



The Boro

LOCATION
Tysons, VA

CLIENT
The Meridian Group

MARKET
Mixed Use Development,
Recreation, Open Space and
Public Space, Housing

LandDesign is providing urban design, landscape architecture, and entitlements services since 2010 for the dynamic 17 acre mixed-use TOD development anchored by the former SAIC headquarters and Greensboro Metro Station in the heart of bustling Tysons, VA. The Bethesda-based Meridian Group, which acquired the four-building SAIC campus in July 2013, has re-branded the development as "The Boro".

The current master plan for The Boro calls for 2.6M-3.8M SF of commercial and approximately 1,700 residential units, all located almost entirely within a 1/4 mile of the metro station. Organized around a dynamic, multi-level public realm, that considers the adjacent Westpark Plaza, LandDesign's concepts provide for strong pedestrian connectivity running through the entire site. Over 5 acres of bold urban open space both at grade and elevated take advantage of the topography throughout the site with a series of unique overlooks with skyline views. The public realm is defined by sculptural features, unique paving, lush landscaping, and exceptional site furnishings. The modern aesthetic is softened by vegetated Low-impact-Development (LID) stormwater management features. These bio-retention features retain the first inch of rainfall on-site, a significant reduction in runoff volume.

At the center of development is 2 acre signature urban space known as Magnetic Park. Surrounded by destination retail, high end residential apartments, a leading grocery store, a cinema, hotel and premium office towers, the park has been thoughtfully designed to provide for the everyday experience along with special event such as movies on the green, outdoor concerts, and markets.