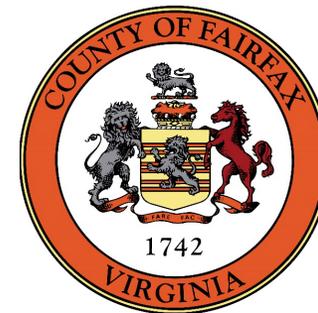


Transforming Tysons

2022 Tysons Development Overview

Planning Commission Tysons Committee
Suzie Battista, Urban Centers Section
Department of Planning and Development



Plan Vision



75% of development square footage within 1/2 mile of Metro

4 Transit Station/Transit-Oriented Development areas

4:1 job to household balance

Multimodal transportation system redesign

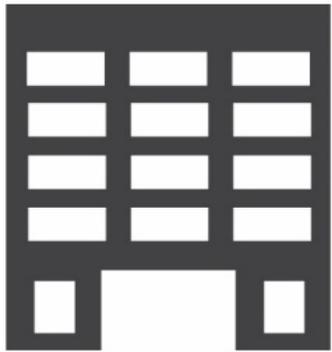
Mixed-use urban center focused on environmental sustainability, walkability, and a high-quality urban development

Plan implementation progress is monitored and reported on an annual basis – [Tysons Tracker](#)

A Livable Urban Center

Development Snapshot

August 2021 through July 2022



1.3M square feet
delivered



1.06M square feet
approved by site plan,
unbuilt



3.2M square feet
under construction



4 new park
spaces delivered

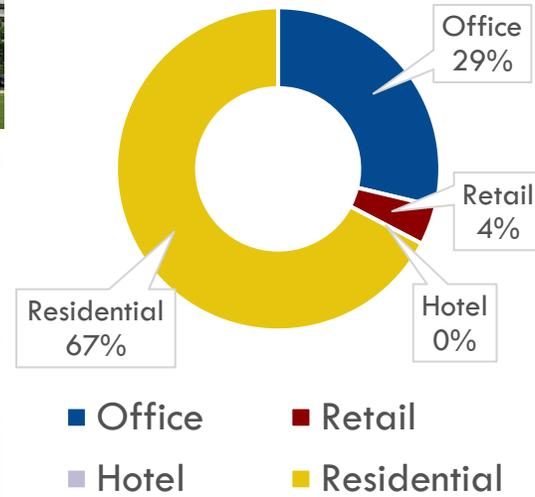
Development Snapshot – Delivered and Pipeline

August 2021 through July 2022

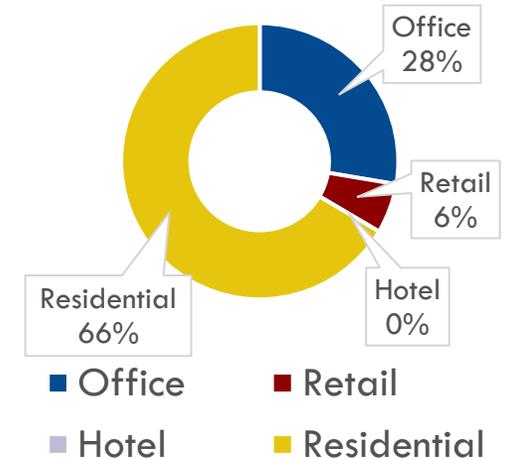


Delivered projects

Under Construction
GFA



Approved Site Plan
GFA (not under construction)



Development Snapshot

from 2010 Plan adoption through July 2022



73.6M square feet/
215 new buildings
approved

9.5M square feet
delivered
in 31 new buildings

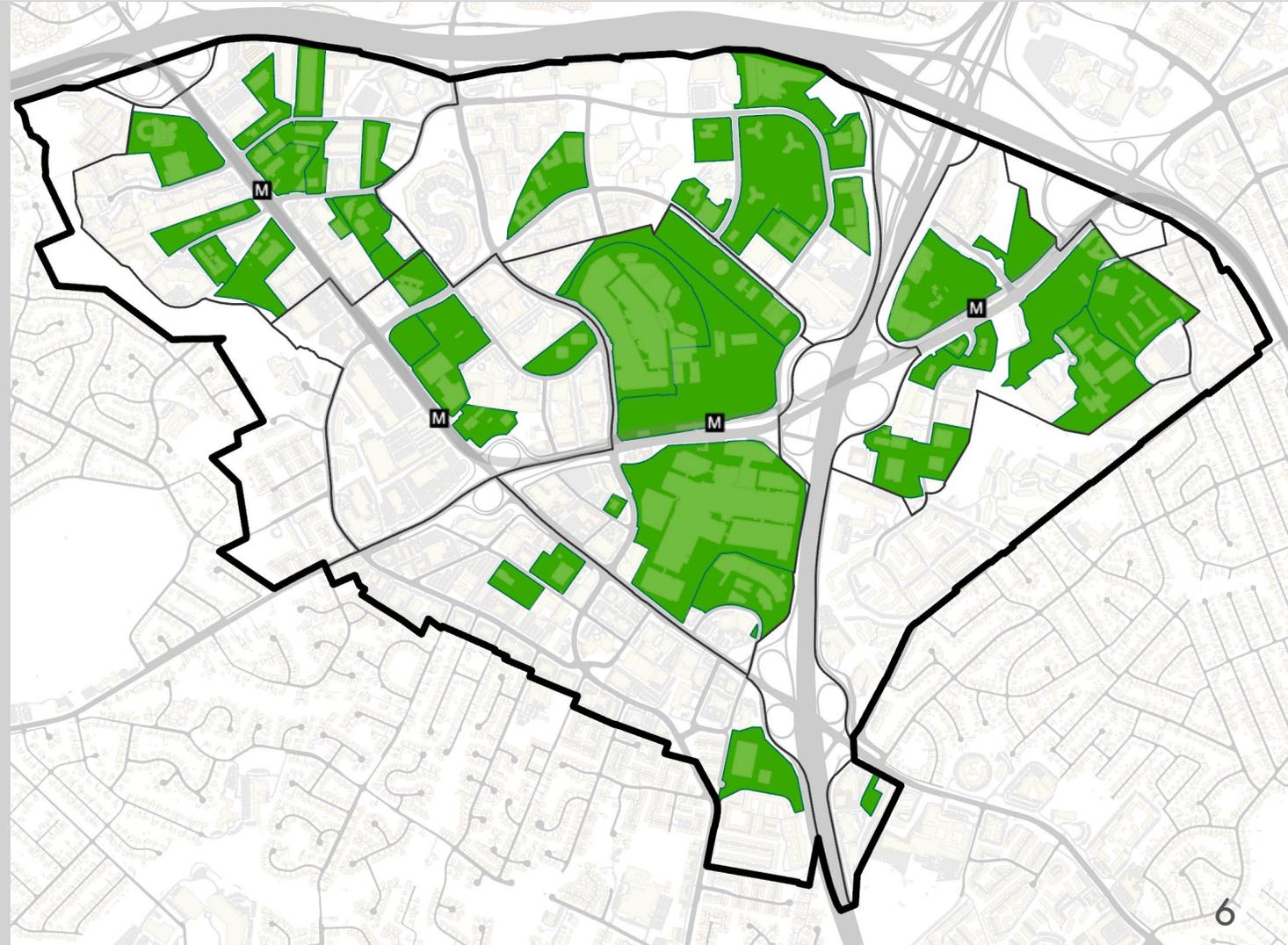
Commitments for 14
new major public
facilities

34 acres of new
public parkland
delivered

Approved Development

as of August 2022

44 major rezonings
approved since 2010 Plan
Adoption



Changing Land Use Patterns

Land Use (in sq. ft. unless noted)	2011	2022	Change from 2011 to 2022
Office	26,862,000	29,894,400	+11%
Retail	5,096,000	5,364,200	+5%
Auto Sales/Service	730,000	710,400	-3%
Hotel	2,578,000	3,728,800	+45%
Industrial	986,000	1,183,000	+20%
Civic	80,000	491,100	+514%
Residential	10,844,000	16,640,100	+53%
Residential (units)	8,943	14,253	+59%
Total All Uses	47,176,000	58,012,000	+23%

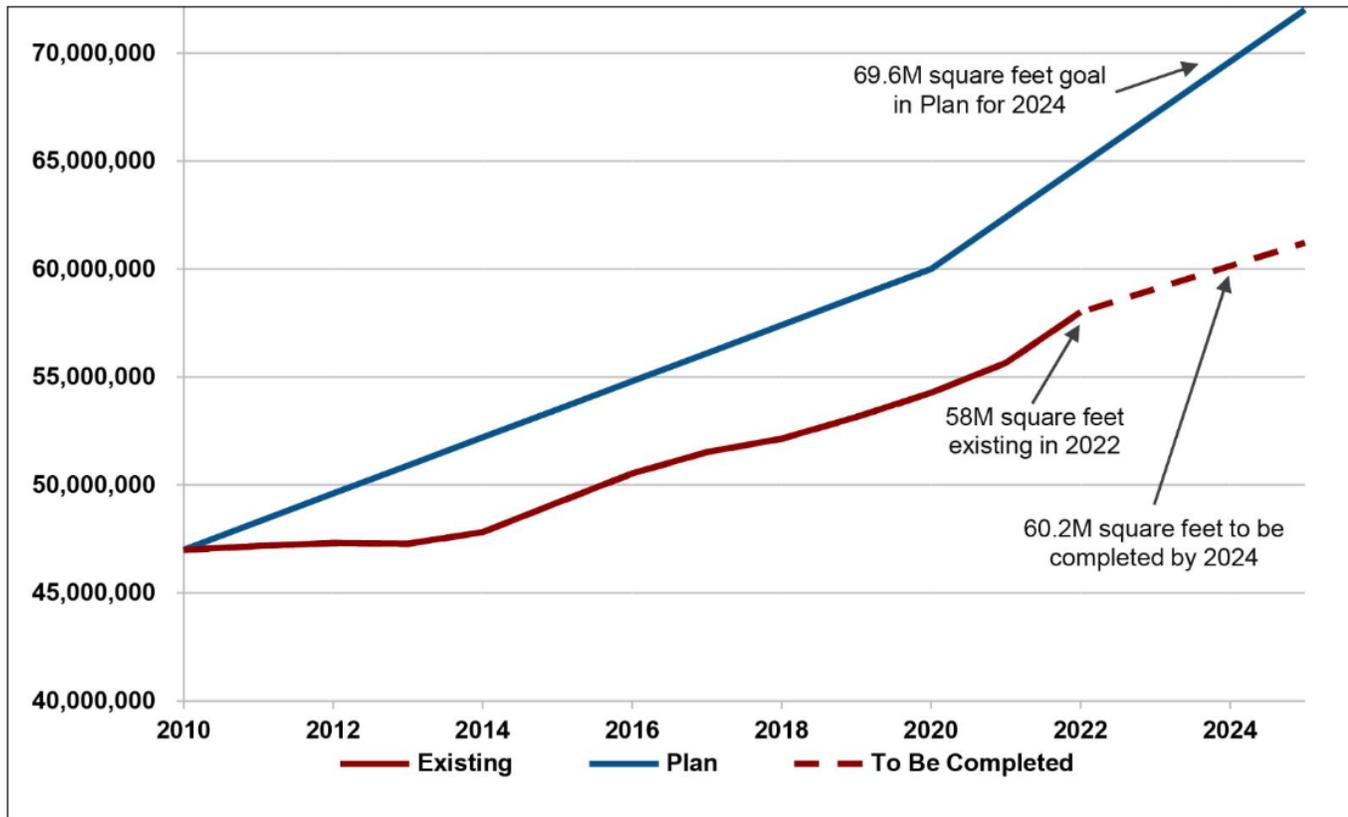
Summary of Residential Development

Residential Population + Units	2010 existing	2022 existing	Under Construction	Total
Residential Population	17,000	30,124	2,823	32,947
Residential Units	8,943	14,253	1,613	15,866

11.7 : 1 in
2010

Jobs/Household Balance

6.3 : 1 in
2022

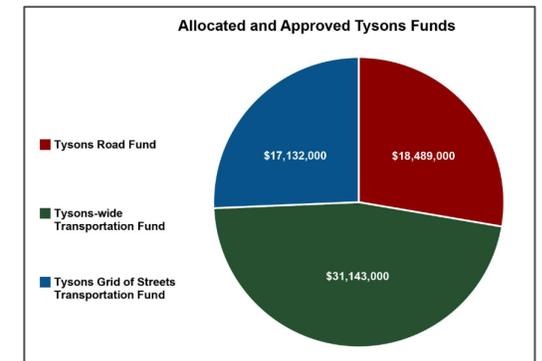
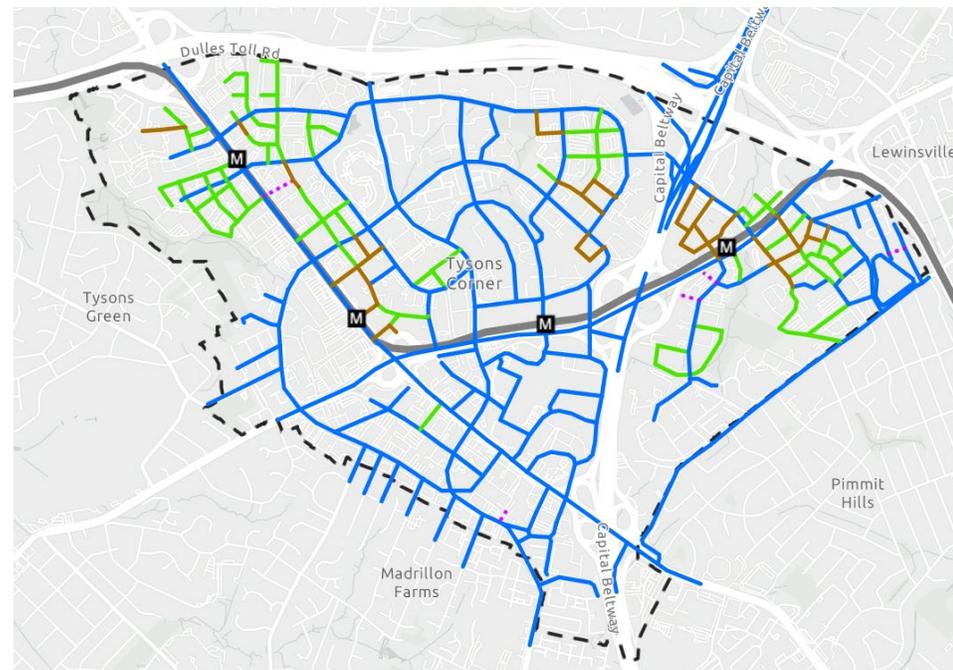


Development Growth; Planned and Approved

Transportation Highlights

as of August 2022

- Progress on Grid of Streets
- Bike share usage increasing
- Transit ridership increasing post-COVID
- \$66.7 million from road funds allocated to advance projects



Affordable Housing Dashboard

as of August 2022

Two major projects using Tysons Housing Trust Fund allocations are underway:

- Arlington Partnership for Affordable Housing (APAH) project with over 500 units, aim to start construction late 2023
- Somos project at least 300 units, aim to start construction by summer 2023.



Major Public Facilities Delivered as of August 2022

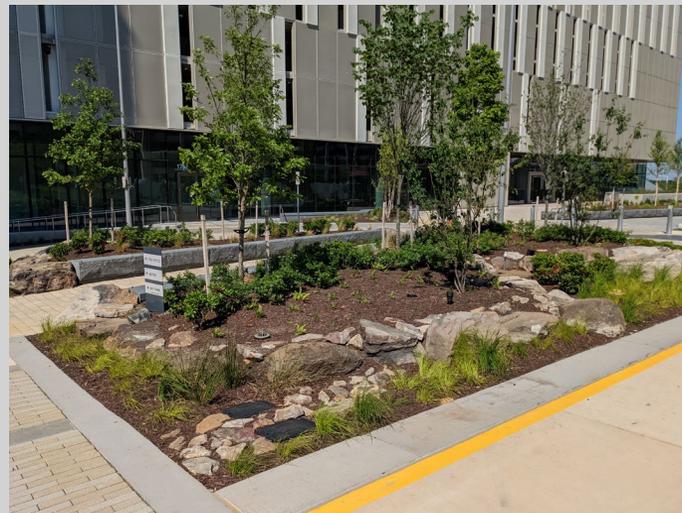


Scotts Run Fire Station



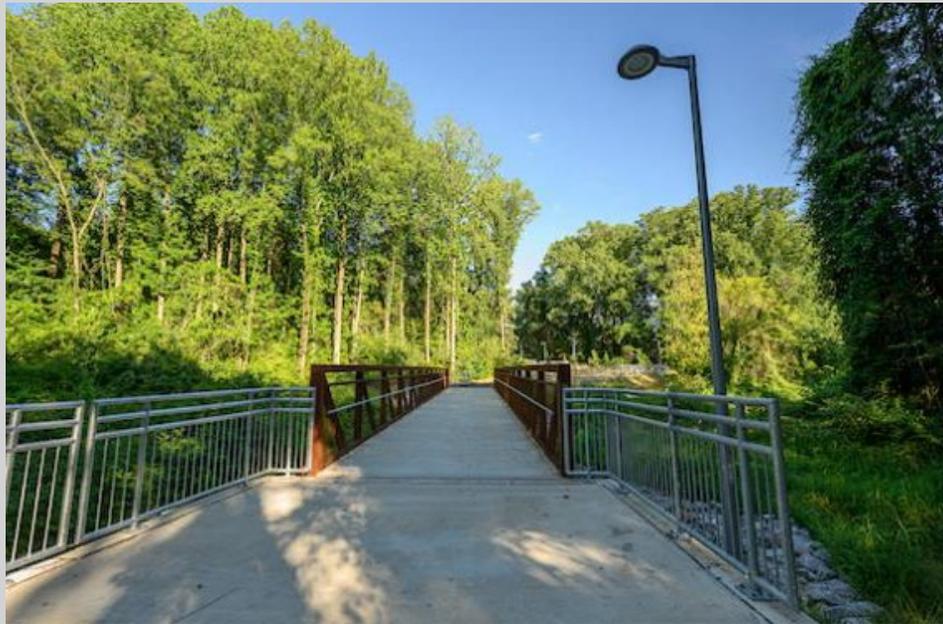
Capital One Hall

Newly Delivered Urban Parks



Clockwise from top left:
Hanover Park, Tysons
Central Sky Park, and
Tysons Central Piazza,
and Highland District
Park 6

Newly Delivered Ped/Bike Infrastructure



Scotts Run Trail



Pedestrian and bicycle bridge crossing the Capital Beltway

Ongoing Plan Implementation Efforts

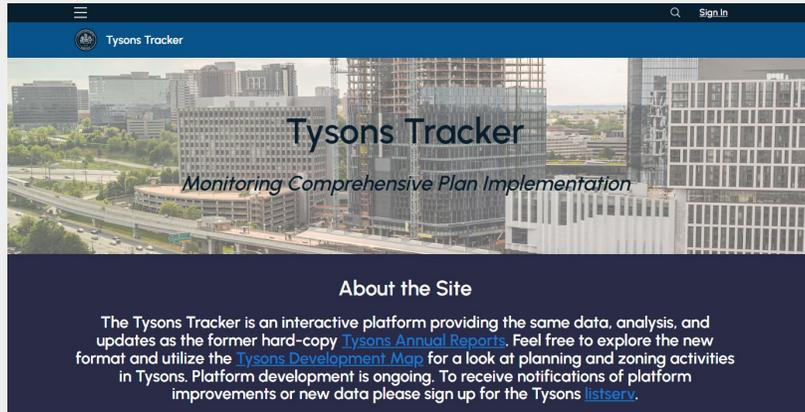
- Ongoing Development Review
- Process Improvements
- Interim Uses
- Tysons Community Alliance
- Tysons Community Circuit
- Tysonswide Wayfinding
- SSPA Nominations



tysons



Improved Communication Tools



[For Data:
Tysons Tracker \(arcgis.com\)](https://arcgis.com)



[For Tysons Planning Information:
Tysons | Tysons \(fairfaxcounty.gov\)](https://www.fairfaxcounty.gov/tysons/)

Summary and Looking Ahead

- Tysons is doing well, still in COVID recovery
- Full Silverline opening may have impacts
- Affordable housing continues to be critical
- Public facilities create place and community
- Public infrastructure provides connectivity, expands walkability
- Continuing to monitor Plan implementation and data trends

Discussion

www.fairfaxcounty.gov/tysons

<https://tysons-tracker-fairfaxcountygis.hub.arcgis.com/>