

Washington Smart Growth Alliance Smart and Sustainable Growth Recognition Program 2010

Joint Recognition with ULI Terwilliger Center for Workforce Housing



TYSONS WEST

SPRING HILL
STATION

The Georgelas
Group
McLean, Virginia

Why Recognition?

- › The project is committed to provide a 25 to 30 percent automobile trip reduction rate in an area now completely dependent upon automobile usage.
- › Twenty percent of the residential units will be designated as affordable and workforce housing units, with 344 to 414 units targeting household incomes of from 50 to 120 percent of the Area Median Income (AMI).
- › The innovative storm water management plan will attempt to mimic the pre-developed peak release rates and runoff volumes through use of low impact development (LID) techniques that will aid in water runoff reduction and reuse, such as green roofs, tree box filters, pervious hardscapes and streetscapes.

This major redevelopment project site is located at the intersection of Leesburg Pike and Spring Hill Road, within one-quarter to one-third of a mile of the proposed Tyson West Metrorail Station, on land currently occupied by a mix of car dealerships, industrial uses and office buildings. The project proposes a new urban grid of streets connecting to existing streets, structured parking hidden from view of pedestrians, buildings fronting directly onto streets with first floor retail and other pedestrian friendly amenities, and a fine-grained mix of uses. The redevelopment will be undertaken in accordance with Fairfax County's recently adopted "Transforming Tysons" Master Plan. Consisting of three neighborhoods, the project proposes six million square feet of mixed use development, including residential, office, retail and hotel uses. The focal point of the project is a public plaza located at the corner of Spring Hill Road and Route 7, immediately adjacent to the northern entrance of Tysons West Station.

For more information:

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The goals of the Washington Smart Growth Alliance are to enhance regional collaboration; encourage mixed-use, pedestrian- and transit-oriented development projects; promote housing and transportation choices for a range of incomes, particularly through infill development; and respect and conserve significant environmental, cultural and recreational resources. To learn more about the Alliance and our Smart and Sustainable Growth Recognition Program, please visit our website, www.sgalliance.org.

Recognition Jury

Cheryl Cort, Chair, *Coalition for Smarter Growth*
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Dana Bourland, *Enterprise Community Partners*
Jeffrey Frank, *Greater Washington Board of Trade*
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washington smart growth alliance

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The Alliance is a partnership among:

Chesapeake Bay Foundation
Coalition for Smarter Growth
Enterprise Community Partners
Greater Washington Board of Trade
Metropolitan Washington Builders' Council
ULI Terwilliger Center for Workforce Housing
ULI Washington

The Alliance is governed by a Board of Trustees:

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