

# Transforming Tysons



## Fairfax County, Virginia

Presented to  
Metropolitan Washington Council of Governments  
Metropolitan Development Policy Committee  
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Revitalization and Reinvestment**

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# Tyson's in the Region

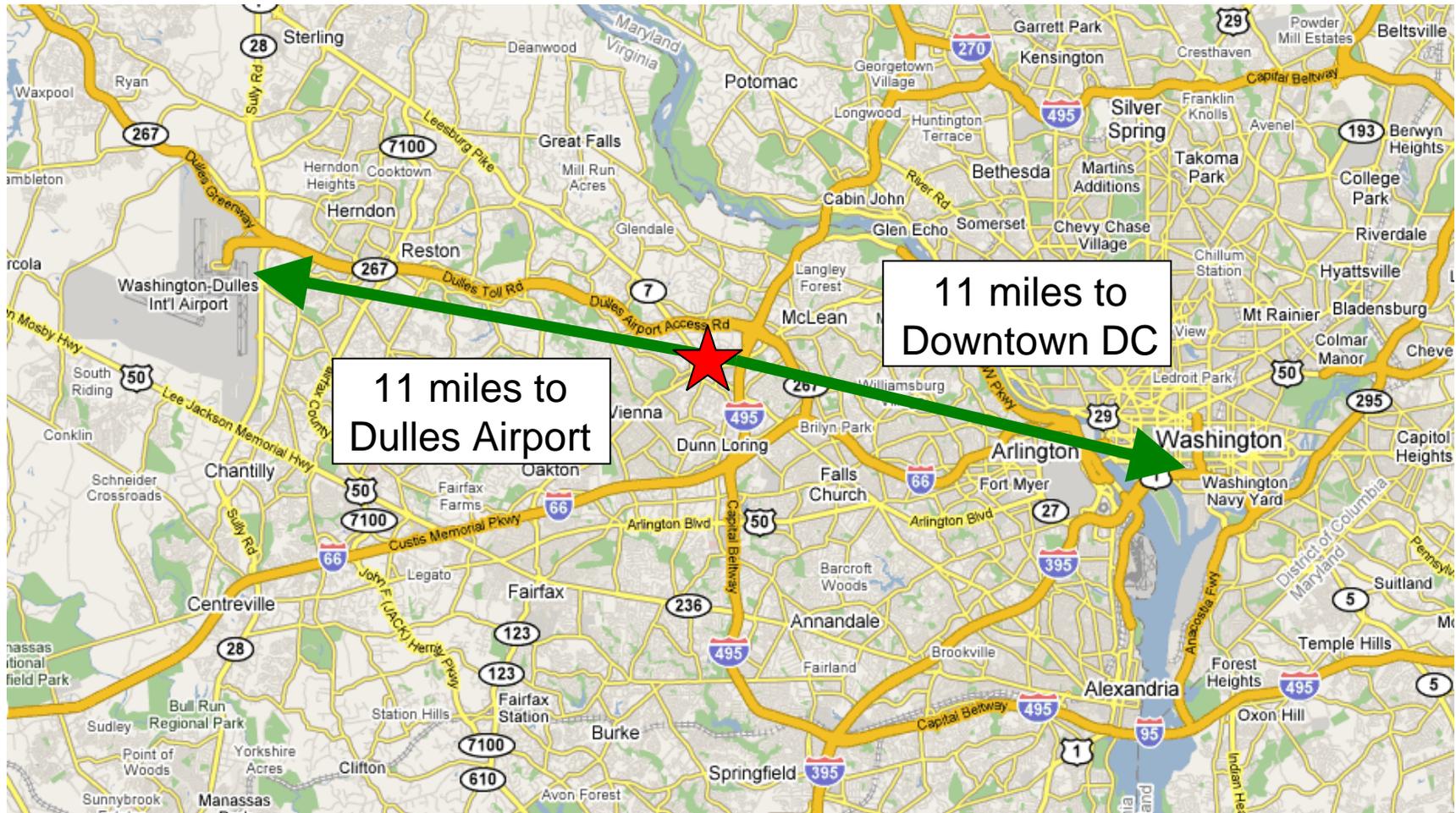


Image source: Google Maps

# Tysons Today

- Economic engine of Fairfax County
- 8,000 households (17,000 residents)
- 105,000 workers
- Half the land covered by impervious surfaces, including 167,000 parking spaces

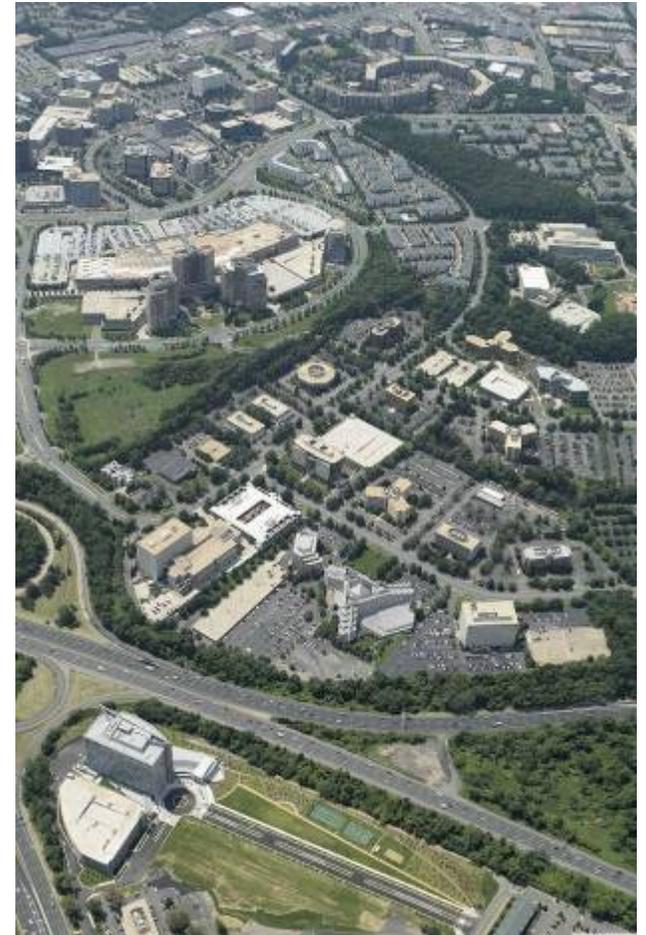


Image source: Fairfax County EDA

# Metro Expansion to Dulles

- Four Tysons Stations to open in 2013
- County Board appoints Task Force to study amendment to Comprehensive Plan for Tysons

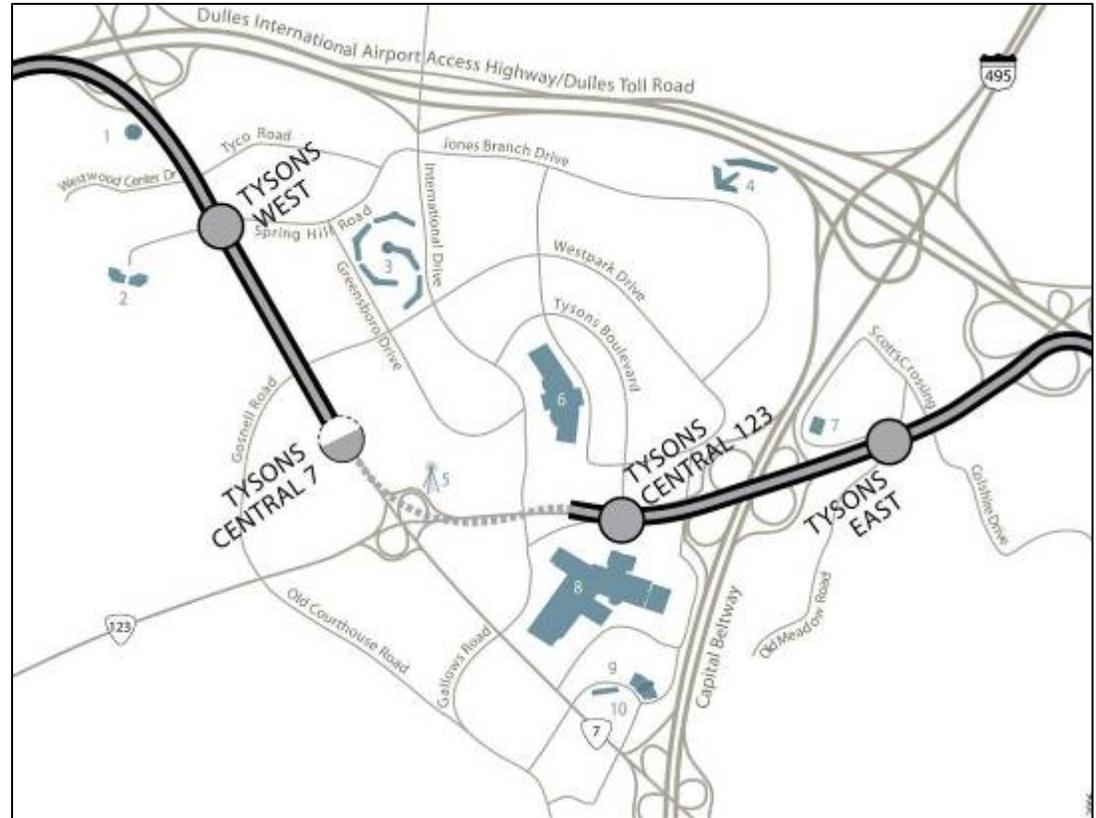


Image source: Dulles Corridor Metrorail Project

# **County Board appoints Task Force to Update the Comprehensive Plan for Tysons to:**

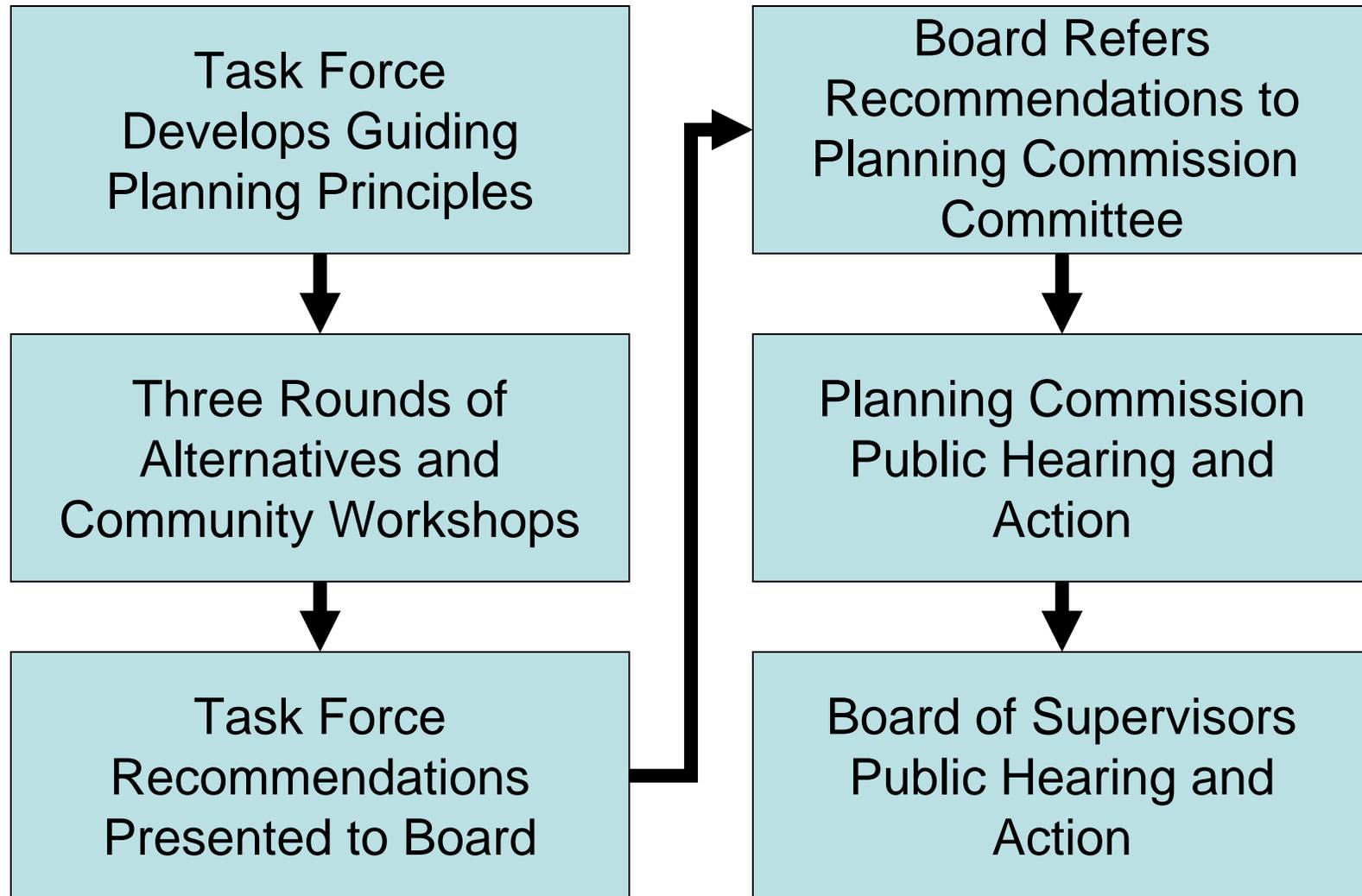
1. Promote more mixed use developments
2. Increase residential component
3. Facilitate transit-oriented development (TOD)
4. Enhance pedestrian connections
5. Improve functionality
6. Provide for amenities and aesthetics

# The Task Force

- 36 members
- Main committee and 6 subcommittees addressing functional area issues
- Numerous meetings over 4 year period
- Intensive education of members
- Numerous public workshops and presentations
- Extensive public information and outreach



# The Process



# The Vision

A livable urban center with:

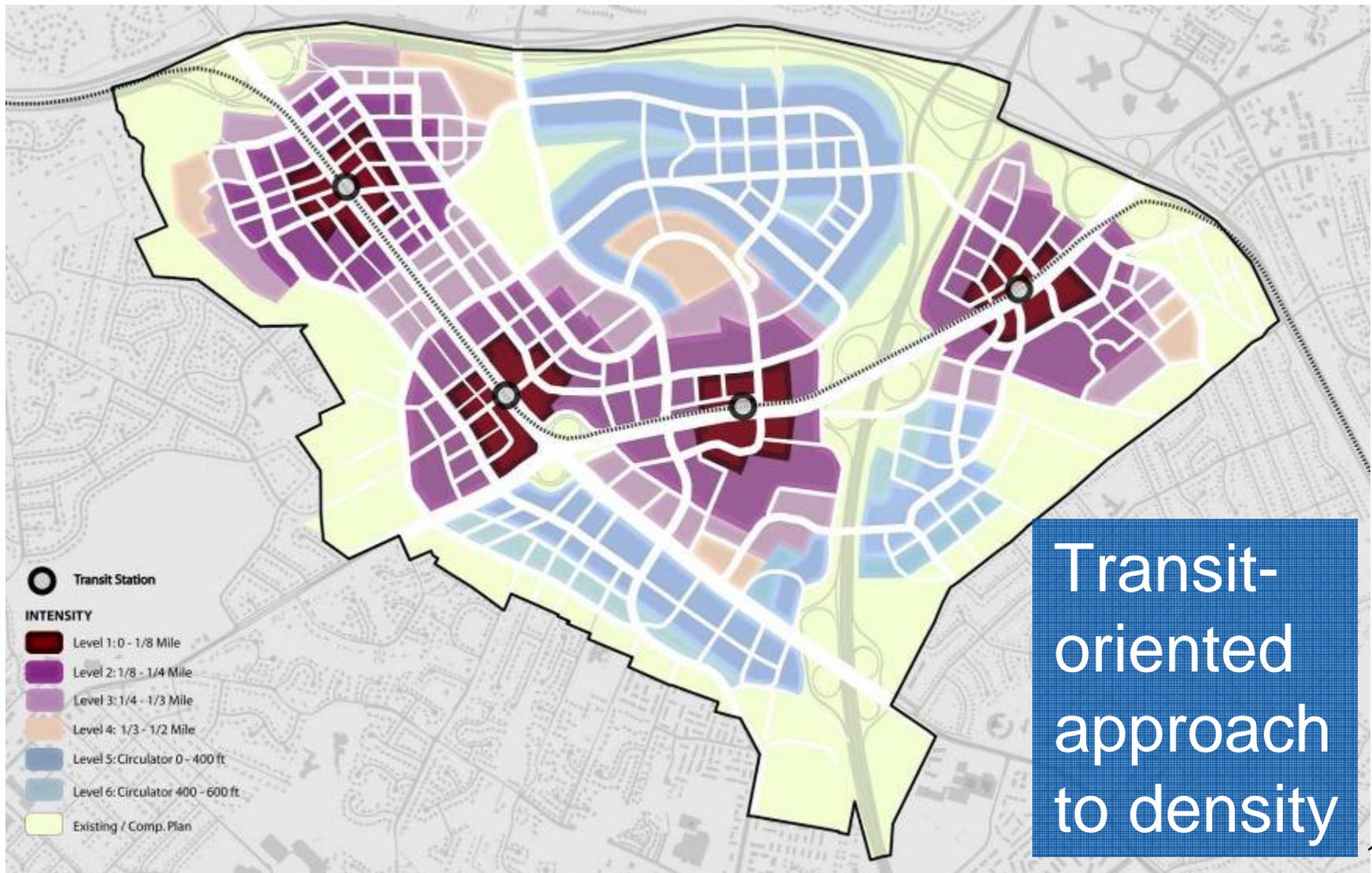
- 100,000 residents and 200,000 employees
- More housing and less parking
- Grid of complete streets
- Highest densities near transit
- Density transitions to edges
- Network of parks, plazas and open space areas
- High level of environmental stewardship



# Four Major Recommendations

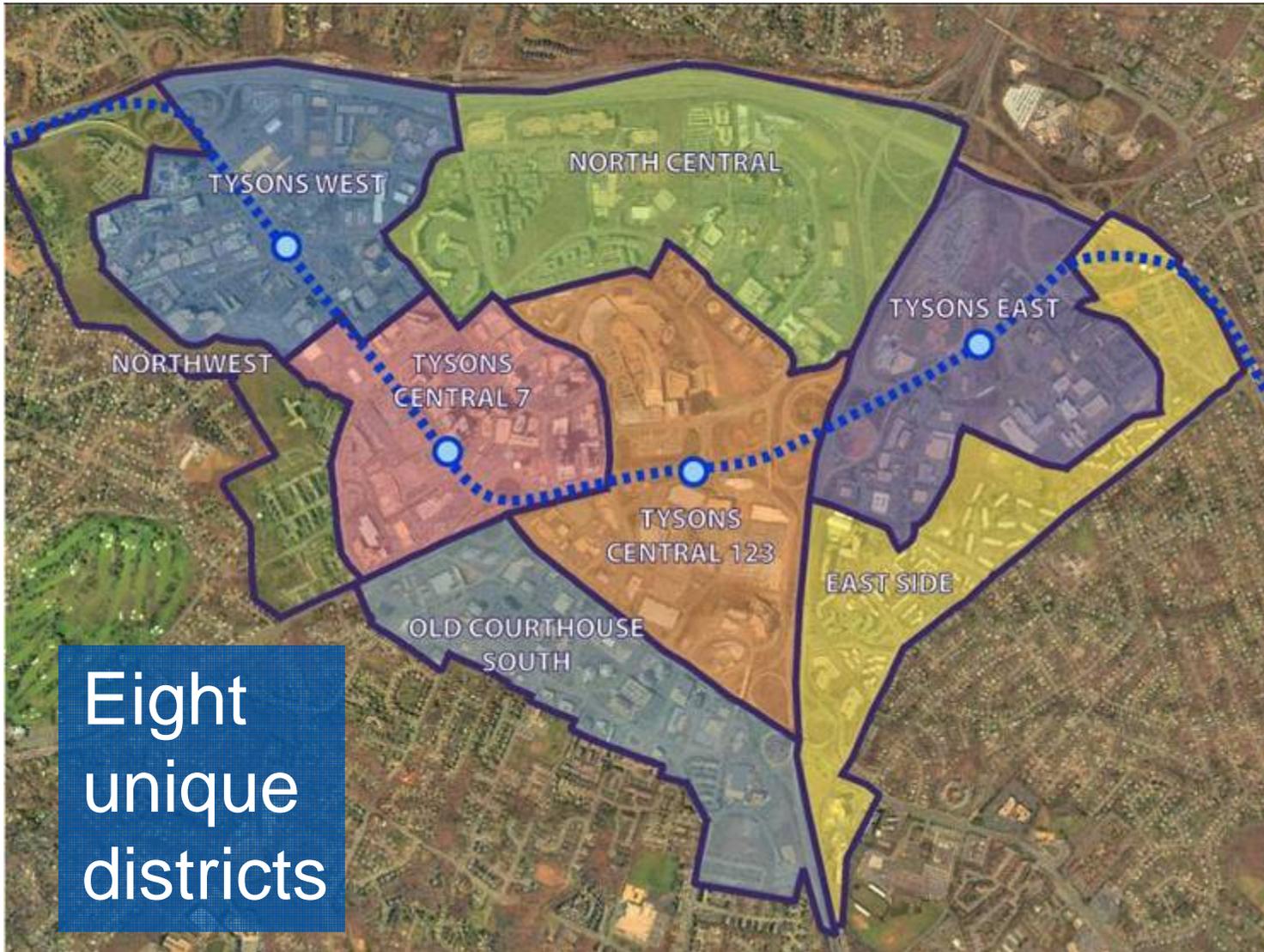
1. Create a People-Focused Urban Setting
2. Redesign Transportation Network with a Strong Focus on Transit and other non-SOV modes of travel
3. Place Increased Emphasis on the Environment
4. Create an Implementation plan that Provides the Flexibility, Accountability, and Resources Necessary to Achieve the Vision

# 1. People-Focused Urban Setting



Transit-oriented approach to density

# 1. People-Focused Urban Setting



# 1. People-Focused Urban Setting

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



Image source: PB PlaceMaking

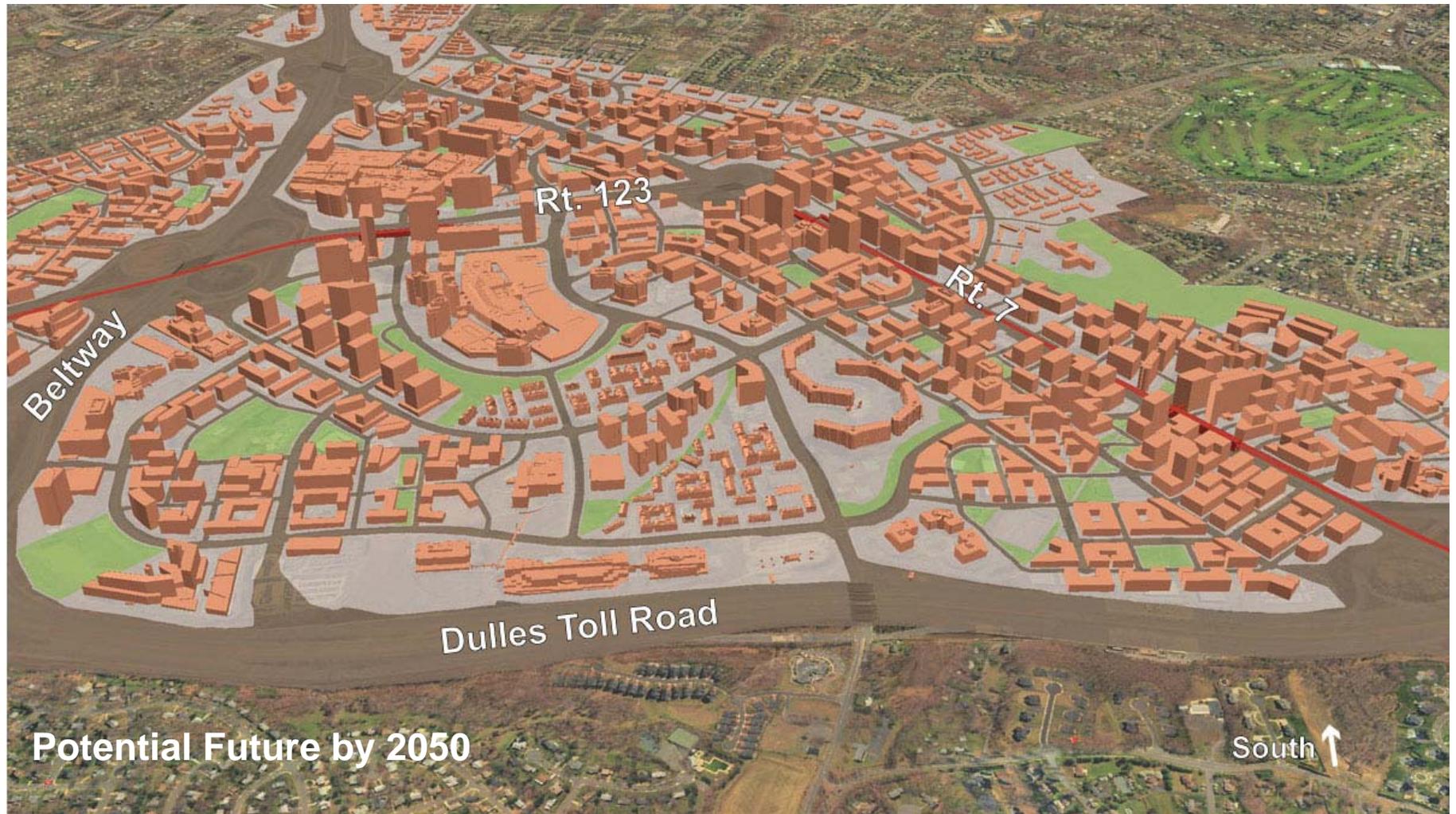
# Visualization and 3-D Modeling

## Used to help formulate recommendations



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# Visualization and 3-D Modeling



Central 7 Station



# Visualization and 3-D Modeling



## 2. Transportation Network

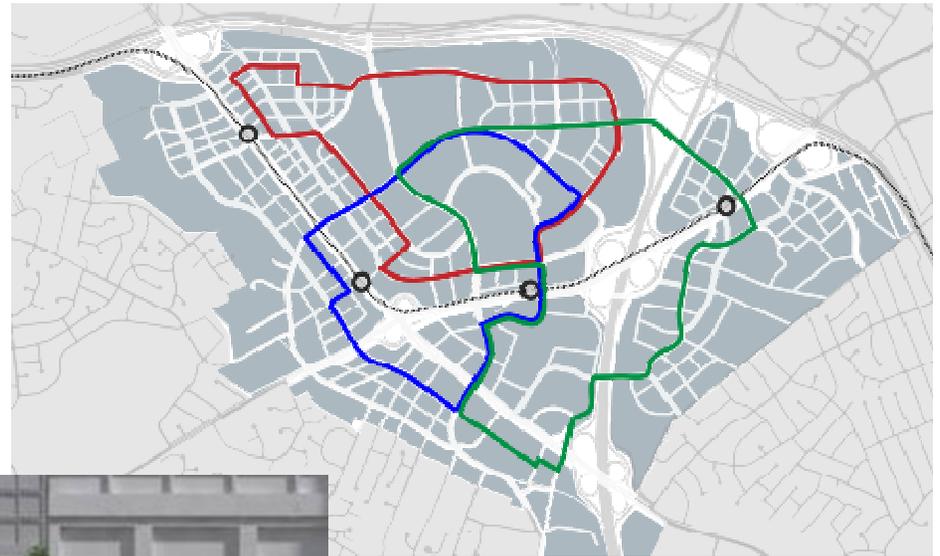


- New grid of streets
- New Dulles Toll Road ramps and Beltway crossings



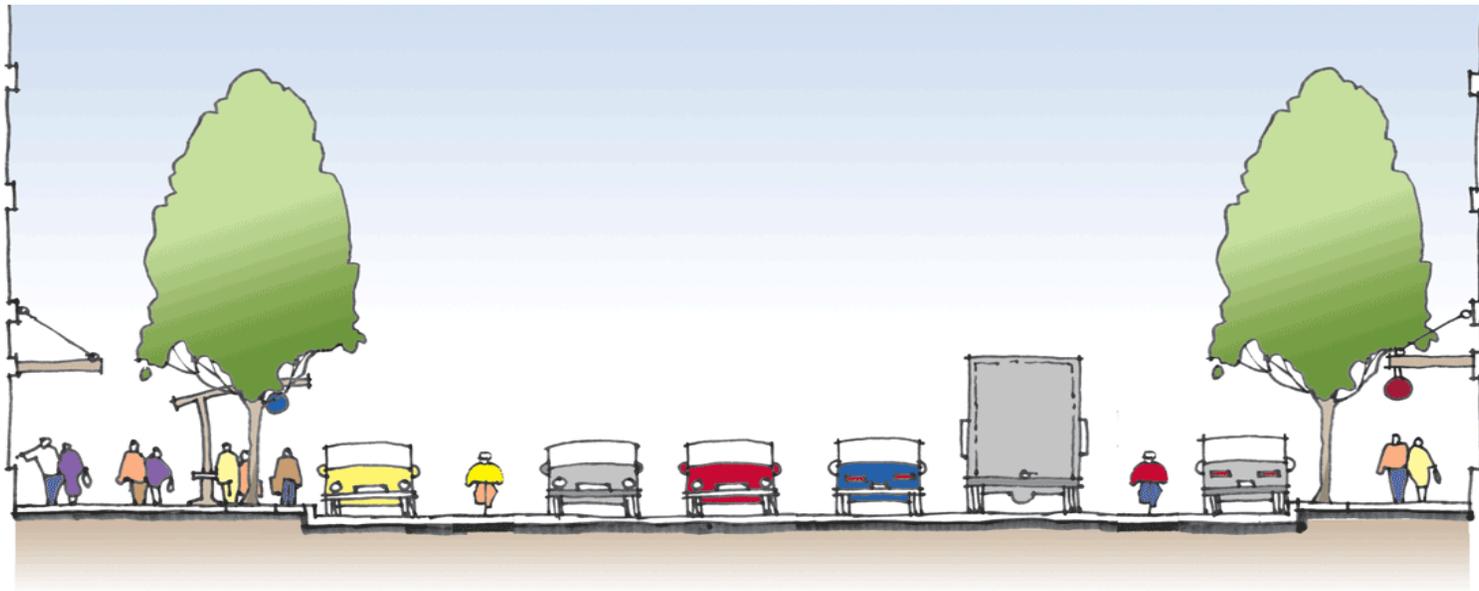
## 2. Transportation Network

Provision of  
circulators and  
neighborhood  
transit connections



## 2. Transportation Network

- Reduce parking through the use of urban parking standards
- Provision of complete streets with facilities for pedestrians, bicycles, and transit



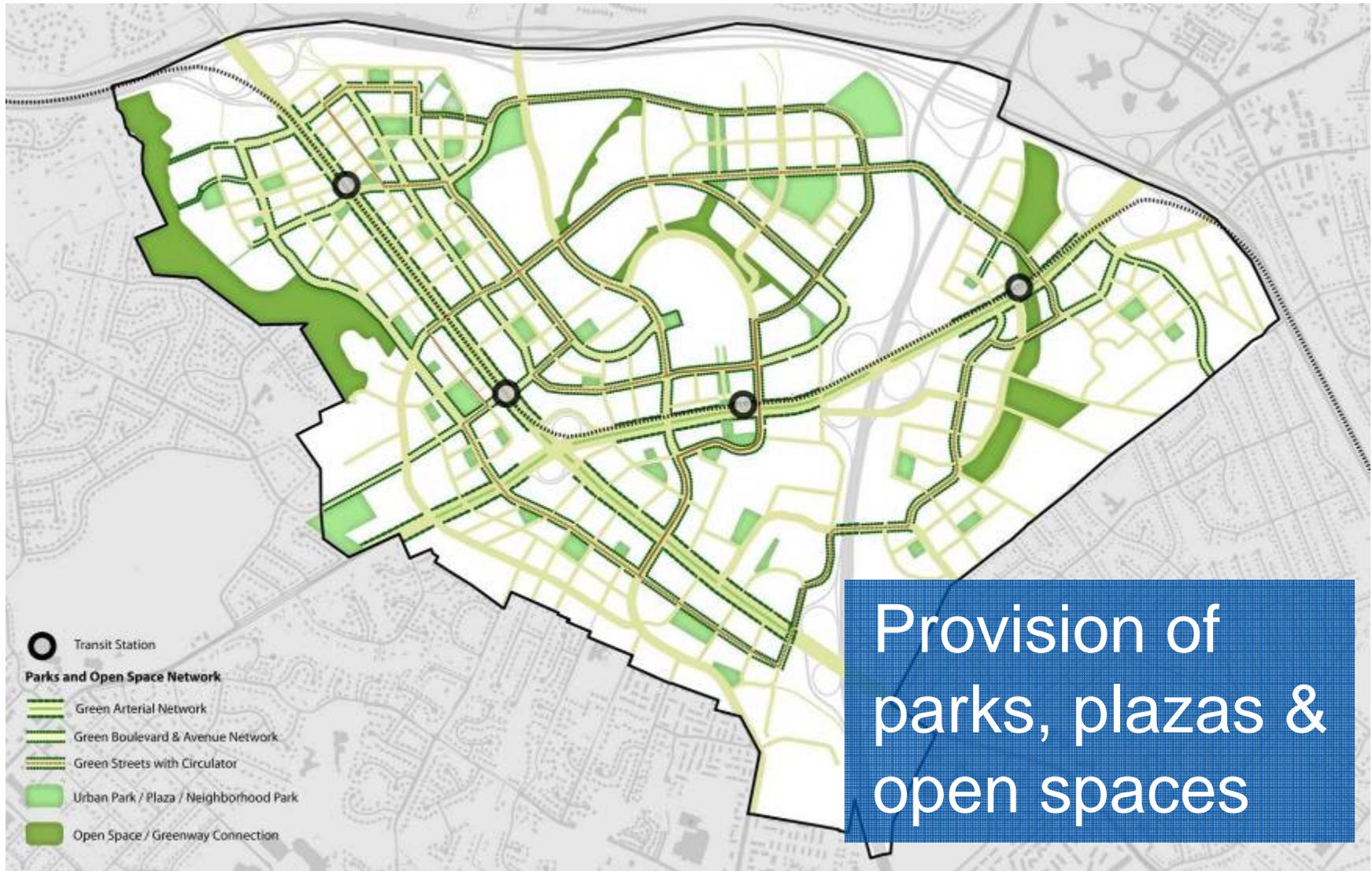
# 3. Focus on the Environment

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



Image source: PB PlaceMaking

# 3. Focus on the Environment



## 4. Implementation of the Vision

- Development of a unique Tysons Zoning District
- Development of tools and mechanisms for financing infrastructure and amenities, which could include:
  - Private-Private Partnerships
  - Public-Private Partnerships
  - Community Development Authorities
  - Tax Increment Financing
  - Improvement Districts

## 4. Implementation of the Vision

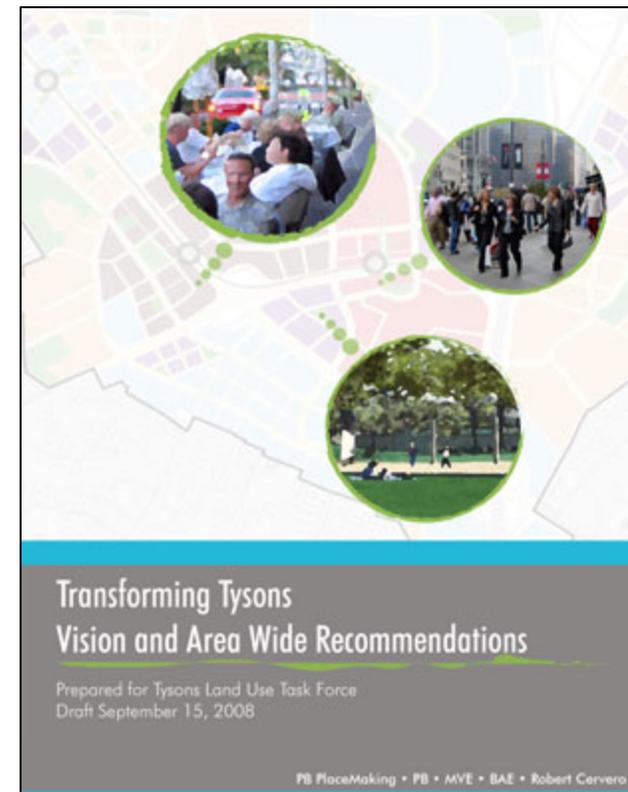
- Phasing development to infrastructure
- Phasing development so that projects closest to rail are prioritized



Image source: Dulles Corridor Metrorail Project

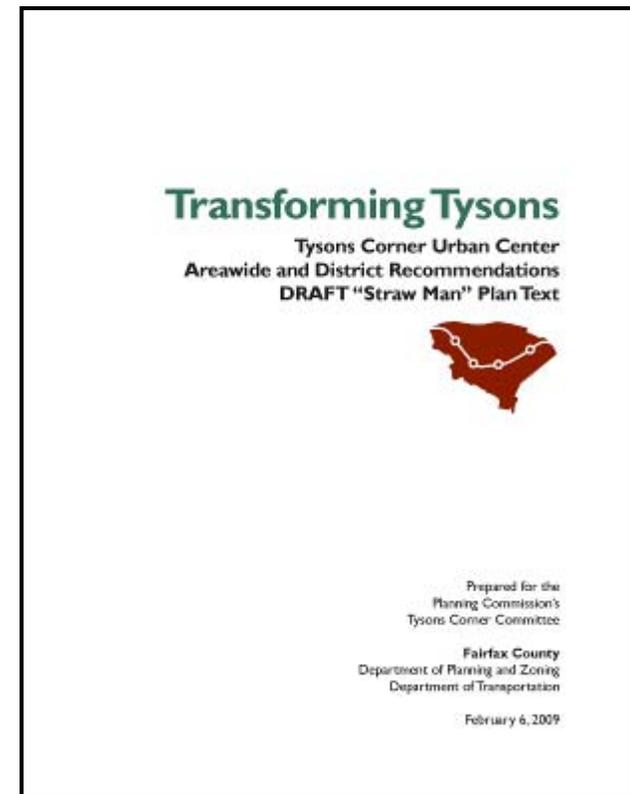
# Task Force Recommendations Presented to County Board, September 2008

- Board directed Planning Commission and staff to develop Plan text
- Plan text should be guided by:
  - Task Force recommendations
  - Population and employment forecasts
  - Transportation, public facility, and fiscal impact analyses



# Actions Since September

- First draft of Plan text completed
- Transportation and public facility impact analyses conducted
- Committees of Planning Commission & Task Force working to refine draft text



# Next Steps

- Strategies for phasing development to adequate transportation and other public infrastructure
- Analysis of transportation elements
  - Feasibility analysis of Beltway and Dulles Toll Road connections
  - Road impacts on surrounding communities
  - Circulator routes

# Next Steps

- Strategies for provision of parks, libraries, schools, fire and police, etc.
- Financing strategies: public-private partnerships, private-private partnerships, etc.
- Fiscal impact analysis
- Adoption of Tysons Plan

# For More Information

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

