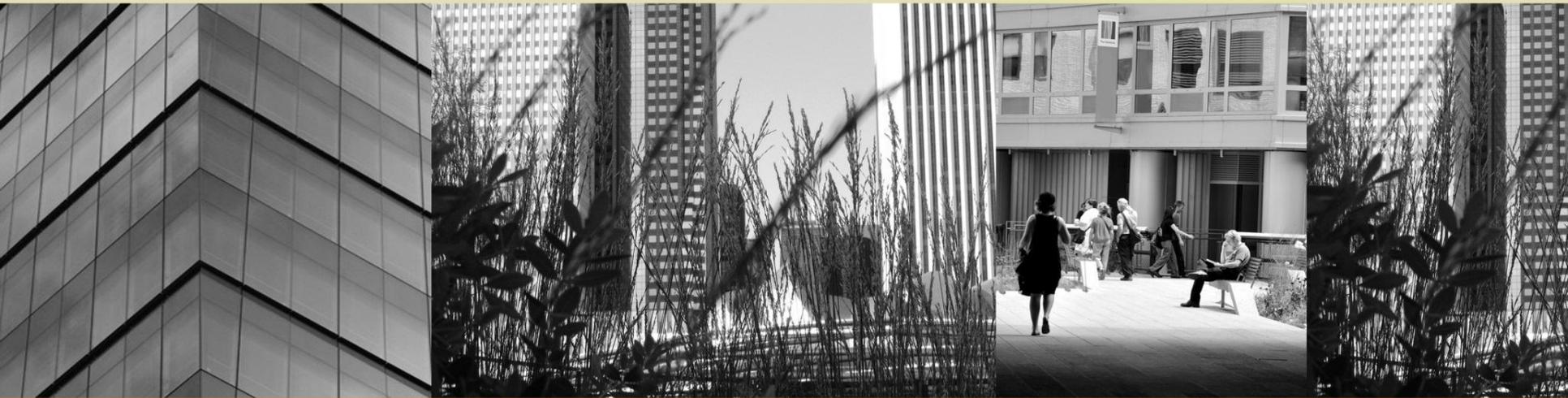


TYSONS CORNER URBAN DESIGN GUIDELINES



Planning Commission Tysons Committee
December 14, 2011



Why Design Guidelines?

- In June 2010, the Board of Supervisors approved the Tysons Corner Amendment to the Comprehensive Plan and the Zoning Ordinance.
- The Urban Design section of the Comprehensive Plan refers to future Urban Design Guidelines that will “provide more definitive guidance in implementing the Plan”.
- At the time the Plan was approved, the Board included a follow-on-motion for staff to create urban design guidelines for Tysons.



How will the Guidelines be useful?

- For the Community: to see, in further detail, what the vision for Tysons might look like in built form and what is expected from each rezoning case.
- For prospective rezoning applicants: to see what staff, the Planning Commission, and the Board will be looking for when reviewing the urban design elements of a rezoning case.
- For current rezoning applicants: to clarify how the urban design elements of the comprehensive plan can be realized. This includes streetscape dimensions by streetscape type, urban street tree planting details, and build-to line diagrams.
- For staff, the Planning Commission and the Board: to provide a consistent set of guidelines by which all rezoning applications can be reviewed.



The Process

OCRR Staff coordinated with other Fairfax County agencies to prepare a preliminary draft. This draft was reviewed throughout the process by a volunteer group of landscape architects, architects, planners, and members of the Tysons Partnership called the Tysons Corner Urban Design Advisory Group (the Advisory Group). The Advisory Group was instrumental in creating the concepts in the guidelines and offered practical suggestions for implementation.

The Tysons Urban Design Advisory Group:

William C. Caldwell, AIA, AICP, LEED AP, Edens & Avant

Dennis Carmichael, FASLA, Parker Rodriguez

Bruno Carvalho, ASLA, AICP, Carvalho + Good

Suzette Goldstein, AICP, LEED AP, HOK Planning Group

Michael Hickok, AIA, Hickok Cole Architects

David Kitchens, AIA, Cooper Carry

Jay Klug, JBG Companies

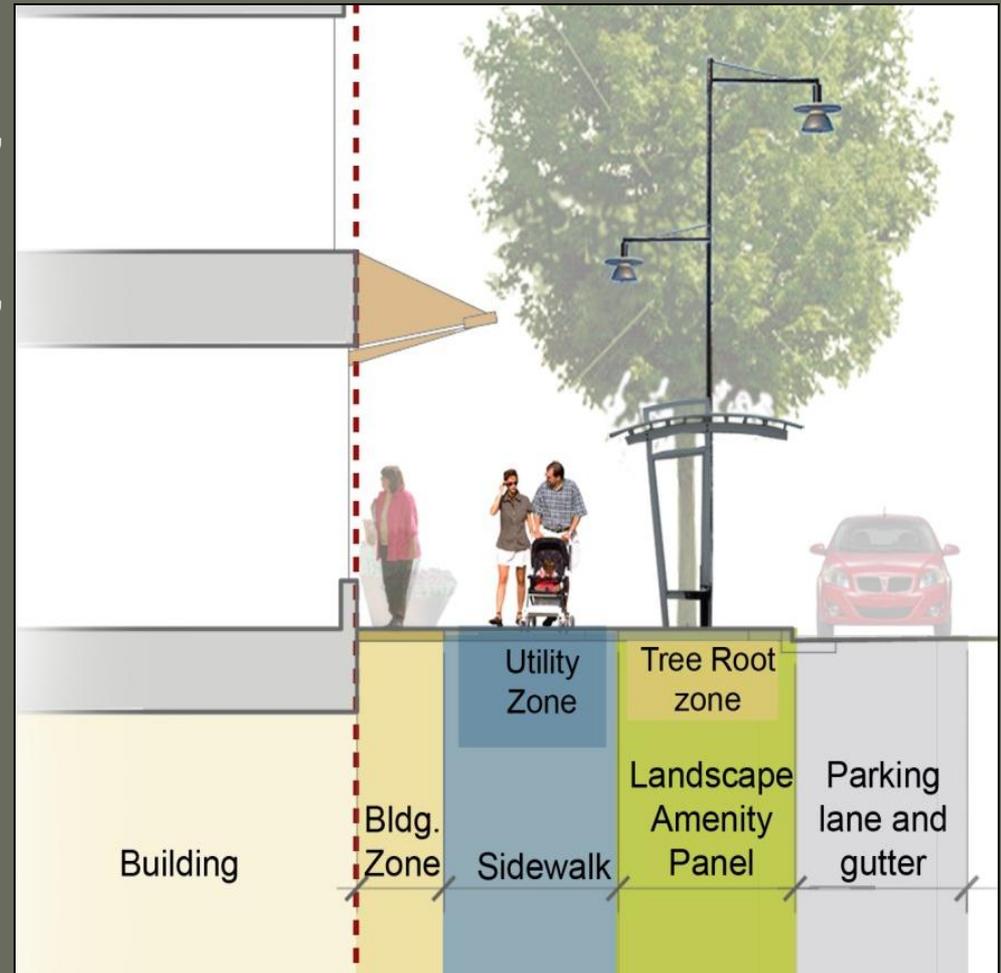
Brenda Krieger, Dweck Properties

Elisabeth Lardner, ASLA, AICP, Lardner / Klein Landscape Architects



Tysons Corner Urban Design Guidelines

1. INTRODUCTION
2. PEDESTRIAN REALM GUIDELINES, The Framework
3. PEDESTRIAN REALM GUIDELINES, The Details
4. SITE AND BUILDING DESIGN GUIDELINES
5. SIGNAGE AND WAYFINDING
6. URBAN PARKS
7. INTERIM CONDITIONS
8. RESOURCES
9. GLOSSARY
10. APPENDIX - CHECKLISTS

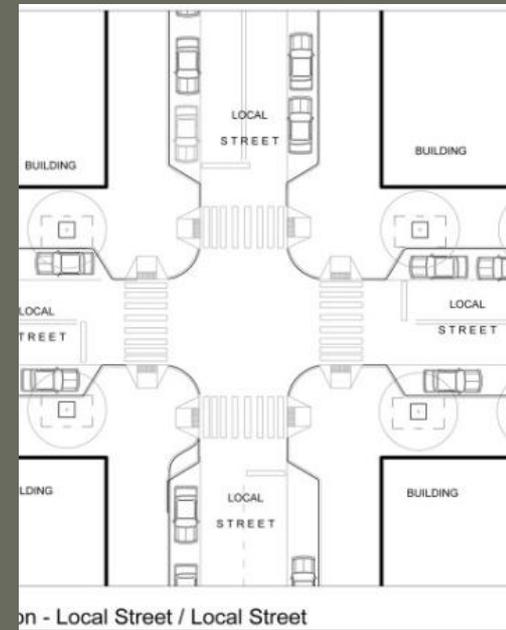


PEDESTRIAN REALM GUIDELINES – The Framework

Provides “big picture” design concepts that determine the form and function of a neighborhood.

Major Concepts in the Guidelines:

- Streetscape Types and zones
- Pedestrian Hierarchy
- Pedestrian Crossings



PEDESTRIAN REALM GUIDELINES - The Details

- Tree Planting Space Design
- Plant Lists
- Lighting
- Paving
- Streetscape Furnishings
- Public Art



PEDESTRIAN REALM GUIDELINES - The Details

TREE PLANTING SPACE DESIGN – TYSONS WIDE

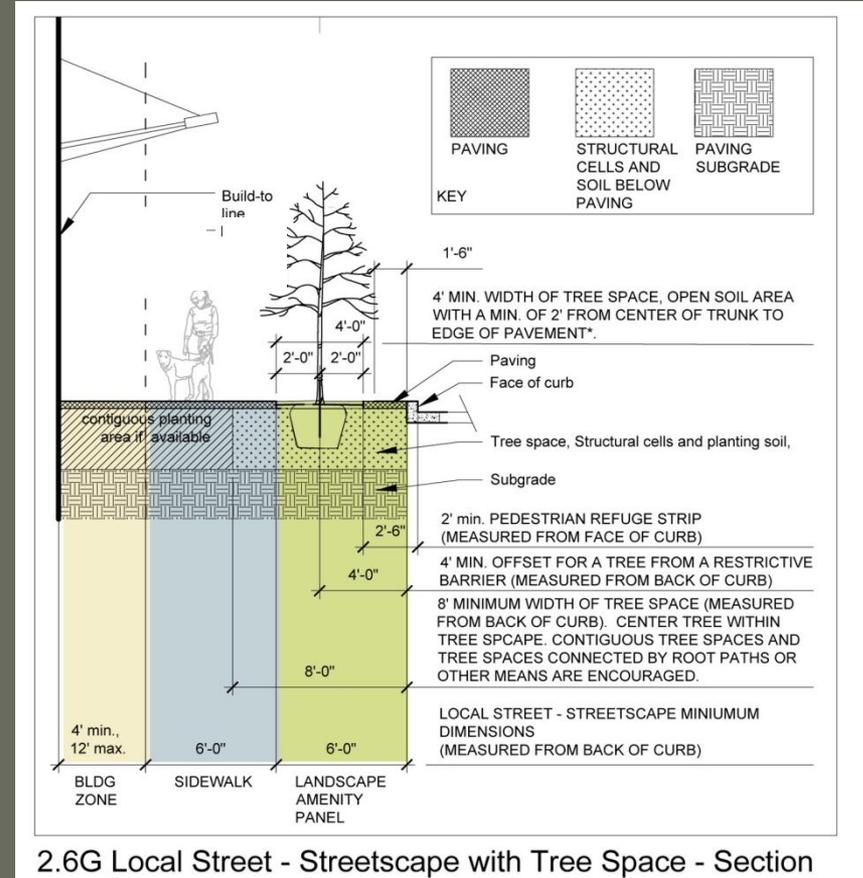
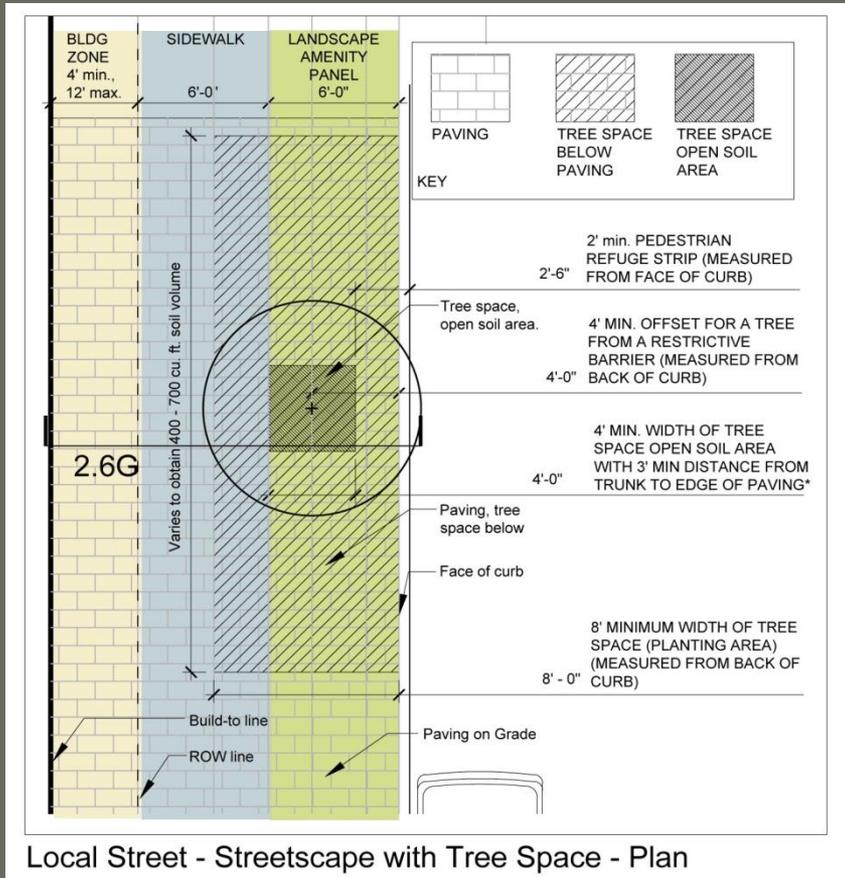
- Allows for space for large soil volume AND walkable pedestrian areas when required.
- Adapts existing PFM planting standards to work with streetscape dimension standards for Tysons to create an urban street tree planting detail.



Image of two rows of the same tree species, planted at same time after several years of growth. Trees on left have 300 cubic feet of soil volume, trees on right have a continuous planting area.

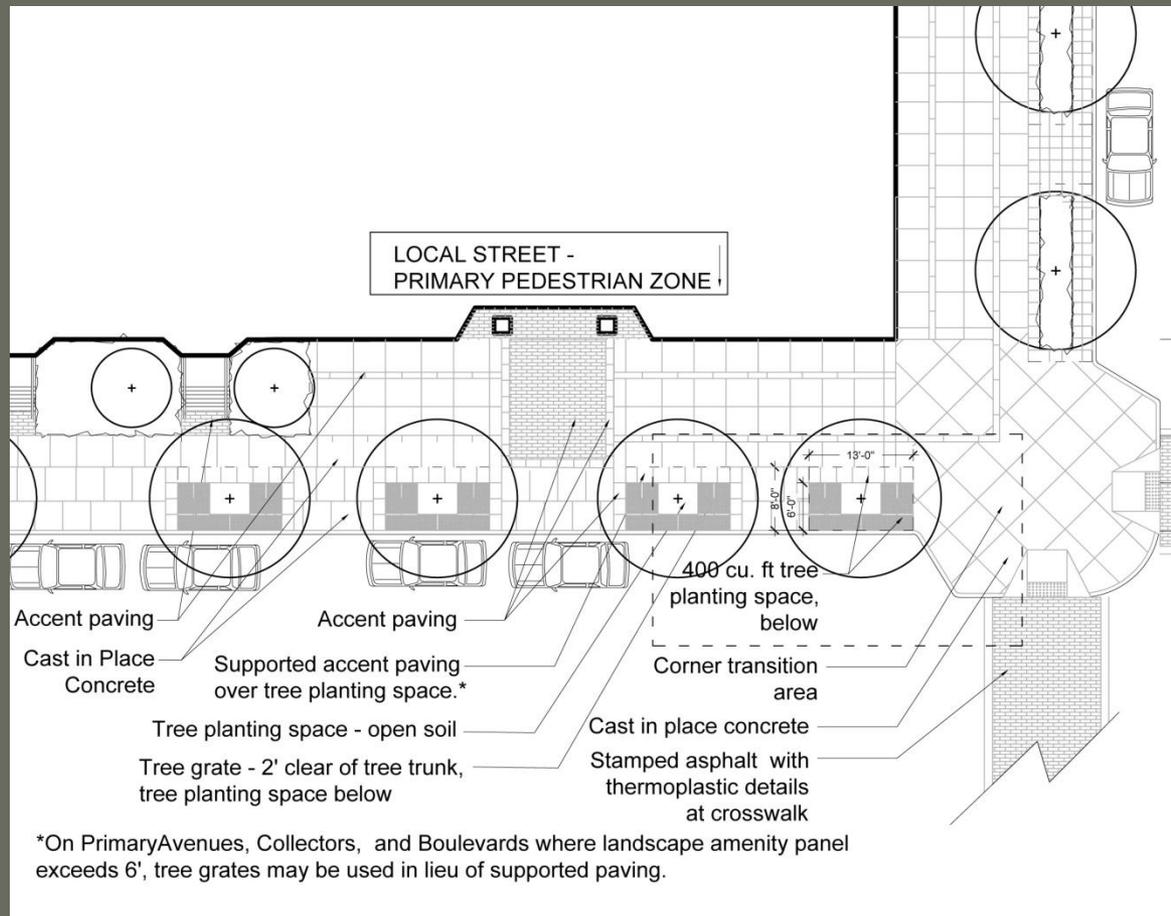
PEDESTRIAN REALM GUIDELINES - The Details

TREE PLANTING SPACE DESIGN – TYSONS WIDE



PEDESTRIAN REALM GUIDELINES - The Details

PAVING – TYSONS WIDE



PEDESTRIAN REALM GUIDELINES - The Details

LIGHTING – Tysons-wide



PEDESTRIAN REALM GUIDELINES - The Details

STREETSCAPE FURNISHINGS – by Sub-district



Tysons East & East Side



Tysons Central 123 & North Central



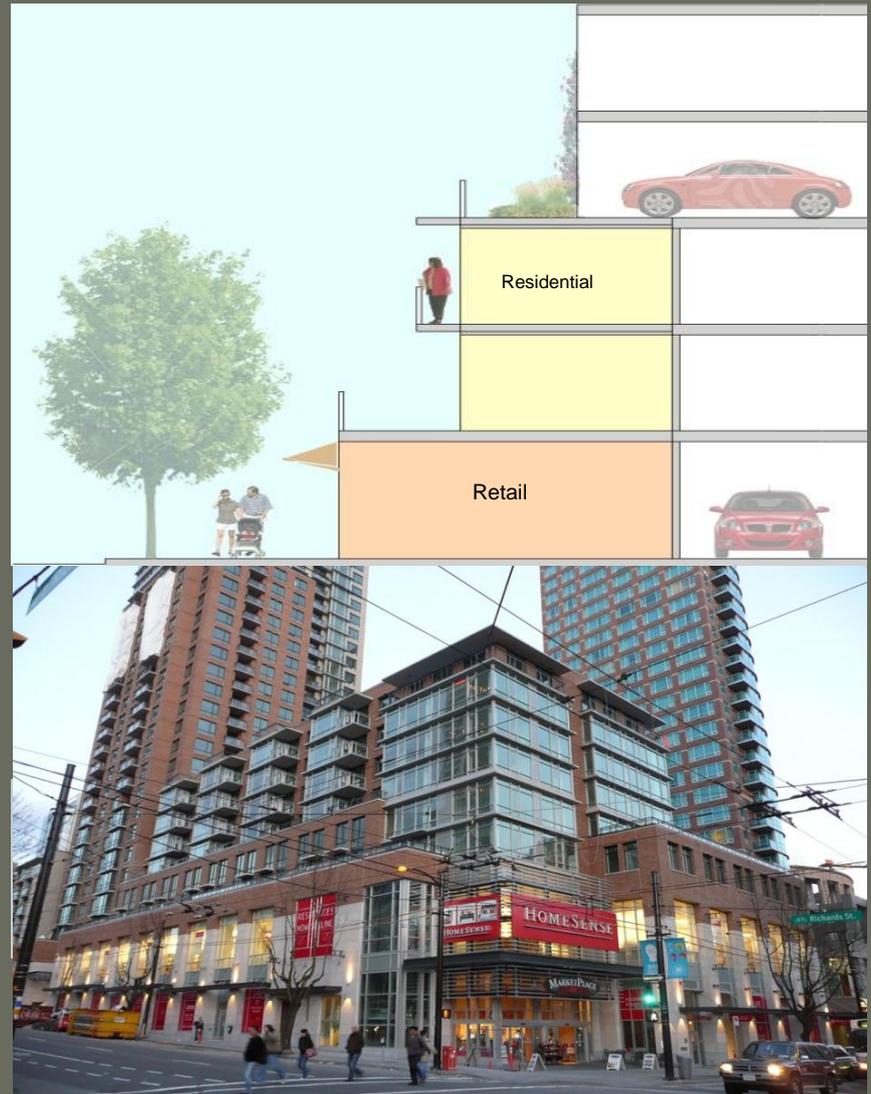
Tysons West & West Side



Tysons Central 7 & Old Courthouse

Site and Building Design Guidelines

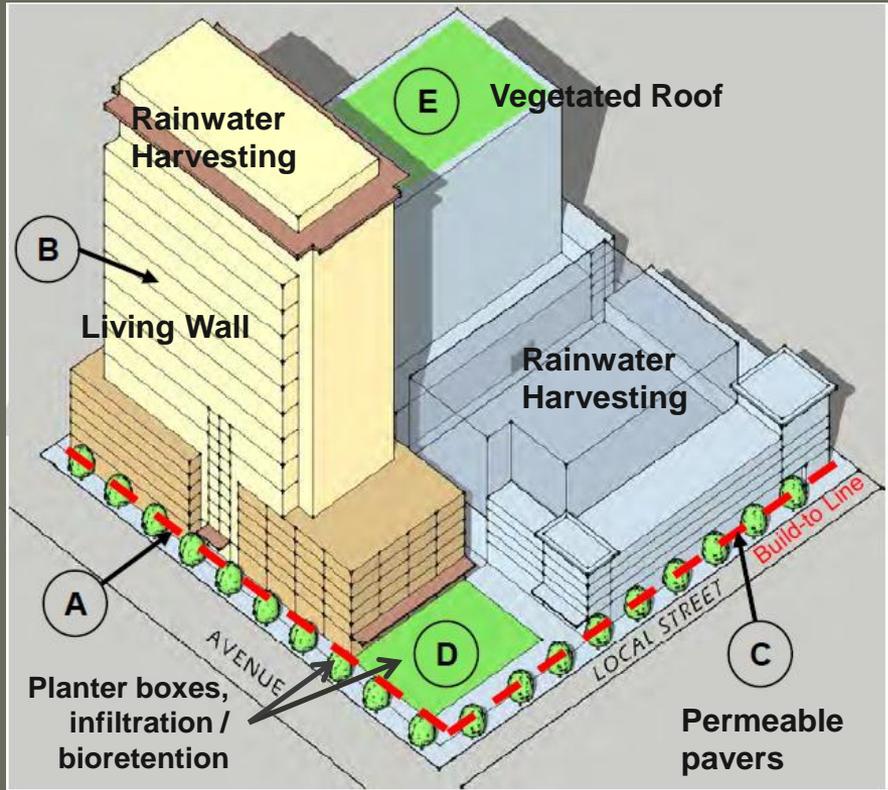
- Site Design
- Building Massing
- Building Articulation
- Parking Design
- Sustainable Design
- Security Design
- Topography



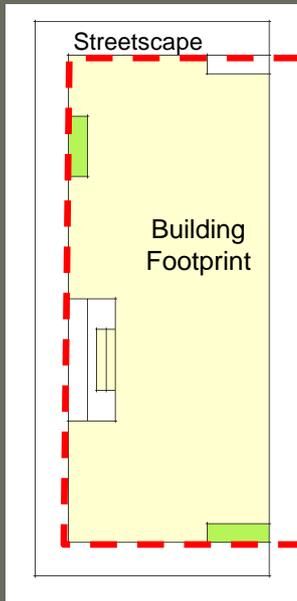
Site and Building Design Guidelines



Rendering of steps located within building zone



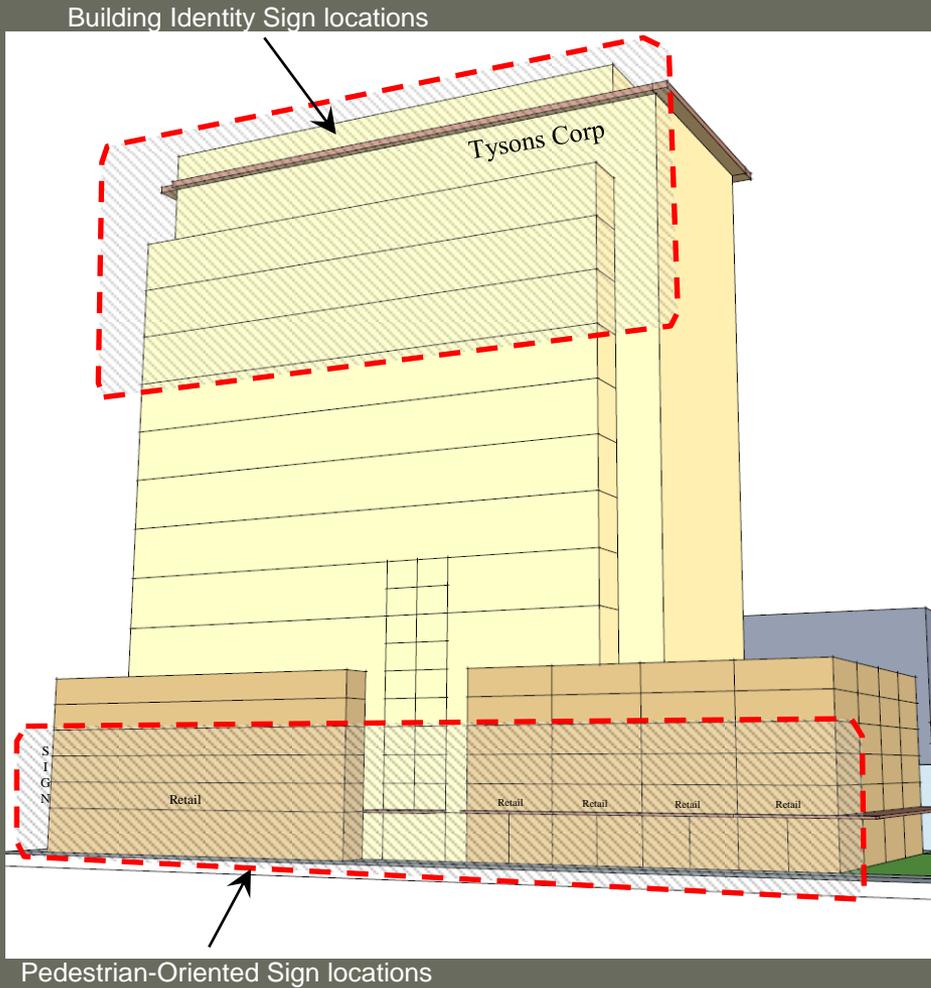
Sustainable elements within site and building design



Build-to line variation and avoidance of large building set backs.

Signage and Wayfinding

Building Mounted and Pedestrian Scale Signage



Wayfinding signage



Urban Parks

- Urban Park Typology by park type
- Urban Park Elements / Features
- Urban Park Evaluation Checklists



Interim Conditions

- Interim streetscape standards
- Treatment of construction sites
- Preserve accessibility and promote access during interim periods



Next Steps

November 30 – December 29, 2011: Guidelines available online for public review and comment.

Late January, 2012: Present to the Board of Supervisors



Where to find the Guidelines

www.fairfaxcounty.gov/tysons/design/

Please send any questions or comments to:

tysons@fairfaxcounty.gov

