



TYTRAN

Tysons Transportation Association, Inc.

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Tysons Transportation Association (TYTRAN) Strongly Supports the Recommendations of the Tysons Land Use Task Force

The Tysons Transportation Association (TYTRAN) congratulates the Fairfax County Board of Supervisors on their unanimous decision on September 22, 2008 to approve the recommendations of the Tysons Land Use Task Force (Task Force). The Task Force's recommendations describe a transformed Tysons – from a textbook case of suburban sprawl into a true 21st century urban center that addresses the challenges of sustainable growth, energy conservation, environmental protection, affordable housing and safe communities.

The four Metrorail stations, to be built in Tysons as part of the Dulles Corridor Metrorail project, will serve as a catalyst for this transformation. The proven strengths of transit-oriented design will allow the future Tysons to become a livable and vibrant urban center where people live, work, play, shop, worship, and even retire. Significant changes will include:

- A dramatic increase in housing at different income levels to create a balance of residents and workers
- Eight pedestrian-oriented neighborhoods of mixed-use development
- Taller buildings and higher densities near Metrorail tapering to lower densities at the borders with surrounding neighborhoods
- Extensive venues and opportunities for arts, culture, and recreation
- Less overall parking, with much of it placed underground
- More local streets which invite and protect pedestrians with sidewalks, trees, street level retail, and facilities for bicycles
- Efficient and frequent transit to rapidly move people throughout Tysons
- Route 7 and Route 123 serving as tree-lined boulevards to calm traffic while still allowing it to move through Tysons
- New buildings constructed to green standards
- New open spaces and parks connecting people and neighborhoods.

This is a long-term vision that will result in a complete transformation from Tysons as we know it today. These changes will take decades to achieve, and will require strong political will. It will also require a plan and structure for implementation fundamentally different from what has been done in the past. The public and private sectors must work together to ensure that all facets of the desired vision are implemented.

These ambitious goals are consistent with TYTRAN's long-held vision of a future Tysons Corner that is vital and prosperous; that includes businesses, retail, and residential; that is adequately supported by a mix of transportation options for both residents and workers; and that will be an attractive place for people to live, work, shop, and play.

We are aware that this decision is only the first step toward the transformation of Tysons Corner and that there is much work ahead to realize these goals. The recommendations will be reviewed by Fairfax County planning staff, and they along with the consultants and the Task Force Draft Review Committee will develop Final Tysons Corner Urban Center Area-Wide plan language and District plan language for submission to the Planning Commission and eventually the Board of Supervisors for final approval.

TYTRAN and its members will remain fully engaged on this matter and will also continue to provide leadership and support on the effort to transform Tysons Corner into a true 21st century urban center.

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