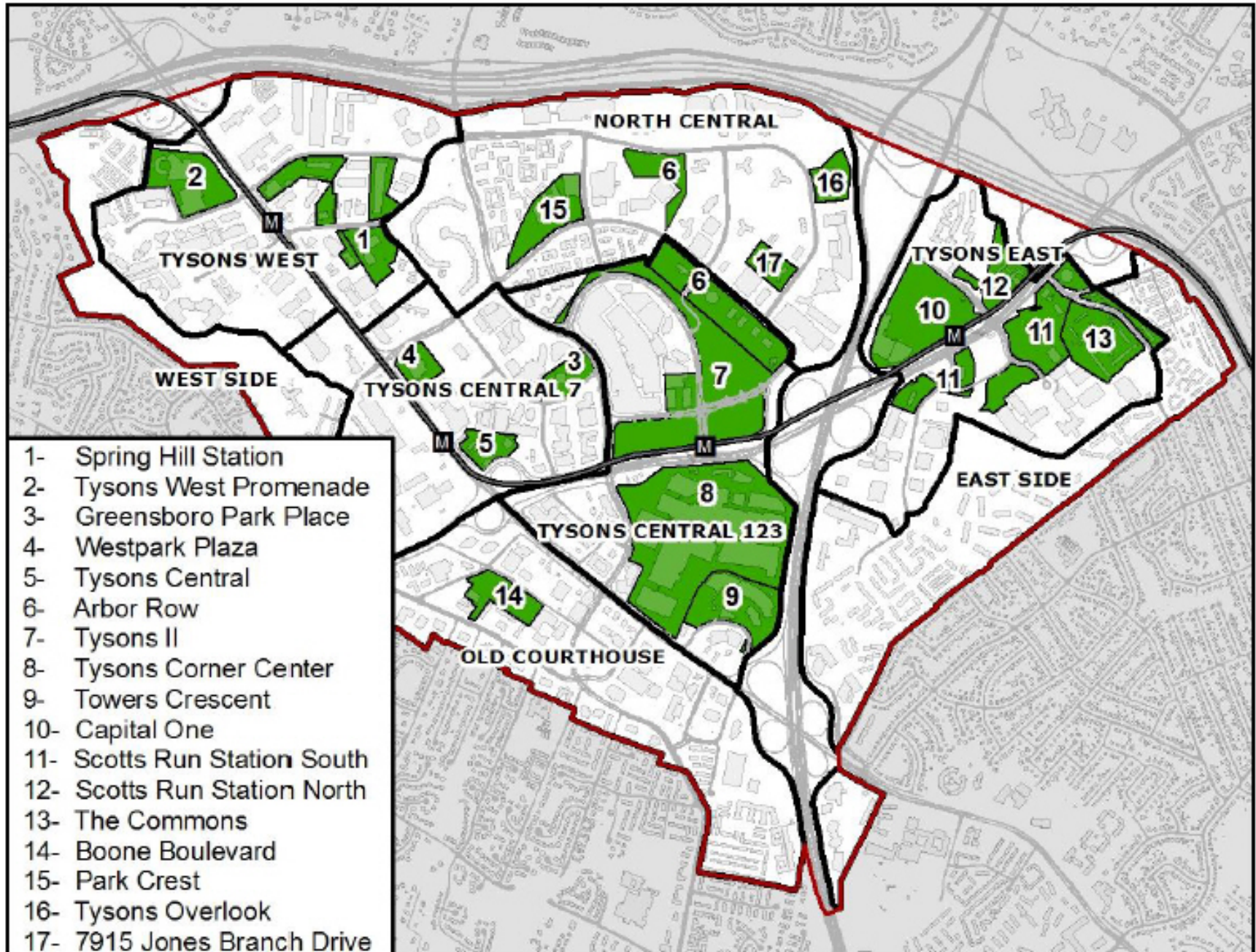


# **Tysons Urbanization**

# Tyson's Planned Growth

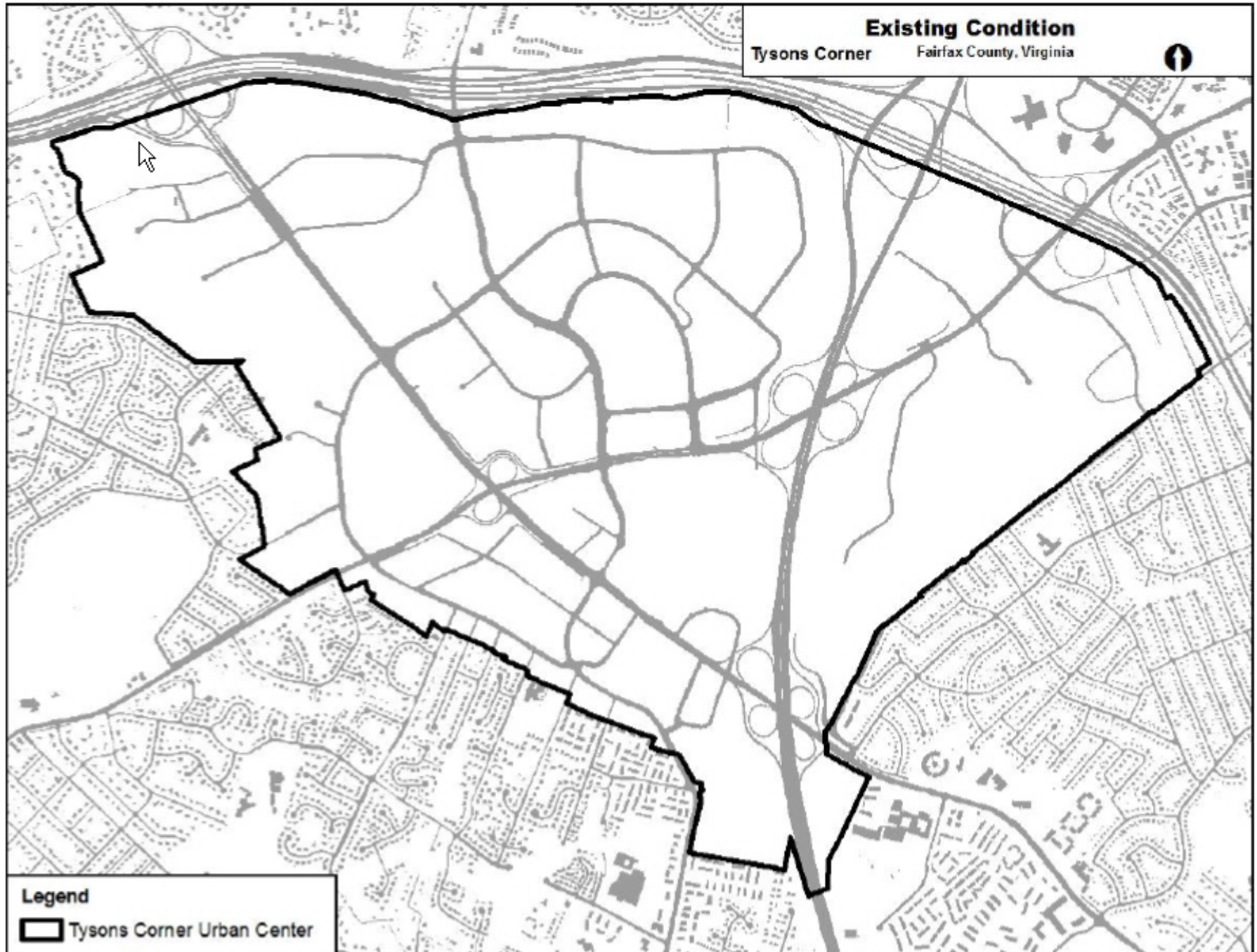
Year	Population	Employment	Gross Floor Area (square feet)
2010	17,000	105,000	47 million
2030	44,000	167,000	84 million
2050	100,000	200,000	113 million

# Approved Rezoning



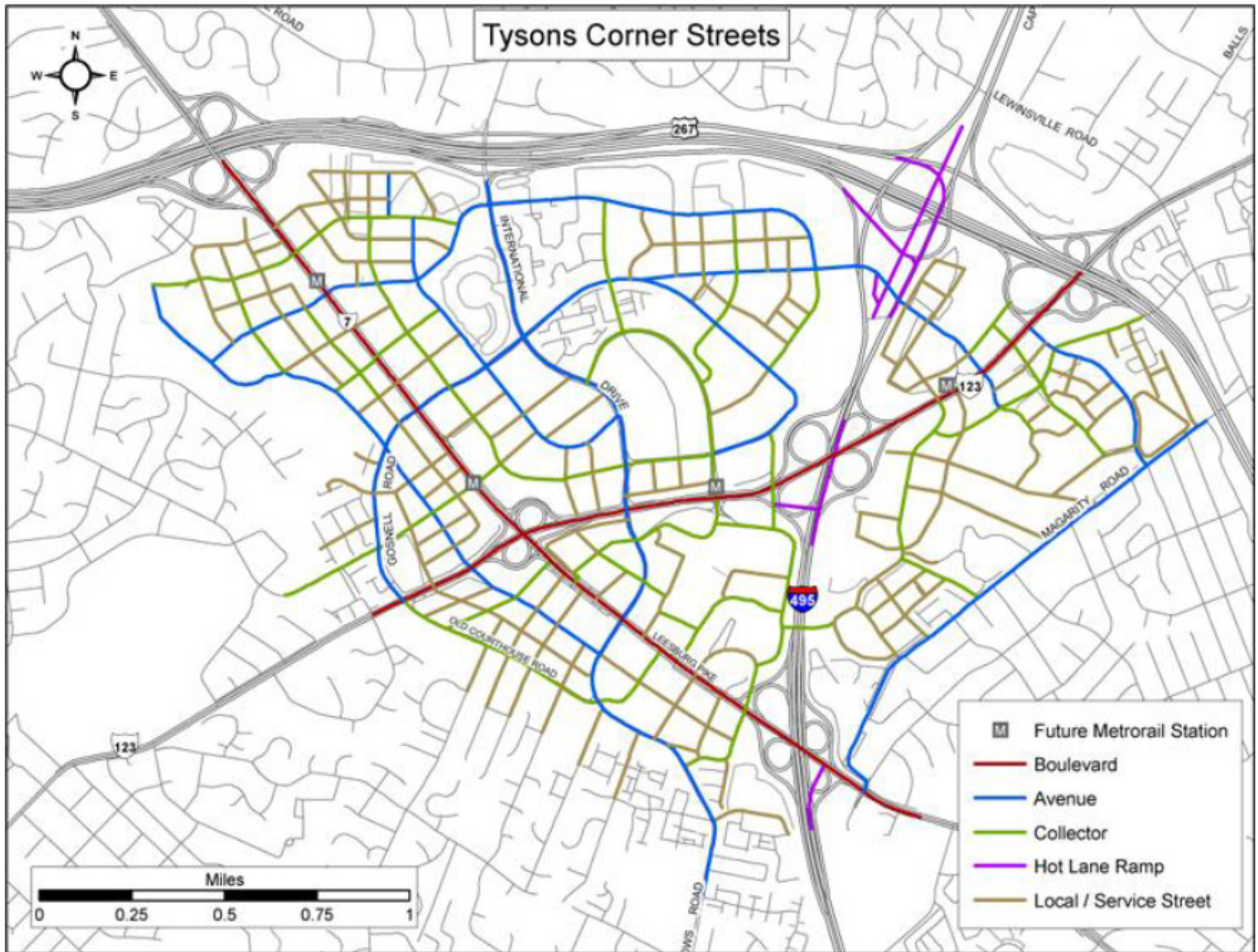


# Existing Tyson Street Grid





# Planned Street Grid



# Development Densities

- 2010 Tysons Comp Plan
  - Density allowance can be complicated, but generally:

Distance from Metro	FAR	Comments
Less than ¼-mile	Unlimited	
¼ to 1/2	2.0	FAR bonuses can be had
¼ to 1/3	2.5	If no office is proposed

# Existing and Approved Development

10/2015

	Existing Development	Under Construction	Approved Development	Proposed Development	Total
Office	28,588,000	1,737,126	9,982,293	4,576,574	44,883,993
Retail	5,868,000	43,564	661,257	866,353	7,439,174
Hotel	2,550,000	0	1,452,696	700,279	4,702,975
Total Non-Residential	37,031,000	1,780,690	11,647,297	6,143,206	56,602,193
Residential	12,645,000	1,716,995	15,580,218	8,142,096	37,585,309
Residential Units	10,392	1,602	14,713	8,408	35,515
Total Development	49,178,000	3,497,685	27,708,076	14,304,295	94,688,056



# **The Commons**

**FAR 2.9 on 21 acres**









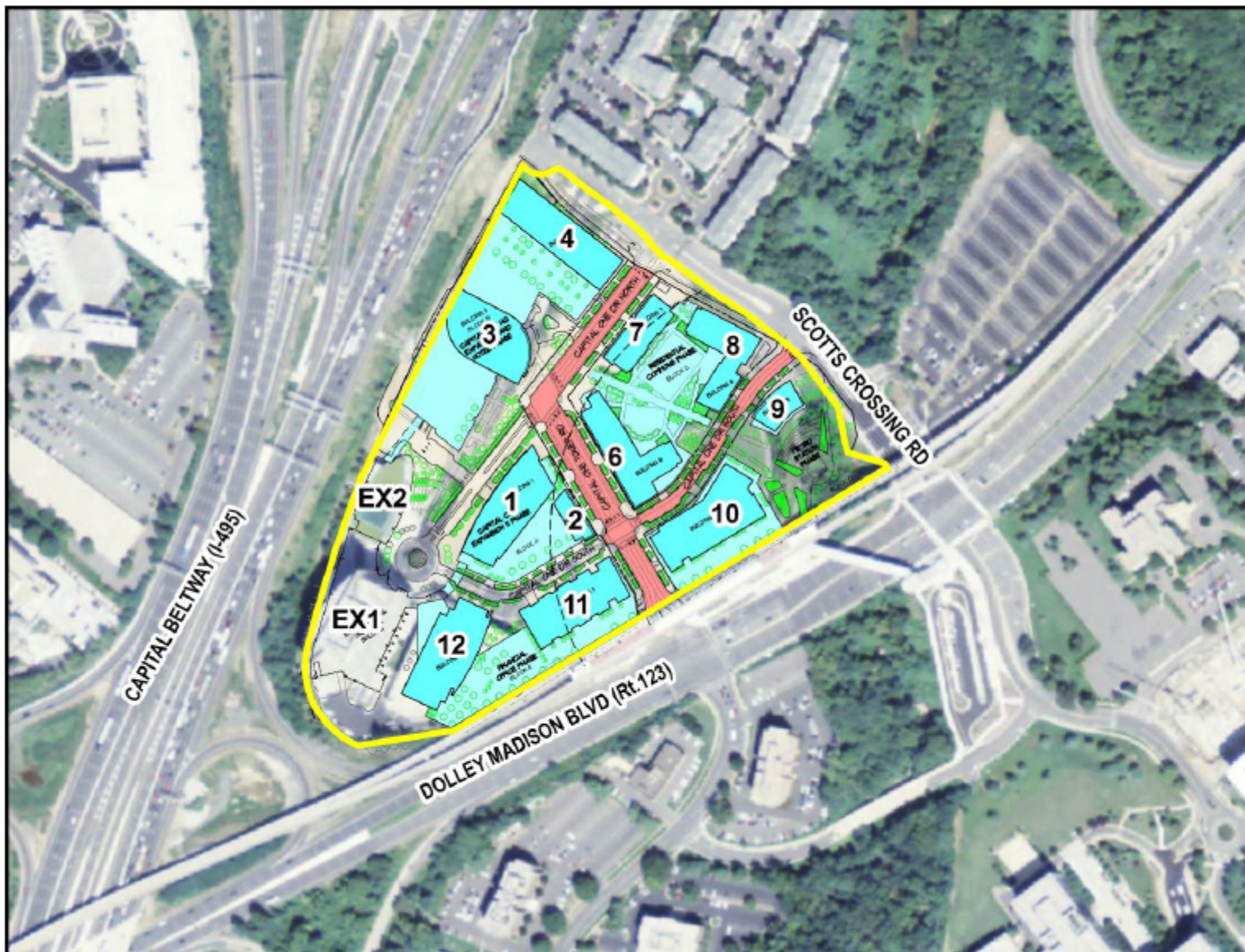


# **Capital One Headquarters**

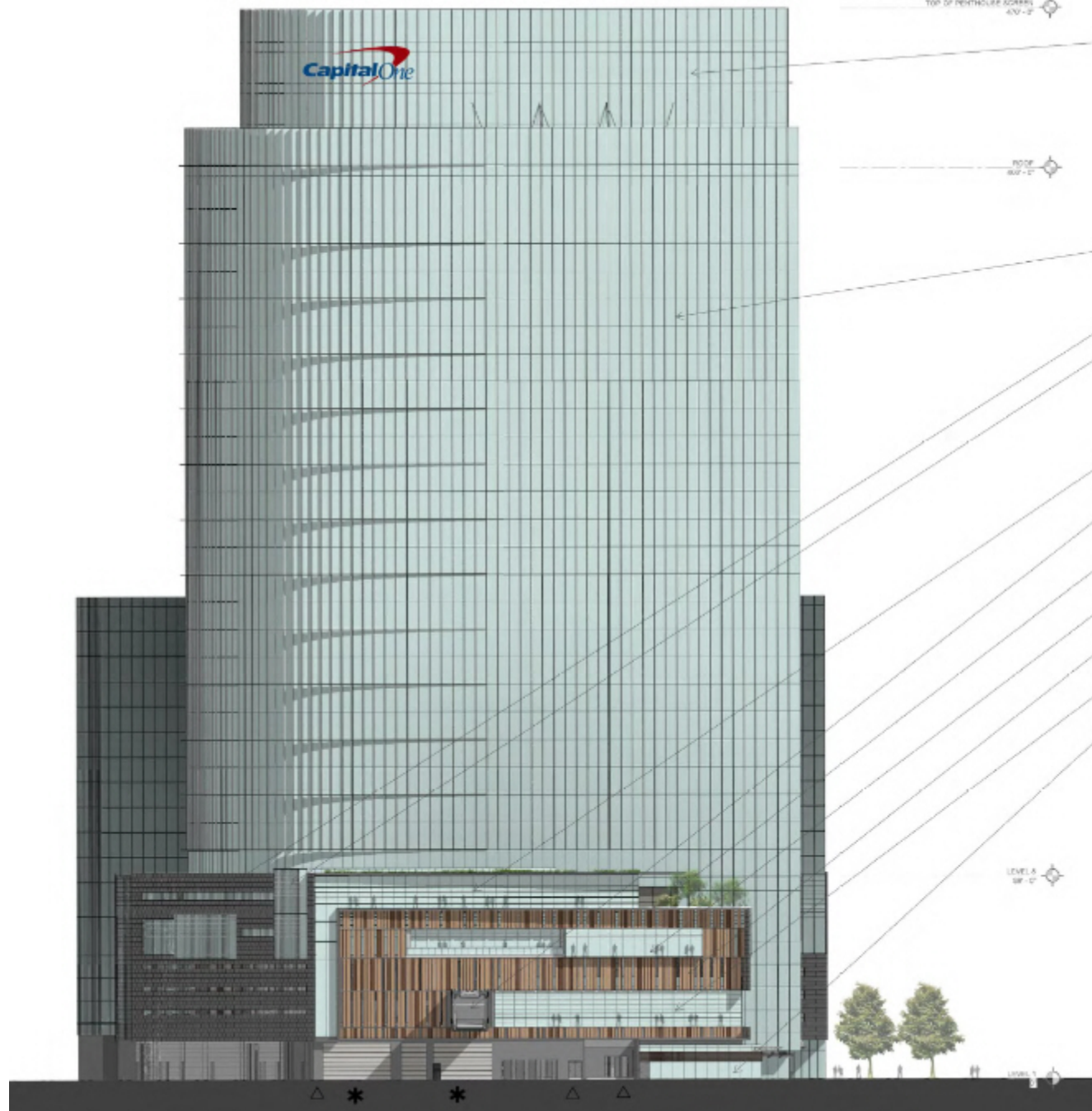
**FAR 3.88 on 26 acres**

**12 new buildings planned (2 shown: Buildings 1 and 3)**

















# **Cityline Scotts Run South (East)**

**FAR 4.57 on 23 acres**

# **Cityline Scotts Run South (West)**

**FAR 3.52 on 6.9 acres**

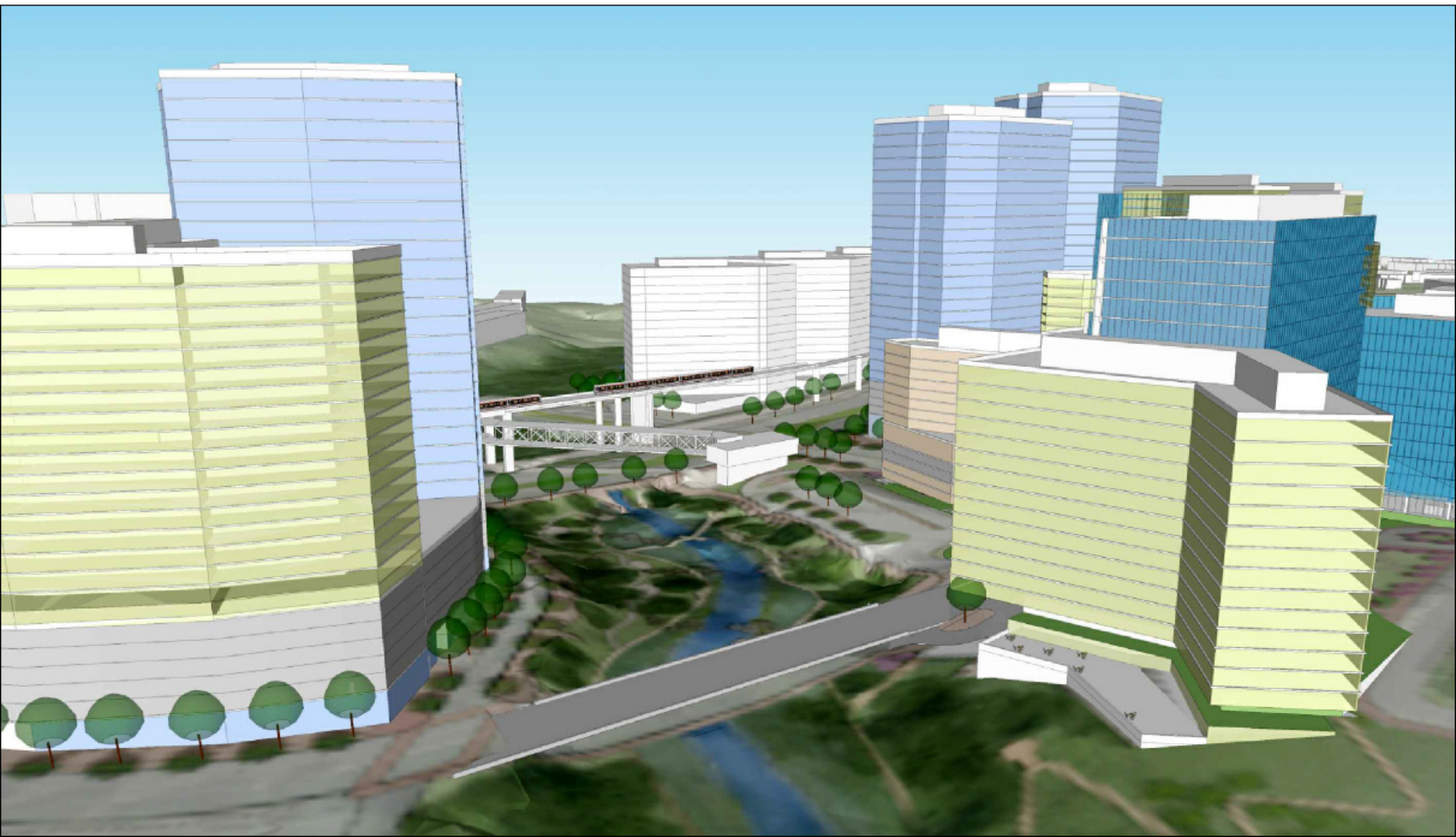


Legend

- Office
- Residential
- Hotel

ARCHITECTURAL PLANS, ELEVATIONS, ILLUSTRATIONS, MATERIALS, BUILDING ETC. ARE CONFIDENTIAL AND ARE SUBJECT TO REVIEW WITH FINAL DEVELOPMENT PLAN AND FINAL SITE PLAN APPLICATIONS











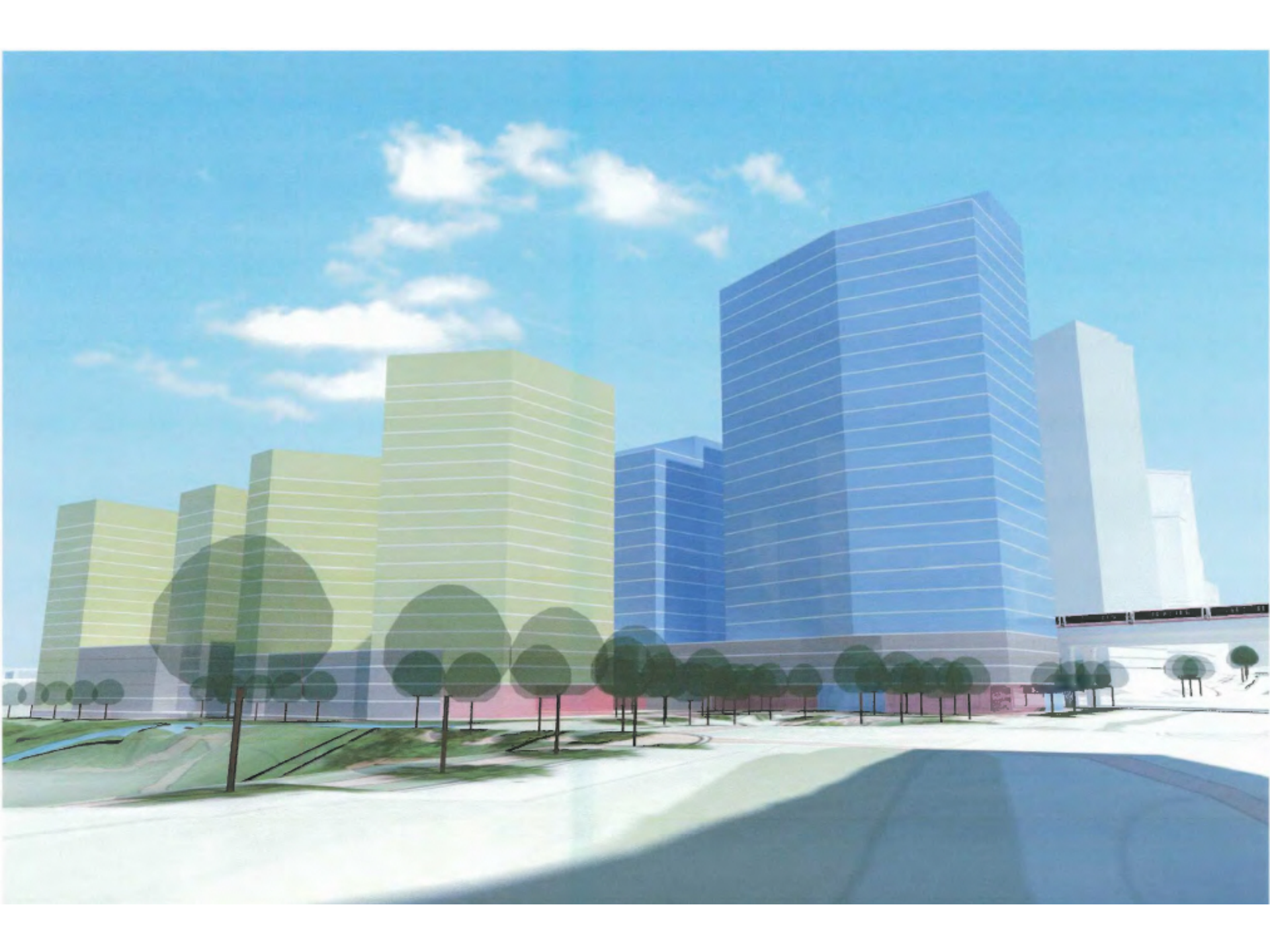
# **Cityline Scotts Run North**

**FAR 2.96 on 9.4 acres**

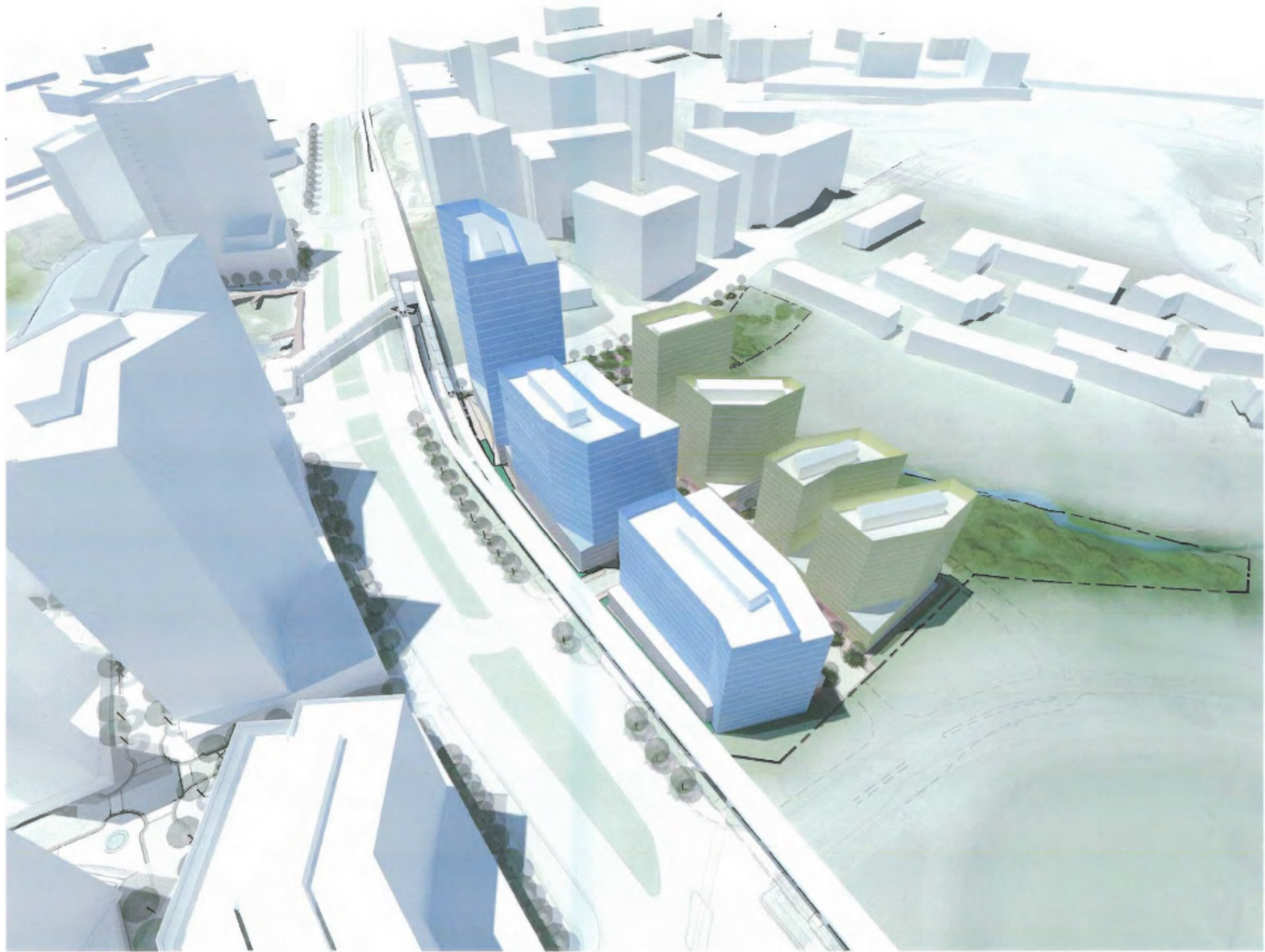


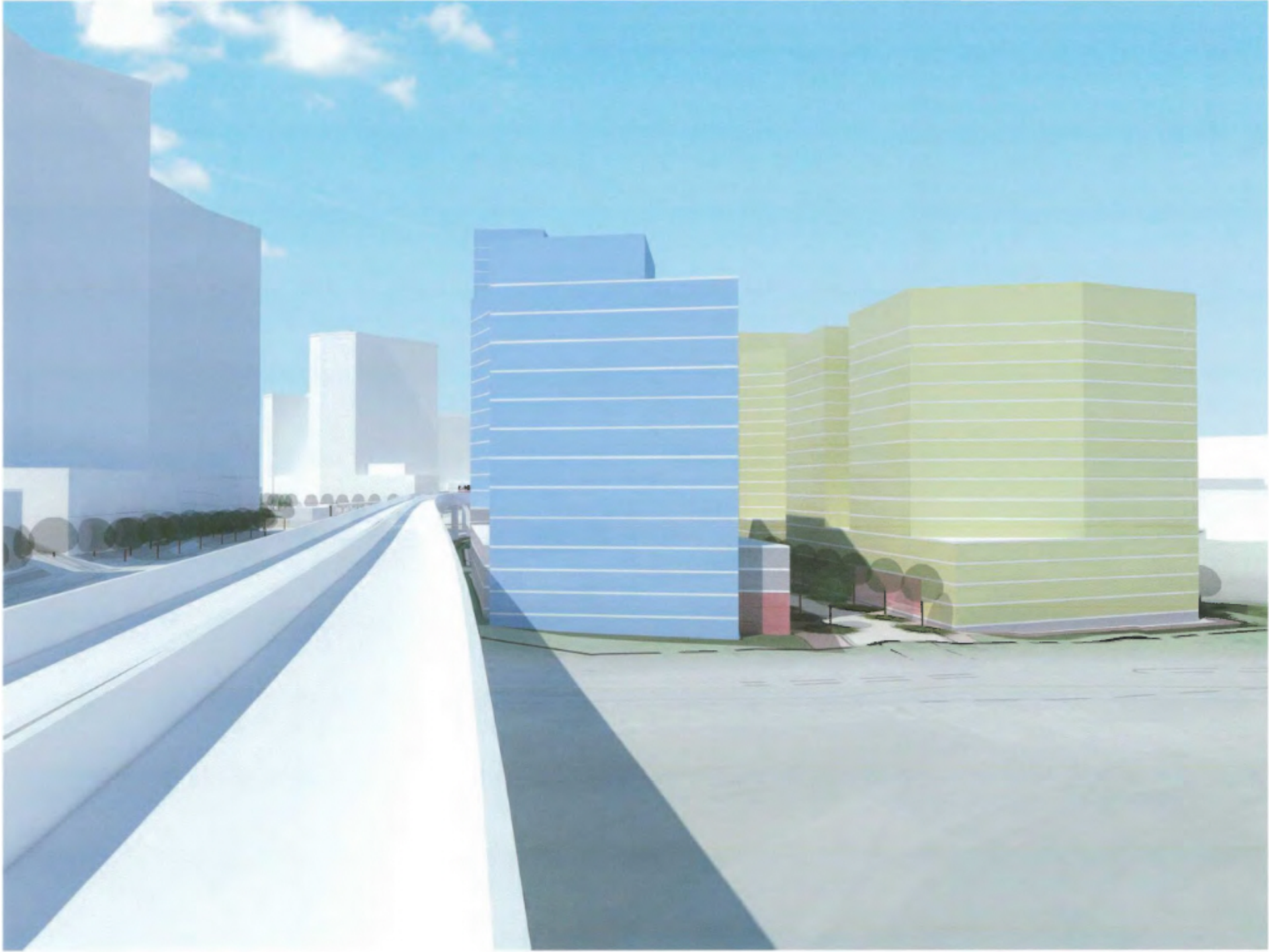














# Dittmar Westpark Plaza

**FAR 6.37 on 5.37 Acres**







# Greensboro Plaza

(Approval pending)

**FAR 5.3 on 18 Acres**















