

## COALITION FOR SMARTER GROWTH

### What's Needed for a Successful Redesign of Tysons Corner?

A more livable, walkable Tysons Corner is not just a dream. Check out the design factors below to spark your thinking about what you may want to ask for at the workshops. Questions to consider follow below.

#### STREETS



*Photo credit: UrbanAdvantage*

The new Tysons Corner must have streets that are inviting and safe for pedestrians and bicyclists, while effectively handling traffic.

#### BUILDINGS



*Photo credit: Flickr user Eye Captain*

The design of a building can make or break a great place. How a building and its windows and doors interact with the public space - the sidewalk and the street - is critical.

#### PUBLIC SPACES



*Photo credit: CSG*

Great places are remembered for their public spaces, parks, and plazas. The new Tysons Corner should be planned to include great public spaces for our community.

#### MIX OF USES



*Photo credit: Flickr user Bill Adler*

When we envision a new Tysons Corner, we think of a vibrant place with interesting streets. This can be achieved by integrating commercial, retail, and residential uses.

#### TRANSIT



*Photo credit: flickr user Elvert Barnes*

Transit, including subway and bus, must be accessible, convenient, and efficient. Appropriate design of the subway line and mobility of buses are key.

#### PARKING



*Photo credit: CSG*

Land that is currently allocated for large parking lots needs to be better used. With a new grid of streets, onstreet parking can provide alternatives to the acres of surface parking lots.

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### Questions and points to consider at the public workshops:

#### **STREETS**

The new Tysons Corner must have streets that are inviting and safe for pedestrians and bicyclists, while effectively handling traffic.

- § Will there be a street grid that spreads the flow of traffic and gives pedestrians short blocks for walking?
- § Will the streets be inviting and safe for pedestrians, bicyclists and those with disabilities?
- § Will roads like Route 7 and 123 be converted to inviting boulevards that are safer for pedestrians?
- § Will the roads connecting into Tysons Corner from other communities be designed to better accommodate bus transit, bicycles and pedestrians?

#### **BUILDINGS**

The design of a building can make or break a great place. How a building and its windows and doors interact with the public space - the sidewalk and the street - is critical.

- § Will the buildings be designed up to the sidewalk rather than set back behind parking?
- § Will the ground floor spaces be transparent and inviting with ground floor retail and other uses (in other words, no blank walls)?
- § Will public entrances face sidewalks rather than back parking lots?

#### **PUBLIC SPACES**

Great places are remembered for their public spaces, parks, and plazas. The new Tysons Corner should be planned to include great public spaces for our community. Places we care about.

- § Will key environmental features like Scott's Run be restored to improve the health of the stream and provide a natural area?
- § Will there be town squares/public greens in key community locations and pocket parks accessible in all areas?
- § Will there be prominent public buildings like libraries, post office, houses of worship, and recreation centers?

#### **MIX OF USES**

When we envision a new Tysons Corner, we think of a vibrant place with interesting streets. This can be achieved by integrating commercial, retail, and residential uses.

- § Will we have the right mix of residential, retail, offices, services and recreation within walking distance in order to reduce traffic?
- § Will there be neighborhood serving retail within a 5-10 minute walk of any place within Tysons Corner?
- § Will buildings include ground floor retail with stores or offices above?
- § Will a full range of housing be provided for workers at all income levels?

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### **TRANSIT**

Transportation options are key to unlocking the gridlock at Tysons. Residents and workers need choices about how to get to and around Tysons.

- § Will the design of the new subway be integrated into the community?
- § Will the stations be accessible and convenient?
- § Will there be retail, restaurant, and housing in close proximity to the stations?
- § Will the design of bus routes, including bus lanes and bus stop shelters, provide convenient and fast service?

### **PARKING**

Huge parking lots waste land and create barriers to walkability. Integrating a grid of streets with onstreet parking and implementing sensible parking strategies can reduce the negative impacts of parking.

- § Will new development be designed with a "park once" approach, so drivers can reach multiple destinations without having to drive again?
- § Will new streets be designed with onstreet parking to reduce the need for large surface lots?

We hope that these points have gotten you thinking about the type of community you want Tysons Corner to be. Please speak up and voice your opinions so that the Tysons Corner of tomorrow will be a place that fits your needs.