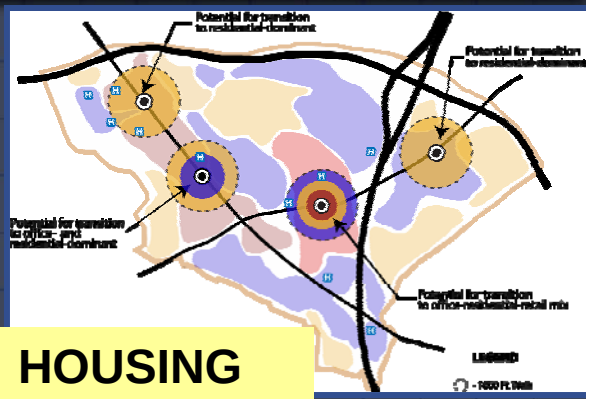
- 13.5 acre project
- $58m, 461,000 Sq Ft
- 10 years, 6 phases
- Restaurants
- Public parking
- Main street retail
- Grocery Store

Candidate Tysons Alternatives

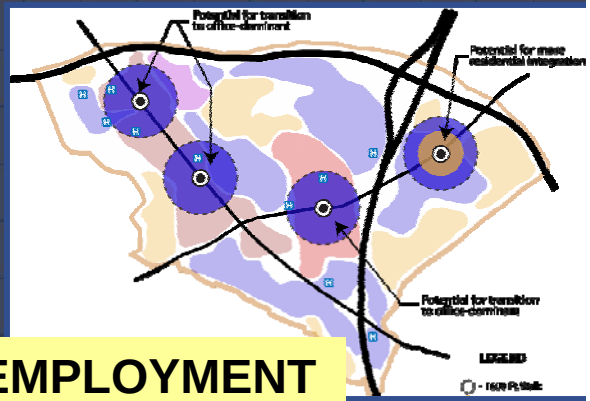
Alternatives from regional experience

- *Possible* land use futures
- Not inevitable
  - but they are plausible
- Each is mixed-use, but tells a different story based on different goals

- Designed as extreme contrasts to each other and to current plan



HOUSING



EMPLOYMENT

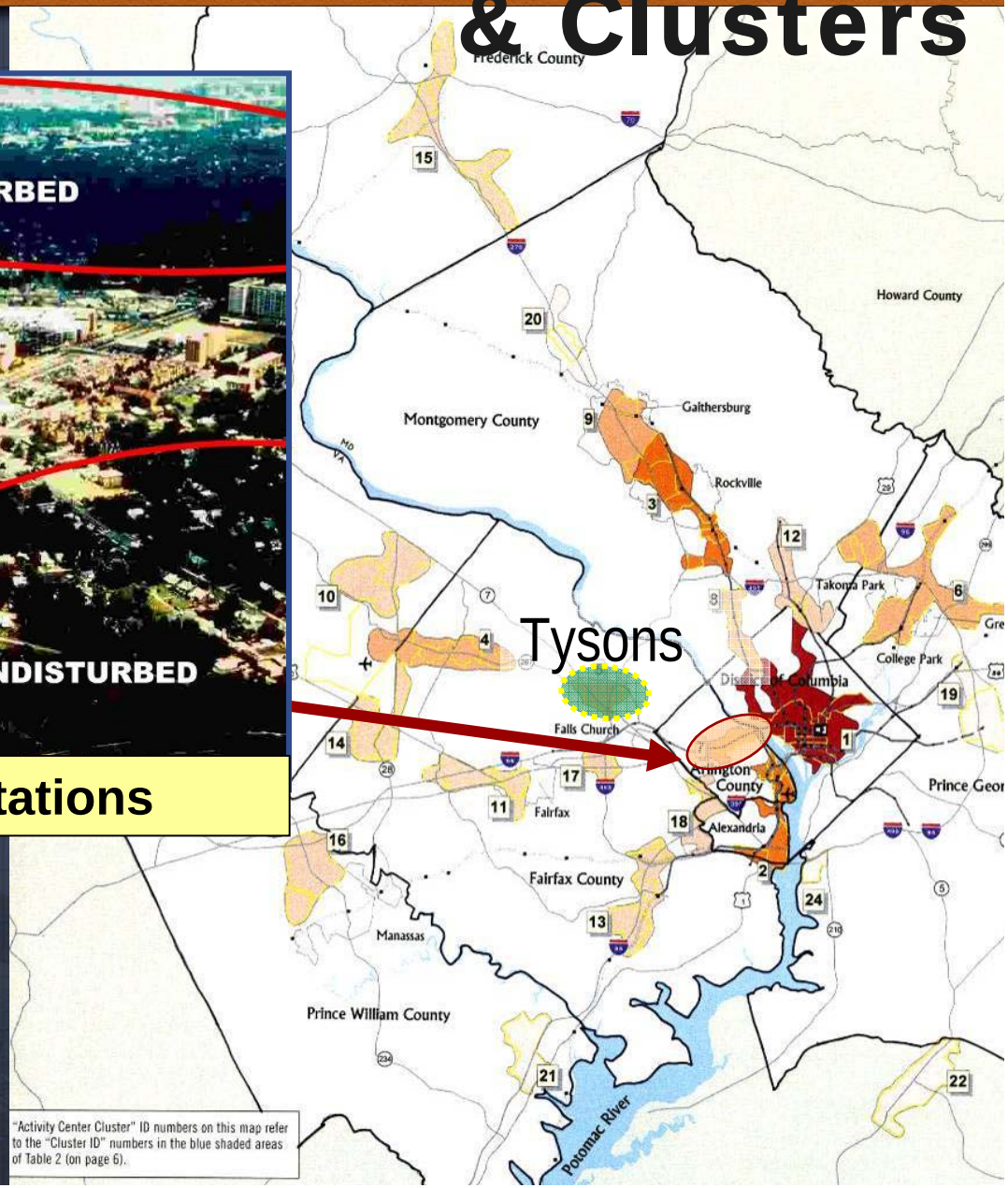
PUSHING

The Scenarios

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	31,000 DU	100 m sq. ft. (95-105m sq ft)	272,000
Residential focus	38,000 DU	100 m sq. ft. (95-105m sq ft)	259,000
Pushing the envelope	45,000 DU	130 m sq. ft. (125-135m sq ft)	343,000

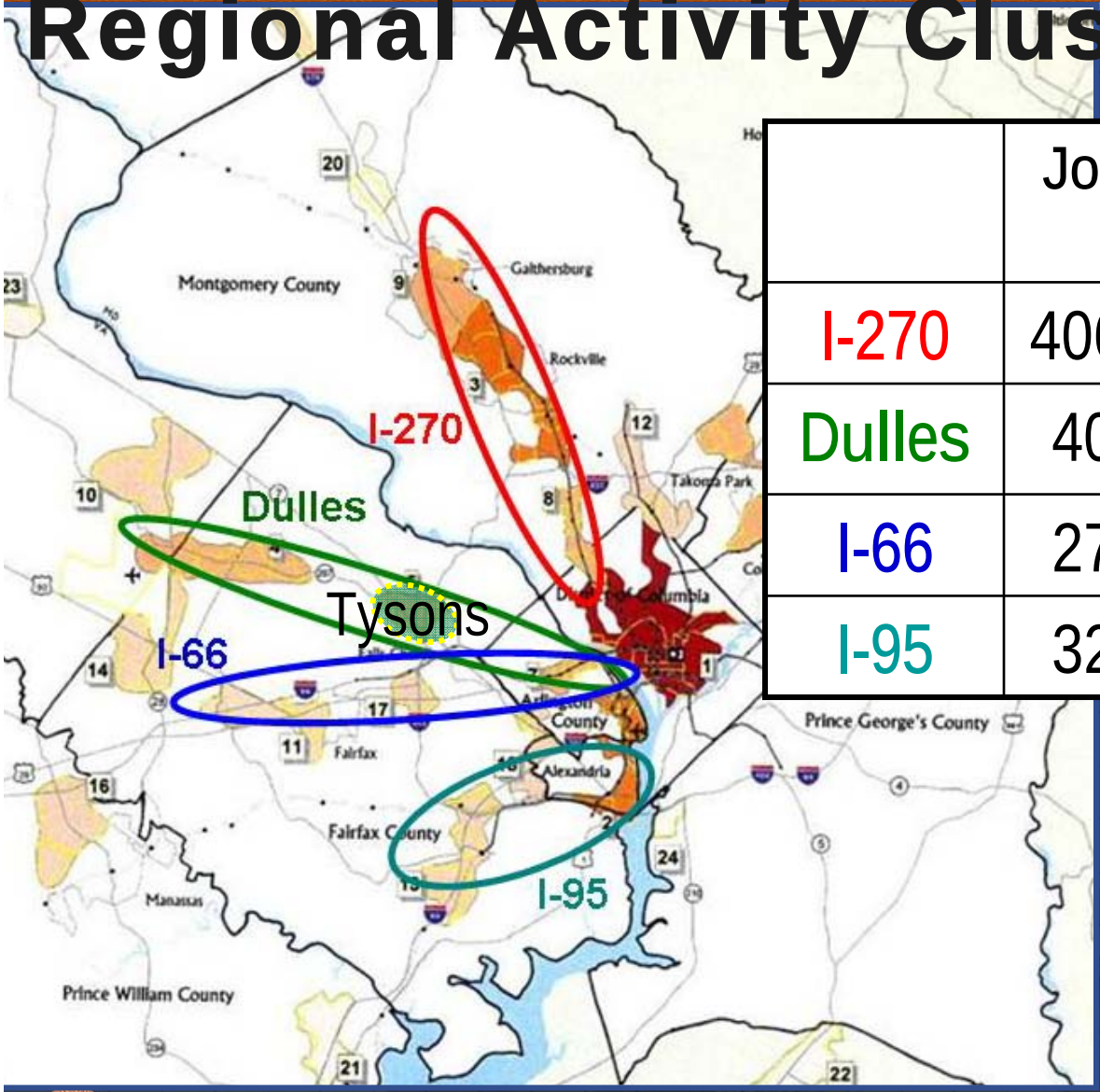
Regional Activity Centers & Clusters

Rosslyn/Ballston 5 Metro Stations



Focusing growth has helped preserve neighborhoods

Metro Corridors
Regional Activity Clusters

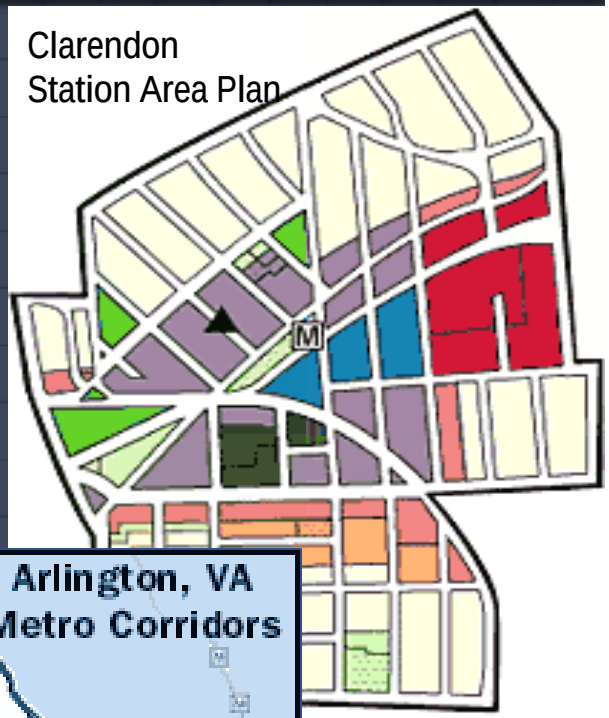


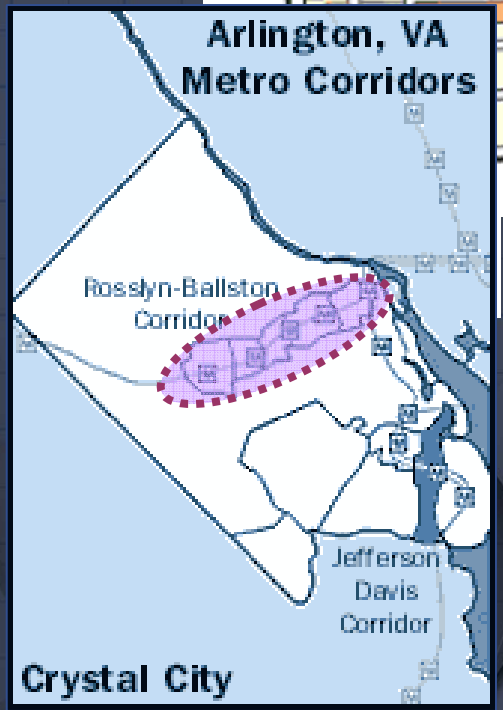
	Jobs	HH	J/H ratio	Rank
I-270	406 k	98 k	4.1	1
Dulles	405	88	4.6	1
I-66	273	88	3.1	4
I-95	321	116	2.8	3

Dulles is one of the region's biggest job corridors

Rosslyn Ballston Corridor

- TOD Plan Adopted 1974
- Stations opened 1979
- Development since 1980
  - 25m square feet office
  - 14,400 residential units
- Station areas
  - 25% county housing
  - 37% county jobs

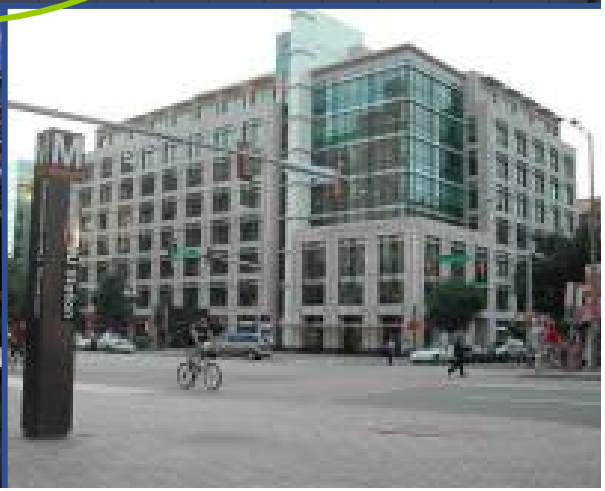




Rosslyn Ballston Corridor

- 33% County's real estate taxes
  - from 7.6% of its land area
- 30 million SF on two sq. mi.
- Transit Access
  - Arlington: 73% walk, 13% by car
  - Fairfax: 15% walk, 58% by car

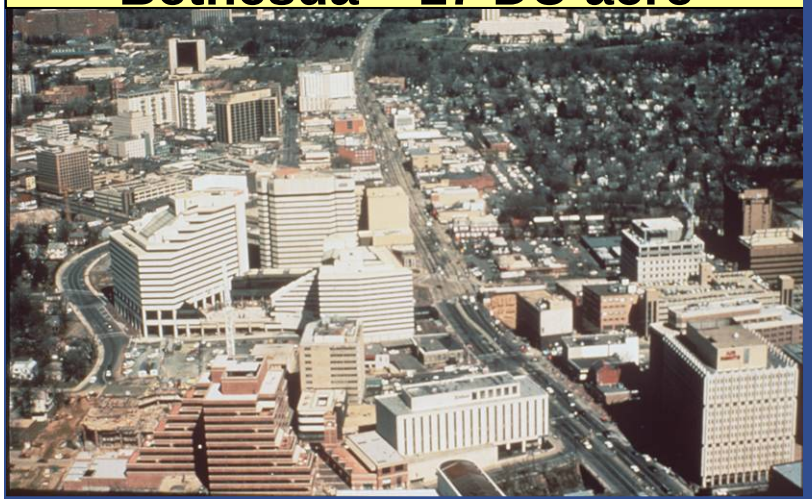
Land use can change transportation behavior

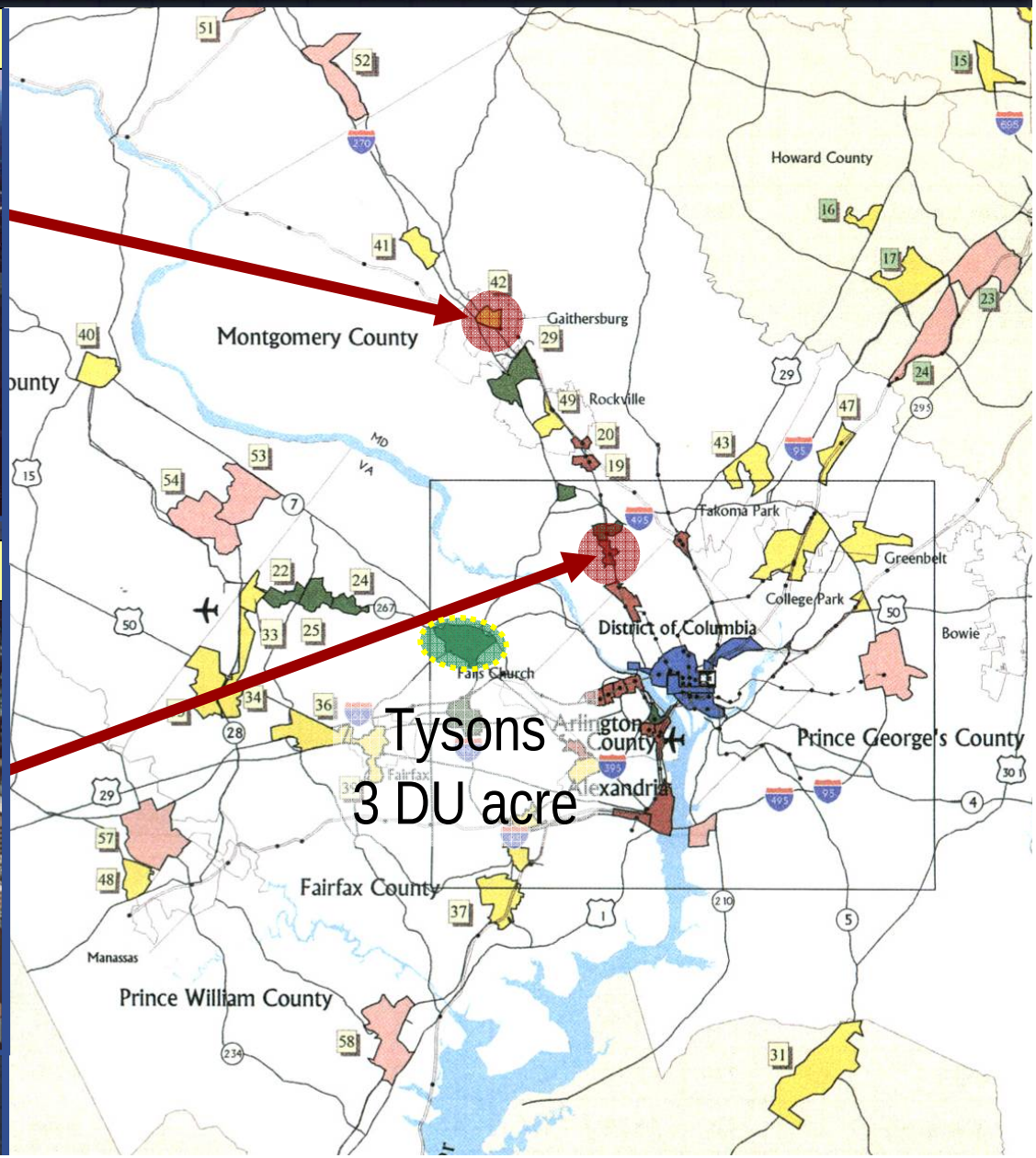


Regional Activity Centers

Gaithersburg – 3DU acre

Bethesda – 17 DU acre





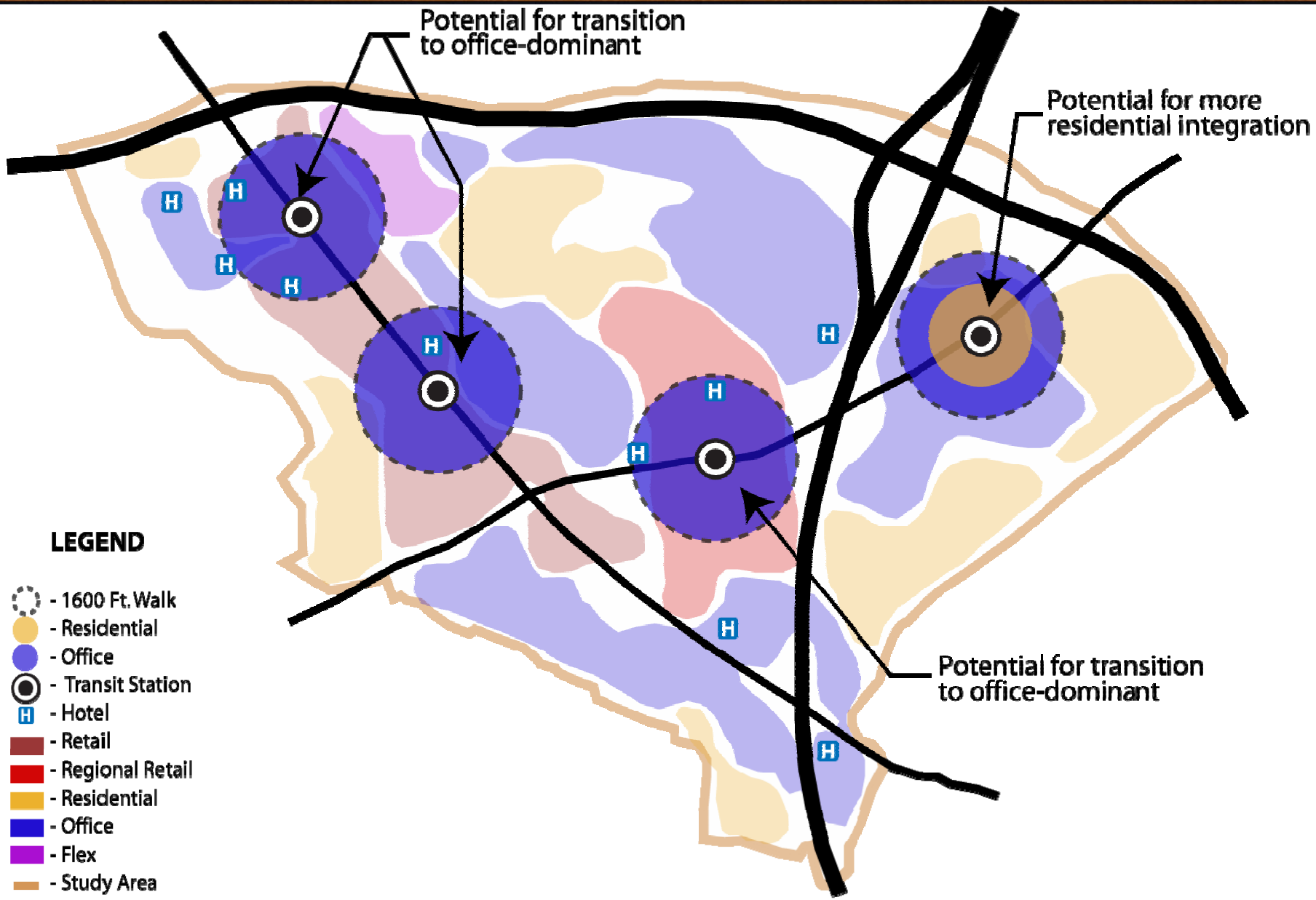
The Scenarios in Context

	Tysons	Tysons	Other TODs	Other TODs
	Jobs/acre	Homes/ acre	Jobs/acre (2005)	Homes/acre (2005)
Existing	38	3	38 Bailey's Crossroads/ Skyline	3 Gaithersburg
Zoning	64	5	62 Ballston./ V.Sq.	8 Bailey's Crossroads /Skyline
Base Case	73	6	75 Twinbrook	8 Dntwn Alexandria
Housing	76	16	82 Crystal City	17 Ballst./ Va. Sq.
Employment	88	13	87 Bethesda	17 Bethesda
Pushing	105	19	92 Rosslyn	20 Rosslyn

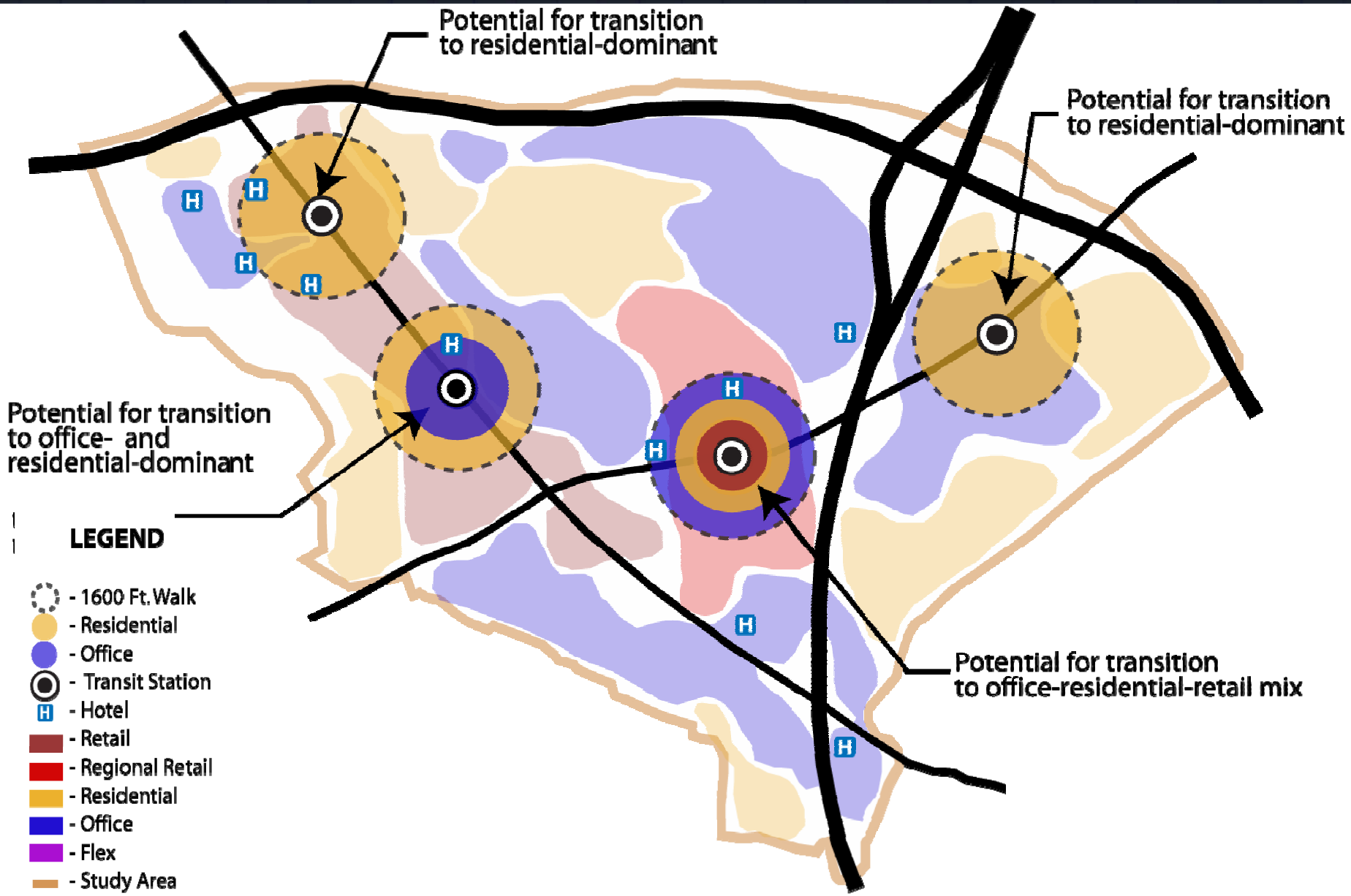
Candidate Tysons Alternatives

- All alternatives assume
  - new, high level urban design quality
  - a mix of land uses
- Impacts of alternatives to be compared to current plan (Base Case) and to each other
- Transportation networks will be tailored to support each alternative
  - All assume the four Metrorail stations
- Will explore actions needed to make them work

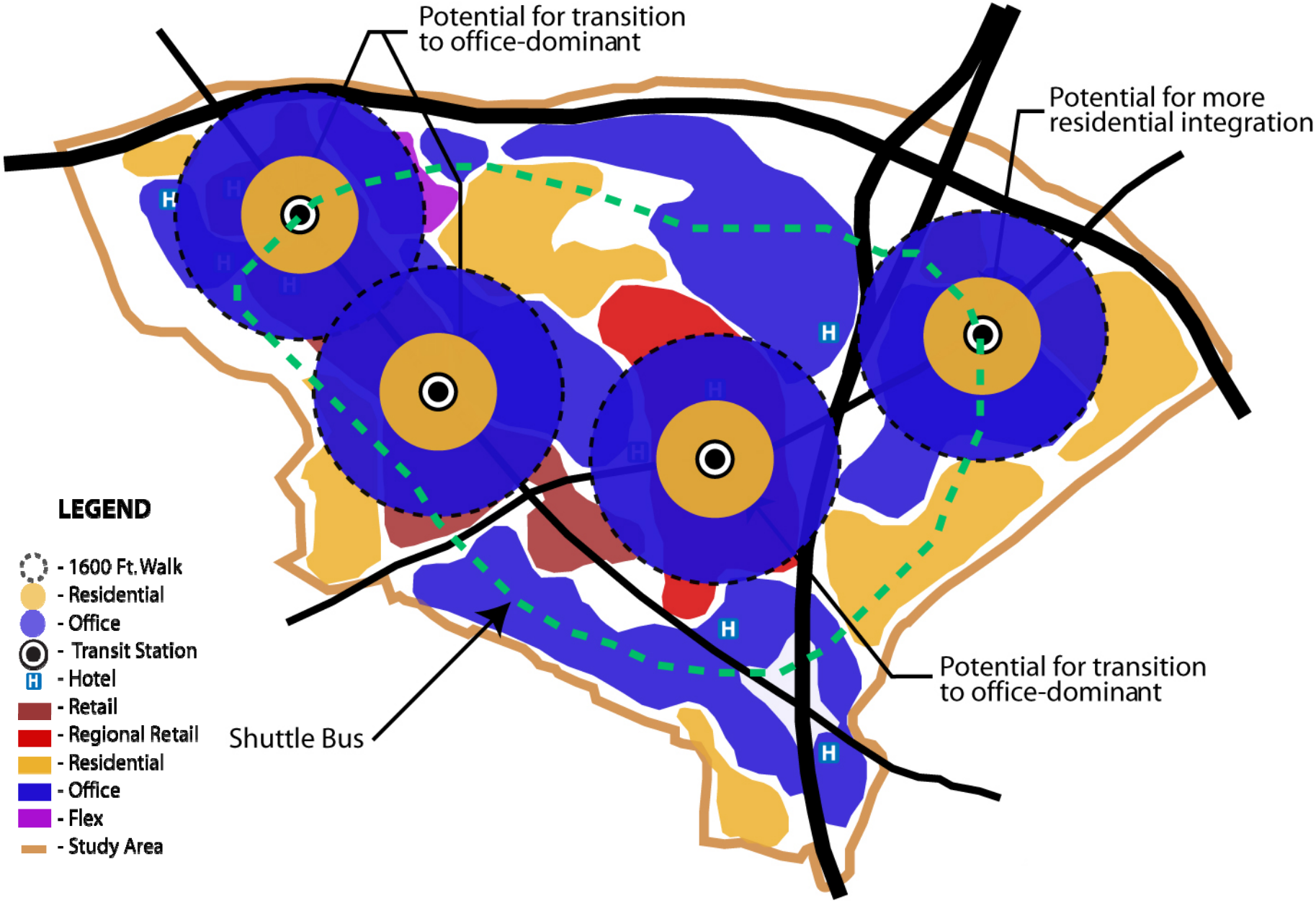
Employment Emphasis



Housing Emphasis



Pushing the Envelope

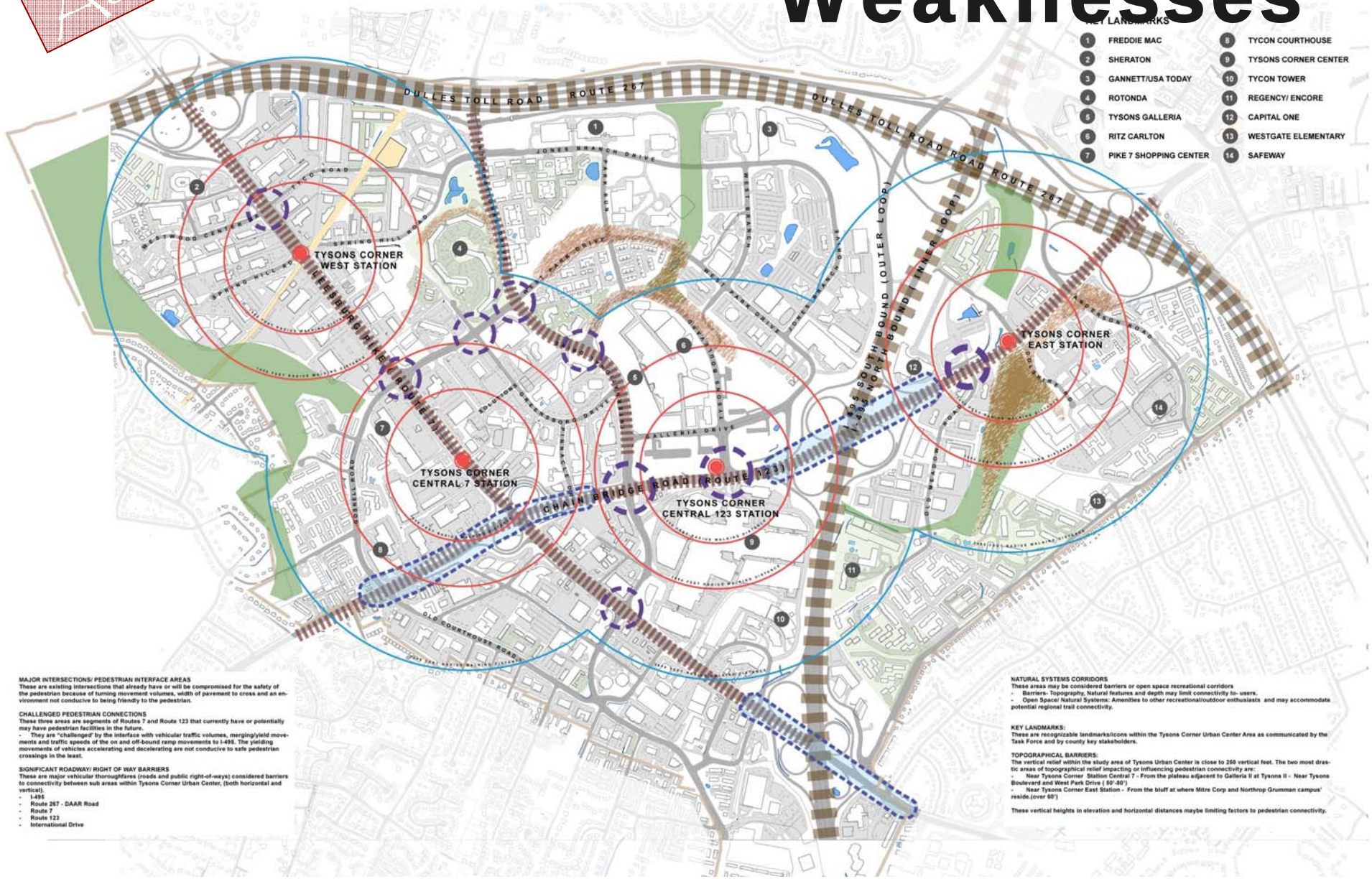


Some Key Measures for June

- Land Use Performance
  - Jobs/Housing Balance
  - Use Mix Ratio
  - Transit Adjacency of Jobs and Housing
- Transportation Performance
  - Transit ridership as % of total trips
  - Improved pedestrian movements
  - Vehicle Miles Traveled/Peak Vs. Off Peak Patterns
- Open Space & Fiscal
  - Extent of Connected Green Space/Open Space
  - Change In Fiscal Revenues

Your Assignment:

1. Strengths & Weaknesses



Your Assignment:

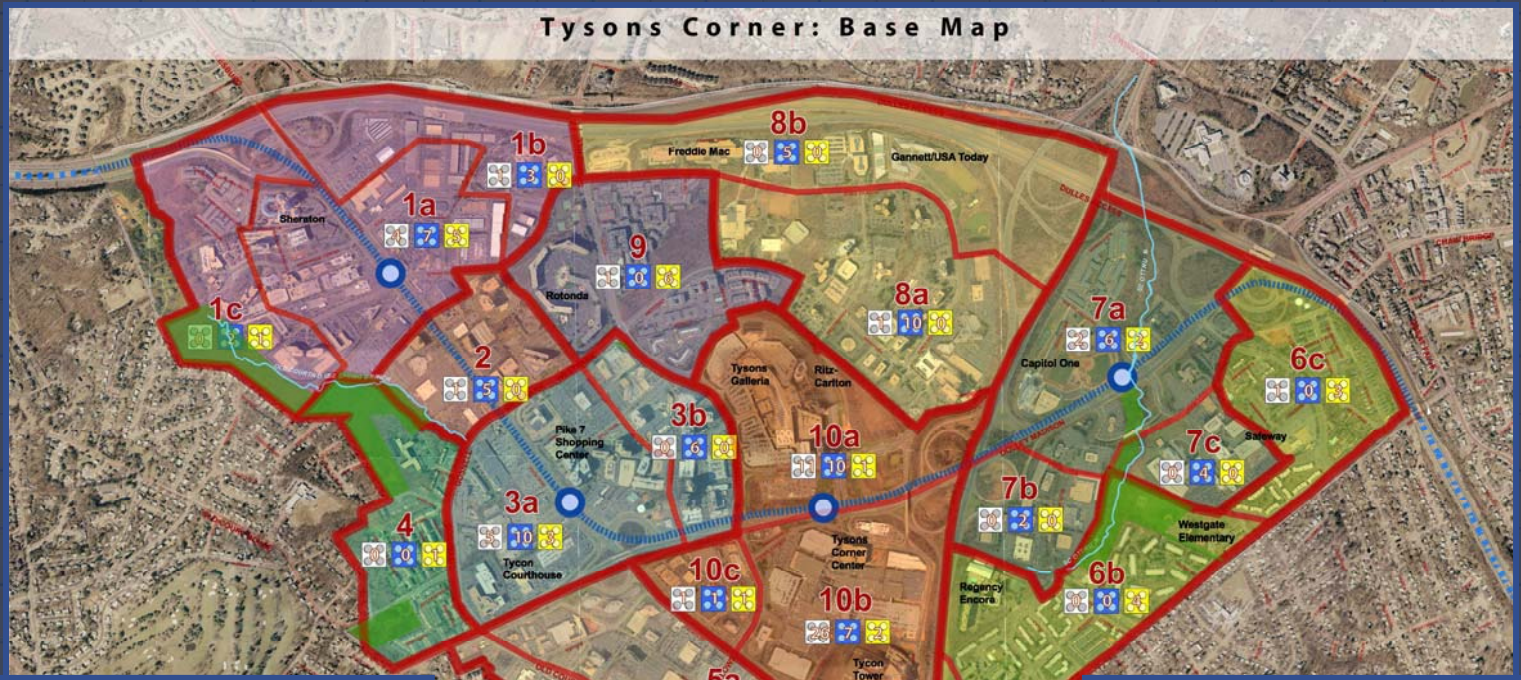
2. Livable Tysons

Given the strengths & weaknesses what needs to be done as Tysons grows to make it more livable?

- Transportation?
- Parks & Open Space?
- Urban Design?
- Shape of growth?

Your Assignment:

3. Growth Scenarios



Your Assignment:

4. Your Priorities

Given what your group did:

What are your priorities for change to create a workable dynamic livable future for Tysons Corner?

Report back what your group did

Three key points

What is your vision to create a workable dynamic livable future for Tysons Corner?

Key assumptions

1. Tysons will grow
2. Metro is coming
3. Pattern of growth can create a more livable Tysons Corner

4. Have fun!

Thursday evening 7PM
What Did We learn This Week

Ground Rules

Everyone is to be heard

Treat everyone with respect

We need your input so we can test & refine alternatives

The Overall Process

Community Dialogues

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Stakeholder interviews

↓

Six planning workshops this week

↓

Test & refine 3 alternative scenarios

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Draft Preferred Model – June '07

↓

Refine Preferred Model

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Recommend Final Model – Nov '07

Making Tysons Work

Dr Robert Cervero
Chair Department of City & Regional Planning
University California Berkley

April 17, 2007
7 PM Capital One Auditorium

with
George Mason University
School of Management
School of Public Planning

Fairfax County, Virginia

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