

The Evolution of Tysons

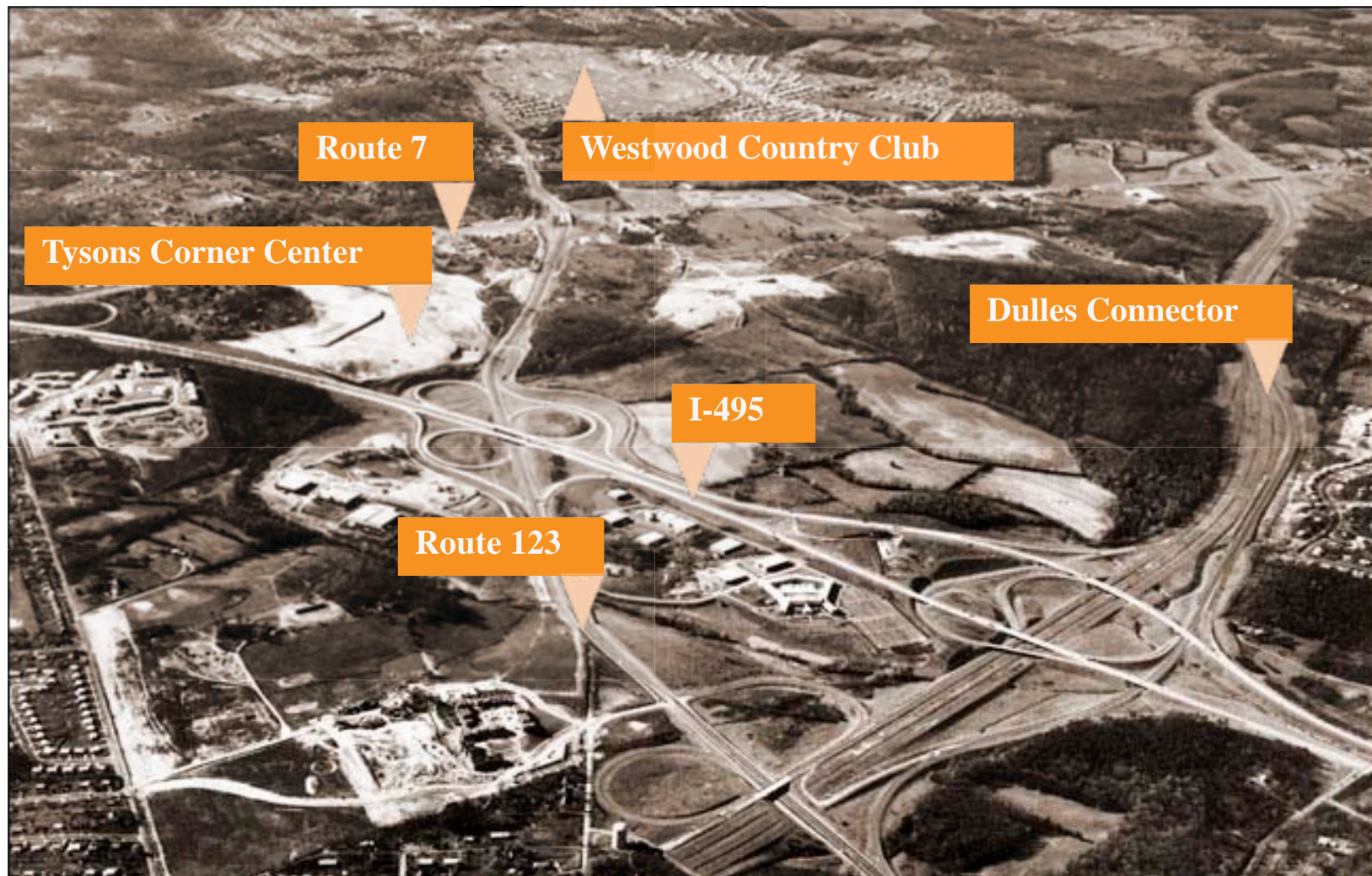
Tysons in the '30s

Rt.7 & Rt.123



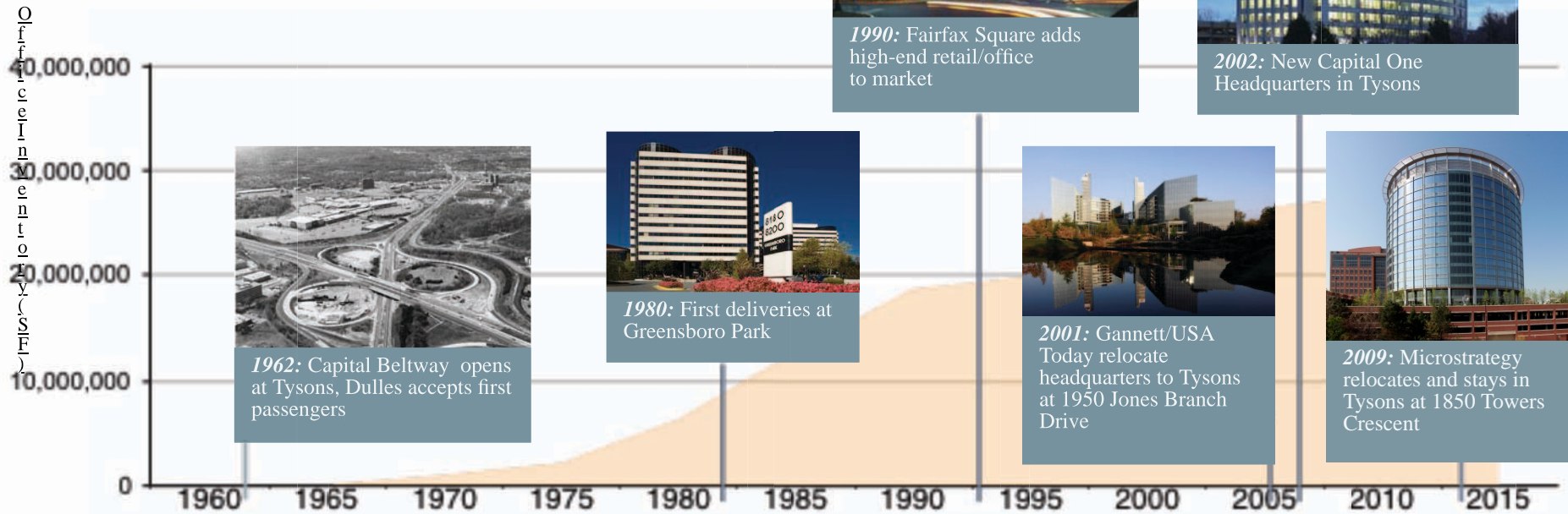
The Evolution of Tysons

Tysons in the '60s



The Evolution of Tysons

Tysons Through the Early 2000s



Bedroom Community/Retail Node

Edge City



1968: Tysons Corner Center opens (one of first "super regional" malls in US)



1988: Corporate Centre at Tysons II & Tysons Galleria deliver

The Evolution of Tysons

Tysons Today--Attributes

So Many Retail Firsts...



**TYSONS
GALLERIA**
where luxury and fashion are defined



SPANX
BY SARA BLAKELY®



NORDSTROM

L.L.Bean



The Evolution of Tysons

Tysons Today--Attributes

Corporate relocations and expansions

1. **Hilton**
2. **SAIC**
3. **KPMG**
4. **pwc**
5. **Intelsat**
6. **Northrop Grumman**
7. **Mitre**
8. **Dyncorp**
9. **Capital One**
10. **Freddie Mac**
11. **Gannett/USA Today**
12. **National Counterterrorism Center**

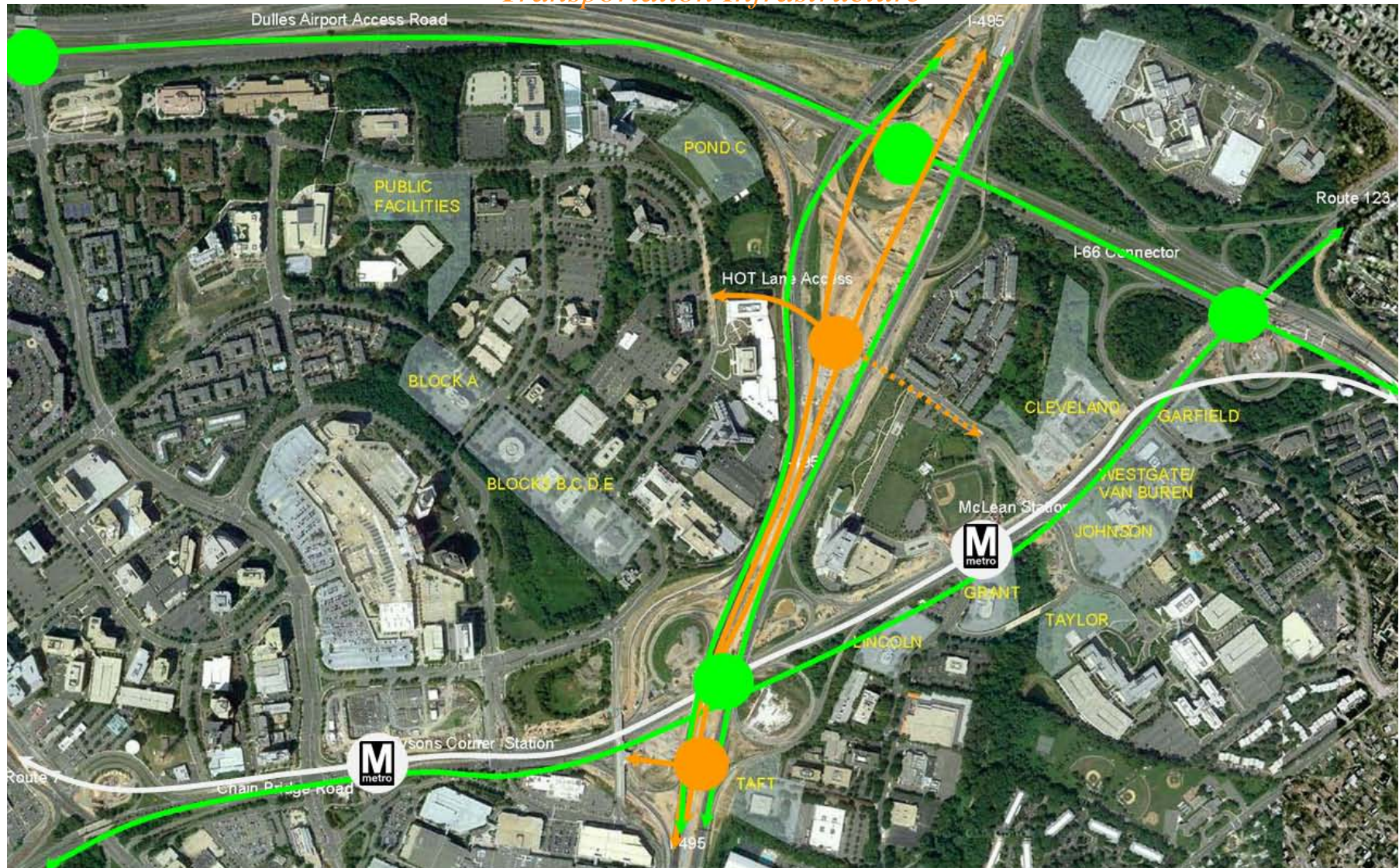


Source: Fairfax County Economic Development Authority

The Evolution of Tysons

Tysons Today—Attributes

Transportation Infrastructure



The Evolution of Tysons

Tysons Today--Deficiencies



Tyson's Tomorrow

Visioning--Tyson's Scale Comparison



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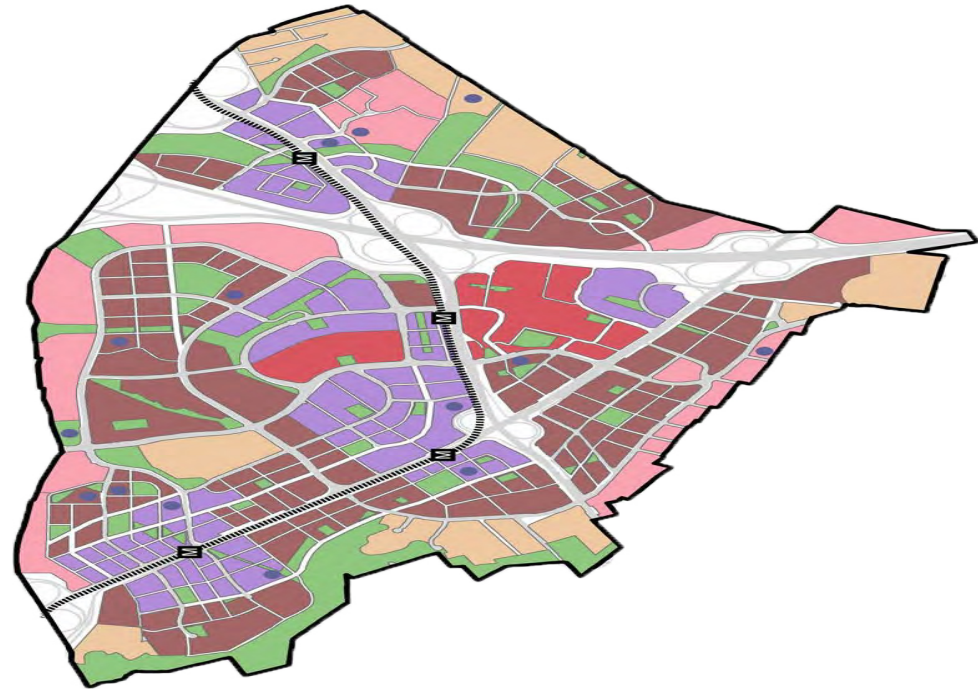
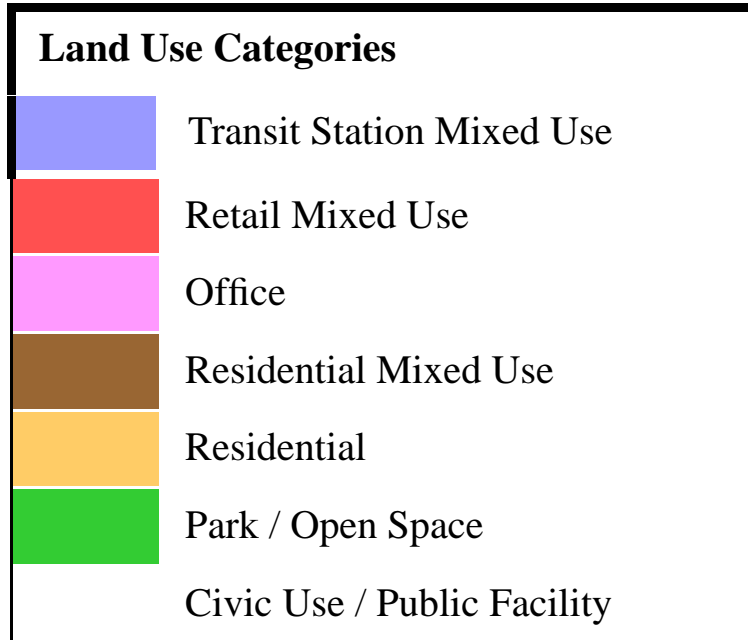


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Tyson's Tomorrow

Comprehensive Plan Caps Office, Promotes Residential Uses and Public Spaces, and Introduces Grid of Streets



	2010	2020 Estimate	2050 Estimate	Comment
<i>Total Jobs (Office & Retail)</i>	112,600	136,400	201,600	Office cap reached by 2050 – market similar in size to Central Loop Chicago, Boston Financial District, Houston CBD in 2012
<i>Residential Population</i>	18,500	29,600	66,100	2050 estimates suggest a population density greater than that of San Francisco and Boston in 2012

Source: Fairfax County Economic Development Authority

Tysons Tomorrow

Scotts Run South Case Study

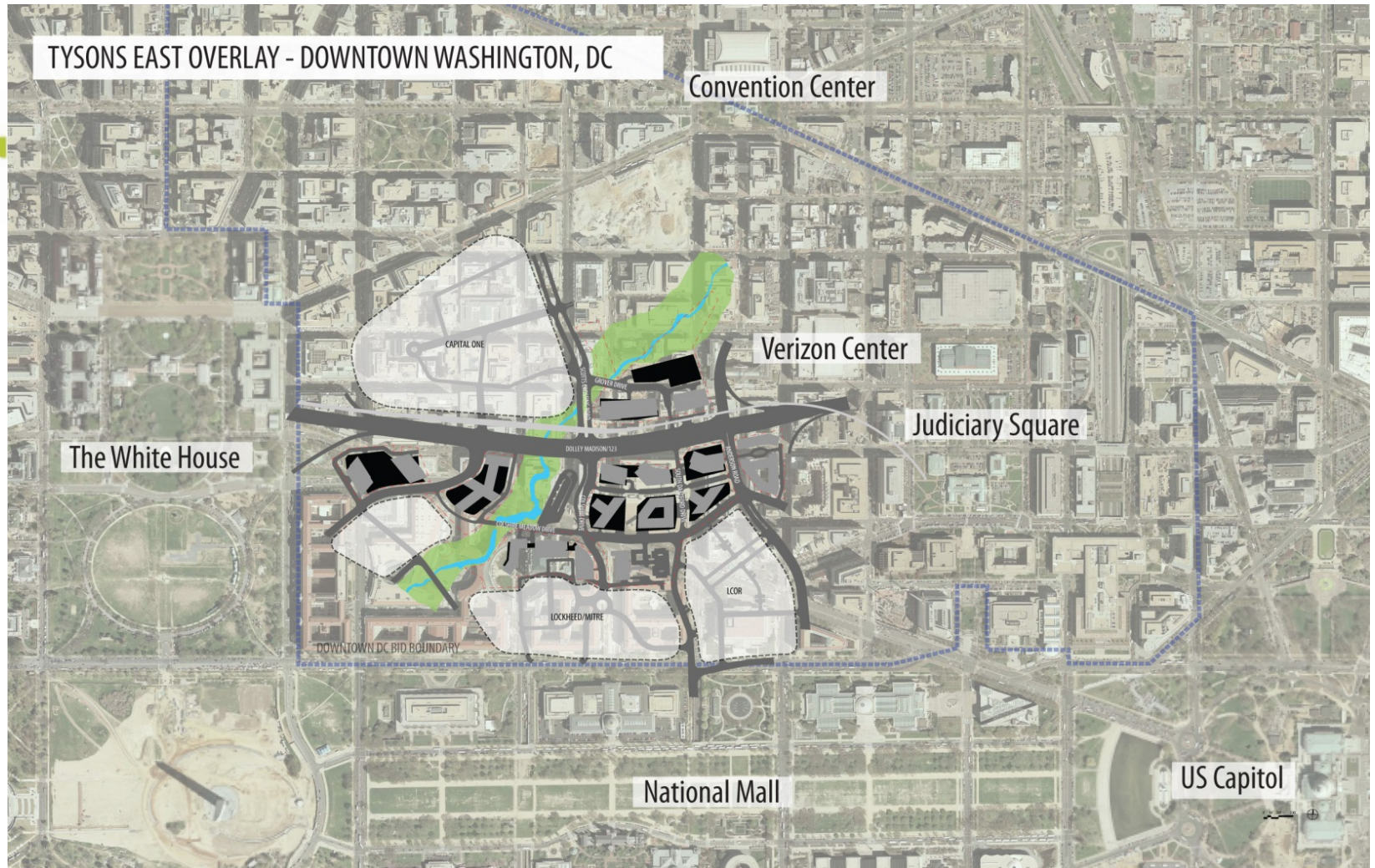


Scotts Run South—Grid of Streets



Tyson's Tomorrow

Scotts Run South—Pedestrian Experience



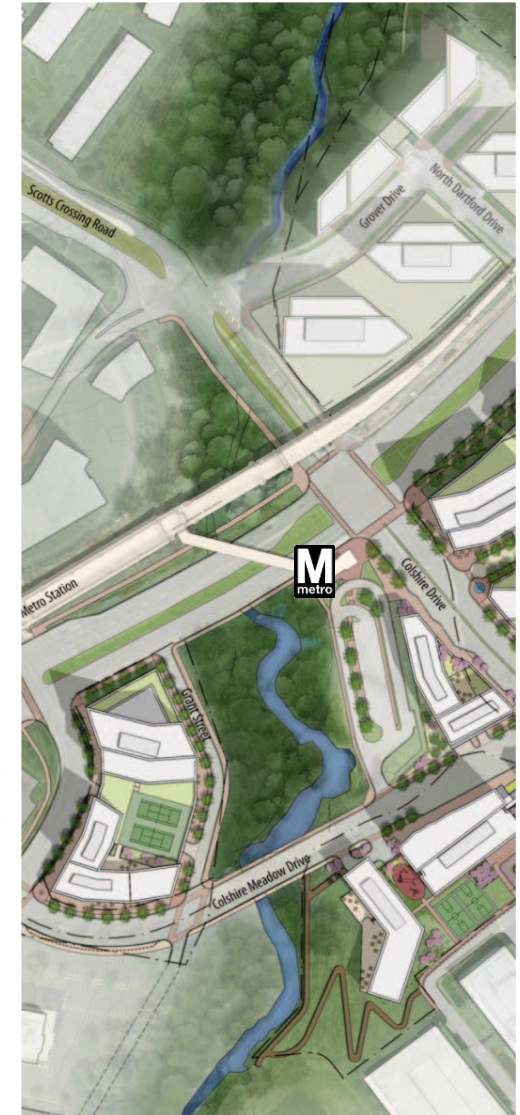
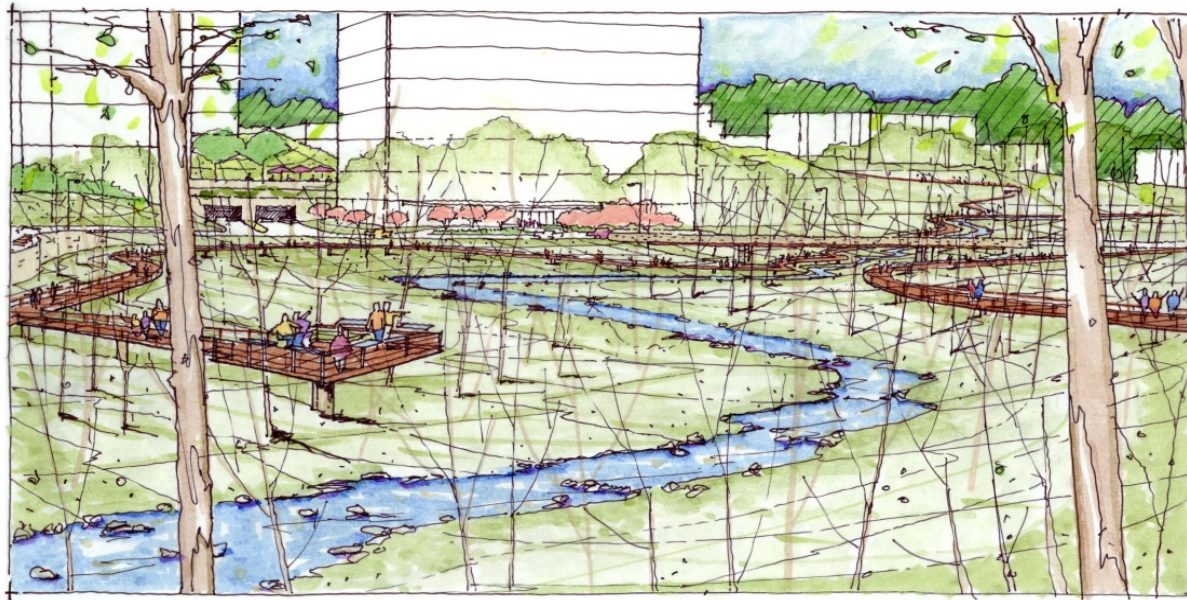
Tysons Tomorrow

Scotts Run South—Pedestrian Experience



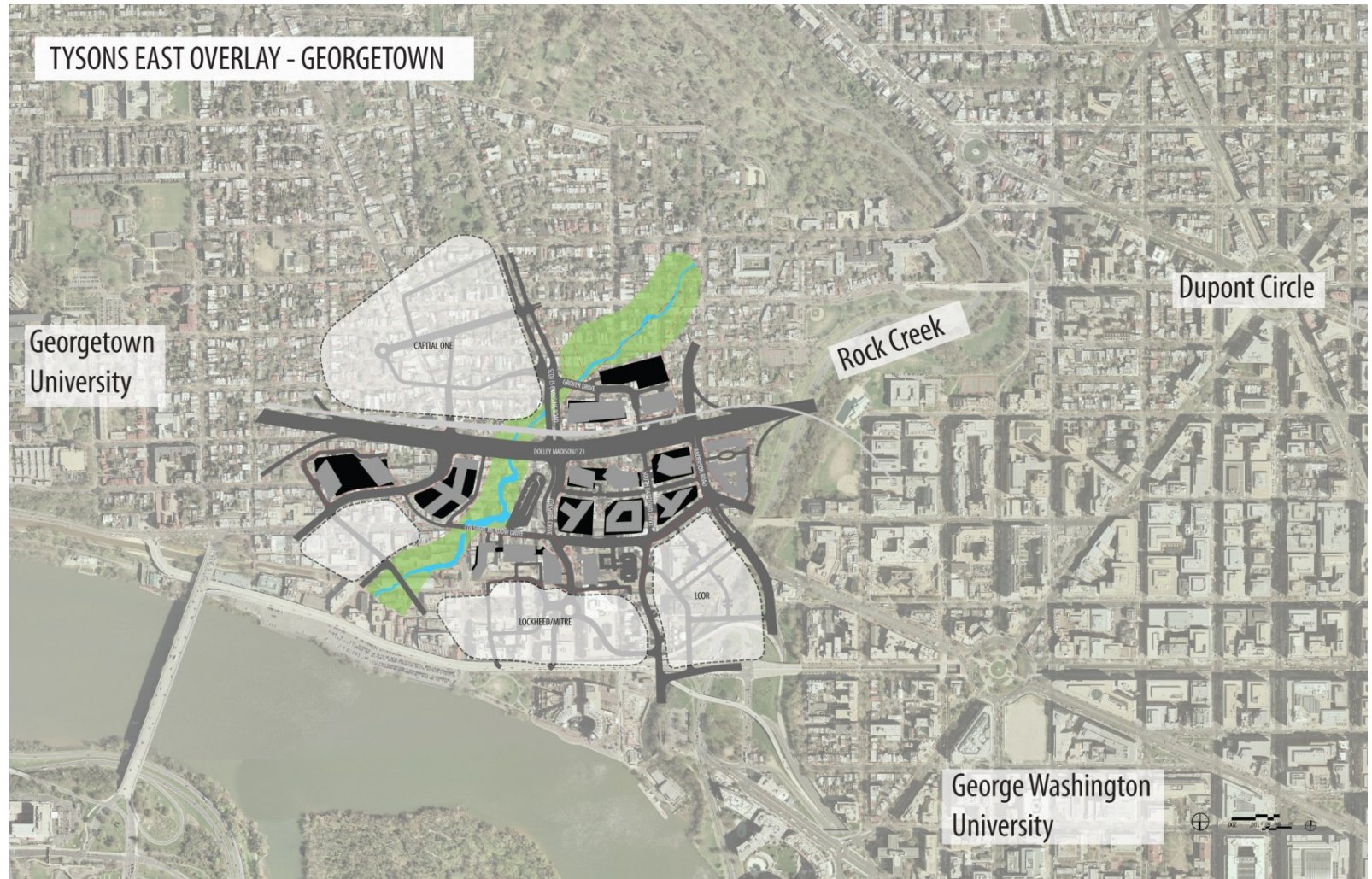
Tysons Tomorrow

Scotts Run Stream Valley—Public Space



Tyson's Tomorrow

Scotts Run South—Public Space



Tyson's Tomorrow

Scotts Run South—Density Concentrated Close to Metro

