

Initial Community Dialogues on the Future of Tysons Corner

January 2006

The Tysons Land Use Task Force is seeking community input for refinement of the 1994 Tysons Corner Comprehensive Plan. The Task Force is holding 20 community dialogues on the values, issues, and concerns that should be considered in making these refinements.

What is the Comprehensive Plan?

The Comprehensive Plan is a guide for future land use, density, and development character in Tysons Corner. The current (1994) Tysons Corner Comprehensive Plan provides a vision for substantial change corresponding to the introduction of rail through Tysons. The Plan includes the following objectives:

- Create an improved sense of place and function
- Create centralized areas of more intense development
- Encourage development of additional housing, including affordable units
- Encourage mixed-use development
- Develop a cohesive pedestrian system, and
- Develop mass transit options as well as other transportation strategies.

What is the Tysons Land Use Task Force?

The Fairfax County Board of Supervisors appointed the Task Force (officially called the Coordinating Committee) to update the 1994 Tysons Comprehensive Plan based on the final orientation of metrorail in Tysons. The Board of Supervisors asked the Task Force to formulate Plan revisions that will: promote mixed use, facilitate transit-oriented development, enhance pedestrian connections throughout Tysons, increase the residential component of the density mix, improve the functionality of the area, and provide for amenities and aesthetics such as public spaces, art, and parks.

The Task Force is composed of a diverse mix of stakeholders from the community, businesses and major employers, as well as representatives from each Supervisory District, the Fairfax County Chamber of Commerce, TyTran, and area neighborhoods.

As part of the planning process, a land use study is being conducted by the Task Force, staff and consultants. The land use study will evaluate how the current Comprehensive Plan's guidance for future development should be refined now that specific information is available on the four Metro station locations (as identified in the FEIS and the preliminary engineering currently underway).

How will the Task Force use Community Input?

The Task Force is charged with the coordination of community input on the potential changes in the Comprehensive Plan. The Task Force will use community values to guide their recommended changes to the Comprehensive Plan.

Background on the Metrorail Project

The Dulles Metrorail Project's Final Environmental Impact Study (FEIS) identified four Metrorail stations within Tysons Corner. The FEIS set the general alignment and location of stations. The Dulles Metrorail Project is the authority for the planning and development of Metrorail line and its stations. The construction of the Metrorail line through Tysons is scheduled to begin in 2006 with service expected to begin in 2011. A map of the Metroline and stations is attached and more information on station locations, timeline for construction and financing can be found at www.dullesmetro.com

The Task Force Decision Process Includes Five Tasks

Task 1. Background Information

Since its inception in June 2005, the Task Force has looked at existing conditions and trends in Tysons Corner as well as information concerning transit oriented design (TOD).

Complete

Task 2. Issue Identification

The Task Force is seeking broad **community input** during its initial outreach in January and February 2006 to identify community values, issues, and concerns to be considered in developing principles and concepts for change.

We are here now

Task 3. Develop Guiding Planning Principles

The Task Force will consider all input gathered in the initial outreach to formulate guiding principles that it will follow in evaluating changes to the Plan.

Winter 2006

Task 4. Develop, Analyze and Refine Consensus Concepts

The Task Force will develop consensus concepts on the general character and mix of land uses, and transportation issues associated with potential changes to the Plan. This activity will include reviewing the twenty Area Plan Review (APR) items submitted within Tysons as well as evaluating development potential on other property within Tysons. This process should result in consensus concepts supportive of the guiding principles established under Task 3. Additional **community input** will be conducted to evaluate and refine these concepts for the future.

Late Winter/ Spring 2006

Task 5. Formulate Recommendations

Based on the consensus concepts and public input, the Task Force will make specific recommendations to refine and modify the Plan. The recommendations will be considered by the Planning Commission and ultimately be submitted to the Board of Supervisors for adoption in late 2006.

Summer/ Fall 2006

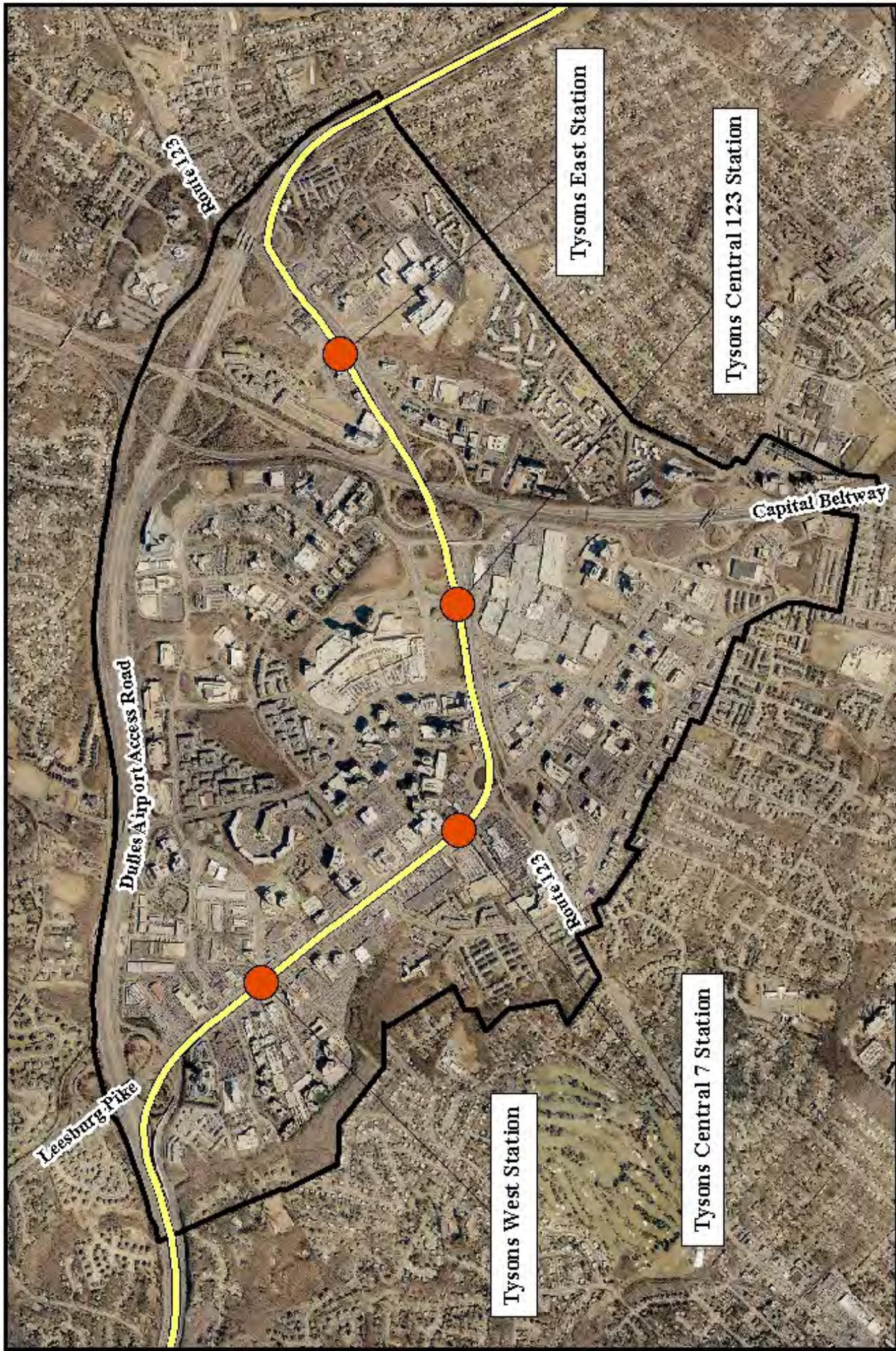
Goal of the Initial Community Outreach, January-February, 2006

As part of its Issue Identification task, the Task Force is seeking community input on the values, issues, and concerns that should be considered in the formulation of Guiding Planning Principles for the Comprehensive Plan. Twenty community dialogues are being held to engage all sectors of the Tysons community in conversations about what is most important to them for the future of Tysons Corner.



For more information on the Task Force and the Tysons Corner Comprehensive Plan visit <http://www.fairfaxcounty.gov/dpz/tysonscorner>

Reasonable accommodations will be made upon request. Please call 703-324-1334, TTY 711, for more information.



Tysons East Station

Tysons Central 123 Station

Capital Beltway

Tysons West Station

Tysons Central 7 Station

Route 123

Dulles Airport Access Road

Leesburg Pike

Route 123

Legend:

Proposed Transit Line

Tysons Corner Urban Center Boundary

* Fairfax County 2003 Aerial Imagery



Prepared by Fairfax County
Dept. of Planning and Zoning



1 Miles

0.5

0

Tysons Metro Station Details

Tysons East Station

Location: on Route 123 at Scotts Crossing Road/Colshire Drive

Type of Station: Aerial

Station Facilities:

- 2 station entrances (each side of Route 123)
- Pedestrian bridge crossing Route 123
- Bus dropoff/pickup
- Kiss & Ride

Landmarks: Capital One Building and Capital Beltway

Tysons Central 123

Location: On Route 123 at Tysons Boulevard

Type of Station: Aerial

Station Facilities:

- 2 station entrances (each side of Route 123)
- Pedestrian bridge crossing Route 123
- Bus dropoff/pickup

Landmarks: Tysons Corner Center and Tysons II Galleria malls

Tysons Central 7

Location: On Route 7 just northwest of Route 123

Type of Station: Partially below surface

Station Facilities:

- 2 station entrances (each side of Route 7)

Landmarks: Merchant Tire and Pike 7 Plaza

Tysons West

Location: on Route 7 at Spring Hill Road

Type of Station: Aerial

Station Facilities:

- 2 station entrances (each side of Route 7)
- Pedestrian bridge crossing Route 7
- Bus dropoff/pickup
- Kiss & Ride

Landmarks: Rosenthal Honda and Cherner Kia/Isuzu

For more information on the Dulles Corridor Metrorail Project, see www.dullesmetro.com