

# STATUS REPORT ON VISUALIZATION FOR TYSONS WEST STATION AREA

(Draft 7/09/07, a work in progress)



## Purpose / Intent

- They are: another way to help understand the range of options being tested
- They are not: recommendations or representations by the consultant team of desirable or workable outcomes
- \* Note: still in a testing mode and the 3-D models are part of this testing mode

## **Inputs to create 3D model:**

- Create detailed street networks
- Locate mix and intensity of uses based on scenarios
- Determine building height based on parking locations
- Locate parks and public spaces
- Relationships of spaces based on TOD Principles

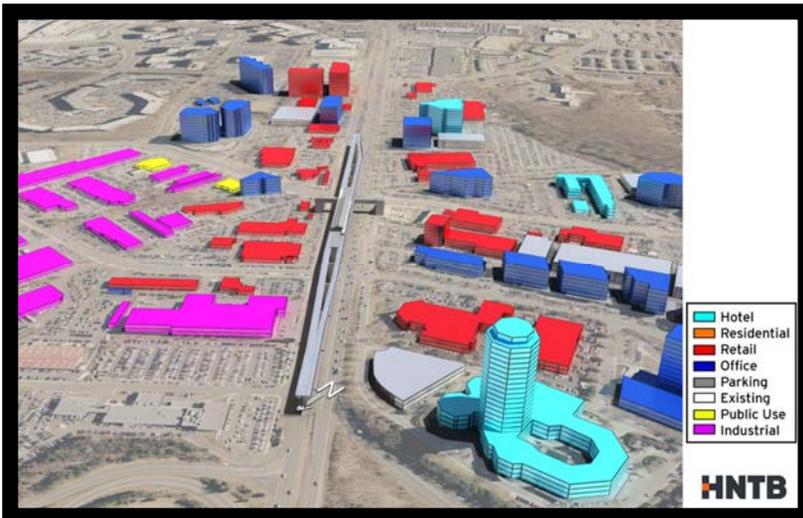
## **TOD Principles:**

- Taller buildings and greater density near transit
- Building heights lower adjacent to surrounding neighborhoods
- Parking within buildings or in parking structures
- Ground floor retail in most buildings
- Pedestrian friendly streetscapes – street trees and sidewalks

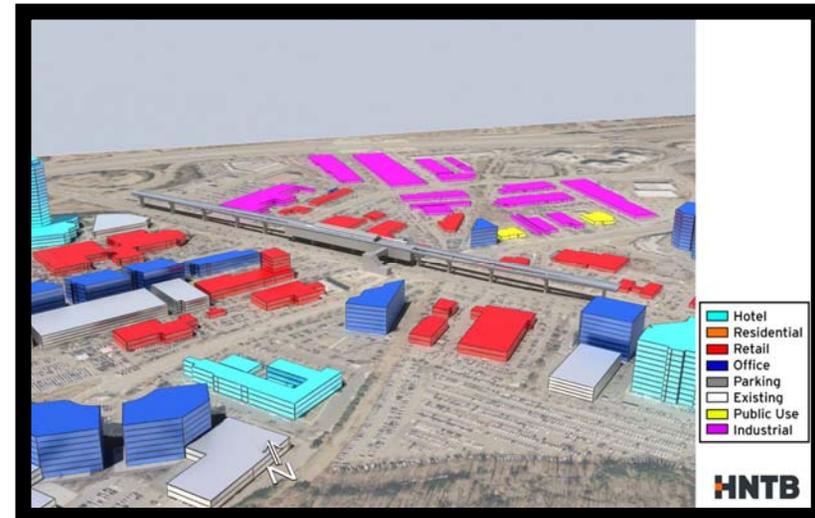
# Tyson's West Station Area: Existing Development w/ Rail



Existing\_withRail\_ortho\_0001



Existing\_withRail\_cam1\_0003



Existing\_withRail\_cam1\_0005

# Tyson's West Station Area:



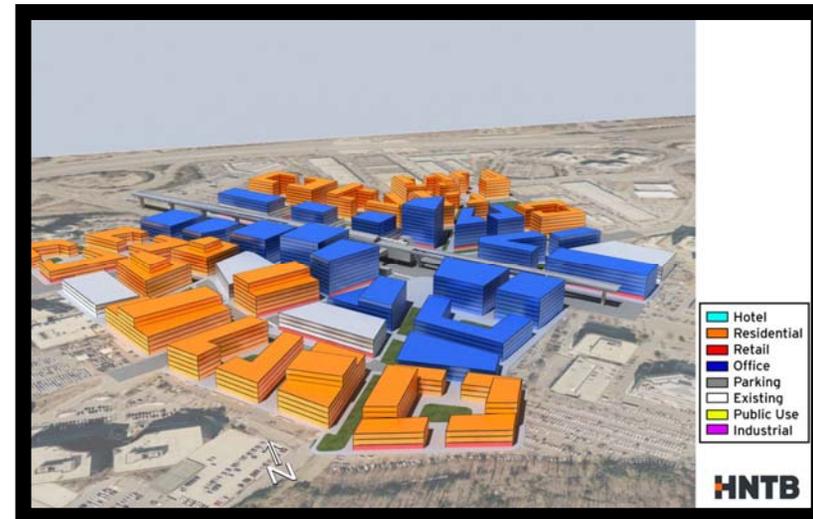
## Base Case (modified Comp. Plan) with Rail



X\_BaseCase\_ortho\_0001



X\_BaseCase\_cam1\_0003



X\_BaseCase\_cam1\_0005

# Tyson's West Station Area:



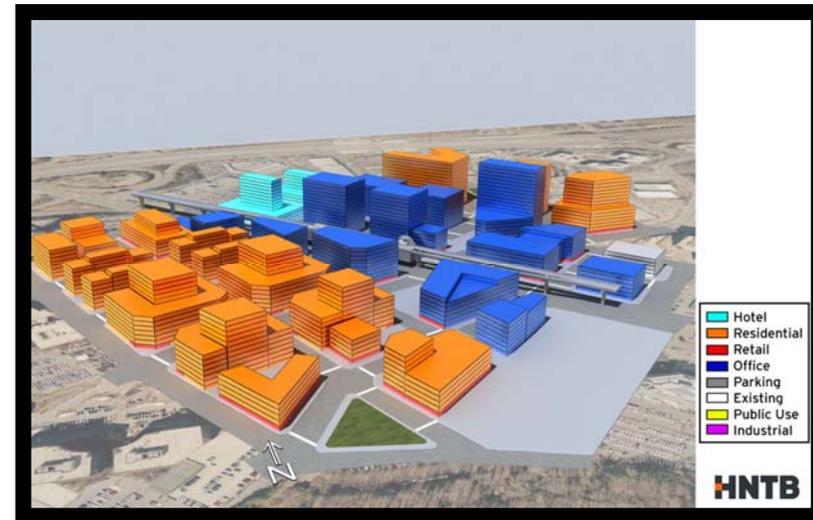
## Housing Emphasis (Test Scenario C)



C\_Housing\_ortho\_0001



C\_Housing\_cam1\_0003



C\_Housing\_cam1\_0005

# Tyson's West Station Area:



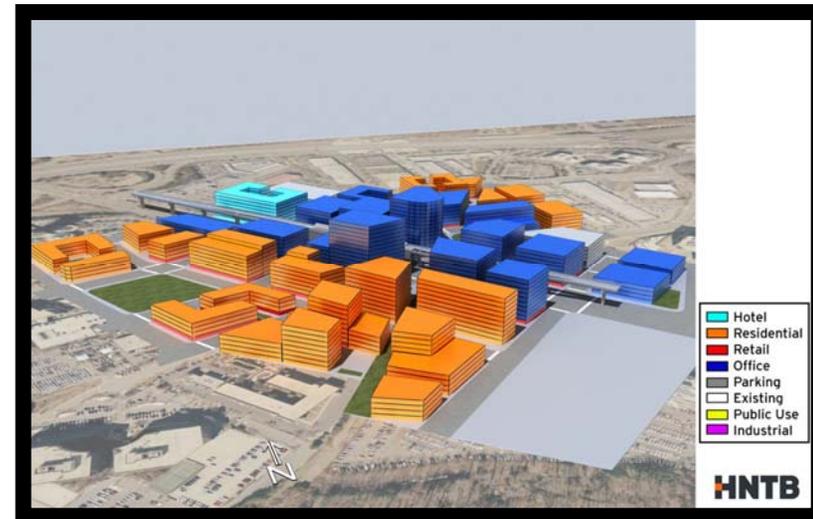
## Employment Emphasis (Test Scenario B)



B\_Employment\_ortho\_0001



B\_Employment\_cam1\_0003



B\_Employment\_cam1\_0005

# Tyson's West Station Area:



## Pushing the Envelope (Test Scenario A)



A\_PushEnvelope\_ortho

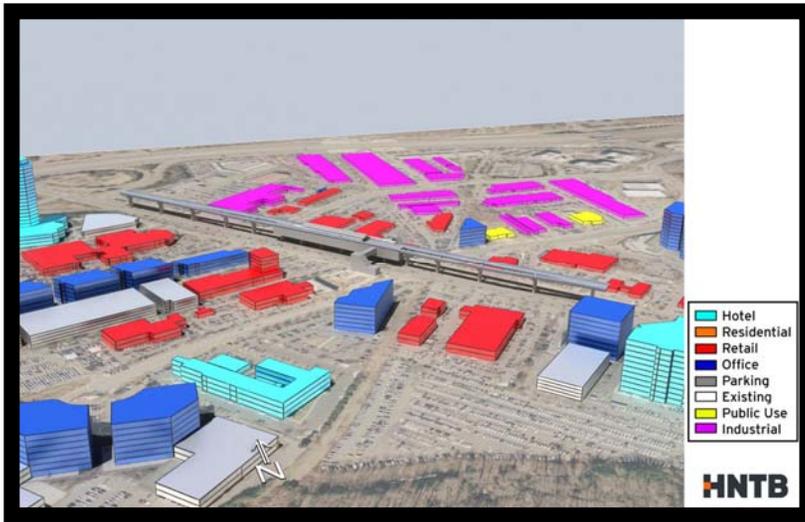


A\_PushEnvelope\_cam1\_0003



A\_PushEnvelope\_cam1\_0005

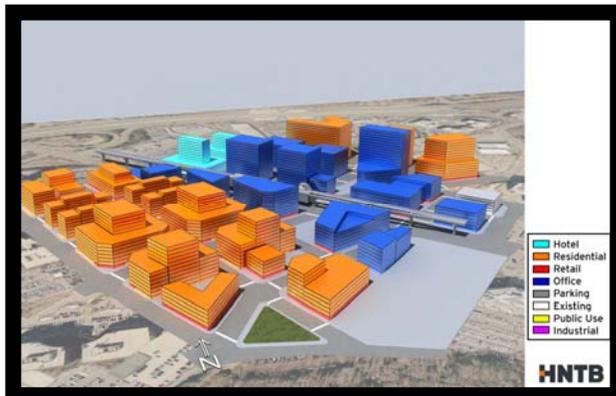
## Comparisons



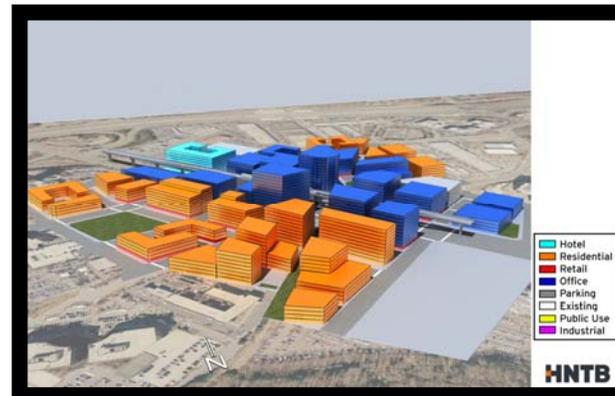
Existing with Rail



Base Case (modified Comp. Plan) with Rail



Housing Emphasis (Test Scenario C)



Employment Emphasis (Test Scenario B)



Pushing the Envelope (Test Scenario A)

## Next Steps in Visualization (after July)

- Add architectural skins to buildings and streetscape
- Provide views at the street level (to show area's pedestrian environment)
- Provide potential for animated views (3D movie)

## Plan Views



Existing Development with Rail



Base Case (modified Comp. Plan)



Housing Emphasis (Test Scenario C)



Employment Emphasis (Test Scenario B)



Pushing the Envelope (Test Scenario A)