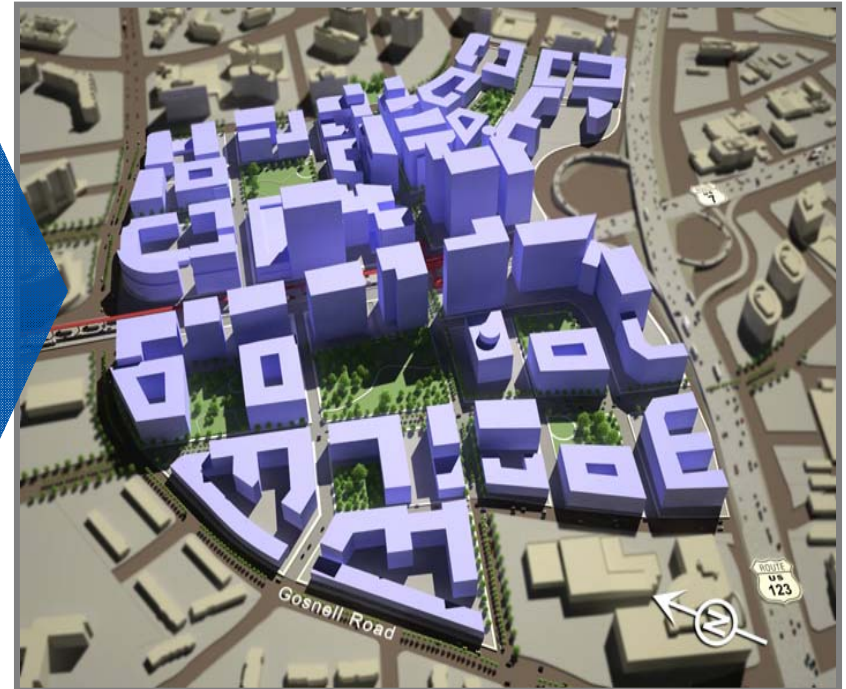


# Transforming Tysons



**Recommendations of the  
Tysons Land Use Task Force**

**[www.fairfaxcounty.gov/tysons](http://www.fairfaxcounty.gov/tysons)**

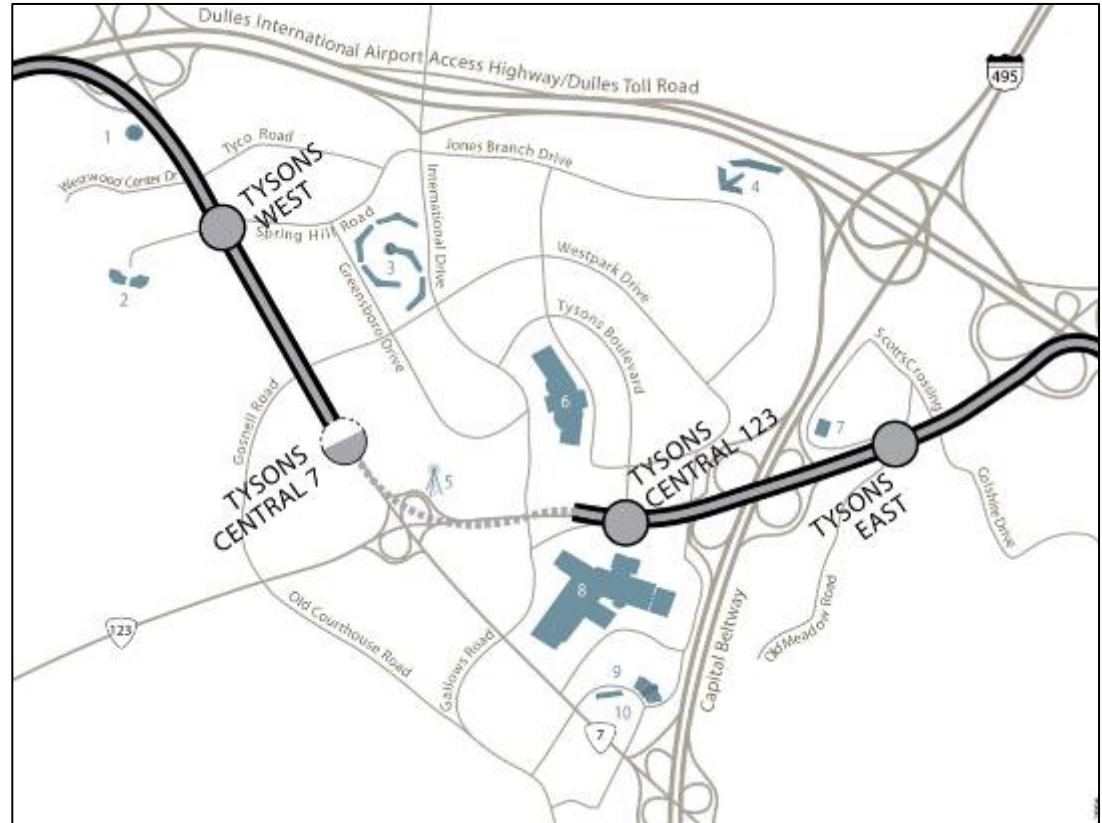
# Tyson's Today

- The economic engine of Fairfax County
- 167,000 parking spaces
- 17,000 residents
- 105,000 workers
- Half the land covered by impervious surfaces



# Metro Expansion to Dulles

- Four Tysons Stations Open in 2013
- County Board authorizes Task Force to study an amendment to Tysons Plan



# **Task Force mission to update the plan for Tysons to:**

1. Promote more mixed use
2. Better facilitate transit-oriented development (TOD)
3. Enhance pedestrian connections
4. Increase residential component
5. Improve functionality
6. Provide for amenities and aesthetics



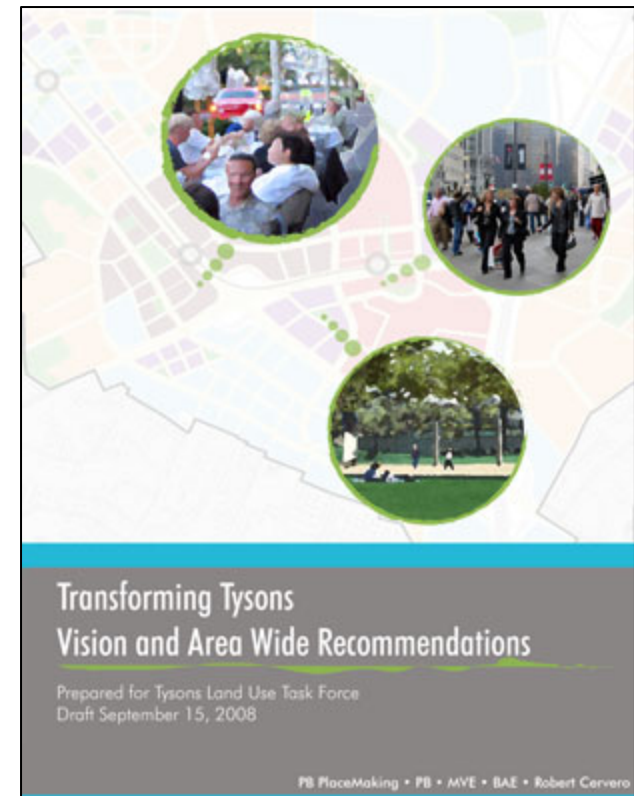
# The Task Force

- 36 members
- 60 full meetings over 3.5 years
- 6 committees with even more meetings
- Intensive learning
- 45 public meetings and workshops
- Extensive public information



# Task Force Reports Accepted by Board of Supervisors on 9/22/08

- Overview of Recommendations
- Vision and Recommendations Report
- George Mason University Center for Regional Analysis: Forecast for Tysons 2050



# The Vision

Create a livable urban center with:

- More housing and less parking
- Grid of complete streets
- Highest densities near transit
- Transition to edges
- Green network and green buildings

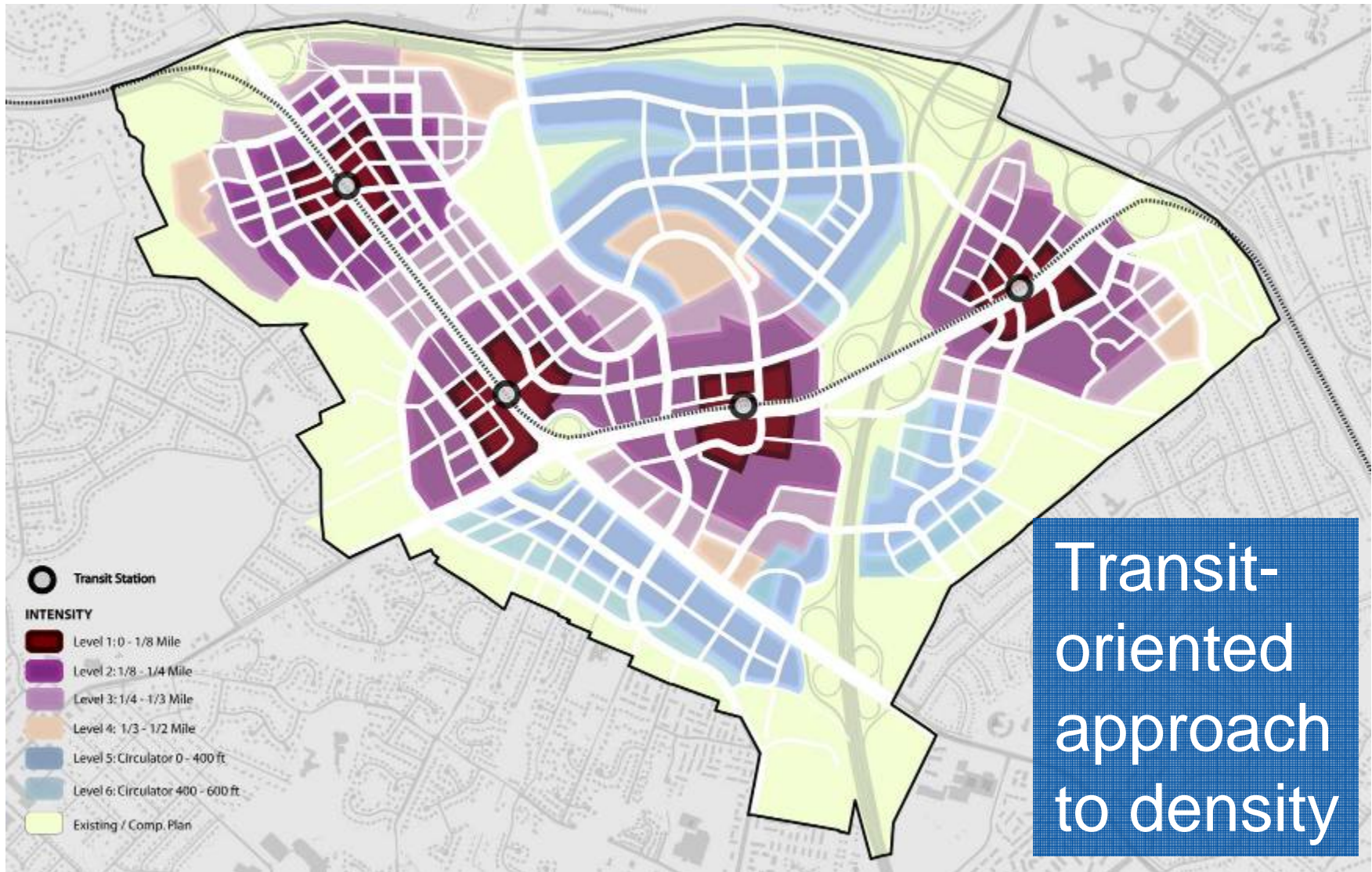


# Four Recommendation Areas

1. Create a People-Focused Urban Setting
2. Redesign Transportation Network with a Strong Focus on Transit Ridership
3. Place Increased Emphasis on the Environment
4. Implementation Authority that Provides the Flexibility, Accountability, and Resources Necessary to Achieve the Vision

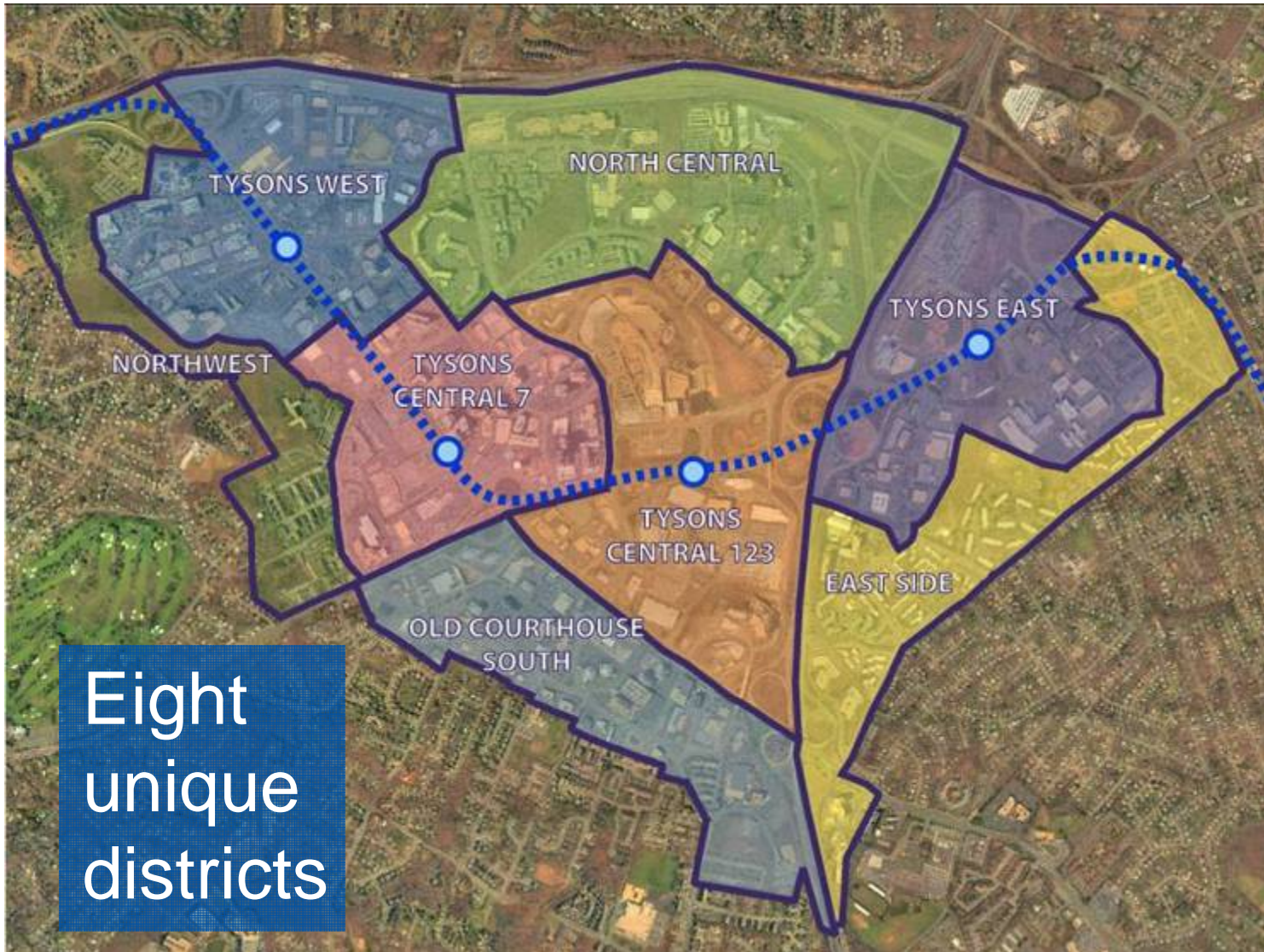


# 1. People-Focused Urban Setting





# 1. People-Focused Urban Setting



# 1. People-Focused Urban Setting

- Urban standards for services and infrastructure
- Affordable/workforce housing targets
- Urban design guidelines
- Arts, culture, recreation





## 2. Transportation Network

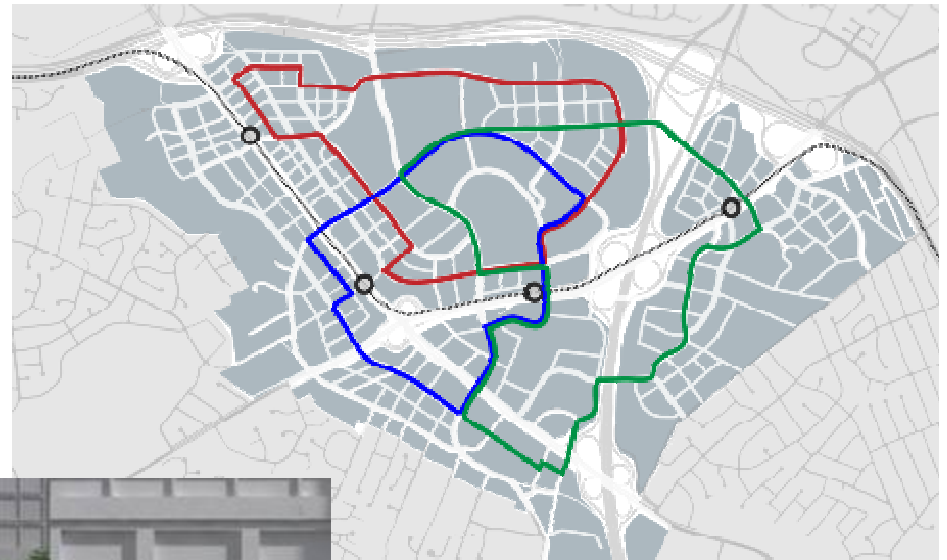


Grid of streets



## 2. Transportation Network

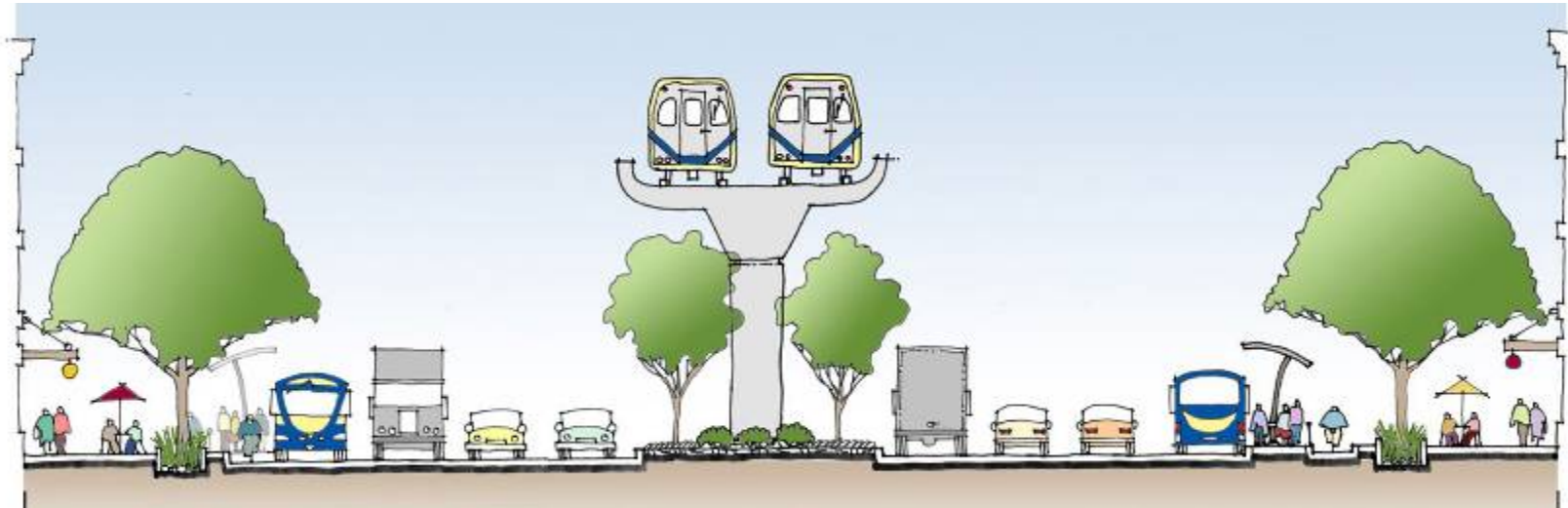
Circulators and neighborhood transit connections





## 2. Transportation Network

- Urban parking standards
- Complete streets with facilities for pedestrians, bicycles, and transit

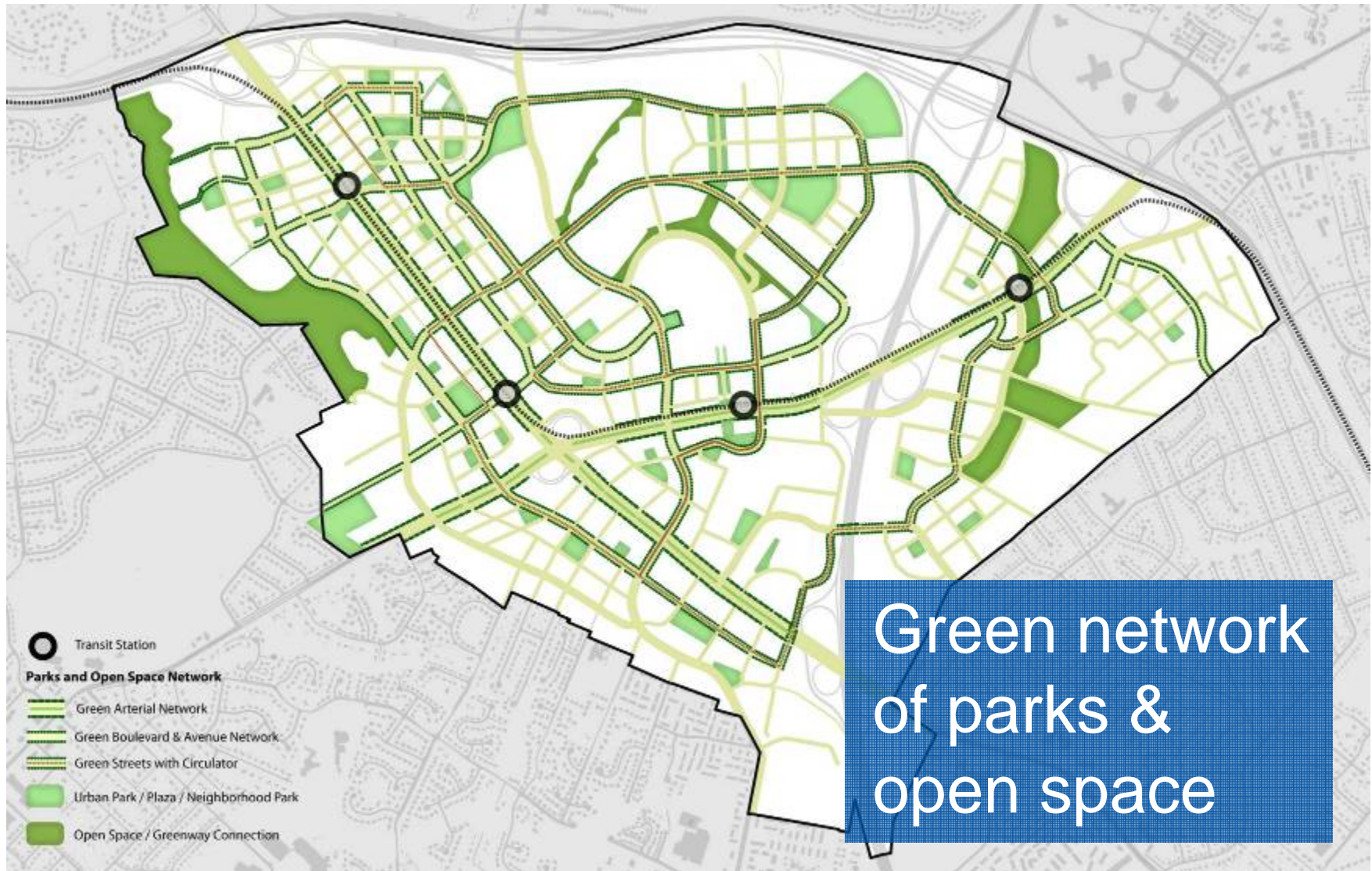


# 3. Focus on the Environment

- Green building requirements and incentives
- Rigorous stormwater management and stream restoration



# 3. Focus on the Environment





## 4. Implementation of the Vision

- Implementation Authority – “Keeper of the Vision”
- New tools and mechanisms for financing infrastructure and amenities
  - Tax Increment Financing
  - Public-private partnerships
  - Improvement Districts

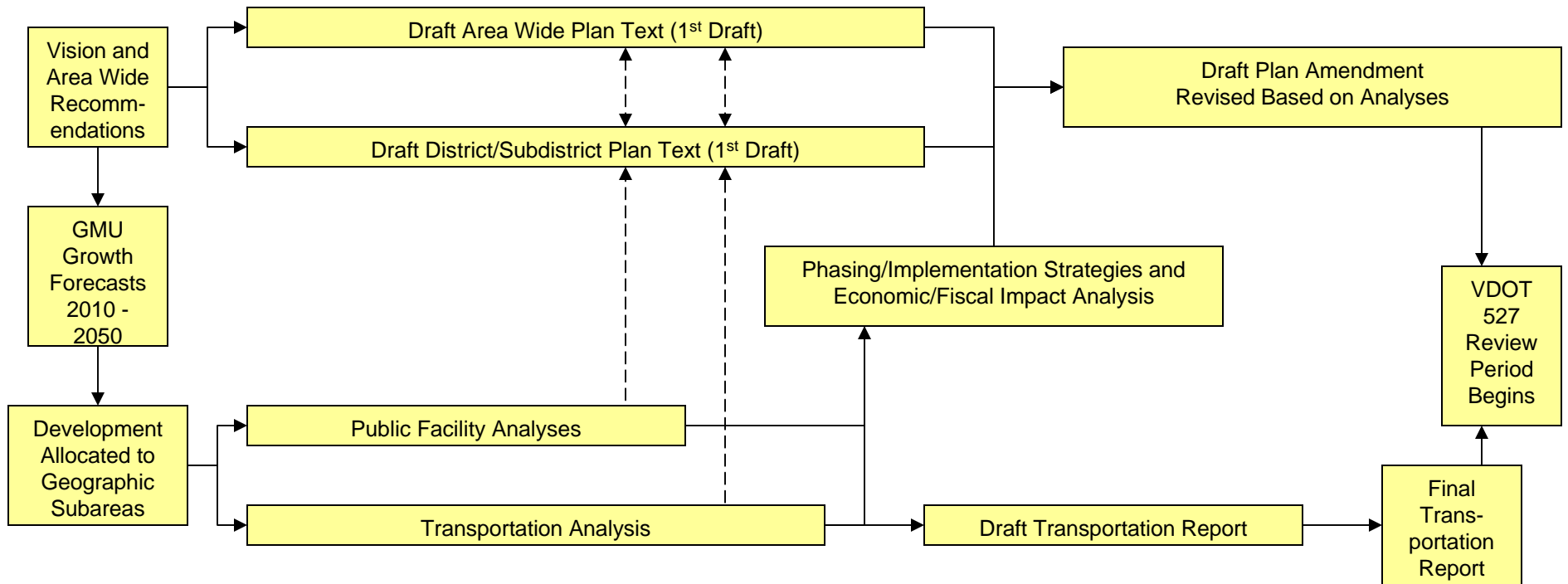
# Next Steps

- Detailed plan language will be drafted by staff, working with a committee of the Planning Commission.
- Transportation and public facility impact analyses are underway.
- Economic impact analysis will compare infrastructure costs to estimated revenues from growth at Tysons.

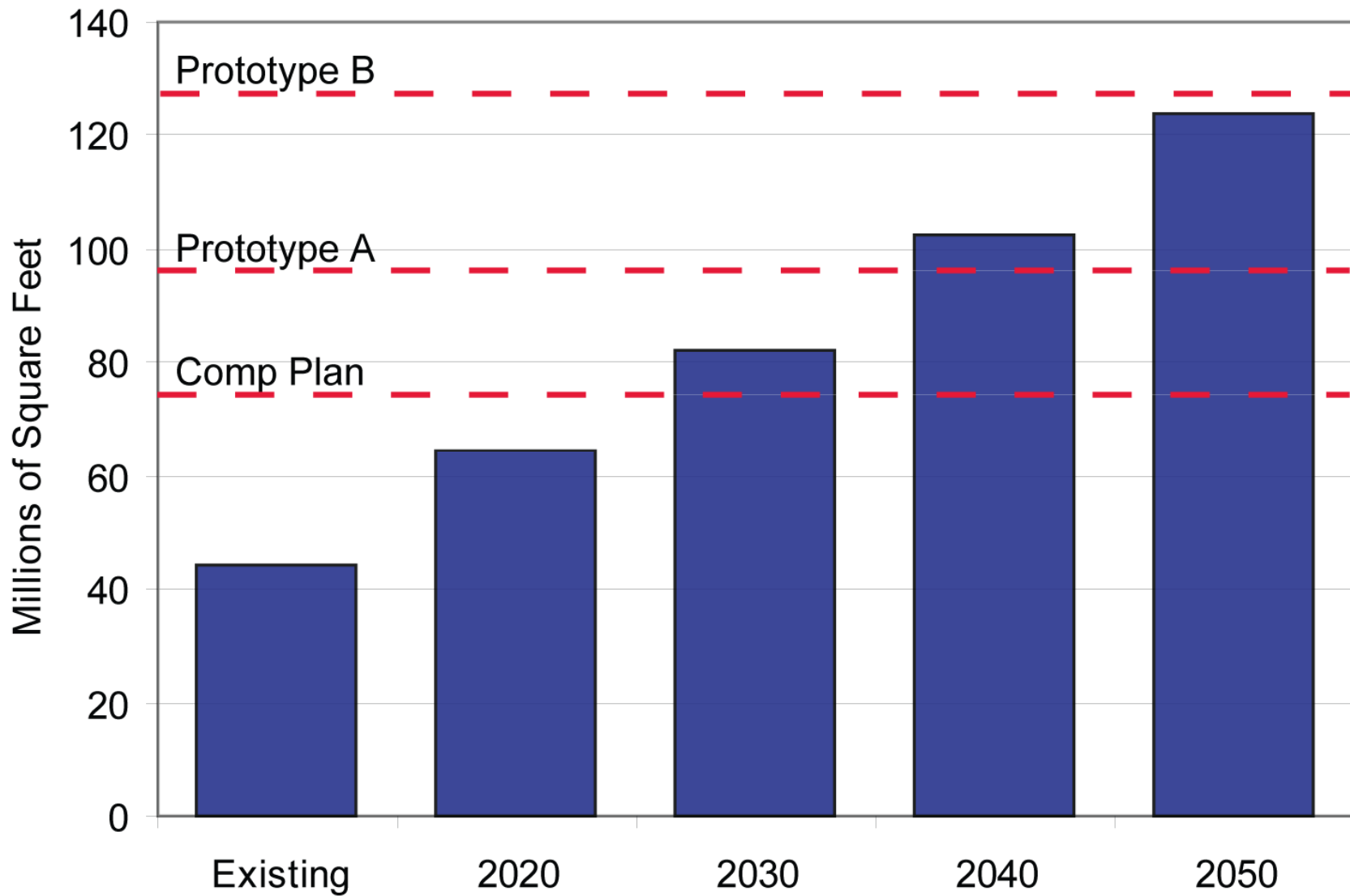


# Draft Plan Amendment

Sep 2008      Oct      Nov      Dec      Jan 2009      Feb      Mar      Apr      May      Jun



# GMU-CRA High Growth Forecast



# Visualization and 3-D Modeling



Existing Buildings



# Visualization and 3-D Modeling



Prototype A



# Visualization and 3-D Modeling



Prototype B



# Visualization and 3-D Modeling



East Station



# Visualization and 3-D Modeling





# Visualization and 3-D Modeling

## Central 7 Station



# Visualization and 3-D Modeling

