

TYSONS OFFICE DESIGNATED AREAS
PLANNING STUDY
COMMUNITY MEETING
PRESENTATION

August 26, 2026

AGENDA

Wednesday, August 26, 2026

Zoom Virtual Meeting

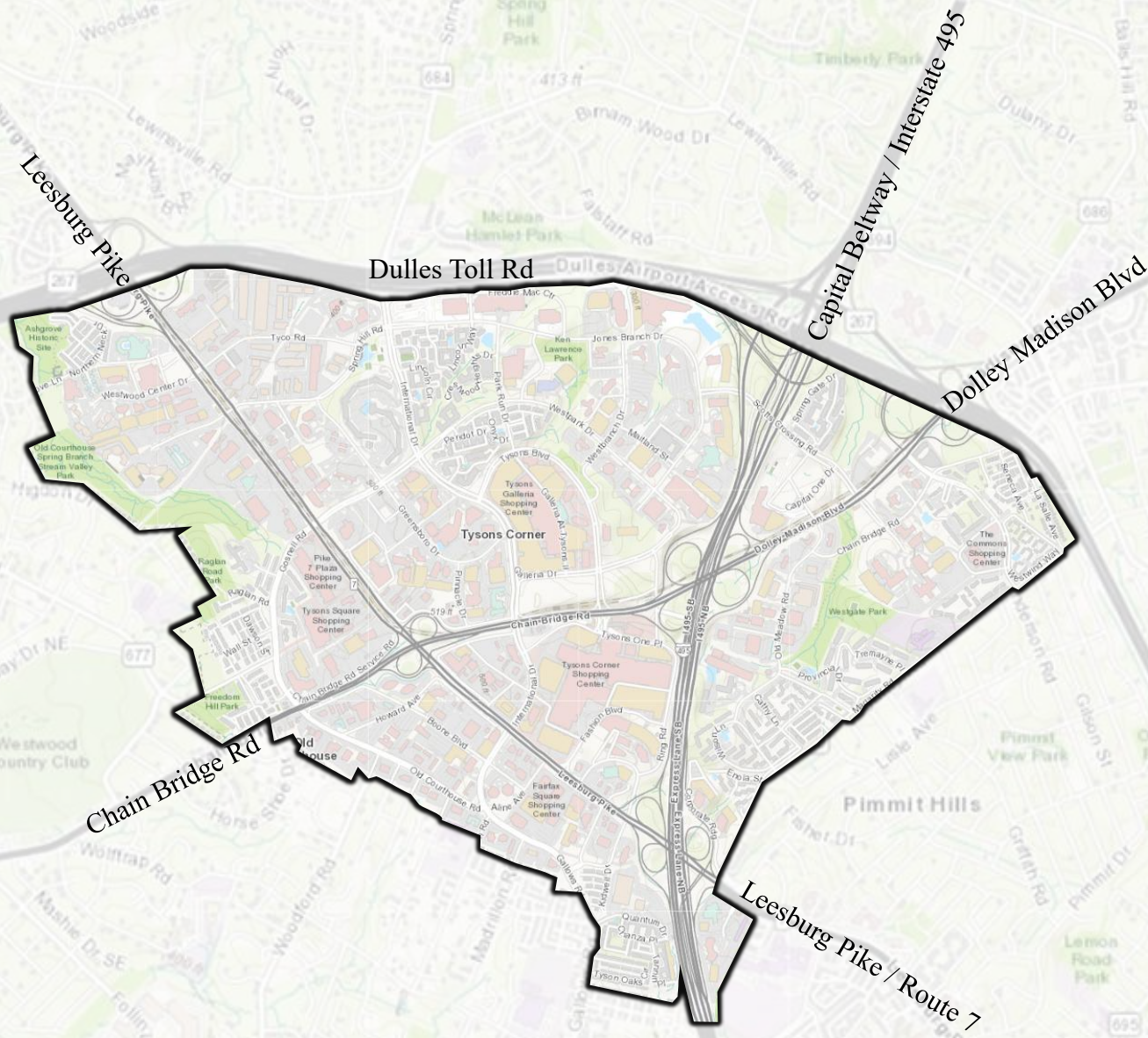
- Study Background/Location
- Comprehensive Plan
- Planning History
- Adopted Plan Recommendations
- 2025 SSPAs
- BOS Authorization
- Redevelopment Scenario
- Staff Considerations
- **Q&A | DISCUSSION**

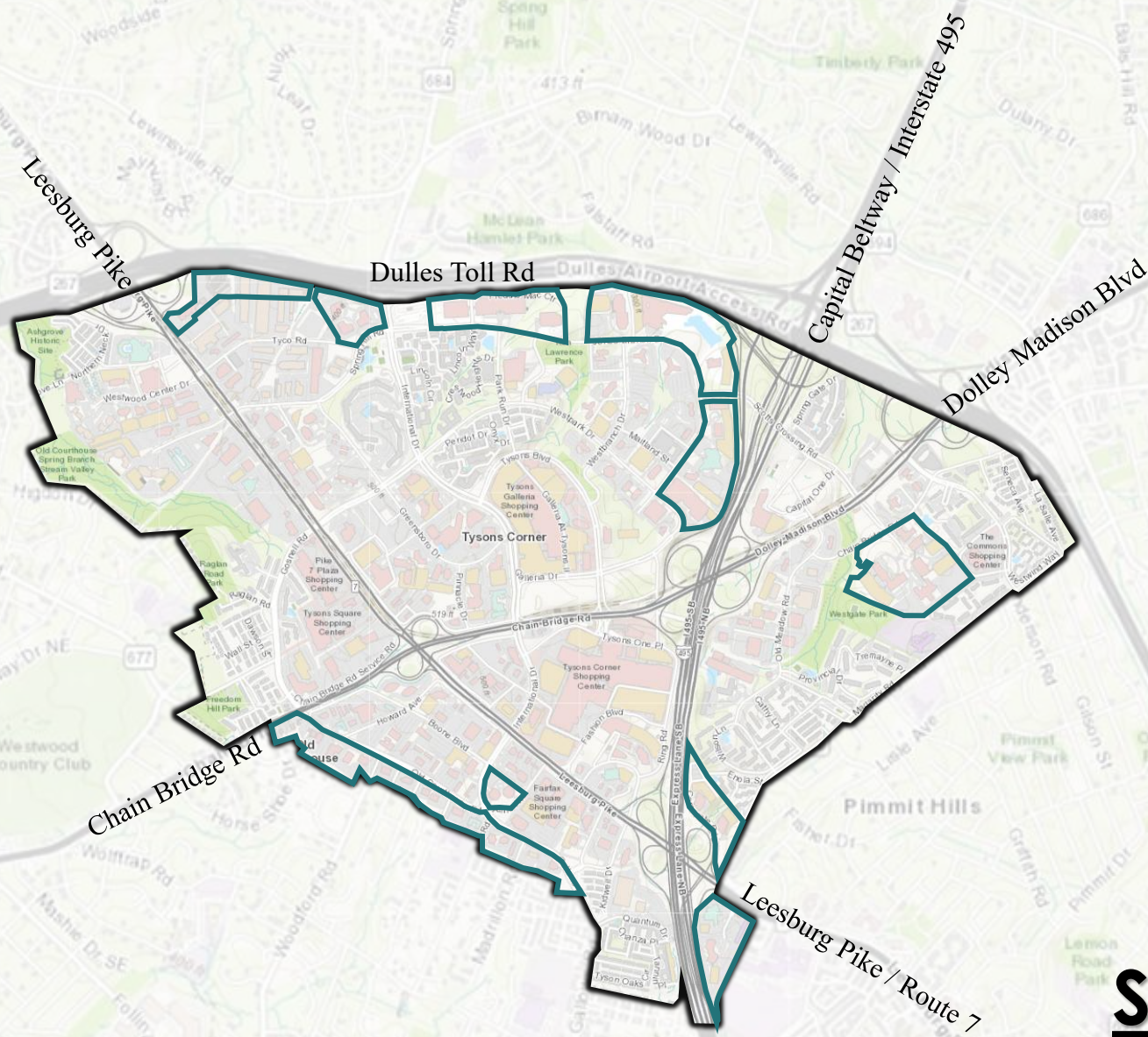
Graham Owen
Sahar Hamdard

Dept. of Planning & Development
Dept. of Planning & Development



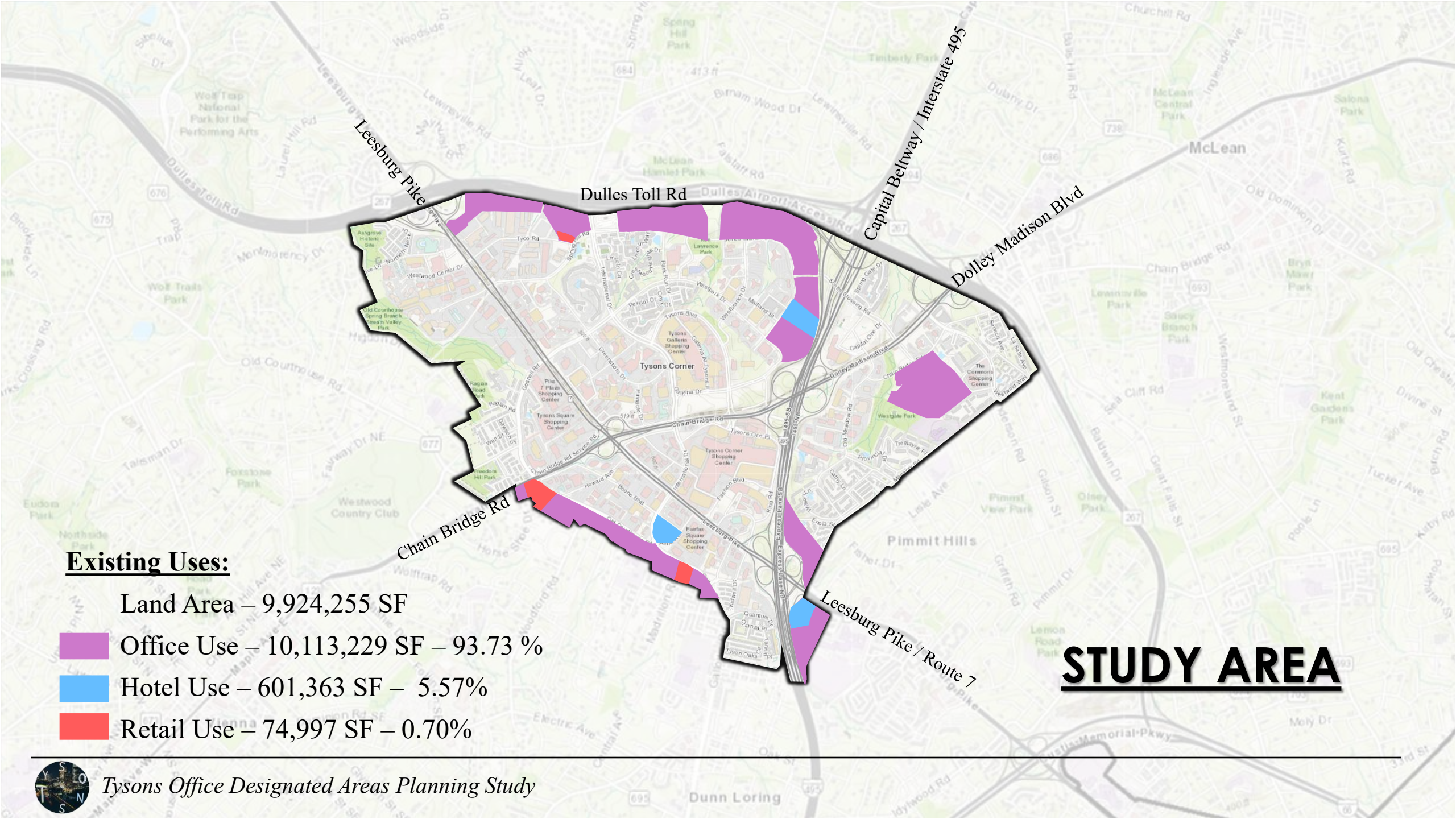
LOCATION





STUDY AREA





Existing Uses:

Land Area – 9,924,255 SF

Office Use – 10,113,229 SF – 93.73 %

Hotel Use – 601,363 SF – 5.57%

Retail Use – 74,997 SF – 0.70%

STUDY AREA





Comprehensive Plan

COMPREHENSIVE PLAN

- ❖ Represents the County’s long-range vision for land use and the built environment
- ❖ Guides decision-making about the built and natural environment

Comprehensive Plan

- Guide: Goals & Recommendations
- Supplies general policies and text regarding land use, transportation, environmental protections, heritage resources, public facilities, parks, etc.
- Land use categories
- Density and Intensity (amount of development)

Zoning Ordinance

- Law: Body of Regulations
- Implements the Plan
- Identifies use types and requirements such as setbacks, parking, and open space
- Zoning Districts (ex. R-1, C-2, and PDC)

The Comprehensive Plan guides zoning and development review decisions.



COMPREHENSIVE PLAN – Components

POLICY PLAN

The Policy Plan outlines the objectives, policies, and guidelines to guide planning and development review considerations toward implementing county goals. The goals address the future development...

[View Policy Plan](#) >

PLAN GLOSSARY

The glossary contains an alphabetical listing defining terms as they are used in the context of the Comprehensive Plan.

[View Plan Glossary](#) >

PLAN MAPS



[View Plan Maps](#) >

PLAN AREAS



[View Plan Areas](#) >

PLAN DISTRICTS

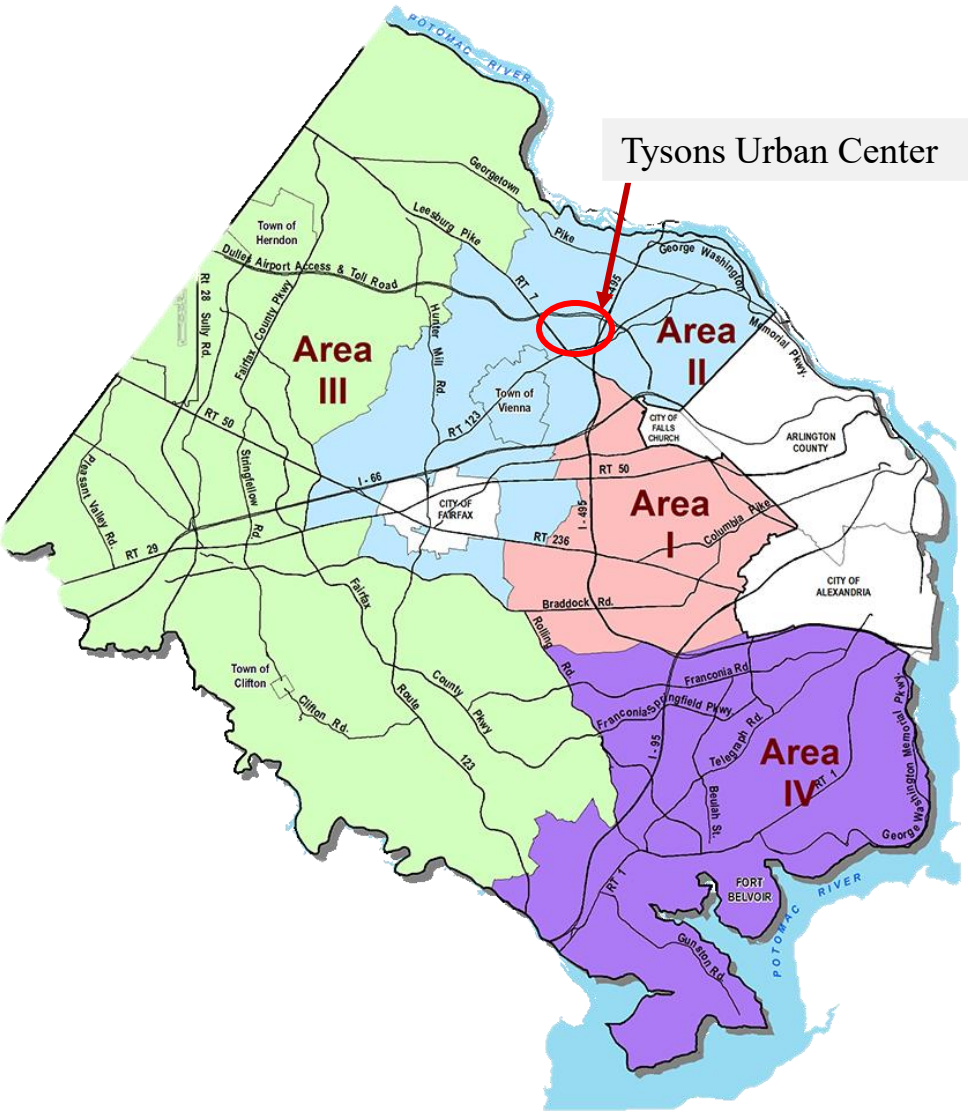


[View Planning Districts](#) >

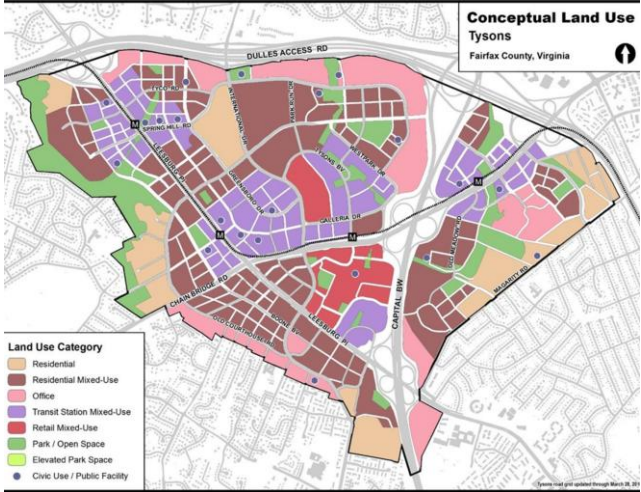
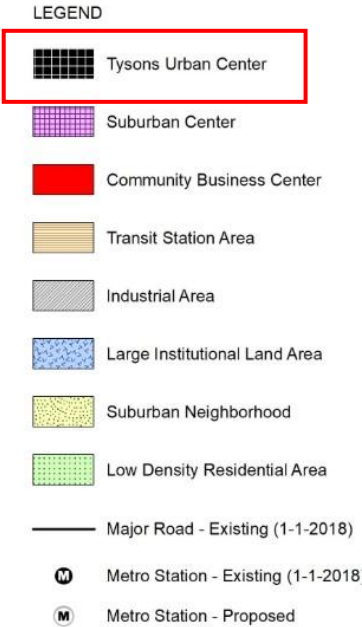
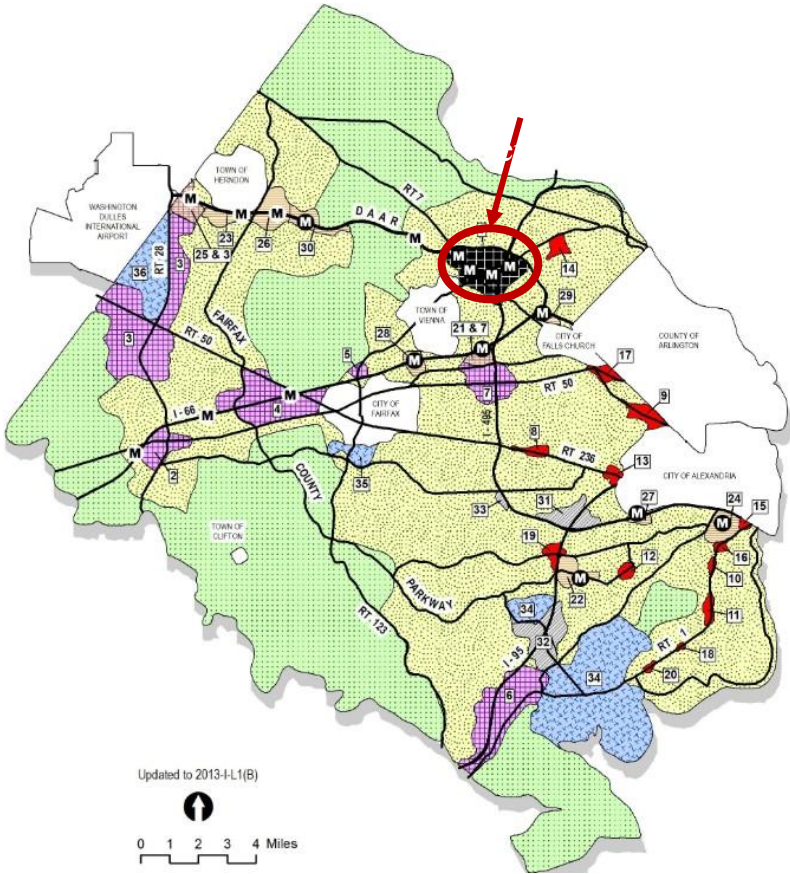
SPECIAL AREAS



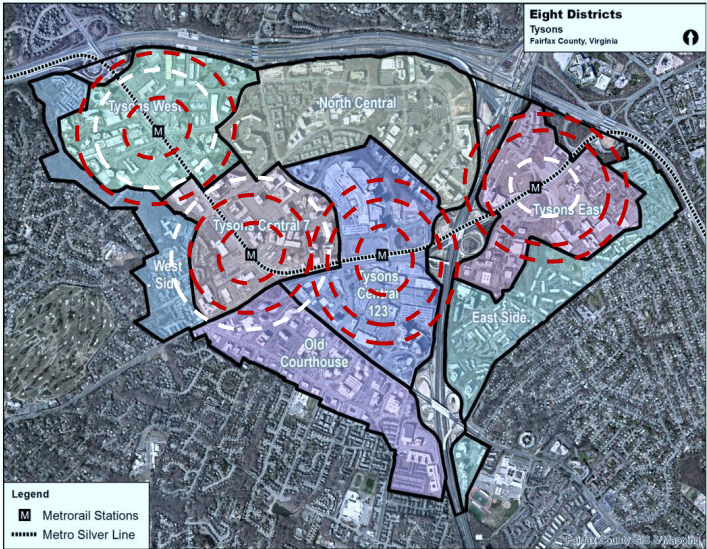
[View Special Plan Areas](#) >



COMPREHENSIVE PLAN – Tysons Urban Center



- Area Plan II
- Vision for Tysons
- Implementation
- Areawide Recommendations
- District Recommendations for TOD and Non –TOD areas



INTENSITY – Floor Area Ratio (FAR) - DENSITY – DU/AC



100% Lot
Covered
1 Story

50% Lot
Covered
2 Stories

25% Lot
Covered
4 Stories

The **Floor Area** of a building is divided
by **Land Area** of a site to calculate the
FAR

$$\frac{100,000 \text{ sq. ft. of building}}{100,000 \text{ sq. ft. of land}} = 1.0 \text{ FAR}$$

Urban Townhomes – 12 du/ac



Single Family – 3-4 du/ac



Mid-Rise Multifamily – 72 du/ac



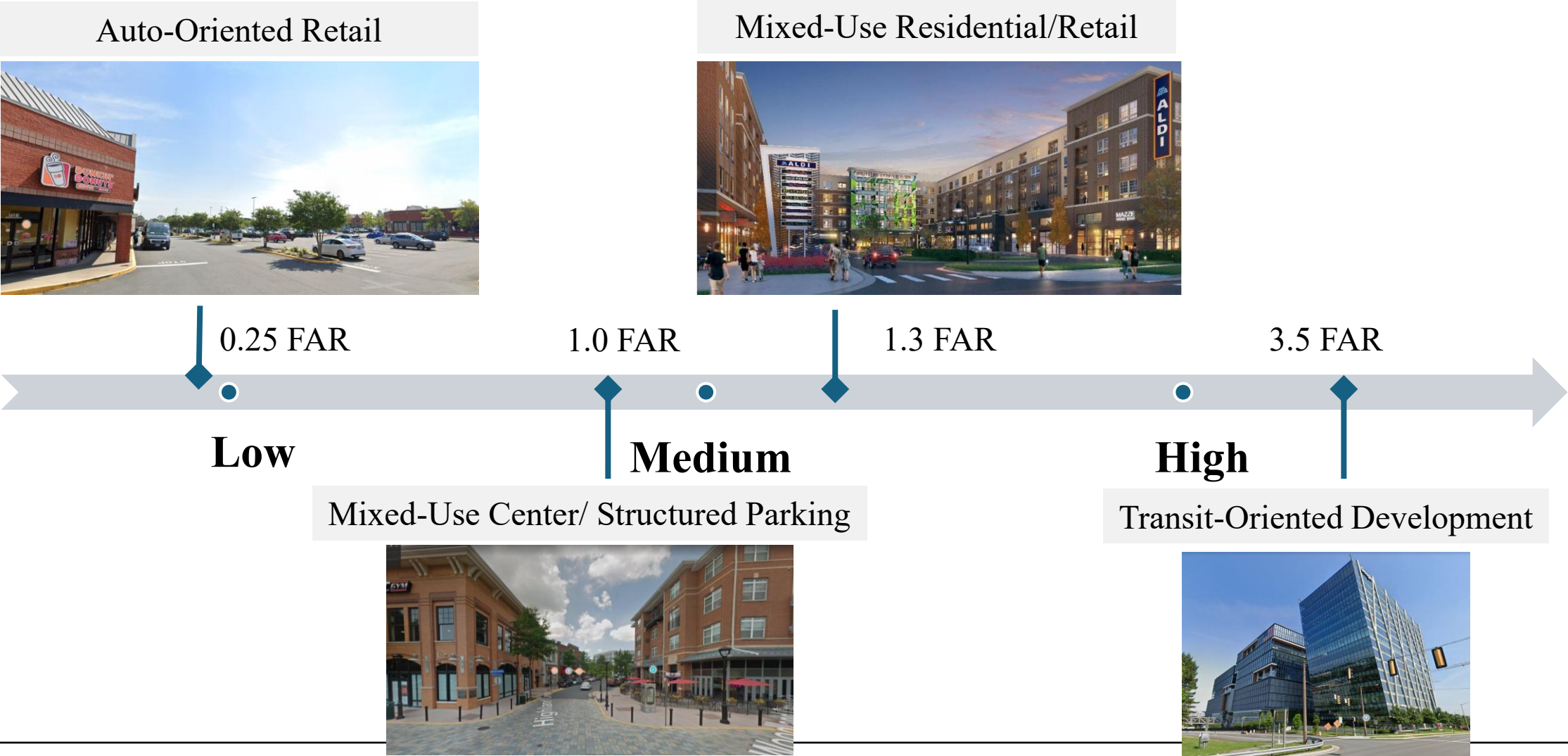
Mid-Rise Residential Over Retail – 63 du/ac



Stacked Townhomes – 2-over -2



NON-RESIDENTIAL & MIXED-USE INTENSITY – (FAR)





Planning History

MIXED USE PLANNING HISTORY

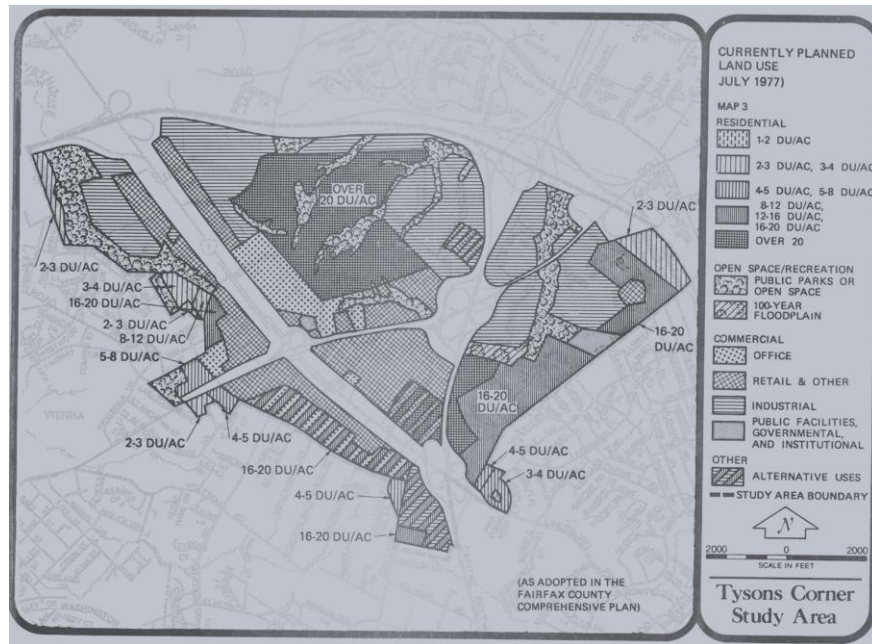
- **1978 Tysons Corner Area Study:** did not include a row of parcel to the south of Old Courthouse Road
- **1986 Tysons Corner Height Study Area:** expanded the boundary - include parcels northeast, southeastern and south.
- **The Current Adopted Boundary** – exclude/remove the northeast parcels



MIXED USE PLANNING HISTORY – 1978 and 1986

1978 Tysons Corner Study

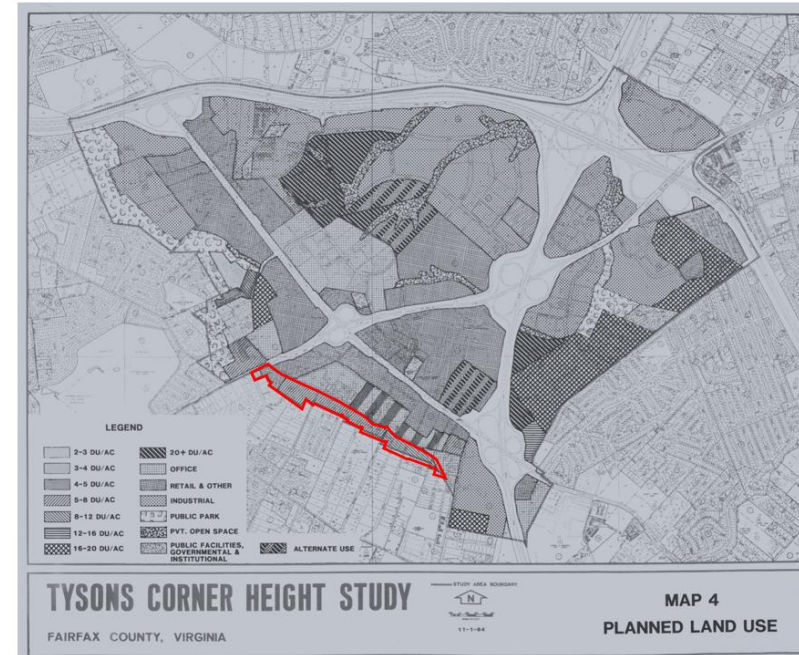
- Set long-term vision
- Transform the area into a Planned Development Center
- Key principle to guide growth, promote mixed-use development strengthen transportation planning, and ensure environmental sensitivity



1978 Tysons Corner Study Planned Land Use

1986 Tysons Height Study

- Advance urban design objectives
- Key objectives - enhancing legibility and identity, strengthening district character, creating activity centers through mixed-use development, integrating open space and transportation networks, and protecting adjacent residential areas



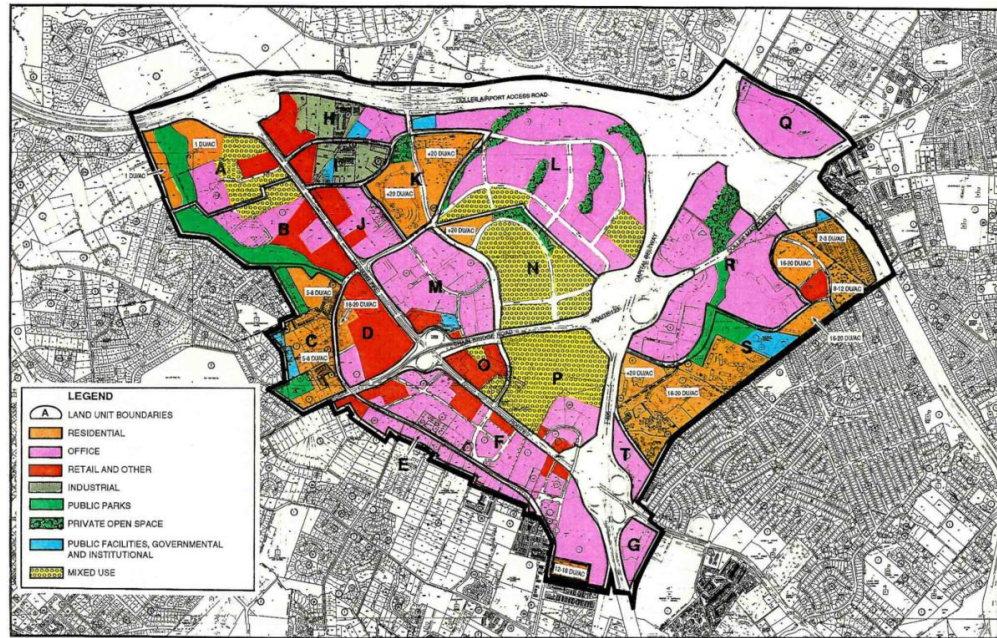
1986 Tysons Corner Height Study Planned Land Use



MIXED USE PLANNING HISTORY – 1995

1995 Tysons Corner Urban Center Plan

- Established a framework for high-intensity, well-designed development
- Alternative Land Use policy
 - Allowed limited residential development primarily multifamily housing in certain office areas, subject to compatibility and transportation criteria

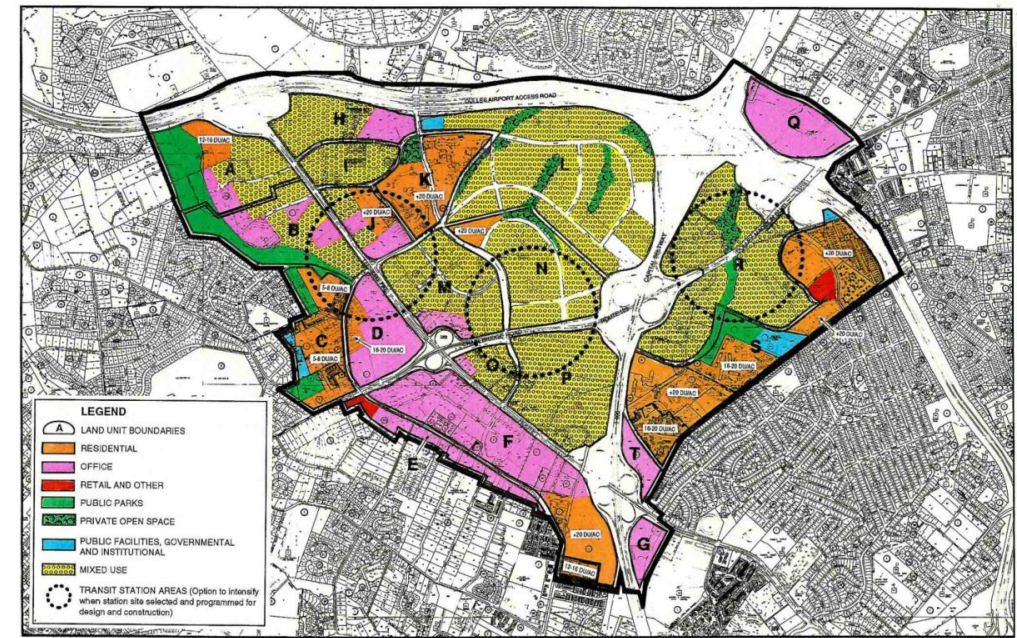


TYSONS CORNER URBAN CENTER

FAIRFAX COUNTY, VIRGINIA

1995 Recommended Land Use

RECOMMENDED LAND USE
(See Land Unit Recommendations in the
Draft Tysons Corner Urban Center Plan
for more information)



TYSONS CORNER URBAN CENTER

FAIRFAX COUNTY, VIRGINIA

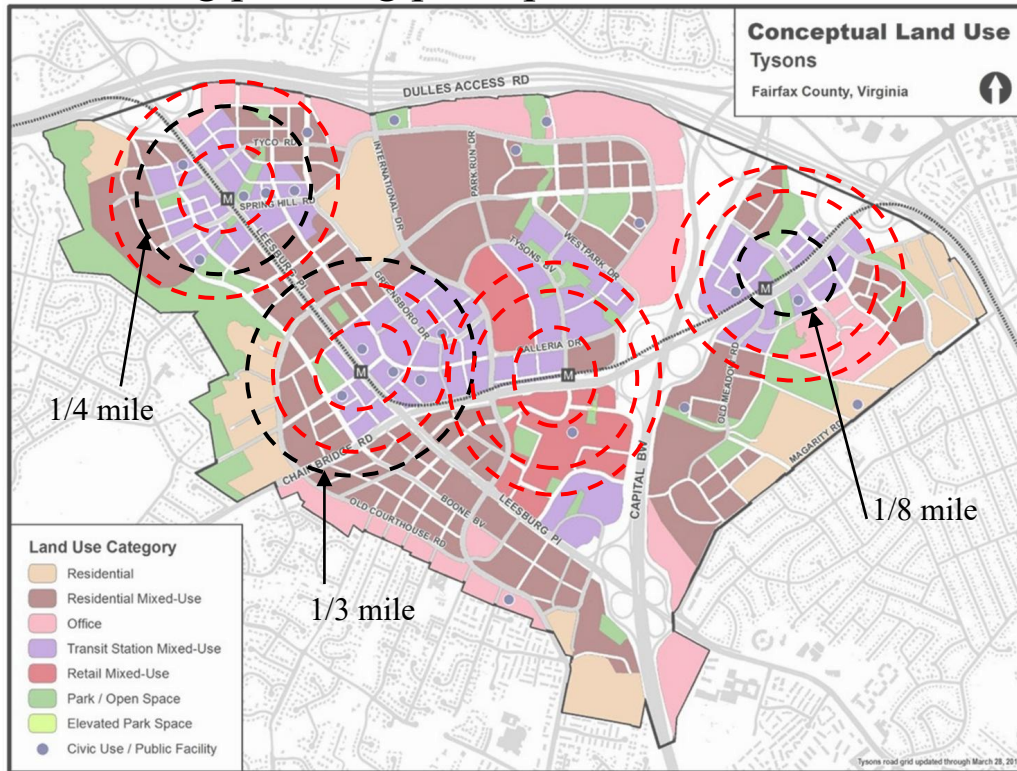
1995 Recommended Land Use options

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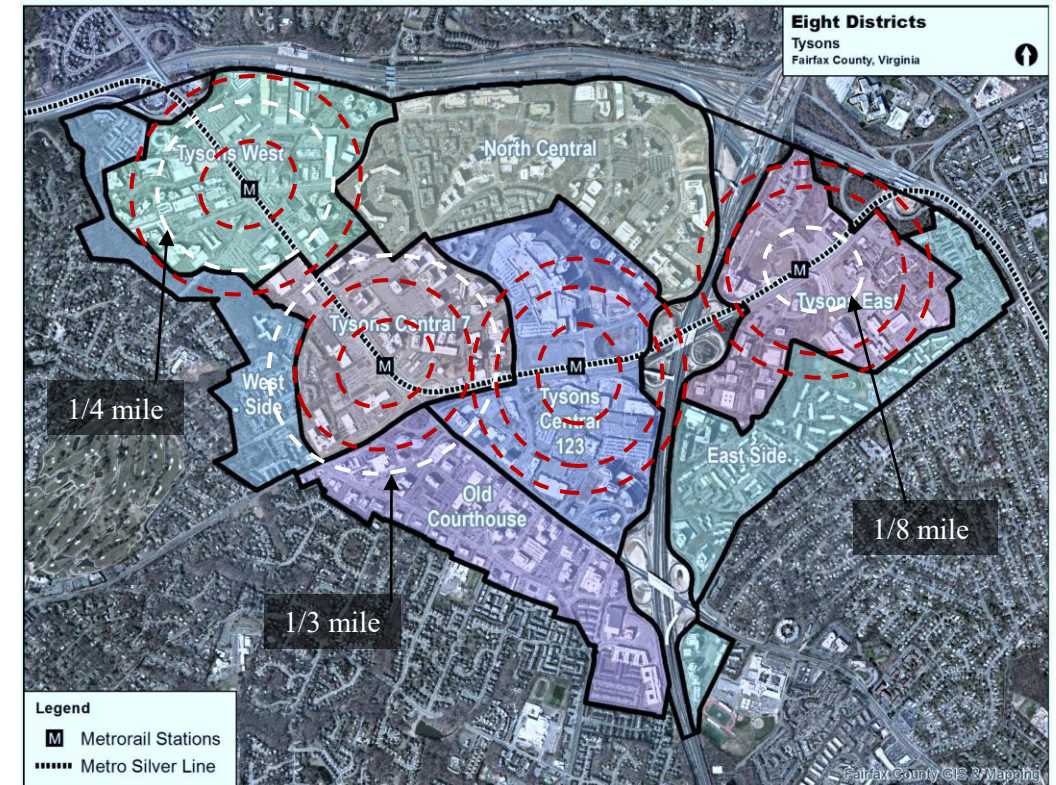


ADOPTED PLAN – 2010 Tysons Plan

- A mixed-use destination around four Metrorail stations along the Silver Line
- Envisions the area as the downtown, a green network of public parks, opens spaces, and trails, and transportation system
- Guiding planning principles
- Eight districts, each planned for a mix of land uses
- Highest intensities of development within walking distance of the four Metrorail stations, tapering down to transition to mid and lower density areas.



2010 Tysons Land Use Plan with study area map



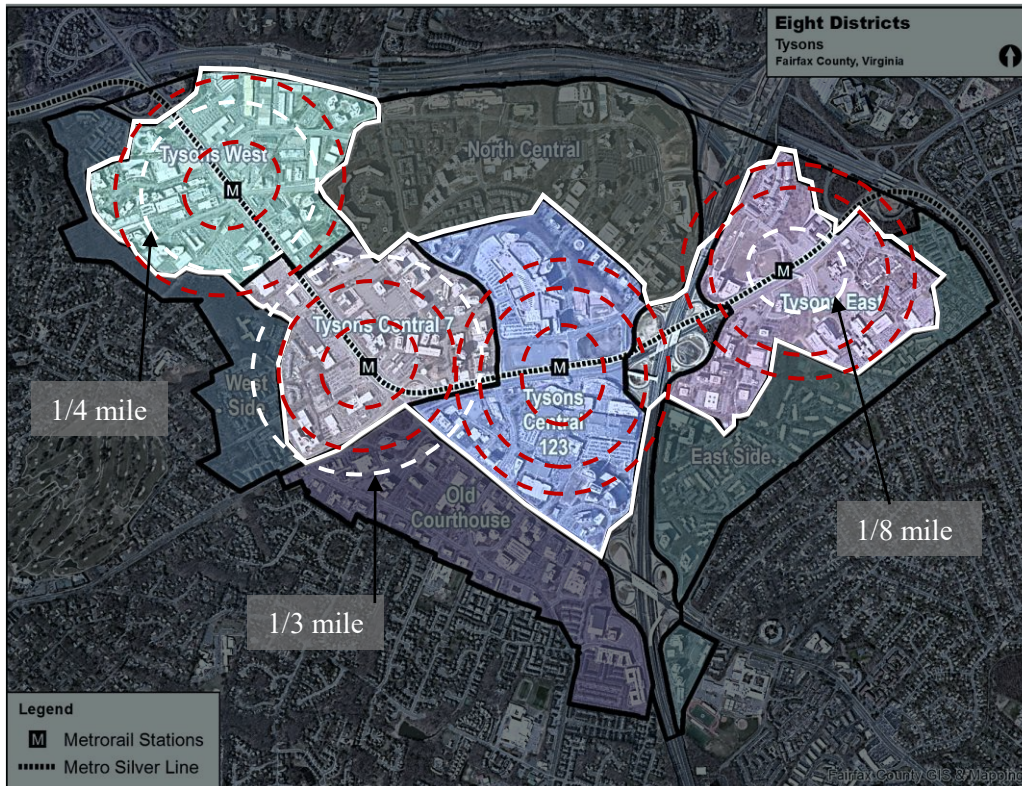
Tysons Urban Center Districts with study area map



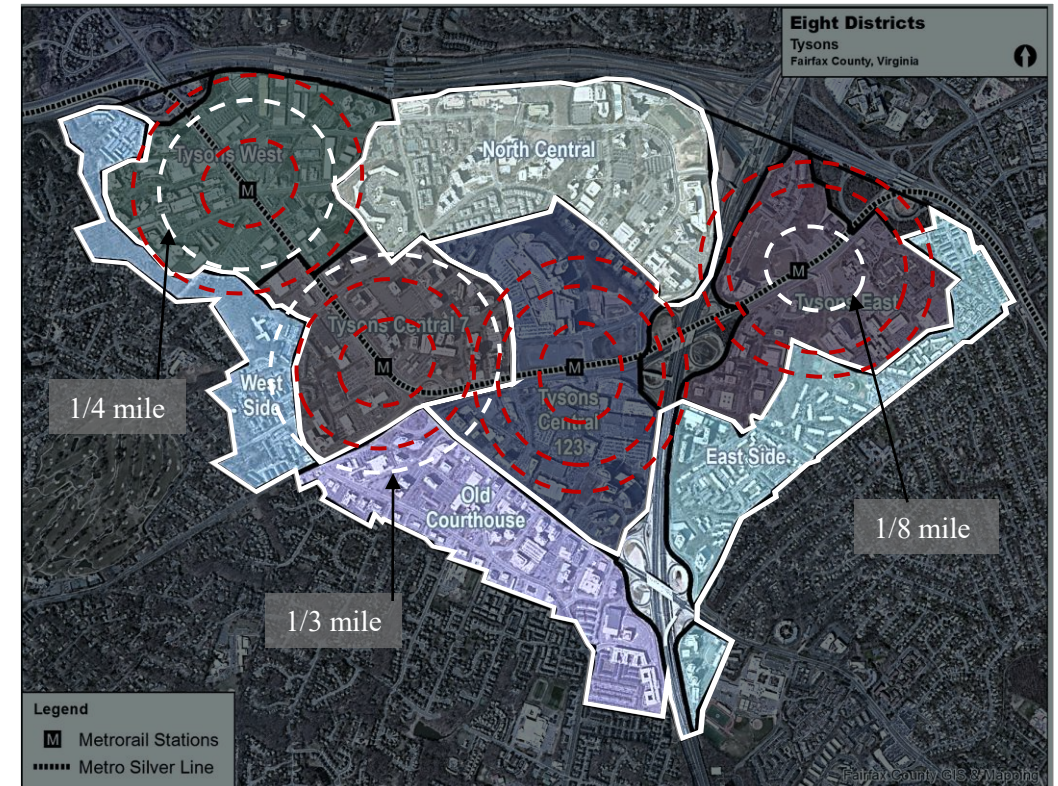
ADOPTED PLAN – 2010 Tysons Plan

- Four TOD Districts, within ½ mile of each station
- TOD district, areas planned for a mix of uses and office and retail uses primarily concentrated within 1/4 mile of the stations

- Non-TOD District, outside of the ½ mile, redevelop at relatively lower development intensities
- Surrounding each station planned for TSMU, RMU, Parks and Retail Use



Tysons Urban Center – TOD Districts

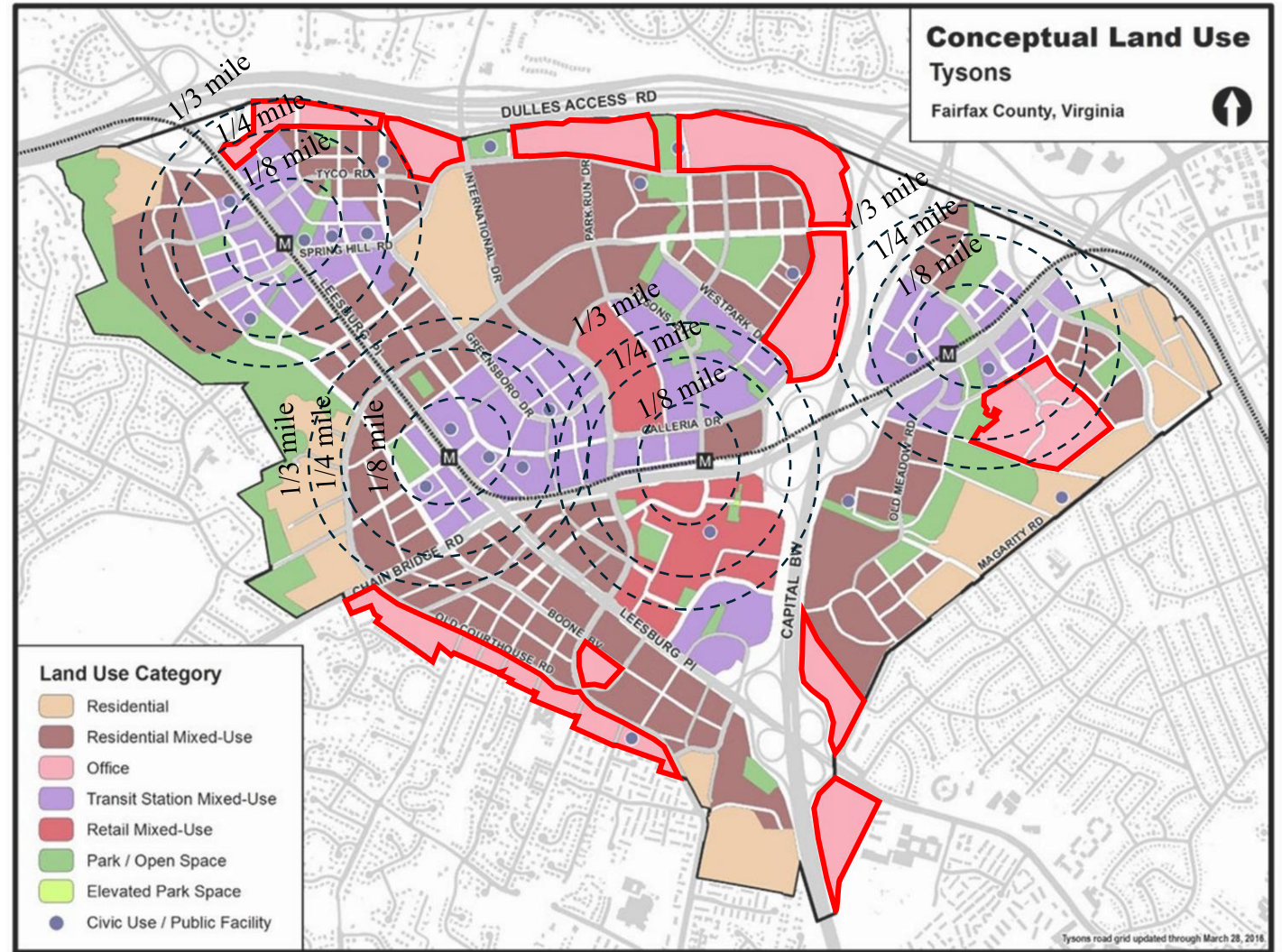


Tysons Urban Center – Non-TOD Districts



ADOPTED PLAN – Study Area

- Office Use designated areas are generally located on the outer edges of the Urban Center and mostly outside of the 1/4 mile of the stations.
- Unlike the TSMU and RMU land use categories, the office designated areas do not have existing residential uses, or Plan recommendations for residential development.
- TOD districts, in 1/4 mile up to 2.5 FAR and more than 1/4 mile up to 2.0 FAR
- Non-TOD districts have specific recommendations.



2010 Tysons Land Use Plan with study area map



ADOPTED PLAN – Areawide Recommendations

TYSONS

Land Use

Urban Design

Transportation

Urban Parks
and Open
Space

Environment

Housing

Schools





2025 SSPAs

2025 SSPAs

Corporate Ridge Road site

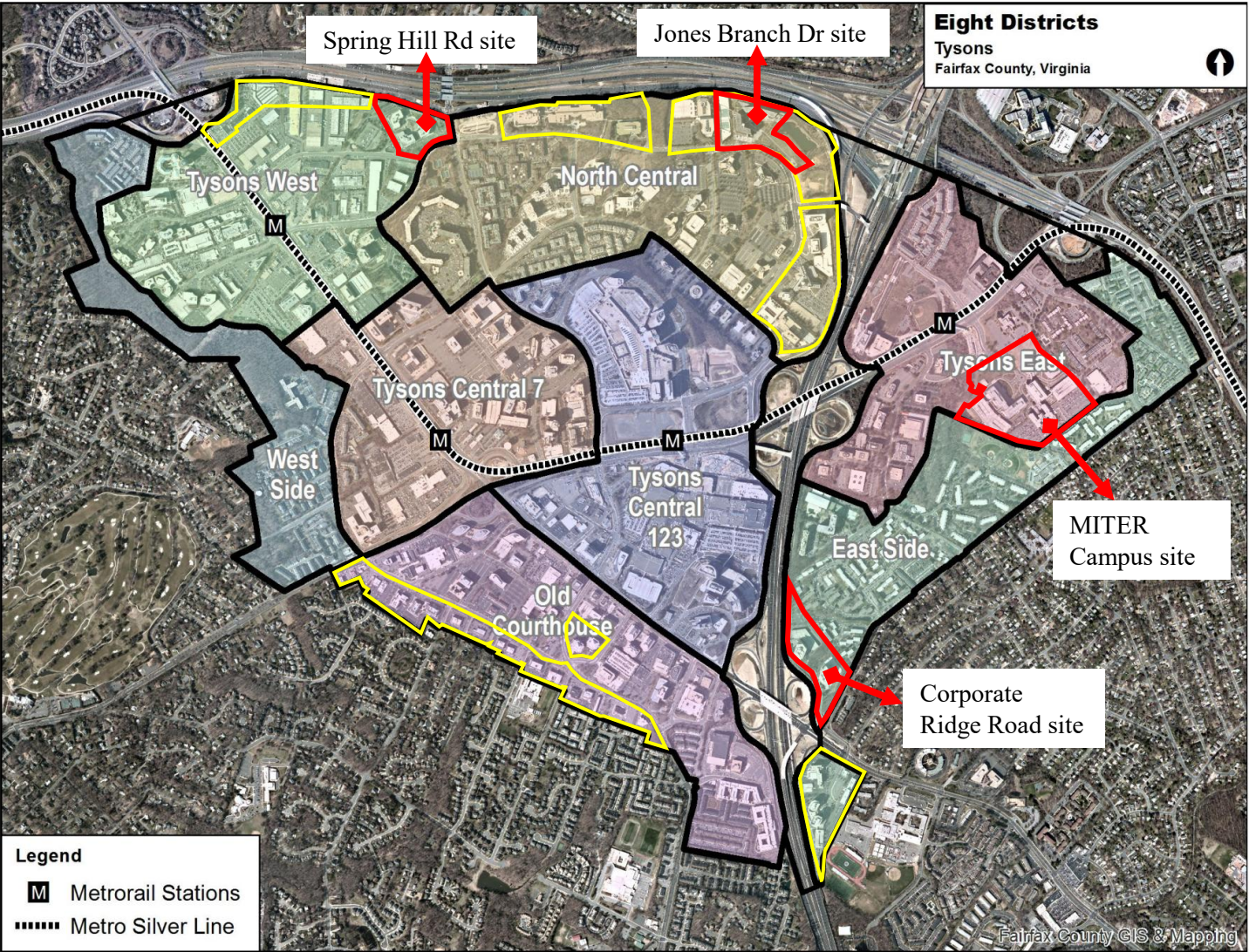
MITER Campus site

*Both sites will cover
in tonight's meeting*

7950 Jones Branch Drive site

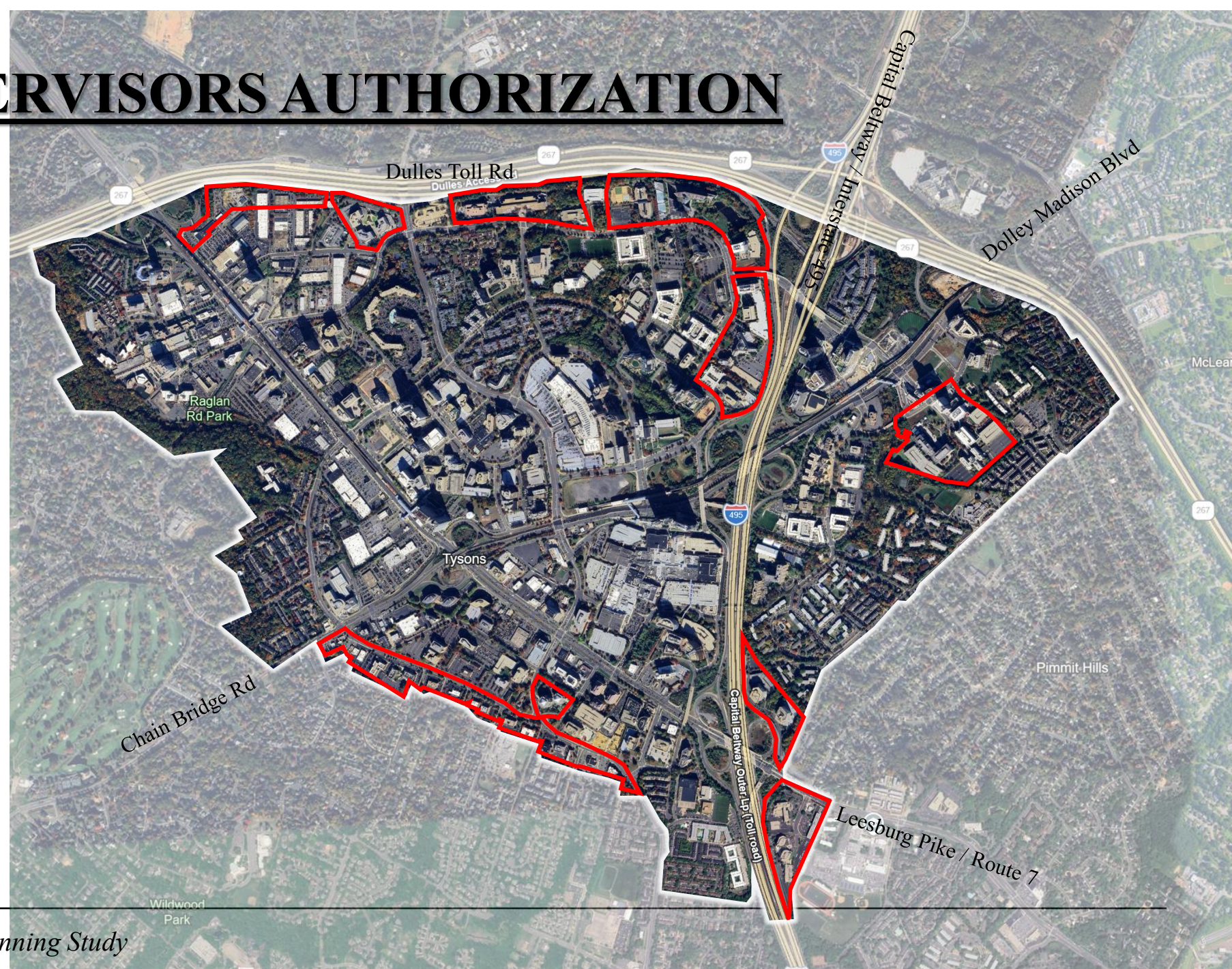
1210-1430 Spring Hill Road site

*Both sites will cover
in tomorrow night's
meeting*



BOARD OF SUPERVISORS AUTHORIZATION

On June 10, 2025, the Board authorized a planning study for the Office Land Use Category to update land use recommendations, transportation, parks, and associated areawide guidance.



SCOPE OF THE STUDY

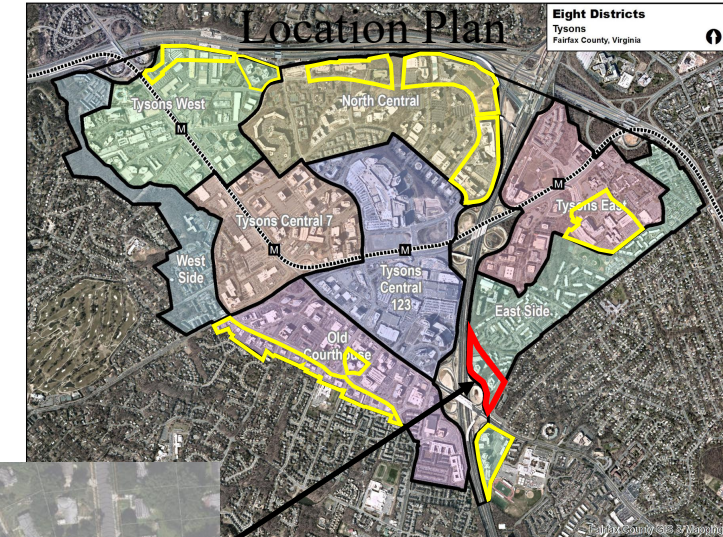
- Evaluate the designated office areas within Tysons
- Evaluate existing conditions and future demand for new uses
- Address Tysons community needs
- Determine an appropriate level of development intensity
- Ensure adequate infrastructure and public facilities for a balanced mix of uses
- Update the Plan to add an alternative option and provide flexibility of development for the long term in appropriate locations



2025 SSPAs – CPN-2025-II-PR-004

Corporate Ridge : East Side District

- Intersection with Magarity Road, and adjacent to the access ramp from Leesburg Pike
- Developed with two 10-story office buildings, approximately 570,000 square feet of GFA, with parking structures
- Planned for Office use with 0.85 FAR and 0.9 FAR
- The nomination proposes a Plan option for a mix of for-sale townhomes and condominiums up to 27 du /ac



Illustrative Plan subject to further revision



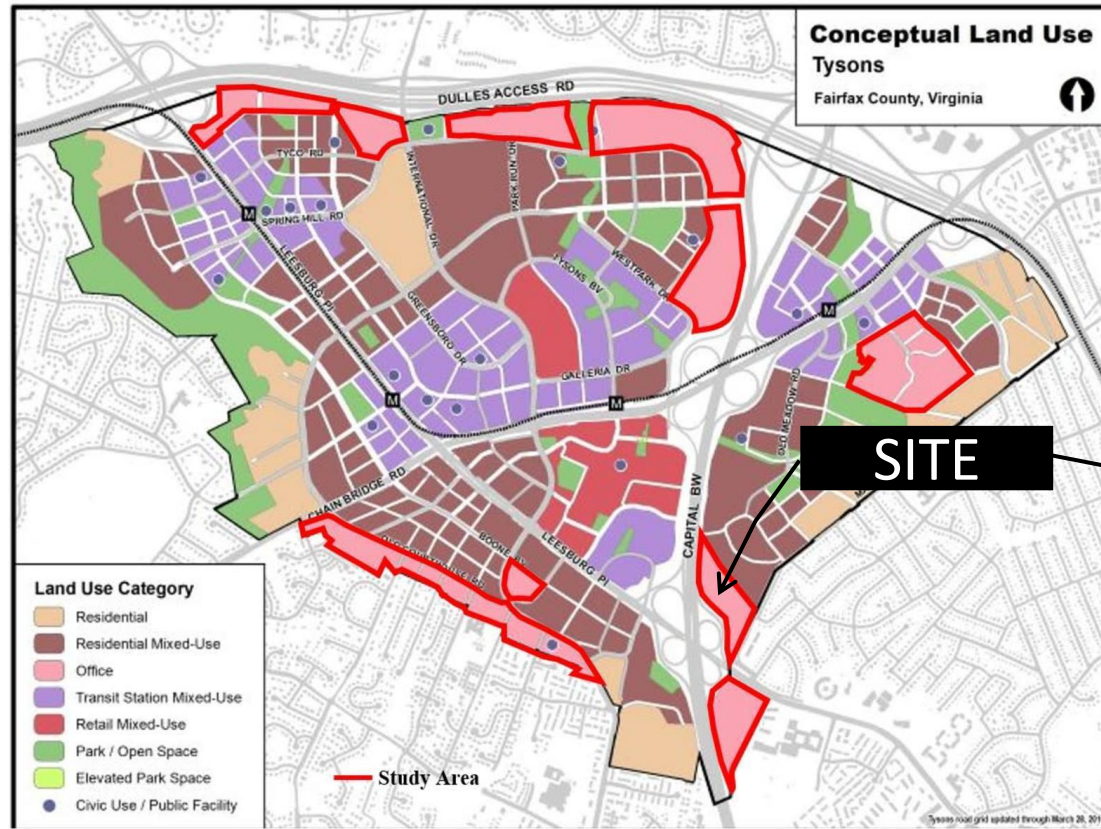
Corporate Ridge

SSPA Nomination – 2000 & 2010 Corporate Ridge Drive
CPN-2025-II-PR-004

Tysons Office Designated Areas Planning Study Community Meeting

August 26, 2026

Site Location



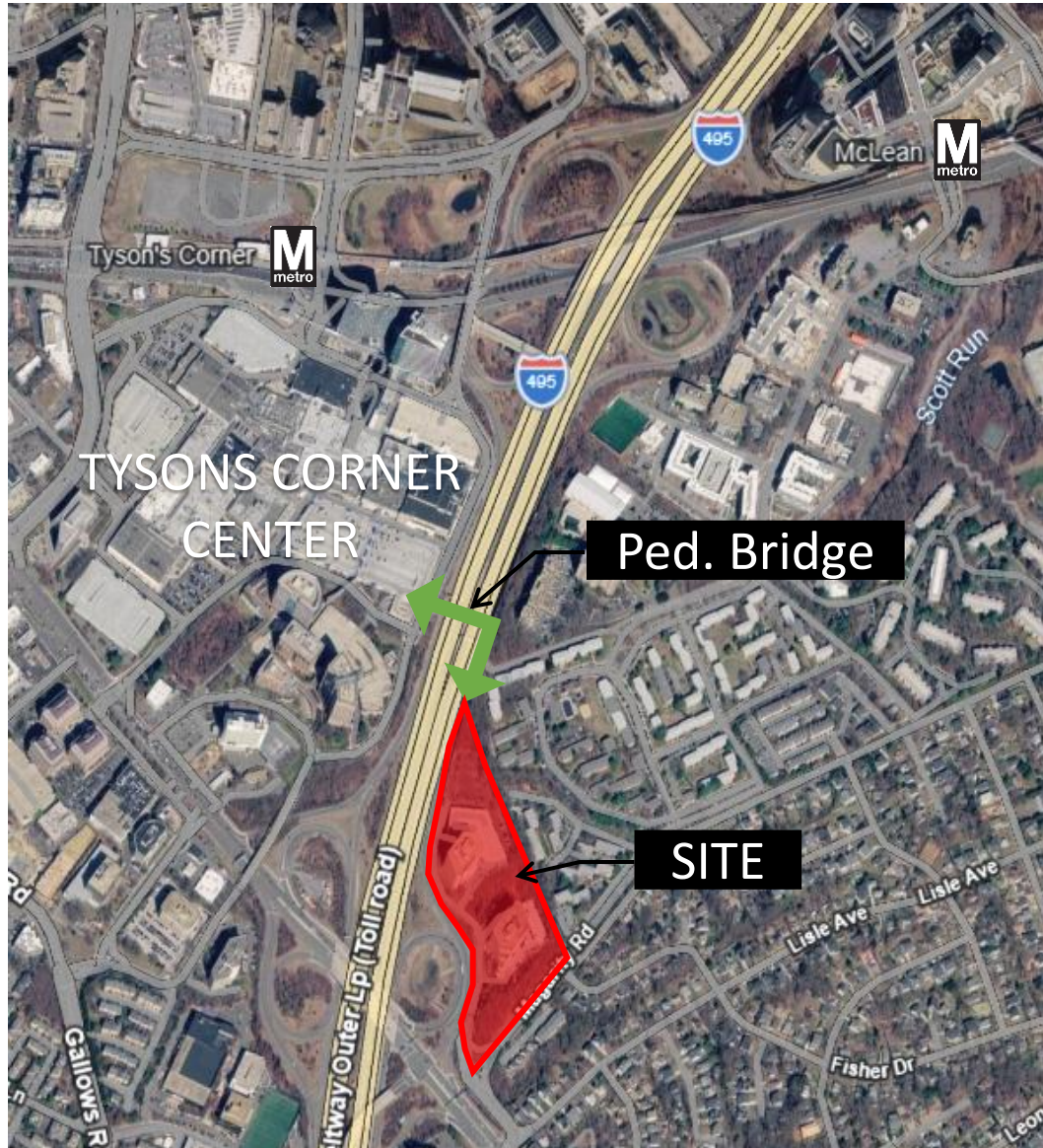
- Located in the Beltway/Route 7 Subdistrict, East Side District of Tysons Urban Center
- 14.53-acre site adjacent to I-495
- Proximate to McLean Metro Station (Silver Line), Tysons Corner Center via Old Meadow Bridge & shared-use path
- Transitions between the core of Tysons and stable residential neighborhoods to the north and east

The Opportunity

- ~20% office vacancy rate in NOVA – over 50% Class B office vacancy in Study Area
- Non-prime office buildings face structural obsolescence — national non-prime vacancy at 19.1% with no projected recovery; CBRE confirms lower-quality office faces conversion or demolition
- Comprehensive Plan designates this area for mixed-use (75%+ Residential)
- Repurposing office to residential will meet Comprehensive Plan goals, which recognizes that *“older commercial office buildings can no longer compete with newer buildings built in transit-accessible, mixed-use activity centers”* and encourages alternative uses to *“reduce commercial vacancy”*
- Tysons projected to need 10,300+ new housing units by 2040 to meet population growth
- Tysons Corner Center is becoming a mixed-use destination and additional residential will be consistent with adjacent residential context with access to transit & neighborhood amenities



Existing Conditions & Infrastructure



- ~570,000 SF of office across two buildings — currently experiencing high vacancy consistent with regional/national trends
- 2000 CR already approved for residential conversion in 2023 — confirming the site's trajectory toward housing
- Connected to Tysons Corner Center via shared-use path and Old Meadow pedestrian bridge over I-495
- Silver Line metro accessible w/in 10-min walk → consistent with Tysons TOD planning goals
- Natural open space with stormwater pond and wooded buffer between parcels

The Proposal

2000 Corporate Ridge – Phase I



2010 Corporate Ridge – Phase II



Redevelopment with a mix of for-sale townhomes and condominiums. Phased approach with coordinated site design, integrated parks, and pedestrian connectivity. Approximately 27 du/acre.

Corporate Ridge

SSPA Nomination – 2000 & 2010 Corporate Ridge Drive
CPN-2025-II-PR-004

Tysons Office Designated Areas Planning Study Community Meeting

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2025 SSPAs

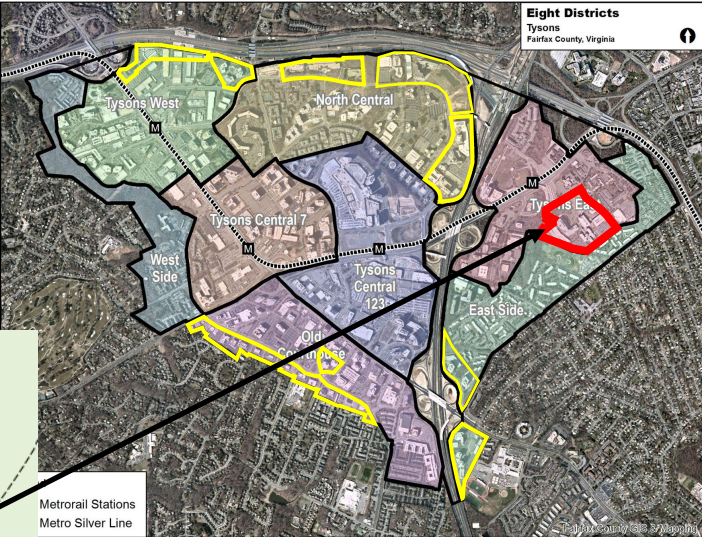
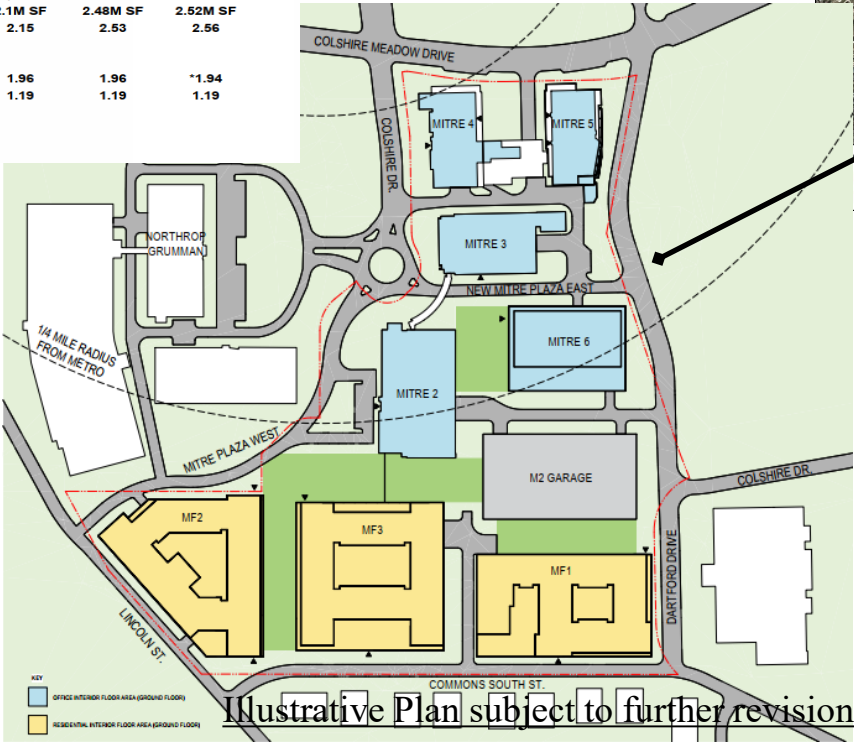
Miter Campus: Tysons East District

- Colshire Drive, 22.29 acres, developed with 1.3 million SF of office use
- Planned for 2.5 FAR and 2.0 FAR of office use
- Proposed three multifamily building with 1,024 units; two new office buildings M5 & M6; and total 2.56 FAR

BUILDING SUMMARY				AREA ANALYSIS							
	AREA	HEIGHT			EXISTING	PHASE 1	PHASE 2	PHASE 3	PHASE 4	PHASE 5	
*MITRE 1	255,752 SF	6 STORIES	84'	OFFICE FAR AREA	= 1.04M SF	1.04M SF	1.04M SF	1.46M SF	1.2M SF	1.5M SF	
MITRE 2	262,110 SF	6 STORIES	84'	RESIDENTIAL FAR AREA	= 0.00	328,763 SF	649,768 SF	649,768 SF	1.02M SF	1.02M SF	
MITRE 3	182,351 SF	7 STORIES	97'	TOTAL FAR AREA	= 1.04M SF	1.36M SF	1.68M SF	2.1M SF	2.48M SF	2.52M SF	
MITRE 4	340,000 SF	14 STORIES	225'	OVERALL FAR RATIO	= 1.06	1.39	1.72	2.15	2.53	2.56	
MF1	328,763 SF	7 STORIES	84'								
MF2	321,005 SF	6 STORIES	72'								
MITRE 5	420,000 SF	19 STORIES	300'	OFFICE PARKING RATIO (PER 1000 SF)	= 3.00	2.62	2.17	1.96	1.96	1.94	
*MF3	374,543 SF	6 STORIES	76'	RESIDENTIAL PARKING RATIO (PER UNIT)	=	1.15	1.19	1.19	1.19	1.19	
MITRE 6	300,000 SF	16 STORIES	204'								

*MF3 TO REPLACE MITRE 1 AT PHASE 4

*ASSUMES ADDITIONAL 2 LEVELS OF PARKING ON THE EXISTING M2 GARAGE



Illustrative Plan subject to further revision

MITRE

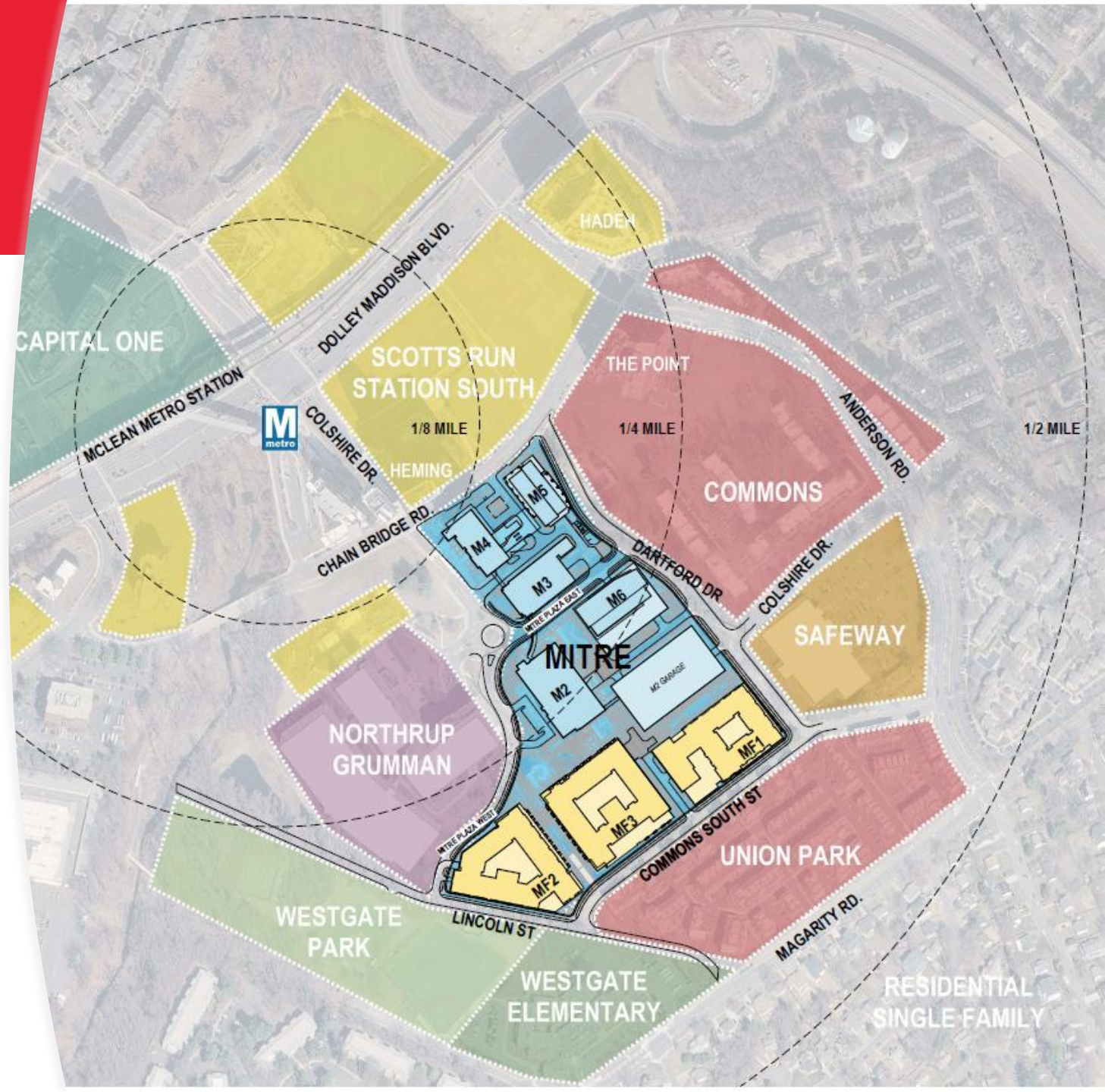
Tysons Office Designated Areas Planning Study

August 26, 2026



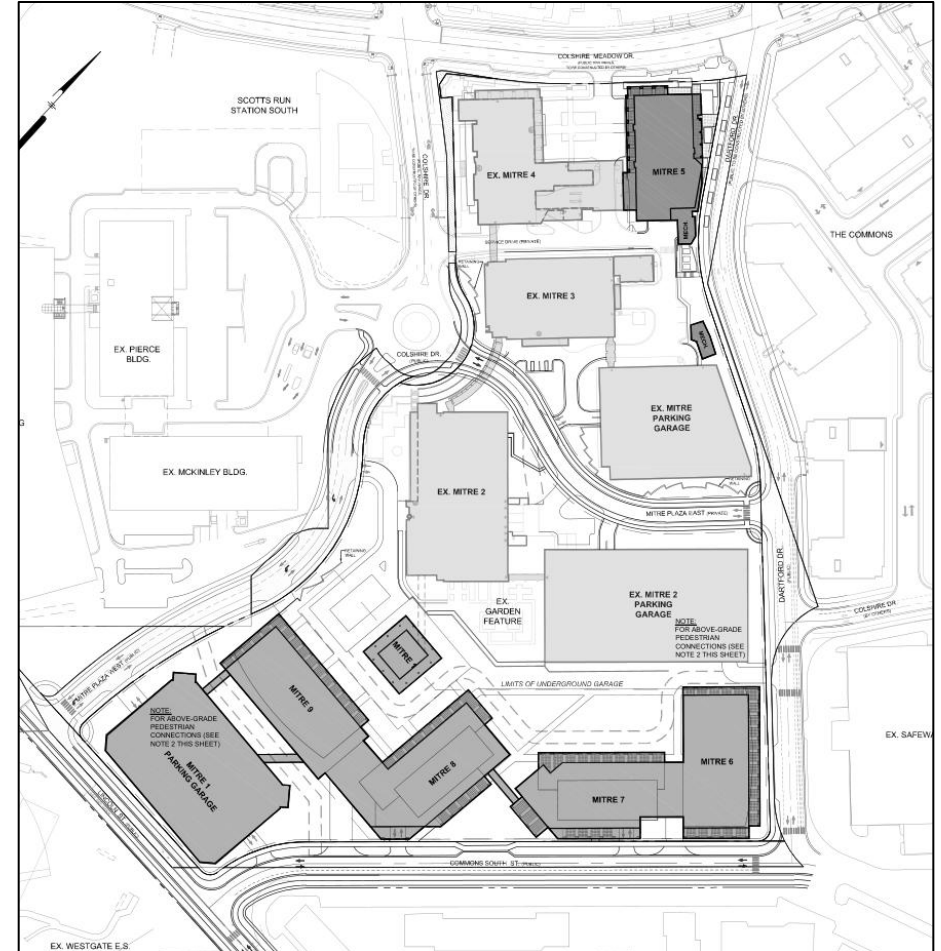
MITRE Context

- Property is located within the McLean Transit Station Area
- MITRE contains property within 1/8, 1/4, and 1/2-mile radii from Metro Station
- Property is notably located adjacent to and near Scott's Run and Capital One high density transit-oriented communities



Existing Approvals

- 2018 zoning approvals permit 2+ million sf. of office space
 - Up to 9 stories (150') in height at southern boundary adjacent to newer residential
- Additional office buildings were never constructed
- MITRE is updating its vision due to evolving office needs since its prior 2018 approval



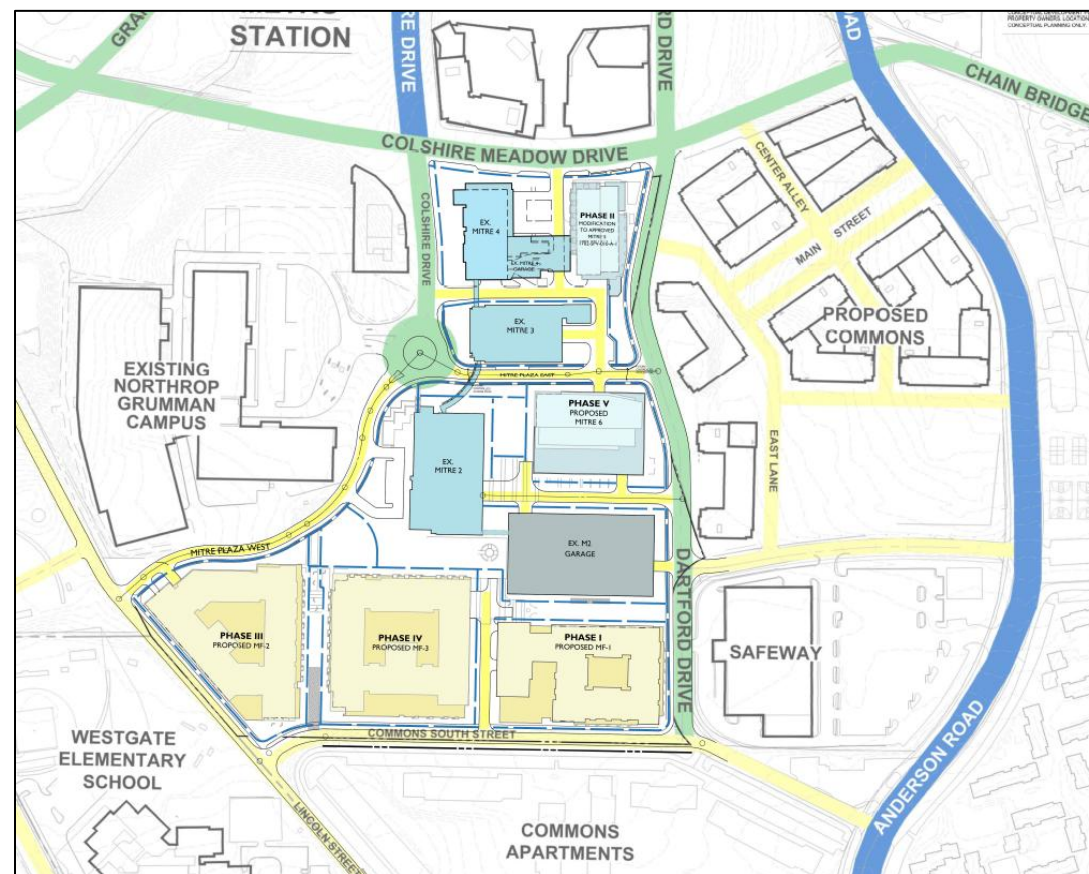
Future Vision

- Reduce total office square footage by 28%
 - Consolidate future office development closer to McLean Metro
- Introduce residential uses at the southern portion of the property
 - Height of residential buildings is lower at 8 stories/85'
- Use mix of 38% residential/62% office, rather than 100% office



Transportation and Use Change

- Connectivity is provided in multiple directions, dispersing trip generation
- Change to residential use lessens peak hour trip generation
- Retains and increases office uses within 1/8 - 1/4-mile of McLean metro, capitalizing on transit
- Residential uses accessed from future Commons South Street



Connectivity and Open Space

- Improved connectivity within and around property
 - Approved concept focused on connectivity between office buildings (including above-ground walkways) rather than at grade connections throughout area as proposed
- New park spaces are provided near both residential and office spaces
- Development will be phased
 - MITRE may phase out of existing office buildings and right-size future parking needs with phased development.



Summary

- MITRE shares the County's goal for the comprehensive plan amendment to evaluate a broader mix of uses in the areas designated for office.
- MITRE proposes to more efficiently use its land
 - Office density will be focused near the McLean metro
 - Density is transitioned down from Metro towards south
 - Residential uses will be located at the southern portion of the property
 - Height of residential buildings is reduced to lower 8 stories/85'
- Application will add vibrancy to Transit Station Area while meeting the market

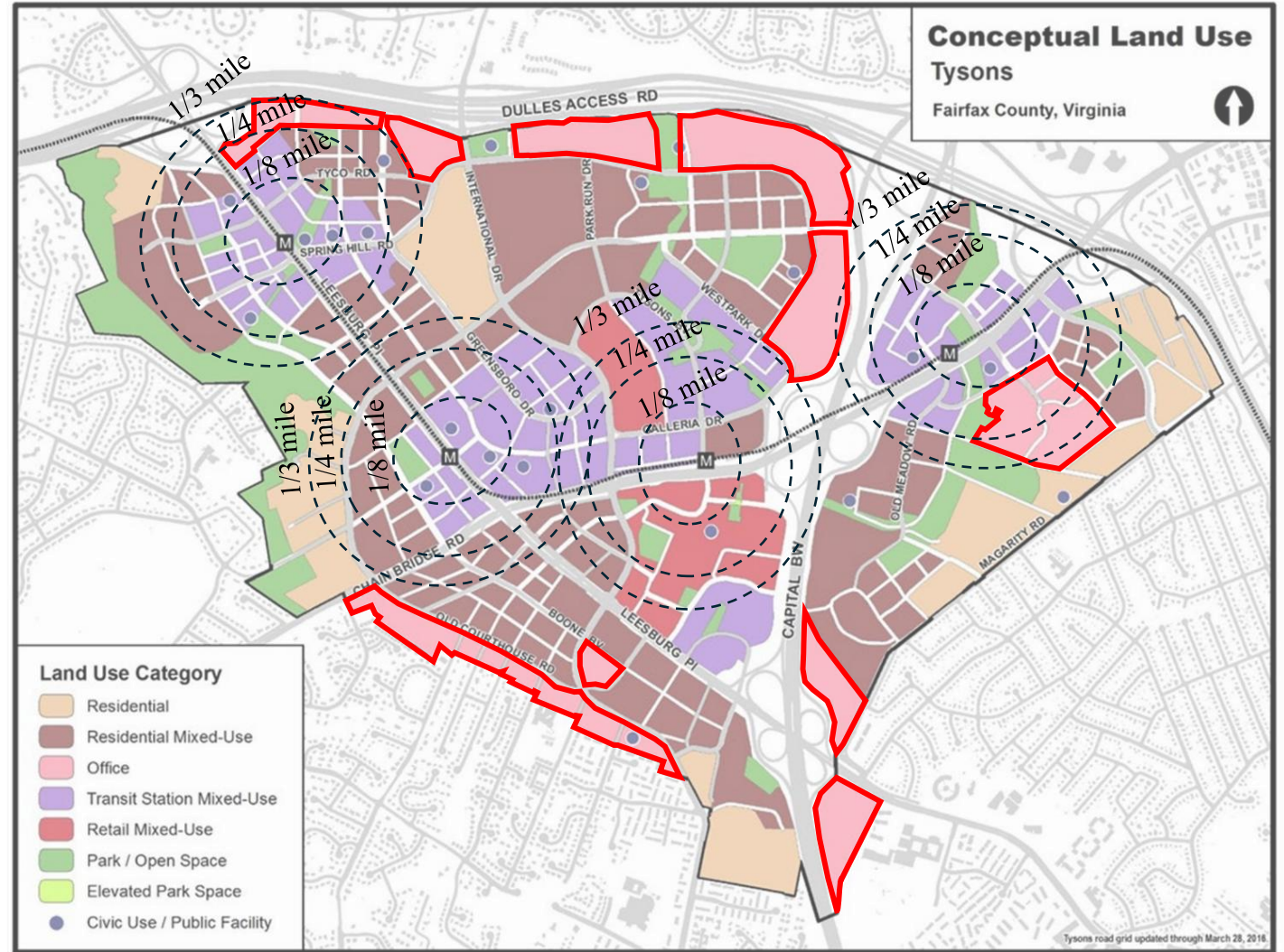




Redevelopment Scenario

DEVELOPMENT SCENARIO

- Allow residential use as an alternative to the Plan's adopted nonresidential recommendations
- Provide residential options for multifamily development, as well as for traditional and stacked townhouses
- Existing site and environmental conditions, vacancy rates, the surrounding planning and zoning context, the submitted SSPA nominations, and discussions with other property owners in the study area
- Future Housing Demand in Tysons Report
- The mixed-use scenario reflects a gross total of **6,722,783** SF of office uses, **274,288** SF of retail uses, **4,404** multifamily residential units and **872** townhouses.



2010 Tysons Land Use Plan with Study Area Map



QUANTIFICATION TABLE

Tysons Districts	Existing Condition				Adopted Plan Recommendation		Proposed Scenario					Net Differences Between Proposed Scenario with Adopted Plan				
	Land Area (SF)	Office Use (SF)	Hotel (SF)	Retail (SF)	Office Use (SF)	Retail (SF)	Office Use (SF)	Retail Use (SF)	Residential Use (SF)	Multifamily Units	Townhomes	Office Use (SF)	Retail Use (SF)	Residential Use (SF)	Multifamily Units	Townhomes
Tyson West (TOD District)	1,344,079	654,675	-	40,000	2,266,081	40,000	1,009,590	71,000	674,523	675	-	(1,256,491)	31,000	674,523	675	-
North Central (Non-TOD District)	3,889,195	4,580,521	298,203	-	4,696,481	-	3,187,206	115,217	1,656,886	1,685	-	(1,509,275)	115,217	1,656,886	1,685	-
Tysons East (TOD District)	1,655,530	1,876,306	-	-	3,826,593	-	2,295,956	39,187	1,491,451	1,491	-	(1,530,637)	39,187	1,491,451	1,491	-
East Side (Non-TOD District)	1,380,860	1,467,793	251,350	-	1,217,468	-	-	-	1,254,293	-	502	(1,217,468)	-	1,254,293	-	502
Old Courthouse (Non-TOD District)	1,654,591	1,533,933	51,810	34,997	838,984	65,636	230,030	48,884	1,476,696	553	370	(608,954)	(16,752)	1,476,696	553	370
Total	9,924,255	10,113,229	601,363	74,997	12,845,608	105,636	6,722,783	274,288	6,553,847	4,404	872	(6,122,825)	168,652	6,553,847	4,404	872

Initial Scenario, subject to change





Staff Considerations



STAFF CONSIDERATIONS



STAFF CONSIDERATIONS

Land Use/
Height and
Intensity

Urban Design
Guideline

Transportation

Urban Parks
and Open
Space

Heritage
Resources

Environment

Housing

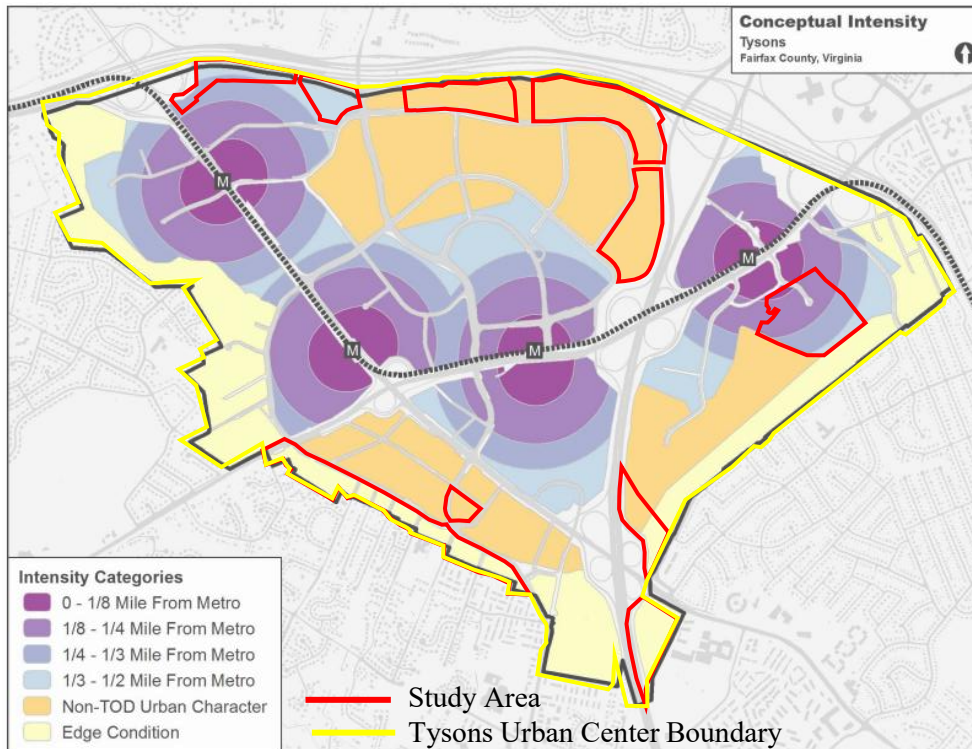
Schools



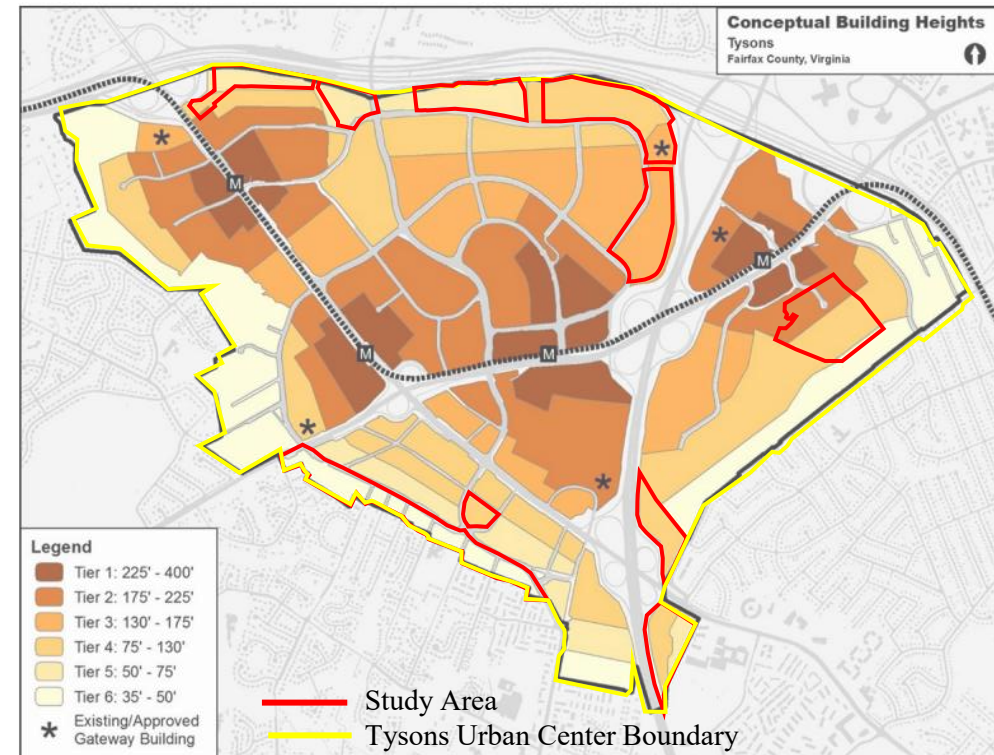
STAFF CONSIDERATIONS - Intensity and Building Heights

- Highest intensities closest to the Metro Station
- Intensity within 1/4 mile will be determined through the rezoning process except for office uses

- Highest Building Height closest to the Metro
- Lowest building height are on the edges of Tysons



Intensity with Study Area Map



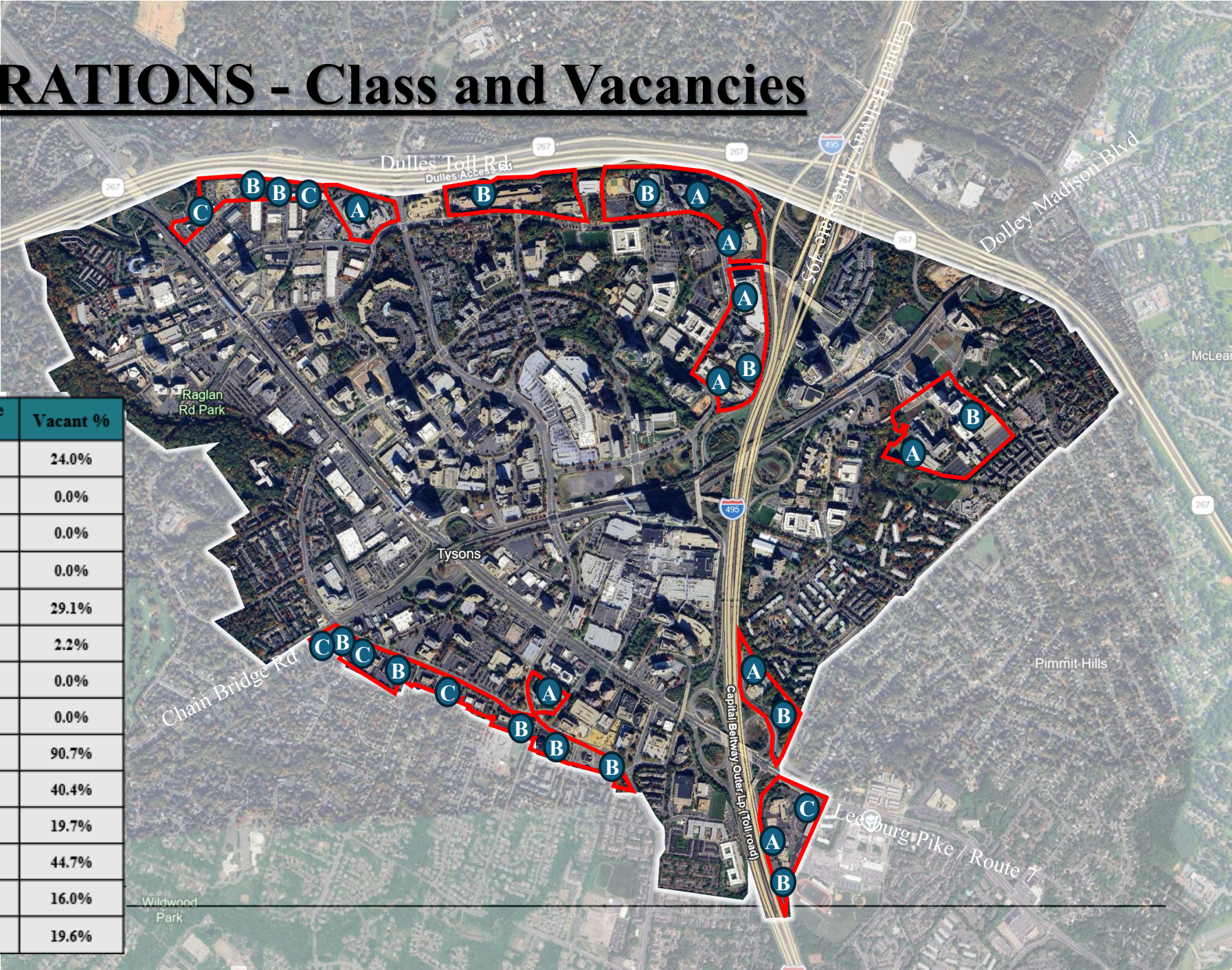
Building Heights with Study Area Map



STAFF CONSIDERATIONS - Class and Vacancies

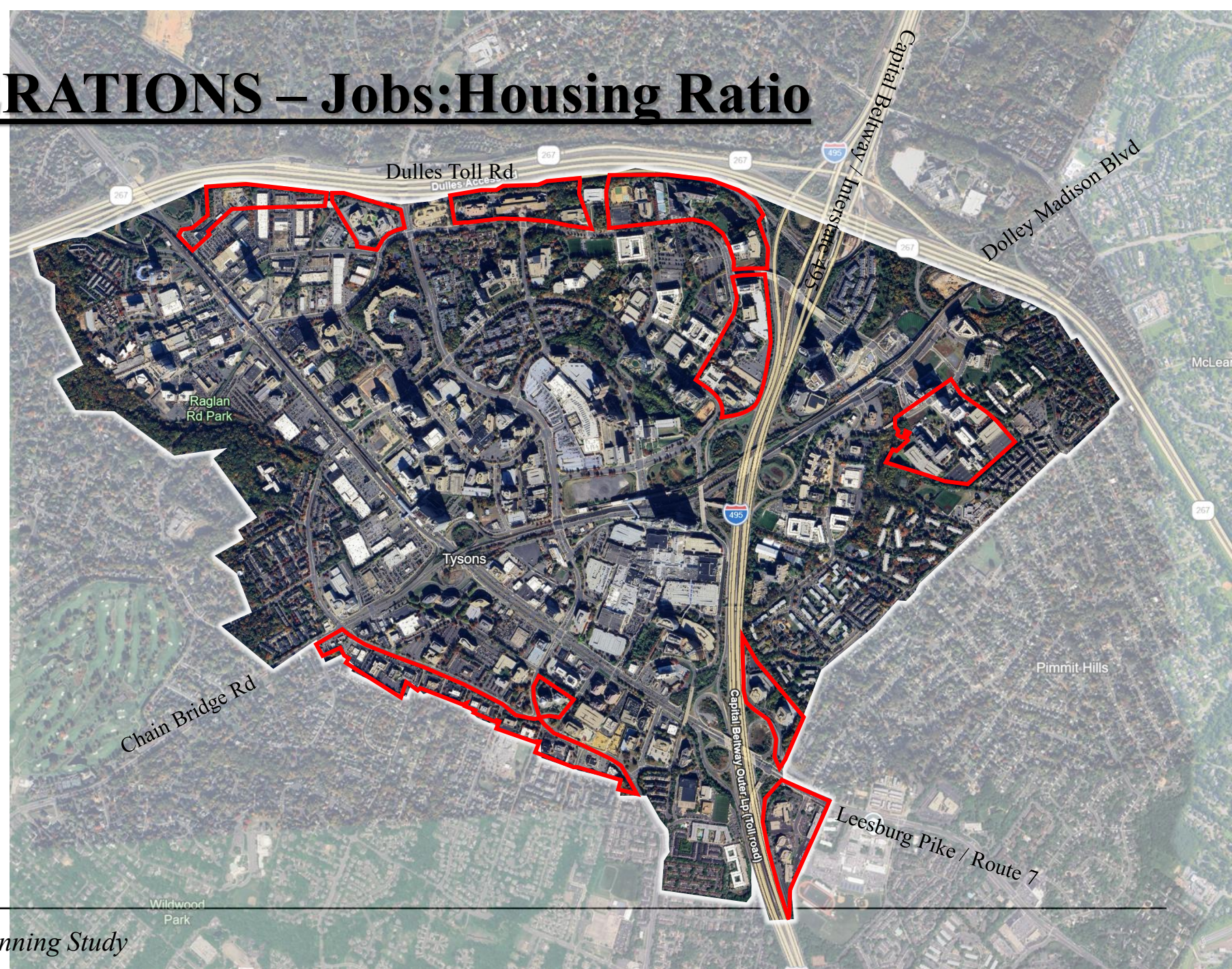
- 27.3 % A Class
- 52.3 % B Class
- 20.5 % C Class
- The average vacancy rate is less than 50 %

District Names	Class	Vacant SF	Ex Office use (SF)	Vacant %
Tysons West (TOD District)	A	115,611	482,384	24.0%
	B	-	84,900	0.0%
	C	-	99,076	0.0%
	N/A	-	48,414	0.0%
North Central (Non-TOD District)	A	656,070	2,251,651	29.1%
	B	50,933	2,328,870	2.2%
Tysons East (TOD District)	A	-	572,144	0.0%
	B	-	1,304,162	0.0%
East Side (Non-TOD District)	A	493,950	544,888	90.7%
	B	318,007	787,257	40.4%
	C	26,659	135,648	19.7%
Old Courthouse (Non-TOD District)	A	455,423	1,019,984	44.7%
	B	78,539	491,060	16.0%
	C	4,486	22,889	19.6%



STAFF CONSIDERATIONS – Jobs:Housing Ratio

- Tysons Plan envisions 200,000 Jobs and 100,000 Residents
- 4:1 Jobs to household ratio
- 75% Development – ½ mile walk of Metro



STAFF CONSIDERATIONS

Land Use/
Height and
Intensity

Urban Design
Guideline

Transportation

Urban Parks
and Open
Space

Heritage
Resources

Environment

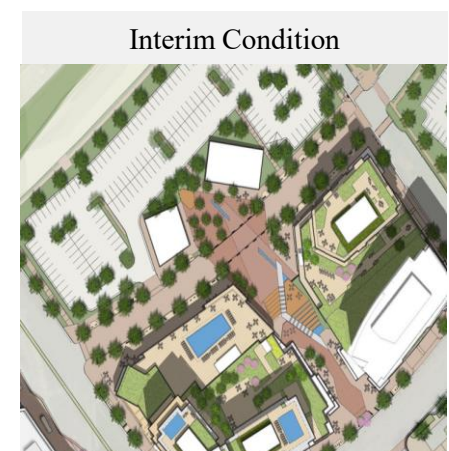
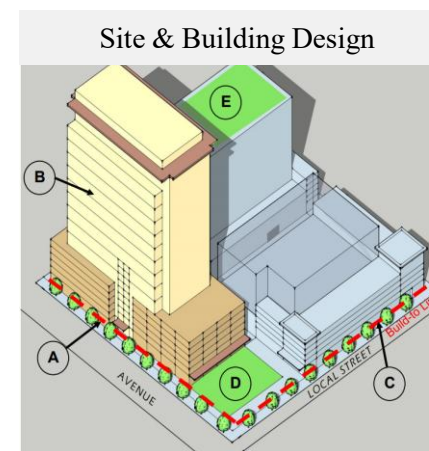
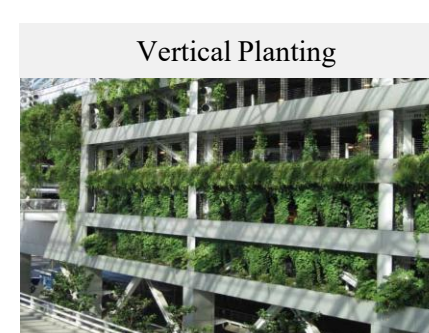
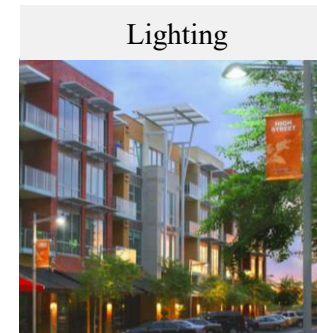
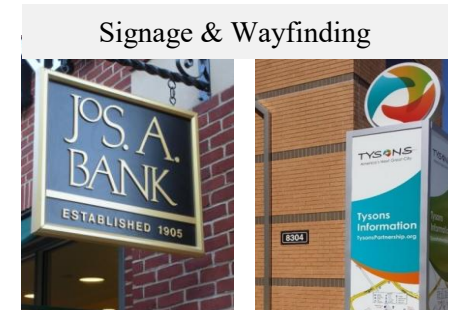
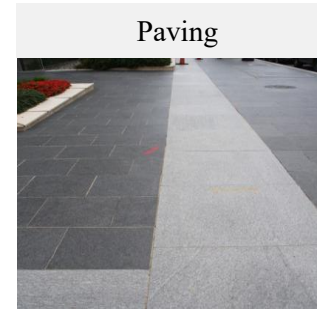
Housing

Schools



STAFF CONSIDERATIONS – Urban Design Guidelines

- Streetscape Details
 - Building zone, sidewalk, and landscape amenity panel
 - Pedestrian Hierarchy and Paving
 - Lighting
 - Streetscape Furnishings
 - Public Art
 - Planting Design
- Site and Building Design
- Signage and Wayfinding
- Urban Parks
- Interim Conditions



STAFF CONSIDERATIONS

Land Use/
Height and
Intensity

Urban Design
Guideline

Transportation

Urban Parks
and Open
Space

Heritage
Resources

Environment

Housing

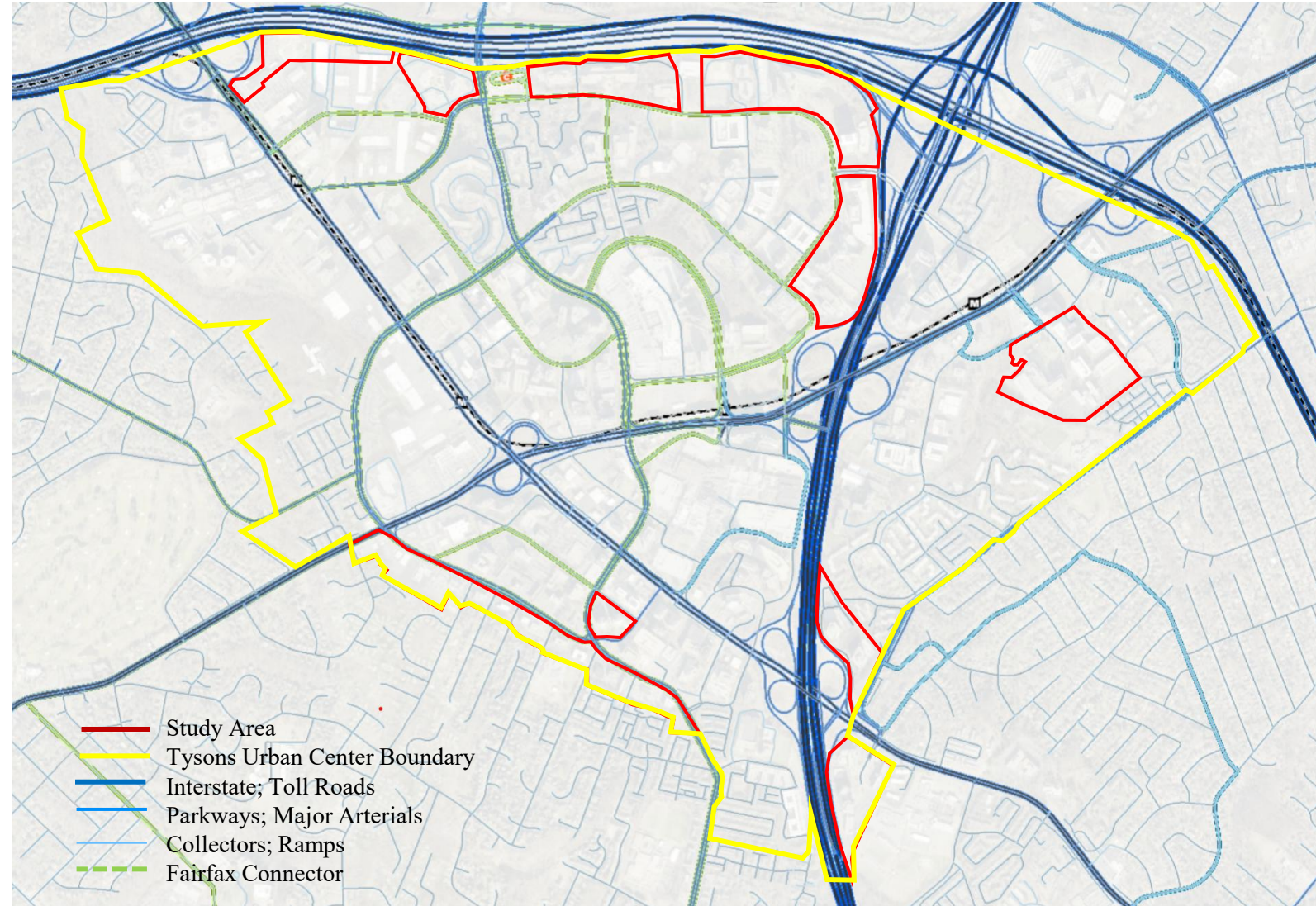
Schools



STAFF CONSIDERATIONS - Transportation

Existing Roadways and Transit

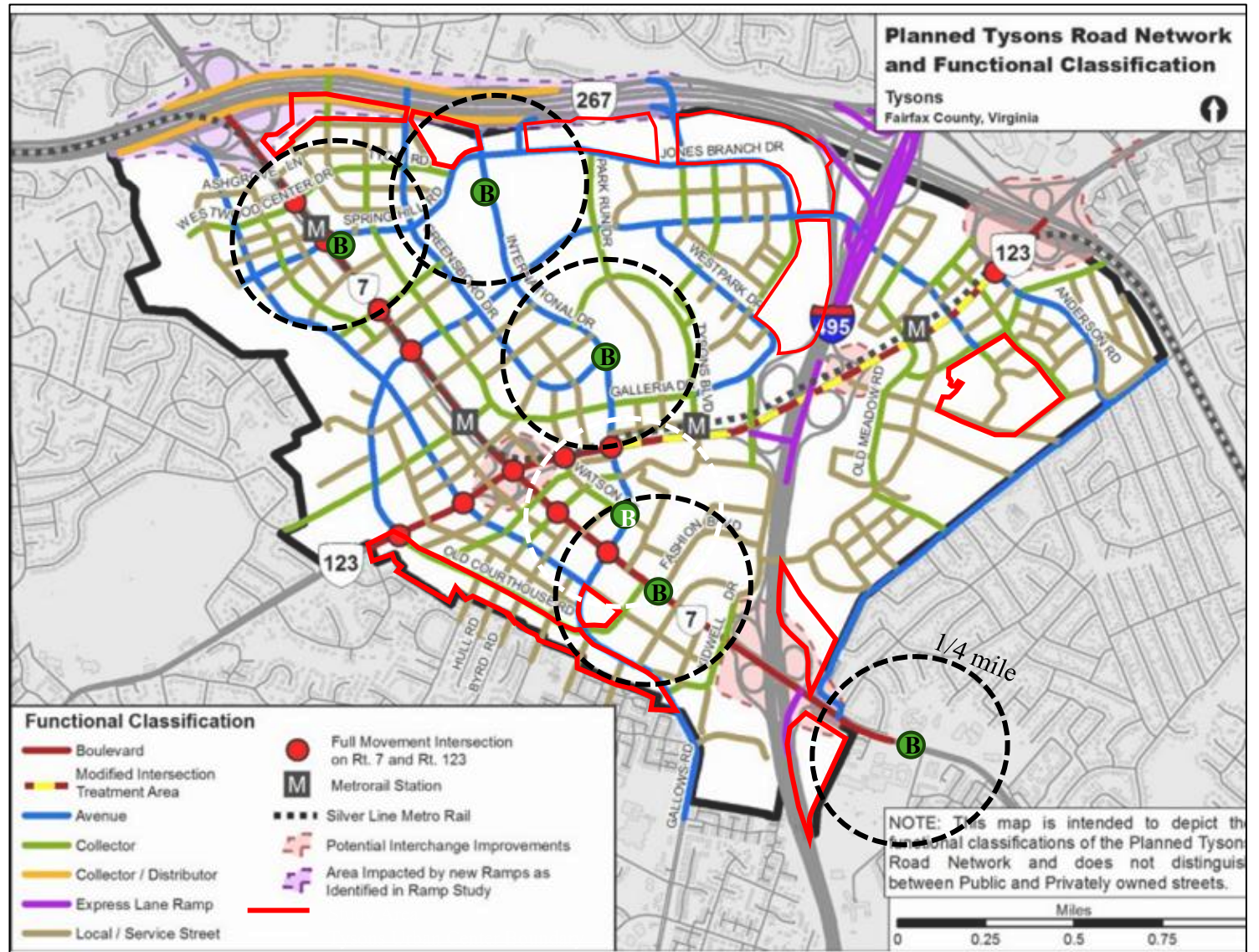
- Four Metrorail Stations
- Capital Beltway (I-495)
- Dulles Toll Road (DTR)
- Leesburg Pike (Route 7)
- Chain Bridge Road (Route 123)
- Gallows Road (Route 650)



STAFF CONSIDERATIONS - Transportation

Transportation Plan

- Tysons Community Circuit
- Superblock, Urban areas typically feature a street grid with smaller block
- Connected grid to create more walkable by shortening travel distance
- Planned Avenue (Spring Hill Road Collector (Tyco Road) cross sections
- A BRT station is planned along Spring Hill Road
- BRT travel way on the Tyco Road frontage,



CONSIDERATIONS - Transportation

Trip Generation

- Indicate a decrease in daily trips
- Indicate decreases for AM and PM peak hour trip
- Figures subject to change based on final concepts and recommendations

Daily Trips									
Tysons District	Adopted Plan			Staff Proposed Mixed Use Scenario					Net Change
	Office	Retail	Total	Office	Retail	MF Res	Townhomes	Total	
Tysons West (TOD District)	24,564	2,701	27,265	10,944	4,794	3,065	0	18,803	-8,462
North Central (Non-TOD District)	50,910	0	50,910	34,549	6,266	7,645	0	48,460	-2,450
Tysons East (TOD District)	41,480	0	41,480	24,888	2,129	6,774	0	33,791	-7,689
East Side (Non-TOD District)	13,197	0	13,197	0	0	0	3,615	3,615	-9,582
Old Courthouse (Non-TOD District)	9,095	3,583	12,678	2,494	2,657	2,506	2,658	10,315	-2,363

PM Peak Hour									
Tysons District	Adopted Plan			Staff Proposed Mixed Use Scenario					Net Change
	Office	Retail	Total	Office	Retail	MF Res	Townhomes	Total	
Tysons West (TOD District)	3,263	208	3,471	1,454	368	263	0	2,085	-1,385
North Central (Non-TOD District)	6,763	0	6,763	4,590	759	657	0	6,006	-757
Tysons East (TOD District)	5,816	0	5,816	3,306	258	582	0	4,146	-1,670
East Side (Non-TOD District)	1,753	0	1,753	0	0	0	286	286	-1,467
Old Courthouse (Non-TOD District)	1,208	433	1,641	331	322	0	211	864	-777

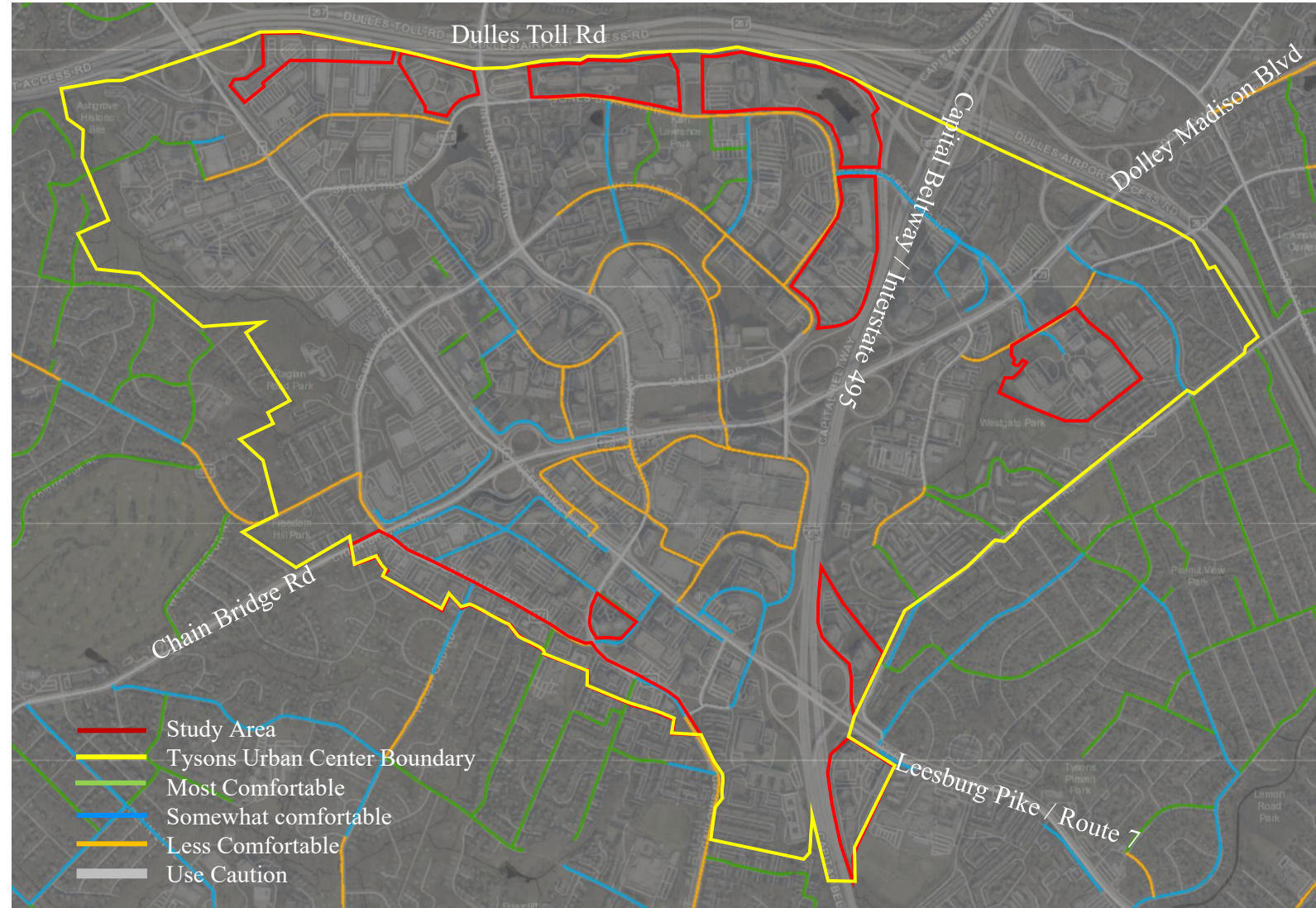
AM Peak Hour									
Tysons District	Adopted Plan			Staff Proposed Mixed Use Scenario					Net Change
	Office	Retail	Total	Office	Retail	MF Res	Townhomes	Total	
Tysons West (TOD District)	3,444	69	3,514	1,535	123	250	0	1,907	-1,607
North Central (Non-TOD District)	7,139	0	7,139	4,845	272	623	0	5,740	-1,399
Tysons East (TOD District)	5,816	0	5,816	3,490	92	552	0	4,134	-1,682
East Side (Non-TOD District)	1,851	0	1,851	0	0	0	241	241	-1,610
Old Courthouse (Non-TOD District)	1,275	155	1,430	350	115	0	177	642	-788



STAFF CONSIDERATIONS - Transportation

Existing Bicycling Routes

- Superblock, Suburban pattern, and auto-oriented land use
- A higher number of bicycle trips compared to many other areas
- The map illustrate bicycle comfort level
 - Green – Most Comfortable
 - Blue - Somewhat Comfortable
 - Orange – Less Comfortable
 - Gray – Use Caution
- Study area surrounded by less comfortable routes or corridor without dedicated bike lane

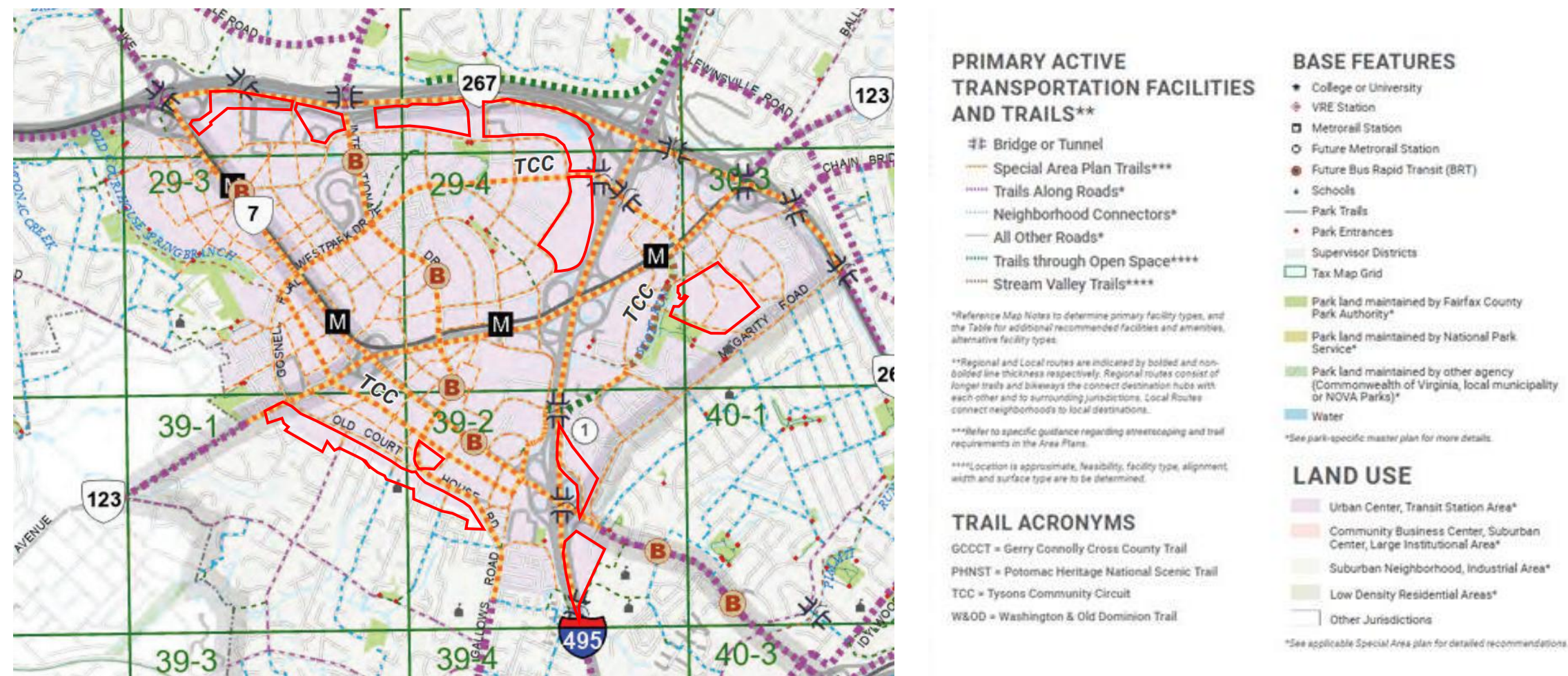


Existing Bicycling Routes Map



STAFF CONSIDERATIONS - Transportation

Active Transportation and Trail Plan Map



STAFF CONSIDERATIONS - Transportation

Staff Considerations:

- Enhancing the street grid and creating a complete streets network
- Adequate pedestrian and bicycle infrastructure to support residential use
- The Active Transportation and Trails Plan recommends options for facilities:
 - Pedestrian sidewalks to be 8ft and a one-way cycle track be 6.5ft.
 - A 10ft two-way cycle track with 8ft sidewalk
 - A 12ft urban trail
- The Active Transportation and Trails Plan recommends buffer/landscape/amenity panels:
 - Off Street: 4ft between curb and cycle track + 8ft amenity and landscaping panel between cycle track and sidewalk
 - On Street: 3+ft buffer with deflective vertical barrier between travel lane and cycle track + 8ft landscaping and amenity panel between curb and sidewalk or 3ft buffer
- Enhanced pedestrian crossings should be pursued at all major intersections and high-volume mid-block locations, with high-visibility paint on all four legs of intersection, pedestrian refuge islands, and pedestrian signals.



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STAFF CONSIDERATIONS – Open Spaces / Urban Parks

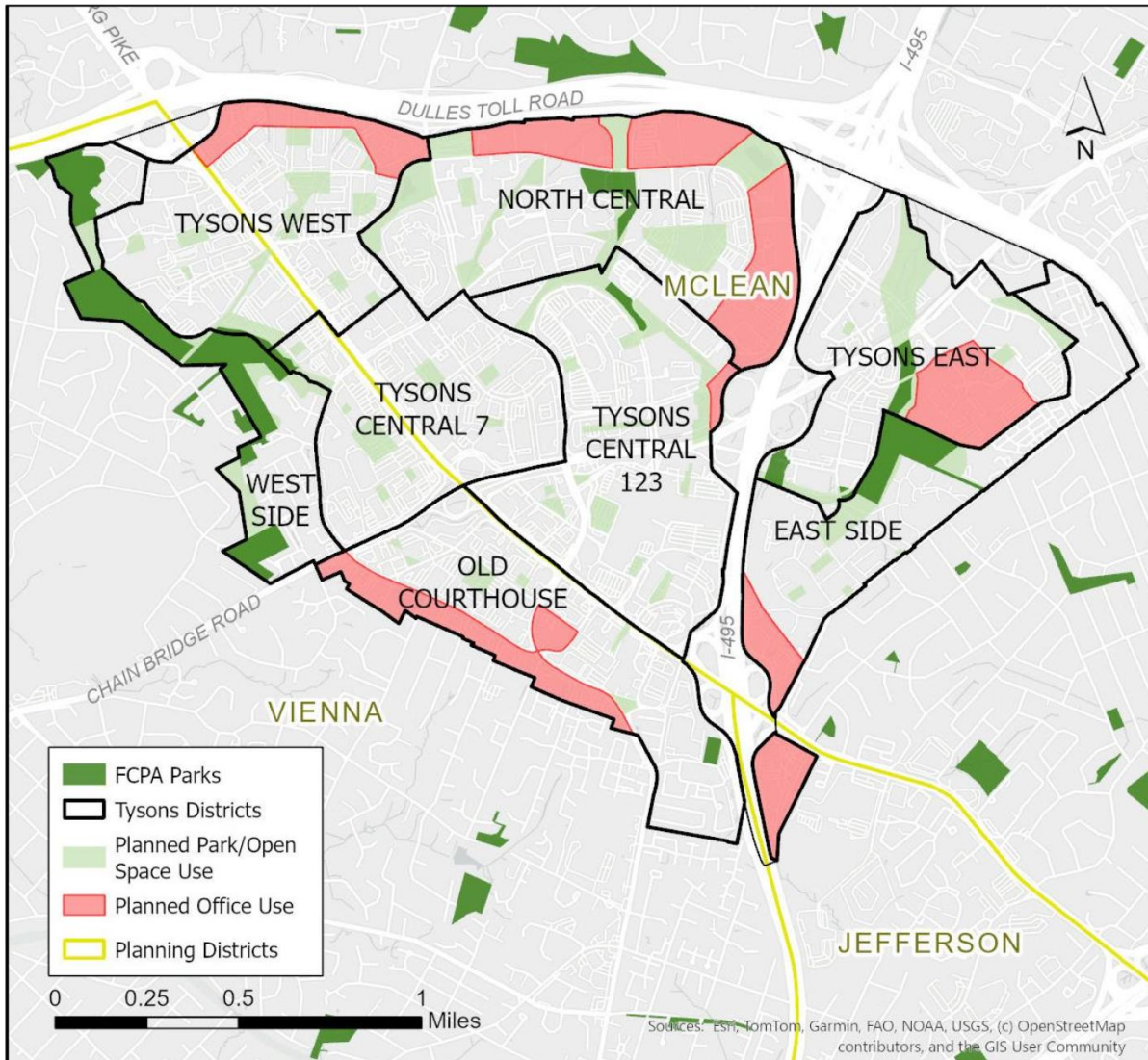


Existing Urban Parks

- Limited in size, many parks are small , not centrally located
- Several open spaces function as plazas or private amenities rather than publicly accessible community park
- Demand for accessible, high-quality urban parks



STAFF CONSIDERATIONS – Open Spaces / Urban Parks

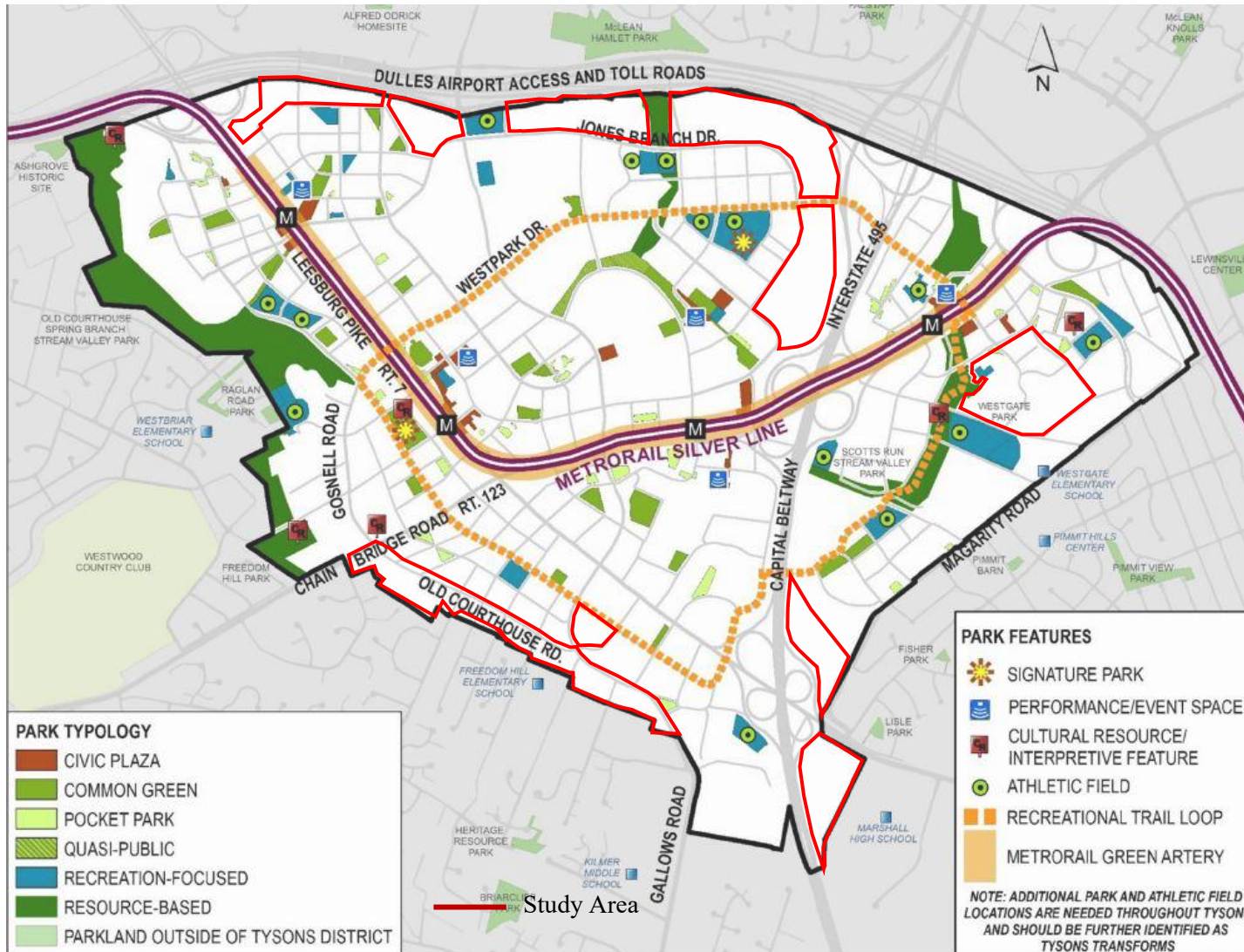


Planned Urban Parks

- Comprehensive Plan include both general and specific guidance
- Policy Plan recommends a variety of ways to address the impacts including contributions, land dedication, development of facilities
- Urban Parks Framework



STAFF CONSIDERATIONS – Open Spaces / Urban Parks



Planned Urban Parks

- Green Network
- Tysons Park System Concept Plan
- Wide-ranging and well-distributed park and open space network
- Support social and recreational needs
- The planned park spaces shown are conceptual and do not meet the full need for parks. To meet Plan goals, additional facilities will be needed.



STAFF CONSIDERATIONS – Open Spaces / Urban Parks

Facility	Service Level Standard	Impact from 10,157 Residents (Proposed Plan Potential)
Rectangle Fields	1 field / 2,700 people	3.76
Adult Baseball Fields	1 field / 24,000 people	0.42
Adult Softball Fields	1 field / 22,000 people	0.46
Youth Baseball Fields	1 field / 7,200 people	1.41
Youth Softball Fields	1 field / 8,800 people	1.15
Multiuse Sport Courts	1 court / 2,100 people	4.84
Playgrounds	1 playground / 2,800 people	3.63
Neighborhood Dog Parks	1 dog park / 86,000 people	0.12
Neighborhood Skate Parks	1 skate park / 106,000 people	0.10
Reservable Picnic Areas	1 area / 12,000 people	0.85

Parkland/Open Space Type	Service Level Standard	Impact (acres) from 10,157 Residents and 23,324 Employees ²
Local Suburban	5 acres / 1,000 people	50.79
District/Countywide	13 acres / 1,000 people	132.04
Urban	1.5 acres / 1,000 people	15.67

Level of Service Impacts

- Parks, Recreation, Open space and Access (PROSA) Strategy
- 10- minutes walk
- Provision of urban parks in these areas is critical to meet the parks and recreation needs of existing and future Tysons residents.
- Standard of 1.5 acres per 1,000 residents and 1 acre per 10,000 employees
- Approximately 15.67 acres of urban park for the proposed residential use scenario



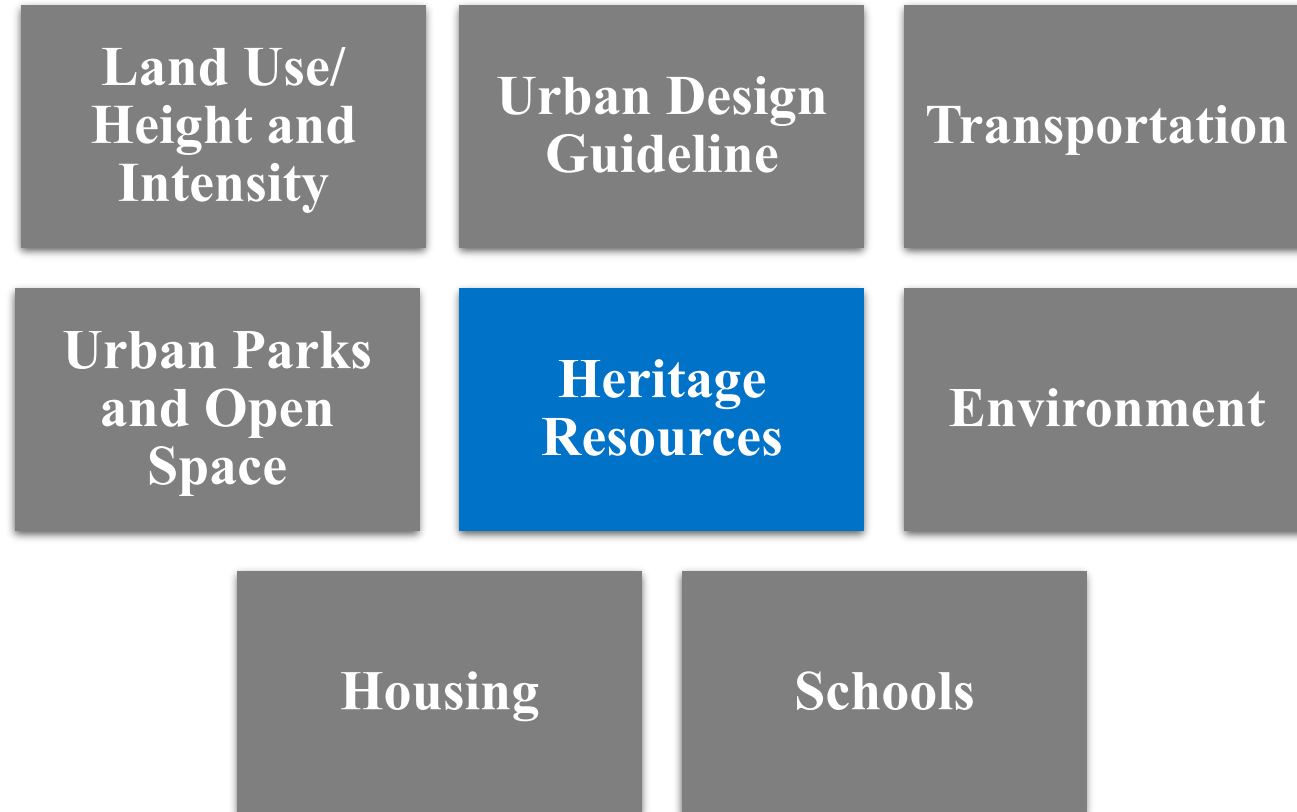
STAFF CONSIDERATIONS – Open Spaces / Urban Parks

Staff Considerations:

- New urban parks should be located in high visibility areas with strong pedestrian activity along the conceptual grid of streets
- The Old Courthouse and Tysons West Districts have limited coverage within the 10-minute walkshed to FCPA parks. Specific consideration should be given to improving access in these areas through enhanced pedestrian connections, land dedication, or financial contributions to FCPA for parks and recreation facilities that serve these areas.
- Creative solutions to meeting urban park space need may be explored when the generated need for onsite urban park space is infeasible, such as, but not limited to, coordination between neighboring properties to provide larger consolidated and accessible parks, provision of FCPA-identified offsite improvements on FCPA parkland, and monetary contributions to FCPA.
- Active recreation should be provided in or near the study area, and/or contributions should be made to FCPA to develop new active recreation facilities in accordance with athletic fields and active recreation goals in the Tysons Urban Center Plan

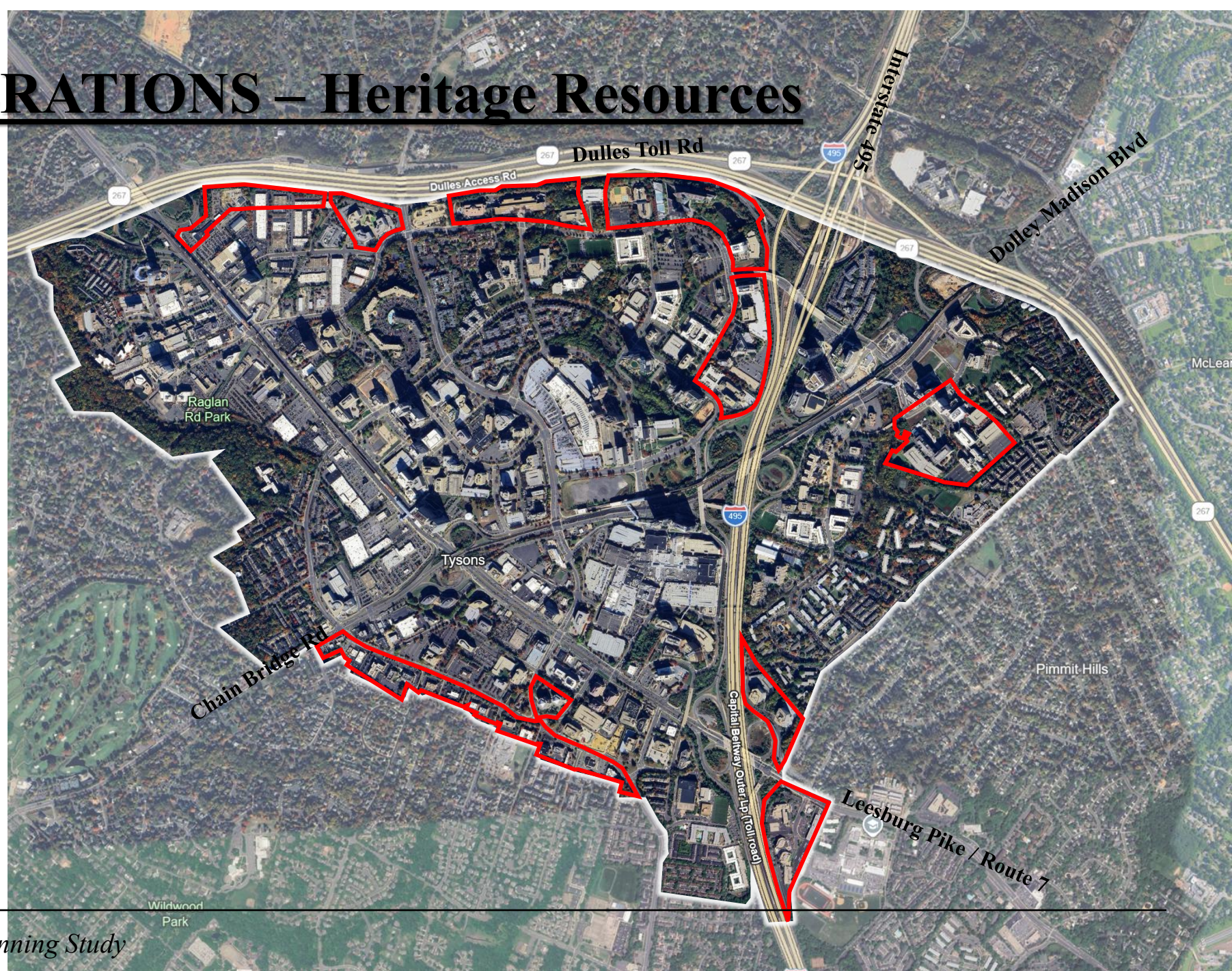


STAFF CONSIDERATIONS



STAFF CONSIDERATIONS – Heritage Resources

- Not located within the boundaries of an existing Historic Overlay District, Fairfax County Inventory of Historic sites, National Register of Historic Places, and Virginia Landmarks Register
- Fairfax Postmodern Selective Survey, 2025



STAFF CONSIDERATIONS – Heritage Resources

- Tysons Dulles Plaza (1. Spring Hill Road site)
- Freddie Mac Corporate Campus (2)
- Fairfax building/ BASIS (3)
- Tysons Executive Plaza I (4. Corporate Ridge site)



Postmodern Survey Evaluation:

Name	Tax Map #	Address	Construction Date	Recognition	VCRIS ID	NRHP Eligibility
Tysons Dulles Plaza	0291 01 0069	1410-1430 Spring Hill Road	1986/1989	Fairfax County Exceptional Design Award	029-7566	Not eligible
Tysons Executive Plaza 1	0392 01 0062B	2000 & 2010 Corporate Ridge	1984/1987	N/A	029-7567	Recommended for further study
Freddie Mac Corporate Campus/ HQ1	0292 15 0004B4	8200 Jones Branch Drive	1990	Fairfax County Exceptional Design Merit Award	029-7564	Recommended for further study
Fairfax Building	0292 15 A6	8000 Jones Branch Drive	1988	Fairfax County Exceptional Design Award	029-7565	Recommended for further study

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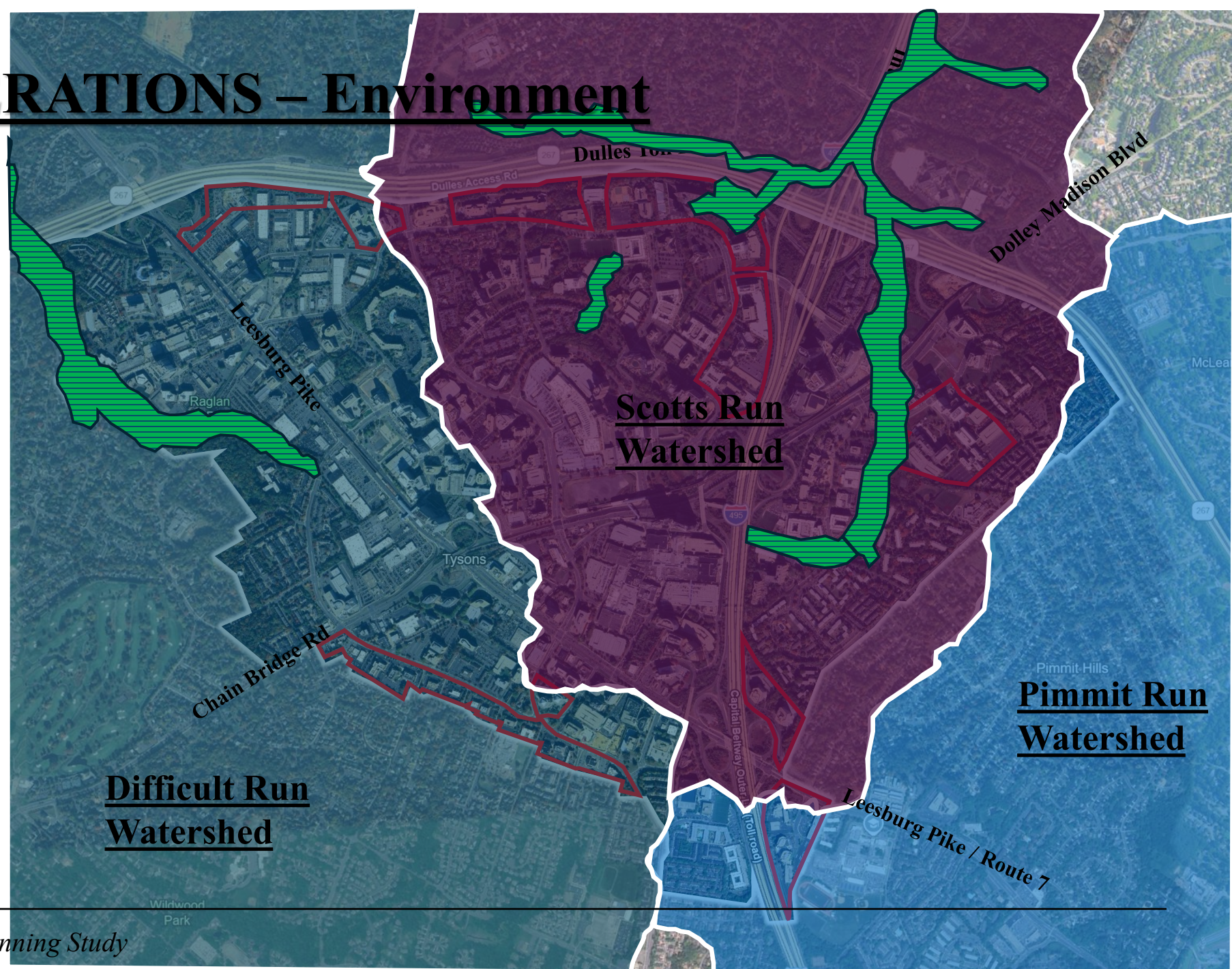
Schools



STAFF CONSIDERATIONS – Environment

Staff Considerations

- Scotts Run Watershed, Difficult Run Watershed and Pimmit Run Watershed
- Noise Studies are required



STAFF CONSIDERATIONS

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STAFF CONSIDERATIONS – Housing

- Increasing residential redevelopment potential in these locations can significantly contribute to the county's housing production goals.
- Future Housing Demand in Tysons study
- 15,000 new residents by 2040, generating demand for approximately 10,300 additional housing units
- Affordable Dwelling Unit (ADU) and Workforce Dwelling Unit (WDU)
- Existing areawide guidance is a strong framework for housing affordability in Tysons



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STAFF CONSIDERATIONS – Schools

- This planning study would generate 883-1,980 projected students
- The approved boundary adjustment and adopted phasing will likely affect membership at these schools in the future
- FCPS identifies the existing need for one new school in this region to alleviate overcrowding. This new school is identified as Dunn Loring ES

Potential Student Yield – Proposed Comprehensive Plan

School Level	Proposed Number of Housing Units	Potential Student Yield
High	5,276	246-555
Middle	5,276	147-314
Elementary	5,276	490-1,111
Total Student Count		883-1,980

Source: FCPS, 2022 Countywide Student Yield Ratios, June 2022.



Public Input Survey – May 8 - June 21, 2026



**2,082
Views**



**244
Participants**



**2,270
Responses**

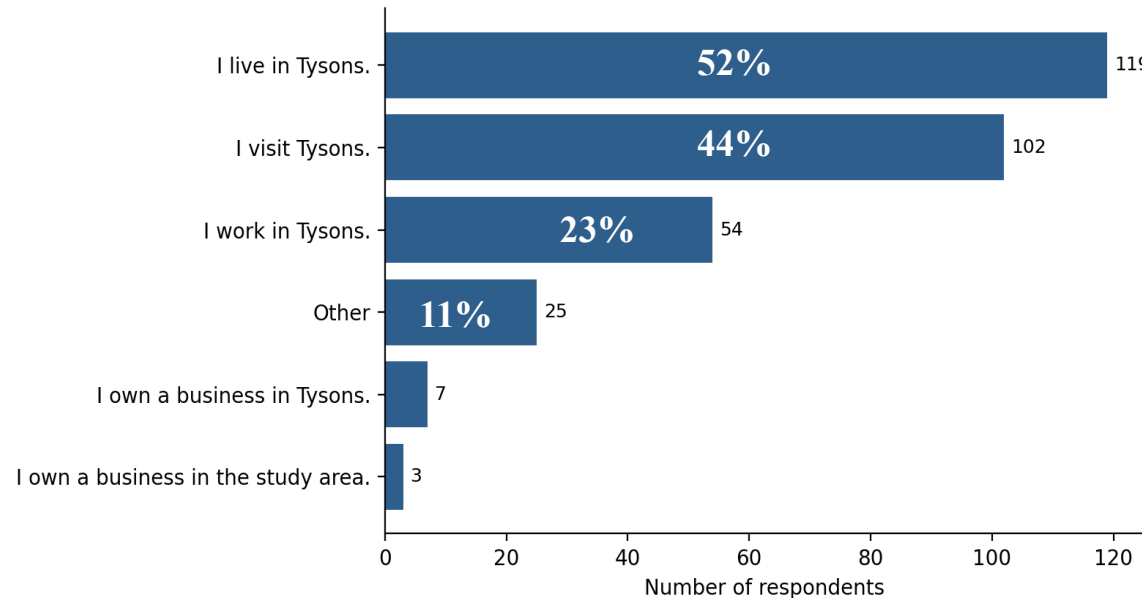


**795
Comments**



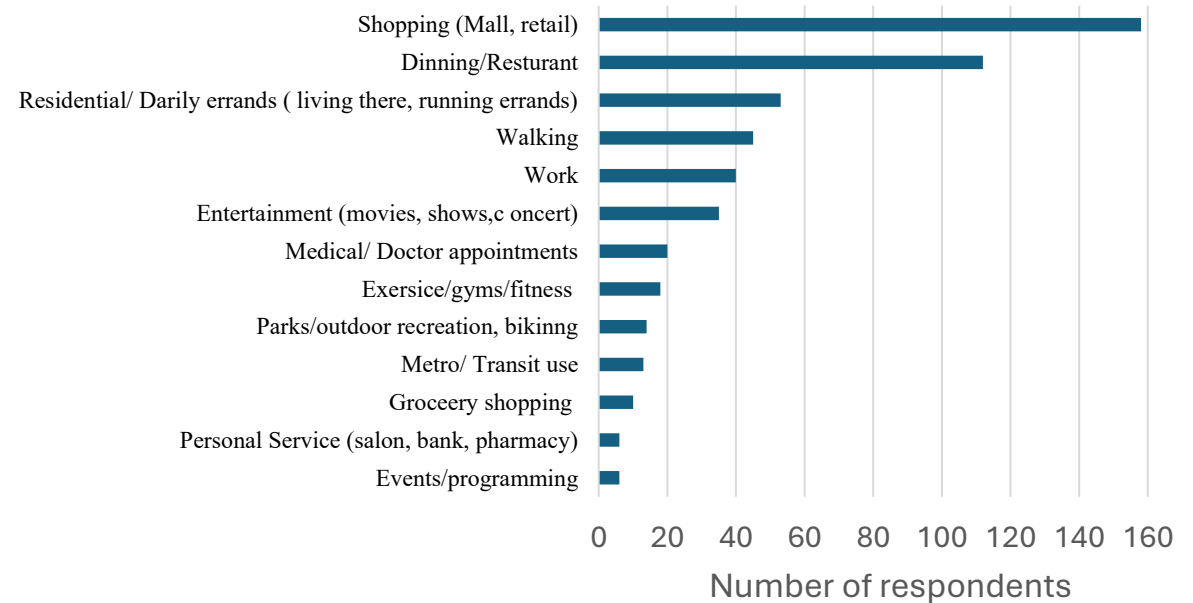
Summary of the Public Input Survey

1. Tell us your connection to Tysons



52 % of respondent live in Tysons while 45% visit Tysons and 23% work in Tysons

2. What activities do you most often do in Tysons? (Comment)

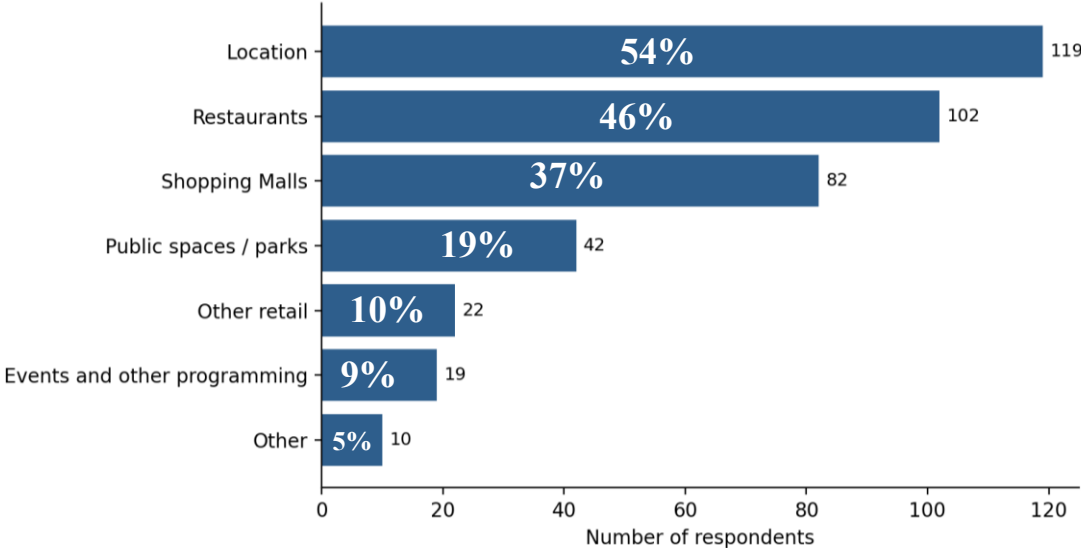


Enjoy Shopping, going to Mall, and dinning



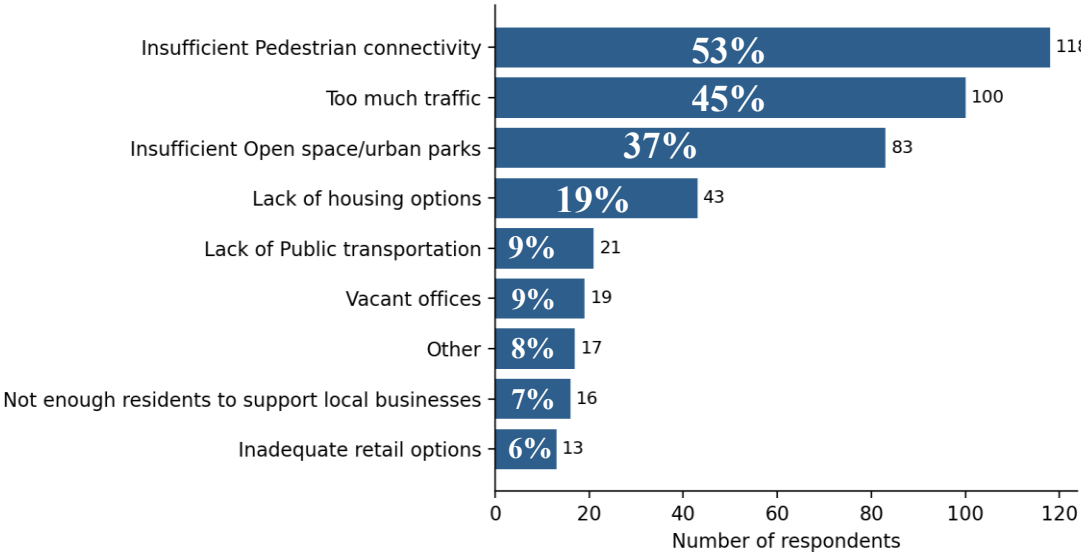
Summary of the Public Input Survey

3. What do you like most about Tysons? (Select two)



54% identified its location, 46 % selected its restaurants, and 37% like the shopping mall

4. What are the biggest issues for Tysons? (Select two)

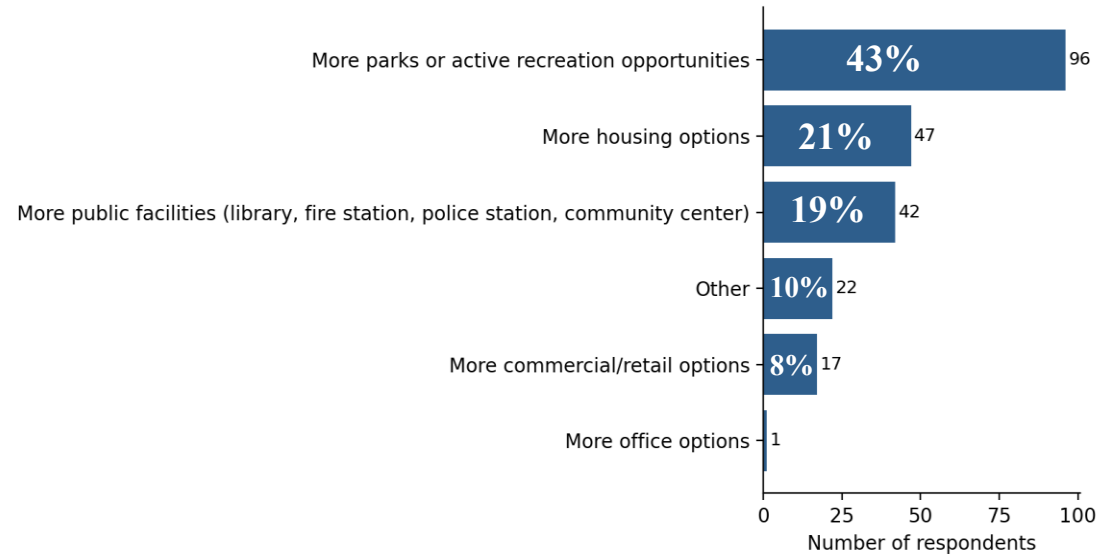


53% said insufficient pedestrian connectivity, 45% said too much traffic, 37% said in sufficient open space and parks



Summary of the Public Input Survey

5. What would improve Tysons?



43 % of respondents select more parks or active recreation opportunities, while 21 % selected more housing

6. What do you think about Tysons today and what is your vision for its future? (Comments)

Tysons Today:

- Not walkable/unsafe for pedestrians
- Traffic and congestion
- Disconnected with other regions
- Limited green space

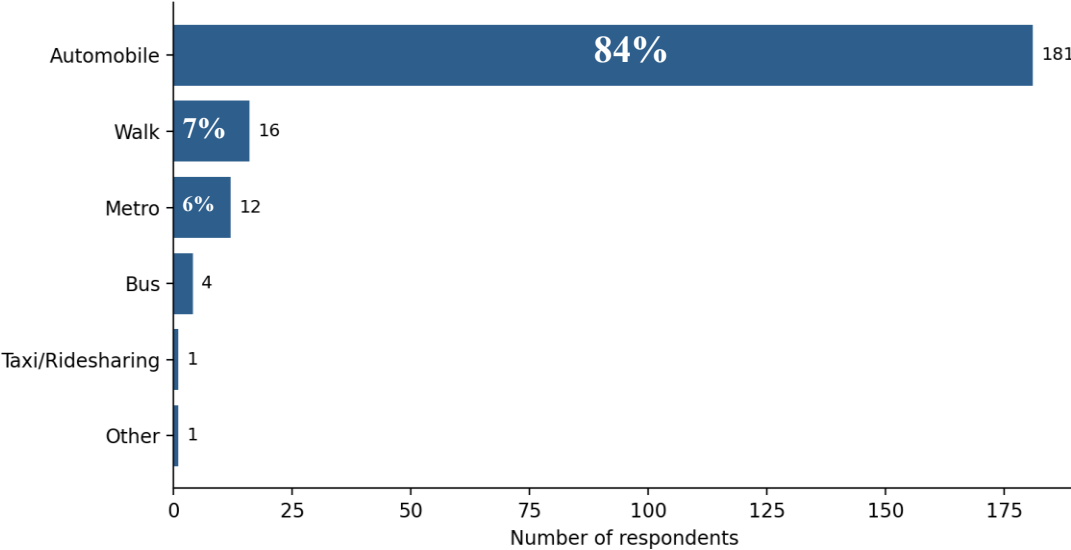
Vision for the future:

- Walkable, urban place
- Sense of community/ real neighborhood feel
- More housing
- More parks/green space
- Mixed use development



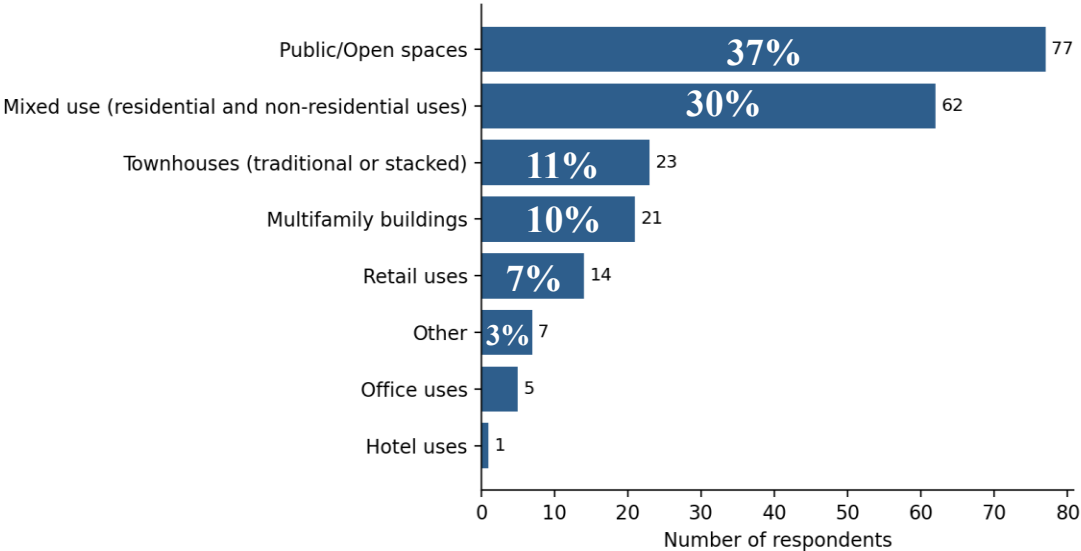
Summary of the Public Input Survey

7. When traveling to, from and around Tysons, what is your most common method of transportation?



84% of respondents use indicated that they primarily use an automobile, while 6% use Metro and 2% Bus

8. Of land use options listed below, which would like to see more of in the office designated areas of Tysons ? (Comments)



Additional public and open spaces and more mixed-use development, including both residential and non-residential uses.



Summary of the Public Input Survey

Recurring themes in community comments



Walkability & pedestrian safety

Safer crossings, sidewalks, and a break from car-dependent design.



Traffic & congestion

Widely cited as worsening, especially along Routes 7 and 123 and near Metro stations.



More parks & green space

Strong demand for usable open space, tree canopy, and recreation to offset dense development.



Redevelop vacant/aging offices

Many see underused office buildings as prime candidates for housing and mixed-use conversion.



Housing variety & affordability

Support for more housing types, including options for middle-income workers.



Opposition to a casino

No Casino

Conclusion:

- Transform office-designated area in Tysons toward parks,
- More housing, and mixed use;
- Invest seriously in walkability, traffic and transit
- More open space and urban parks
- Traffic and pedestrian safety along Routes 7 and 123
- Keep a casino out of Tysons



What we have heard so far – Community Meetings

- More grocery and neighborhood-serving retail options
- Develop a well-connected street network that supports mobility and accessibility throughout the area.
- Provide adequate parks, open spaces, and recreational amenities to serve residents of all ages.
- Explore opportunities for a performance venue and arts/cultural center to strengthen community identity and engagement.
- Confirm that water, sewer, and other public infrastructure can adequately support future growth.
- Ensure transportation services and infrastructure are sufficient to support safe and efficient travel throughout the community.
- Ensure sufficient school capacity to meet the needs of current and future residents.





Next Steps



NEXT STEPS

Public input Survey
(May 8 to June 21)



2026

April

4/23

Present to GTCC the study

May

5/12

Kick Community Meeting – Shared the planning study with community

Jun

6/18

Present the study to GTCC and MCA members

Aug

8/26

Community Meeting – Tysons East and South

8/27

Community Meeting – Tysons North

Sep

9/17

NVBIA Meeting

Coordinate with agencies and applicants regarding the draft recommendation

Oct

Tent

Community Meeting – present the draft recommendations

Tent

GTCC and MCA Meeting – present the draft recommendations

Nov

11/18

Publish staff report

Dec

12/9

Planning Commission Hearing



Link to Webpage:

or

Scan the QR Code

bit.ly/4cYIEQ0



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PLANNING & DEVELOPMENT



Tysons Office Designated Areas Planning Study

Thank you