

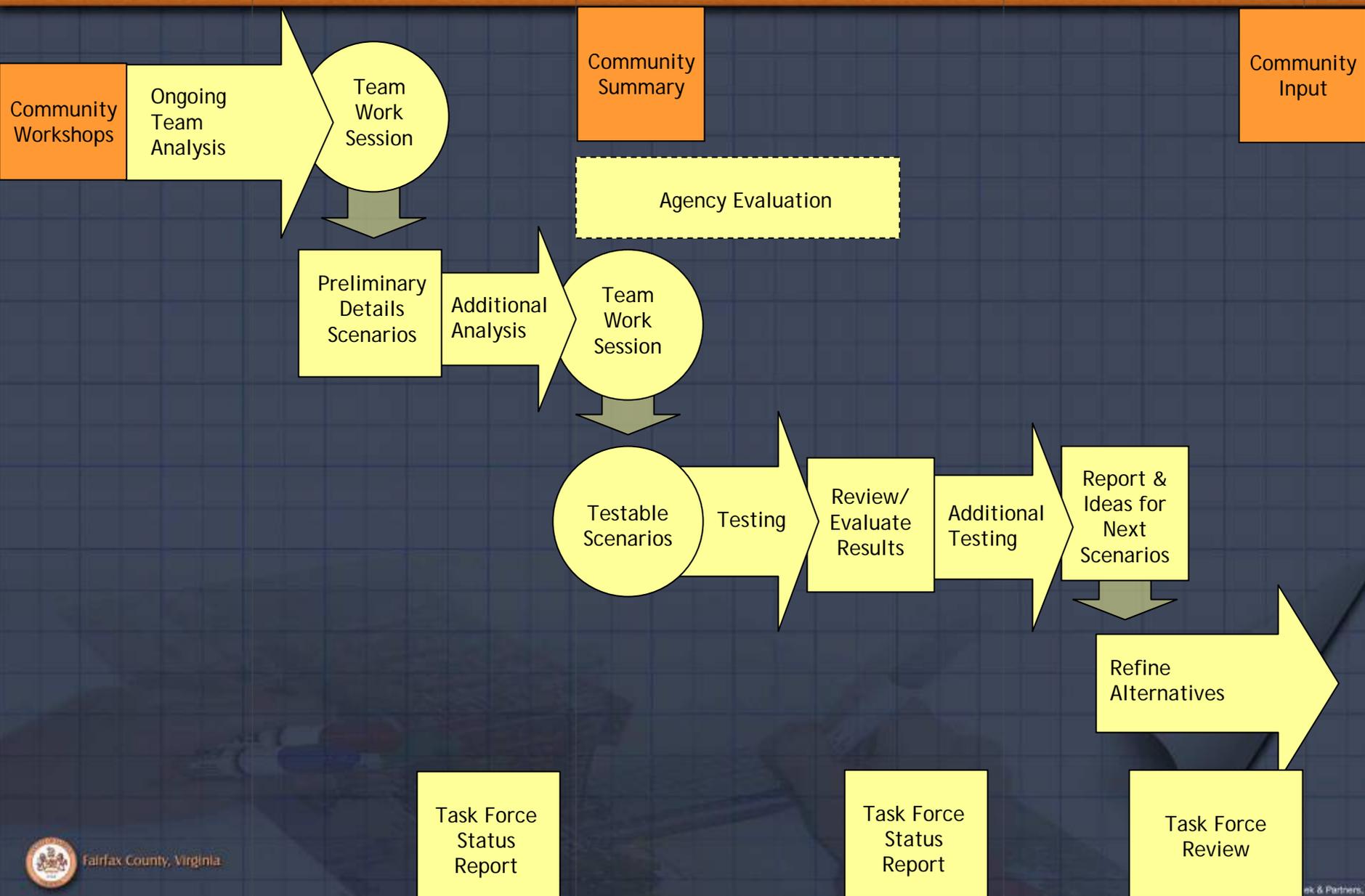
Process to Develop and Test Alternatives

March

April

May

June



Post-Workshops Scenario Totals

Scenario	Residential	Total	People
2006	8,000 DU	45million s.f.	116,000
Existing Zoning	13,000 DU	62 million s.f.	184,000
Base Case	16,000 DU	73 million s.f.	212,000
Employment Focus	31,000 DU	100 million s.f. (95-105 m s.f.)	272,000
Residential Focus	38,000 DU	100 million s.f. (95-105 m s.f.)	259,000
Pushing the Envelope	45,600 DU	135 million s.f.	343,000



Where We are Now

- We are still in the initial phase of developing and testing
- Consists of three basic steps:
 1. **Growth Models.** The different scenarios ---futures ranging from 100m to 135m square feet
 2. **Growth Allocation.** Distributing these overall targets to the various parts of Tysons.
 3. **Apply Urban Form Models.** Different physical outcomes for such growth based on TOD best practices and the Task Force principles
- Describing and illustrating the scenarios will continue to be refined

