Tysons Development Overview

Tysons Committee, Fairfax County Planning Commission
Suzie Battista, Urban Centers Section
Department of Planning and Development
The Plan Vision for Tysons

• Re-planned to TOD in 2010 in anticipation of the Silver Line Metrorail Extension that includes 4 stops in Tysons

• Vision is a mixed-use urban center with a major focus on environmental sustainability, walkability, and creating high-quality urban development

• Plan goal of 100,000 residents and 200,000 jobs by 2050, increasing the jobs-housing balance to 4:1

• Staff monitors and reports Plan implementation progress on an annual basis. This is one of 20 Board follow-on motions related to implementation initiatives and Board-directives including staffing, process, parks, and transportation initiatives.
Development Snapshot

August 2019 to August 2020

1.1M square feet delivered

2M square feet approved by site plan, unbuilt

3.3M square feet under construction

1 new proffered public facility
Plan Implementation Progress
from 2010 Plan Adoption to August 2020

- 6.9M square feet delivered in 21 new buildings
- 73.1M square feet in 207 new buildings entitled within 41 rezonings
- 23 acres of new public parkland delivered
- Commitments for 10 new major public facilities
Approved Development through July 2020

41 major rezonings approved since 2010
Plan adoption

Development cases listed may have multiple rezoning applications
## Changing Land Use Patterns

<table>
<thead>
<tr>
<th>Land Use (in sq. ft. unless noted)</th>
<th>2011</th>
<th>2020</th>
<th>Change from 2011 to 2020</th>
</tr>
</thead>
<tbody>
<tr>
<td>Office</td>
<td>26,862,000</td>
<td>27,958,600</td>
<td>+4%</td>
</tr>
<tr>
<td>Retail</td>
<td>5,096,000</td>
<td>5,861,000</td>
<td>+15%</td>
</tr>
<tr>
<td>Car Dealership</td>
<td>730,000</td>
<td>383,000</td>
<td>-47%</td>
</tr>
<tr>
<td>Hotel</td>
<td>2,578,000</td>
<td>2,740,000</td>
<td>+6%</td>
</tr>
<tr>
<td>Industrial</td>
<td>986,000</td>
<td>971,000</td>
<td>-2%</td>
</tr>
<tr>
<td>Government/Institutional</td>
<td>80,000</td>
<td>387,000</td>
<td>+384%</td>
</tr>
<tr>
<td>Residential</td>
<td>10,844,000</td>
<td>15,945,200</td>
<td>+47%</td>
</tr>
<tr>
<td>Residential (units)</td>
<td>8,943</td>
<td>13,701</td>
<td>+53%</td>
</tr>
<tr>
<td><strong>Total All Uses</strong></td>
<td><strong>47,176,000</strong></td>
<td><strong>54,245,800</strong></td>
<td><strong>+15%</strong></td>
</tr>
</tbody>
</table>
## Summary of Residential Development

<table>
<thead>
<tr>
<th>Residential Population + Units</th>
<th>2010</th>
<th>2020</th>
<th>Under Construction</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential Population</td>
<td>17,000</td>
<td>29,403</td>
<td>1,862</td>
<td>31,265</td>
</tr>
<tr>
<td>Residential Units</td>
<td>8,943</td>
<td>13,701</td>
<td>1,064</td>
<td>14,765</td>
</tr>
</tbody>
</table>

- **Jobs/Household Balance**
  - **11.7 : 1 in 2010**
  - **6.4 : 1 in 2020**
Development Growth; Planned and Approved
Grid of Streets Implementation
as of August 2020
Existing and Proffered Public Facilities
as of August 2020

12. Replace Fire Station #29 (not shown)
13. Arts Office & Funding
14. New Elementary School
15. Performing Arts Center – under construction
16. New Fire Station (East) – under construction
17. College/Community Space
18. Indoor Recreation Space
19. Community Library
20. Bike/Pedestrian Facilities & Fire Station fit out (not shown)
21. Dominion VA Power Substation #2
22. Signature Park
23. Arts Facility
Public Facilities Under Construction as of August 2020

New Fire Station in Tysons East – Expected delivery is Winter 2021

Performing Arts Center at Capital One – Expected delivery is Fall 2021
As many as 4,600 WDUs will be developed in Tysons

The Tysons Housing Trust Fund balance is ~$5.22M

### Affordable Housing Dashboard as of August 2020

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Date Delivered</th>
<th># of Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>The Reserve at Tysons Corner</td>
<td>April 2009</td>
<td>40</td>
</tr>
<tr>
<td>Ovation at Park Crest</td>
<td>April 2014</td>
<td>4</td>
</tr>
<tr>
<td>The Ascent at Spring Hill Station</td>
<td>May 2014</td>
<td>81</td>
</tr>
<tr>
<td>VITA</td>
<td>April 2015</td>
<td>39</td>
</tr>
<tr>
<td>Nouvelle</td>
<td>February 2016</td>
<td>77</td>
</tr>
<tr>
<td>Adaire</td>
<td>June 2016</td>
<td>80</td>
</tr>
<tr>
<td>Haden</td>
<td>August 2016</td>
<td>85</td>
</tr>
<tr>
<td>Highgate at The Mile</td>
<td>August 2017</td>
<td>66</td>
</tr>
<tr>
<td>Kingston at McLean Crossing</td>
<td>April 2018</td>
<td>64</td>
</tr>
<tr>
<td>Lumen</td>
<td>June 2019</td>
<td>80</td>
</tr>
<tr>
<td>The Boro (Bolden)</td>
<td>June 2019</td>
<td>55</td>
</tr>
<tr>
<td>The Boro (Rise)</td>
<td>June 2019</td>
<td>81</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td></td>
<td><strong>752</strong></td>
</tr>
</tbody>
</table>
Plan Review and Implementation
Tysons Core Team

The Core Team coordinates multi-disciplinary reviews

- Planning
- Zoning
- Environment
- Transportation (FCDOT & VDOT)
- Utilities
- Stormwater
- Urban Design
- Parks, Open Space & Recreation
- Housing
- Water / Wastewater / Solid Waste
- Schools
- Urban Forestry
- Public Safety

The Team applies their expertise to

- Vision & Grid (concept) reviews
- Pre-Application meetings
- Rezoning applications
- Amendments to previously approved plans
- Proffer Reviews
- Waiver requests
- Inter-agency coordination, development of formal agreements
- Zoning Interpretations
- Special Studies
- Master Planning and Plan Amendments
- Tysons Partnership-County initiatives
- Process improvements
- Formal (annual report) and informal reporting
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