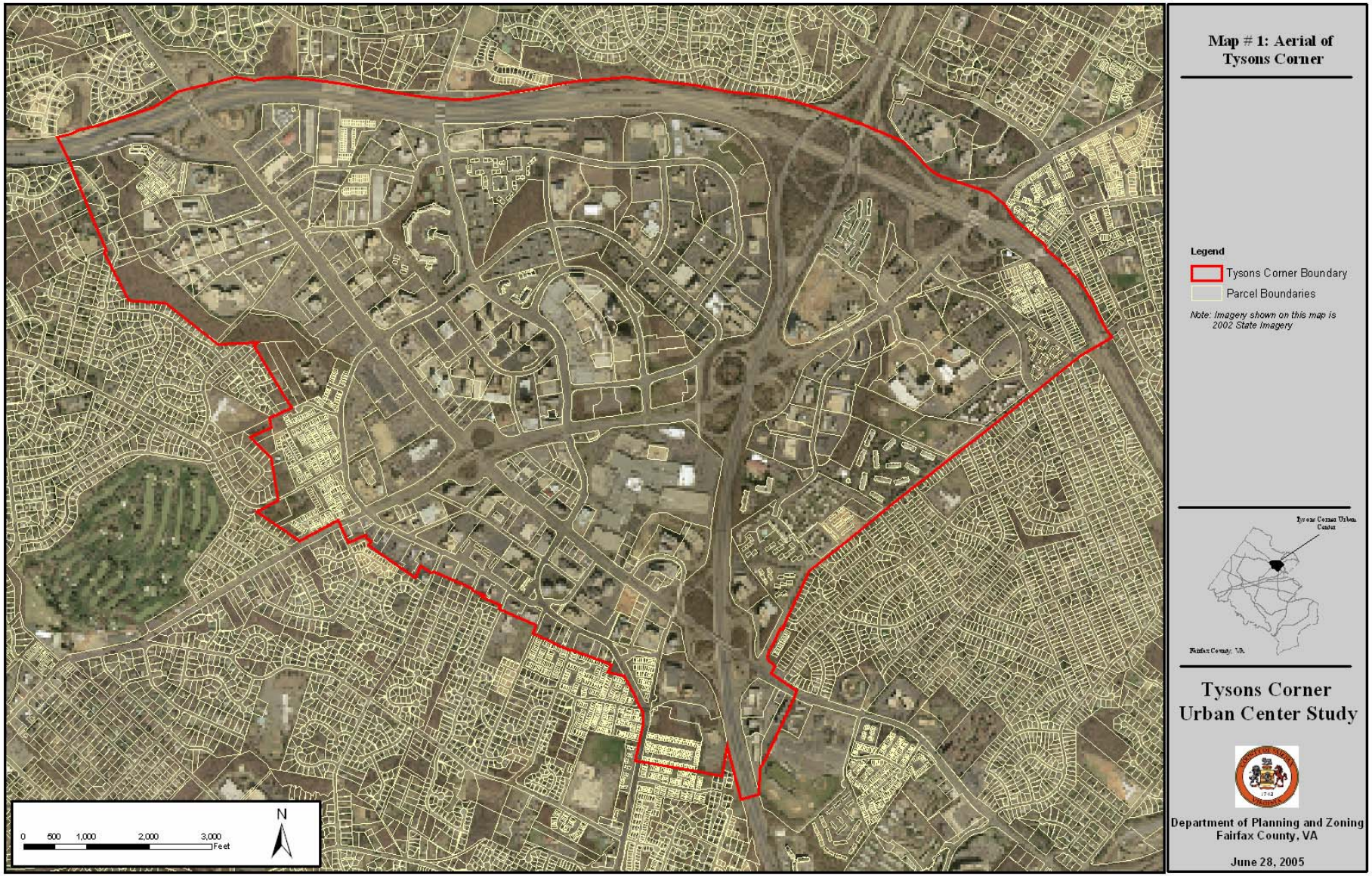
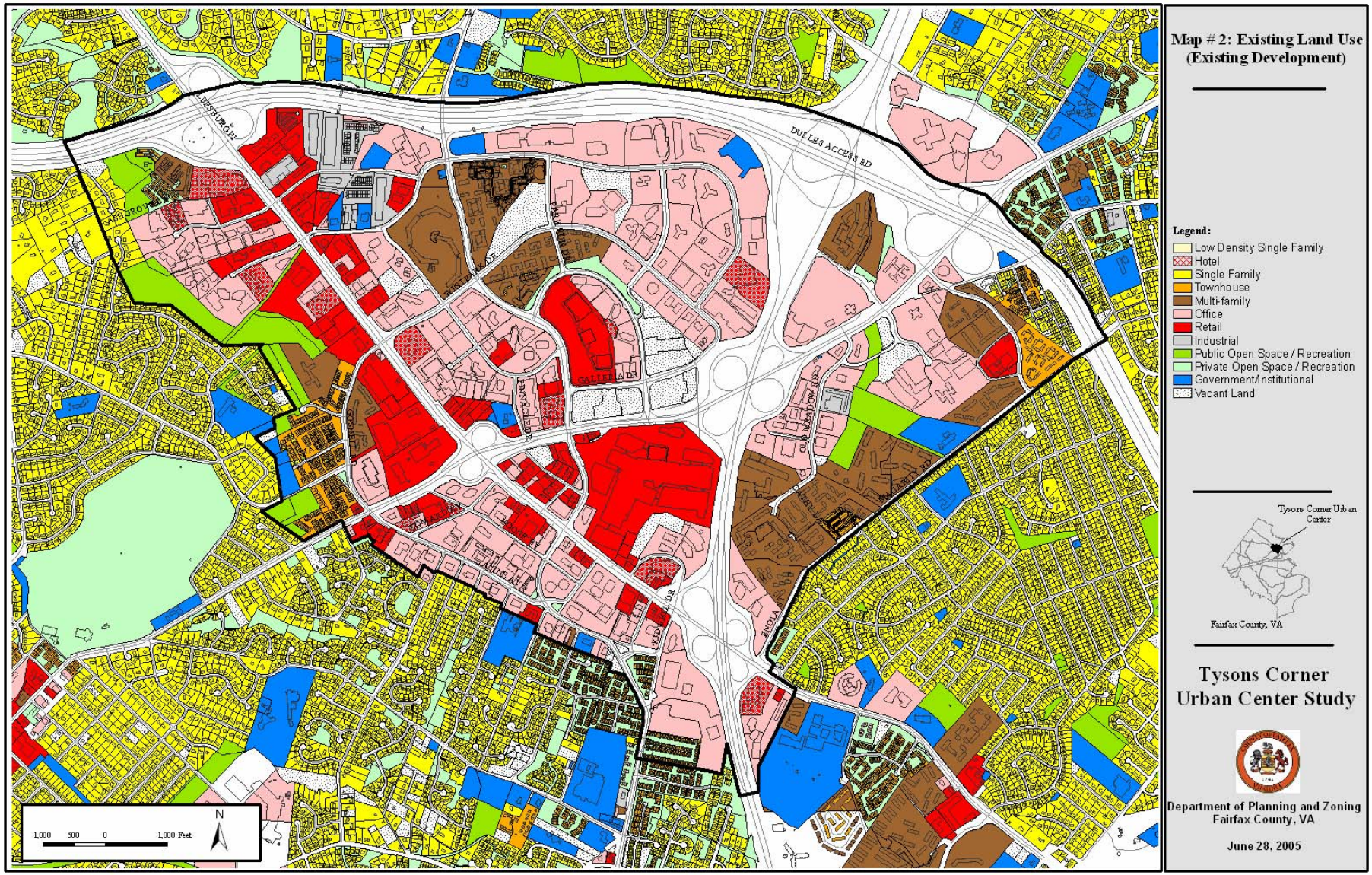
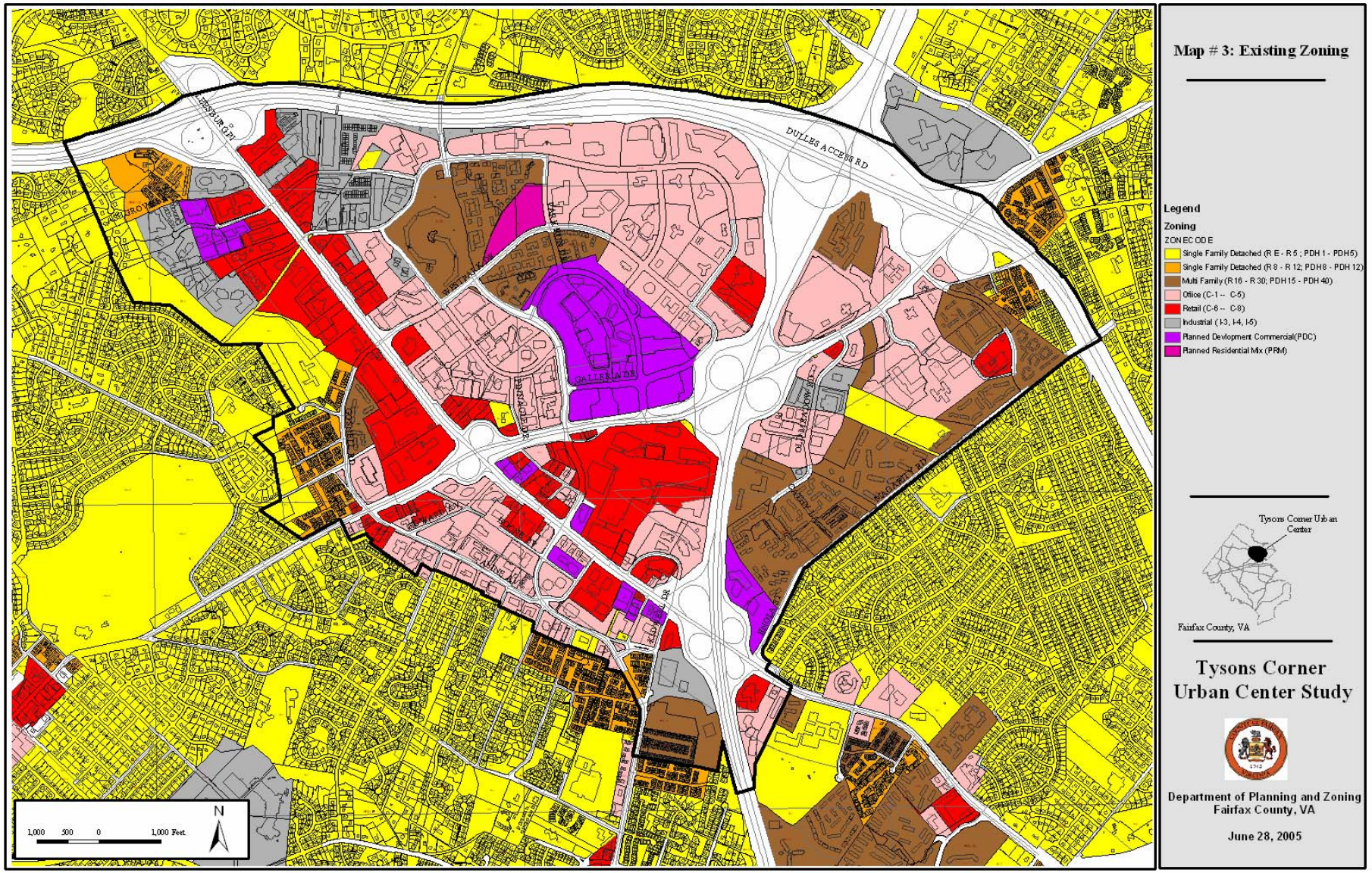
Aerial of Tysons Corner



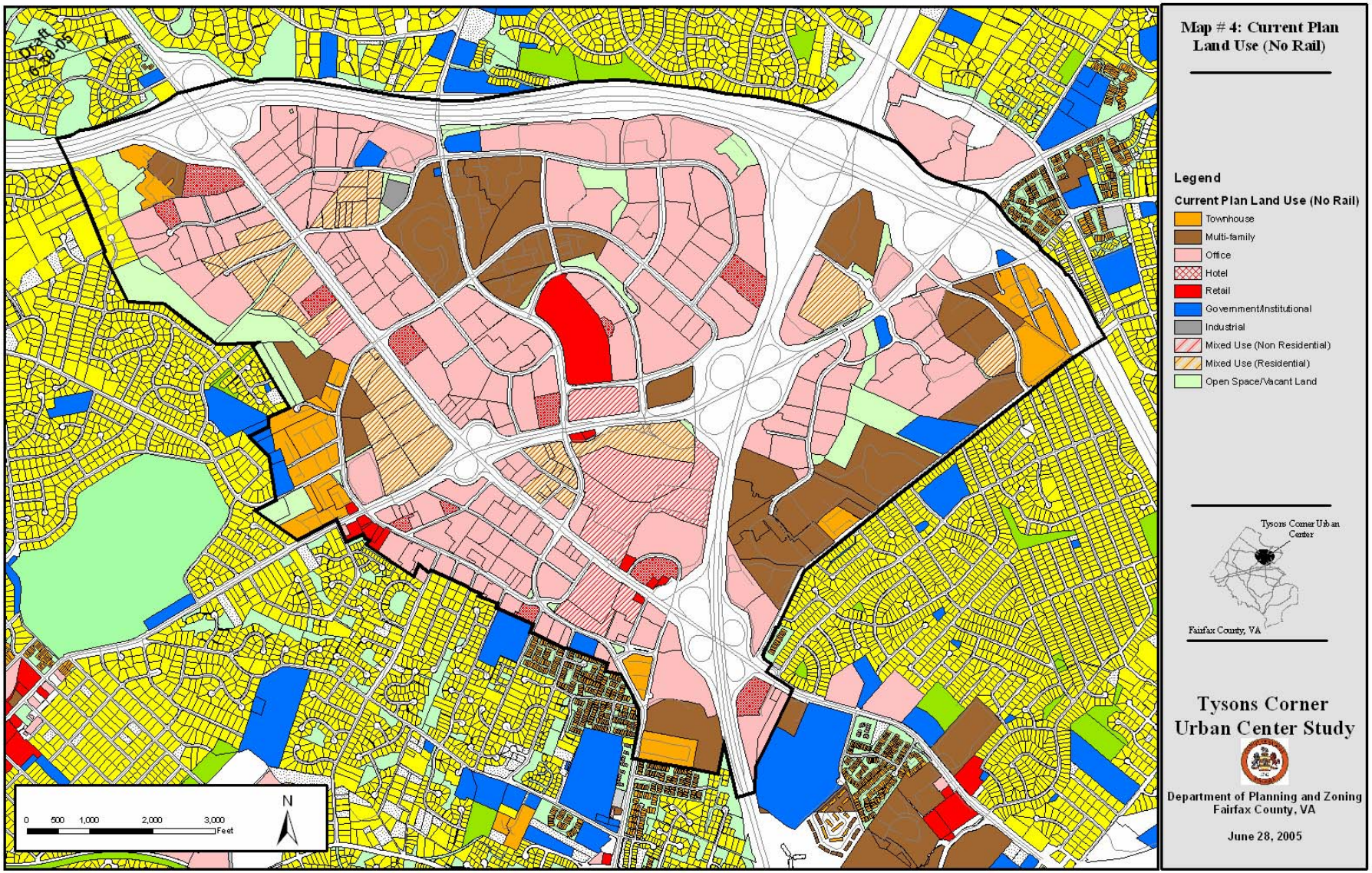
Existing Land Use



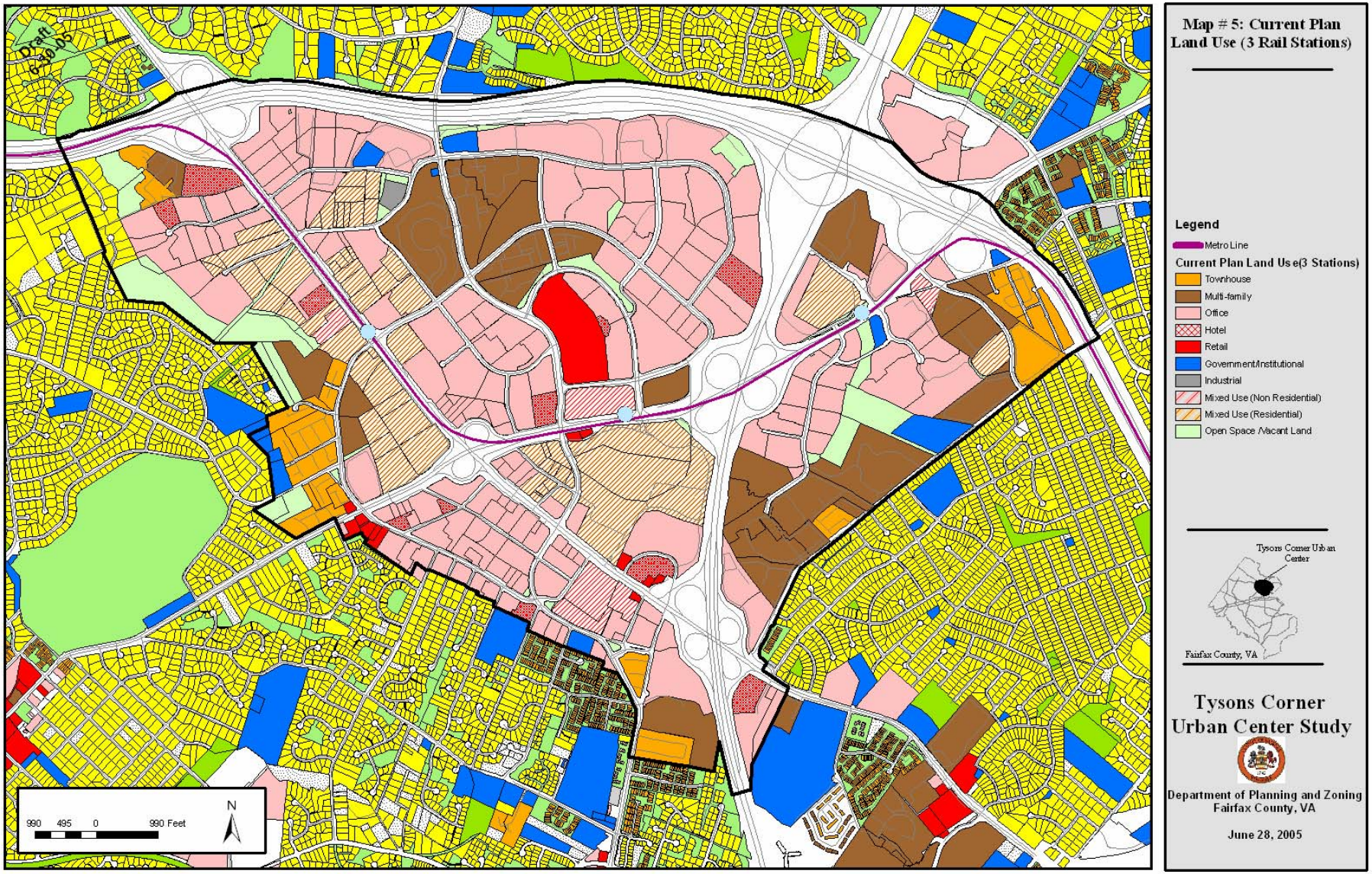
Existing Zoning



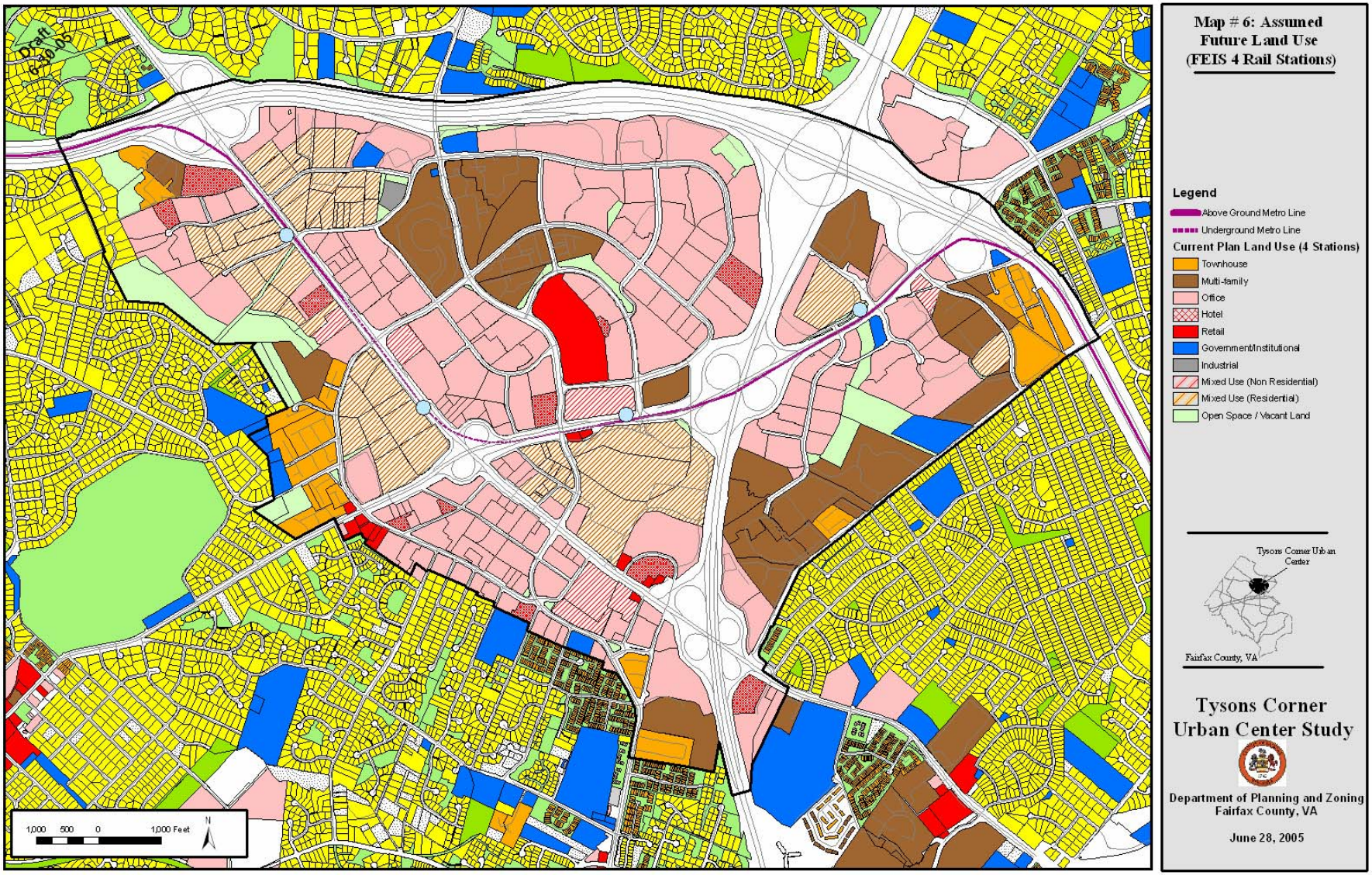
Current Plan Land Use (No Rail)

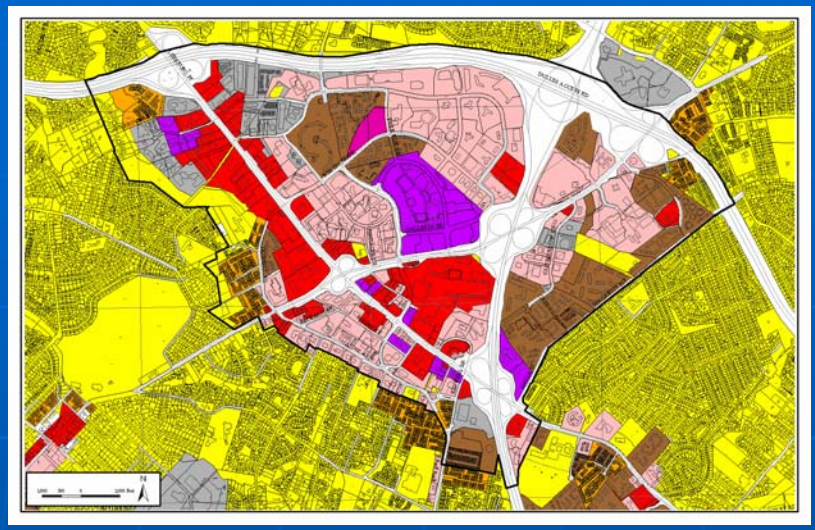


Current Plan Land Use (3 Rail Stations)



Assumed Future Land Use (FEIS 4 Rail Stations)





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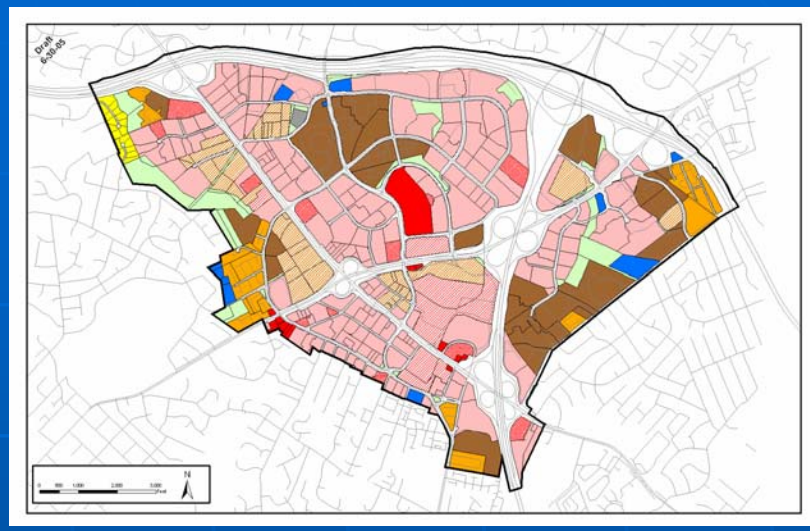
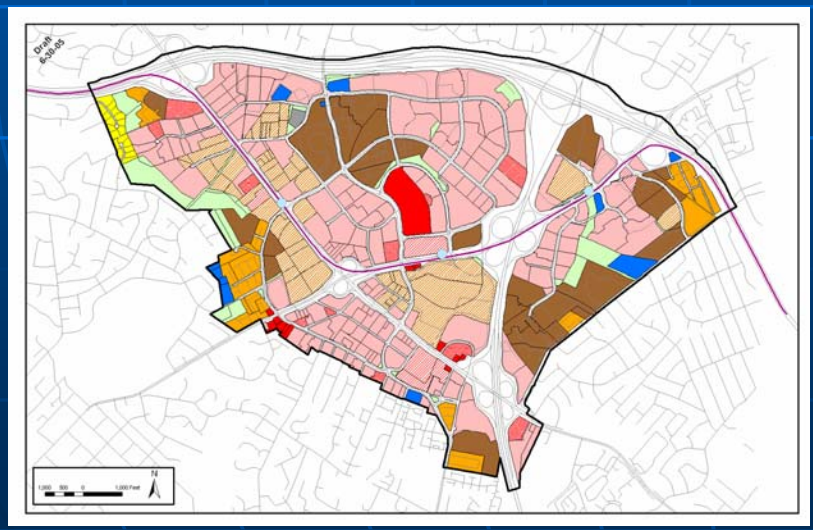
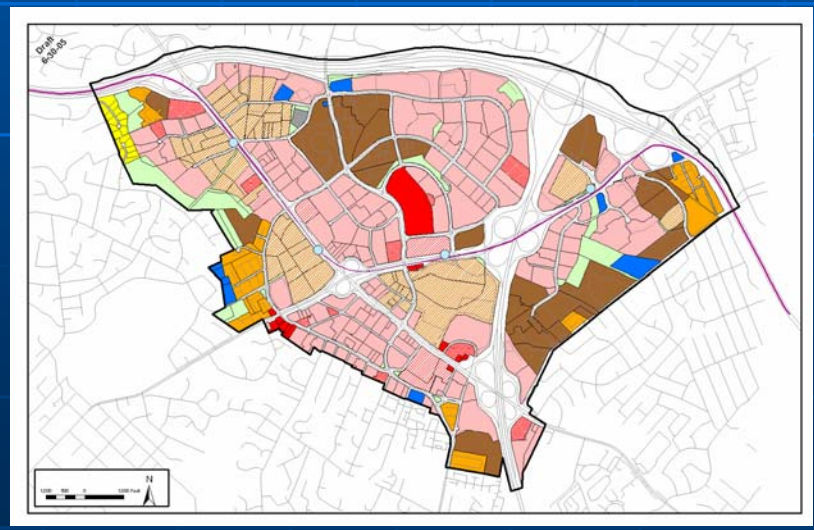


Current Plan Land Use (No Rail)

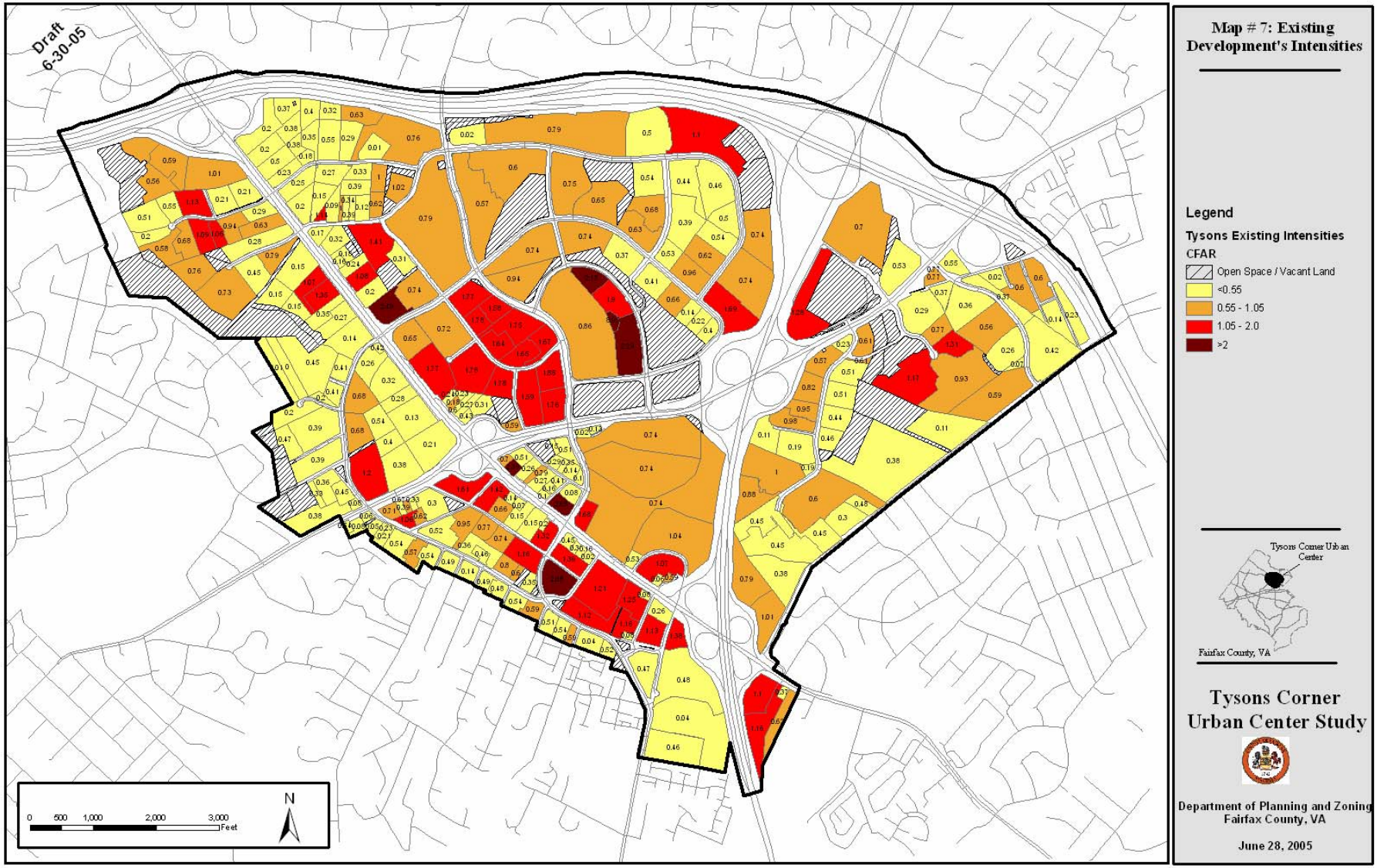


Current Plan Land Use (3 Rail Stations)

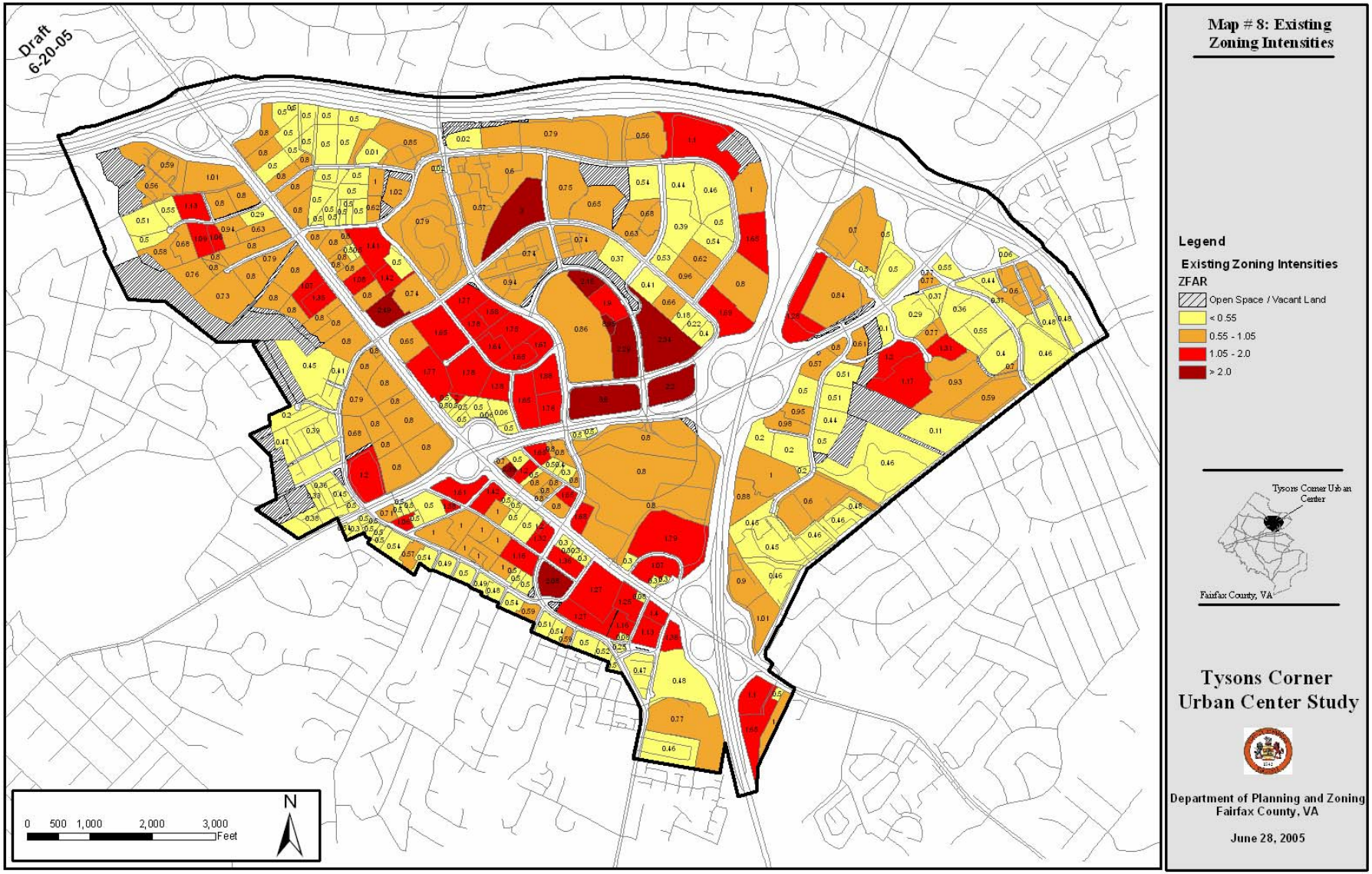


Assumed Future Land Use (FEIS 4 Rail Stations)

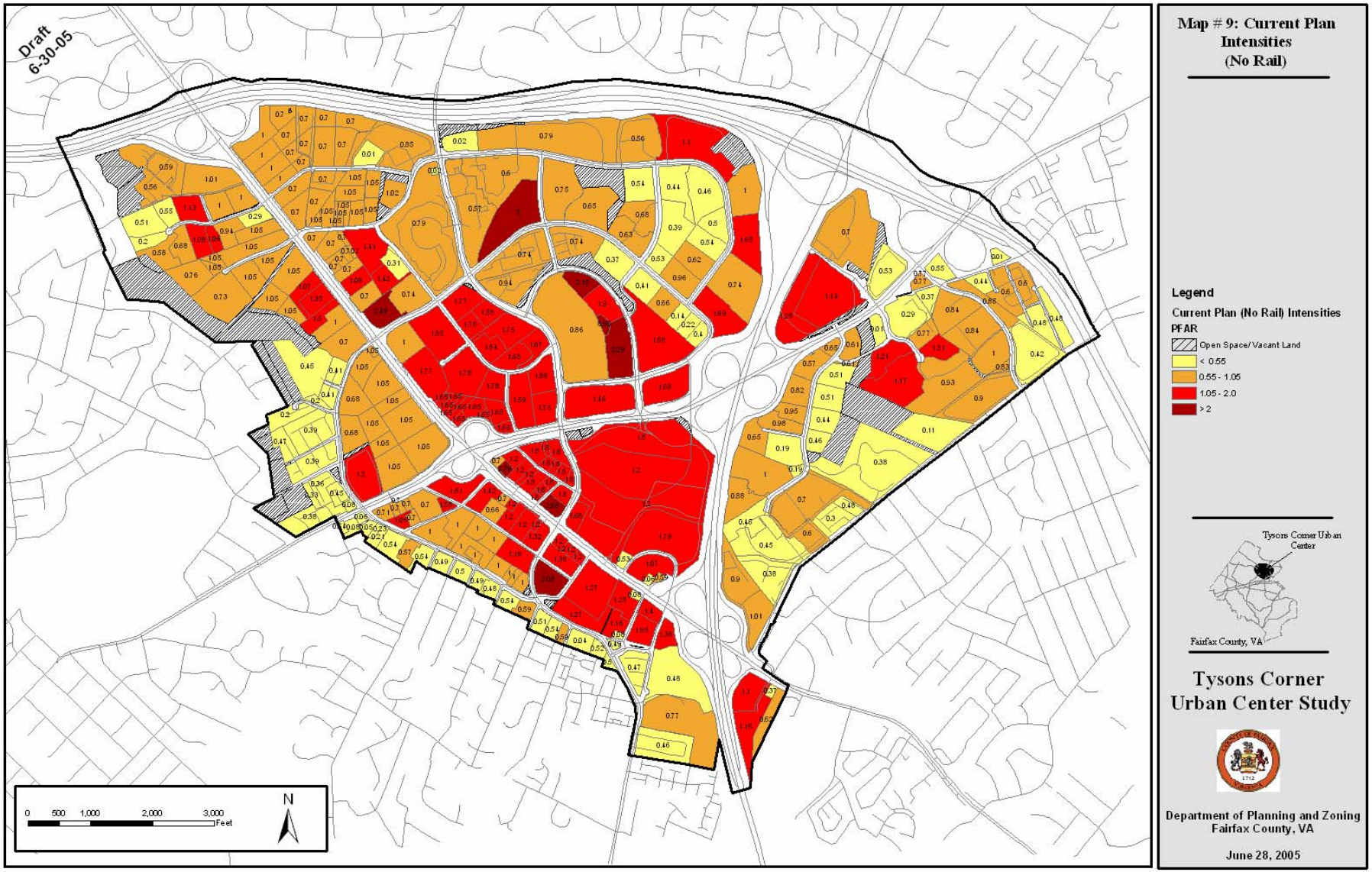
Existing Development's Intensities



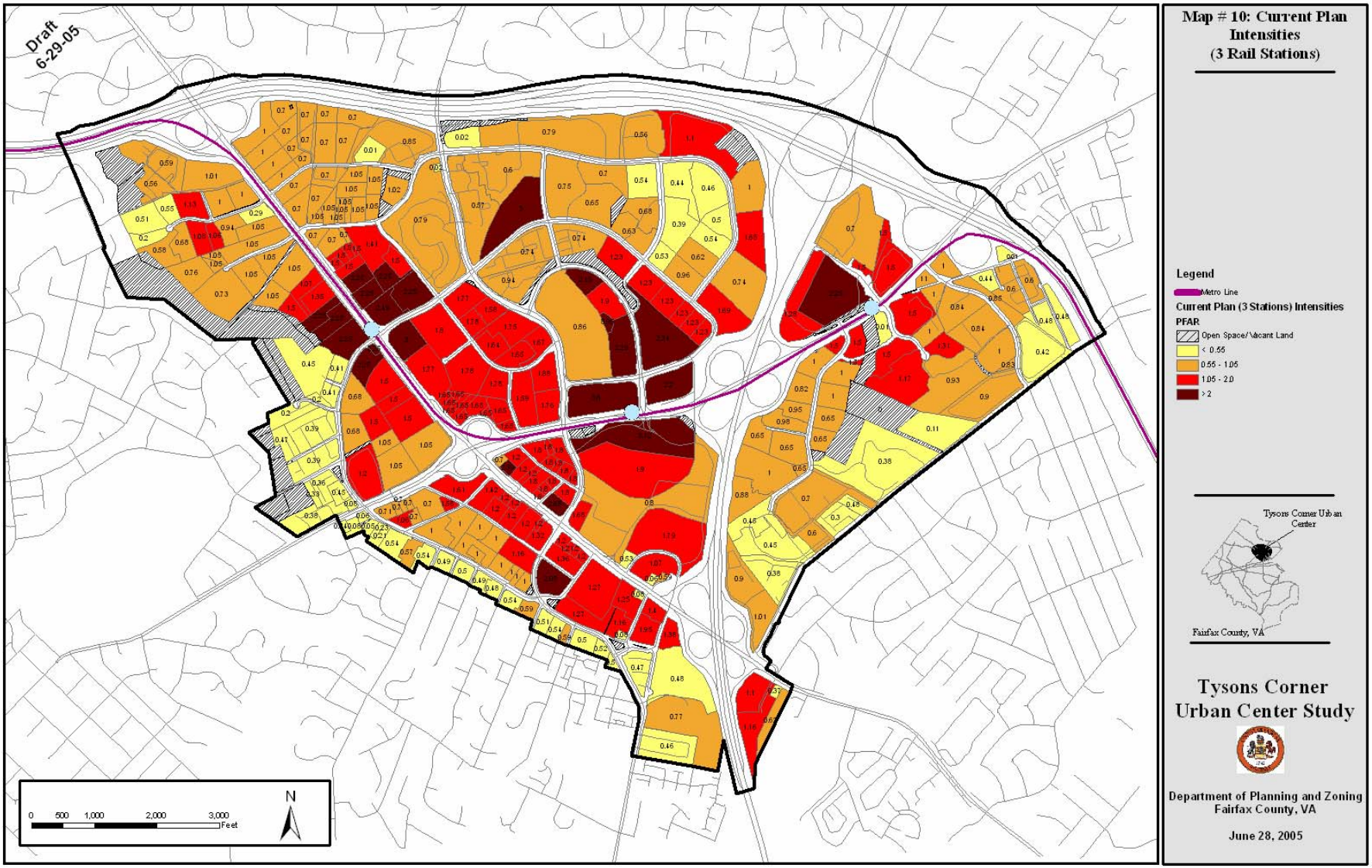
Existing Zoning Intensities



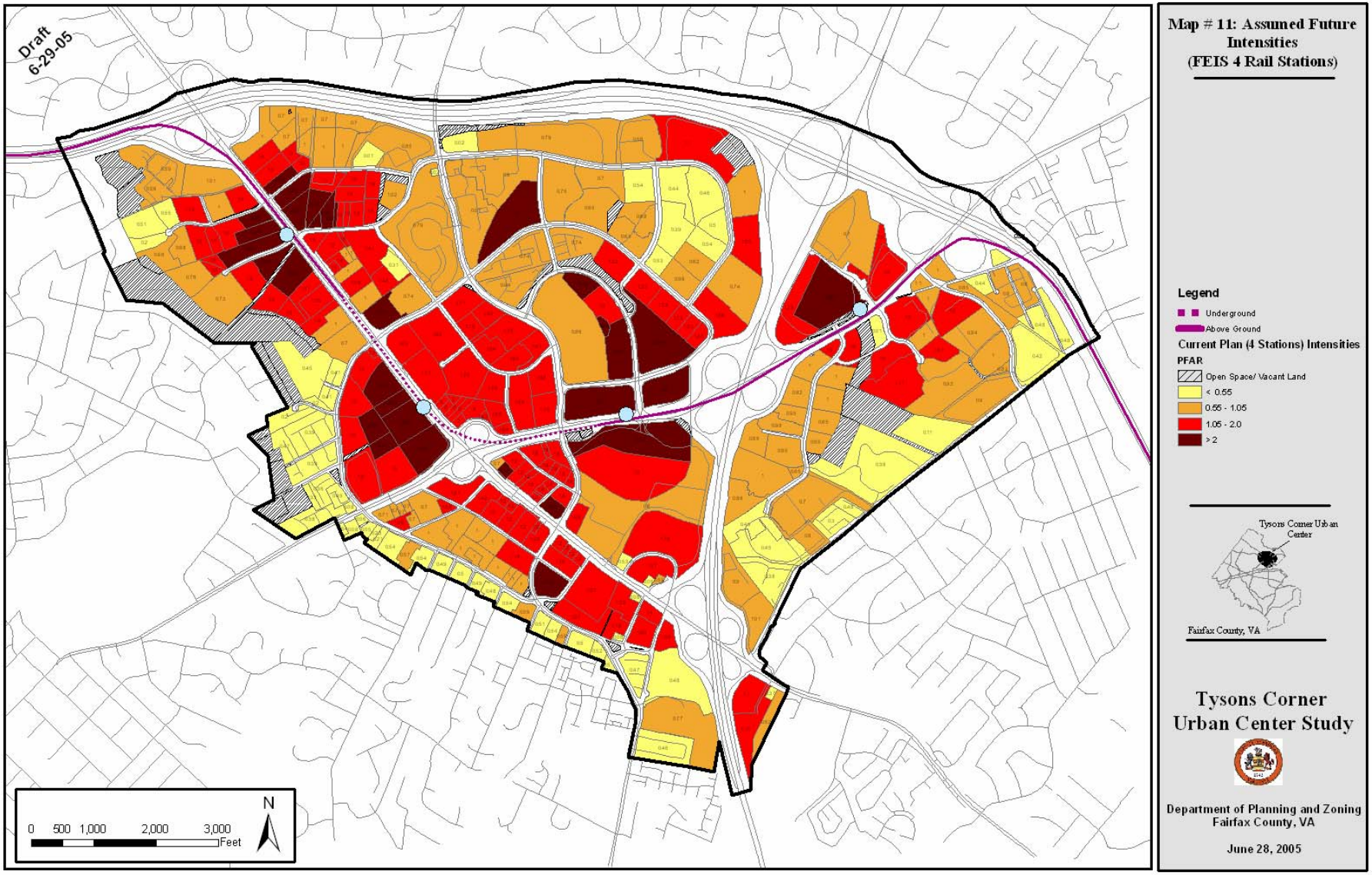
Current Plan Intensities (No Rail)

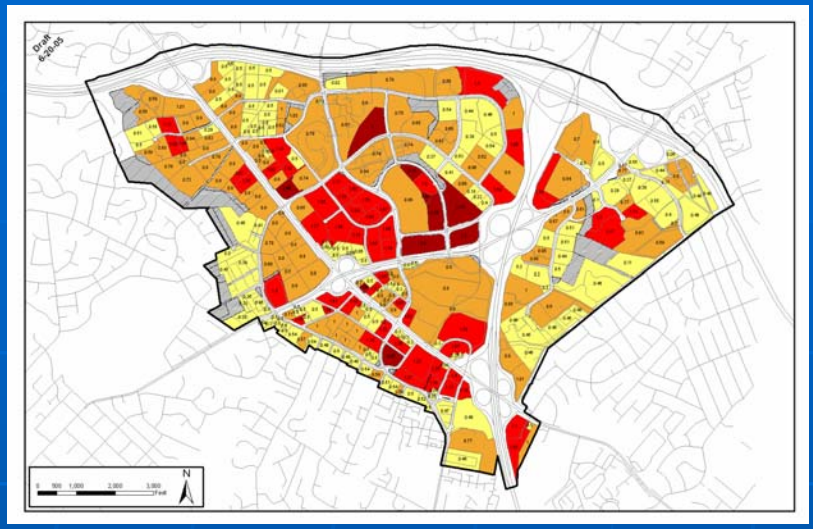


Current Plan Intensities (3 Rail Stations)

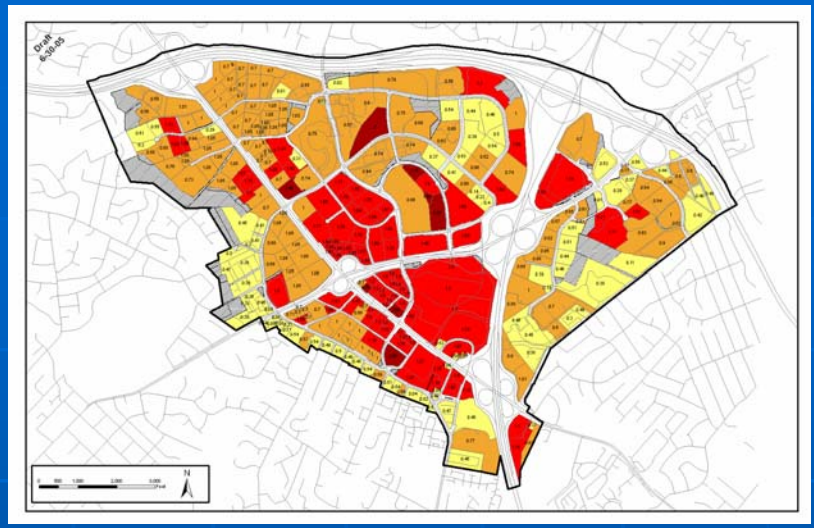


Assumed Future Intensities (FEIS 4 Rail Stations)

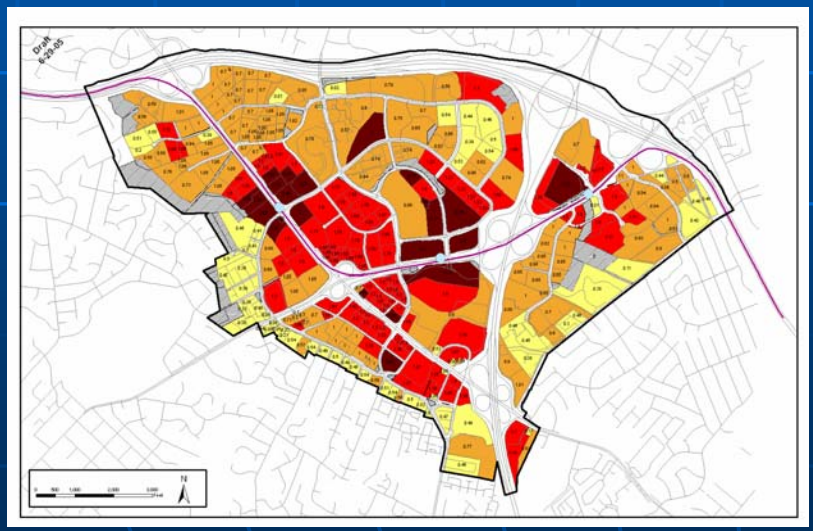




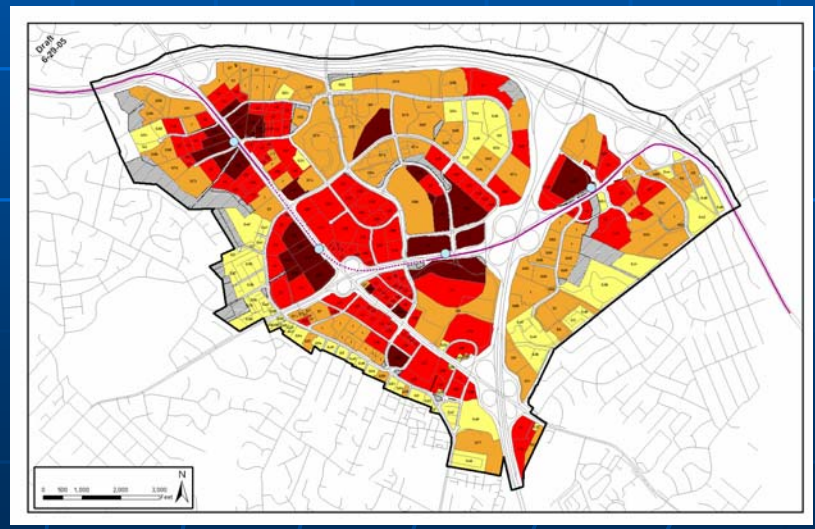
Existing Zoning Intensities



Current Plan Intensities (No Rail)

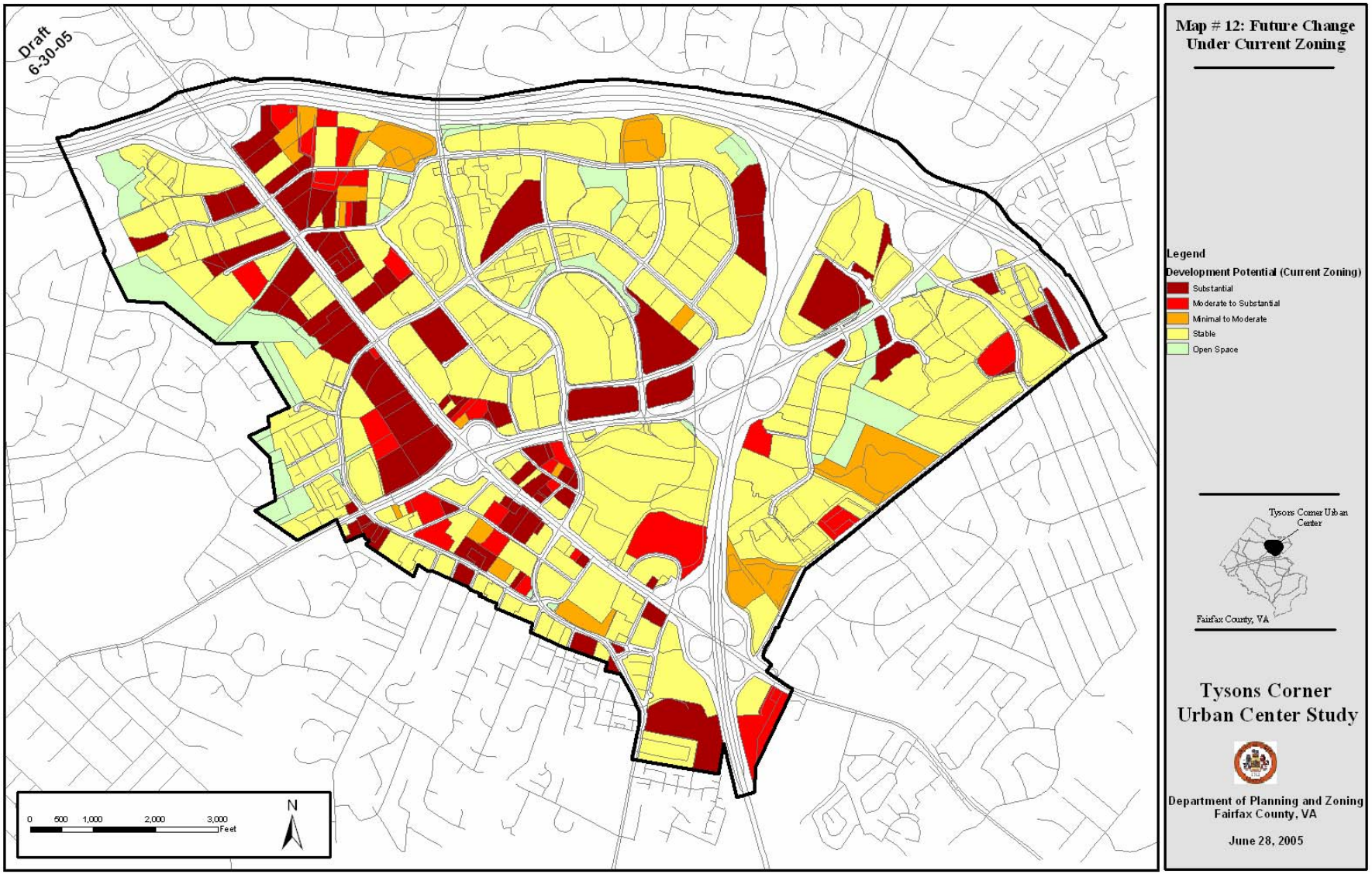


Current Plan Intensities
(3 Rail Stations)

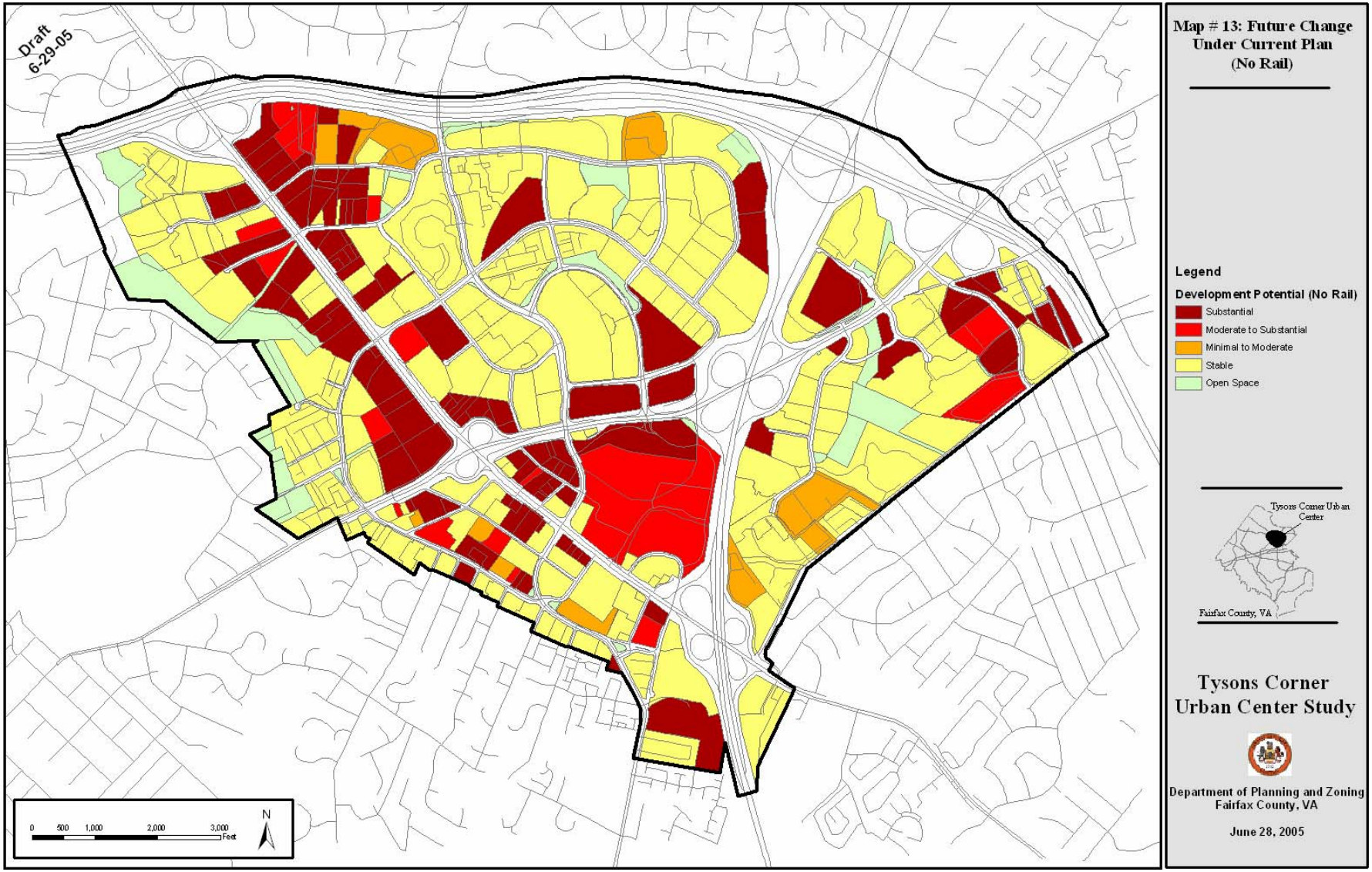


Assumed Future Intensities
(FEIS 4 Rail Stations)

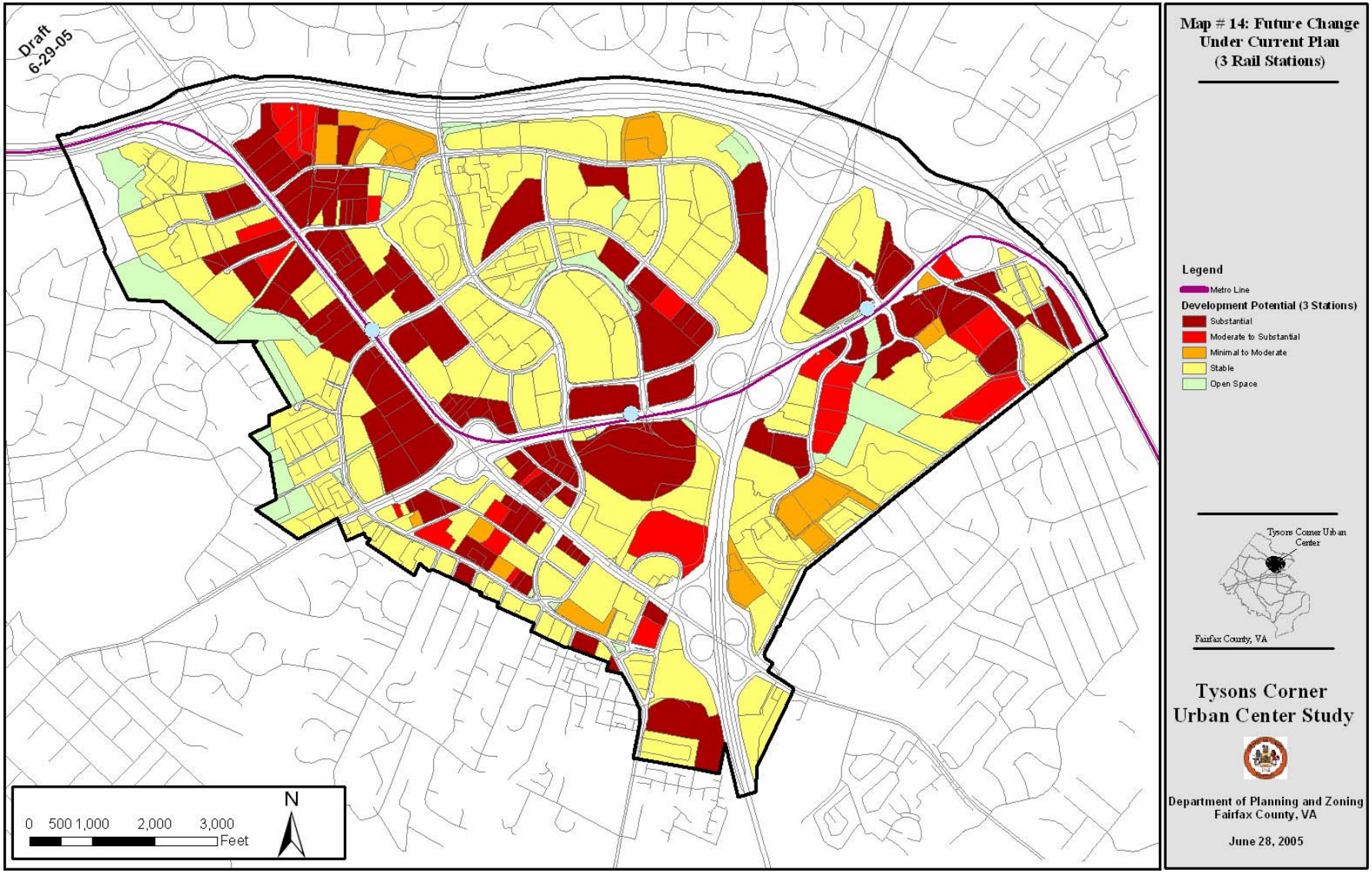
Future Change Under Current Zoning



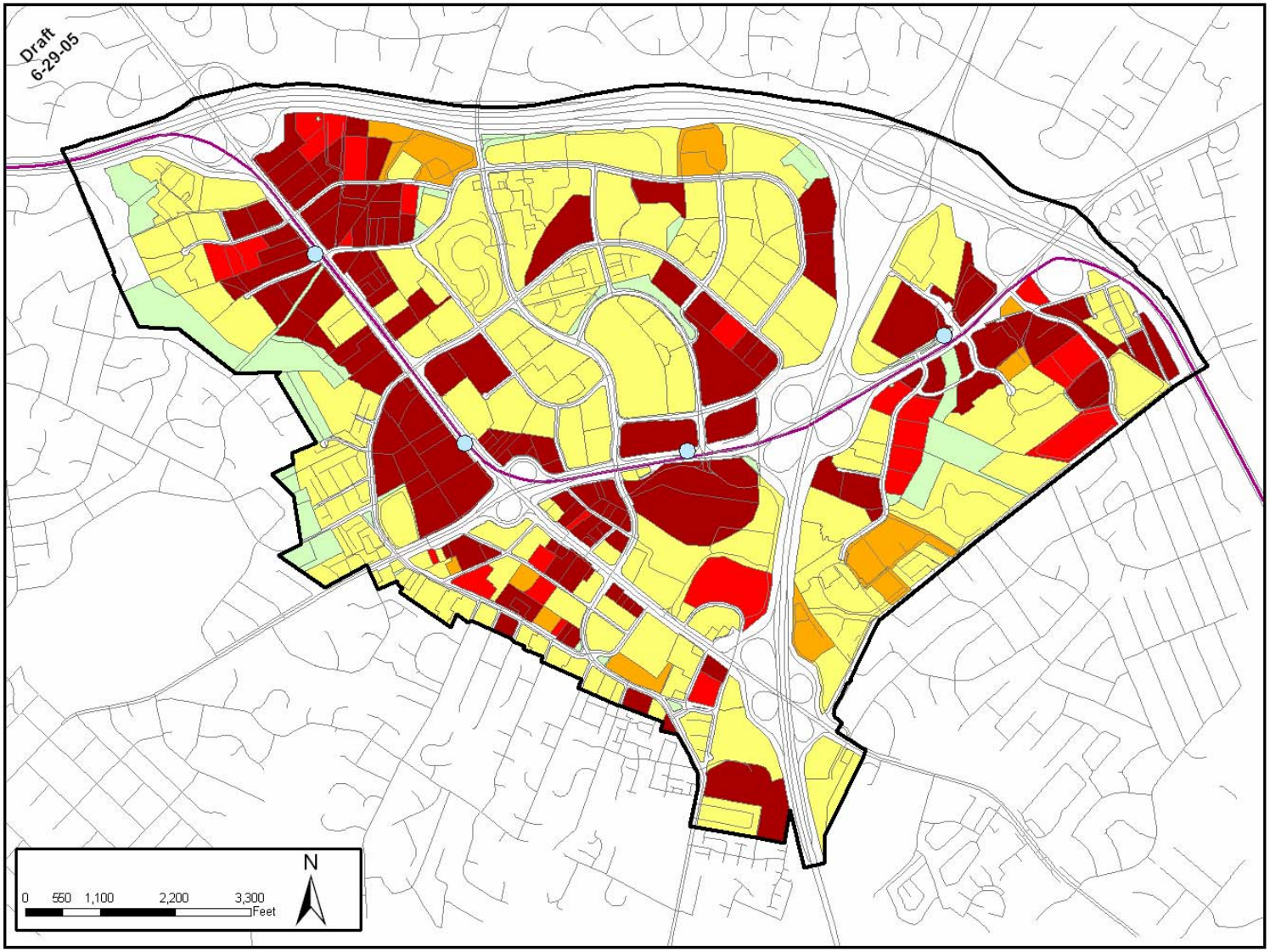
Future Change Under Current Plan (No Rail)



Future Change Under Current Plan (3 Rail Stations)



Assumed Future Change Under Assumed Future (FEIS 4 Rail Stations)



Map # 15: Future Change Under Assumed Future (FEIS 4 Rail Stations)

Legend

Metro Line

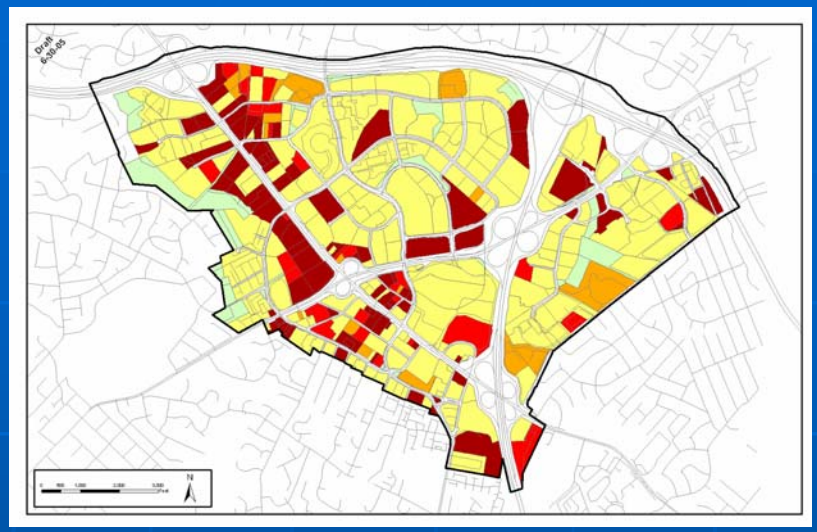
Development Potential(4 Stations)

- Substantial
- Moderate to Substantial
- Minimal to Moderate
- Stable
- Open Space

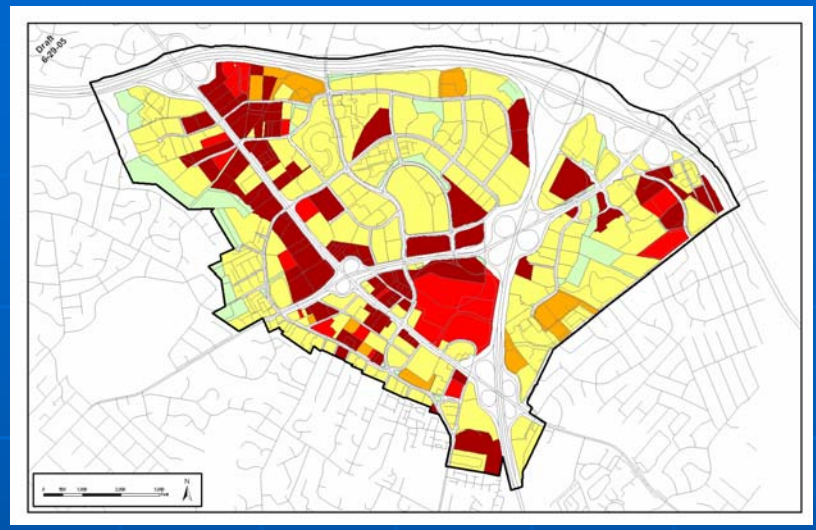
Tysons Corner Urban Center Study

Department of Planning and Zoning
Fairfax County, VA

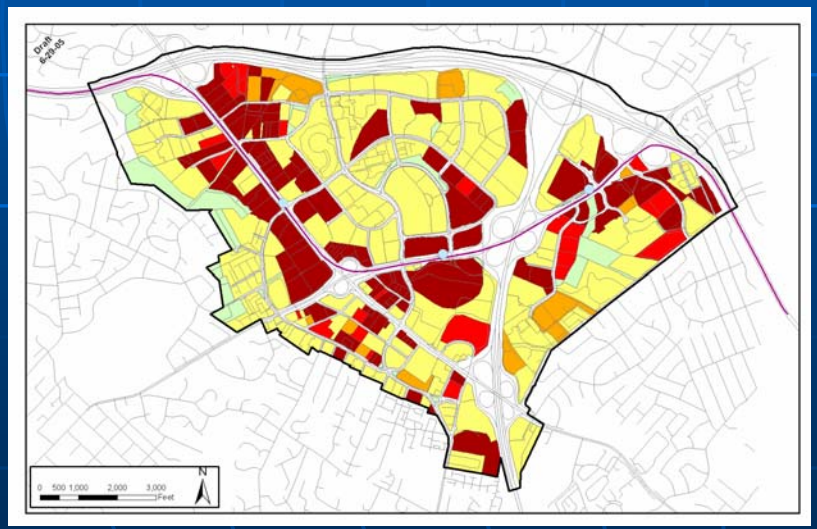
June 28, 2005



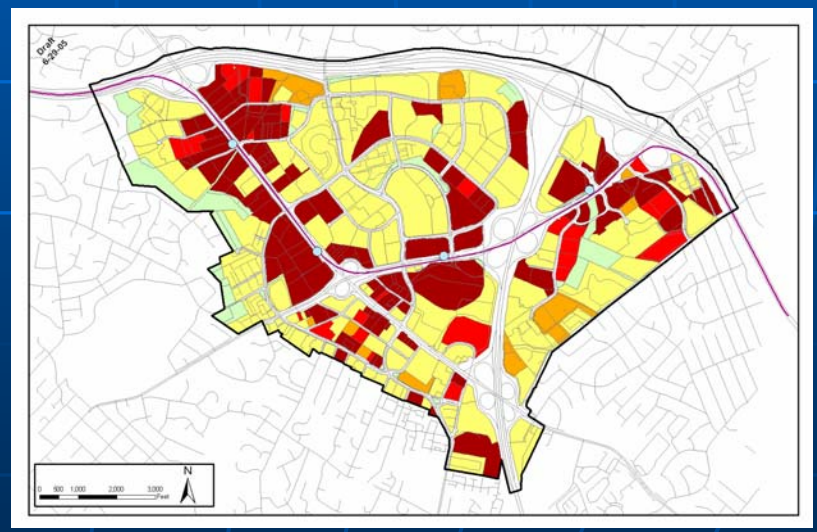
Future Change Under Current Zoning



Future Change Under Current Plan (No Rail)

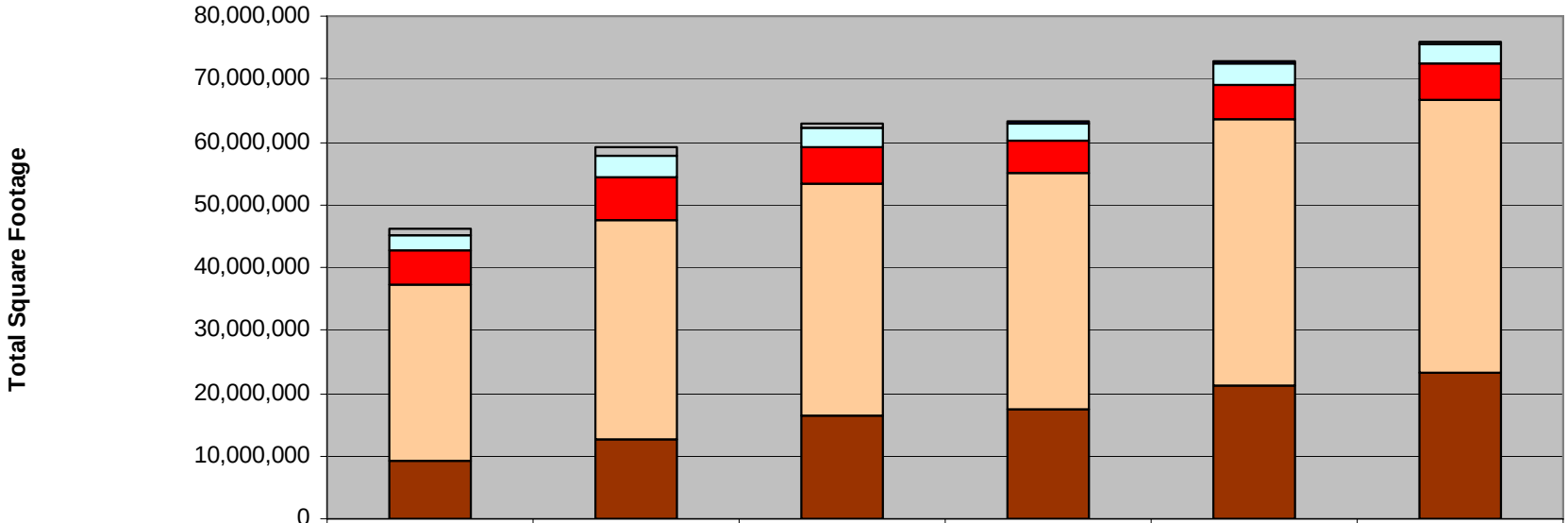


Future Change Under Current Plan
(3 Rail Stations)



Future Change Under Assumed Future
(FEIS 4 Rail Stations)

Tysons Existing and Future Land Use Scenarios (DRAFT 06-30-2005)



	Existing Land Use 2005	Zoning Potential	COG 2030 Forecast	Current Plan (No Rail)	Current Plan (3 Rail Stations)	Assumed Future (FEIS 4 Rail Stations)
Institutional/Governmental	82,224	156,414	82,224	80,387	133,567	143,030
Industrial	1,058,000	1,247,406	819,000	159,280	159,280	159,280
Hotel	2,257,000	3,545,787	2,800,000	2,875,619	3,347,552	3,362,117
Retail	5,698,000	6,758,501	5,800,000	4,889,221	5,552,656	5,766,274
Office	27,950,000	34,795,856	37,000,000	37,835,743	42,387,083	43,426,894
Residential	9,207,000	12,683,536	16,470,090	17,290,119	21,159,685	23,128,818

Total Non Residential (SQFT)	37,045,224	46,503,964	46,501,224	45,840,250	51,580,138	52,857,595
Total SQFT	**46,252,224**	**59,187,500**	**62,971,314**	**63,130,369**	**72,739,823**	**75,986,413**
Total Dwelling Units	**7,779**	**11,530**	**13,831**	**15,140**	**18,168**	**19,831**