

Draft
September 2005

Land Ownership Evaluation (FEIS 4 Rail Stations)

Legend

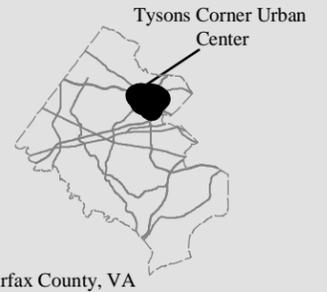
- Residential condos & other owner occupied units (approx. 15 % of Tysons)
- Non Residential Condominiums (approx. 1 % of Tysons)
- Public Land (approx. 8% of Tysons)

Commercial Land (incl Multi-Family Apts)

- Area Acres**
- Less than 2 acres (approx. 5% of Tysons)
 - 2 acres - 5 acres (approx. 15% of Tysons)
 - 5 acres - 10 acres (approx. 14% of Tysons)
 - 10 acres - 20 acres (approx. 18% of Tysons)
 - More than 20 acres (approx. 24% of Tysons)

- General FEIS Rail Alignment
- General Metro Station Location
- Current Plan's Primary Intensification Area (1000 ft or about one-fifth mile radius)
- Current Plan's Secondary Intensification Area (1600 ft or about one-third mile radius)

Note: Department of Tax Administration records (dated August 2005) were used in evaluating the land ownership information.



Tysons Corner Urban Center Study



Department of Planning and Zoning
Fairfax County, VA

September 2005

ID	Property Owners	Area (Acres)
1	TYSONS CORNER PROPERTY LLC	82.70
2	WEST GROUP PROPERTIES LLC	81.20
3	WEST MAC ASSOCIATES	37.58
4	TYSONS II LAND CO LLC	29.75
5	DOLLEY MADISON LLC	28.08
6	CAPITAL ONE BANK	26.30
7	GANNETT CO INC	25.21
8	HOMART NEWCO ONE INC TYSONS GALLERIA LLC	23.80
9	WEST GROUP PROPERTIES LLC	22.25
10	MR COMMONS LLC	20.60
11	MITRE CORPORATION	19.83
12	AVALON PROPERTIES INC ALEX TECH CTR OFFC BLDG	18.95
13	CAMPUS POINT REALTY CORP	18.18
14	TYSONS II DEVELOPMENT COMPANY LLC	16.29
15	SHERWOOD TYSONS LLC	15.81
16	POST APARTMENT HOMES LP	15.55
17	CESC TYSONS DULLES PLAZA LLC	14.79
18	EQUITY CORPORATE HOUSING HOLDING CO INC	14.55
19	TRULIE INVESTMENT CORP ET AL	14.27
20	PARK CREST SPE PHAS 1 LLC	13.42

