



Georgelas Group

Demonstration Project

Update 10/28/2009

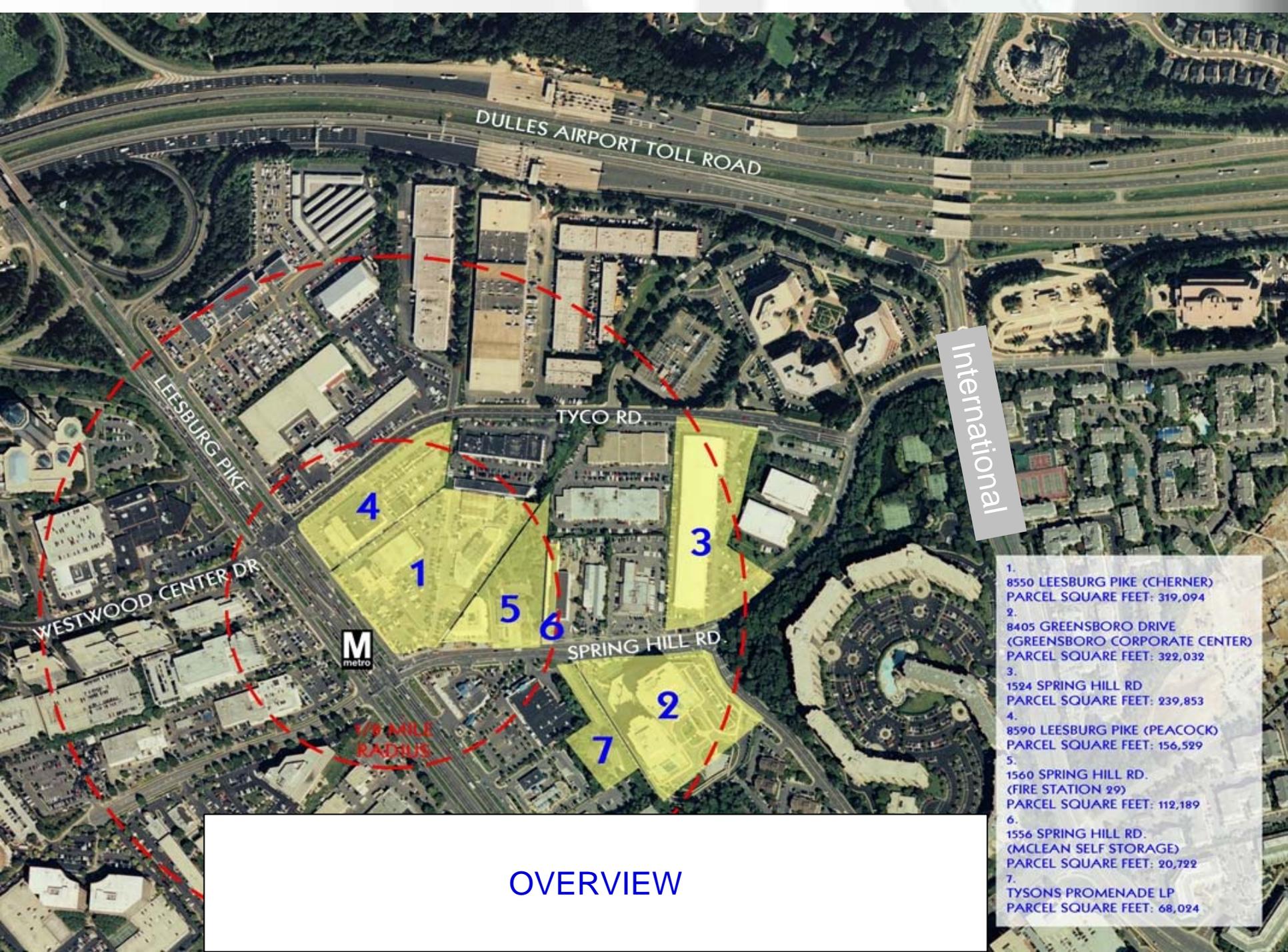
Tyson's Committee

Demonstration Project

- Two Primary Goals
 - Inform the New Comprehensive Plan
 - Facilitate the review of projects that integrate with the Metrorail, in an effort to ensure they are constructed concurrently with the operation of Metrorail.

AGENDA

- Demonstration Project
 - Overview
 - Grid Of Streets
 - An Urban Vision
 - Transit Oriented Development
- Inform the Plan
 - Areas of Consensus
 - Challenges
- Next Steps



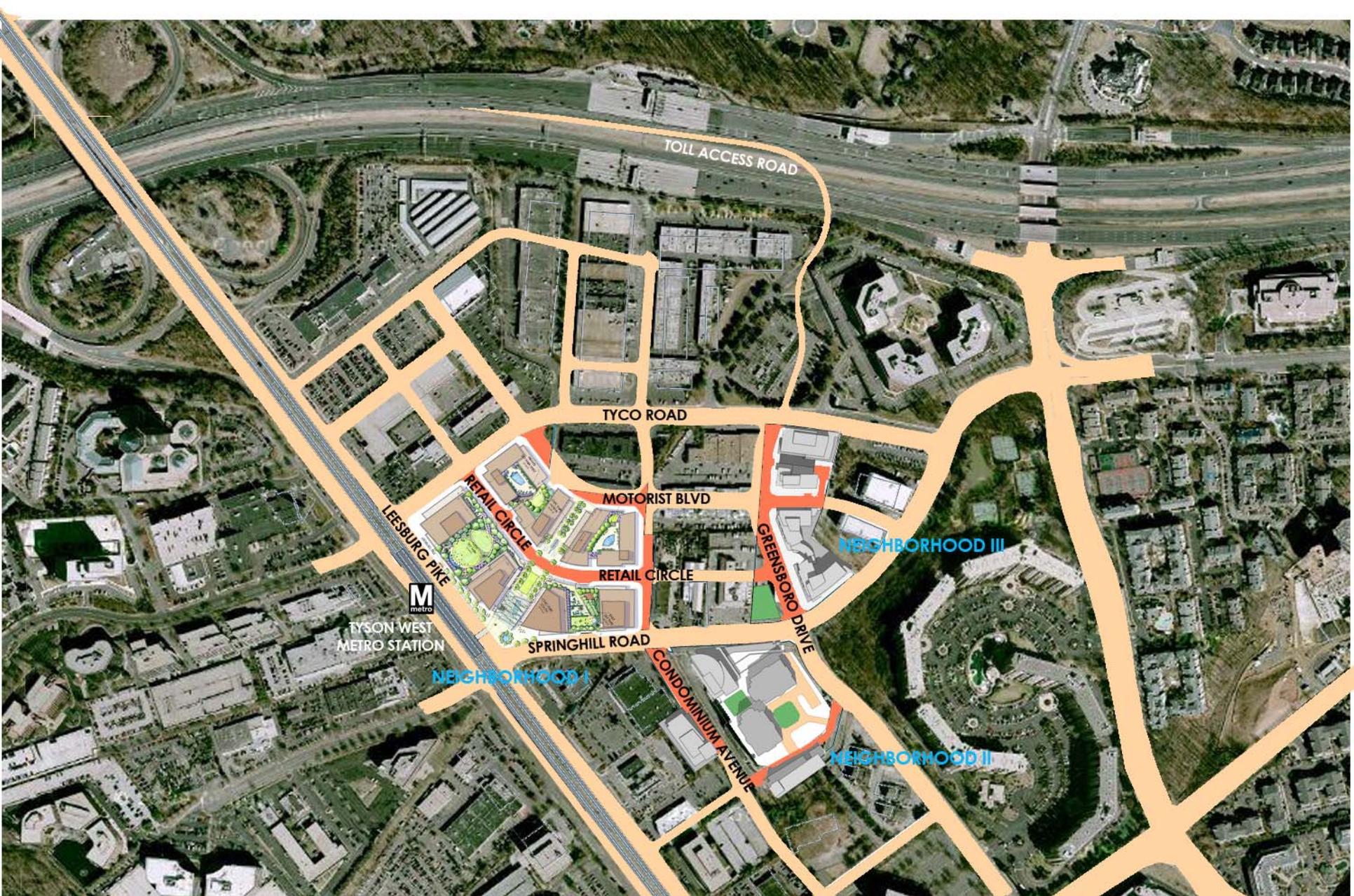
International



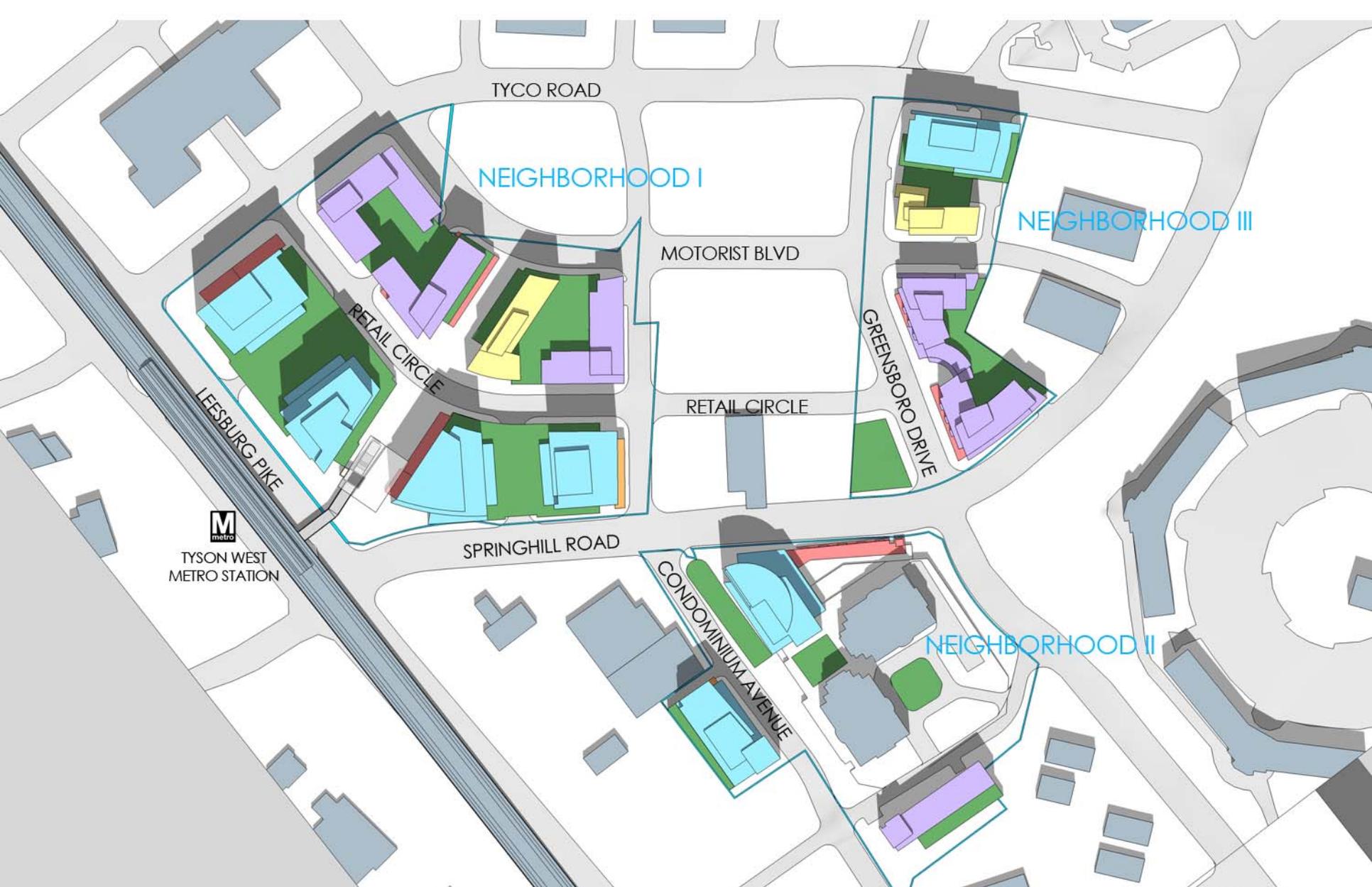
1/8 MILE RADIUS

1. 8550 LEESBURG PIKE (CHERNER)
PARCEL SQUARE FEET: 319,094
2. 8405 GREENSBORO DRIVE
(GREENSBORO CORPORATE CENTER)
PARCEL SQUARE FEET: 322,032
3. 1524 SPRING HILL RD
PARCEL SQUARE FEET: 239,853
4. 8590 LEESBURG PIKE (PEACOCK)
PARCEL SQUARE FEET: 156,529
5. 1560 SPRING HILL RD.
(FIRE STATION 29)
PARCEL SQUARE FEET: 112,189
6. 1556 SPRING HILL RD.
(MCLEAN SELF STORAGE)
PARCEL SQUARE FEET: 20,722
7. TYSONS PROMENADE LP
PARCEL SQUARE FEET: 68,024

OVERVIEW



DEMONSTRATION PROJECT GRID OF STREETS



TYSONS WEST TRANSIT ORIENTED DEVELOPMENT



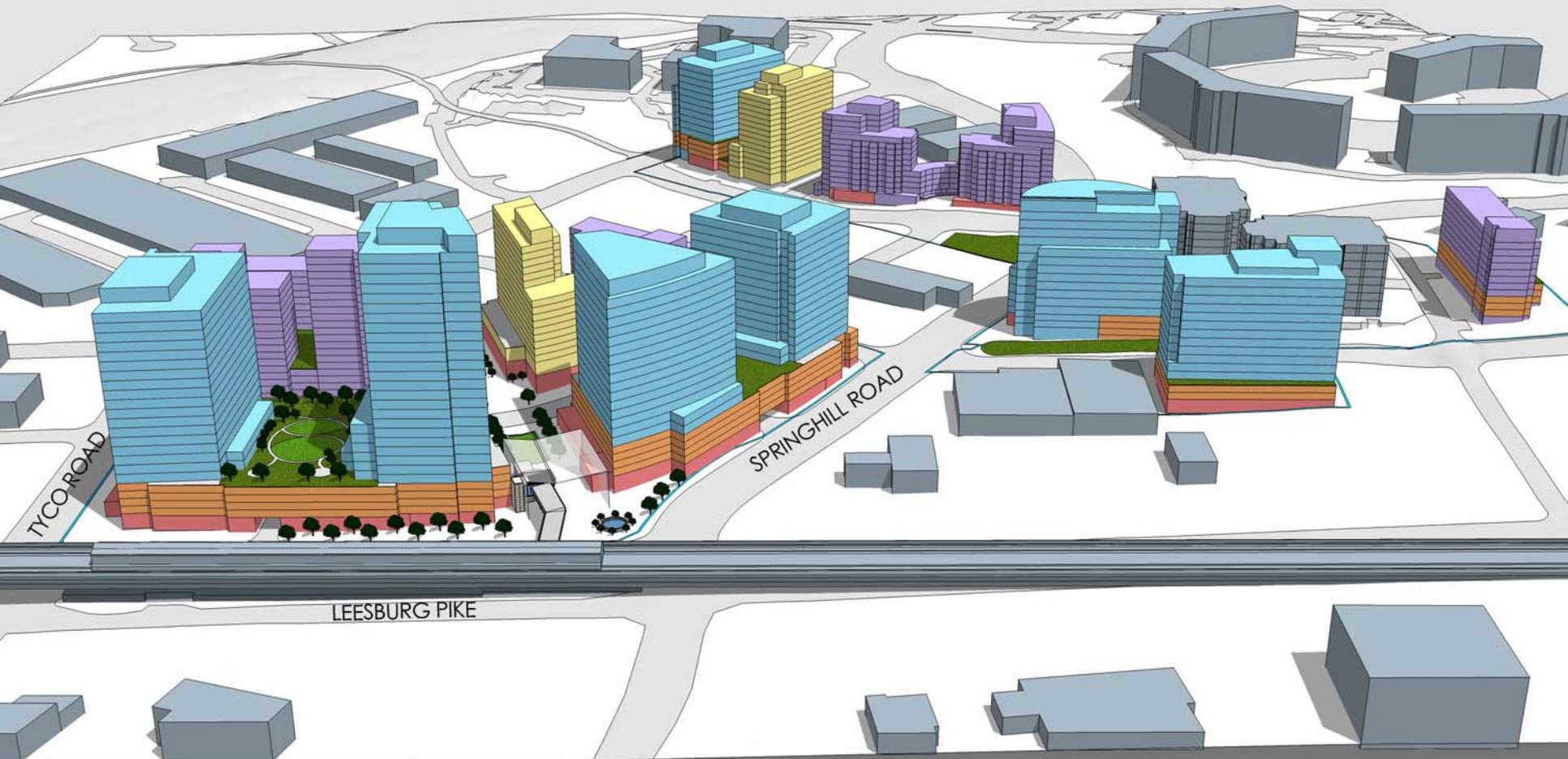
NORTH EAST VIEW



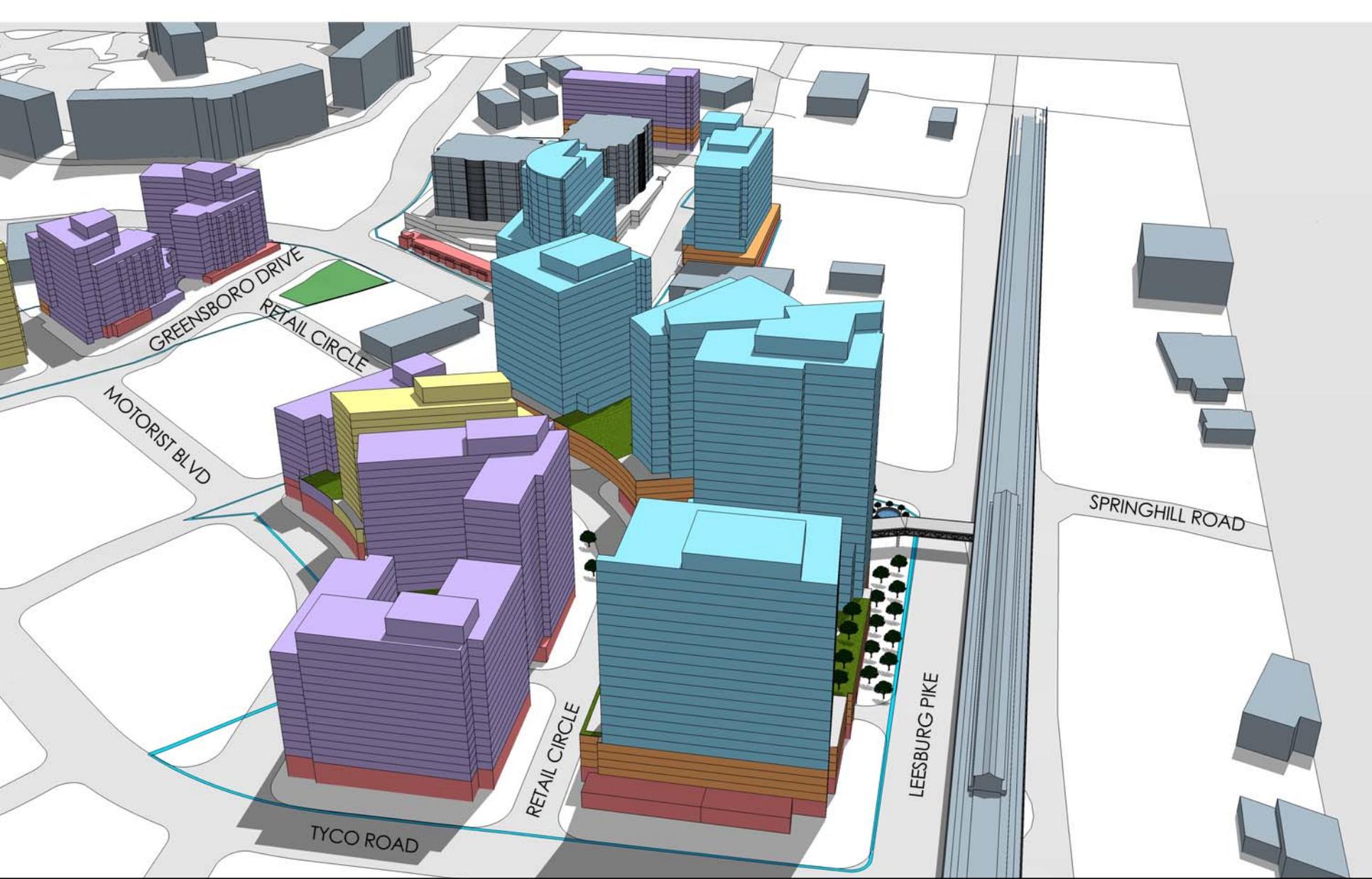
WEST VIEW



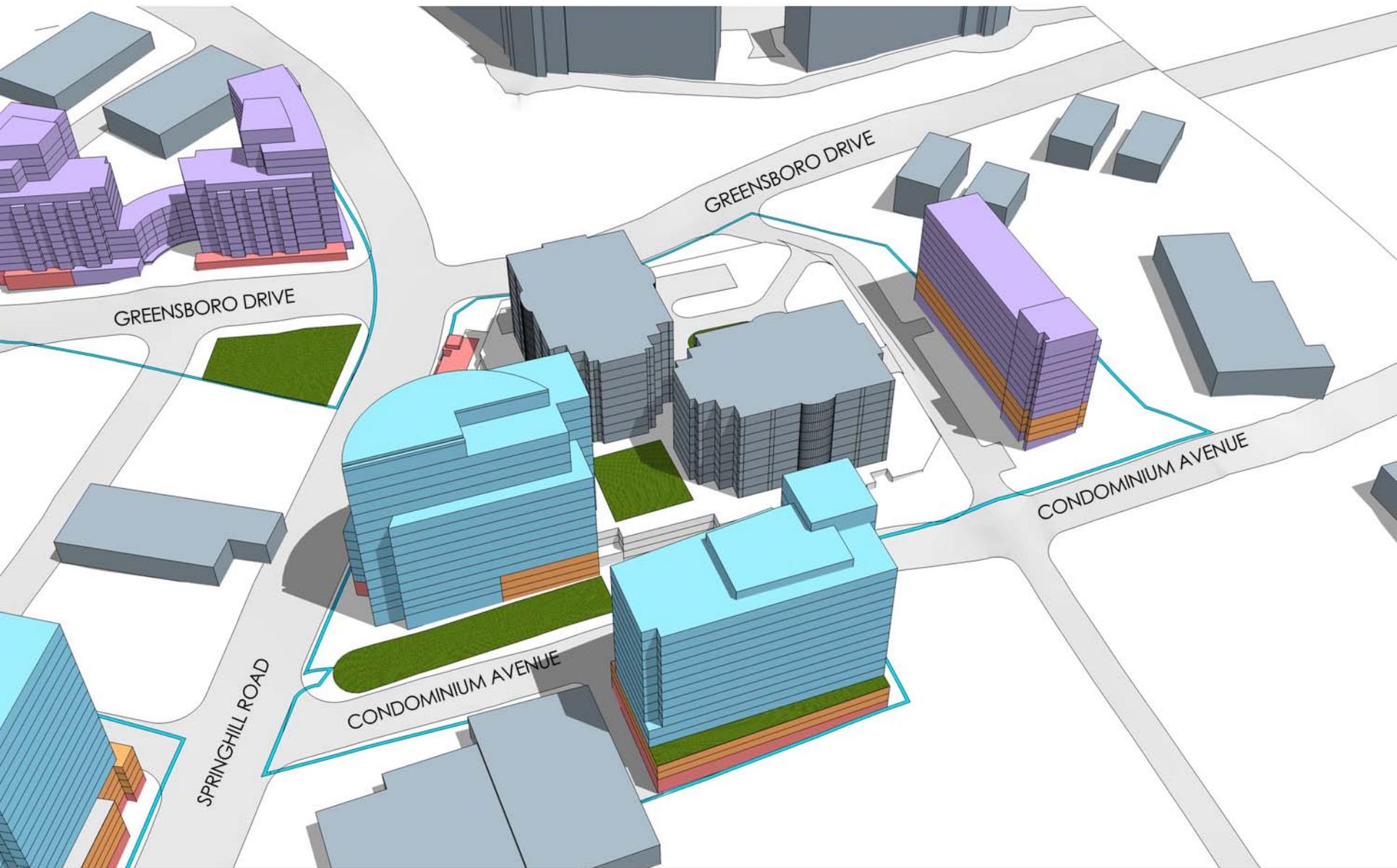
SOUTH VIEW



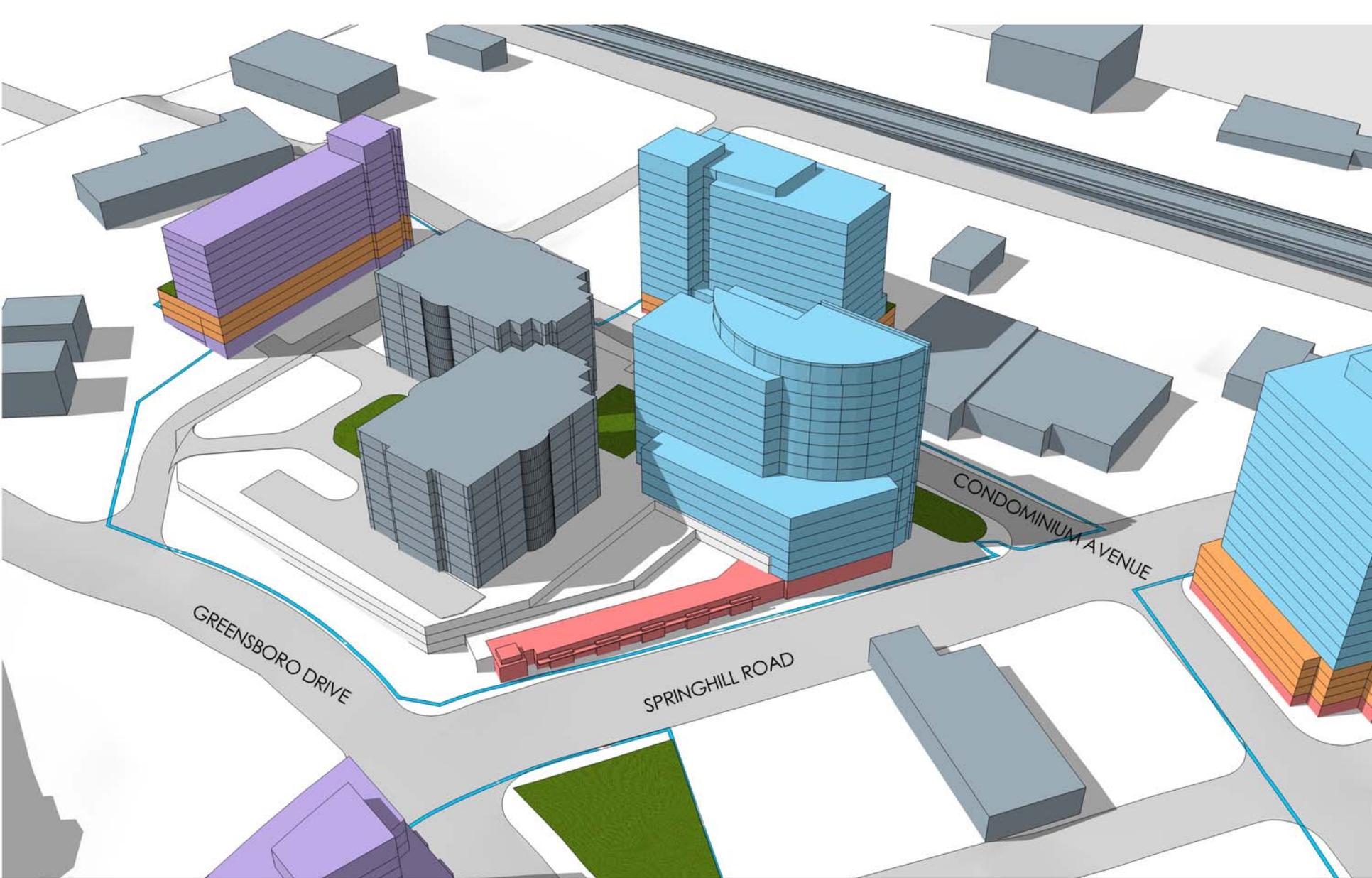
NORTH VIEW



EAST VIEW



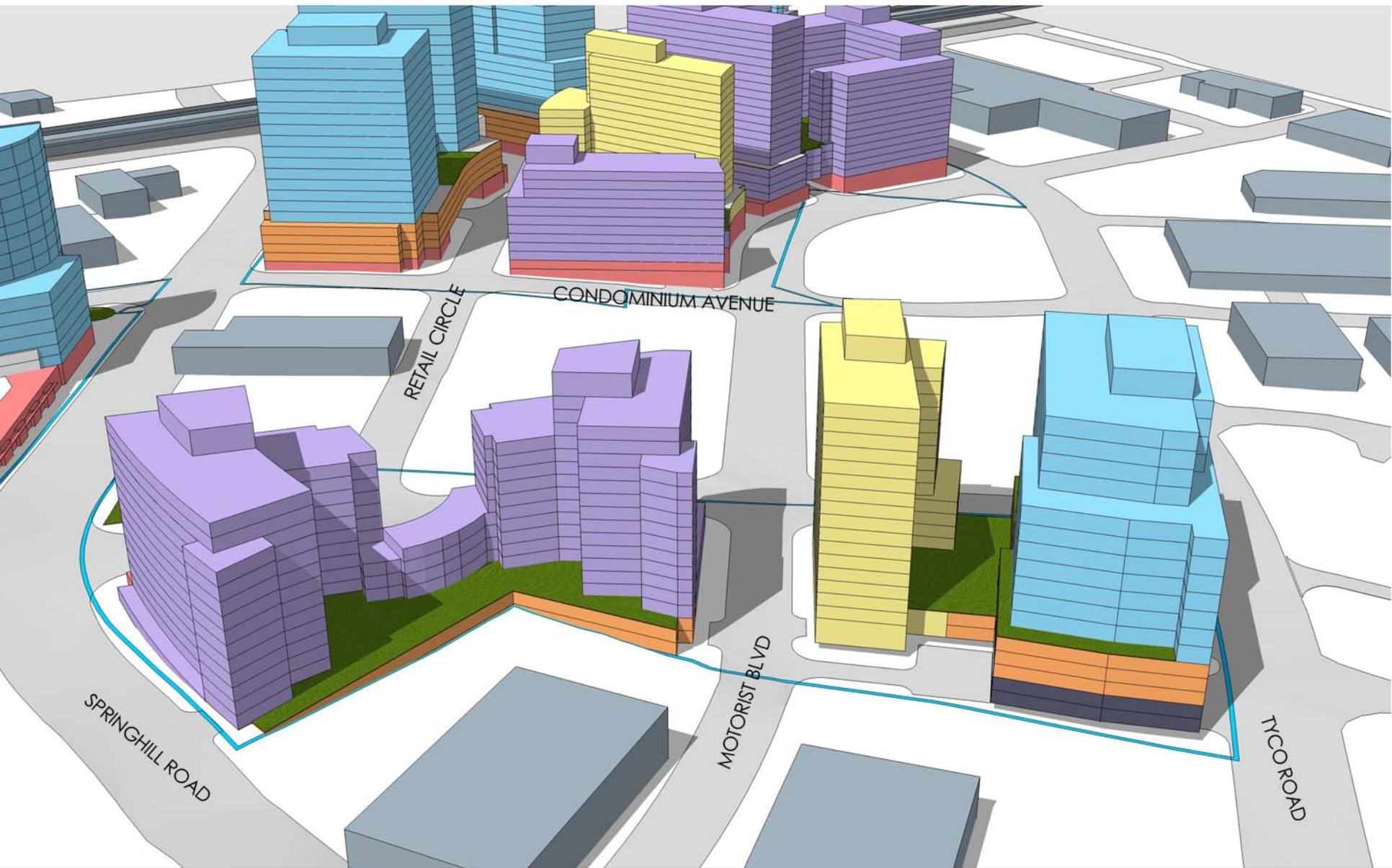
NEIGHBORHOOD 2 NORTH VIEW



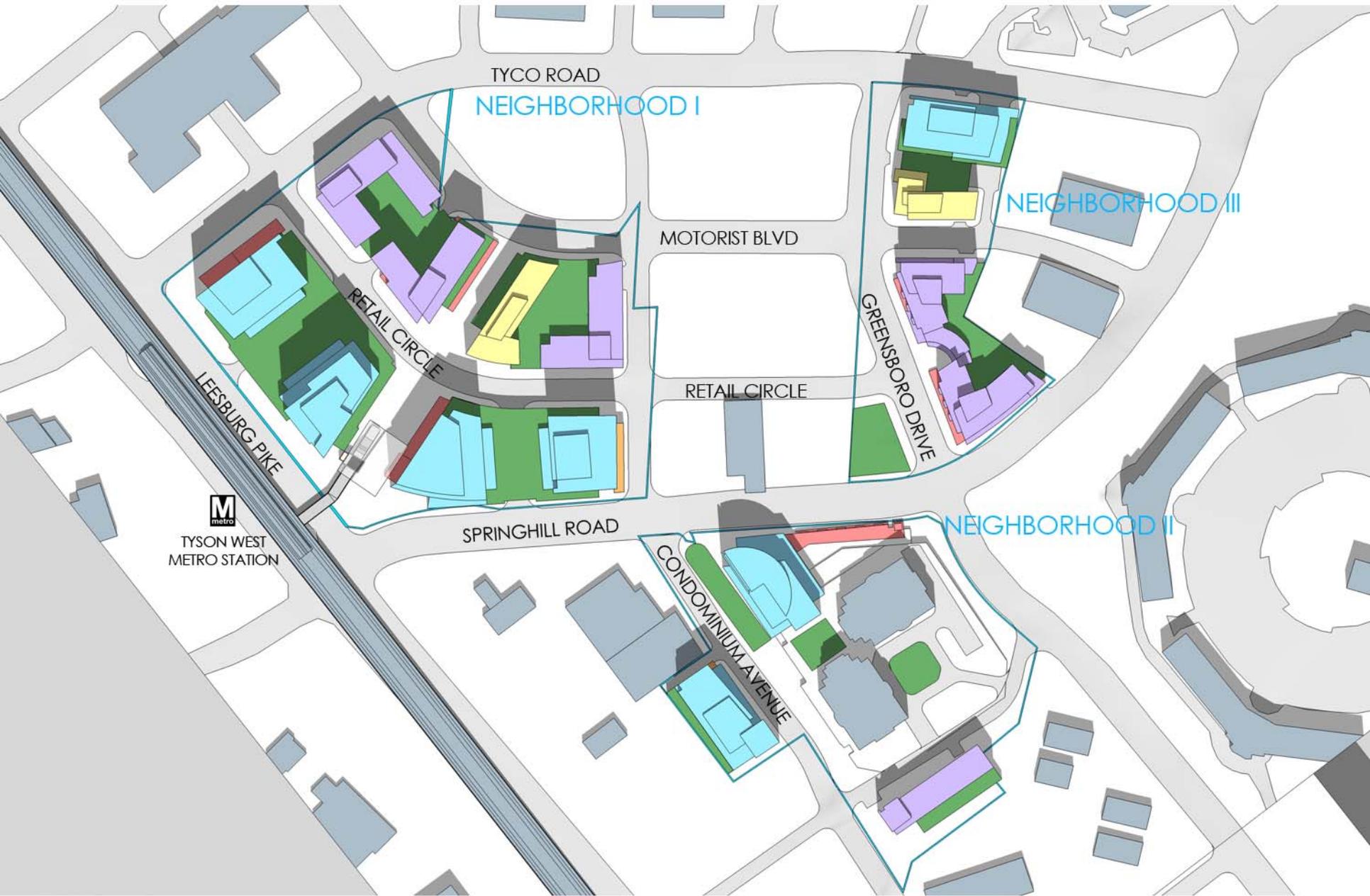
NEIGHBORHOOD 2 SOUTH VIEW

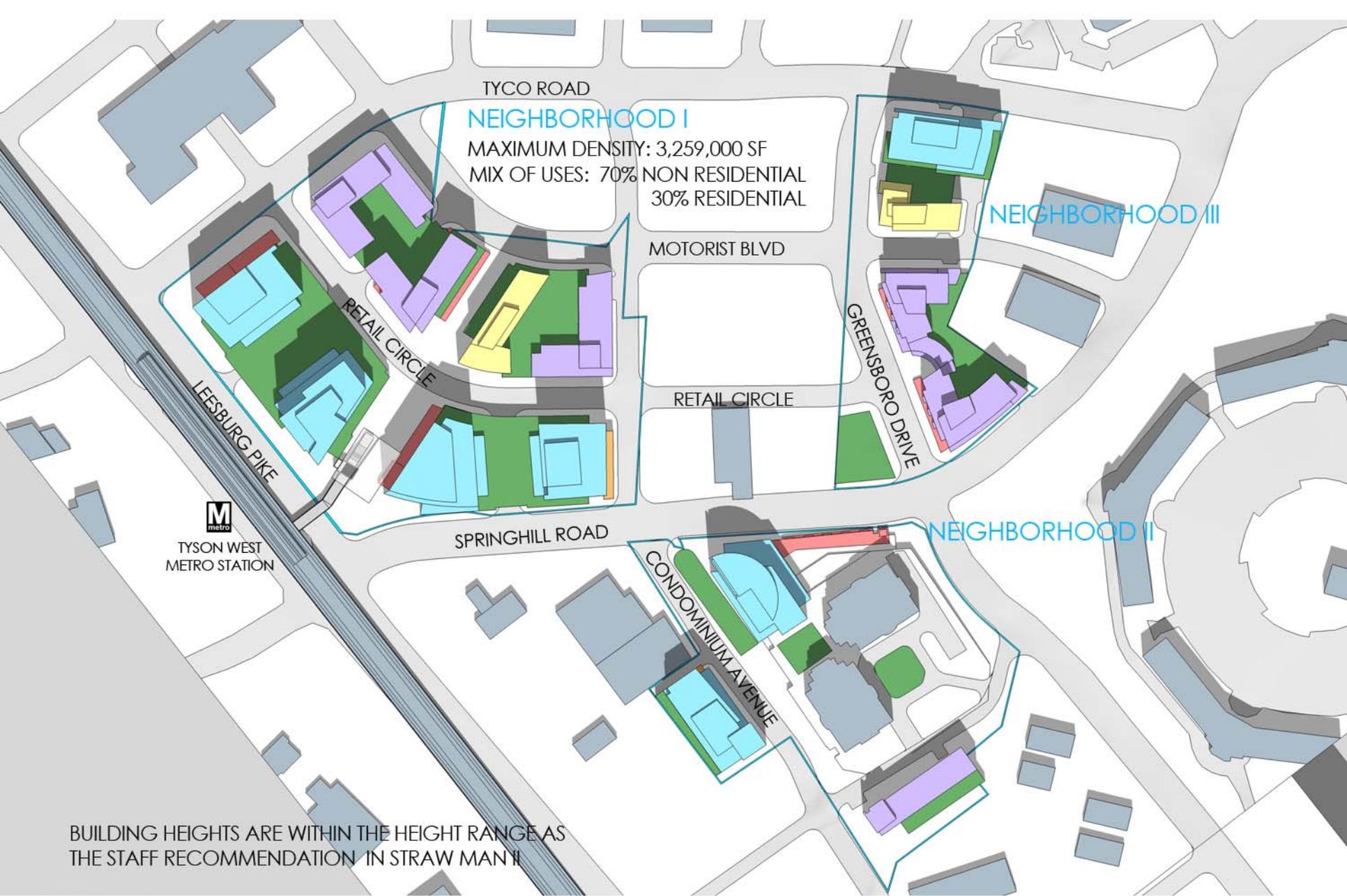


NEIGHBORHOOD 3 NORTH VIEW



NEIGHBORHOOD 3 WEST VIEW





TYCO ROAD

NEIGHBORHOOD I

MAXIMUM DENSITY: 3,259,000 SF
MIX OF USES: 70% NON RESIDENTIAL
30% RESIDENTIAL

NEIGHBORHOOD III

MOTORIST BLVD

GREENSBORO DRIVE

RETAIL CIRCLE

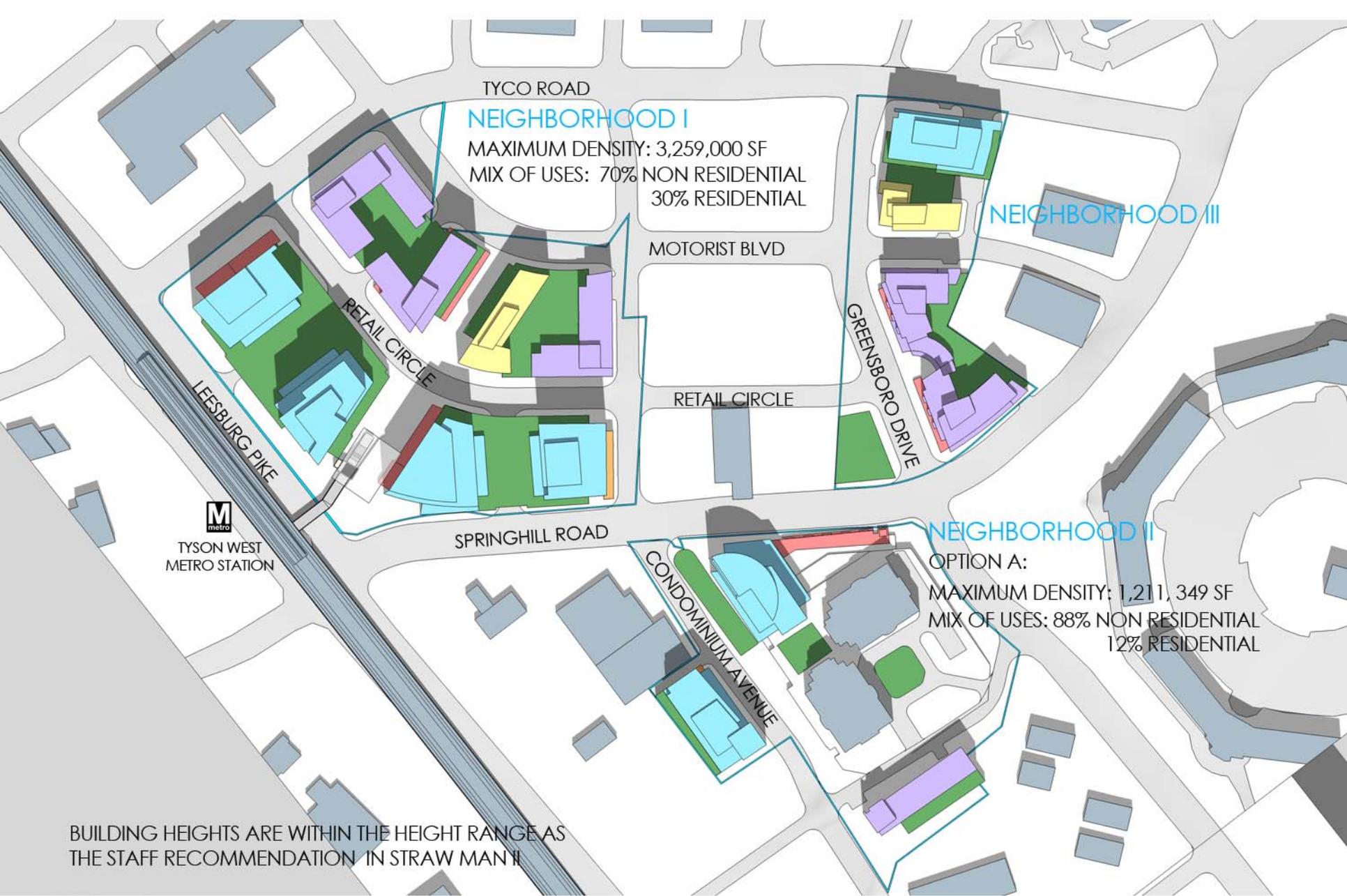

TYSON WEST
METRO STATION

SPRINGHILL ROAD

NEIGHBORHOOD II

CONDOMINIUM AVENUE

BUILDING HEIGHTS ARE WITHIN THE HEIGHT RANGE AS
THE STAFF RECOMMENDATION IN STRAW MAN II



TYCO ROAD
NEIGHBORHOOD I

MAXIMUM DENSITY: 3,259,000 SF
MIX OF USES: 70% NON RESIDENTIAL
30% RESIDENTIAL

NEIGHBORHOOD III

MOTORIST BLVD

GREENSBORO DRIVE

RETAIL CIRCLE


TYSON WEST
METRO STATION

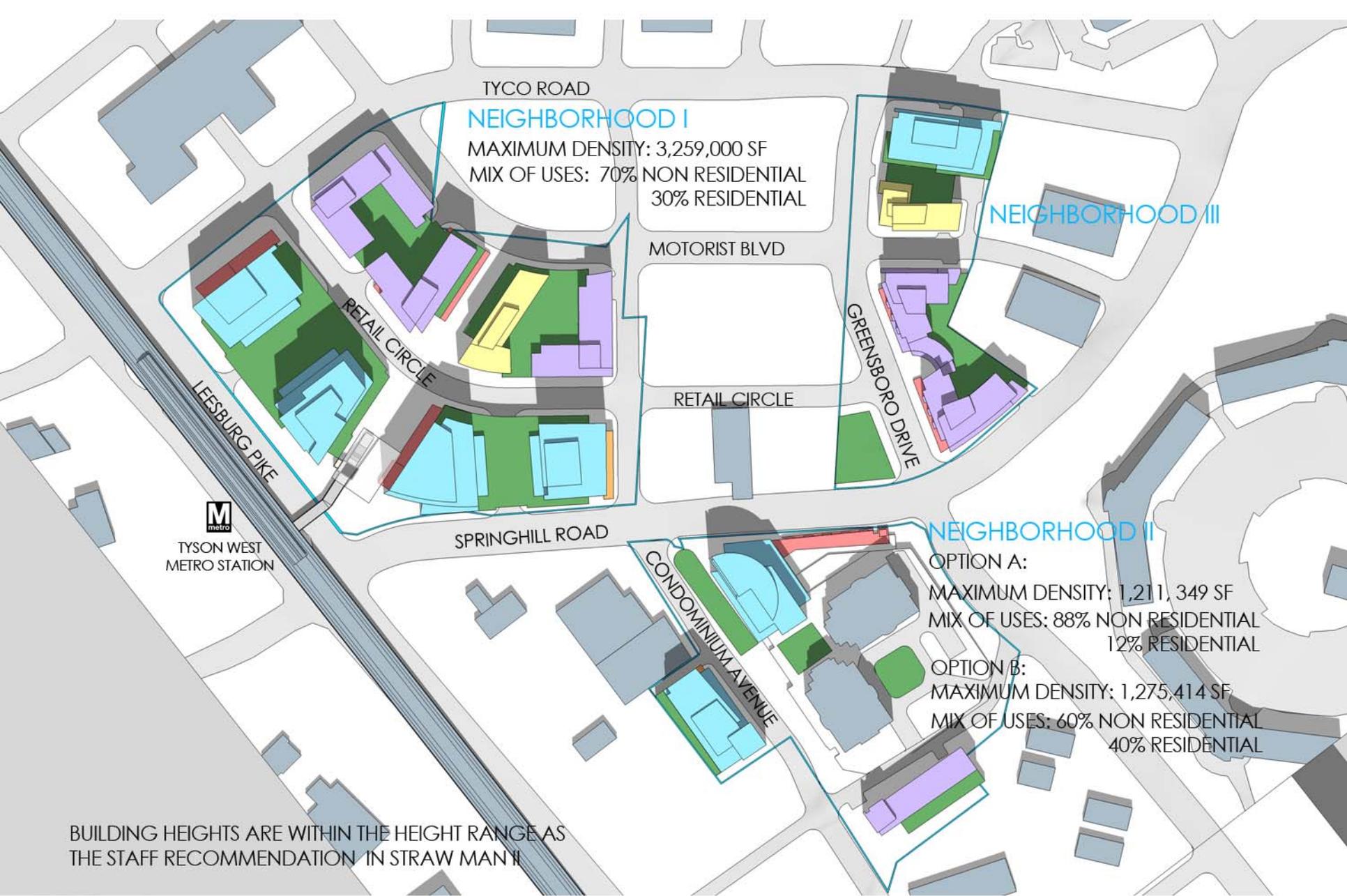
SPRINGHILL ROAD

NEIGHBORHOOD II

OPTION A:
MAXIMUM DENSITY: 1,211,349 SF
MIX OF USES: 88% NON RESIDENTIAL
12% RESIDENTIAL

CONDOMINIUM AVENUE

BUILDING HEIGHTS ARE WITHIN THE HEIGHT RANGE AS
THE STAFF RECOMMENDATION IN STRAW MAN II



TYCO ROAD

NEIGHBORHOOD I

MAXIMUM DENSITY: 3,259,000 SF
 MIX OF USES: 70% NON RESIDENTIAL
 30% RESIDENTIAL

MOTORIST BLVD

NEIGHBORHOOD III

GREENSBORO DRIVE

RETAIL CIRCLE



TYSON WEST METRO STATION

SPRINGHILL ROAD

NEIGHBORHOOD II

OPTION A:
 MAXIMUM DENSITY: 1,211,349 SF
 MIX OF USES: 88% NON RESIDENTIAL
 12% RESIDENTIAL

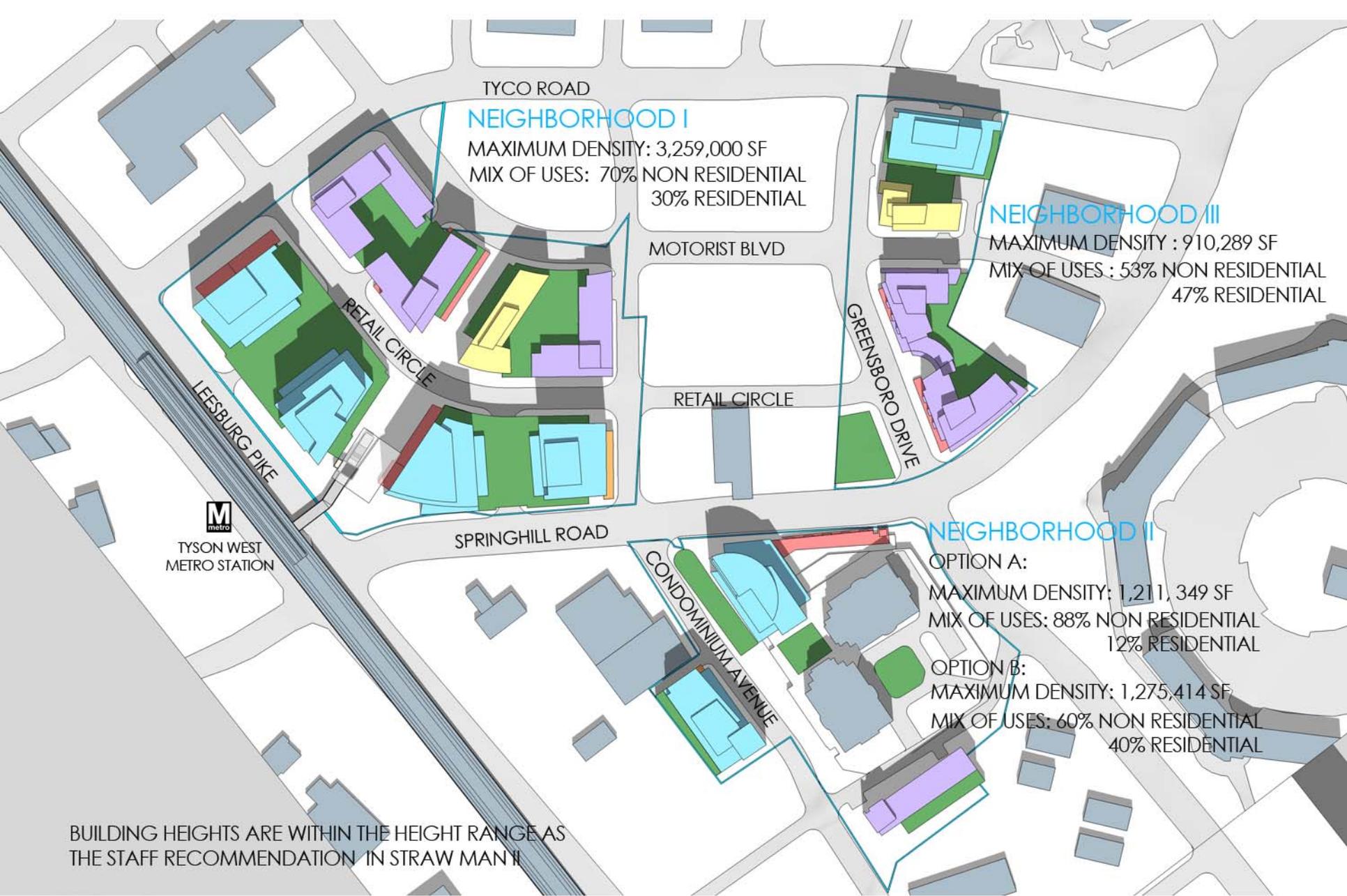
OPTION B:
 MAXIMUM DENSITY: 1,275,414 SF
 MIX OF USES: 60% NON RESIDENTIAL
 40% RESIDENTIAL

CONDOMINIUM AVENUE

LEESBURG PIKE

RETAIL CIRCLE

BUILDING HEIGHTS ARE WITHIN THE HEIGHT RANGE AS THE STAFF RECOMMENDATION IN STRAW MAN II



TYCO ROAD

NEIGHBORHOOD I

MAXIMUM DENSITY: 3,259,000 SF
 MIX OF USES: 70% NON RESIDENTIAL
 30% RESIDENTIAL

NEIGHBORHOOD III

MAXIMUM DENSITY : 910,289 SF
 MIX OF USES : 53% NON RESIDENTIAL
 47% RESIDENTIAL

MOTORIST BLVD

GREENSBORO DRIVE



TYSON WEST METRO STATION

RETAIL CIRCLE

RETAIL CIRCLE

SPRINGHILL ROAD

NEIGHBORHOOD II

OPTION A:
 MAXIMUM DENSITY: 1,211,349 SF
 MIX OF USES: 88% NON RESIDENTIAL
 12% RESIDENTIAL

OPTION B:
 MAXIMUM DENSITY: 1,275,414 SF
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 40% RESIDENTIAL

CONDOMINIUM AVENUE

BUILDING HEIGHTS ARE WITHIN THE HEIGHT RANGE AS THE STAFF RECOMMENDATION IN STRAW MAN II

An Urban Vision

- Fully Integrated Transit Oriented Development
- Destination Creation
- Activated Walk-able Streets
- 18 hour a day amenities
- Urban Park Network



METRORAIL INTEGRATION



THE TRANSIT ORIENTED DESTINATION



METRO INTEGRATION



ACTIVATED WALK-ABLE STREETS



18 HOUR A DAY AMENITIES



DESTINATION

Urban Park Network

- Network of Green Spaces
- Provides a Break from all that is urban
- Active Recreation



WEST SKY PARK ELEMENTS NEIGHBORHOOD ONE



(A) OUTDOOR MOVIES IN THE PARK



(B) OUTDOOR TABLE TENNIS (OPTIONAL)



(C) OUTDOOR BOCCIE



(D) BOARD GAMES IN THE BOARD ROOM



(E) GARDEN EDGE TREATMENT



(F) LAWN VOLLEYBALL



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(G) CROQUET LAWN



(H) BOCCIE LAWN



(I) LOOSE CHAIR SEATING THROUGHOUT PARK

Tyson's West
Vienna, VA



The Georgetown Group
8000 Connecticut Dr., P108
Arlington, VA 22202

PROGRAM STUDY

DATE

PUBLIC SKYPARK



NEIGHBORHOOD 2 PARK

PRIVATE SKY PARK ELEMENTS

NEIGHBORHOOD THREE



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SCALE: 1"=40'-0"



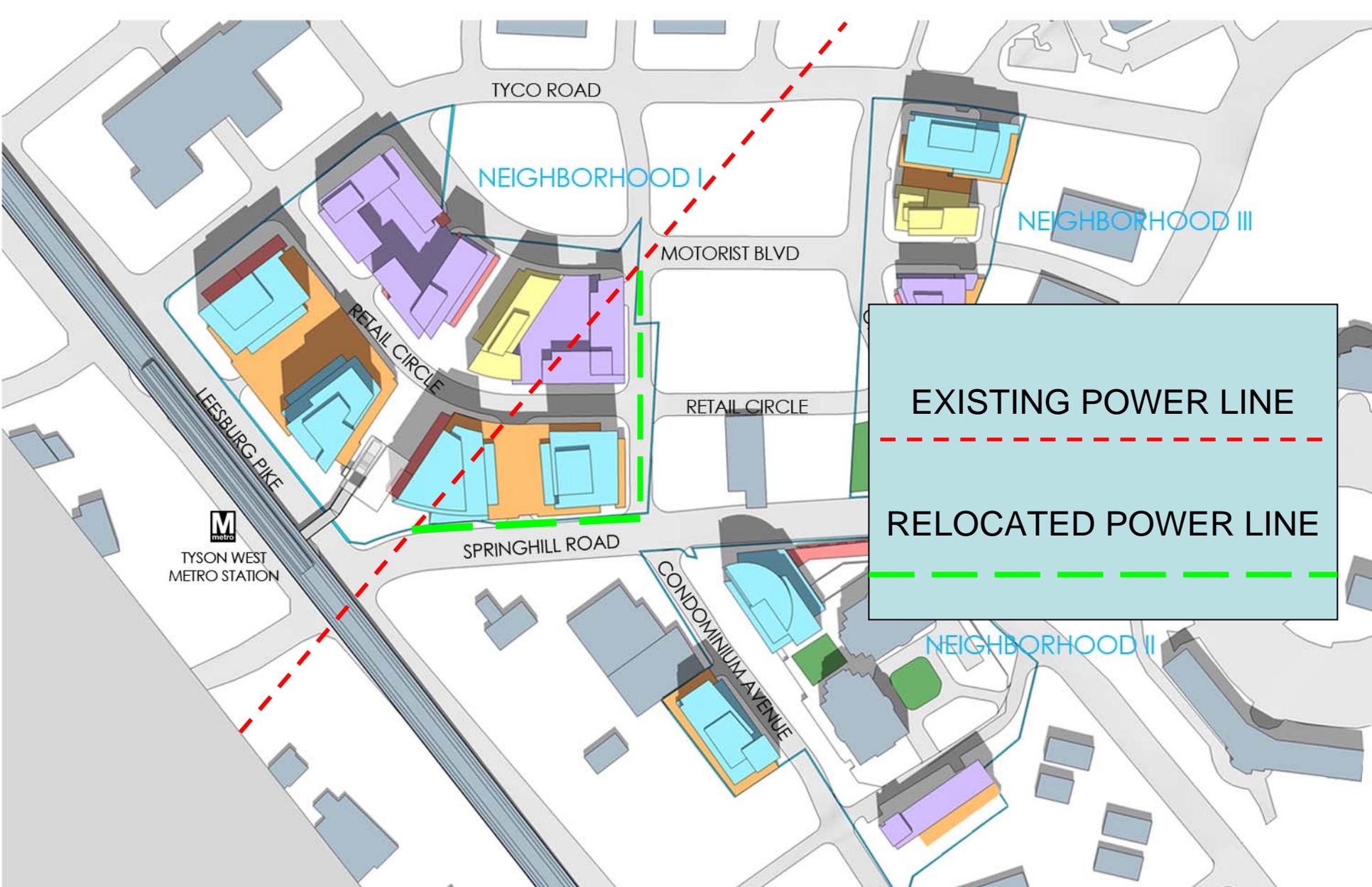
NEIGHBORHOOD 3 PRIVATE PARKS

© WDC Architecture, PLLC

OPEN SPACE PLAN

Scale: 1"=40'-0"

IN: 703.817.6000
WWW: www.wellsassoc.com



DOMINION POWER LINE RELOCATION

INFORM THE PLAN

- Areas of Consensus
 - Density within 1/8th Mile
 - Mix of Uses
 - Grid of Streets
 - Parks and Open Space
 - Fire Station Relocation
- Challenges
 - Density from 1/8th to 1/4 Mile of Station
 - LEED
 - Affordable Housing

Areas of Consensus

- Density within 1/8th Mile
- Mix of Uses
- Grid of Streets
- Parks and Open Space
- Fire Station Relocation

CONSENSUS: Density Within 1/8th Mile

- Tysons West has already been developed
- Asset Destruction
- General consensus on 1/8th mile density as proposed in straw man 2. Assumes manageable and reasonable proffers.

CONSENSUS: Mix of Uses

- Mix of uses is achievable and workable
- Flexibility within Program
- Allows development to adapt to market conditions.

CONSENSUS: Grid of Streets

- Grid Creation a Reality
- Property Owner Buy In
 - Shared Responsibility
- Urban Street Grid
- Pedestrian Friendly Street Grid
- Cohesive and Predictable
- Optimizes all forms of Transportation

CONSENSUS: Parks and Open Space

- The urban fabric is sewn with a strong network of public and private parks.
- New Urban Public Skyparks
- Activated Parks
- Interactive Features

CONSENSUS: Fire Station Relocation

- Relocate Fire Station Within Development
- Update and Expand Fire Station

Challenges

- Density from 1/8th to 1/4 Mile of Station
- LEED
- Affordable Housing

CHALLENGES: Density From $1/8^{\text{th}}$ to $1/4$ Mile

- At a 2.75FAR Density does not enable redevelopment
- Staff and Demonstration Project are working to address this challenge

CHALLENGES: LEED

- LEED For Commercial
 - LEED Silver (Consensus)
 - LEED Gold (Incentivize with 5% FAR Bonus)
 - LEED PLATINUM (Incentivize with 10% FAR Bonus)
- LEED For Residential
 - LEED Certified Should be required
 - LEED Silver is not achievable for the Demonstration Project.
- Which LEED? A MOVING TARGET.

CHALLENGES: Affordable Housing

- Workforce and Affordable housing requirement in draft straw man present significant challenges to development.
- High-Rise Concrete Residential and Stick Built Residential should have different standards. Concrete Residential can cost 40% more than comparable stick built residential.
- AMI Tiers should be revised.

NEXT STEPS

- PHASING
- PUBLIC FACILITY CONTRIBUTION
- STORM WATER MANAGEMENT
- STREETScape DETAILS
- STREET WIDTHS
- RETURN TO TYSONS COMMITTEE IN DECEMBER FOR FINAL PRESENTATION



Questions and Answers