

## Overview of the Tysons Corner Public Workshops

### Thank You!

Thank you for your commitment to be part of the upcoming Tysons Corner Public Workshops. By participating in these sessions you will be helping us in our work on defining a better future for Tysons Corner. To help you settle in quickly to the activities planned, we are sending you this overview of what will happen at your workshop.

### Workshop Purpose

This series of workshops will assist the Tysons Land Use Task Force and the consultant team in defining, examining, and contrasting "Alternatives for Growth" in Tysons. These alternatives are useful test cases, not defined choices. They are a way to explore various consequences of different possibilities. The alternative futures that you will help us define and detail at the workshops will subsequently be tested for a variety of potential impacts such as traffic, economic, and environmental issues. They will also be evaluated for how well they meet the Task Force's guiding planning principles for a future Tysons Corner. The results of such testing will be used in developing a preferred alternative that will be the basis for the eventual recommended Comprehensive Plan update for Tysons that is the ultimate mission of the Task Force.

### Overview of the Workshops

Each community workshop will last 3.5 hours. Most of your work session is devoted to interactive participation rather than passive listening. The workshop agenda includes:

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| 1. Welcome   | 5 minutes     |
| 2. Workshop Overview   | 5 minutes     |
| 3. Tysons Corner Futures (presentations on issues and opportunities and principles for success; Tysons current role in the region and three test future alternatives that will be looked at during the small group sessions) | 30 minutes    |
| 4. Small Group Exercises (Described Below)   | 120 minutes   |
| 5. Report Back (facilitators give 5 minute summaries of each group's discussion)   | 45-75 minutes |
| 6. Next Steps/Thanks for coming  | 5 minutes     |

On Thursday, March 22, a final "report back" session will be held at which the consultant team will report back what we heard during the first three days. All participants are invited to this session.

### ***What are the "Alternatives for Growth"?***

The "Alternatives for Growth" that will be featured at these work sessions are possible futures for Tysons that are worthy of pondering. Each of these alternatives tells a different story about a possible Tysons' future.

The “Alternatives for Growth” are all mixed use concepts in which additional housing, jobs and commercial uses would be more closely related to each other. Each alternative mixes uses in ways that are significantly different from each other to emphasize different goals for 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 following are summaries of the “story” of each alternative.

1. **“Housing Emphasis”** Tysons needs more housing to create the kind of balance to make mixed use work and to help improve sub-regional jobs-housing balance. Having Tysons absorb more of the regional housing demand will help increase two-way flows to and from other major centers along the Metrorail system. Greatly increasing in-Tyson residents 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. Job growth in this alternative is kept in line with the current Comprehensive Plan estimates.

2. **“Employment Emphasis”** As the economic engine of Fairfax County, Tysons must continue to emphasize job growth to remain the dominant employment center in the region after D.C. This alternative assumes relatively high percent of work trips will arrive by transit and will make this job growth sustainable. Additional housing is also included as it is 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, 18/7 environment.

3 **“Pushing the Envelope”** This alternative assumes a future where changes in lifestyles, the economy and transportation allow Tysons to grow well beyond current horizons. This may approach the limits of sustainable growth in Tysons for traffic, transit and other infrastructure. This alternative assumes an extremely high use of transit, strong incentives to live near work and other highly proactive policies and incentives to achieve these targets.

During the presentation of the alternatives, details will be provided about each alternative, including the number of housing units, number of jobs, overall density, and other data that indicate how they differ from each other.

### ***What you will do with your small group?***

After the initial presentations, the participants will work in small groups that will engage in two important activities based on one of the three test alternatives. Each group will have its own facilitator and note taker to support each table during the exercises.

1. The first exercise will focus on issues related to urban design and the **quality of a future Tysons**. This activity will have three basic parts:

- a) Analysis by the group of the urban design quality of Tysons today—what are its leading landmarks and assets and what are its current problems regarding such issues as

pedestrian mobility and safety, barriers to movements, and open space. This exercise will help establish a sense of the group regarding “what would you like to see kept” and “what would you like to see fixed” in Tysons.

- b) Identifying what types of amenities and attractions or other features would be needed to make the future for Tysons **more livable** in accord with the Task Force’s principles for guiding future development in Tysons. The items that you suggest can include big general changes such as “a finer grid of streets”, “architectural quality controls”, “more sidewalks”, “local shuttle services within Tysons” “more connected open space”, “ or it can be more specific such as “a new library”, “more restaurants and entertainment”, “some type of ‘central park’,” etc.. (Specifically locating some of these items will be part of the later Lego allocation exercise.)
- c) Selection by the group of the three most important problems that need to be solved if the alternative future for Tysons that your group will work on is to be **achievable and sustainable**.

(We will provide a “menu” of potential changes and amenities and of key problems that you can select from, but your group is also free add its own items to these lists.)

**2. Lego Exercise:** The second major activity will be an exercise that distributes future growth across Tysons in accord with overall targets for the particular alternative your group has been assigned.

The exercise will use Lego blocks representing various levels of development for housing, retail, and non-retail employment. Prior to allocating, there will be a brief discussion to establish some basic goals the group wishes to promote. The group will then distribute the various Legos to subareas within Tysons. To make this exercise easier we will provide each table with information on the existing amount of growth within each subarea as well as the growth expectations of the current Comprehensive Plan. These will serve as benchmarks against which the groups own allocations can be compared. As this exercise proceeds, we will record the reasons for key decisions regarding how the group sees the alternative working out on the ground.

**Report Back:** The small group work will end by spending a few minutes to note the highlights of the two exercises that the group wishes to report back to the larger meeting. After reconvening into a general meeting, each table will be asked to give a brief report (five minutes or less) on the results and reasons for what it did.

**Next Steps:** The work sessions will then end with a brief discussion of what the next steps in the Tysons process will be over the next few months.

### ***What will happen at the Thursday, March 22 report-back session?***

The Thursday night session (7:00 PM - 8:30 PM) will be an opportunity to hear an overview of what happened at all six of the community workshops and will include a report back of the issues and ideas we heard and how they will help further define the alternatives that will be detailed and testing in the following phase of the Tysons process.