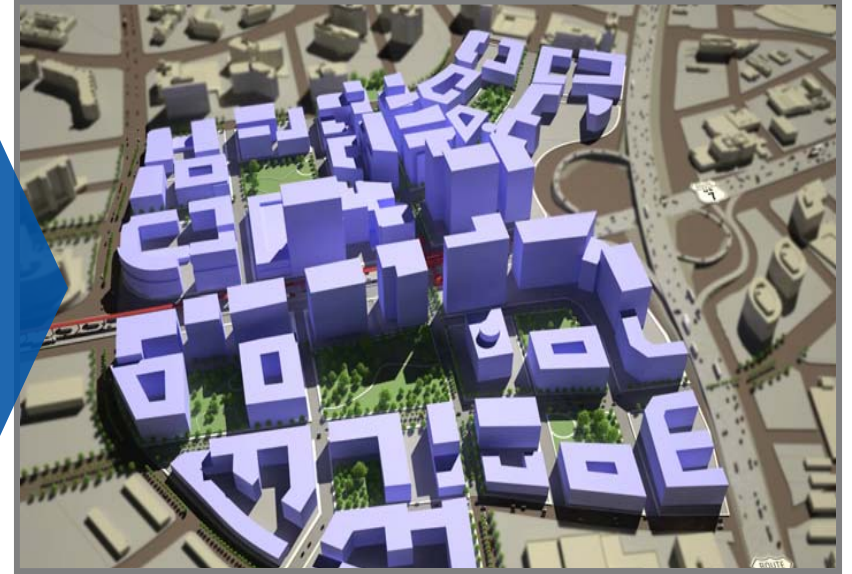


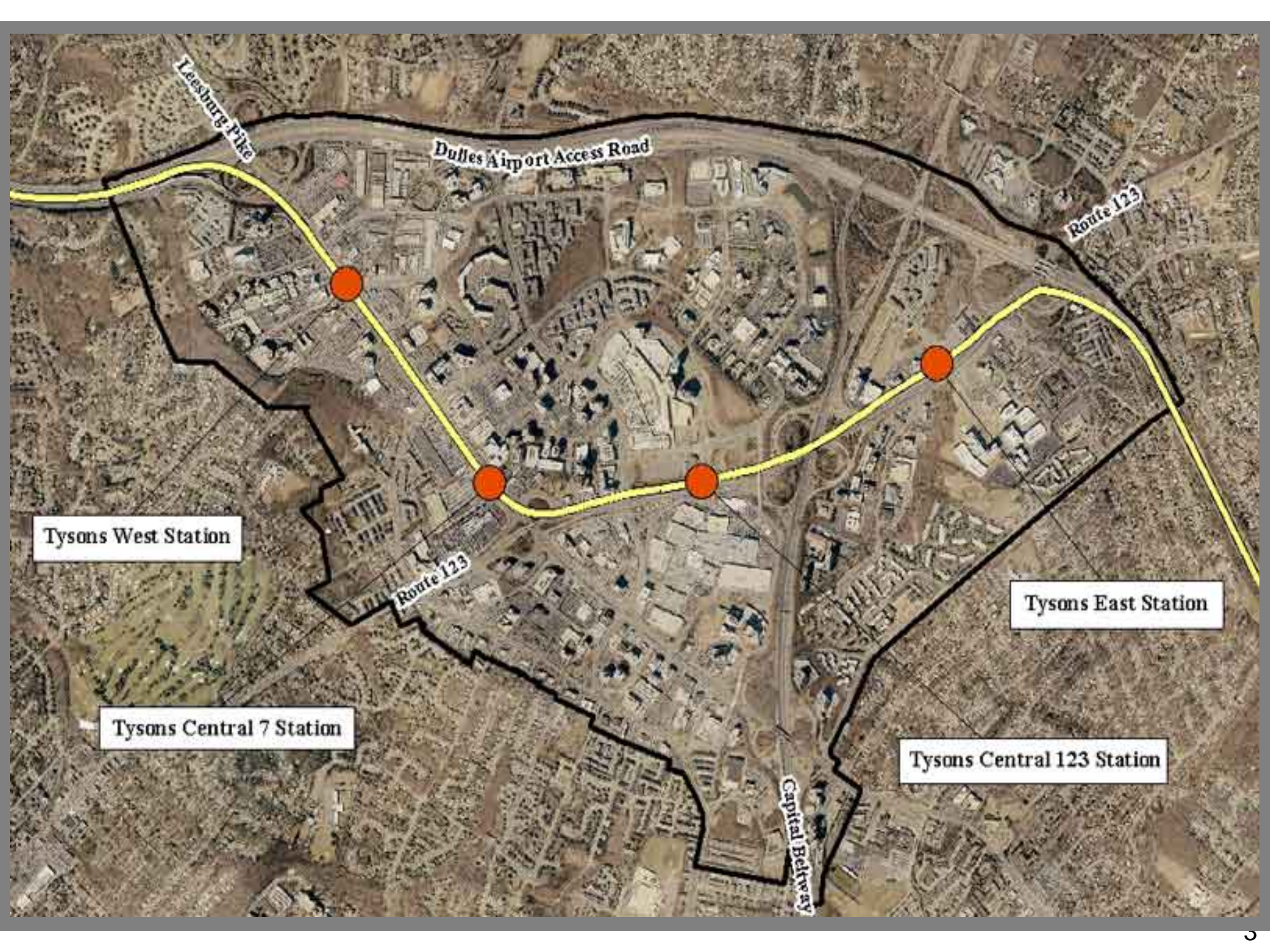
Transforming Tysons



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

Tysons Today

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



Leeshurg Pike

Dulles Airport Access Road

Route 123

Tysons West Station

Tysons East Station

Tysons Central 7 Station

Tysons Central 123 Station

Route 123

Capital Beltway

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

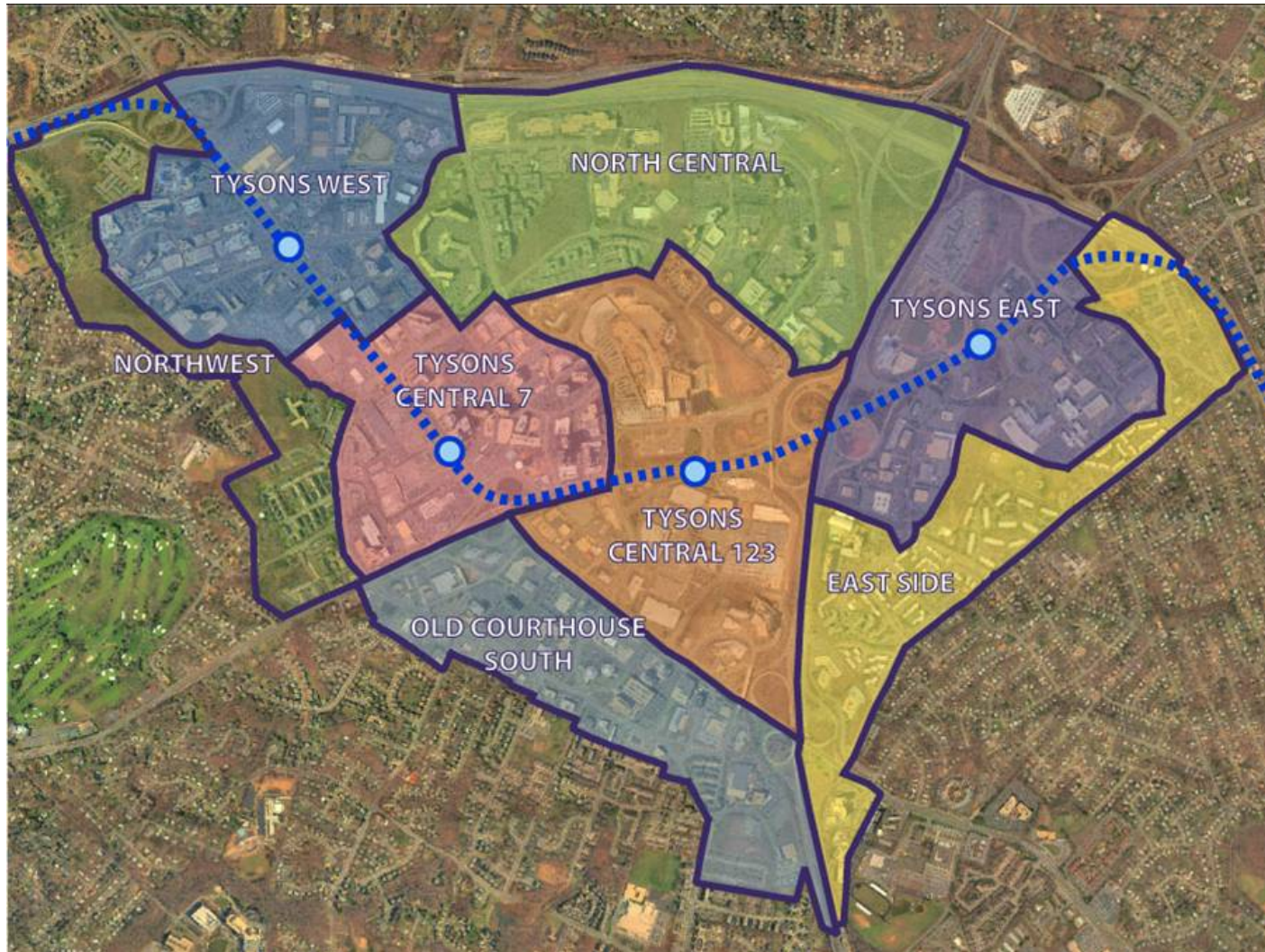
Four Recommendation Areas

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

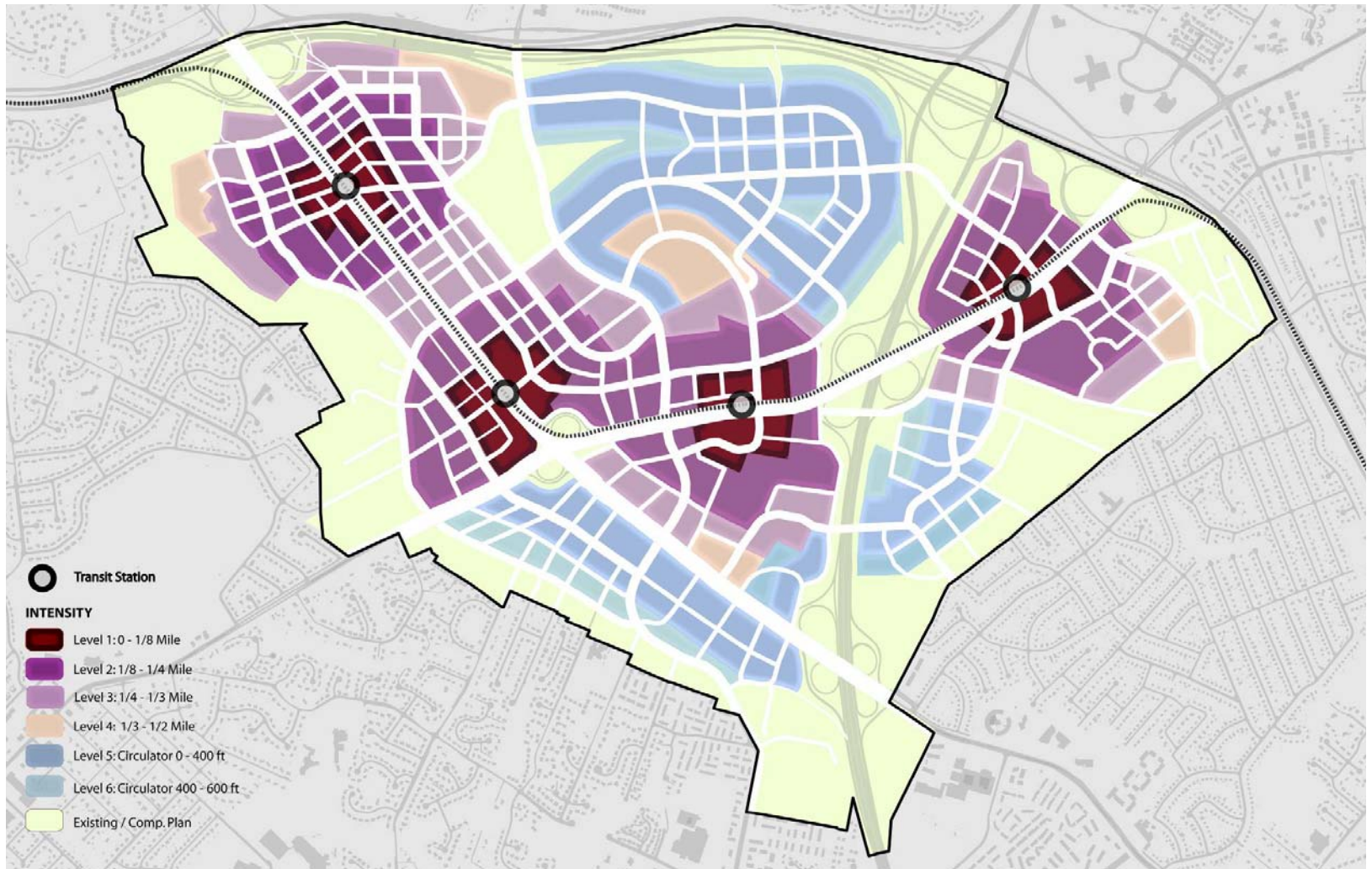
1. People-Focused Urban Setting

- Higher densities in TOD areas and along form-giving circulator routes.
- Urban standards for services and infrastructure.
- More affordable/workforce housing.

Multiple connected districts



Transit-oriented approach to density



Promote mixed use development with street-level retail

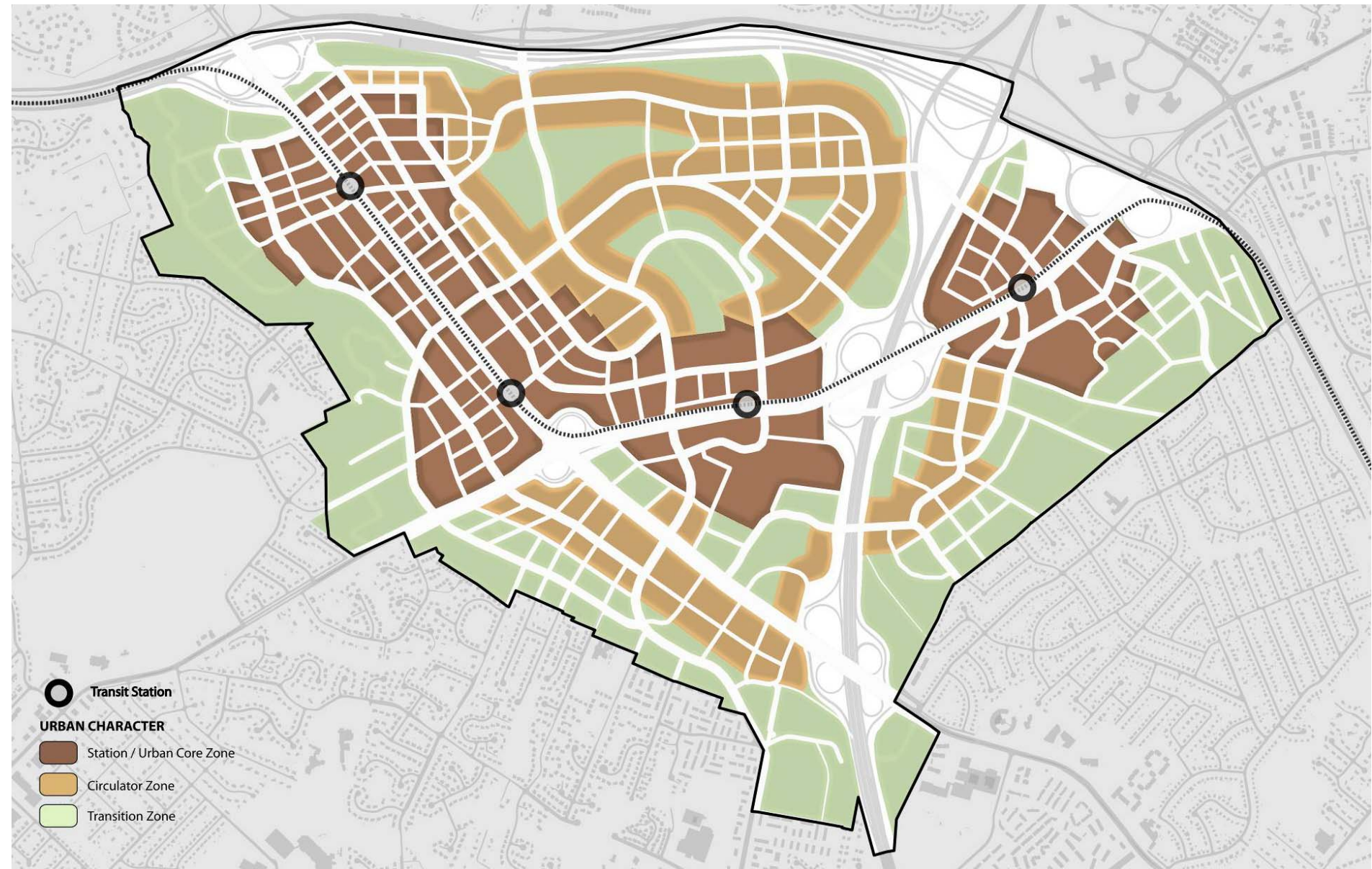


Source: PB Placemaking

2. Transportation Network

- Reduce parking.
- Require developer contributions to an urban grid of streets.
- Build complete streets with facilities for pedestrians and bicycles.
- Link non-TOD areas through circulators and bus service.

Conceptual grid of streets



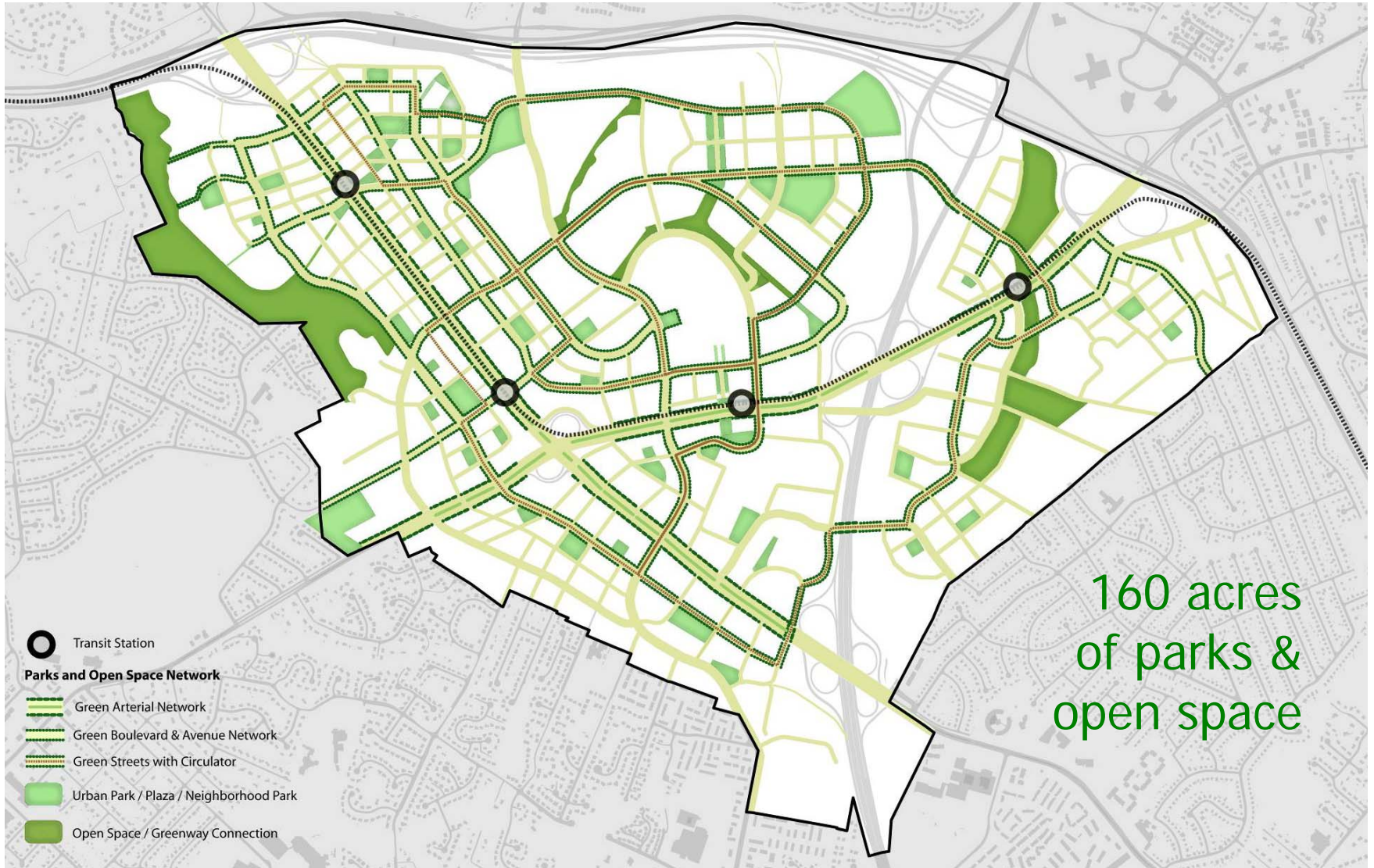
Create a system of circulators



3. Focus on the Environment

- Require green buildings
- Use low impact development
- Reduce stormwater runoff
- Restore existing streams
- Connect parks, open space and trails through a green network

Concept for Green Network



Green building standards



- LEED certified or the equivalent
- LEED silver after 2013
- 6% density bonus for LEED silver
- 8% density bonus for LEED gold
- 10% density bonus for LEED platinum

4. Implementation of the Vision

- Streamline development approval process
- Pay for infrastructure and amenities through tax increment financing, public/private partnerships, and other means

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.