

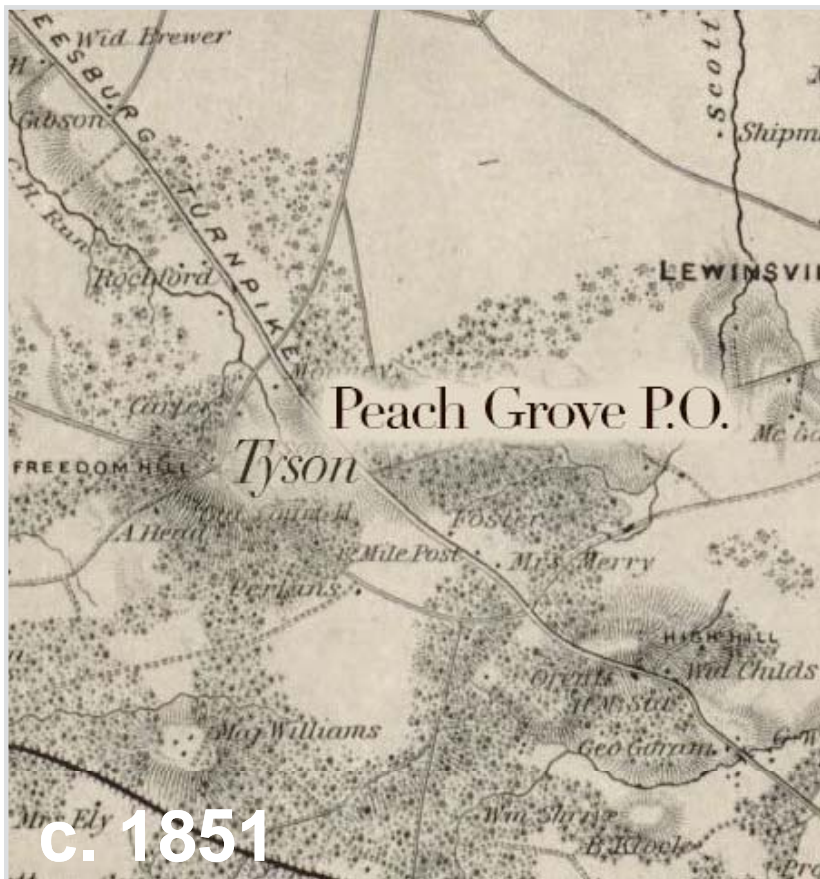
**TYSONS**



**AMERICA'S NEXT GREAT CITY**

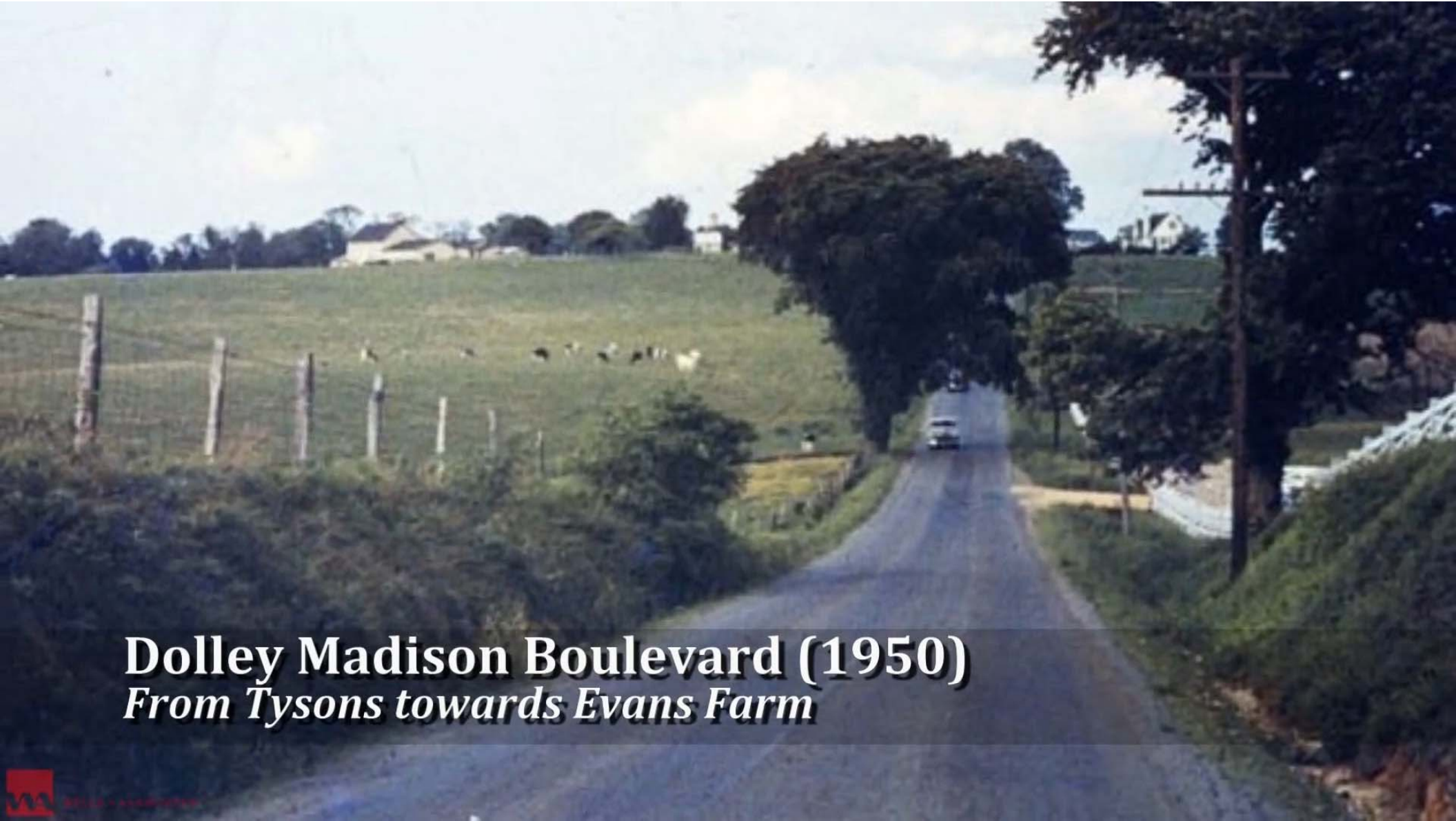


# VIEWS OF THE PAST





**East Tysons/McLean(1968)**  
*Old Dominion & Chain Bridge Road*



**Dolley Madison Boulevard (1950)**  
*From Tysons towards Evans Farm*



# Original Tysons Corner Master Plan(1961) *Predating Tysons Corner Center*

A black and white photograph showing a cleared area of land, likely a construction site for a road. The foreground is filled with a dense layer of cut branches and debris. A dirt path or road is visible, leading from the foreground into a forested area in the background. The trees are mostly evergreens, and the overall scene is desolate and industrial.

**Construction Of Dulles Access Road(1960)**  
*North of Ashgrove Plantation in West Tysons*



# AMERICA'S 13TH LARGEST CBD

## TYSONS IS A BOOMTOWN

- America's 13th largest CBD
- Robust economy with 100,000+ jobs
- 7.5 million sf of construction underway
- 30+ million sf more construction planned
- Five Fortune 500 Company headquarters

### National Comparison: Office Inventory

All exclude owner-occupied or < 10,000 SF  
\*Includes Midtown, Downtown and Midtown South

Data provided by:



DOWNTOWN	INVENTORY SIZE	RANK
MANHATTAN*	397,935,715	1
CHICAGO	127,034,311	2
WASHINGTON, D.C.	125,140,112	3
BOSTON	78,594,505	4
SAN FRANCISCO	76,568,290	5
ATLANTA	48,993,203	6
SEATTLE	44,048,571	7
PHILADELPHIA	43,632,159	8
HOUSTON	42,621,964	9
PITTSBURGH	37,215,114	10
MINNEAPOLIS/ST. PAUL	32,016,801	11
LOS ANGELES	31,760,927	12
<b>TYSONS</b>	<b>25,887,150</b>	<b>13</b>
DENVER	25,757,875	14
DALLAS/FT. WORTH	25,663,223	15
PORTLAND	21,811,913	16
BALTIMORE	21,056,744	17
PHOENIX	16,604,319	18

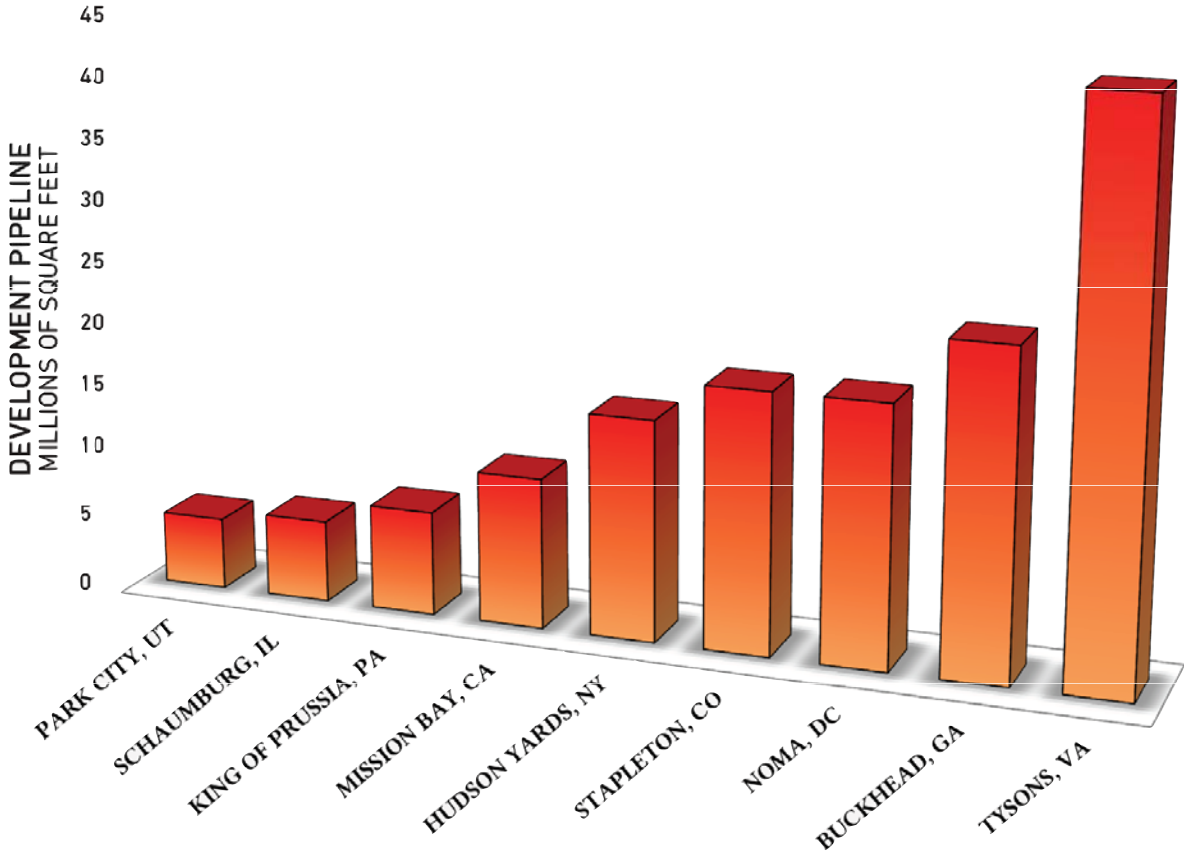
# DOUBLING IN SIZE

2016	2050
20,000 Residents	100,000 Residents
100,000 Jobs	200,000 Jobs
42M SqFt	84M SqFt



# AMERICA'S LARGEST REDEVELOPMENT

## MAJOR U.S. REDEVELOPMENT MARKETS



“**Tyson**s is the most important placemaking experiment in america”

CHRIS LEINBERGER  
BROOKINGS INSTITUTION





TYSONS PARTNERSHIP IS A DYNAMIC COLLABORATIVE  
OF TYSONS STAKEHOLDERS WORKING TOGETHER WITH FAIRFAX COUNTY  
GOVERNMENT TO ACCELERATE THE TRANSFORMATION OF TYSONS  
INTO A GREAT AMERICAN CITY.

ESTABLISHED: 2012

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# TYSONS

Partnership | BOARD OF DIRECTORS



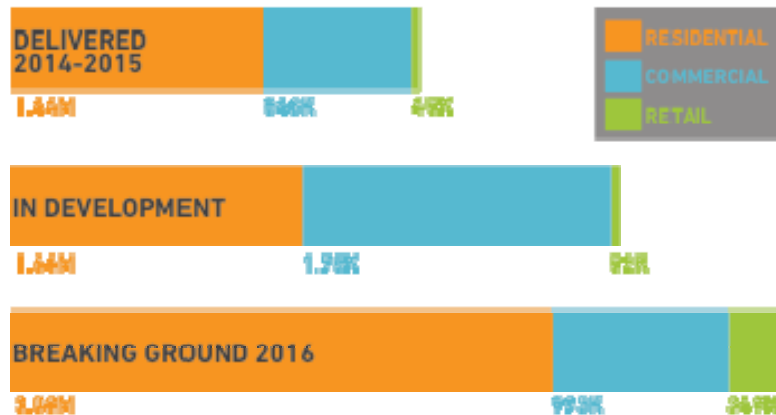
# DEVELOPMENT PIPELINE



## TYSONS IS RISING

Over the next 30 months, 7.5 million square feet of mixed-use, transit-oriented development will hit the market, with another 30 million in the pipeline in the years ahead.

### TOTAL SQUARE FEET: 2014 - 2016



### DELIVERED 2014-2015



### IN DEVELOPMENT



### BREAKING GROUND 2016



# Boom town!

1,500 Seat Auditorium + 250 seat Black Box Theater

15-Screen Luxury Movie House

7 New Apartment Towers + 2 Condo Towers

Tysons Circle: New Plans for Intersection of Routes 7/123

Whole Foods + Wegmans + Tysons Farmers Market

New Roads, including Jones Branch Connector

Public Safety Updates from Police & Fire Departments

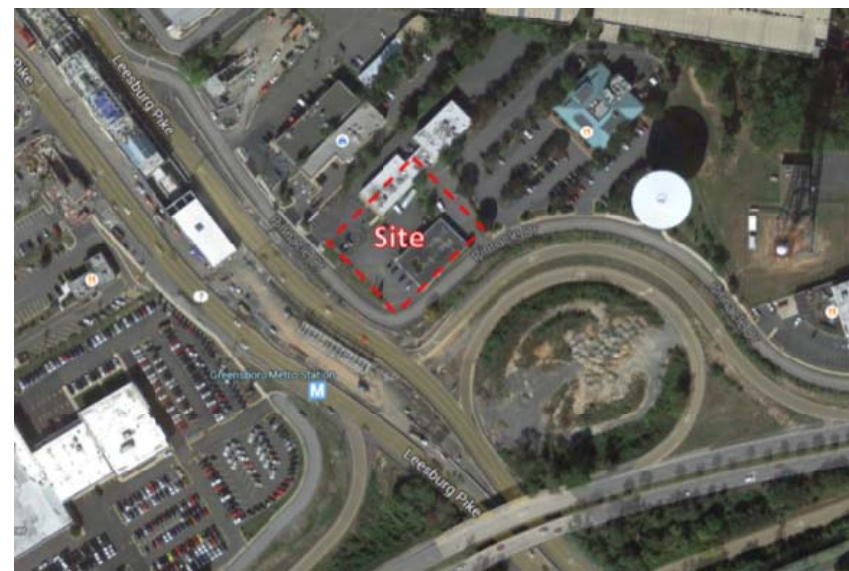
Bike Share, Parks, Sports Fields

Tours of the new K-12 Basis Independent School

# MERIDIAN: THE BORO



# LENNAR: TYSONS CENTRAL





# LENNAR: TYSONS CENTRAL



# KETTLER: HIGHGATE

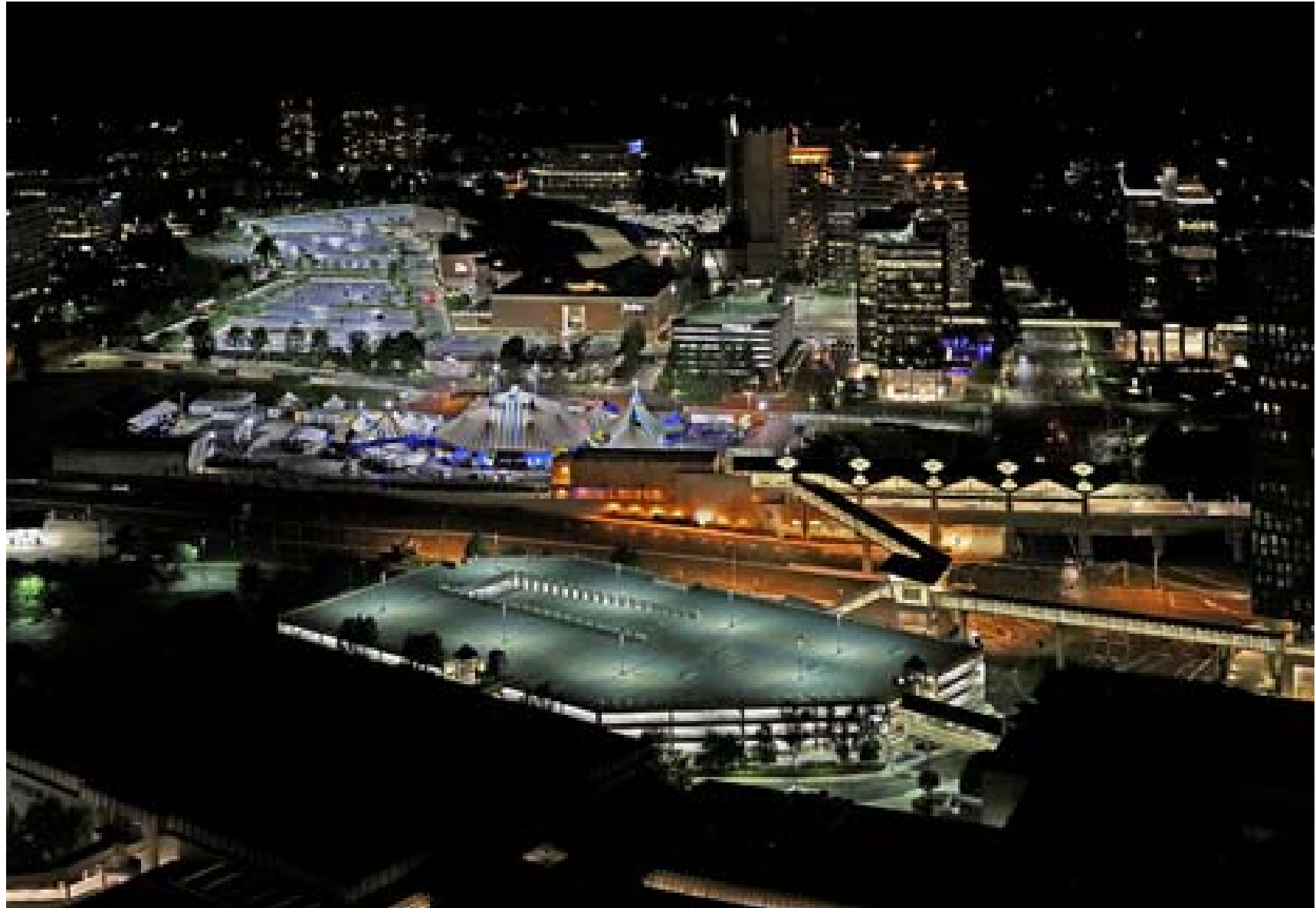


# KETTLER: HIGHGATE



# LERNER: RESIDENCES @TII

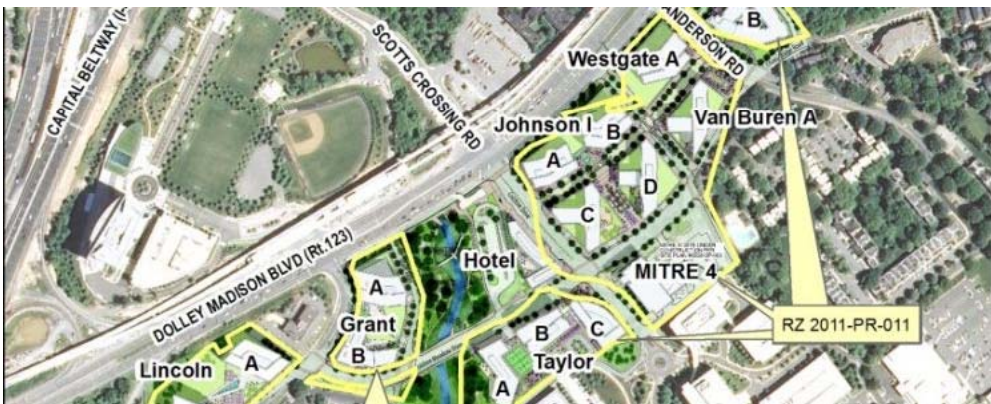




# DITTMAR: WESTPARK PLAZA



# JLB: GARFIELD SCOTTS RUN



# GREYSTAR: ADAIRE









# VIEWS OF THE FUTURE

**TYSONS CORNER METRO**



**GREENSBORO METRO**



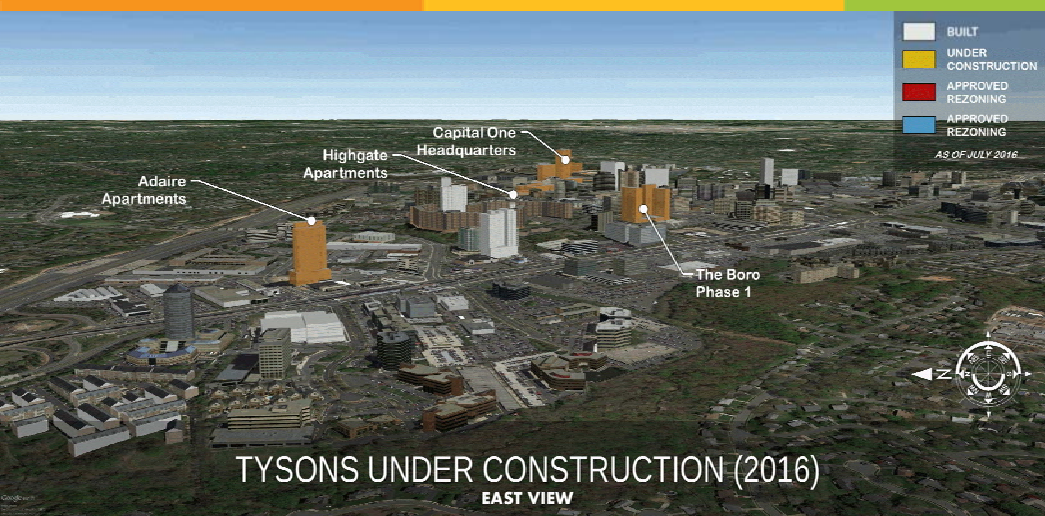
**SPRING HILL METRO**



**MCLEAN-TYSONS EAST METRO**

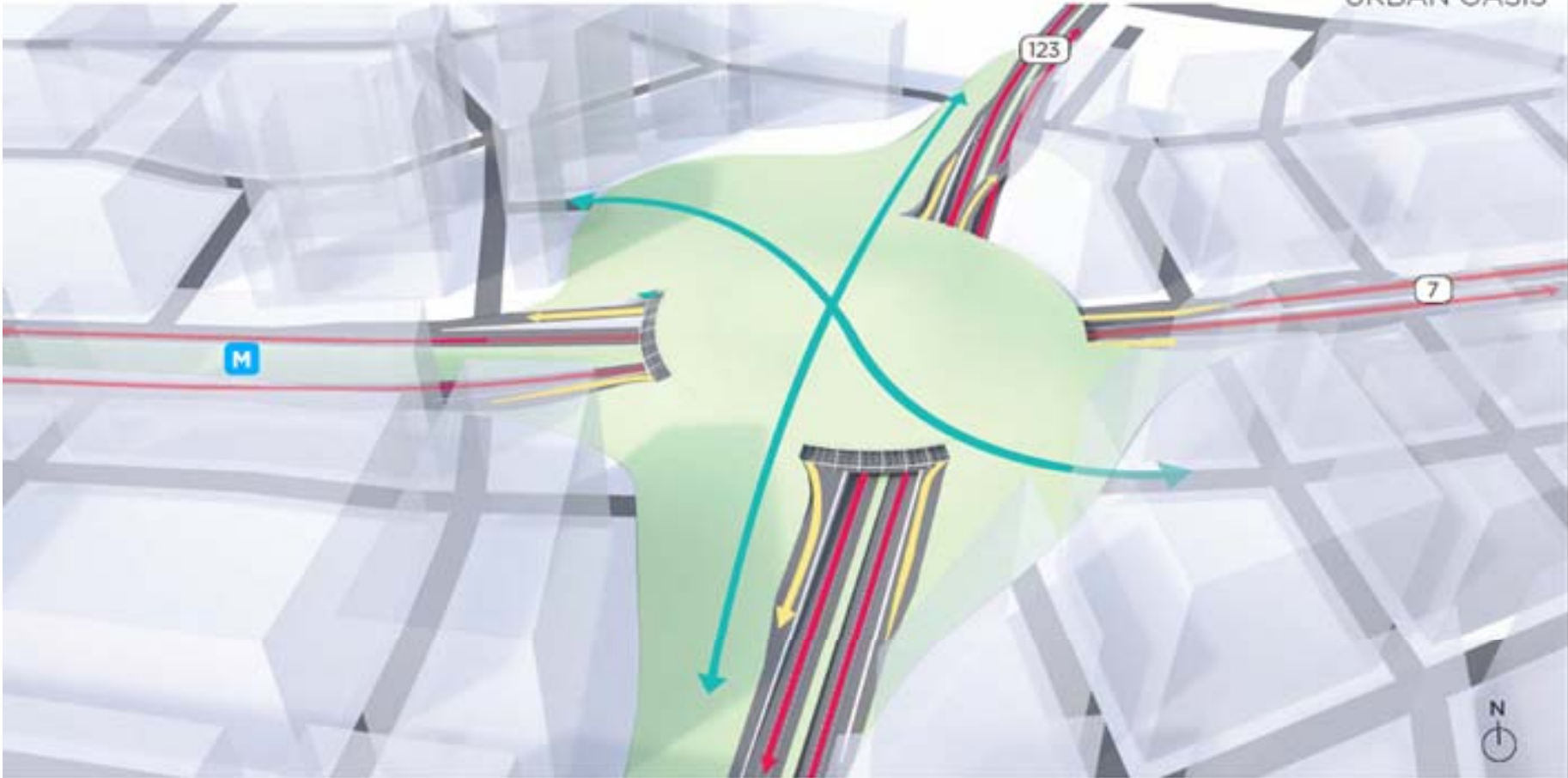


# FUTURE DEVELOPMENT



CONCEPT AERIAL DIAGRAM

URBAN OASIS



**URBAN OASIS CONCEPT AERIAL VIEW**



# WORK/LIVE



