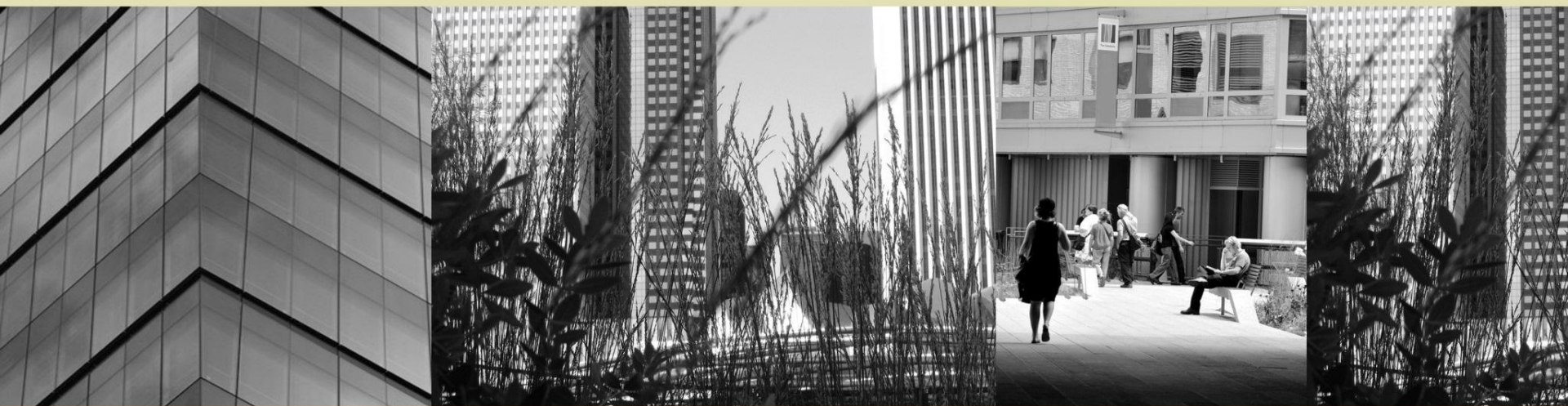


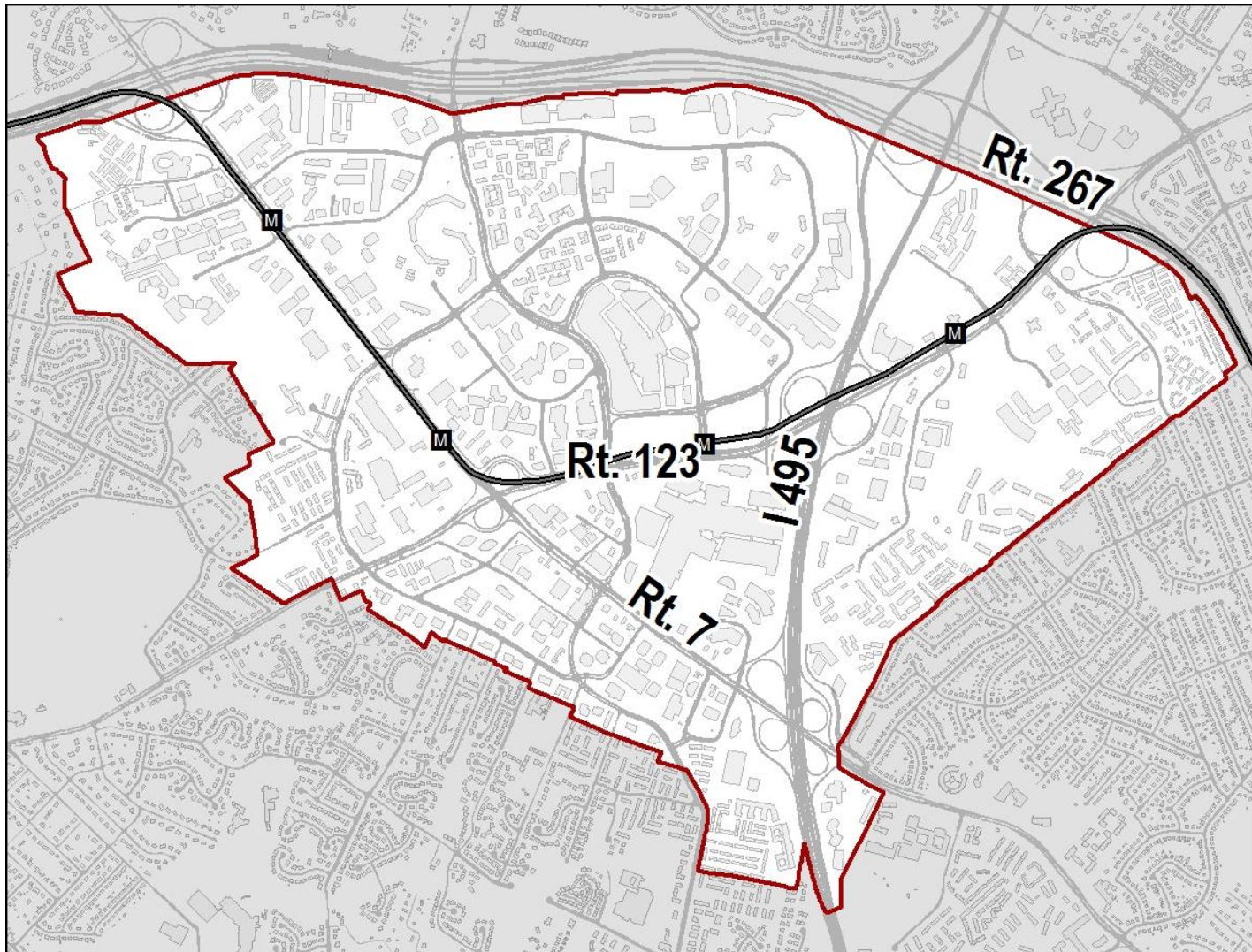
Transforming Tysons



Implementing the Tysons Vision

Region Forward Coalition Meeting
April 26, 2013

Tysons Overview



Tysons Today

- ◆ Economic engine of Northern Virginia
- ◆ 12th largest CBD in U.S.
- ◆ 105,000 jobs; 17,000 residents
- ◆ 167,000 parking spaces
- ◆ Auto-oriented, single-use development pattern
- ◆ Few transit options



Image source: Fairfax County EDA

Tyson's Existing Development

- ◆ *47 million sq. ft. of development*
 - 27 million sq. ft. of office
 - 11 million sq. ft. of residential
 - 6 million sq. ft. of retail
 - 3 million hotel, car dealerships, industrial, etc
- ◆ *Under construction*
 - 2 residential high-rises
 - 2 office buildings
 - 1 hotel



Image source: Fairfax County EDA



Image source: VDOT

Tyson's Comprehensive Plan

- ◆ Adopted by County Board in June 2010
- ◆ Recipient of American Planning Association's 2011 Daniel Burnham Award

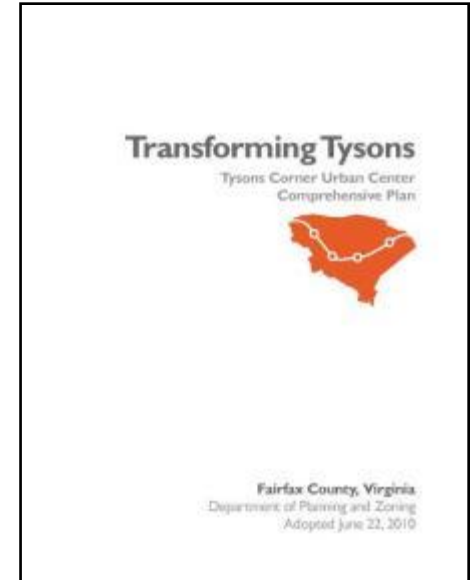


Image source: American Planning Association

Vision for Tysons

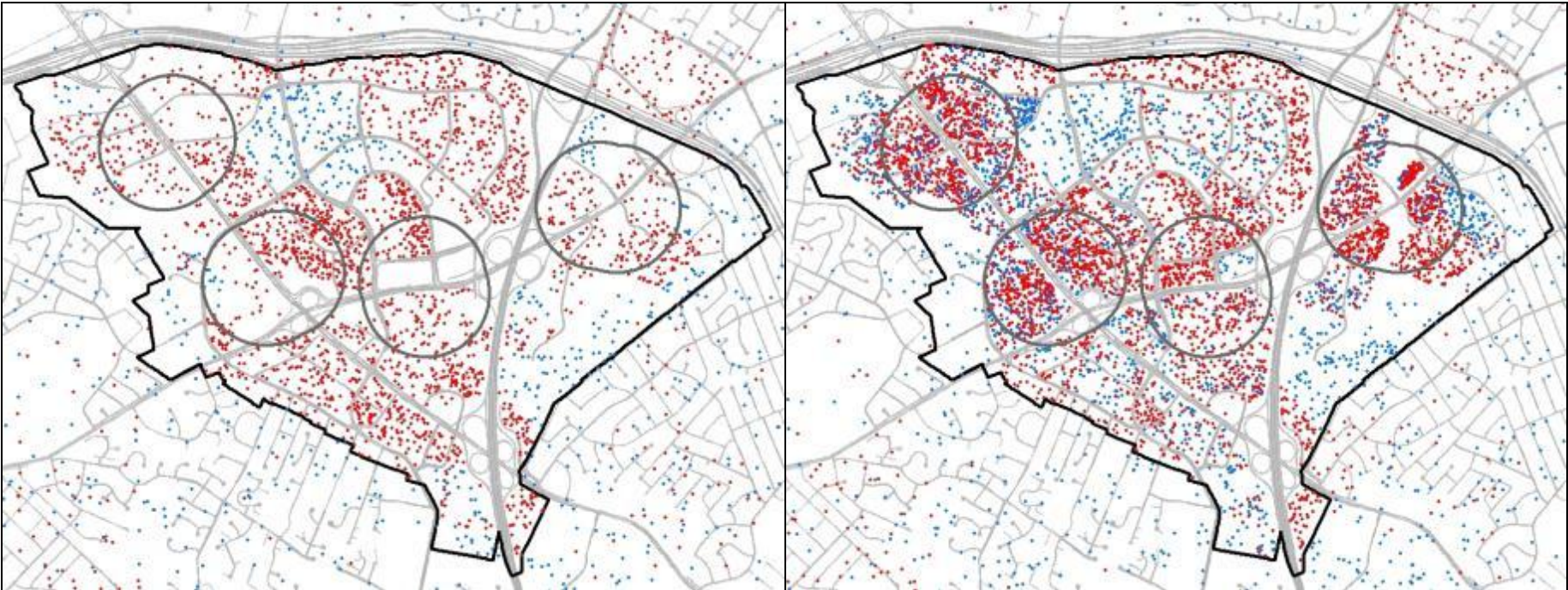
- ◆ A Livable Urban Center
- ◆ 200,000 jobs; 100,000 residents
- ◆ 75% of growth within 1/2 mile of Metro
- ◆ Mix of uses to improve jobs/housing balance
- ◆ Affordable and workforce housing



Four TOD Activity Centers



Shift in Employment and Housing

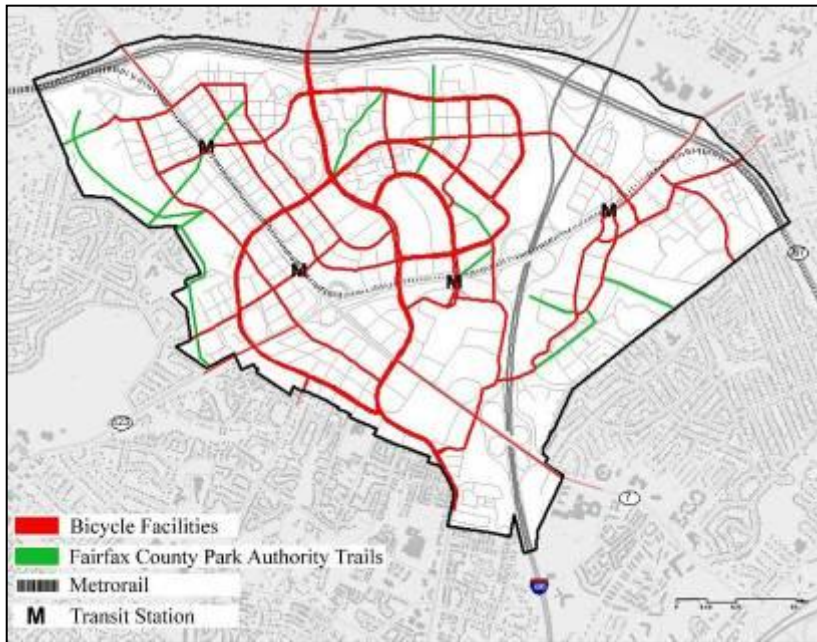


2011

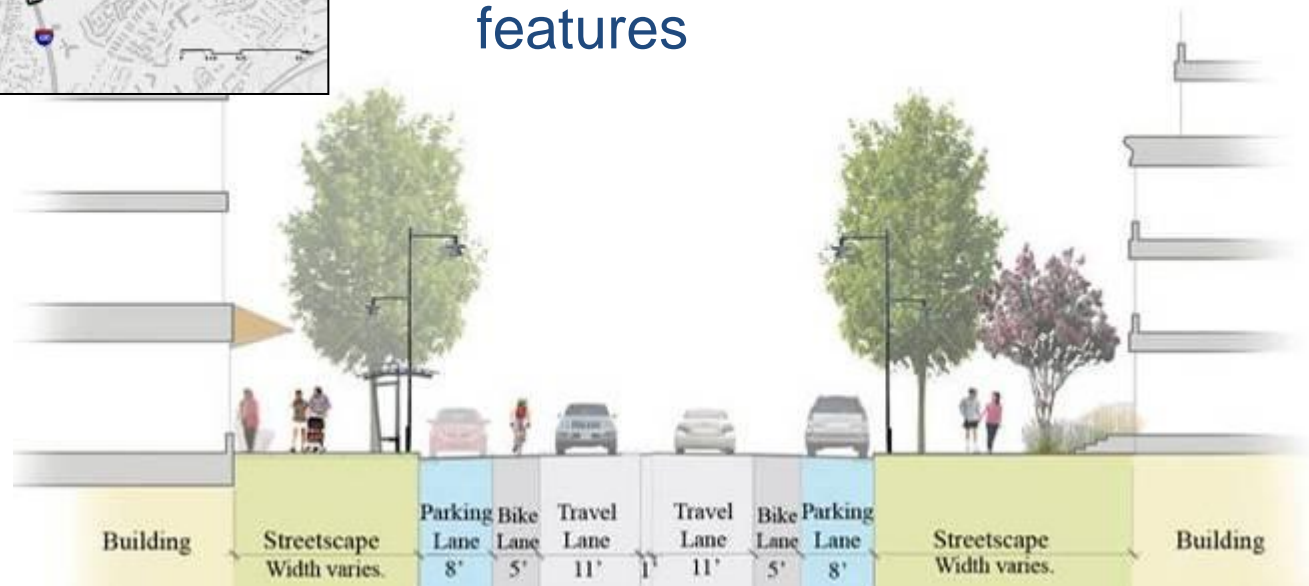
2050

Red Dot = 50 Employees
Blue Dot = 50 Residents

Greater Accessibility



- ◆ Facilities for pedestrians, bikes, transit vehicles, and cars
- ◆ Expanded bicycle network and bicycle parking requirements
- ◆ Formal agreement with VDOT to ensure urban design features

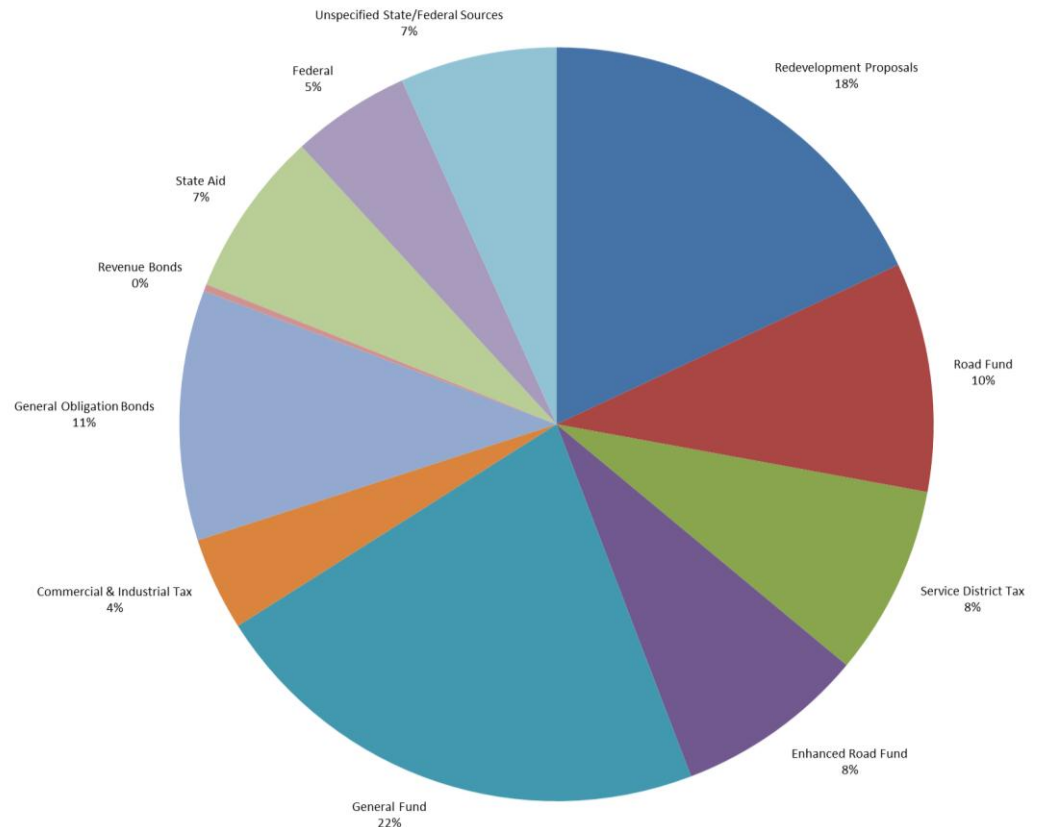


Plan for Transportation Improvements

Coordinated \$3.1B funding plan, endorsed by BOS
10 funding sources identified for:

- ◆ Transit
- ◆ Local Streets
- ◆ Pedestrian Improvements
- ◆ Regional improvements

Created new tax district
to provide dedicated
revenue source



People-Focused Urban Setting

- ◆ A new grid of streets to break up superblocks, achievement of aggressive TDM measures, reduced parking standards and increased transit and pedestrian opportunities
- ◆ Urban standards for buildings, services, and infrastructure
- ◆ Buildings up to 400 feet in height
- ◆ A place people want to live, work and play



Image source: PB PlaceMaking

Emphasis on Quality Urban Design



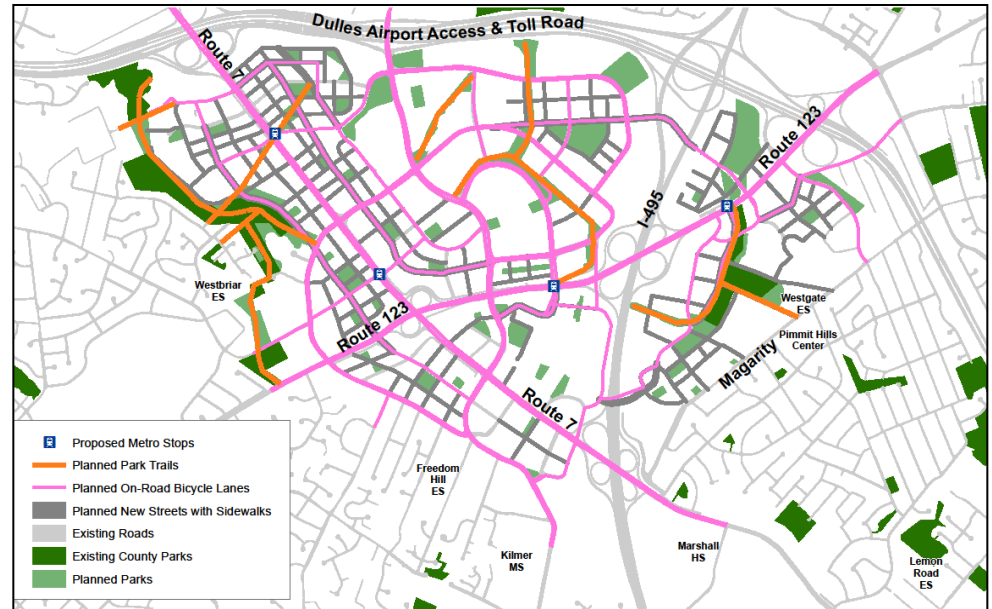
- ◆ New Tysons Corner Urban Design Guidelines; endorsed by BOS
- ◆ Support the transition from an auto-oriented suburban place into a cohesive, functional, pedestrian-oriented and memorable urban destination

Focus on Environment

- ◆ LEED Silver green building commitments

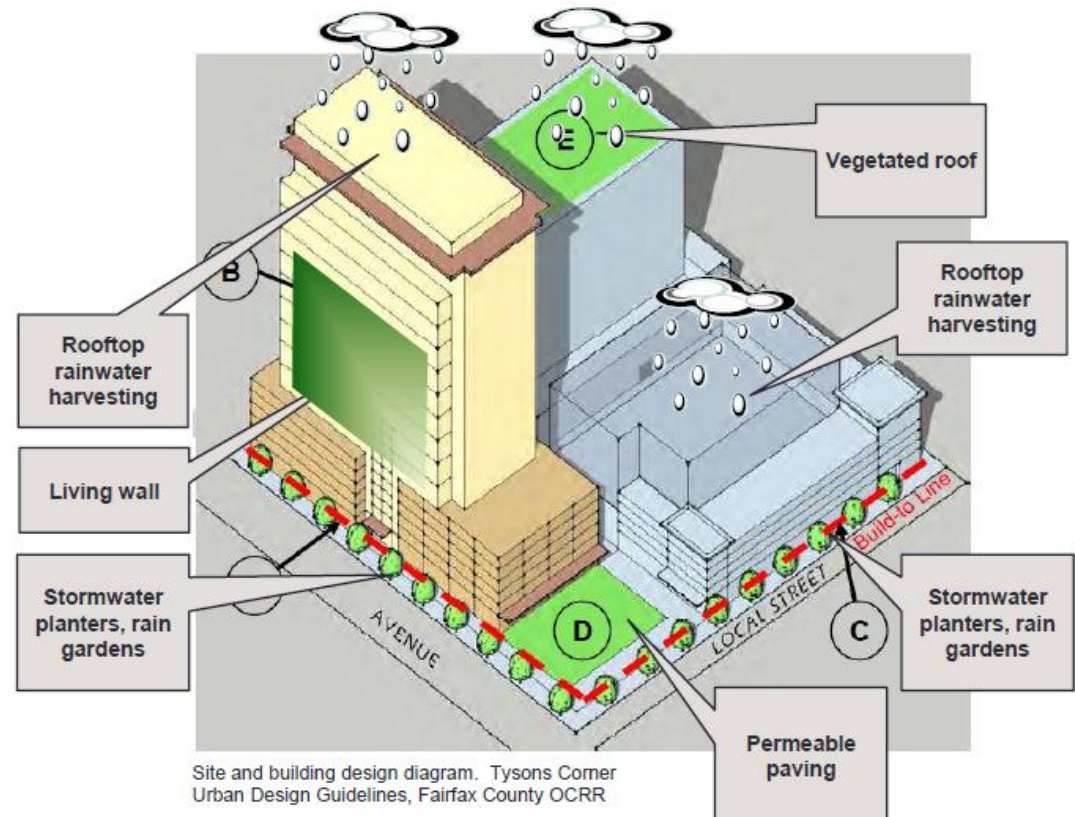
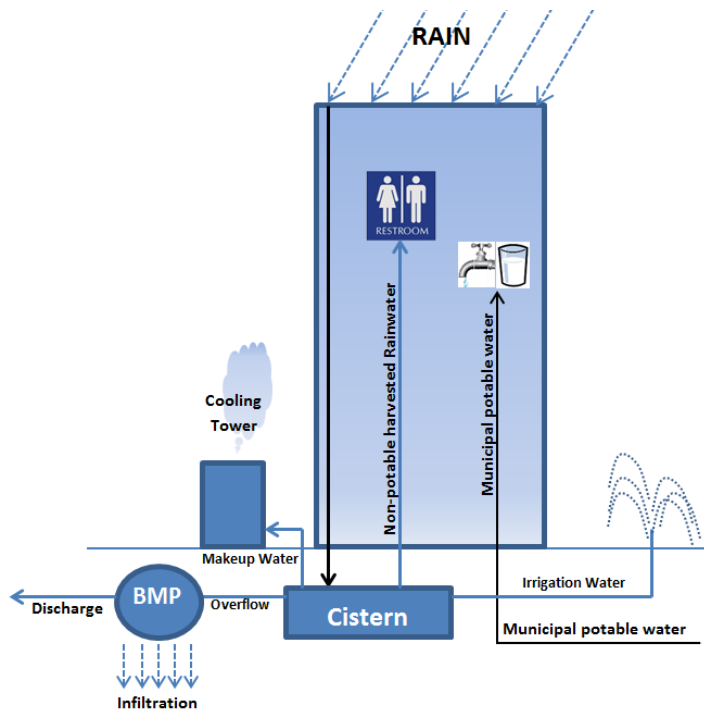


Image source: PB PlaceMaking



- ◆ Network of parks, plazas, and open space

Stormwater Management



- ◆ Goal to retain/detain first inch of rainfall on site, ideally through reuse

TDM and Parking Goals

- ◆ Long-term vehicle trip reduction goals of 45% - 65%, based on proximity to Metro stations
- ◆ Regulatory shift from parking minimums to parking maximums in new Tysons zoning district



Image source: Bing Maps

Parks and Active Recreation



Image sources: (L) LCOR/WDG Architecture; (R) Brickell Soccer Rooftop, Miami, FL

Improved Housing Choice

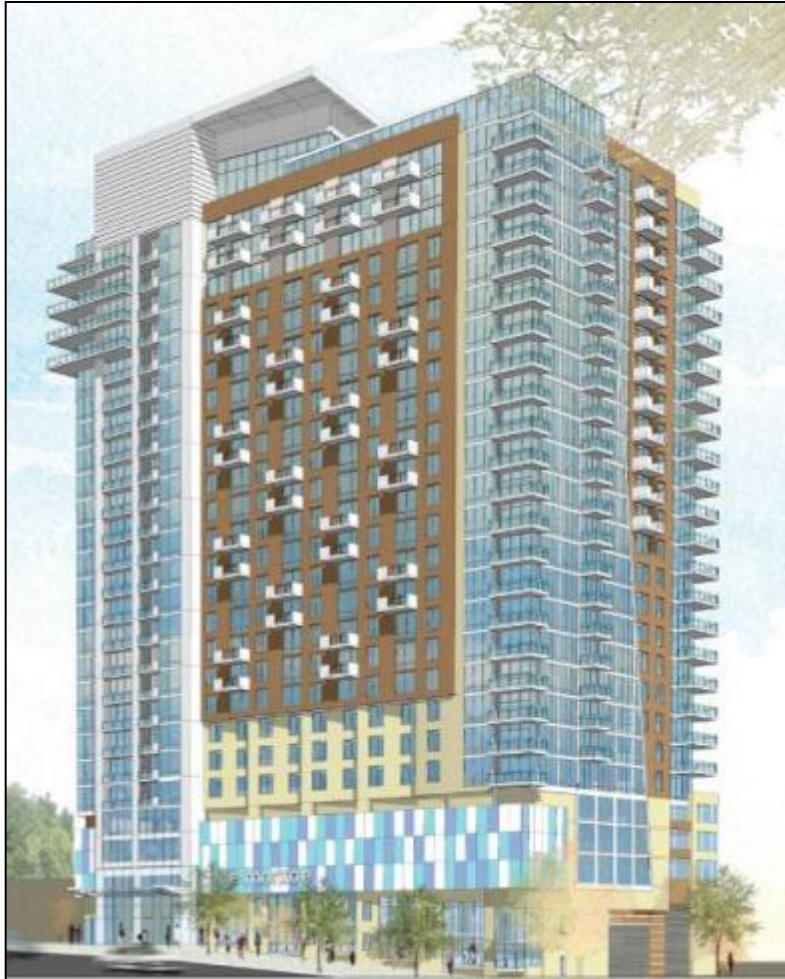
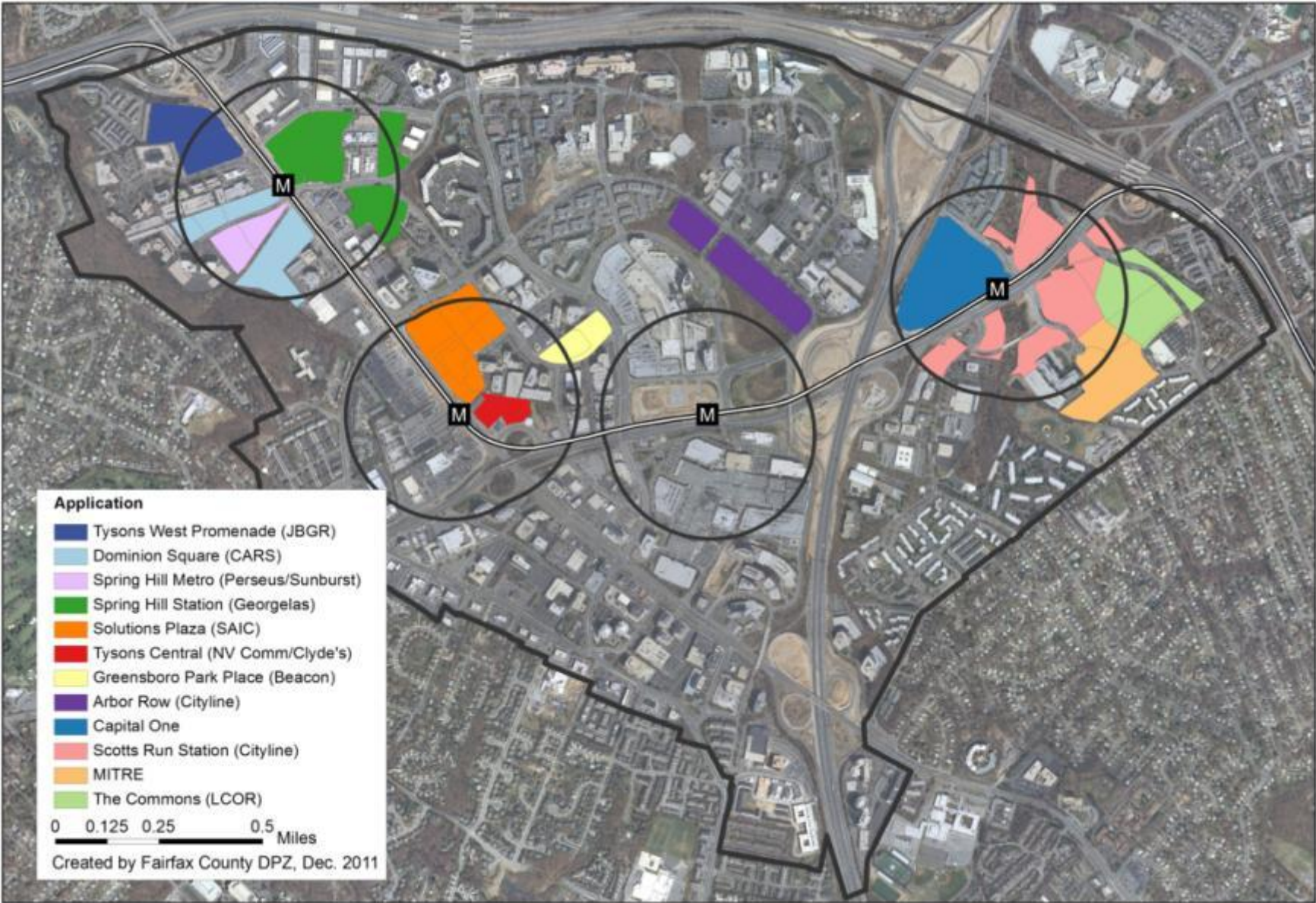


Image source: Georgelas Group/WDG Architecture

101-120% of AMI	5% of units
81-100% of AMI	5% of units
71-80% of AMI	5% of units
61-70% of AMI	3% of units
> 50-60% of AMI	2% of units
Total Affordable/ Workforce Units	20%

AMI = Area Median Income

Pending/Approved Development Applications



Approved Development Applications

◆ **Tysons West** (Spring Hill Metro Station)

- Georgelas Spring Hill Station
6,524,822 square feet / 4,659 dwelling units

◆ **Tysons Central 123** (Tysons Corner Metro Station)

- Cityline Arbor Row
2,575,685 square feet / 1,179 dwelling units

◆ **Tysons East** (McLean Metro Station)

- Capital One
4,969,523 square feet / 1,230 dwelling units
- Cityline Scott's Run South
6,697,060 square feet / 2,308 dwelling units

For More Information:

www.fairfaxcounty.gov/tysons

