

# Transforming Tysons

An aerial photograph of Tysons, Virginia, showing a complex highway interchange with multiple overpasses and ramps. The surrounding area is densely packed with various buildings, including high-rise office buildings and lower-rise commercial structures. The terrain appears to be a mix of developed areas and some open spaces. The overall scene depicts a major urban center undergoing significant infrastructure and development.

Barbara Byron  
Office of Community Revitalization  
Fairfax County, Virginia  
September 16, 2014

- ◆ What's happening in Tysons? A lot!
- ◆ 2005 – Planning for Tysons with Silver Line Begun
  - Task Force representing full spectrum of stakeholders
  - 100+ public workshops, outreach sessions and public hearings
  - Over 4 years discussion about “what Tysons should be”
  - Resulted in shared community plan for Tysons
- ◆ 2010 – Tysons Plan Amendment Adopted
  - Moved into implementation phase
  - Creating new ways to make the community vision for Tysons happen
- ◆ 2014 – Visual Transformation of Tysons Evident
  - The Silver Line is open
  - Developments have been approved
  - Development activity is occurring
  - The Plan is happening!

- ◆ A Livable Urban Center
- ◆ Multi-modal transportation options
- ◆ Focus on urban design and the pedestrian realm
- ◆ Transportation infrastructure coordinated with development
- ◆ Improved jobs/housing balance
- ◆ 200,000 jobs; 100,000 residents
- ◆ Growth focused at Metro (75% of growth within 1/2 mile)



- ◆ Economic engine of No. Va.
- ◆ 12th largest CBD in U.S.
- ◆ 49 million sq. ft. of development
  - 28 million sq. ft. of office
  - 12 million sq. ft. of residential
  - 6 million sq. ft. of retail
  - 3 million hotel, industrial, car dealerships, etc.
- ◆ Poor jobs/housing balance with 105,000 jobs/17,000 residents
- ◆ 167,000 parking spaces
- ◆ Lack of parks, public facilities
- ◆ Auto-oriented, single-use pattern

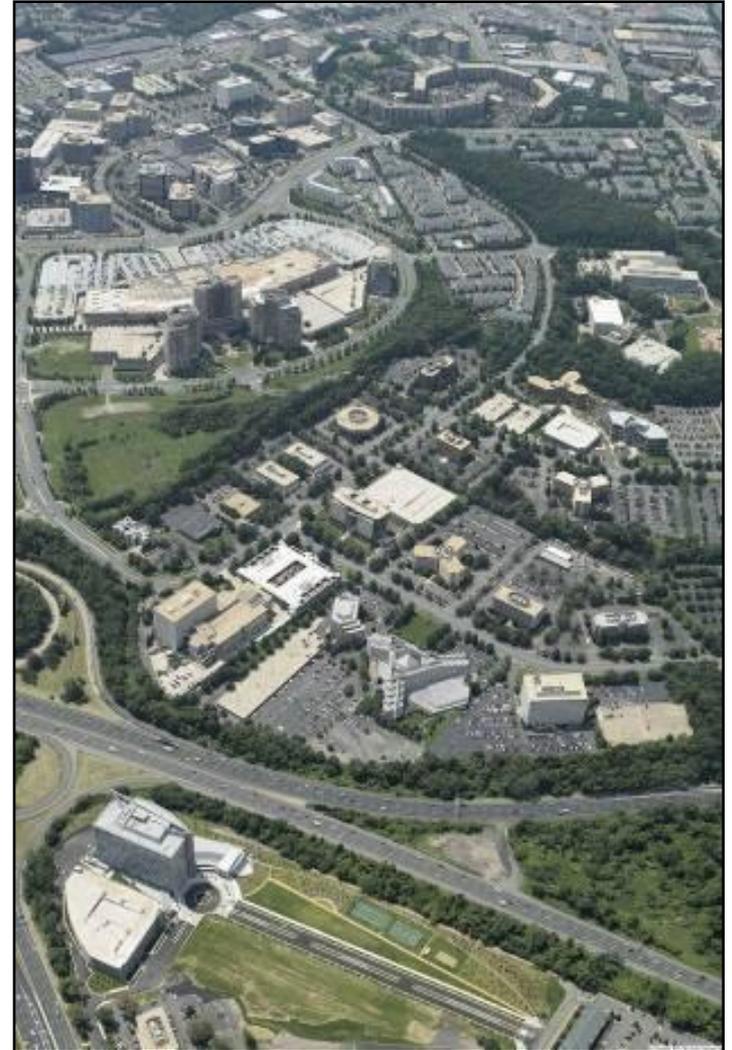


Image source: Fairfax County EDA

- ◆ New development primarily a mix of residential and office
- ◆ Near term market appears to favor residential products
- ◆ Current residential focus is rental apartments
- ◆ Owner-occupied on horizon

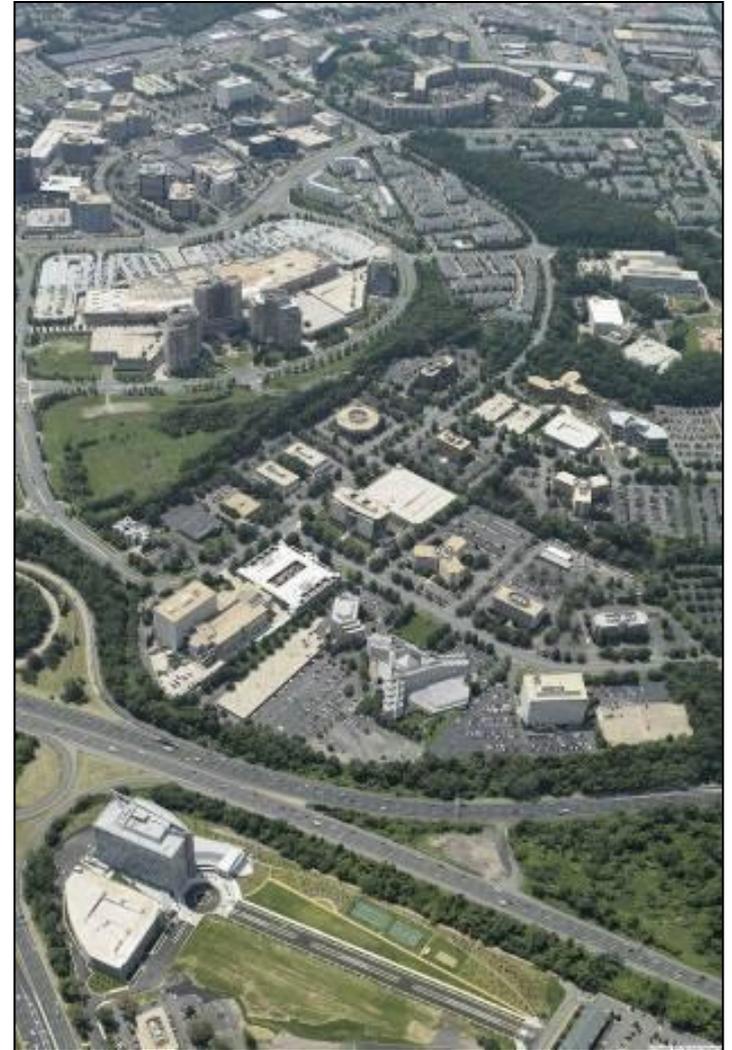


Image source: Fairfax County EDA

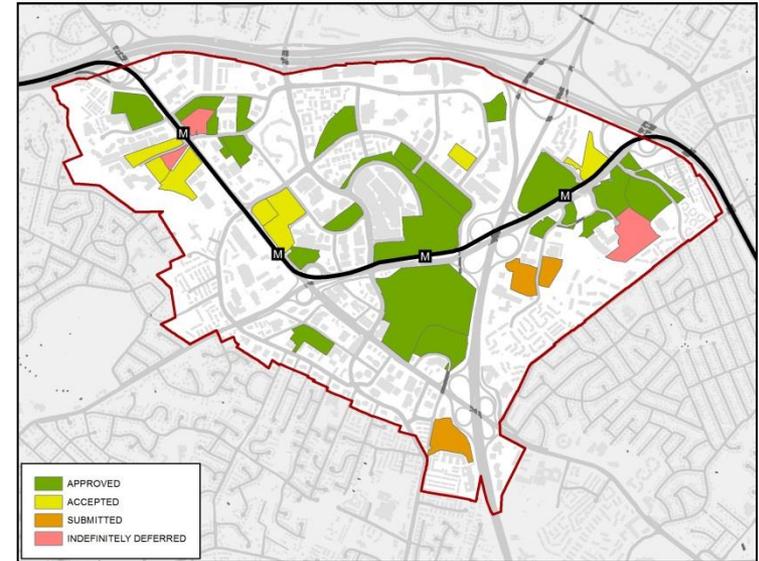
- ◆ 19 rail-related development applications have been approved to date:

- 13 million sq. ft. of office
- 15 million sq. ft. of residential
- 2 million sq. ft. of retail and hotel

*(in addition to what is existing and under construction today)*

- ◆ 9 additional rail-related development applications under review

- ≈ 4 million sq. ft. of office
- ≈ 8 million sq. ft. of residential
- ≈ 1 million sq. ft. of retail and hotel



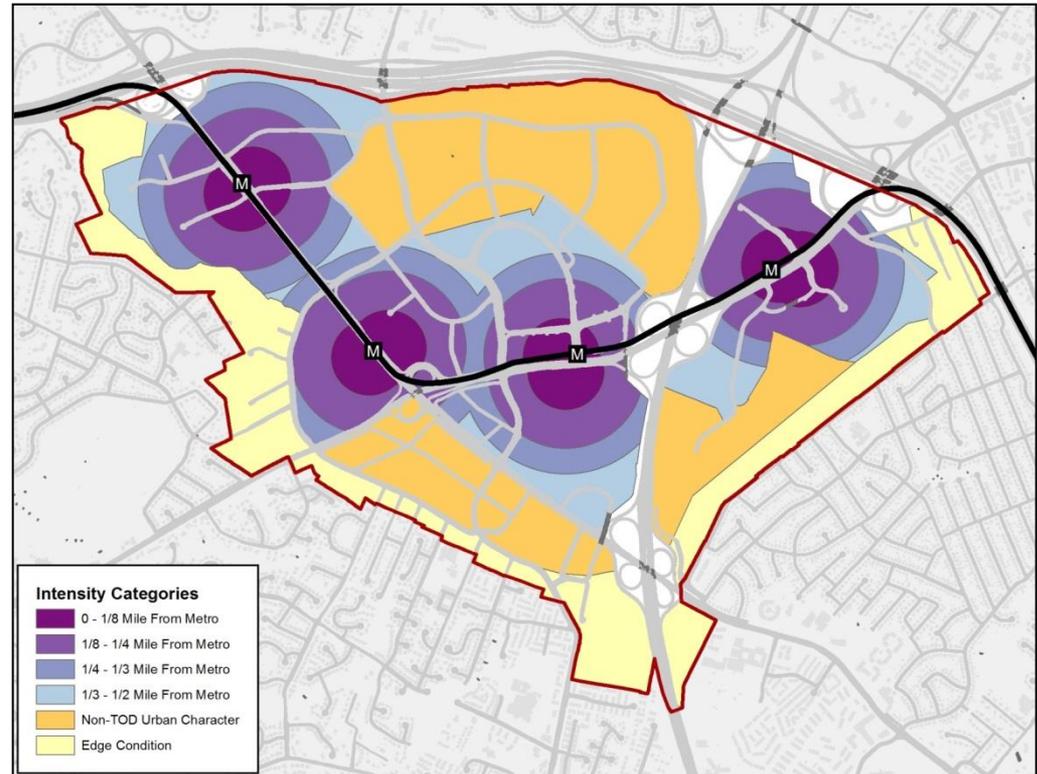
- ◆ If all are built: ≈ 93M sq. ft. total development in Tysons
- ◆ An increase of over 23,600 residential units
- ◆ An increase in the ratio of non-residential to residential from 3:1 to 3:2

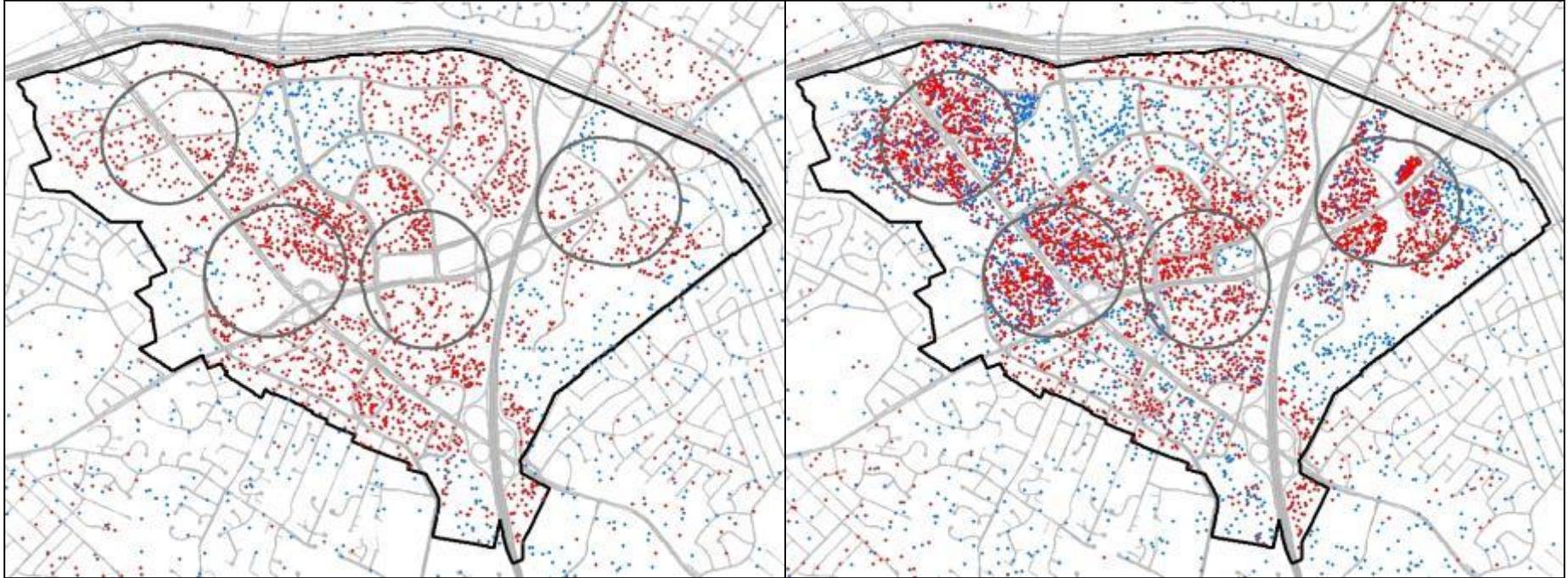
- ◆ A place people want to live, work and play
- ◆ A new grid of streets to break up superblocks into pedestrian scale
- ◆ Urban standards for buildings, services, roads, public facilities and infrastructure
- ◆ Incorporation of parks, public facilities, cultural and institutional uses



Image source: PB PlaceMaking

- ◆ TOD development pattern:  
Focus density at metro stations





2011

2050

**Red Dot** = 50 Employees

**Blue Dot** = 50 Residents

# Vision: Quality Urban Design



- ◆ Tysons Corner Urban Design Guidelines; endorsed by BOS in 2011  
Integral part of all recent applications design
- ◆ Support the transition from an auto-oriented suburban place into a cohesive, functional, pedestrian-oriented and memorable urban destination

- ◆ Concept Parks Plan for Tysons; update to concept in Comprehensive Plan
- ◆ “Green network” will be public and private: small urban pocket parks, civic plazas and common greens, two large central parks
- ◆ 90 acres of parkland in Tysons today
- ◆ Additional 50 acres have been proffered via approved applications
- ◆ 3.5 new athletic fields have been proffered via approved applications

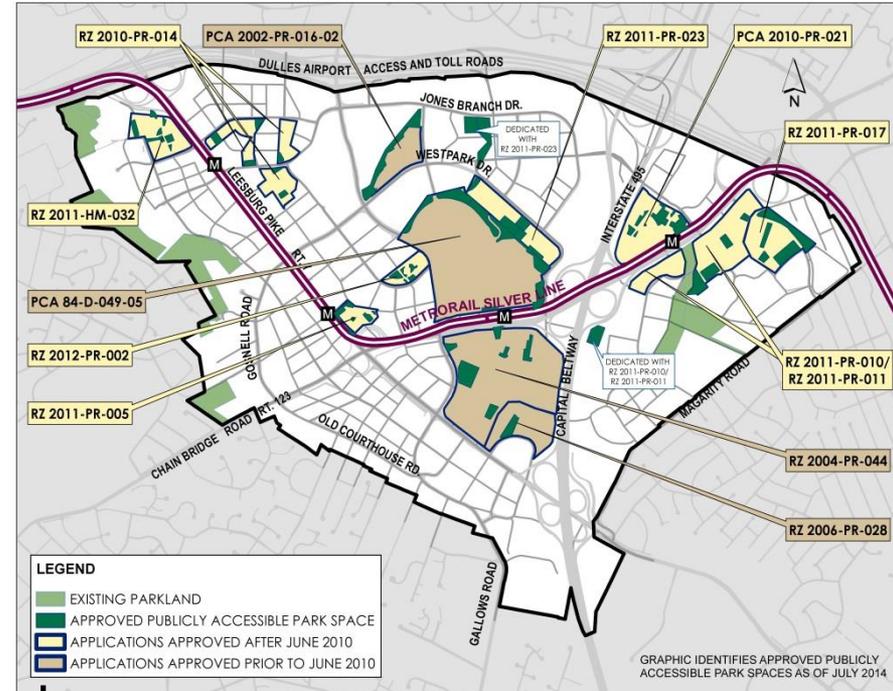
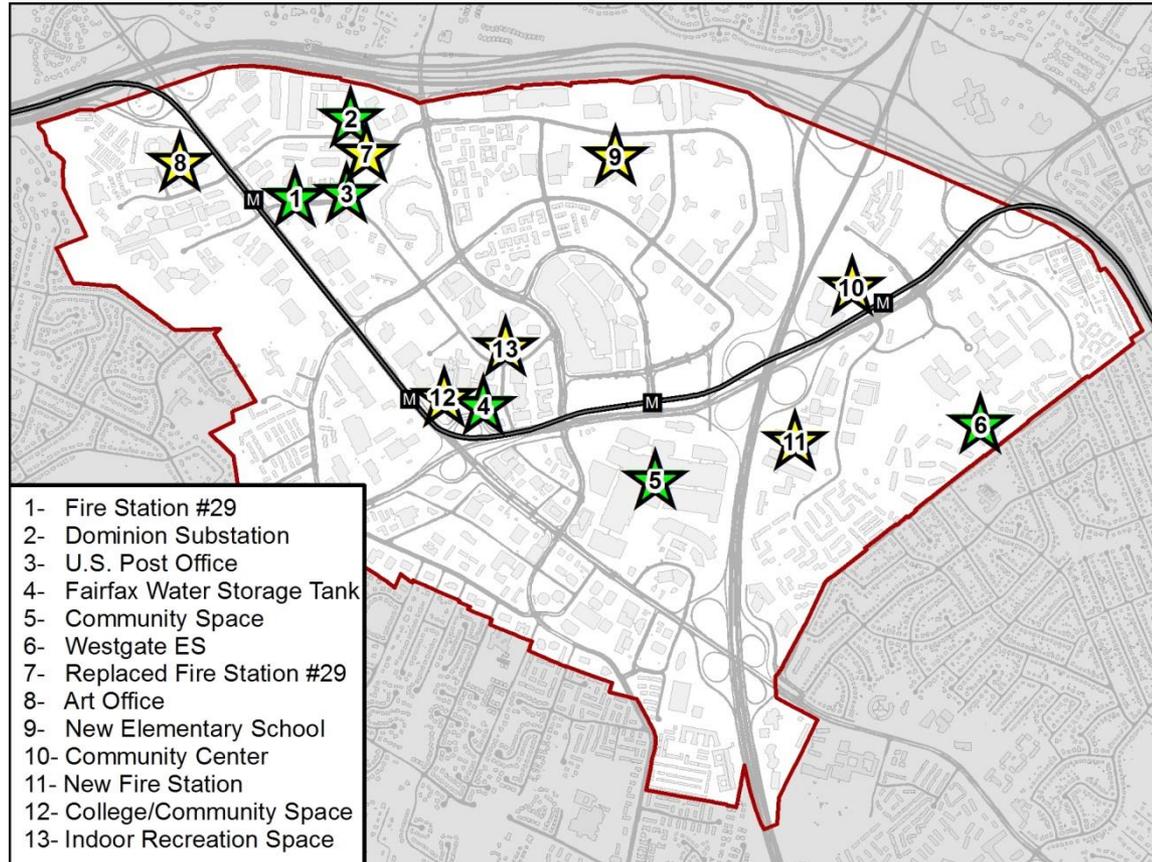


Image source: LCOR/WDG Architecture;

- ◆ 6 existing public facilities within Tysons
- ◆ Additional facilities needed to meet new demands resulting from development
- ◆ Fairfax has been aggressive in securing facilities with development applications
- ◆ Additional commitments for facilities include: a new fire station, a relocated fire station, a new elementary school site, a community center, and education and indoor recreation spaces



## ◆ Fundamental to success of Tysons

- Multi-modal
- Urban Standards
- Multifaceted public/private funding plan
  - Construction with development
  - Road fund contributions
  - Tax District
  - Federal, State and Local funds



- ◆ Metrorail Silver Line opened for service on July 26, 2014
- ◆ Other transit options adjusted, including Fairfax Connector and Metrobus
- ◆ Tysons Circulator
- ◆ Pedestrian access improvements for key links to Metro





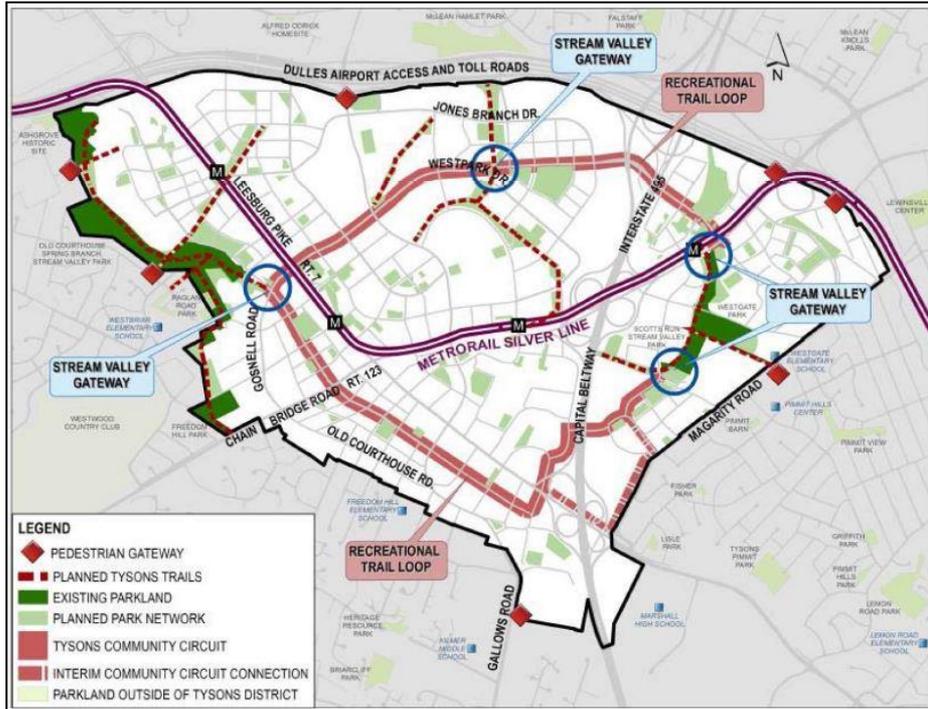
Tysons “super-blocks



Smaller, walkable, human-scale blocks

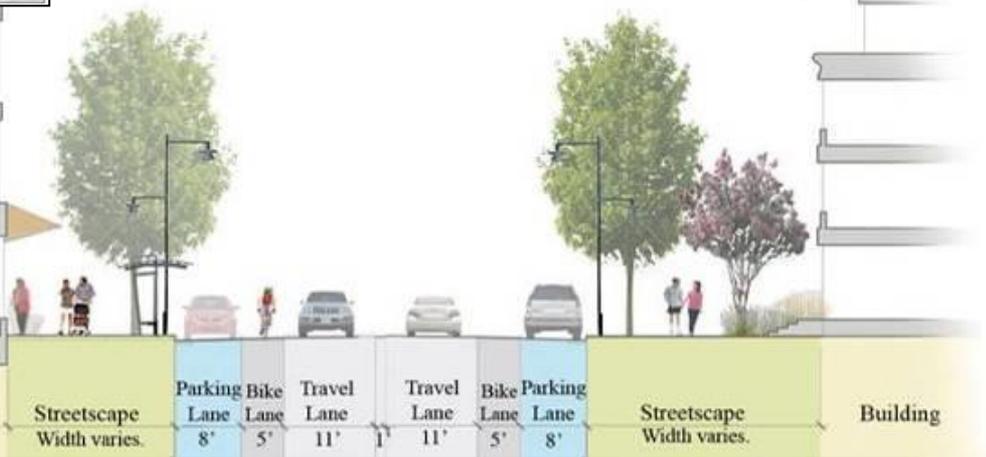
- ◆ An urban street grid = pedestrian scale, more choices for vehicles, bicycles and pedestrians
- ◆ Intersection improvements in surrounding neighborhoods

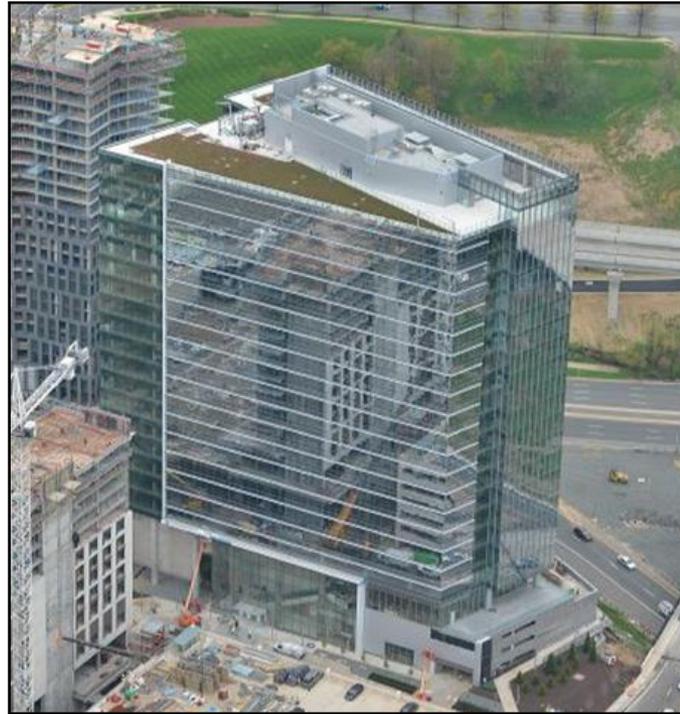
# Greater Accessibility in Tysons



- ◆ Facilities for pedestrians, bikes, transit vehicles, and cars
  - *currently 2.7 mi of bike lanes and shared use paths*
  - *propose 57.7 mi by 2050*
- ◆ Expanded bicycle network and bicycle parking requirements
  - *Ashgrove Trail – complete*
  - *Vesper Trail – in design*

- ◆ Sidewalks included in all new developments
  - *currently 47mi of sidewalks*
  - *critical links of up to 7.5 mi to be added, plus new street sidewalks*





- ◆ In 2014, three major buildings were delivered:
  - The Ascent at Spring Hill (404 unit, high-rise residential)
    - *First building constructed under the new Plan and Zoning District*
  - Tysons Tower (526,000 sq. ft. office)
    - *Largest in Tysons since 2002*
  - Ovation at Park Crest (231 unit, high-rise residential)



- ◆ There are 7 buildings currently under construction:
  - Two residential buildings with 890 units total (1M sq. ft. total)
  - Retail expansion of the Tysons Corner Center (37M sq. ft. total)
  - Hyatt Regency hotel at Tysons Corner Center (252M sq. ft. total)
  - 3 additional office buildings (1M sq. ft. total)
- ◆ Anticipate an additional 6 buildings will begin construction within 12 months

- ◆ Tysons Partnership: Partner in implementing the Vision

