Tysons 2020 - 2021 Progress Report

...at a Glance

Development Activity
August 2020 July 2021
303k sf delivered
1.2M sf approved by site plan, unbuilt
3.9M sf under construction
Major rezoning approved
1 new public facility

Transportation by the Numbers
2021 ridership up 330% across Tysons stations
37 of 41 Tysons Area Metrorail Station Access Improvement Projects completed

Transportation Demand Management (TDM)
- Strategies to reduce Single Occupancy vehicle (SOV) trips and expand transportation options
- SOV use was down during peak travel periods and the use of non SOV modes increased
- Reporting developments are exceeding required reductions

Delivered Infrastructure and Public Facilities
Scotts Run Trail
The ½ mile long shared use trail connects Tysons East and the McLean Metro Station to surrounding communities and Westgate Elementary School.

Scotts Run Fire Station #44
Brand new fire station located on the eastern side of Tysons. A coordinated proffered and implemented public facility, opened in Summer 2021.

The Perch
A 1.5 acre public sky park, located above Wegmans and Capital One Hall. Includes a multi purpose lawn, a bocce court, ping pong tables, and a fenced dog park.

Approved Developments
as of August 1, 2021
36 approved developments in Tysons since the adoption of the 2010 Comprehensive Plan

Affordable Housing
752 Total Units Delivered
4,648 Approved units to be built
$8.7M Tysons Housing Trust Fund Balance

Parks & Fields
3 fields built, 9 additional proffered
93 Acres of new parkland proffered
26 Total new acres open to the public

Land Use
Office
Retail
Hotel
Other
Residential

6.4 : 1
Job : Household Ratio

The jobs to household ratio within Tysons has improved from 12.4:1 in 2005 to 6.4:1 in 2021. The Plan goal is a ratio of 4:1.

In 2021, residential uses comprise 29% of the existing development, which totals 56.7 million sq. ft.

Comprehensive Plan Info and More
The Comprehensive Plan for Tysons was adopted by the Board of Supervisors in 2010. Staff monitors the implementation of the Plan through annual progress reports.

The full report is available online: www.fairfaxcounty.gov/tysons/annual report

To request this information in an alternate format, call 703 324 9300 or TTY 711.