

Land Ownership Evaluation (FEIS 4 Rail Stations)

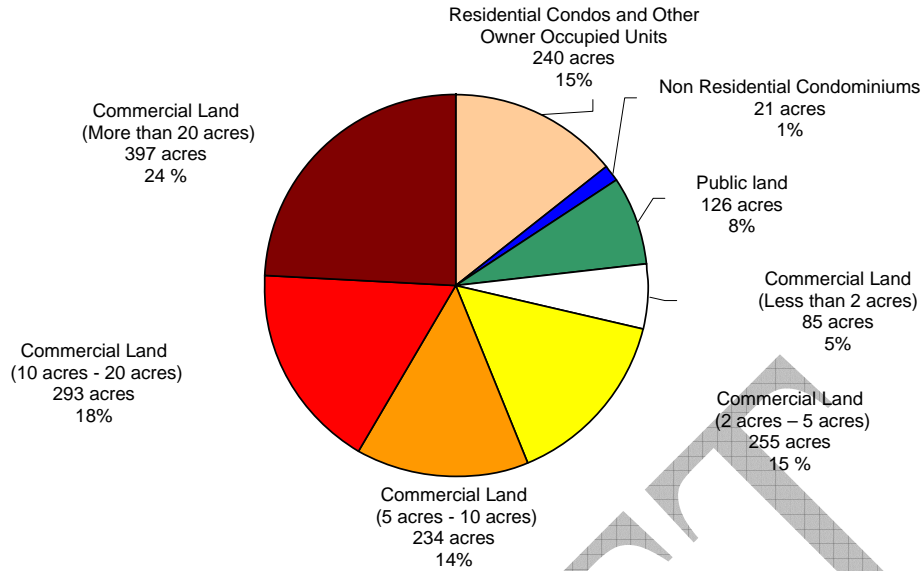
The Tysons Corner Coordinating Committee requested Fairfax County Department of Planning and Zoning staff to research and summarize the land ownership within Tysons Corner. The goal of this research is to identify contiguous land masses under single ownership within Tysons Corner in order to assess the future difficulty of consolidating land for transit oriented development in the vicinity of future Metro Stations.

Methodology: Land within Tysons Corner is currently developed with a variety of residential, commercial and public uses. As a first step in the analysis, ownership information for each parcel in Tysons Corner was obtained using Department of Tax Administration data. Land within Tysons Corner was initially categorized based on the type of ownership into publicly owned and privately owned land. Privately owned land was further divided into: residential condos and other owner occupied residential units (including attached and detached single family homes); office/industrial condominiums and all other commercial land (including multifamily apartments). Since commercial property accounts for majority of land in Tysons Corner, the commercial land was divided into five categories based on the amount of land that is contiguous and under the same ownership. The five categories of contiguously owned land are: less than 2 acres; 2 to 5 acres; 5 to 10 acres; 10 to 20 acres and more than 20 acres.

Results of the analysis: As indicated by the piechart on the following page: about 76% of land in Tysons Corner is developed with commercial uses; 15 % of the land is developed with residential condominiums and other owner occupied residential units; and the remainder is under public ownership that includes schools, parks and publicly owned open spaces.

The following is the amount of land in each commercial land category:

- Contiguous ownership of less than 2 acres encompasses approximately 5 % of Tysons Corner.
- Contiguous ownership of 2 to 5 acres encompasses approximately 15 % of Tysons Corner.
- Contiguous ownership of 5 to 10 acres encompasses approximately 14 % of Tysons Corner.
- Contiguous ownership of 10 to 20 acres encompasses approximately 18 % of Tysons Corner.
- Contiguous ownership of more than 20 acres encompasses approximately 24 % of Tysons Corner.



The GIS Map (Title: Land Ownership Evaluation (FEIS 4 Rail Stations)) shows how the land under each of the categories listed in the above piechart, is distributed in Tysons Corner. The map also lists property owners who own significant contiguous land masses in Tysons Corner that range from 13 acres to over 80 acres in area. While West Group Properties LLC which owns about 137 acres is the single largest property owner, Tysons Corner Property LLC owns the largest contiguous land mass in Tysons Corner. Following is a brief discussion of land ownership in the vicinity of each proposed Metro station.

Tysons East: With the exception of The Gates of Mclean condominium development, land located north of this proposed station is owned by Capital One (over 25 acres) and West Group (approximately 10 acres). These properties are located within 1,600 feet (or one-third mile) of the proposed station.

Land located south of this proposed station, along Colshire and Anderson Road, is owned by a few large land owners. However, land along Old Meadow is owned by several small land owners.

- Property owners along Colshire and southeast of Anderson Road include Mitre Corporation, West Group, Northrop Grumman (Istar NG LP), MR commons and Safeway Inc. These properties ranging from 10 to 20 acres are mostly located within 1,600 feet (or one-third mile) of the proposed station.
- Along Old Meadow Road, most land ownership is fragment with smaller properties ranging from 2 to 10 acres in area with the exception of residential developments at the southern end of Old Meadow Road.

Tysons Central 123: Land ownership in the vicinity of this proposed station consists of large properties with more than 20 acres. Land immediately north of the proposed station area is owned by Tysons II Land Co LLC (about 30 acres of land). Land further north is developed with the Tysons II Mall (about 24 acres of land). Majority of these properties are within 1,600 feet (or one-third mile) of the proposed station.

Land south of this proposed station is owned by Tysons Corner Property Holdings LLC (Tysons I Mall) which is the largest land mass under single ownership in Tysons Corner with over 80 acres. The majority of this property is within 1,600 feet (or one-third mile) of the proposed station.

Land west of International Drive consists of land ownership ranging from less than 2 acres to about 10 acres. Most of this area is more than 1,600 feet (or one-third mile) of the proposed station.

Tysons Central 7: Land within 1,600 feet (or one third mile) of this proposed station area is owned by relatively few property owners who own land masses that range between 5.5 acres to over 18 acres. The major land owners north of the station include SAIC (Campus Point Realty Corp) which owns over 18 acres and Booz Allen Hamilton which owns about 13 acres. The major land owners south of the proposed station include Sherwood Tysons LLC (Marshall's Shopping Center) which owns about 16 acres, Trulie Investment Corp Et Al (Koons auto dealership) which owns about 14 acres and Pike 7 Plaza which owns about 12.6 acres. The only area near this proposed station which has a very fragmented ownership pattern is adjacent to the north side of Route 7 and 123 interchange, which includes several small properties (each having less than 2 acres land).

Tysons West: Land ownership in the vicinity of this station area is the most fragmented of all the station areas. This area is developed with several car dealerships with each having about 5 acres or less land area; the exception is property owned by Car DB1 LLC (Rosenthal) that owns about 12 acres of land located south of the proposed station.