

TYSONS COMMITTEE COMMENT SESSION

SAIC TYSONS HEADQUARTERS

SAIC / LINCOLN PROPERTY COMPANY / JM ZELL

PLANNING CONSULTANTS:
FXFOWLE / BENHAM

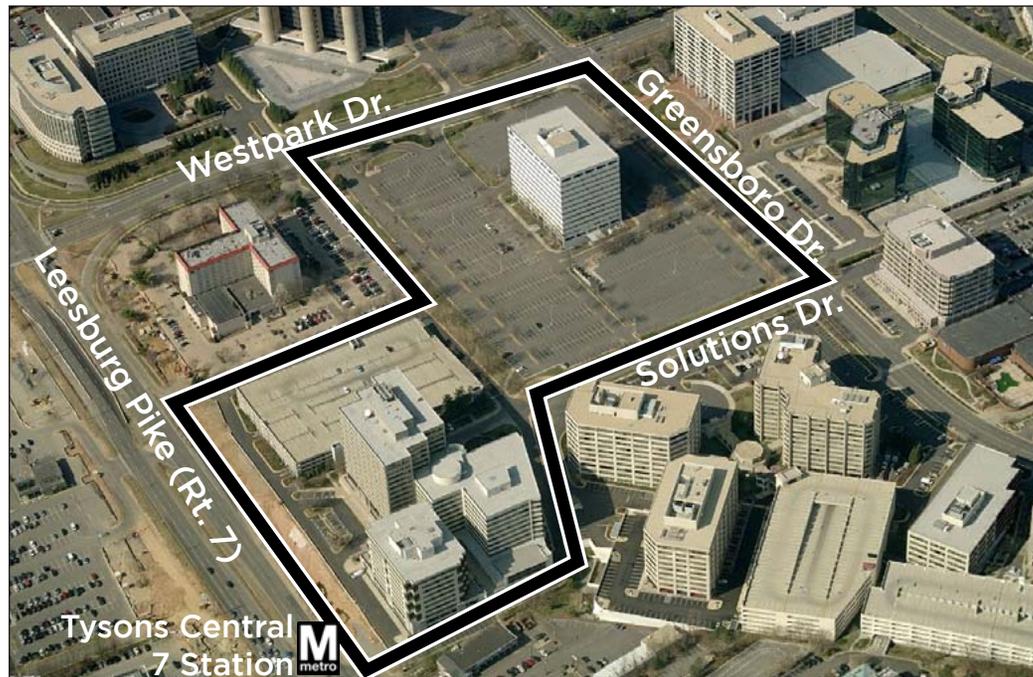
11 MARCH, 2010



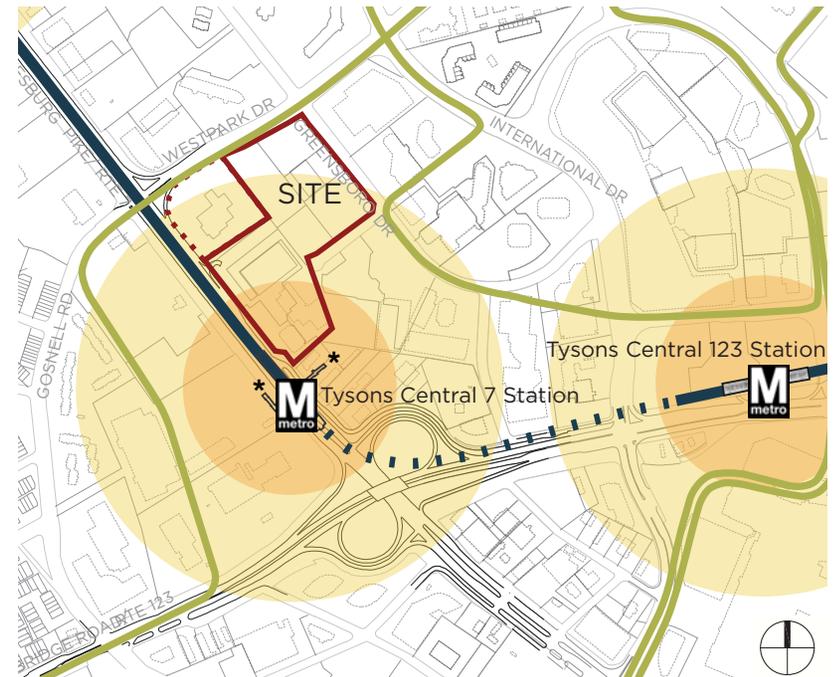
INTRODUCTION

- Park Requirements
- Street Hierarchy and Widths
- Intensity
- Building Heights
- Consolidation
- Phasing Requirements
- Affordable/Workforce Housing
- Parking requirements
- Stormwater Management
- Public Facility Planning

EXISTING CONDITION



SITE CONTEXT



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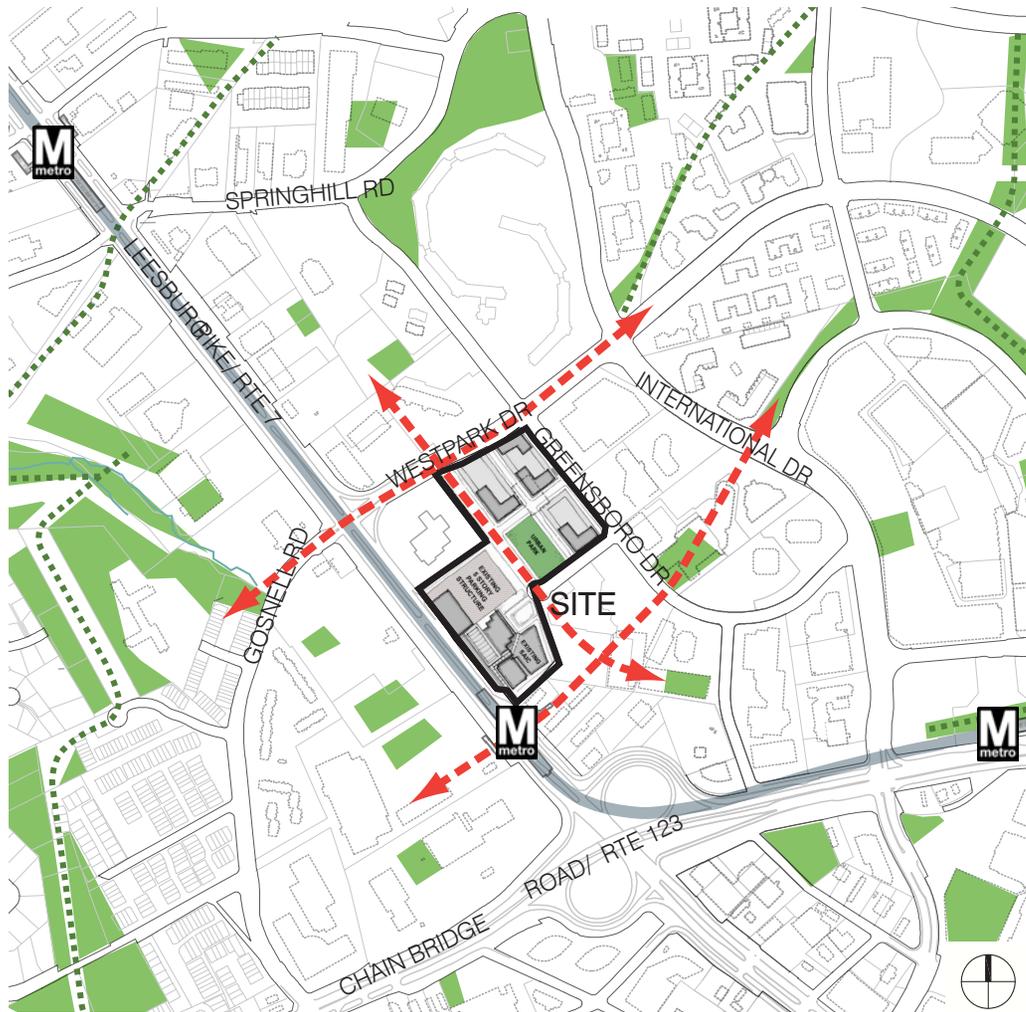
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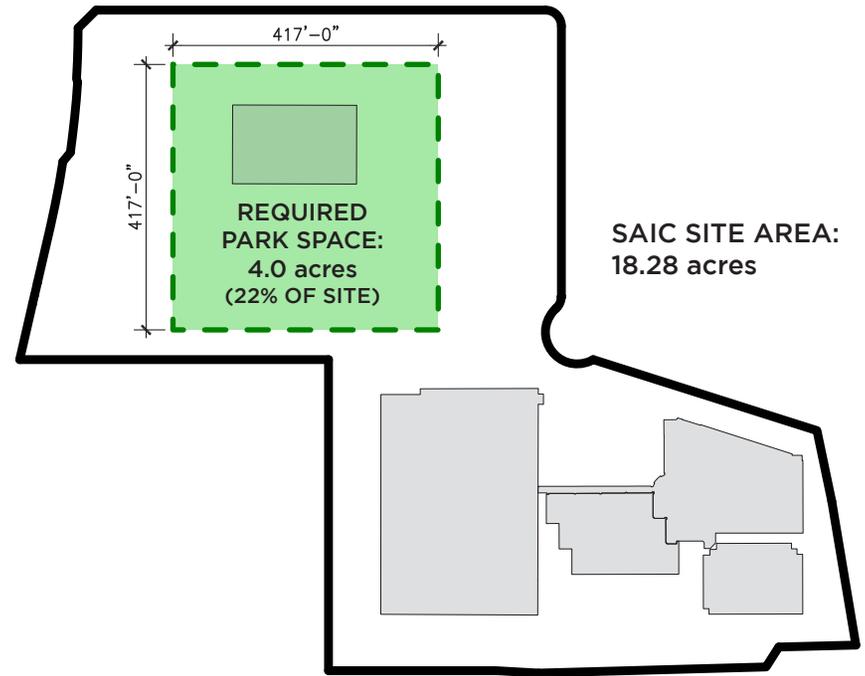
PARK AND OPEN SPACE

- Amend Park Space Requirement

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SITE PARK SPACE REQUIREMENT



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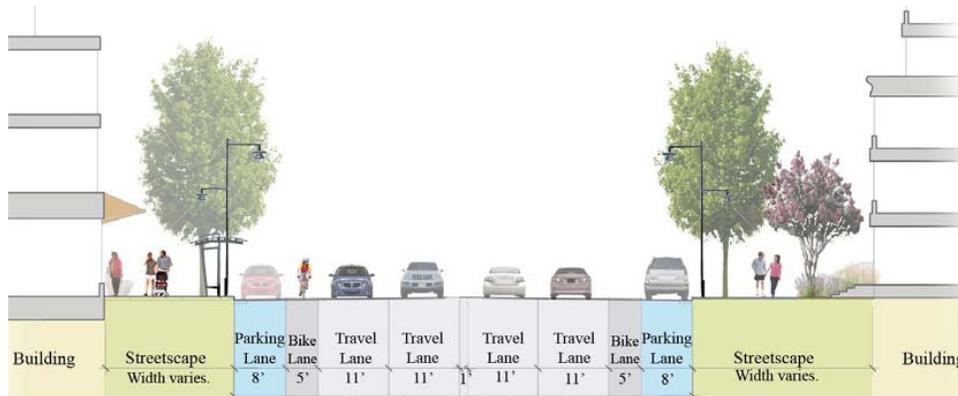
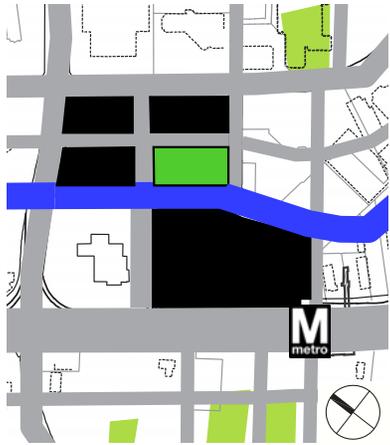
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STREET WIDTH

- Streets should be pedestrian scale and accommodate existing development

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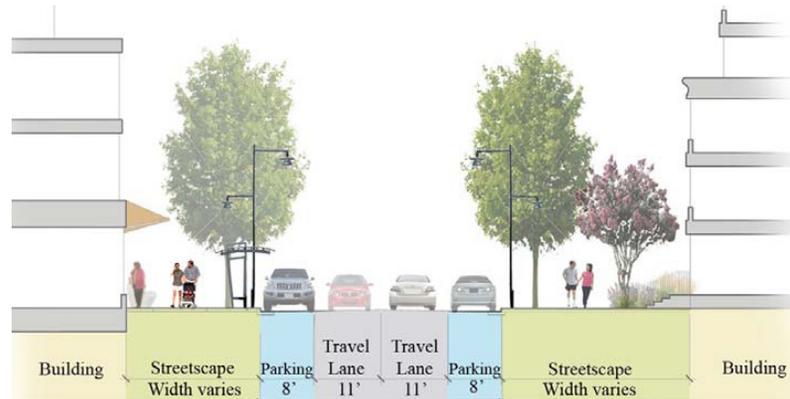


Approximately 71' Curb to Curb

PRECEDENT: K St. Washington, DC



PROPOSED ALTERNATIVE: LOCAL STREET



Approximately 39' Curb to Curb

PRECEDENT: King St. Alexandria, VA



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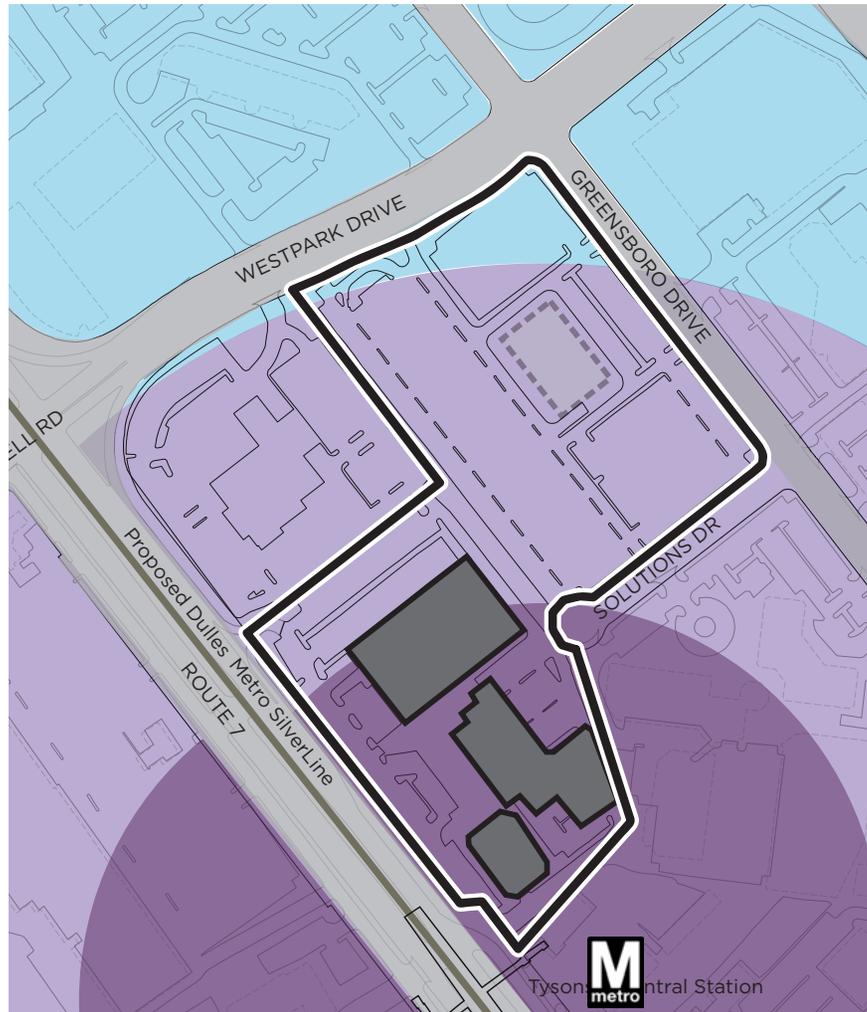
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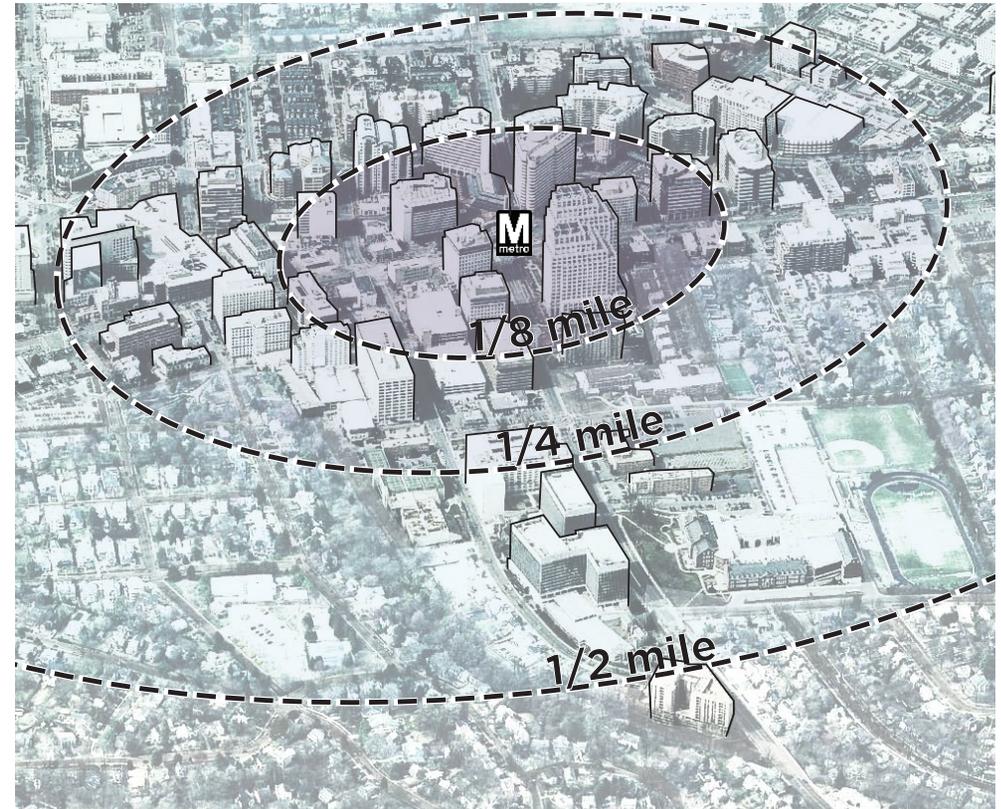
INTENSITY

- Increase Intensity to 3.75 FAR in Tier 2 to support transit

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PRECEDENT: Bethesda, MD



* 1.0 FAR difference between Tier 1 and Tier 2

Intensity Tier	Distance from Metro
 Tier 1	0 - 1/8 mile
 Tier 2	1/8 - 1/4 mile
 Tier 3	1/4 - 1/2 mile

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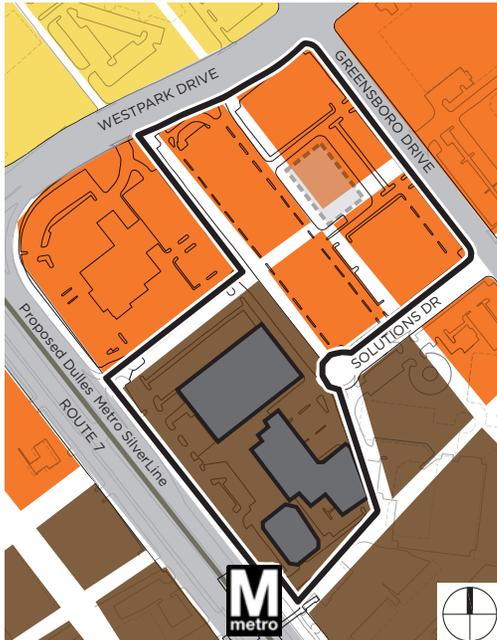
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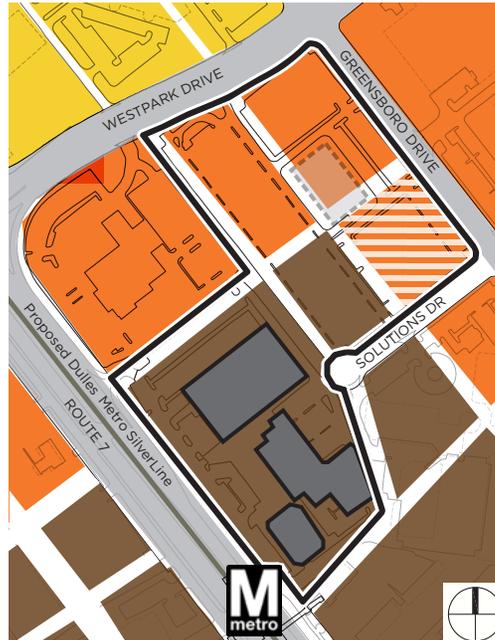
BUILDING HEIGHT

- Extend Tier 1 Height Limit
- Create Two Height Zones Within Tier 2

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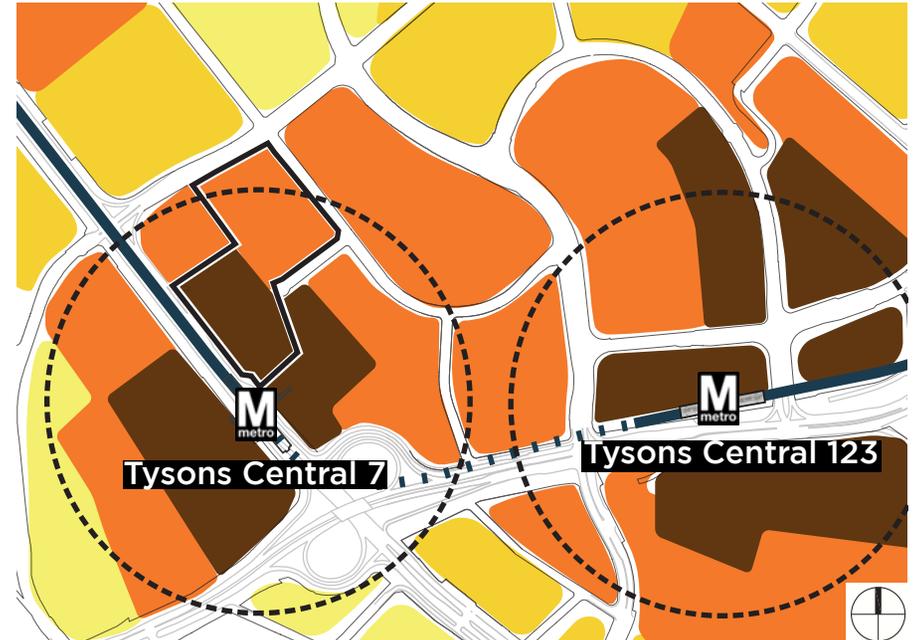


PROPOSED ALTERNATIVE



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Tysons Central 7 in comparison with Tysons Central 123



Height Tier	Height Range
 Tier 1	225' - 400'
 Tier 2-A	225' - 300'
 Tier 2-B	175' - 225'
 Tier 3	125' - 175'
	1/4 mile radius

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DESIGN CONCLUSIONS

- Amend Park Space Requirements
- Change the E-W Interior Street to a Local Street
- Increase the Intensity in Tier 2
- Expand Tier 1 Height Limit Area and Increase Tier 2 Allowable Heights
- Consolidation

ADDITIONAL AREAS OF CONCERN

- Phasing Requirements
- Affordable/Workforce Housing
- Parking requirements
- Stormwater Management
- Public Facility Planning