

Tysons Central 7 South District

Presentation to
Tysons Corner Committee
December 17, 2008



50 ACRES

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Existing Uses



View from Route 123



View from Gosnell Road

Existing Uses








Views from Route 7



▼ TYSONS CENTRAL 7 CONCEPT



LEGEND

- | | |
|--|---|
|  Mixed-Use |  Residential Mixed-Use |
|  Office Mixed-Use |  Civic / Facility |
|  Office Use |  Park / Open Space |
|  Retail Mixed-Use | |

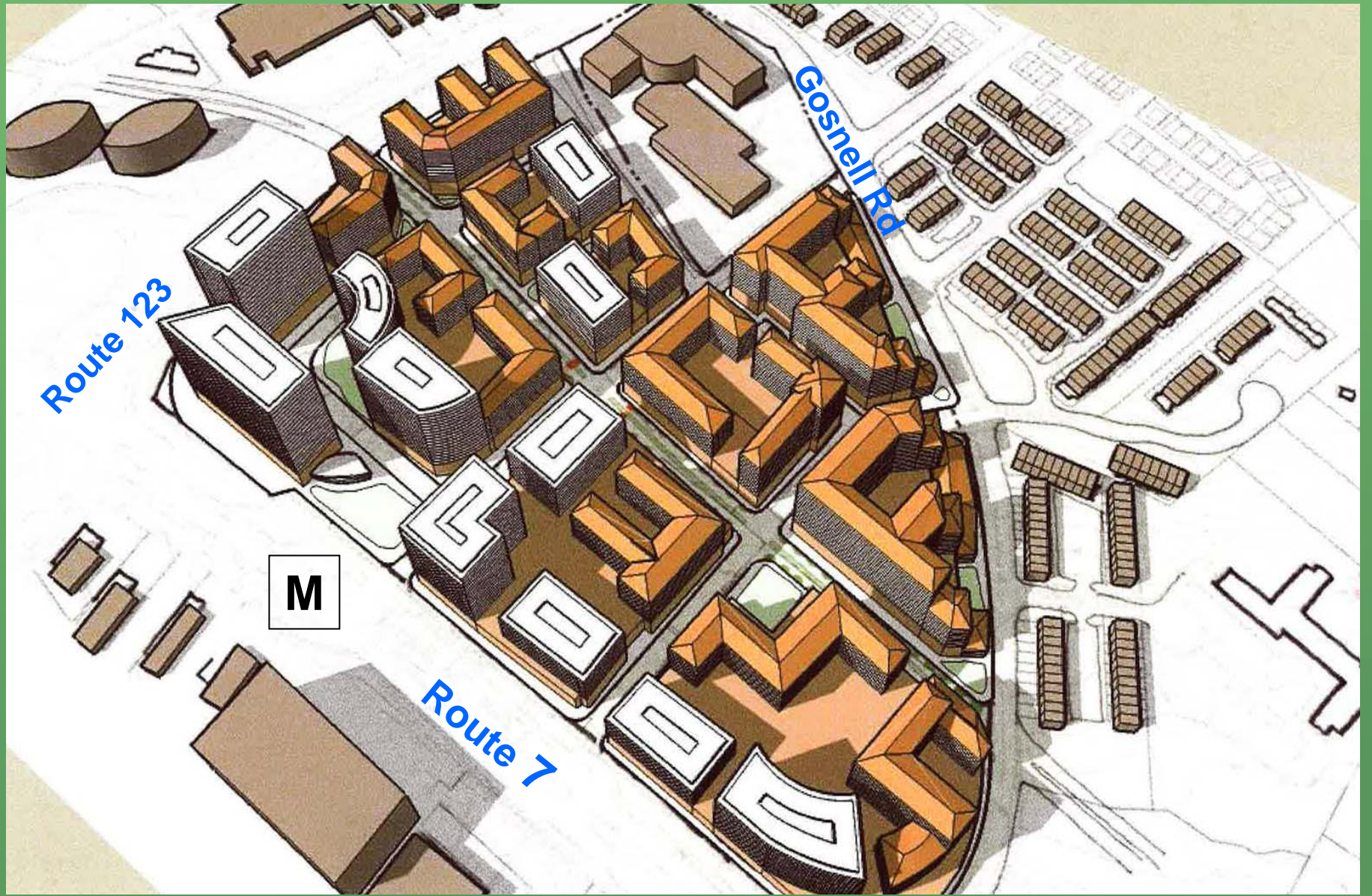
Opportunities

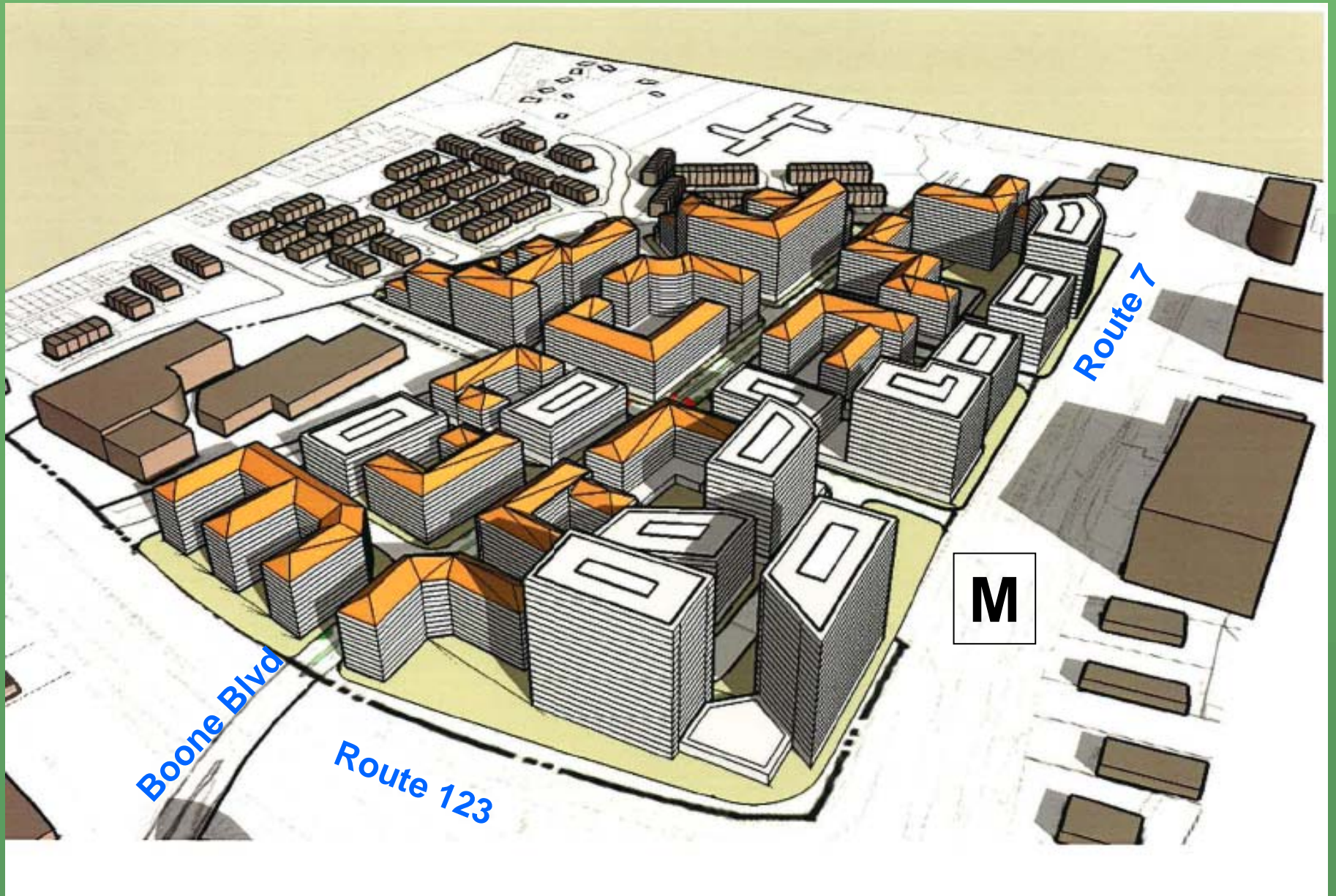
- Directly Adjacent to Transit Station
- Extension of Boone Boulevard
- Coordinated Grid of Streets
- Parks and Civic Uses



Tyson's Central Station

Conceptual and subject to change





Challenge - Boone Blvd

- Crossing Route 123
 - At-Grade Crossing is Preferred
 - Bridge Over 123
 - Under 123
- Significant Topographic Changes
 - Affects Street Grid and Utilities
- Keep Street Scale User Friendly
 - Task Force Vision compares Boone to International Drive

Challenge –Parks and Civic Uses

- 3.5 Acres Public Square
 - ┆ Too large for TOD area - Smaller Multiple Sites Preferable
 - ┆ Farragut Square is 2 acres
 - ┆ Rockefeller Plaza is 1 acre
 - ┆ Reston Town Center plaza/ice rink is 1 acre
- Major Civic Facilities
 - ┆ As an element, but not primary focus



Moving Forward

- Work together in developing a detailed plan for this district
- Consider topographic and engineering concerns in establishing road alignments
- Adopt street standards to create urban streetscapes for pedestrians and cars