Tysons Central 7 South District

Presentation to

Tysons Corner Committee

December 17, 2008

50 ACRES
M
Westpark Dr
Gosnell Rd
Tyspring St
Cy Ct
Raglan Rd
Paisley Ct
Wall St
Dawson St
Brentridge St
Jeffersonian Dr
Battery Park St
Brentwood Ct
Westown Way
Boone Blvd
Howard Ave
Saic Dr
Greensboro Dr
Pinnacle Dr
Tysons Corner
Watson St
123
7
Image © 2008 Commonwealth of Virginia
© USFWS
© 2008 Tele Atlas
Google
Pointer 38°55'11.75" N 77°14'04.83" W elev 457 ft
Streaming 100%
Eye alt 3698 ft

12 ac.
10 ac.
14 ac.
14 ac.
M
⅛ mile
¼ mile
Westpark Dr
Gosnell Rd
Tyspring St
Cy Ct
Raglan Rd
Paisley Ct
Wall St
Dawson St
Brentridge St
Jeffersonian Dr
Battery Park St
Brentwill Ct
Westown Way
Boone Blvd
Howard Ave
Saic Dr
Greensboro Dr
Pinnacle Dr
Watson St
Tysons Corner
123
7
Image © 2008 Commonwealth of Virginia
© USFWS
© 2008 Tele Atlas
Google
Pointer 38°55'11.75" N 77°14'04.83" W elev 457 ft
Streaming 100%
Eye alt 3698 ft

Existing Uses

View from Route 123

View from Gosnell Road

Existing Uses

Views from Route 7

TYSONS CENTRAL 7 CONCEPT

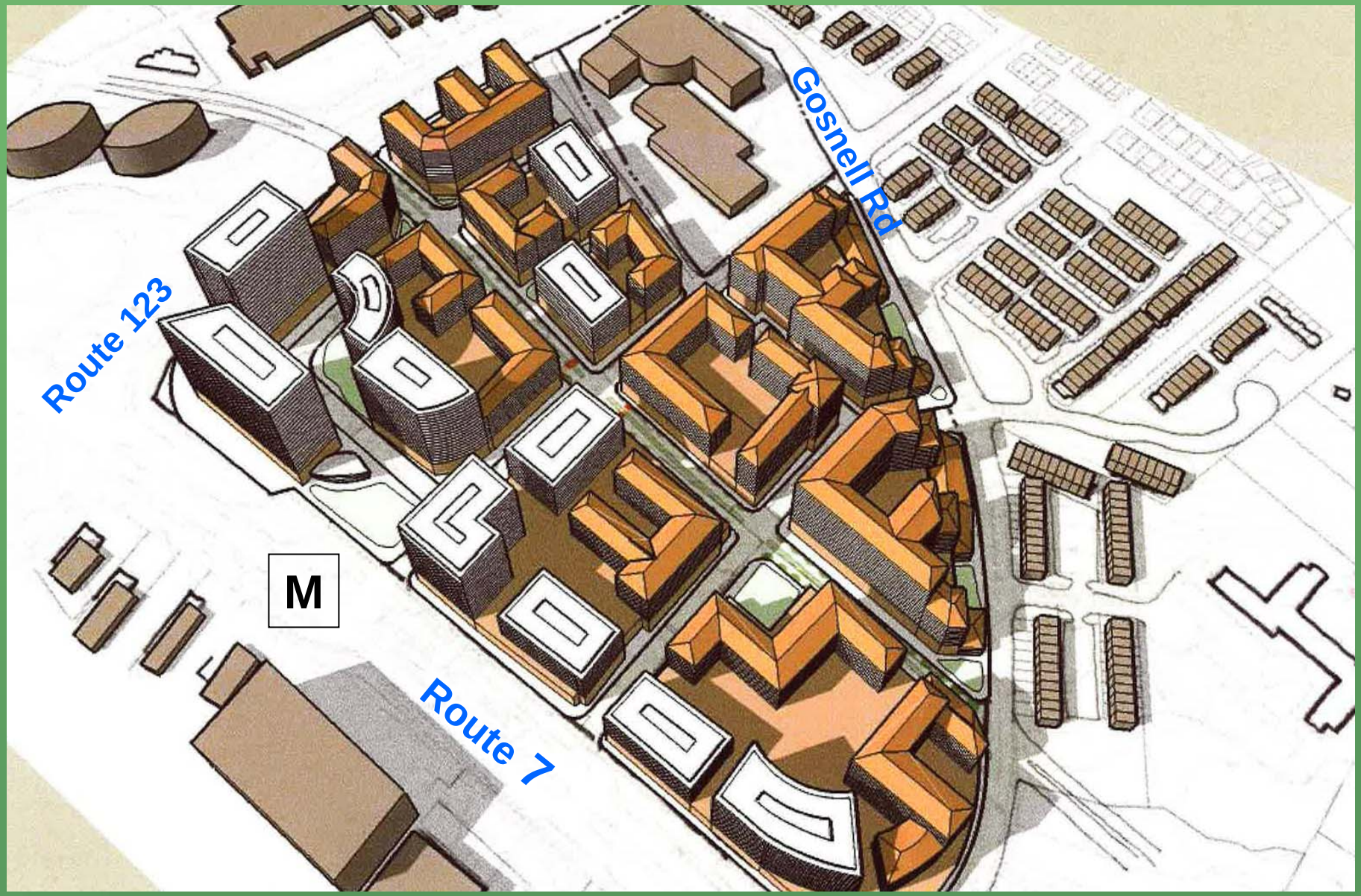
LEGEND

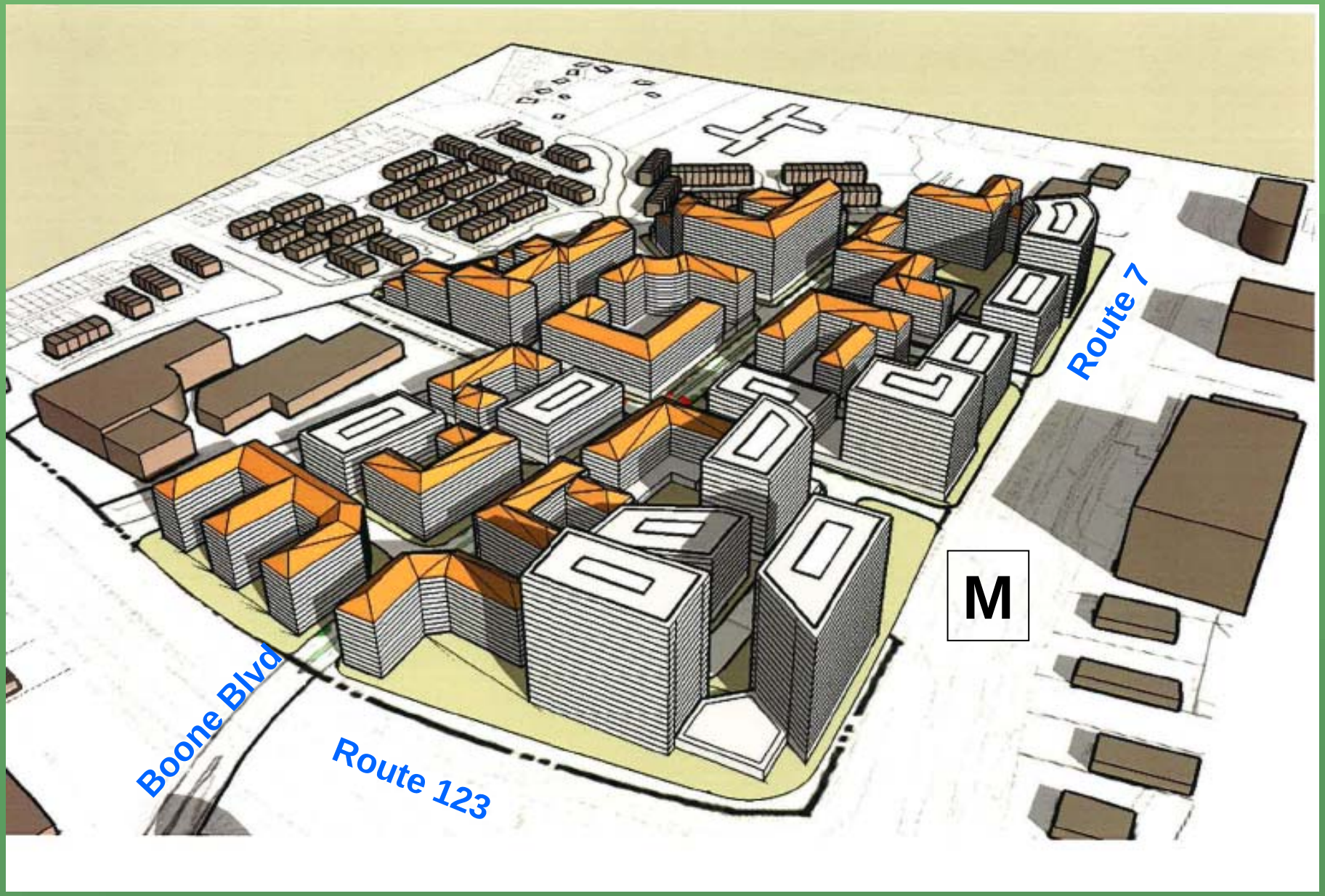
- Mixed-Use
- Office Mixed-Use
- Office Use
- Retail Mixed-Use
- Residential Mixed-Use
- Civic / Facility
- Park / Open Space

Opportunities

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

Route 123
Gosnell Road
Boone Blvd
M
Route 7
LAND USE PLAN
Tyson's Central Station
Conceptual and subject to change
July 12, 2007


Gosnell Rd
Route 123
M
Route 7


Route 7
M
Boone Blvd
Route 123

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