



Silver Line Land Use and Development Activity

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TPB Technical Committee
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Presentation Topics

- Silver Line Phase 2 Current Status
- Development Activity 2 ways
 - Tysons
 - Reston
- Challenges and Successes
- Short Photo Tour of Some Tysons Developments
- Q&A



Silver Line Project Status

Phase 1

- Finalizing work on Old Meadow Road and VDOT punchlist
- Cost - \$2.982B

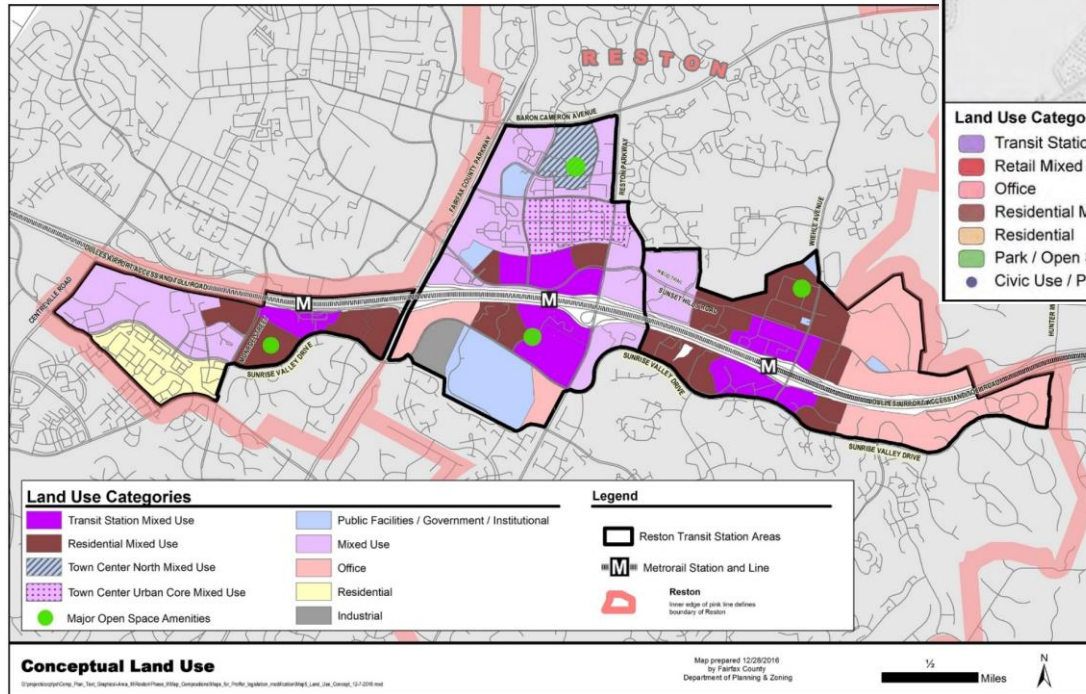
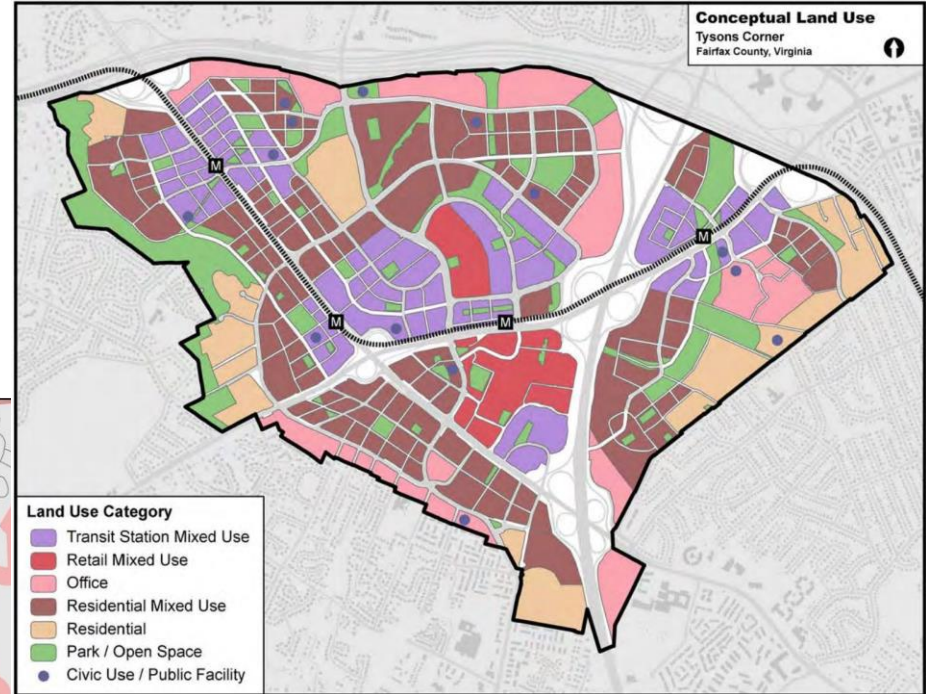
Phase 2

- Overall Phase 2 – 88% complete
- Package A (Rail line, system, and stations) – 88%
- Package B (Rail yard at Dulles) – 90%
- Contractual Substantial Completion – August 2019
 - WMATA Board to establish Revenue Operations Date
- Cost - \$2.778B



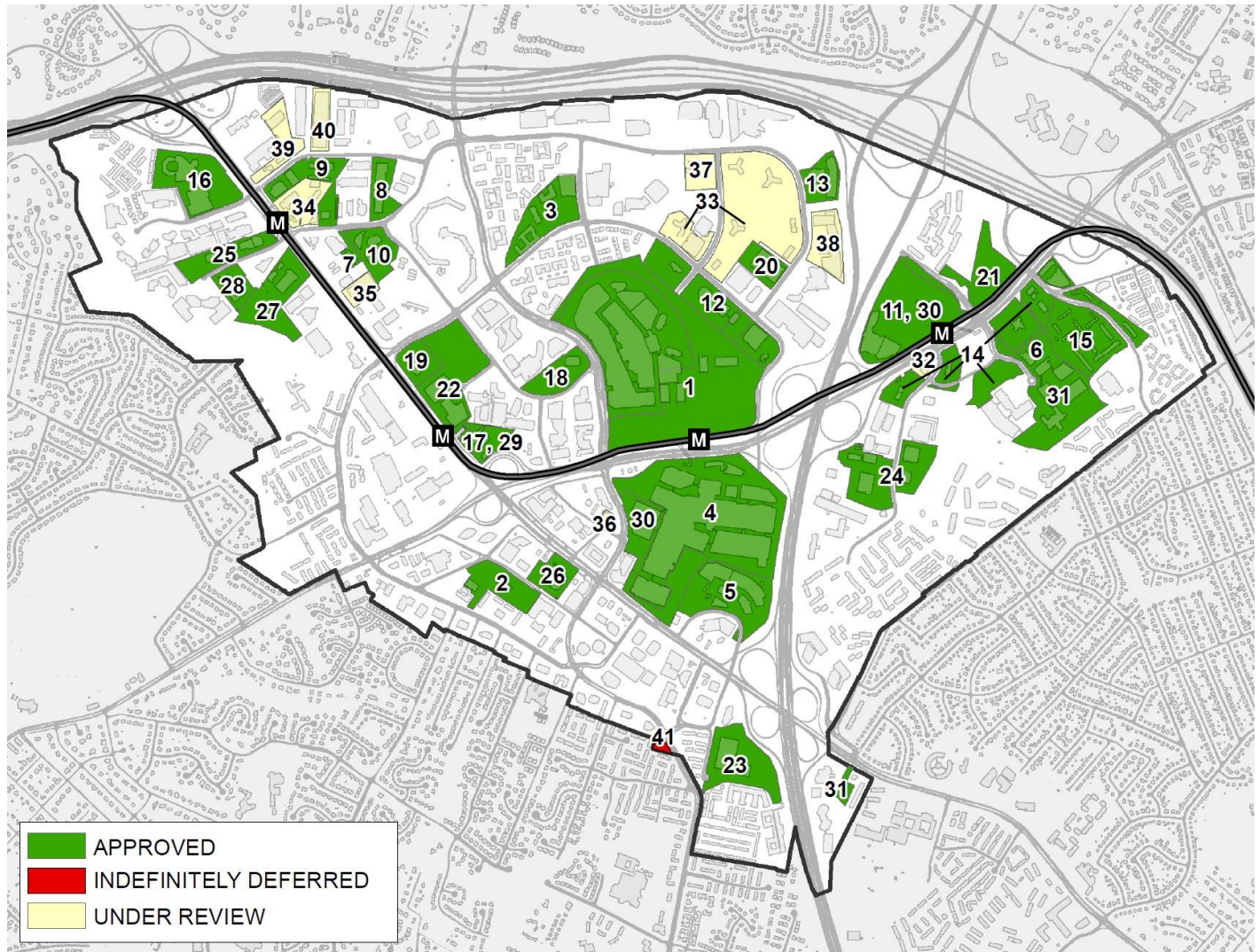
County of Fairfax, Virginia

Tysons and Reston Land Use





Tysons





Reston





Tysons Statistics

- 34 rail-related, zoning cases have been approved to date:
 - 27.4 million sq ft of office
 - 28 million sq ft of residential
 - 9.5 million sq ft of hotel and retail
- 8 additional rail-related zoning applications currently under review
 - 10+ million sq ft of mixed use development
- If all approved development was built:
 - Over 112 million sq ft of total development in Tysons
 - Over 32,000 new housing units





Reston Statistics

- Since February 2014, 45 rail-related, zoning cases have been approved:
 - 12.6 million sq ft of non-residential
 - 11.6 million sq ft of residential
- 14 additional rail-related zoning applications currently under review
 - 16+ million sq ft of mixed use development
- If all approved development was built:
 - Over 10,000 new housing units





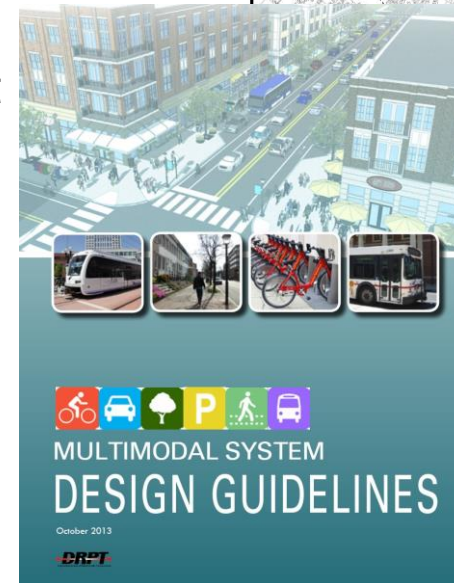
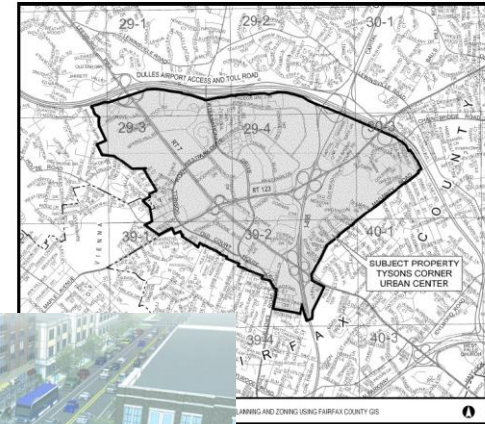
Successes and Challenges

- Urban Street Standards developed in Reston and Tysons
 - Avoids constant conflict between desired vision and suburban/rural standards
- Pedestrian connectivity during construction
 - Maintenance of traffic is critically important
- Transportation Demand Management Programs
 - A success story – 100% of developments meeting or exceeding proffered trip reduction goals

Attachment D

TRANSPORTATION DESIGN STANDARDS FOR TYSONS CORNER URBAN CENTER

VIRGINIA DEPARTMENT OF TRANSPORTATION
IN PARTNERSHIP WITH THE
FAIRFAX COUNTY DEPARTMENT OF TRANSPORTATION

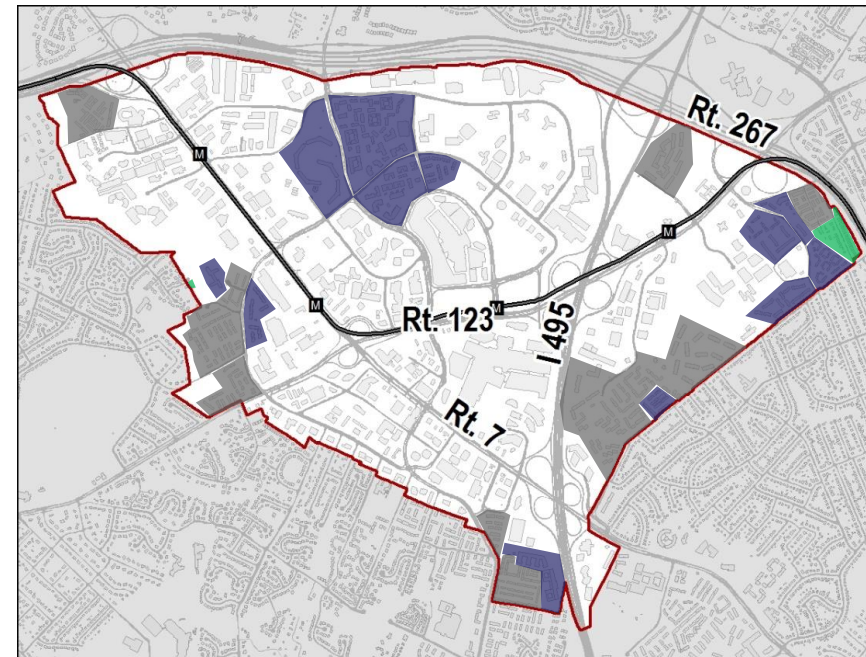


PLANNING AND ZONING USING FAIRFAX COUNTY GIS
Urban Center Boundary
Fairfax County Comprehensive Plan
DS-1
September 13, 2011



Successes and Challenges

- Transportation funding needs over the next 40 years to support growth
 - Tysons - \$2.8 billion
 - Reston - \$2.3 billion
- Citizen participation in Tysons
 - Largely from surrounding areas, not within
- Mostly developed, income producing, valuable land in Reston and Tysons
- Reston and Tysons, jobs to housing ratio skewed toward jobs. Plan desires more equitable mix.





Capital One Headquarters (McLean Metro)





County of Fairfax, Virginia

Southwest View from Capital One Headquarters





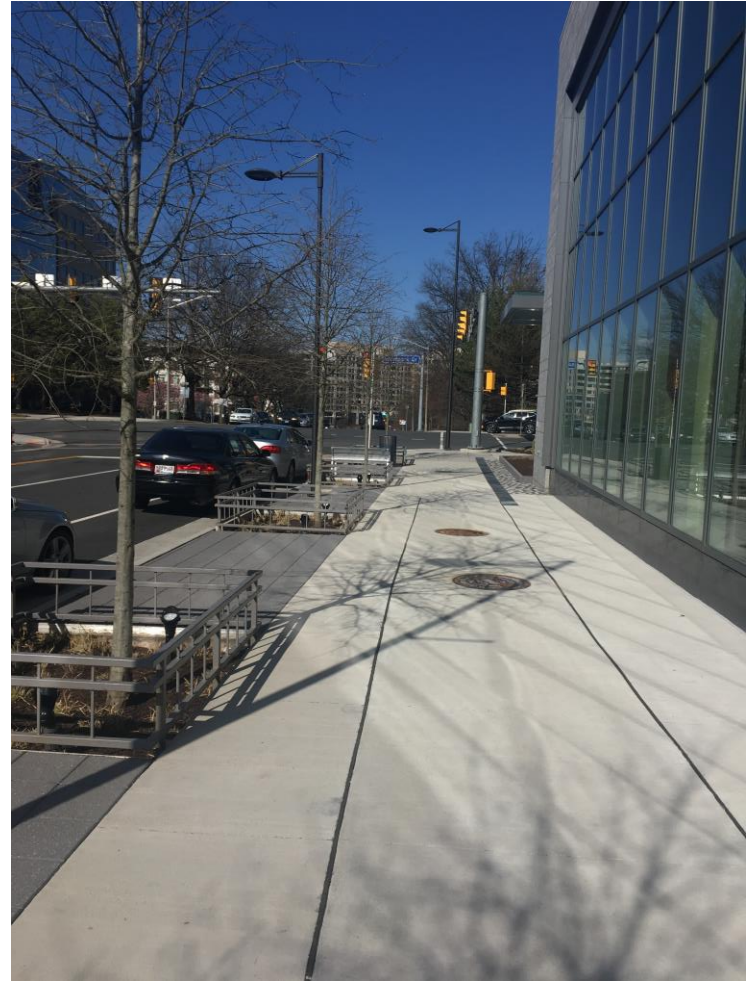
Silver Line Phase 1 Construction



Image source: VDOT



Nouvelle





Kingston (McLean Metro)





Lumen (Greensboro Metro)





County of Fairfax, Virginia

Questions?