

February 27-28 Workshops will Explore Key Community Choices for the Future of Tysons Corner

All are Invited to Attend a Workshop! Please Sign Up by February 22.
Public input will also be sought through the internet at
www.fairfaxcounty.gov/dpz/tysonscorner/ February 22-29.

These three workshops and the associated web-based input will represent a major opportunity for the public to provide input to the Task Force as it develops its recommendations for amending the Comprehensive Plan.

The Task Force was created by the Board of Supervisors in 2005 to consider the impacts of the four planned Metrorail stations, and to create a vision for what Tysons Corner may look like 30 years from now. Nearly three years of intensive effort by the Task Force has been enhanced by over 50 public meetings to date.

While no recommendations have been created yet, numerous areas of consensus have emerged. The Task Force created and has followed a set of Guiding Planning Principles based on public input (see reverse.) These principles have been used to develop two prototypes to explore how growth will be accommodated and transportation will be improved in Tysons Corner. These prototypes were based on some key directions from the Task Force, including:

- o Transforming Tysons from a suburban, auto-based environment into a vibrant, mixed use urban environment with a wide variety of amenities, civic life, and services,
- o Growing Tysons in a well-managed process within its boundaries, transforming the area in a manner that improves the quality of life for all users (employees, residents, shoppers and business owners) as well as protects surrounding neighborhoods from the impacts of that growth,
- o Improving the transportation, public facilities, and infrastructure of Tysons to accommodate its growth and transformation.

The two prototypes are being evaluated to determine how different internal transportation systems function, how overall growth can be managed, how to provide parks and open spaces, how to increase residential development, and how other key choices will affect the future. The results of this evaluation will be presented at the workshops. Participants will have the opportunity to weigh in on key choices related to these factors both for Tysons as a whole, and for individual neighborhoods within Tysons.

February Workshops to Discuss Prototypes of a Tysons Future

All Workshops will be identical. Please plan to participate in no more than one workshop so that we can accommodate all interested stakeholders. Please RSVP no later than February 22 at 703-324-1344, or email at tysonscornerspecialstudy@fairfaxcounty.gov.

February 27 • 7:00 – 10:00 PM • Marshall High School in Michael Hall

7731 Leesburg Pike, Falls Church, VA 22043

February 28 • 1:00 – 4:00 PM • McLean Community Center Community Hall B/C

1234 Ingleside Ave., McLean, VA 22101

February 28 • 7:00 – 10:00 PM • Westbriar Elementary School Cafeteria

1740 Pine Valley Dr., Vienna, VA 22182

Guiding Planning Principles for Tysons Corner

One of the first efforts by the Task Force was to review the 12 objectives listed in the Tysons Corner Urban Center Plan (1994) and to suggest revised language that would result in more robust implementation of these objectives, especially in light of the advent of the Metrorail extension to Tysons and beyond. Once this was done, the Task Force then decided to concentrate on a few Guiding Planning Principles that would further result in meeting these objectives. These principles were a direct result of 20 public outreach meetings (held in early 2006) where participants from neighboring communities, business interests and other stakeholders were asked to produce priority lists of values/concerns/issues that should be vigorously addressed. Again, the public was asked for comment on this draft list of planning principles and what follows is language that reflects these comments. It should be understood that the list of objectives represents overall goals for how Tysons should evolve in light of the new transit service, and the planning principles represent some specific "how to's" as the new plan is articulated and as development projects are considered. These principles are not listed in priority order, they should be viewed as vital considerations to be applied to both individual and area projects.

Move Tysons Corner forward within its existing boundaries as the employment and commercial economic engine of the region and an expanding contributor to the tax base of Fairfax County.

Retain compatible transitions at the edges to adjacent neighborhoods through a combination of use, intensity, scale and/or building heights.

Transform Tysons Corner from a suburban office park and activity center into a 24/7 urban center marked by the diversity of residents and workers, a wide range of ideas, opportunities, and activities, the quality of buildings, aesthetics, and open spaces, and connections and accessibility for all.

Reduce the time, cost, and inconvenience of accessing and moving within Tysons Corner by promoting a functional and accessible system of pedestrian walkways, trails, shuttles, bike routes, a grid of streets, transit connections and standard principles of trip reduction.

Reduce the suburban focus on isolated buildings, surface parking and moving vehicles through Tysons Corner to somewhere else and connect new buildings, urban parks, structured parking, and pedestrian and bicycle accommodations to form engaging streetscapes and connected neighborhoods.

Attract, mixed-use transit-oriented development and private investment to Metrorail station areas and transit connection locations throughout Tysons Corner, including increased housing supply, choices, and price points, service opportunities, and office space.

Engage people, communities, institutions, and the private sector with government to include in Tysons Corner the distinctive architecture, civic focal points, cultural and educational institutions, places of worship, medical facilities, entertainment and recreation, libraries, and public safety facilities that mark environmentally sound, safe and inclusive urban communities.

Respect the unique natural features and topography of Tysons Corner in all plans, expand useable and publicly accessible open space and improve the existing natural environment.



Current and complete information about the Tysons Land Use Task Force and the process of updating the Tysons Comprehensive Plan can be found at <http://www.fairfaxcounty.gov/dpz/tysonscorner/>

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