

Planning and Urban Design for Tysons Corner

Task Force Update



Submitted to:



Fairfax County, Virginia

Submitted by:



McLarand Vasquez Emsiek & Partners, Inc.

April 2007

Presentation

What will we cover today

- Process now to June
- Building the Scenarios
- BAE Market Analysis



The process

Community Dialogues



Stakeholder interviews



Six planning workshops this week



Test & refine 3 alternative scenarios



Findings / Community Input – June '07



Refine Preferred Model



Recommend Final Model – Nov '07



Implementation

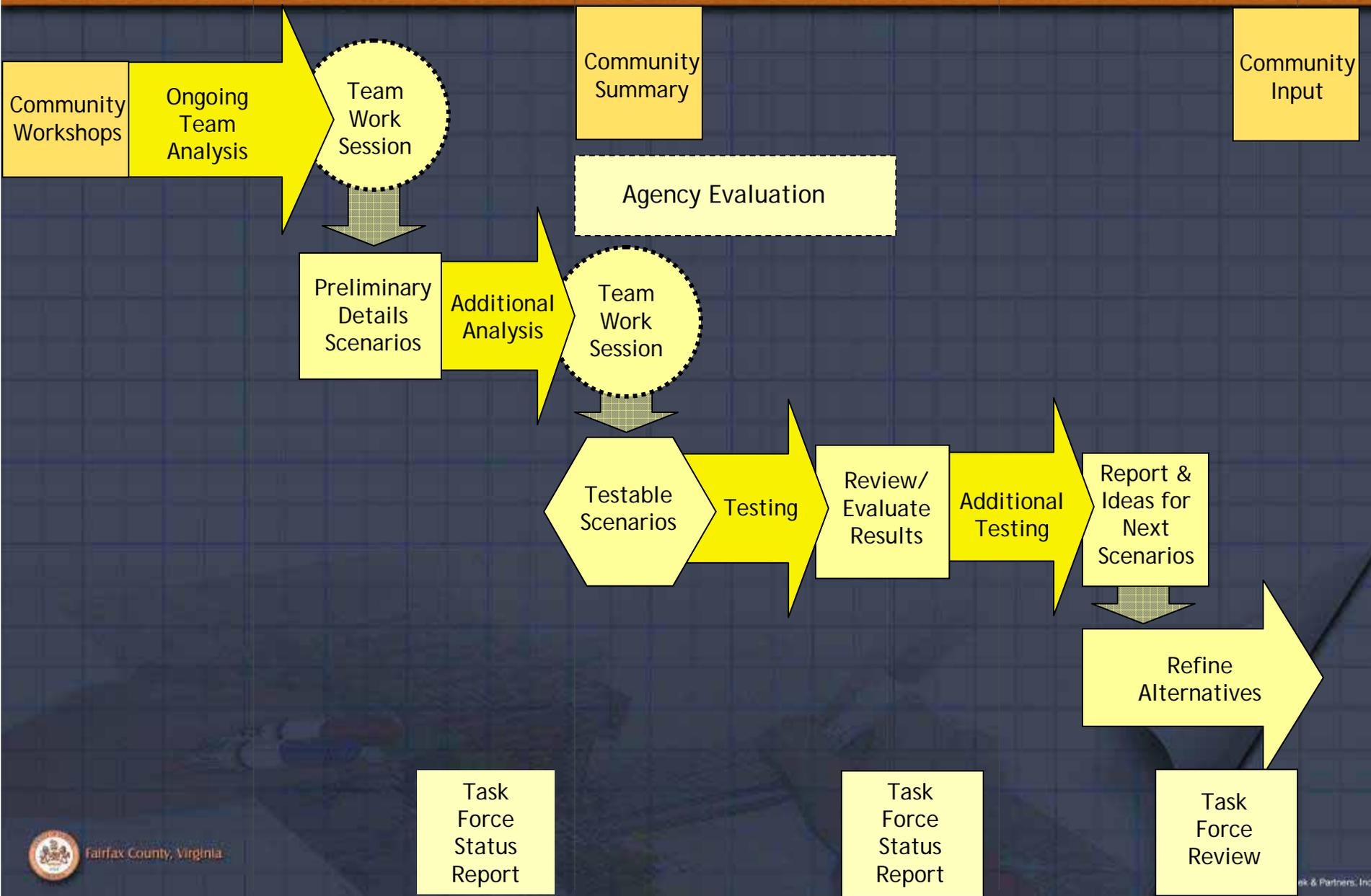
Process to Develop and Test Alternatives :: *Draft*

March

April

May

June

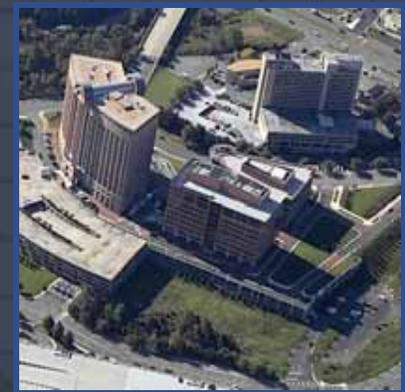
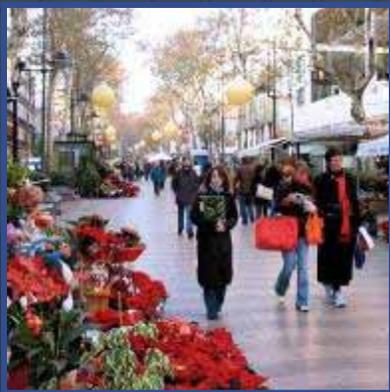


We are starting a journey

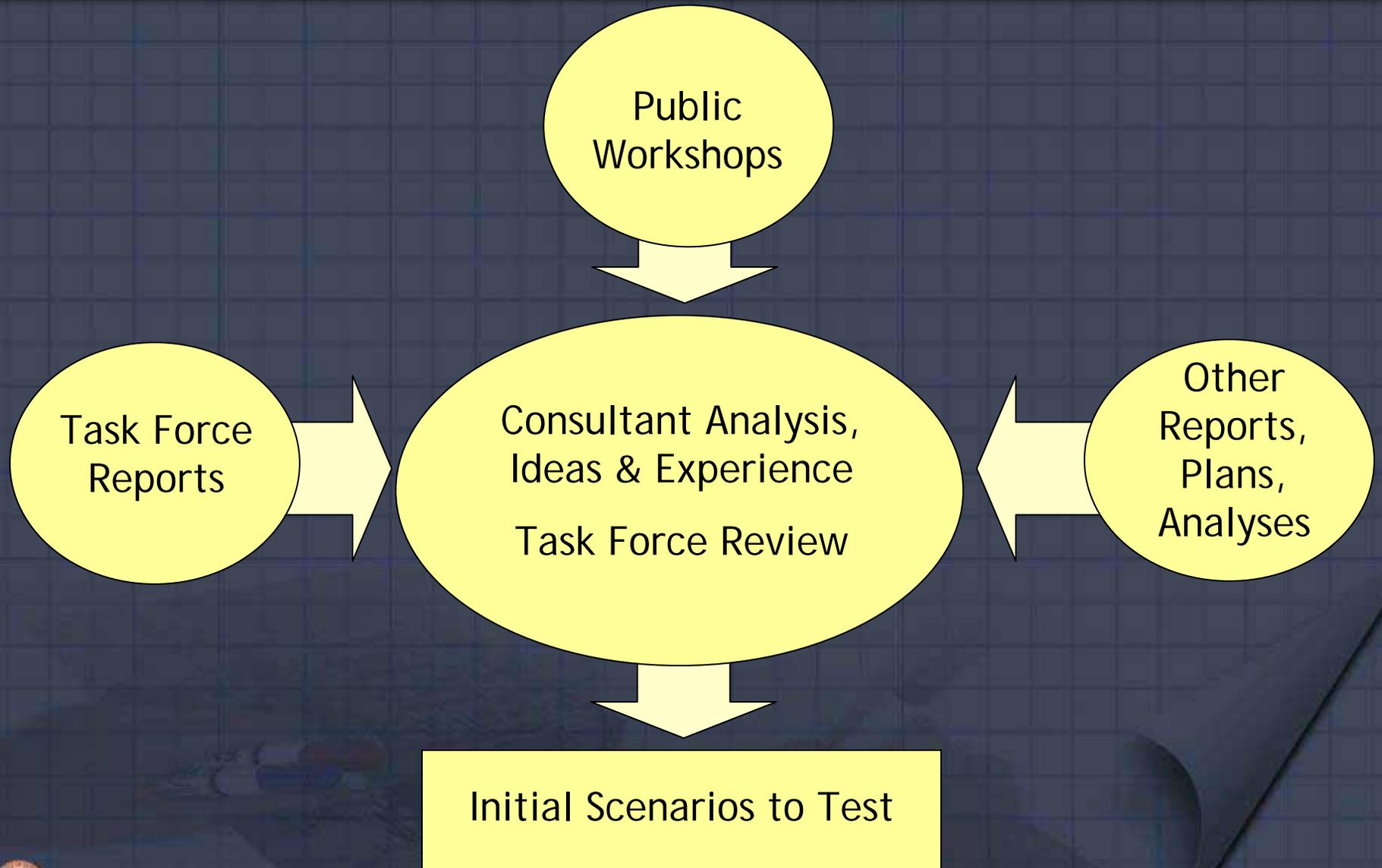
Workshops helped to answer:

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

Using that to refine the scenarios



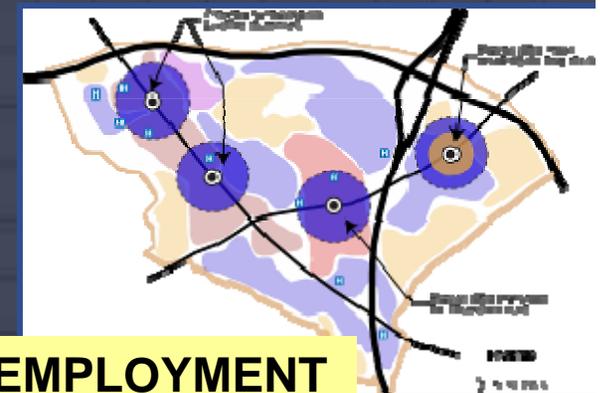
Many data points ...



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



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

Modifications to Scenarios

- Community input somewhat like Goldilocks and the three bears:
 - Too much growth
 - Too little growth
 - This is just right
- Said we would test extremes to see what works – need to test the upper bounds to see if it will work

Modifications to Scenarios

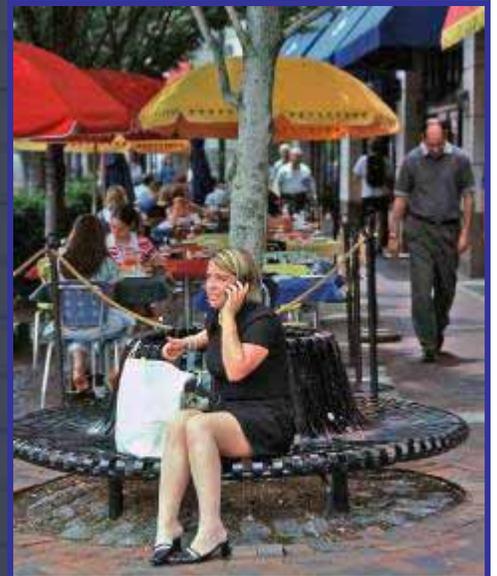
- Pushing the Envelope
 - Increase by 5 million sq ft to 135 million
- Residential
 - Leave at 100 million
- Employment
 - Leave at 100 million
- Base Case
 - Leave at 73 million
 - Provides basis to test lower end of growth

The Revised Scenarios

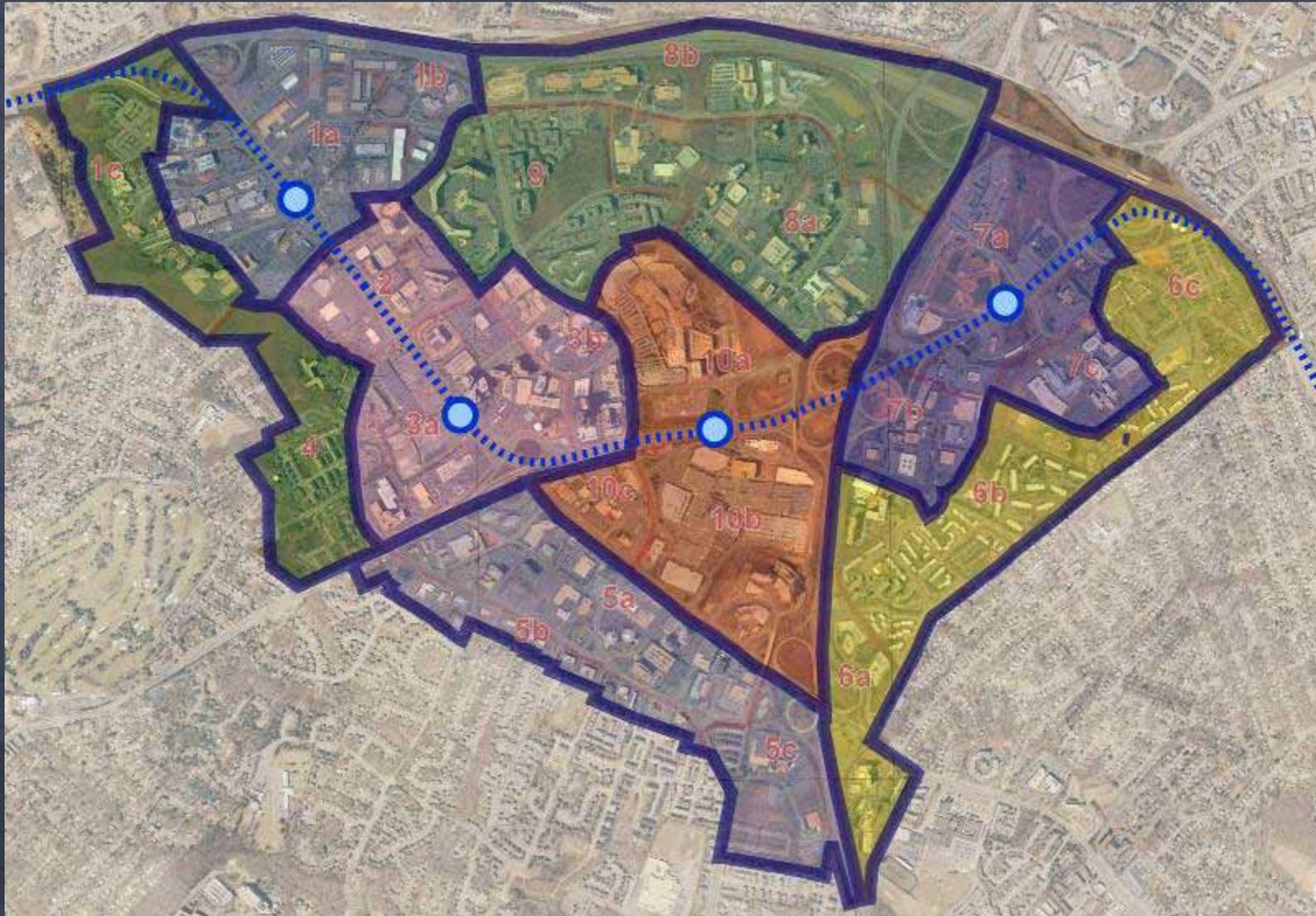
Scenario	Residential	Total	People
2006	8,000 DU	45 m sq. ft.	116,000
Existing Zoning	13,000 DU	62 m sq. ft.	184,000
Base Case	16,000 DU	73 m sq. ft.	212,000
Employment focus	31,000 DU	100 m sq. ft. (95-105m sq ft)	272,000
Residential focus	38,000 DU	100 m sq. ft. (95-105m sq ft)	259,000
Pushing the envelope	45,000 DU	135 m sq. ft. (125-135m sq ft)	350,000

Developing a Finer Grain

- Scenario development focusing on districts within Tysons Corner
- Each scenario will have 8 distinct districts
 - 4 TODs
 - 4 surrounding the TODs



8 Districts for Scenarios



Making Transportation work

- CS, PB and County staff are developing networks to reflect the alternatives
- Test a robust range of options
 - Limit through traffic
 - Improve access to Tysons
 - Celebrate pedestrians & bikes



Impact of Workshops

- Community input driving fine-grained refinement of scenarios
 - Growth allocation
 - Character of districts
 - Enhancements to livability
 - Transportation network



Next Steps

- Work session with Liaison Cttee
- Populate the scenarios
- Overlay transportation
- Illustrate 3-D implications
- Run & test the scenarios

