

Tysons Development Overview

Tysons Committee, Fairfax County Planning Commission

Suzie Battista, Urban Centers Section

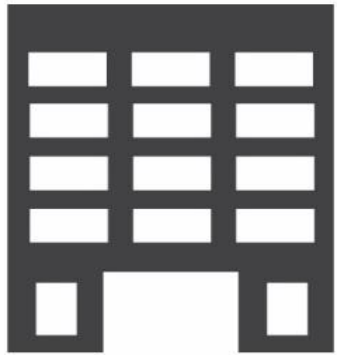
Department of Planning and Development

The Plan Vision for Tysons

- Re-planned to TOD in 2010 in anticipation of the Silver Line Metrorail Extension that includes 4 stops in Tysons
- Vision is a mixed-use urban center with a major focus on environmental sustainability, walkability, and creating high-quality urban development
- Plan goal of 100,000 residents and 200,000 jobs by 2050, increasing the jobs-housing balance to 4 : 1
- Staff monitors and reports Plan implementation progress on an annual basis. This is one of 20 Board follow-on motions related to implementation initiatives and Board-directives including staffing, process, parks, and transportation initiatives.

Development Snapshot

August 2019 to August 2020



1.1M square feet
delivered



2M square feet
approved by site plan,
unbuilt



3.3M square feet
under construction



1 new proffered
public facility

Plan Implementation Progress

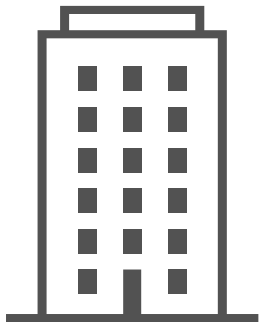
from 2010 Plan Adoption to August 2020



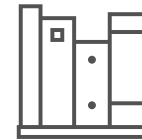
73.1M square feet in
207 new buildings entitled
within 41 rezonings



23 acres of new
public parkland
delivered

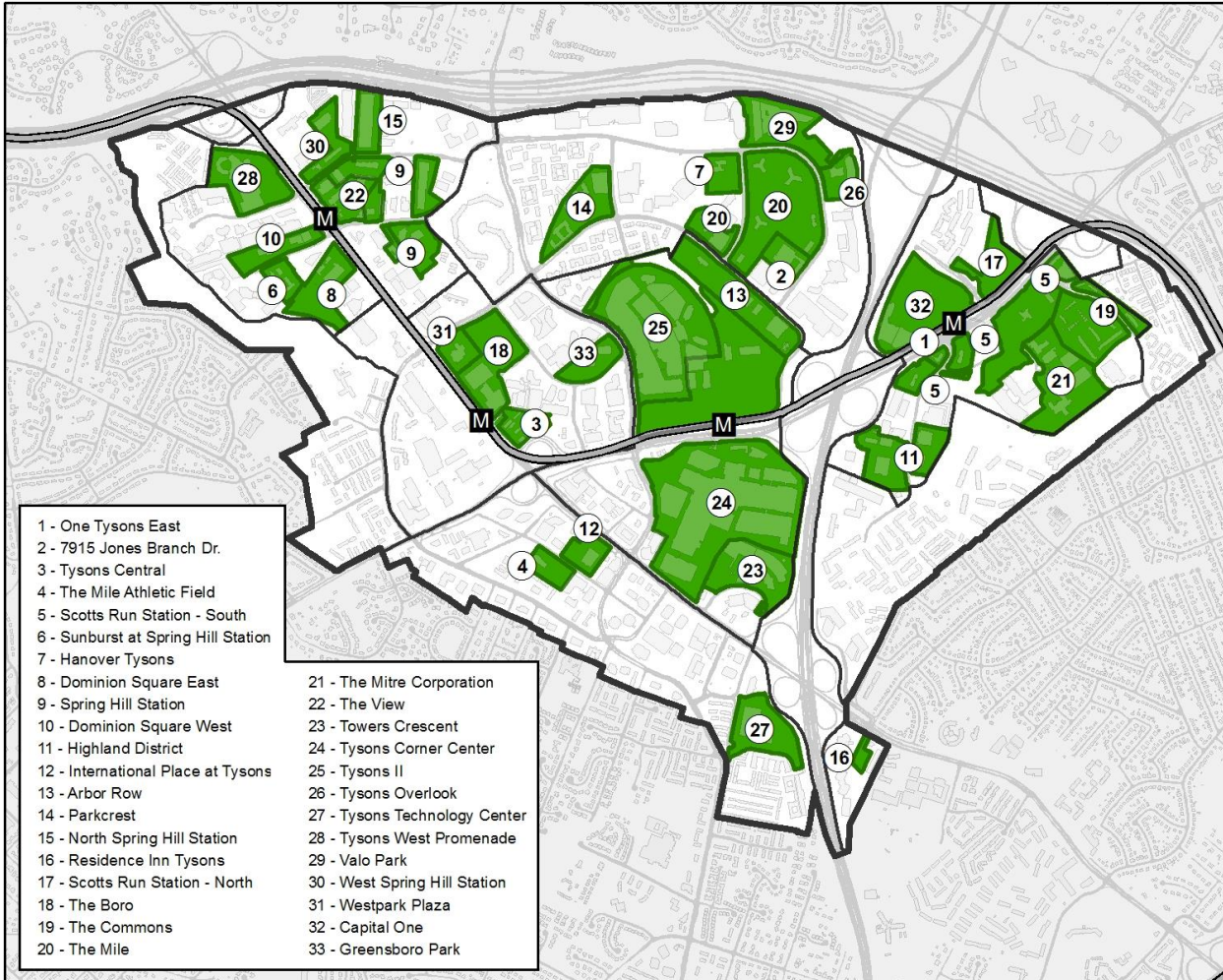


6.9M square feet delivered
in 21 new buildings



Commitments for 10 new
major public facilities

Approved Development through July 2020



41 major rezonings
approved since 2010
Plan adoption

Development cases listed may have
multiple rezoning applications

Changing Land Use Patterns

Land Use (in sq. ft. unless noted)	2011	2020	Change from 2011 to 2020
Office	26,862,000	27,958,600	+4%
Retail	5,096,000	5,861,000	+15%
Car Dealership	730,000	383,000	-47%
Hotel	2,578,000	2,740,000	+6%
Industrial	986,000	971,000	-2%
Government/Institutional	80,000	387,000	+384%
Residential	10,844,000	15,945,200	+47%
Residential (units)	8,943	13,701	+53%
Total All Uses	47,176,000	54,245,800	+15%

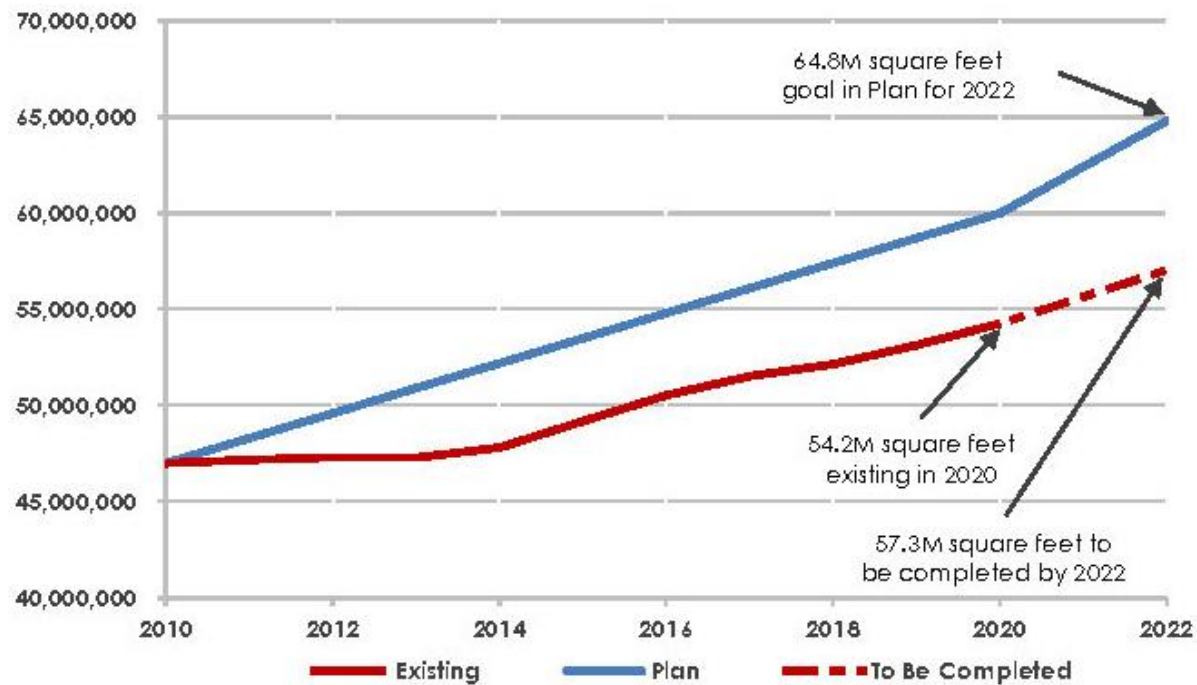
Summary of Residential Development

Residential Population + Units	2010	2020	Under Construction	Total
Residential Population	17,000	29,403	1,862	31,265
Residential Units	8,943	13,701	1,064	14,765

11.7 : 1 in
2010

Jobs/Household Balance

6.4 : 1 in
2020

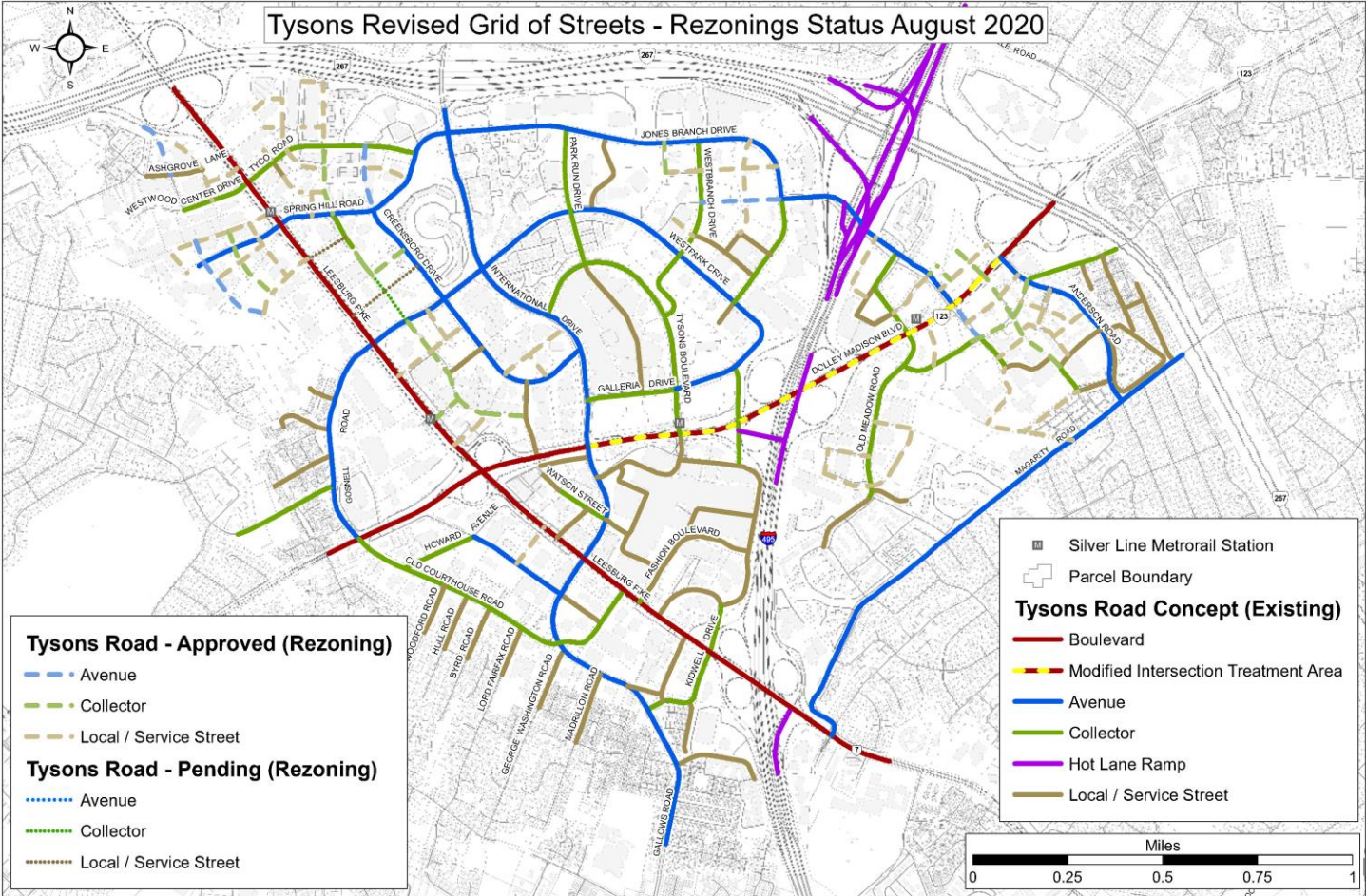


Development Growth; Planned and Approved



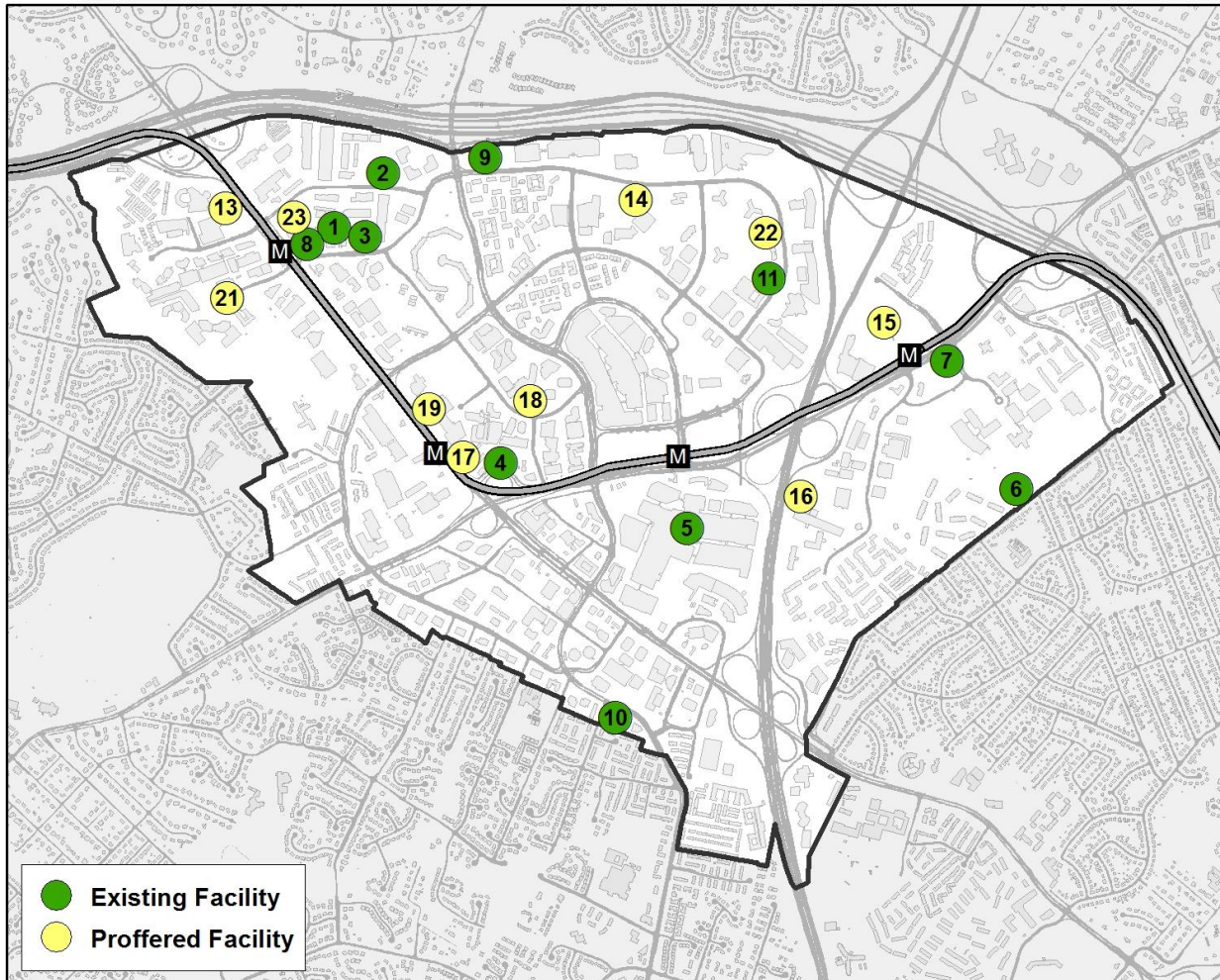
Grid of Streets Implementation

as of August 2020



Existing and Proffered Public Facilities

as of August 2020



12. Replace Fire Station #29 (not shown)
13. Arts Office & Funding
14. New Elementary School
15. Performing Arts Center – under construction
16. New Fire Station (East) – under construction
17. College/Community Space
18. Indoor Recreation Space
19. Community Library
20. Bike/Pedestrian Facilities & Fire Station fit out (not shown)
21. Dominion VA Power Substation #2
22. Signature Park
23. Arts Facility

Public Facilities Under Construction as of August 2020



New Fire Station in Tysons East –
Expected delivery is Winter 2021



Performing Arts Center at
Capital One –
Expected delivery is Fall 2021

Affordable Housing Dashboard

as of August 2020

As many as 4,600 WDU's will be developed in Tysons

The Tysons Housing Trust Fund balance is ~\$5.22M

Project Name	Date Delivered	# of Units
The Reserve at Tysons Corner	April 2009	40
Ovation at Park Crest	April 2014	4
The Ascent at Spring Hill Station	May 2014	81
VITA	April 2015	39
Nouvelle	February 2016	77
Adaire	June 2016	80
Haden	August 2016	85
Highgate at The Mile	August 2017	66
Kingston at McLean Crossing	April 2018	64
Lumen	June 2019	80
The Boro (Bolden)	June 2019	55
The Boro (Rise)	June 2019	81
TOTAL		752

Plan Review and Implementation

Tysons Core Team

The Core Team coordinates multi-disciplinary reviews

- Planning
- Zoning
- Environment
- Transportation (FCDOT & VDOT)
- Utilities
- Stormwater
- Urban Design
- Parks, Open Space & Recreation
- Housing
- Water / Wastewater / Solid Waste
- Schools
- Urban Forestry
- Public Safety

The Team applies their expertise to

- Vision & Grid (concept) reviews
- Pre-Application meetings
- Rezoning applications
- Amendments to previously approved plans
- Proffer Reviews
- Waiver requests
- Inter-agency coordination, development of formal agreements
- Zoning Interpretations
- Special Studies
- Master Planning and Plan Amendments
- Tysons Partnership-County initiatives
- Process improvements
- Formal (annual report) and informal reporting

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