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Source: Fairfax County Library

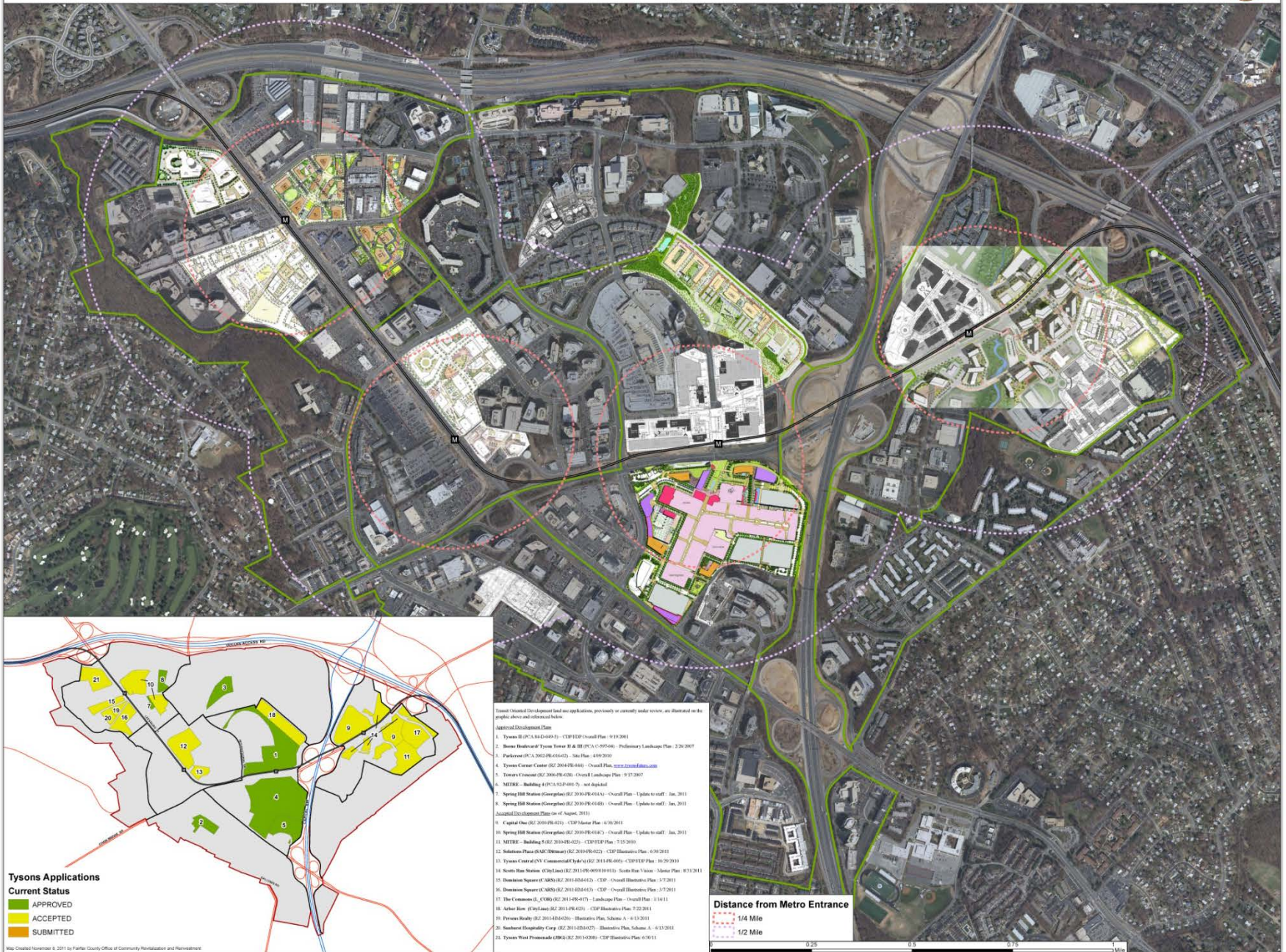


DEVELOPMENT SITES

- 1 Scotts Run Station (North & South) (Cityline)
- 2 Capital One Bank
- 3 MITRE 4 & 5
- 4 The Commons (LCOR)
- 5 Corp. Office Centre at Tysons II (Lerner)
- 6 Tysons Tower (Macerich)
- 7 Solutions Plaza (SAIC Dittmar)
- 8 Tysons Central (NV Comm/Clydes)
- 9 Spring Hill Station (Georgelas)
- 10 Tysons West Promenade (JBG/Rosenfeld)
- 11 Dominion Square (CARS DBI)
- 12 Perseus at Spring Hill
- 13 Sunburst Hospitality Corp. at Spring Hill
- 14 Gannett Site (MRP Realty)
- 15 7900 Westpark Drive (WRIT)
- 16 Arbor Row - Westpark Devel. (Cityline)
- 17 Avalon Park Crest (AvalonBay Communities, Inc.)

Source: Cushman & Wakefield

Transit Oriented Development in Tysons Corner



Tysons Corner Development Summary

Project	BOS Public Hearing	Floor Area (square feet)					
		Office*	Retail**	Residential		Hotel	Total
Existing Development		27,928,765	5,826,070	10,844,017	(8,943 du)	2,578,229	47,177,081
Approved Development***		5,941,864	348,520	6,494,323	(6,082 du)	856,028	13,640,735
Capital One	9/11/2012	3,180,806	86,646	1,229,608	(1,297 du)	416,886	4,969,523
Arbor Row (Cityline/Westpark)	10/30/2012	978,800	58,100	1,249,400	(1,174 du)	123,100	2,409,400
Spring Hill Station (remainder)	10/30/2012	3,670,555	79,000	896,303	(995 du)	600,000	5,245,858
The Commons	11/20/2012	0	0	2,552,800	(2,504 du)	0	2,552,800
Solutions Plaza (SAIC)	11/20/2012	2,599,864	38,000	1,901,000	(1,900 du)	380,000	4,918,864
Scotts Run Station (South)	12/4/2012	3,549,180	99,520	2,620,200	(2,383 du)	390,000	6,658,900
Mitre 5	Not Scheduled	491,500	NA	NA		NA	491,500
Tysons Central (NV/Clyde's)	Not Scheduled	510,000	33,500	612,000	(612 du)	152,000	1,307,500
Scotts Run Station (North)	Not Scheduled	1,274,000	25,480	510,000	(464 du)	0	1,809,480
Dominion Square	Not Scheduled	2,140,000	25,000	2,000,000	(2,000 du)	200,000	4,365,000
Perseus Realty	Not Scheduled	353,000	30,500	341,000	(341 du)	131,000	855,500
Sunburst Hospitality	Not Scheduled	455,000	25,000	501,000	(501 du)	NA	981,000
Tysons West Promenade	Not Scheduled	378,768	270,373	626,000	(625 du)	388,000	1,663,141
Proposed Development***		16,494,543	377,693	16,872,247	(16,815 du)	2,080,270	35,824,753
TOTAL DEVELOPMENT		50,365,172	6,552,283	34,210,587	(31,840 du)	5,514,527	96,642,569

Source: (1) Report to Board of Supervisors on Tysons Corner (October 2011)

(2) <http://www.fairfaxcounty.gov/tysons/development/>

* Existing development Includes approximately 986,000 SF industrial uses and 80,496 SF Government/Institutional uses. Proposed development includes 71,009 SF Government/Institutional uses.

** Existing development includes approximately 730,000 SF car dealership uses.

*** Net increase over existing level

Note: Proposed land uses shown are the maximum levels for each option proposed; actual approved or developed levels may differ.