Center for Regional Analysis

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Proposed Scope of Work by GMU Center for Regional Analysis for Fairfax County

Forecasts of Development for Tysons Corner

Fairfax County has developed studies and proposals for the future of Tysons Corner. The products of this work have resulted in a vision for Tysons that have it becoming a true urban center with significant mixed use development and including major expansion of the residential development component.

The purpose of the proposed forecasting project is to develop forecasts of development activity for 2020, 2030, 2040 and 2050 that represent likely market feasibility in the context of overall future development in the Washington metropolitan area, Northern Virginia, and Fairfax County. The forecasts would provide reasonable market expectations of development time-sequenced to assist the County in developing a final comprehensive plan for development and for infrastructure requirements.

The following tasks will be done for the research project:

1) Review and validate work completed to date regarding future development of Tysons, including staff and consultant studies.
2) Collection and review of existing forecasts for the Washington metropolitan area, Northern Virginia and Fairfax County.
3) Develop forecasts for 2020, 2030, 2040 and 2050 for population, households and jobs by type (e.g., office, retail, hotel, industrial and other) for Tysons Corner and for the eight districts used in the work for the Tysons Task Force. For each forecast year, a range of forecasts will be developed as low, medium and high. The County will provide all data available and forecasts already developed for the project area and the districts. The forecasts will take into account realistic growth rates and how much growth can reasonably be captured by Tysons of the total growth in the Washington Metropolitan area, Northern Virginia and Fairfax County. The forecasts will also take into consideration what can realistically occur in Tysons relative to other competing urban centers in the region.

4) From the population, household and job forecasts developed in Task 3, forecasts will be developed of housing units, office space, retail space and hotels for 2020, 2030, 2040 and 2050 for Tysons Corner and the eight districts.
5) A technical memorandum will be prepared providing the forecasts, methodology, and rationale. It will contain an executive summary of the forecasts, descriptions of regional, Northern Virginia and Fairfax County forecasts, and the forecasts for Tysons Corner. Also, a PowerPoint presentation will be prepared that will summarize the forecasts and their development.