

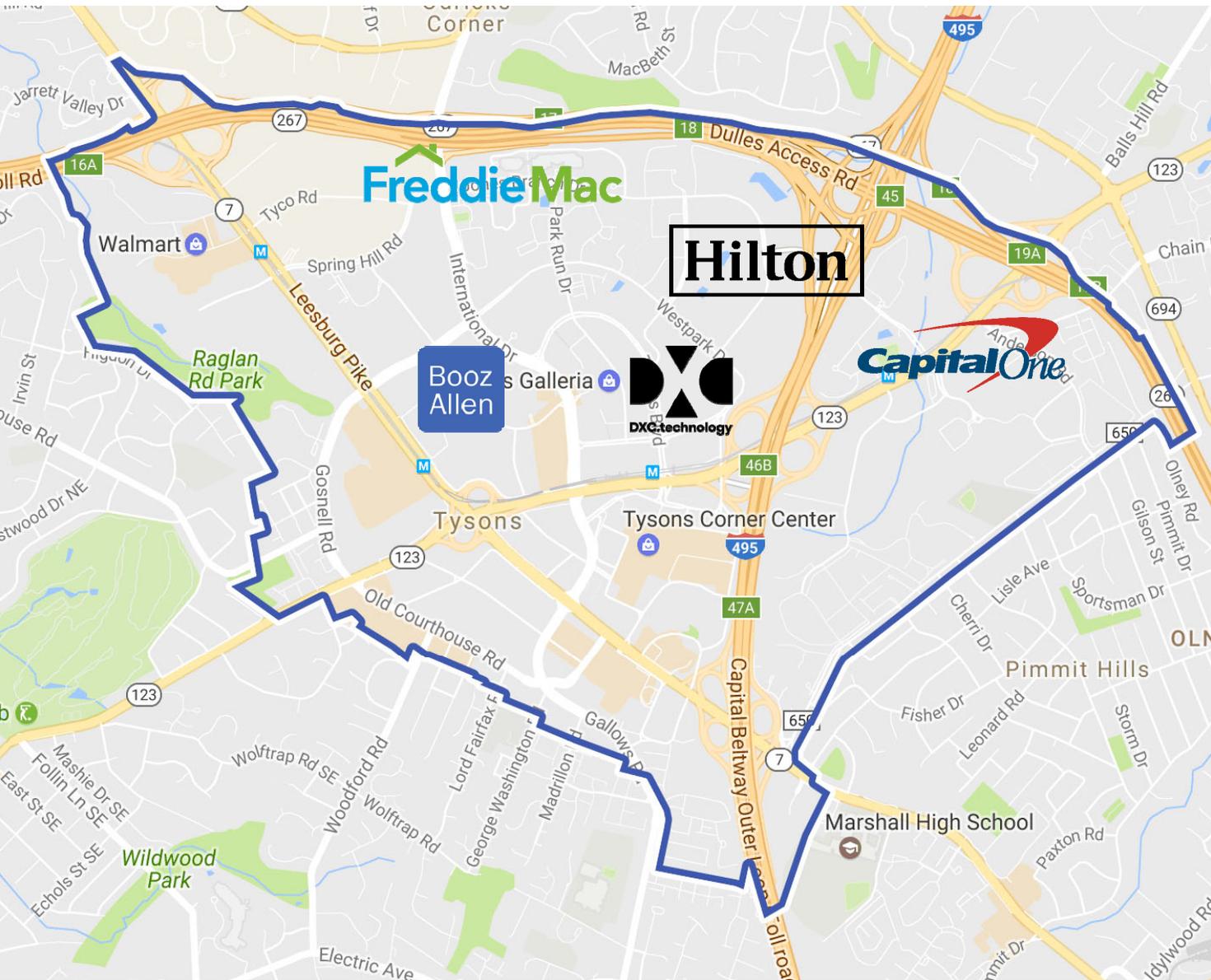


TYSONS
Partnership | Building America's
Next Great City

A nighttime photograph of a city skyline with a multi-lane highway in the foreground. The highway shows long-exposure light trails from cars, with red trails from taillights and white/yellow trails from headlights. The city buildings in the background are illuminated with various lights, and a construction crane is visible on the left side.

“TYSONS IS THE MOST
IMPORTANT PLACEMAKING
EXPERIMENT IN AMERICA”

CHRIS LEINBERGER
BROOKINGS INSTITUTION



	Downtown / CBD ¹	Square Footage ²
1	New York City	544,439,139
2	Chicago	177,411,254
3	Washington, D. C.	132,651,667
4	Seattle	81,603,265
5	Boston	73,914,739
6	Los Angeles	62,794,683
7	San Francisco	60,148,527
8	Philadelphia	58,429,465
9	Houston	57,765,814
10	Dallas	48,133,559
11	Denver	38,719,201
12	Atlanta	35,284,885
13	Cleveland	31,336,216
14	Tysons	30,188,079
15	Minneapolis	29,616,556
16	Baltimore	28,483,075
17	Tampa	27,772,947
18	St. Louis	26,136,405
19	Detroit	23,925,340
20	Phoenix	21,194,432

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Tysons



Comprehensive Plan

In June 2010, the Board of Supervisors adopted a Comprehensive Plan Amendment for Tysons Urban Center. Virginia law requires each local government to prepare a Comprehensive Plan for the physical development of the territory within its jurisdiction.

"downtown," or a 24-hour urban center where people live, work and play. Three-quarters of future growth will be within a half mile of the stations. Many offices and homes will be a three to six minute walk from the stations, allowing people to get around on foot, bicycle, bus or subway.

The Tysons Plan was developed over several years through an inclusive process of County staff working with a team of consultants, as well as with appointed officials, citizens and other stakeholders. The Plan was also created based on economic, transportation and fiscal analyses.

Background and History of the Development of the Plan

The Tysons Plan received the 2011 Daniel Burnham Award from the American Planning Association. This prestigious award is granted to only one urban plan in the nation each year, for advancing the science and art of planning. **Key features of the plan include:**

- Land Use - Transit Oriented Development
- Transportation - Transforming the Existing System
- Environmental Stewardship - Green Buildings
- Parks and Open Space - Green Network





DEPARTMENT
RESOURCES

- Department Homepage
- Affordable and Workforce Housing
- Comprehensive Plan
- Development Activity
- Environmental Stewardship Implementation
- Maps, Stats & Studies
- Parks and Public Facilities
- Transportation
- Urban Design
- Zoning Ordinance Amendment

Comprehensive Plan



FAIRFAX COUNTY COMPREHENSIVE PLAN, 2017 Edition AREA II
Tysons Urban Center, Amended through 4-4-2017
Implementation Page 17

IMPLEMENTATION ENTITY

The Tysons Partnership, a nonprofit membership association, was established in 2011 as an umbrella organization for businesses, residents, land owners, developers, civic groups, and professional consultants



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Tysons



Key features of the plan include:

- **Land Use** — *Transit Oriented Development*
- **Transportation** — *Transforming the Existing System*
- **Environmental Stewardship** — *Green Buildings*
- **Parks and Open Space** — *Green Network*
- **Public Facilities** — *Urban Models*
- **Urban Design** — *Creating a Sense of Place*

CONSTRUCTION PIPELINE



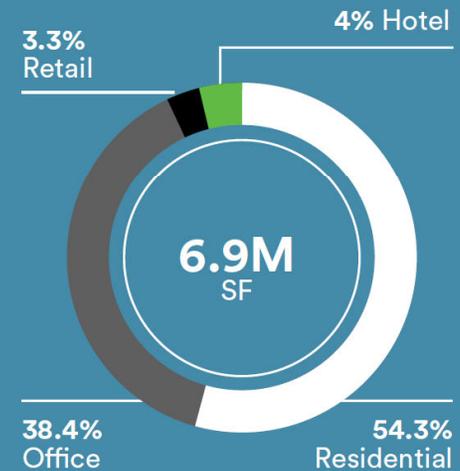
Major Projects Completed Since 2012

2012	Park Crest: Avalon
2013	Tyson's West Promenade
2014	Park Crest: Ovation
2014	The Ascent
2014	Tyson Tower
2015	Nouvelle
2015	Tyson's Overlook
2015	VITA
2016	Hyatt Regency
2016	1775 Tyson's Boulevard
2016	MITRE 4
2016	Haden
2017	The Adaire
2017	Highgate at the Mile
2018	Capital One HQ
2018	The Kingston

Total Square Feet Delivered by Year

YEAR	TOTAL SF DELIVERED
2012	346 K
2013	162 K
2014	1.35 M
2015	1.37 M
2016	1.52 M
2017	857 K
2018	1.31 M
Projected 2019	2.01M

Total New Development by Use



Tysons Development Pipeline

Table L6: Tysons Development Levels: Existing, Under Construction, Approved, and Proposed

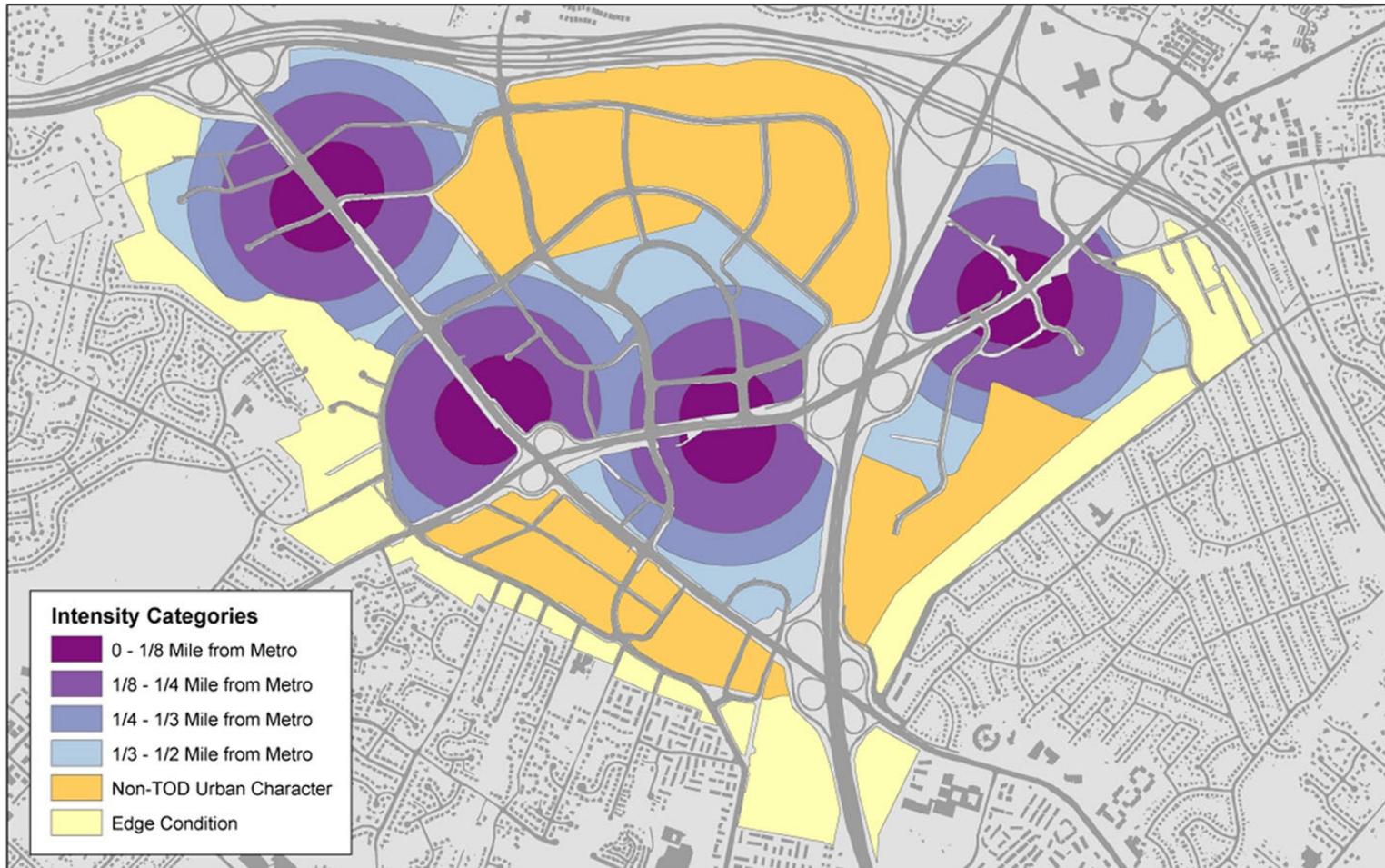
	Existing Development (GFA)	Under Construction (GFA)	Approved, Unbuilt Development ¹ (GFA)	Proposed Development, Under Review ² (GFA)	Total (GFA)
Office	29,234,633 ³	981,976	13,039,613	4,318,262	47,574,484
Retail	6,038,893 ⁴	327,352	485,056	294,147	7,190,448
Hotel	2,740,000	295,500	2,235,987	547,104	5,098,591
Total Non-Residential	38,58,526	1,604,828	15,850,656	5,159,513	60,673,523
<hr/>					
Residential	15,083,702	1,255,338	25,577,982	5,784,786	47,701,808
Residential Units	12,991	952	24,514	5,087	43,544
<hr/>					
Total Development	53,142,228	2,860,166	36,171,424 ^{5,6}	10,944,299 ^{5,6}	103,118,117 ^{5,6}

Tysons Population Boom

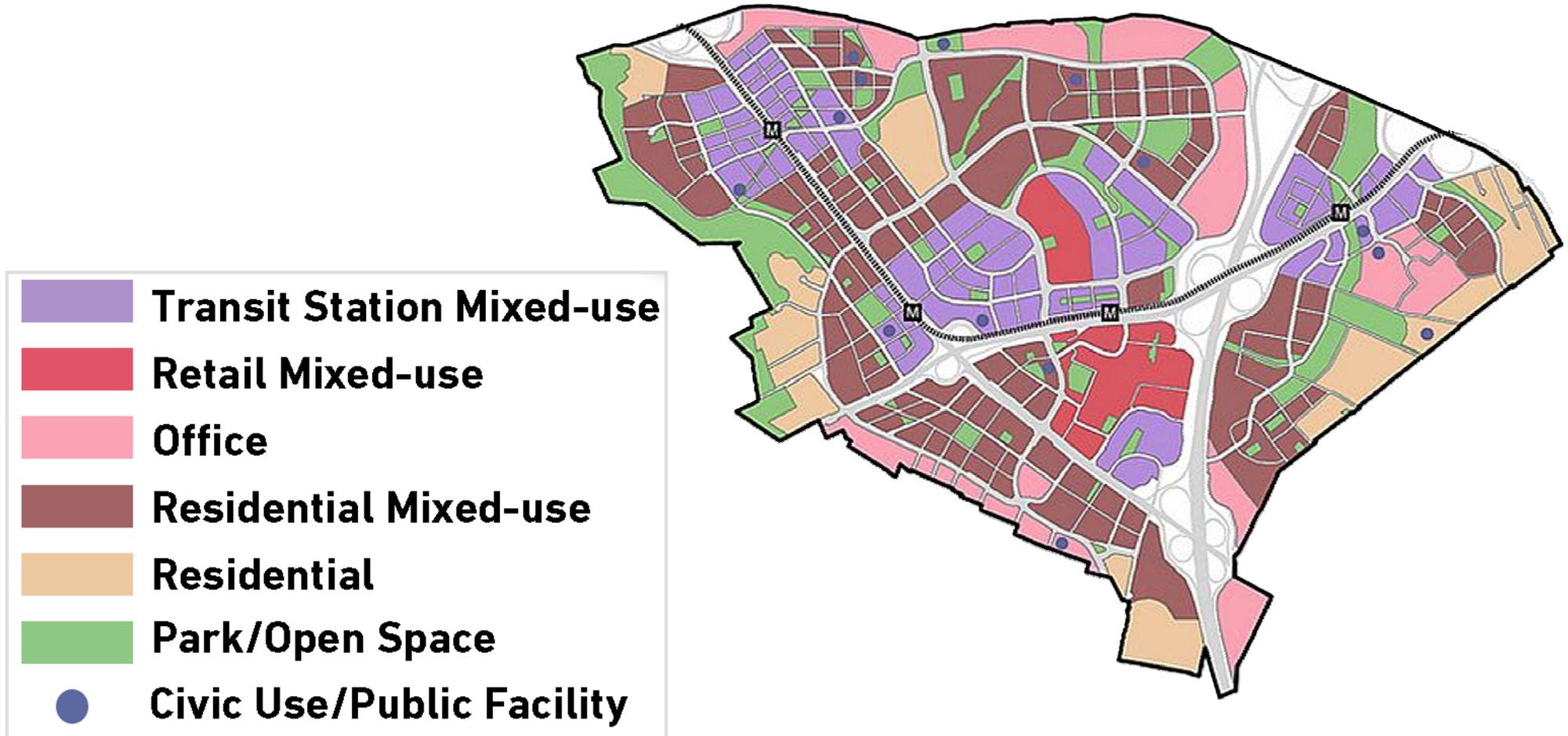
Table L1: Population, Employment, & Building Space Goals

Year	Population	Employment	Gross Floor Area (square feet)
2010	17,000	105,000	47 million
2030	44,000	167,000	84 million
2050	100,000	200,000	113 million

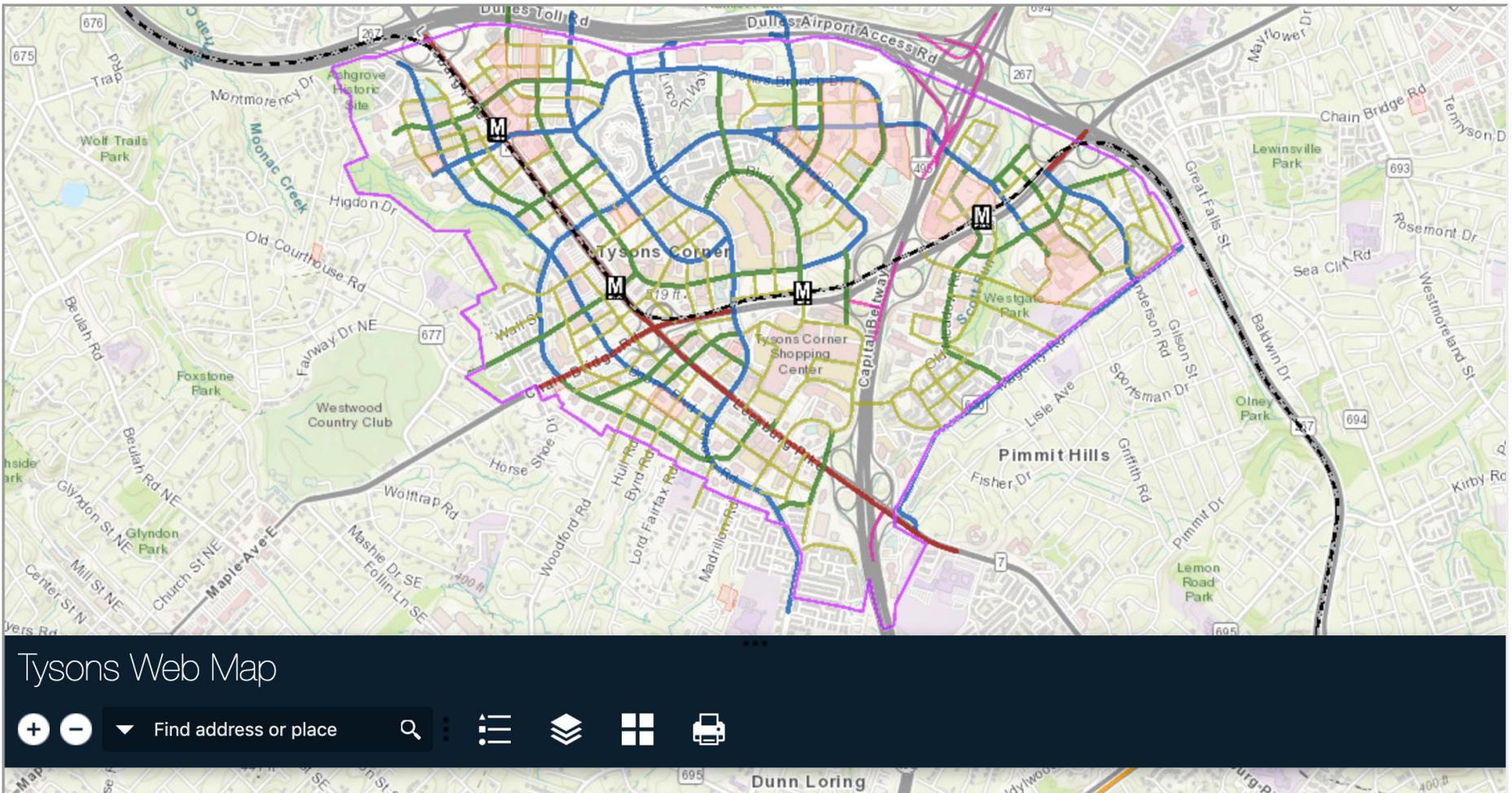
TRANSIT-ORIENTED DEVELOPMENT



MIXED-USE DEVELOPMENT

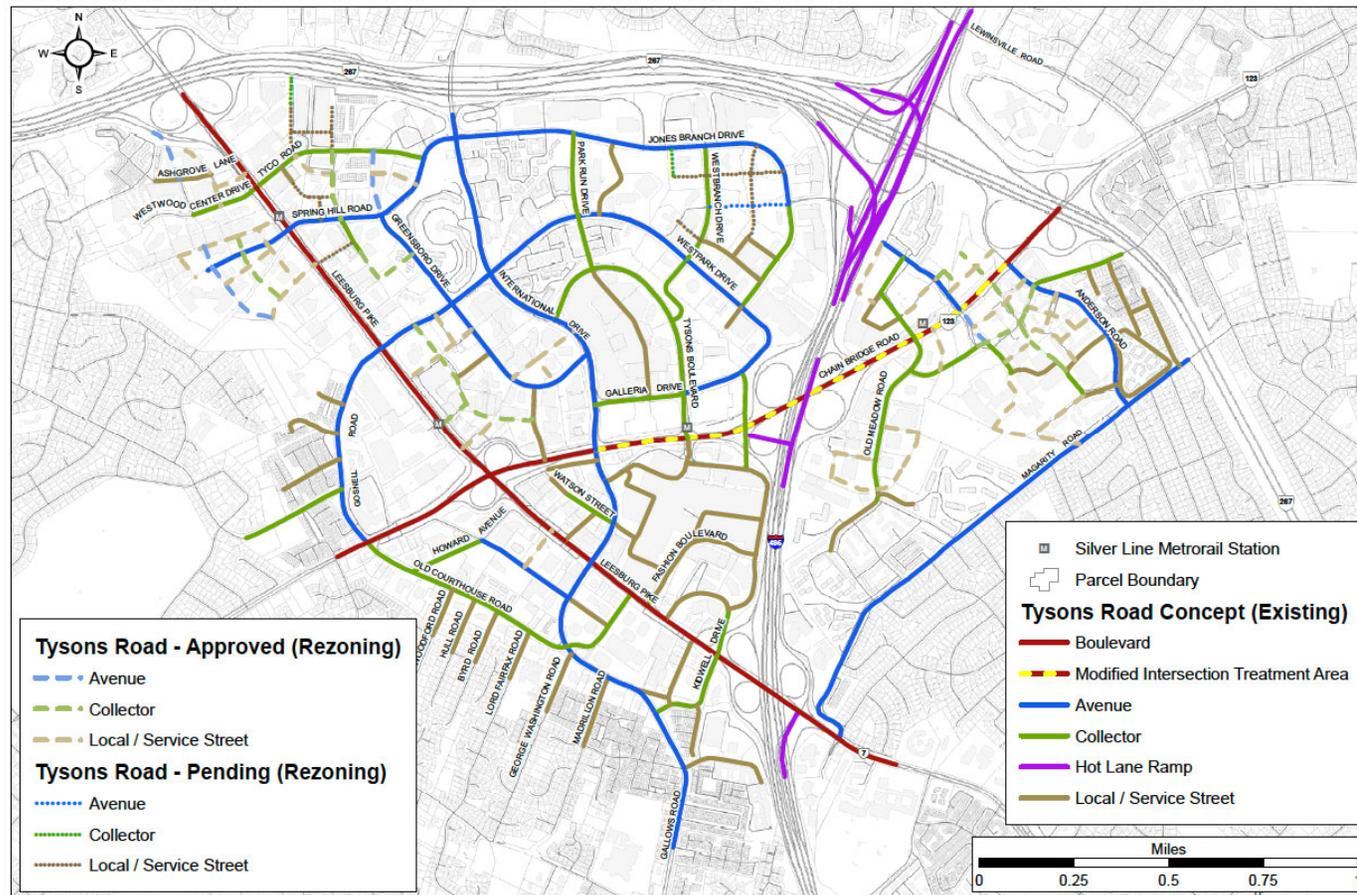


GRID OF STREETS



GRID OF STREETS

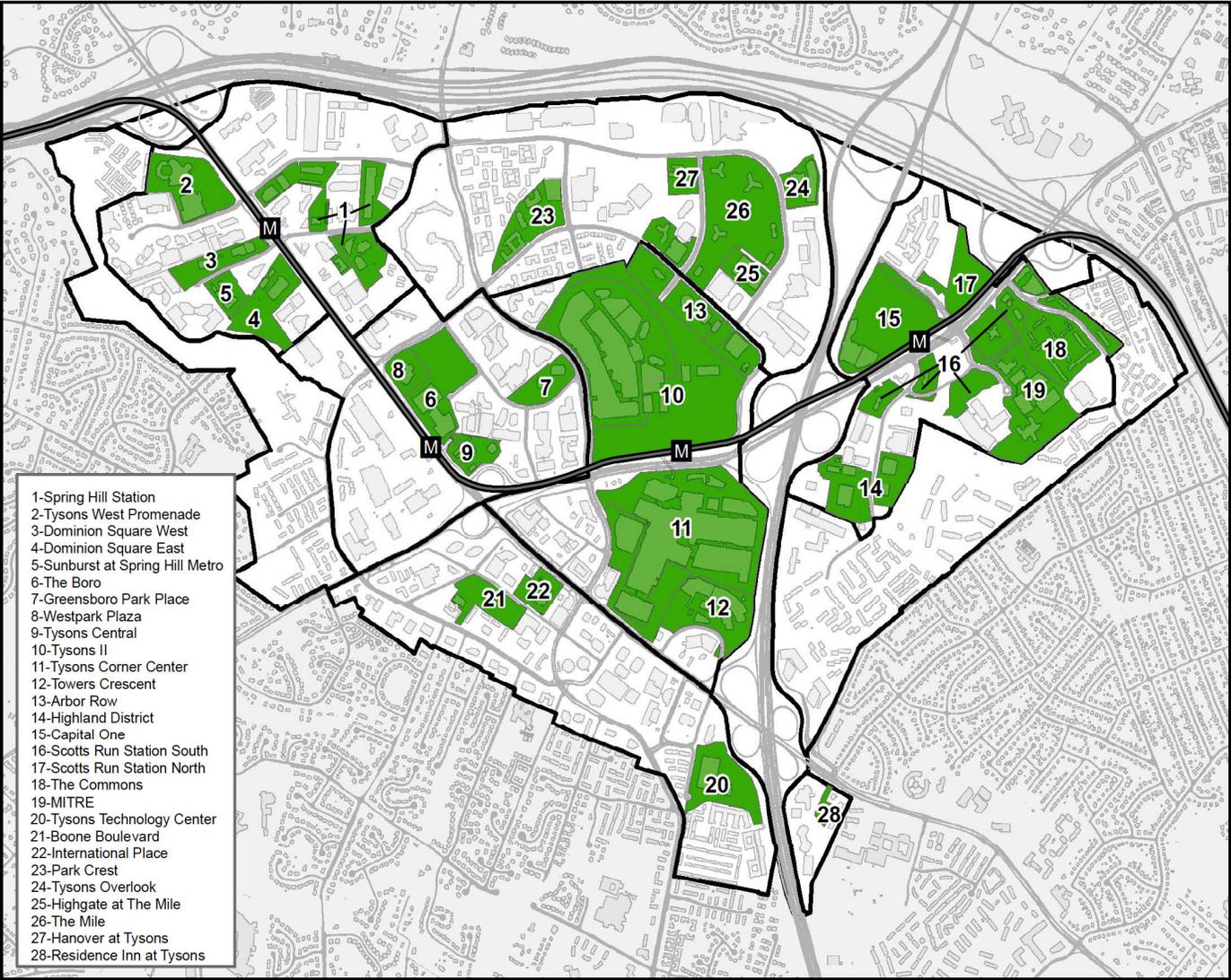
Figure T1: Tysons Grid of Streets Rezoning Status as of August, 2018



Data Provided By:

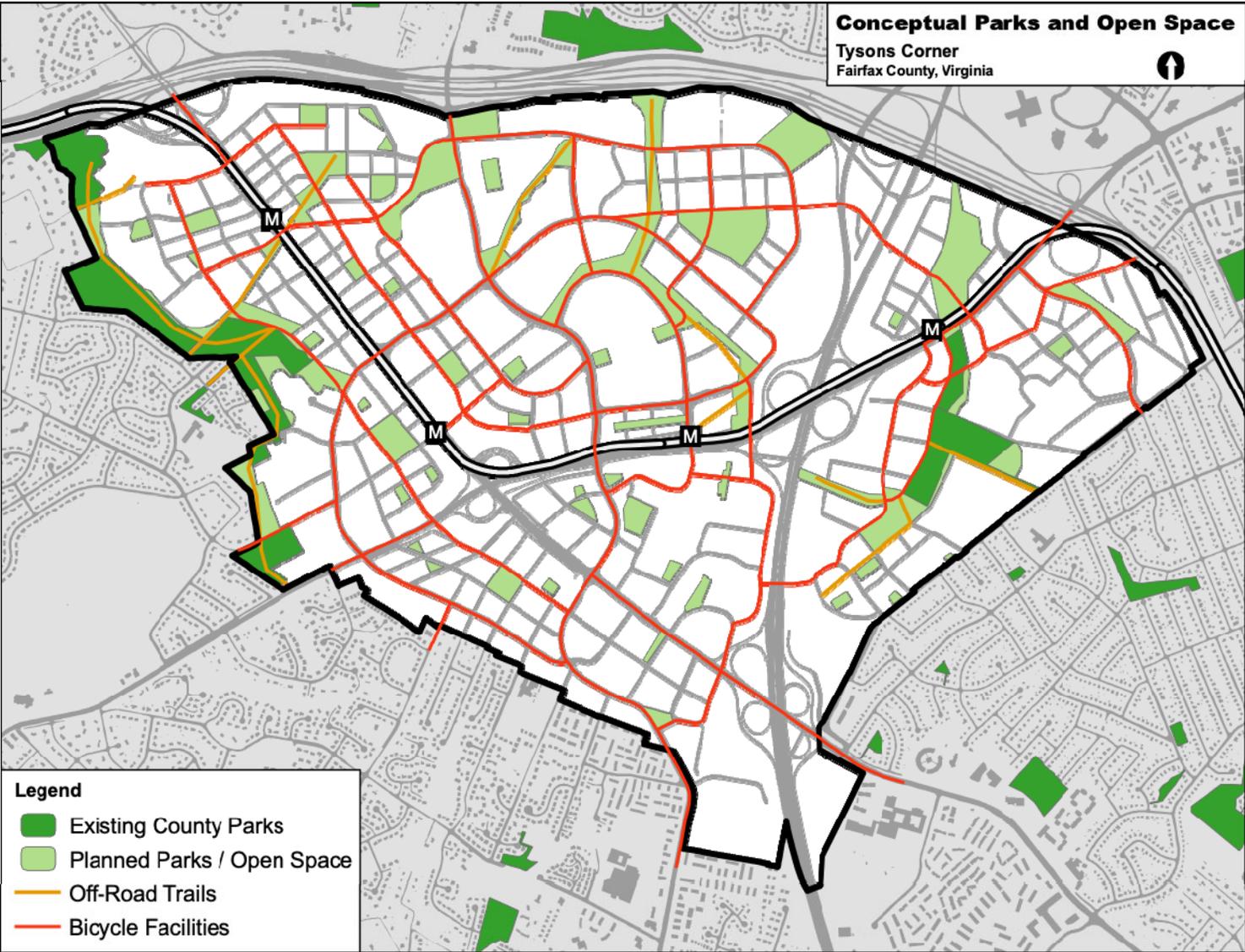


Figure L5: Approved Major Projects



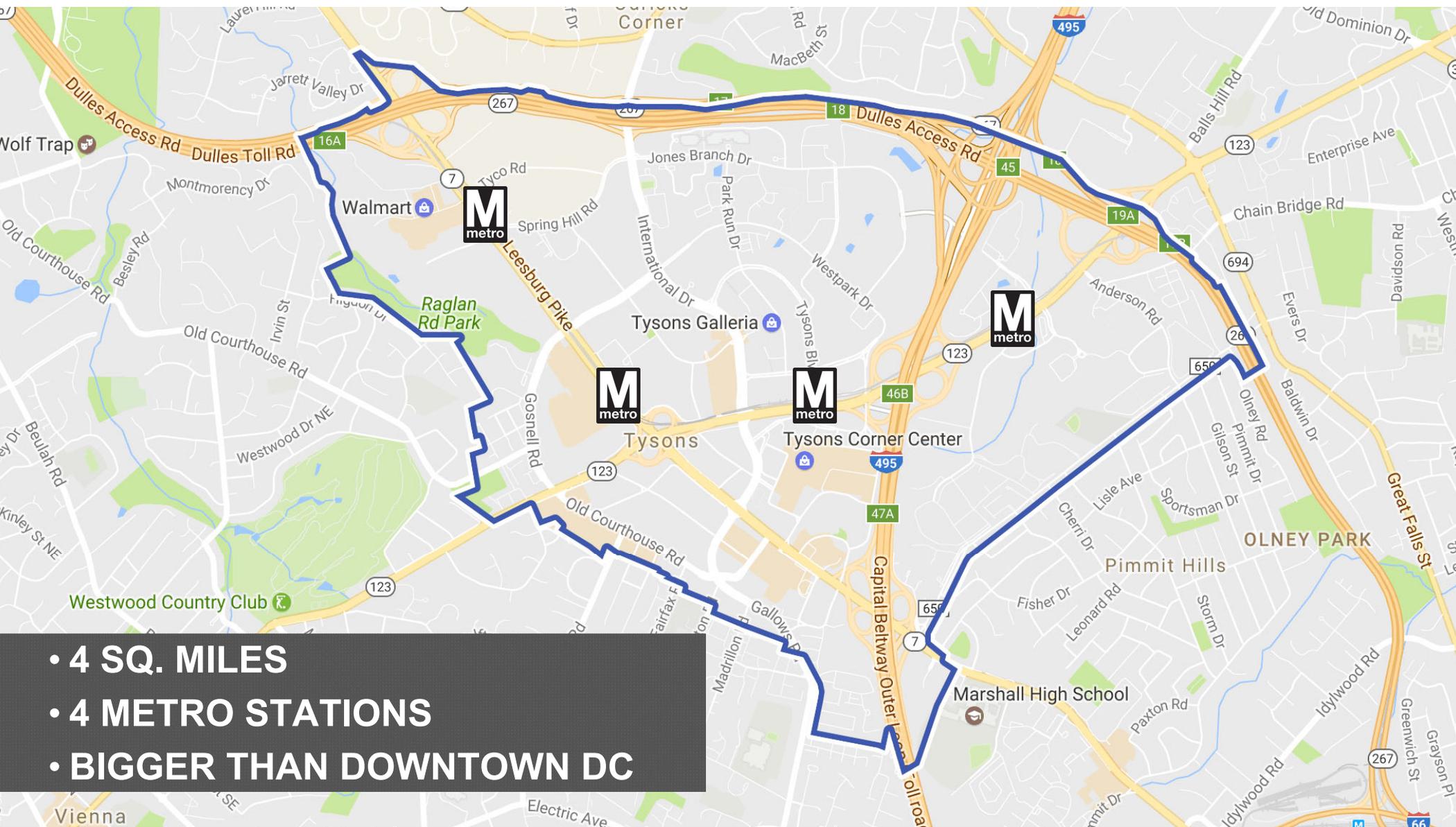
Conceptual Parks and Open Space

Tysons Corner
Fairfax County, Virginia

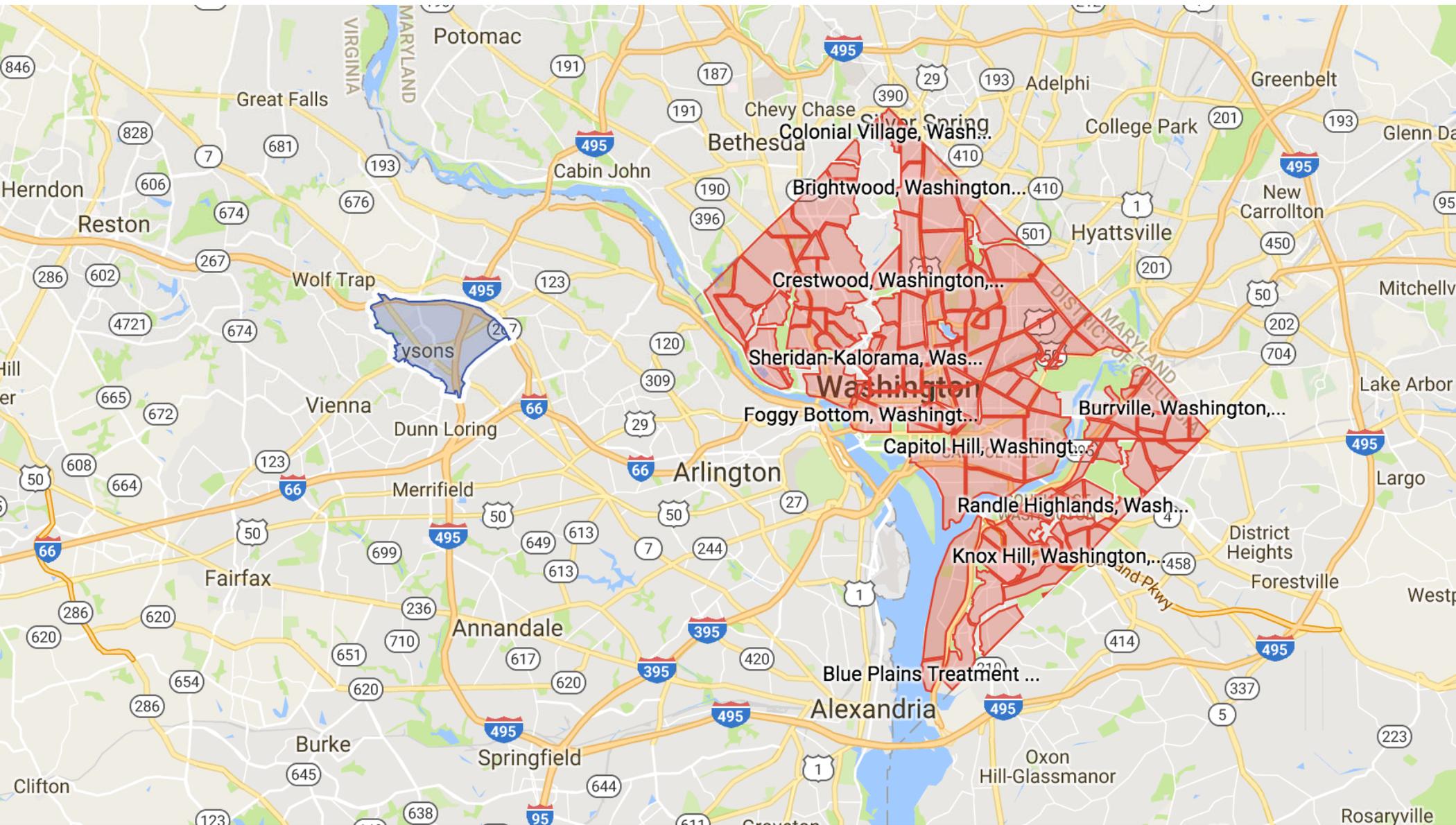


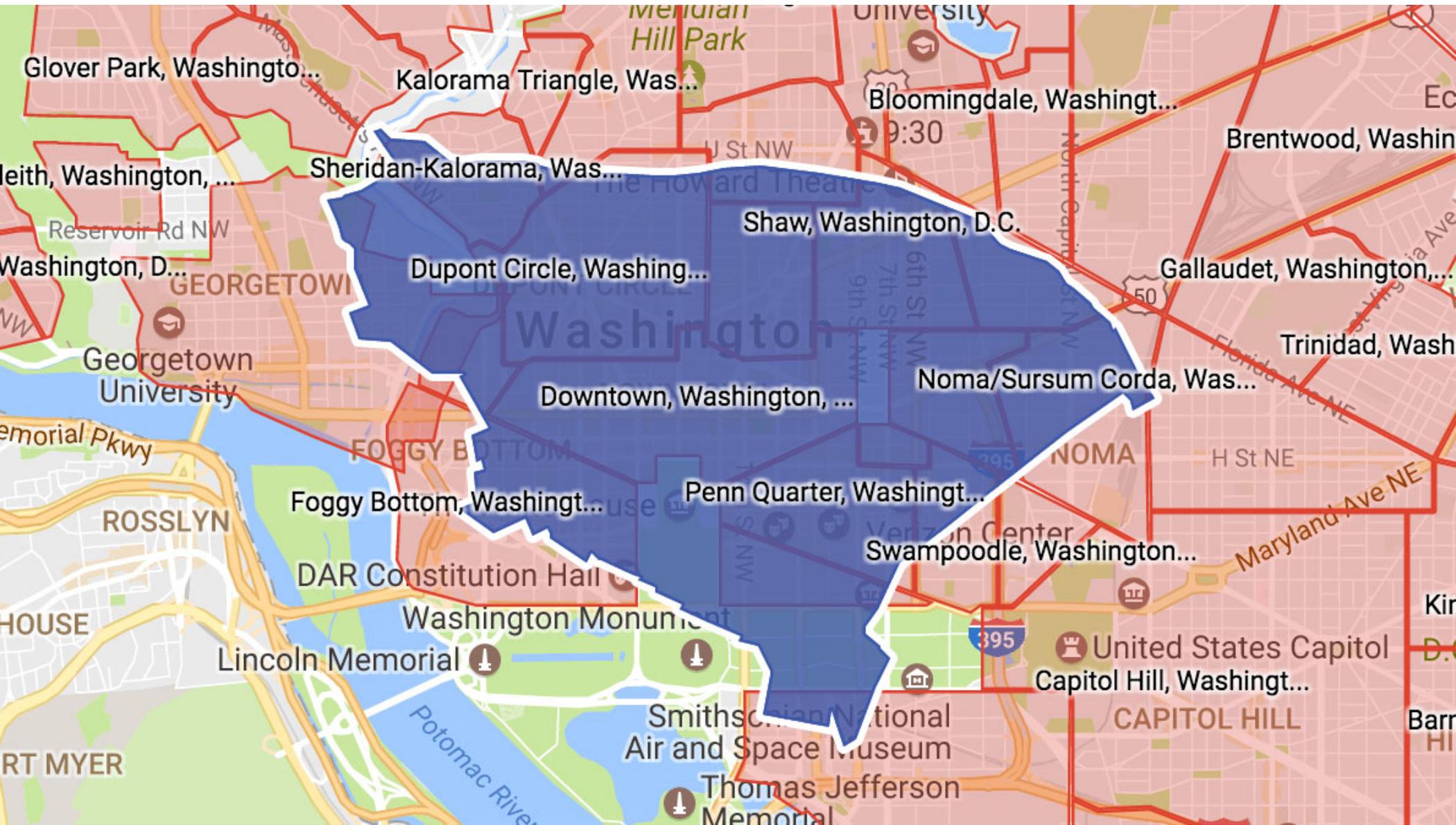
Legend

-  Existing County Parks
-  Planned Parks / Open Space
-  Off-Road Trails
-  Bicycle Facilities



- 4 SQ. MILES
- 4 METRO STATIONS
- BIGGER THAN DOWNTOWN DC





Glover Park, Washington, D.C.

Kalorama Triangle, Washington, D.C.

Bloomingdale, Washington, D.C.

Brentwood, Washington, D.C.

Leith, Washington, D.C.

Sheridan-Kalorama, Washington, D.C.

Shaw, Washington, D.C.

Gallaudet, Washington, D.C.

Reservoir Rd NW

Dupont Circle, Washington, D.C.

Washington, D.C.

GEORGETOWN

Downtown, Washington, D.C.

Noma/Sursum Corda, Washington, D.C.

Georgetown University

Memorial Pkwy

FOGGY BOTTOM

NOMA

ROSSLYN

Foggy Bottom, Washington, D.C.

Penn Quarter, Washington, D.C.

H St NE

HOUSE

DAR Constitution Hall

Swampoodle, Washington, D.C.

Maryland Ave NE

Lincoln Memorial

Washington Monument

United States Capitol
Capitol Hill, Washington, D.C.

RT MYER

CAPITOL HILL

Smithsonian National
Air and Space Museum

Thomas Jefferson
Memorial

EIGHT
DISTRICTS
OF TYSONS

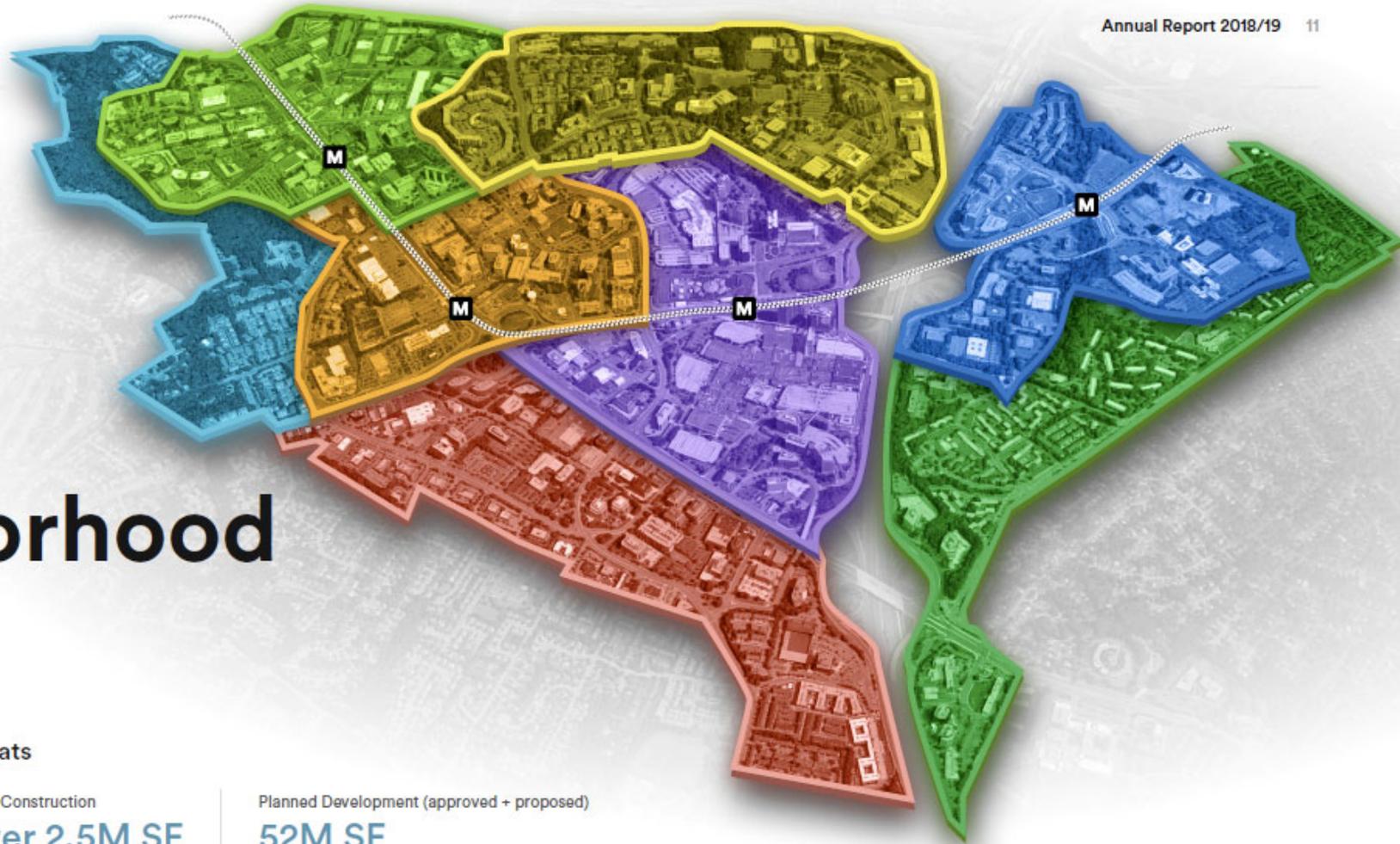
Tyson's Neighborhood Map

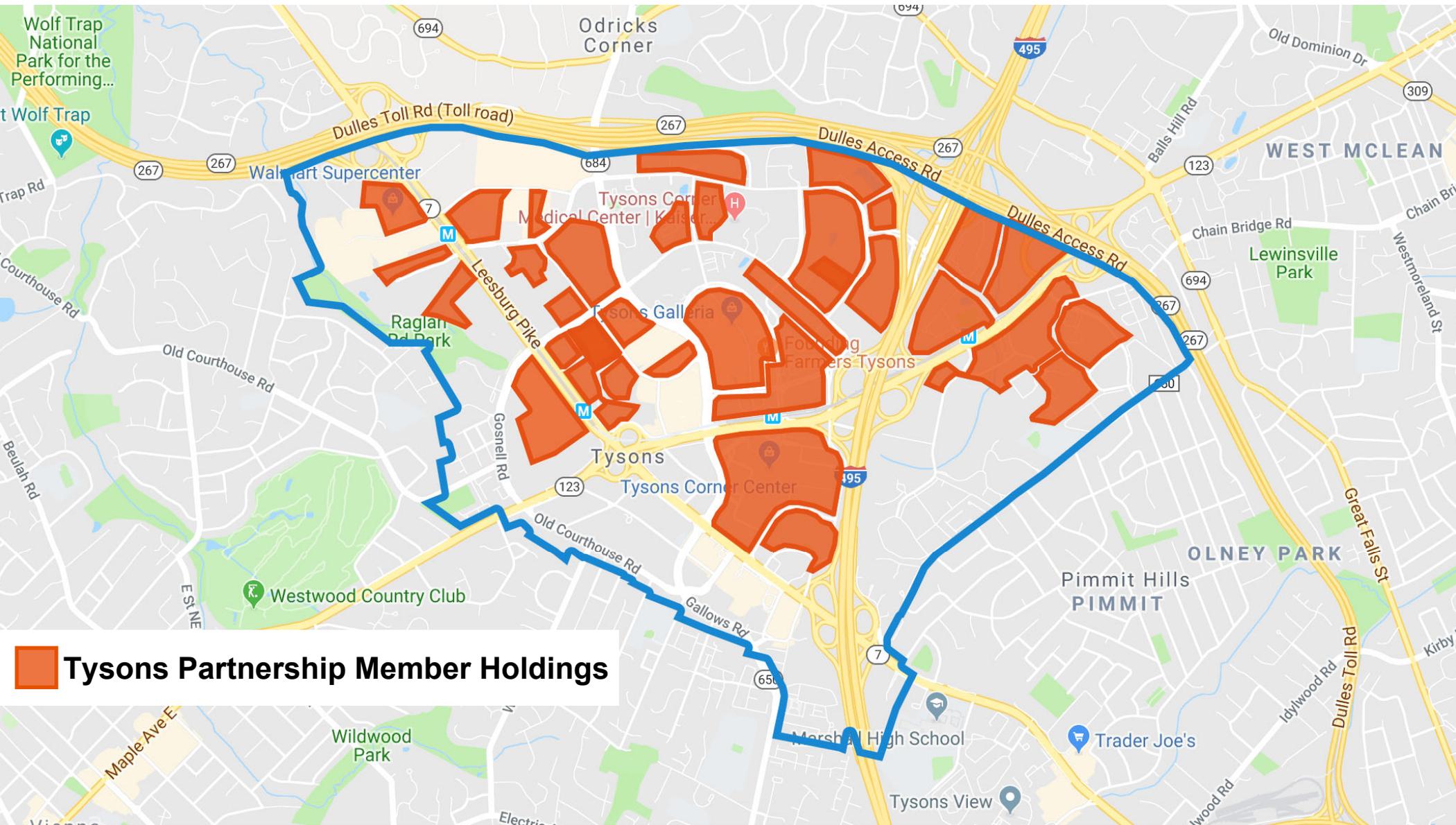
Tyson's Total Development Stats

Existing Development
Over 52M SF

Under Construction
Over 2.5M SF

Planned Development (approved + proposed)
52M SF

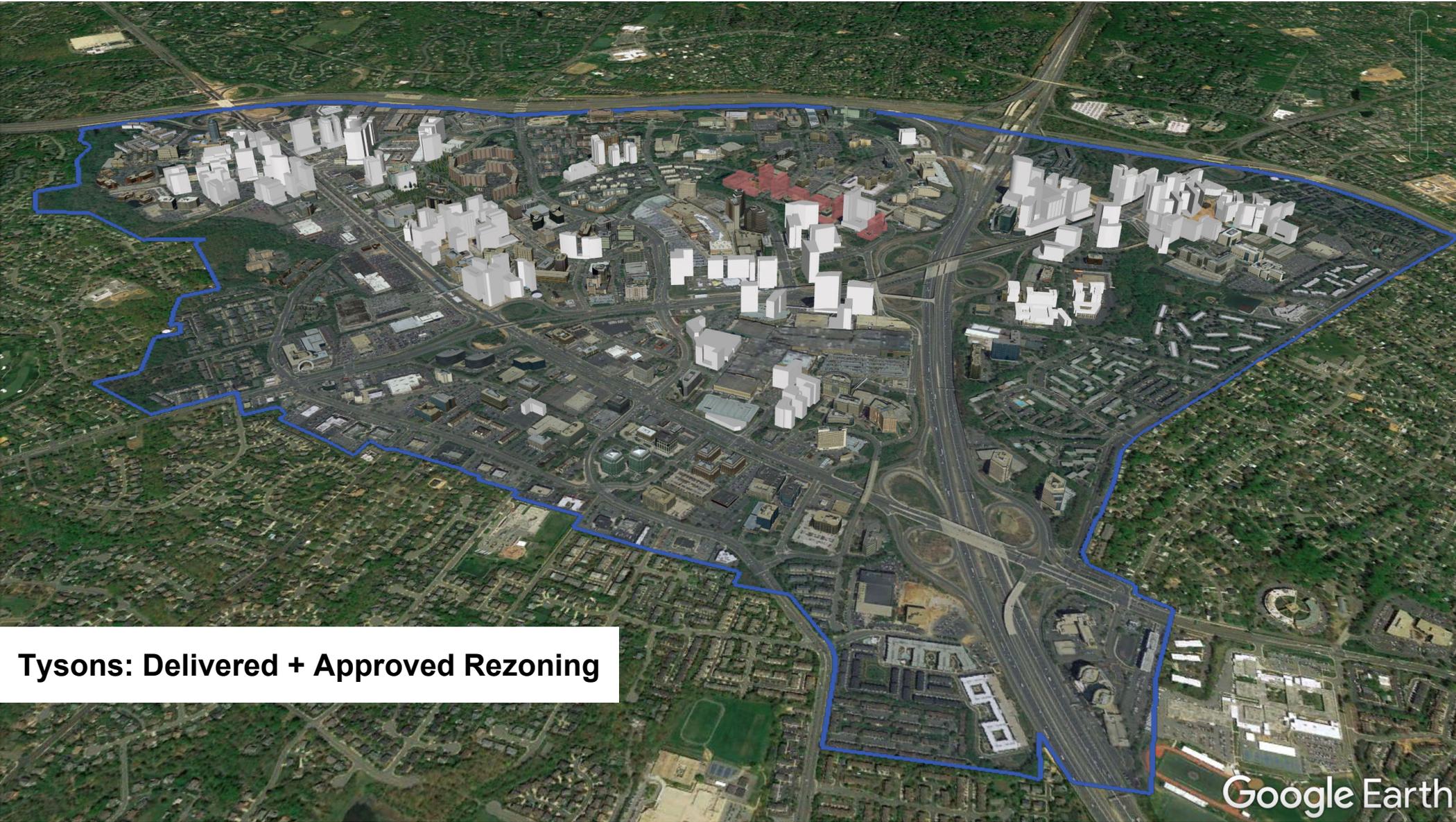




 **Tysons Partnership Member Holdings**



Tysons: Pre-Comprehensive Plan (2010)



Tysons: Delivered + Approved Rezoning

Google Earth



Tysons: Pre-Comprehensive Plan (2010)

Image Landsat / Copernicus

Google Earth



Tysons: Delivered + Approved Rezoning

Image Landsat / Copernicus

Google Earth



Tysons: Pre-Comprehensive Plan (2010)

Image Landsat / Copernicus

Google Earth



Tysons: Delivered + Approved Rezoning

Image Landsat / Copernicus

Google Earth



TYSONS
Partnership | Building America's
Next Great City





OUR MISSION

Tysons Partnership is a dynamic collaborative of Tysons stakeholders working together to accelerate the transformation of Tysons into a 24/7 live, work, play urban destination.

TYSONS

Partnership | BOARD OF DIRECTORS

			Booz Allen Hamilton	
				
				
		Holland & Knight		
				
			McGUIREWOODS	
				
				
				
				





CORE AREAS OF FOCUS

Placemaking

Sense of Place

People transform development projects into a place, which is why the Partnership produces and supports events designed to attract thousands to our growing city. In 2018, our activities ranged from signature productions to partnerships aimed at a region wide draw, including Cirque du Soleil and the Summer Concert Series at The Plaza at Tysons Corner Center.



Marketing + Branding

Global Identity

We want to share the Tysons story with the world. Led by our Communications Council, the Partnership is developing a multi-phased branding and marketing plan designed to highlight the emergence of Tysons on the global stage.

Transportation

Connecting Tysons

Our Tysons TMA was active in partnering with Fairfax County to expand Capital Bikeshare and to promote delivery of important infrastructure, including the Jones Branch Connector. Our Transportation Demand Management programs engage thousands of residents and employees to enhance multi-modal solutions and reduce traffic.

Land Use

Housing Diversity, Process and Placemaking

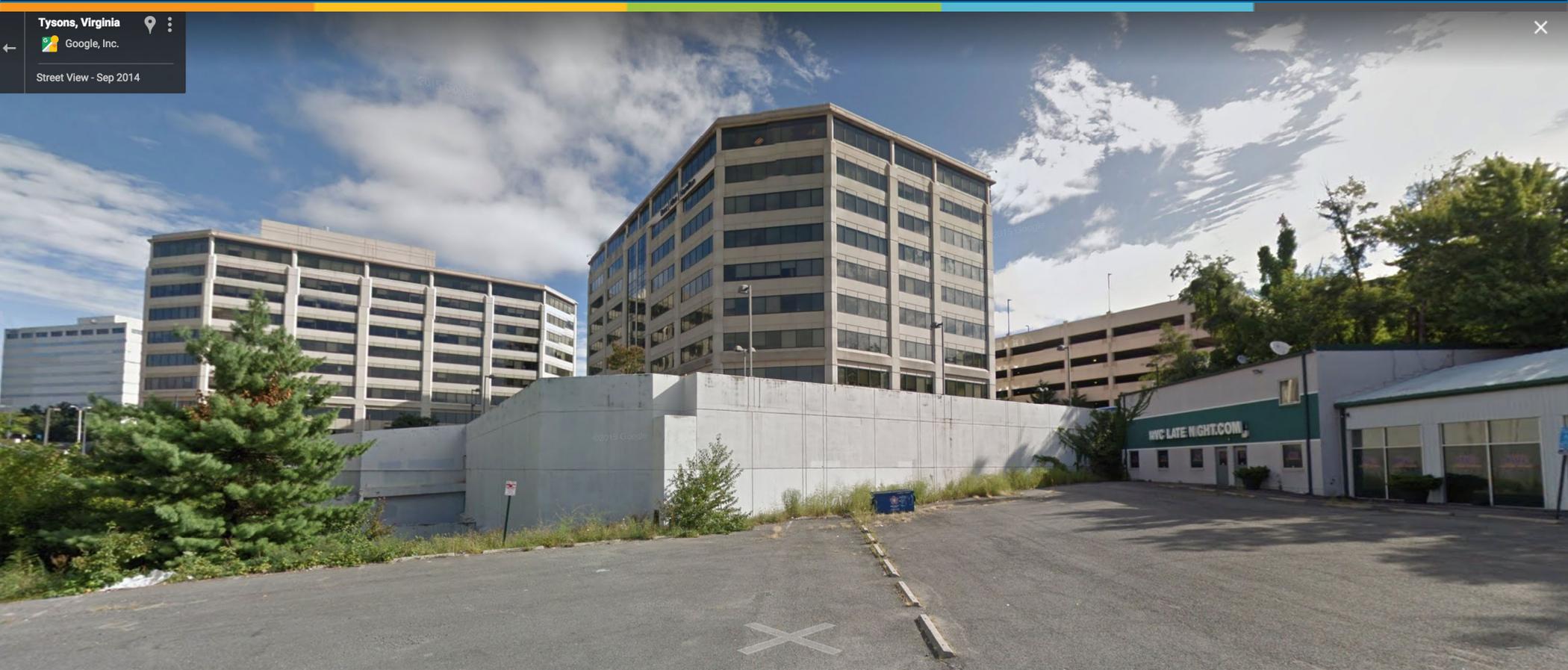
Our Land Use Council is focused in three key areas: fostering meaningful diversification of our housing supply; streamlining the zoning review process while preserving the public interest; and establishing policies that promote urban-oriented placemaking, including pop-up and temporary uses.





GREENSBORO METRO | BEFORE

Tysons, Virginia
Google, Inc.
Street View - Sep 2014



TYSONSLUXARYLILIES

MURAL @ THEBORO -BY- *Naturel*



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CAPITAL PARTNERS





TRANSFORMING TYSONS TYSONS EAST

A Real Estate and Placemaking Event by Tysons Partnership

#tysonseastevent







TYS  **ONS**
TMA | TRANSPORTATION
MANAGEMENT
ASSOCIATION



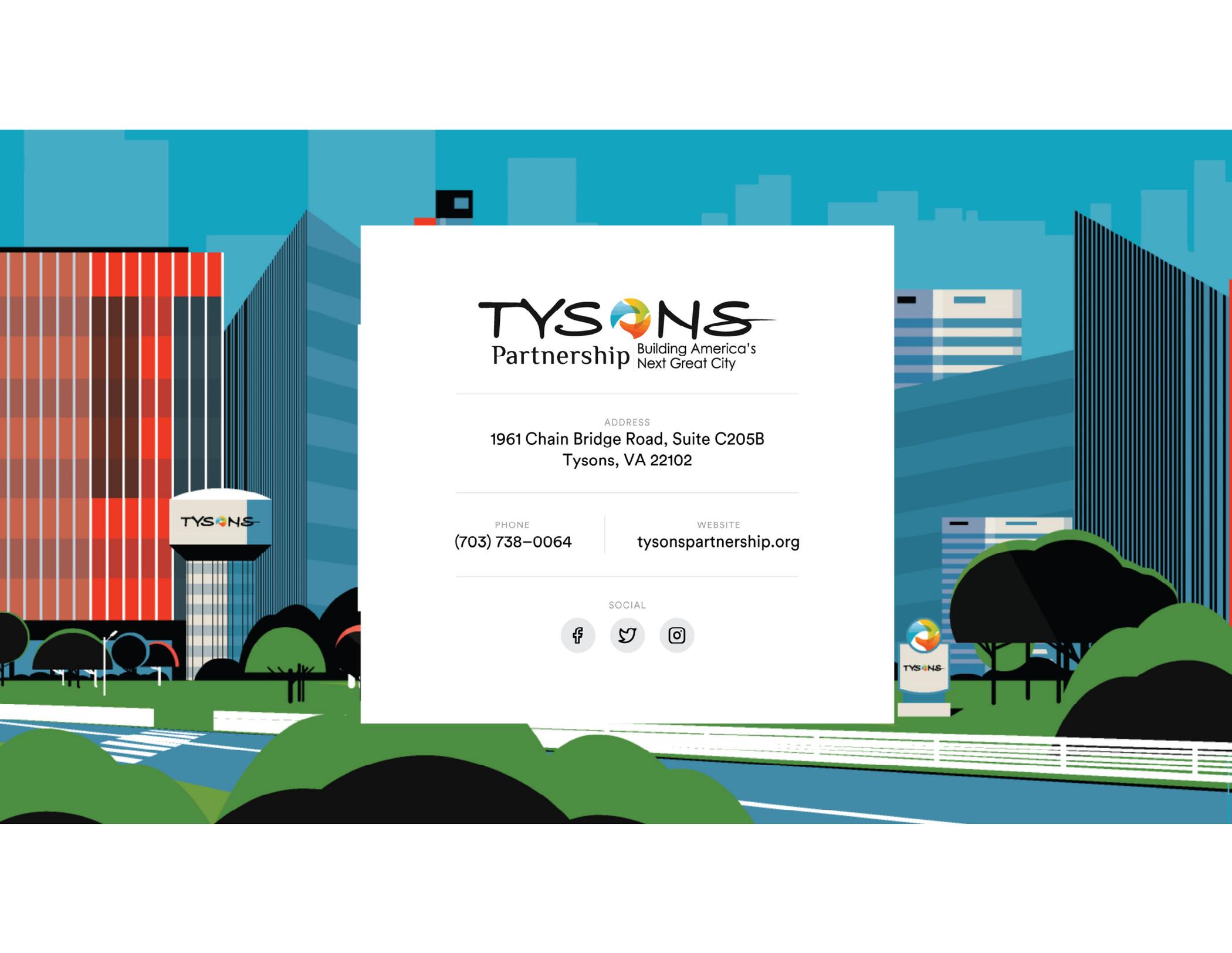


TYSONS PARTNERSHIP CANDIDATE FORUM: PROVIDENCE DISTRICT SUPERVISOR

April 9, 2019 — Tysons, VA — The five candidates running for Providence District Supervisor shared their visions for the future of Fairfax County and Tysons in front of an audience of Tysons Partnership members and local stakeholders.

The forum was hosted at the Silverline Center in Tysons and moderated by Tysons Partnership President and CEO, Sol Glasner. Candidates were asked questions about issues of key importance to the region, including transportation, affordable housing, land use, and economic development.





TYSONS
Partnership Building America's
Next Great City

ADDRESS

1961 Chain Bridge Road, Suite C205B
Tysons, VA 22102

PHONE

(703) 738-0064

WEBSITE

tysonspartnership.org

SOCIAL



TYSONS



TYSONS