

Planning and Urban Design for Tysons Corner

Task Force Report September 2008



Submitted to:



Fairfax County, Virginia

Submitted by:



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Presentation

Transformation from suburbia to a truly urban place

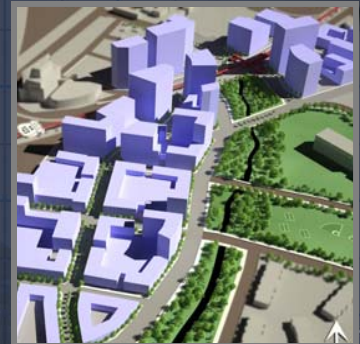
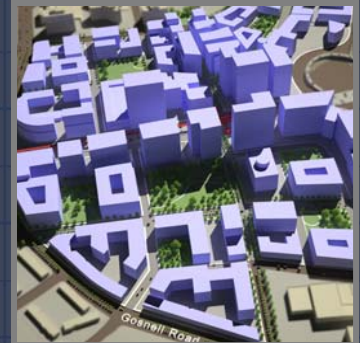


A place built
for people,
not for cars



Tysons Transformed

- Better, not just bigger
- A top 10 US downtown
- A place people want to live
- Defined by green stewardship
- The civic heart of N. Virginia
- Built around transit & walking



Fairfax County, Virginia

Vision

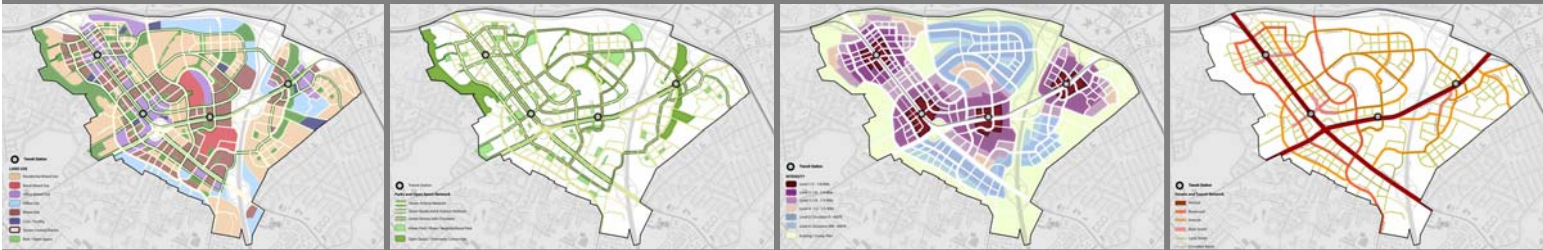
- Great place to live, work and play
- World-class downtown
- Prestigious office & affordable housing
- People oriented streets
- Convenient transit
- Variety of open space & civic uses



Fairfax

Building Blocks

- Focus growth on transit
- 200,000 jobs
- 70,000 residents
- Jobs housing balance
- Green Tysons



Bold departure

Unprecedented transformation

- New direction
 - suburban to urban
- New land use plan
- New standards for streets
- New implementing authority
- A 2050 “planning window”



Tysons Today



Tysons Transformed

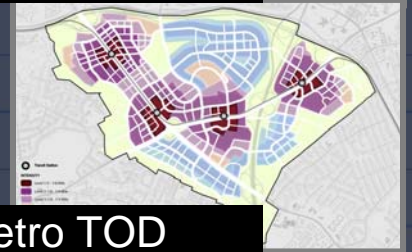


Four big drivers

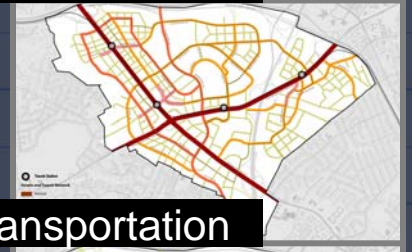
1. Create a people focused urban setting
2. Redesign the transportation network
3. Strong emphasis on the environment
4. New authority for implementation



Grid of Streets



Metro TOD



Transportation



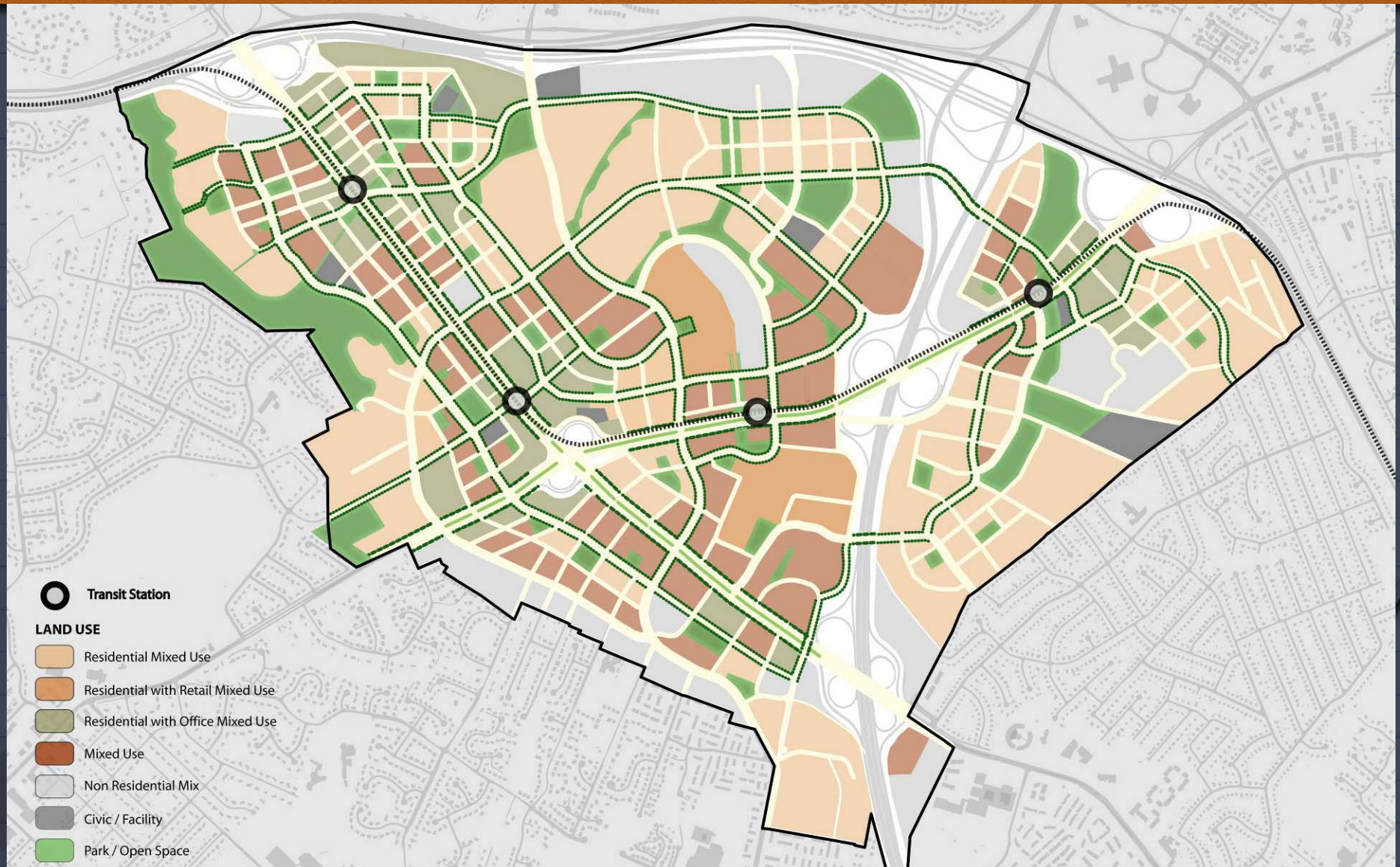
Green Network



The Plan

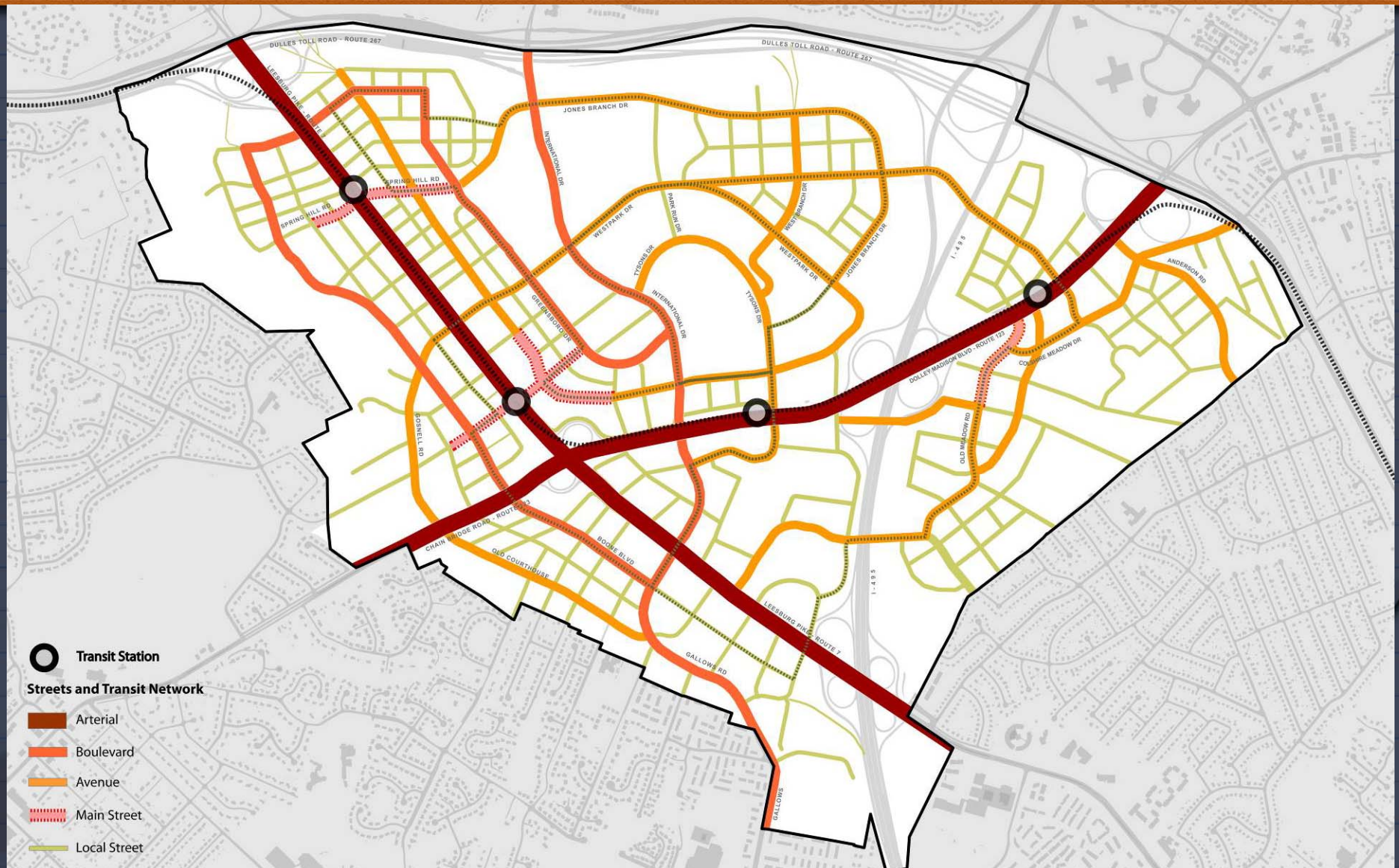


Residential Across Tysons



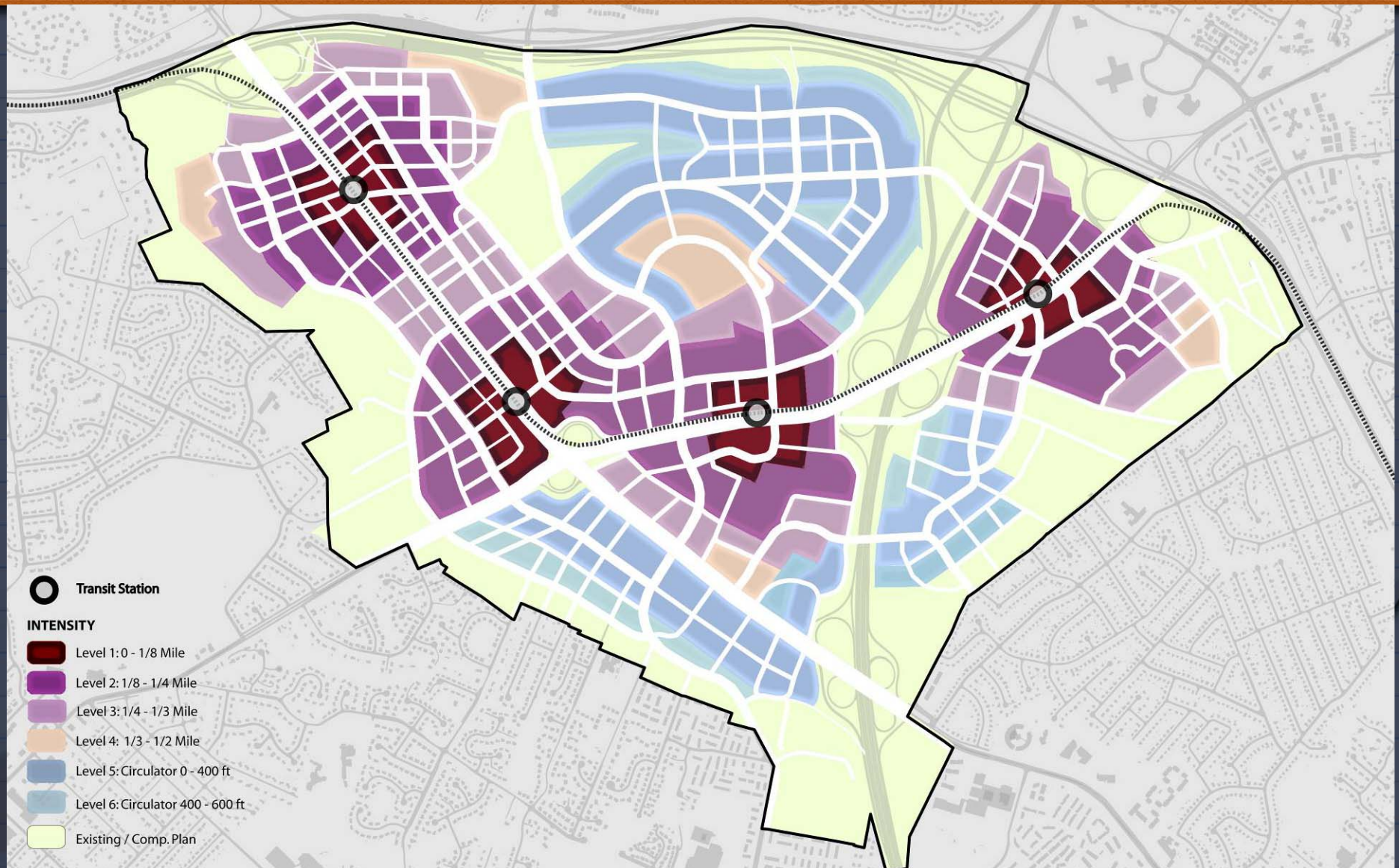
Virtually all of Tysons would encourage residential

Redesign transportation



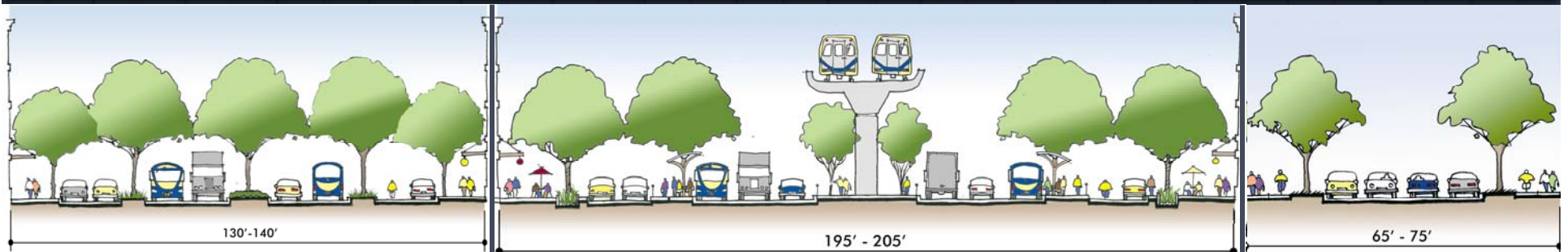
Balancing walking, biking, transit & cars

Intensity Around Transit



95% of growth w/in an easy walk of transit

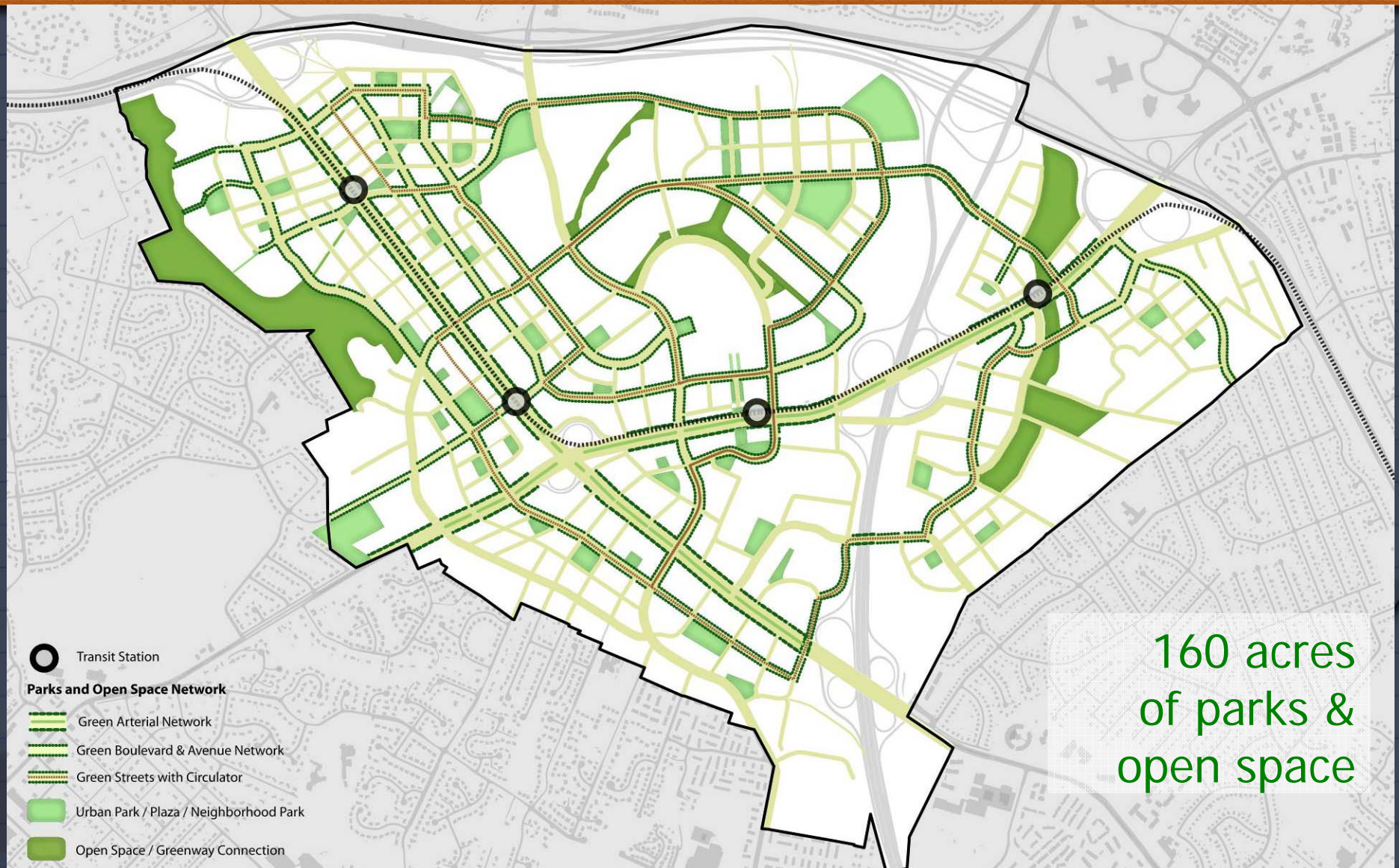
Redesign transportation



- New urban street standards
 - Arterial
 - Avenue
 - Local Street
 - Boulevard
 - Main Street
- All new streets and roads need to follow urban street standards



Emphasis on environment



A network of green across Tysons

Green Stewardship

- Network of parks & opens space
- Urban parks standards
- Stream restoration
- Green architecture
- Green building



New authority

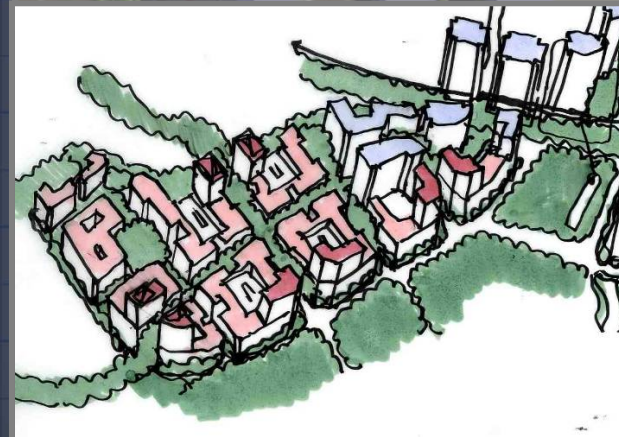
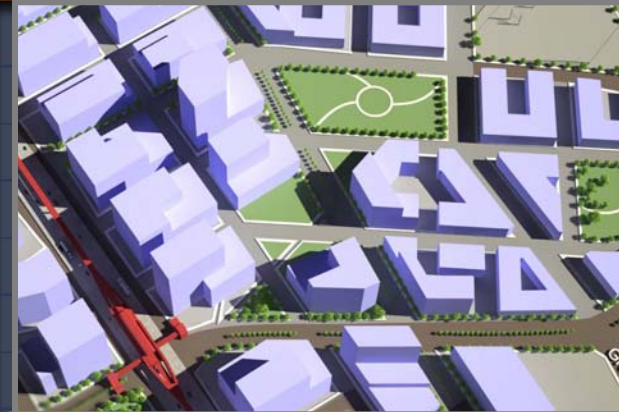
Implementing Authority

- “Keeper of the vision”
- Dedicated staff
- Supervisors appoint board
- Develop regulatory framework w/ County
- Annual priorities
- Review & monitor development



Results of the Vision

- 95% of development w/in easy walk of transit
- Urban center of 200,000 jobs & 70,000 residents
- Jobs/Housing balance of 5-to-1
- Sustainable Tysons: parks, restored streams, green buildings
- Urban streets for walking & biking
- Variety of affordable & workforce housing choices – 20% of residential units.





Questions ?