

An aerial photograph of a city, likely Northern Virginia, showing a dense urban area with numerous buildings, parking lots, and roads. The text is overlaid on the image.

Northern Virginia NAIOF

September 25, 2007

McLean Hilton

Tyson's Corner Center



Little boy lost?

No...just standing in the middle of a bleak, open field...letting his imagination run rampant, as only boys can (big and small), envisioning city blocks of more than 100 dazzling new stores all covered under a huge roof. Now you're in Tysons Corner Center. Instead of windy, crowded sidewalks, you'll stroll down a wide enclosed all-weather conditioned mall, landscaped promenades with potted trees and blooming flowers...a fountain here, an exciting bit of sculpture there. World-famous fashion shops, sidewalk cafes for resting and watching the world go by, will add to the charm and flavor. Tysons Corner Center will be the largest and most unusual shopping center Metropolitan Washington has ever seen, one of the largest in the world. The mall will include three major department stores. This is the dream that is coming true on the 90 acres in a triangle between the Capital Beltway, Routes 7 and 123 in Fairfax Virginia, where Tysons Corner Center will be a reality just 19 short months from now. Then, little boy, if you stand on that same spot, you will be inside a fantastic shopping world, unlike anything anyone has dared imagine before!

Phone: 703-270-1200



Little boy lost? (1966)

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**TYSONS
CORNER
CENTER**
ON THE BELTWAY AT ROUTES 7 AND 123, VIRGINIA

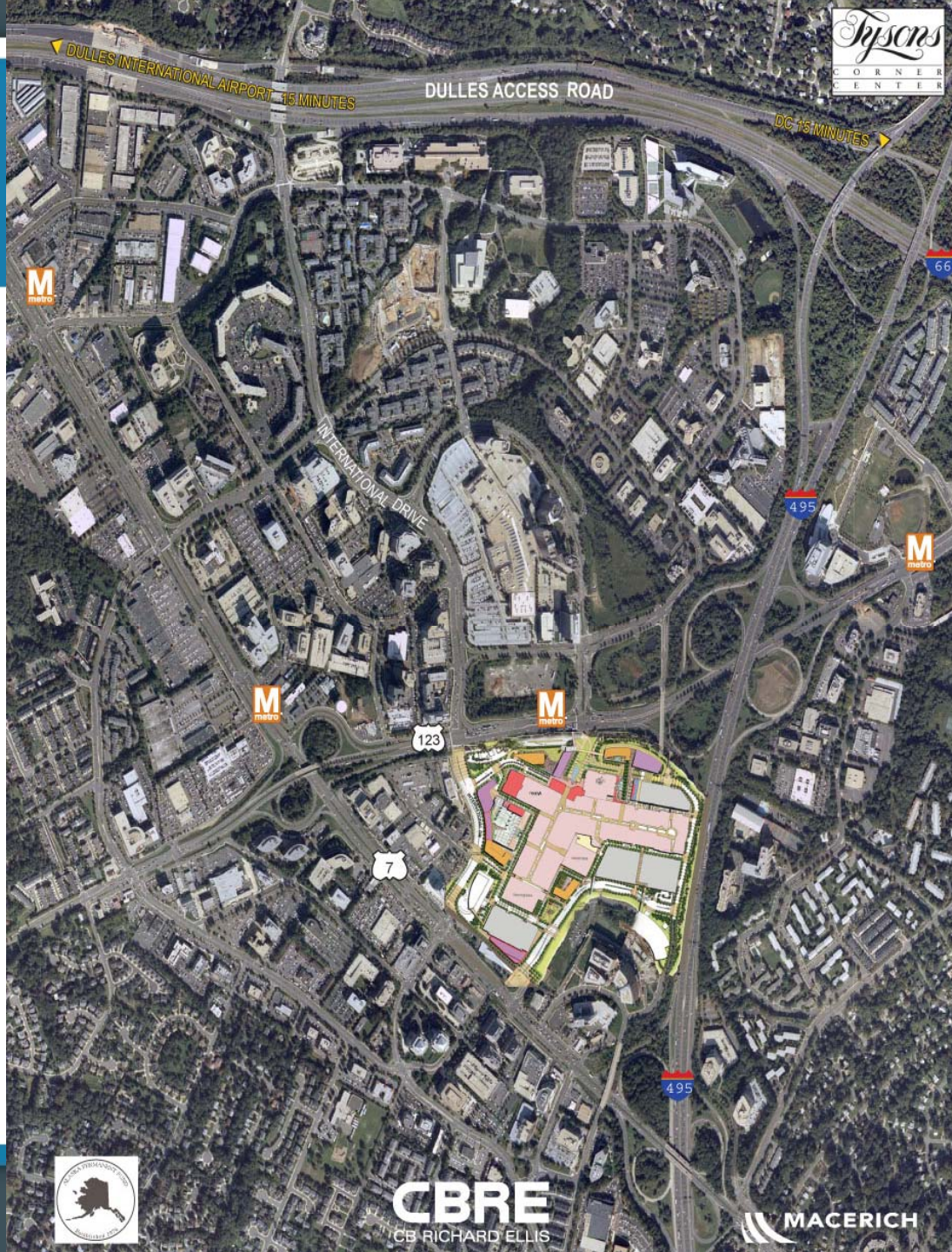
Urban Land Institute's 10 Principles for TOD



C O R N E R
C E N T E R

WHERE THE **STORES** ARE

- **Make It Better With A Vision**
- **Apply The Power of Partnerships**
- **Think Development When Thinking About Transit**
- **Get the Parking Right**
- **Build A Place, Not A Project**
- **Make Retail Development Market Driven, Not Transit Driven**
- **Mix Uses, But Not Necessarily In the Same Place**
- **Make Buses A Great Idea**
- **Encourage Every Price Point to Live Around Transit**
- **Engage Corporate Attention**



Tysons
CORNER
CENTER

Tysons
CORNER
CENTER

WHERE THE STORES ARE



TYSONS GALLERIA

CENTER OF PLATFORM
TYSONS CENTRAL 123
METRO STATION

ROUTE 123

WESTPARK
DRIVE

PHASE 2

PHASE 1

CRATE AND
BARREL

RING
ROAD

macy's

SHOPTYSONS
BOULEVARD

**FUTURE
PHASE**

INTERNATIONAL
DRIVE

FLETCHER
STREET

NORDSTROM

amc

LEGEND

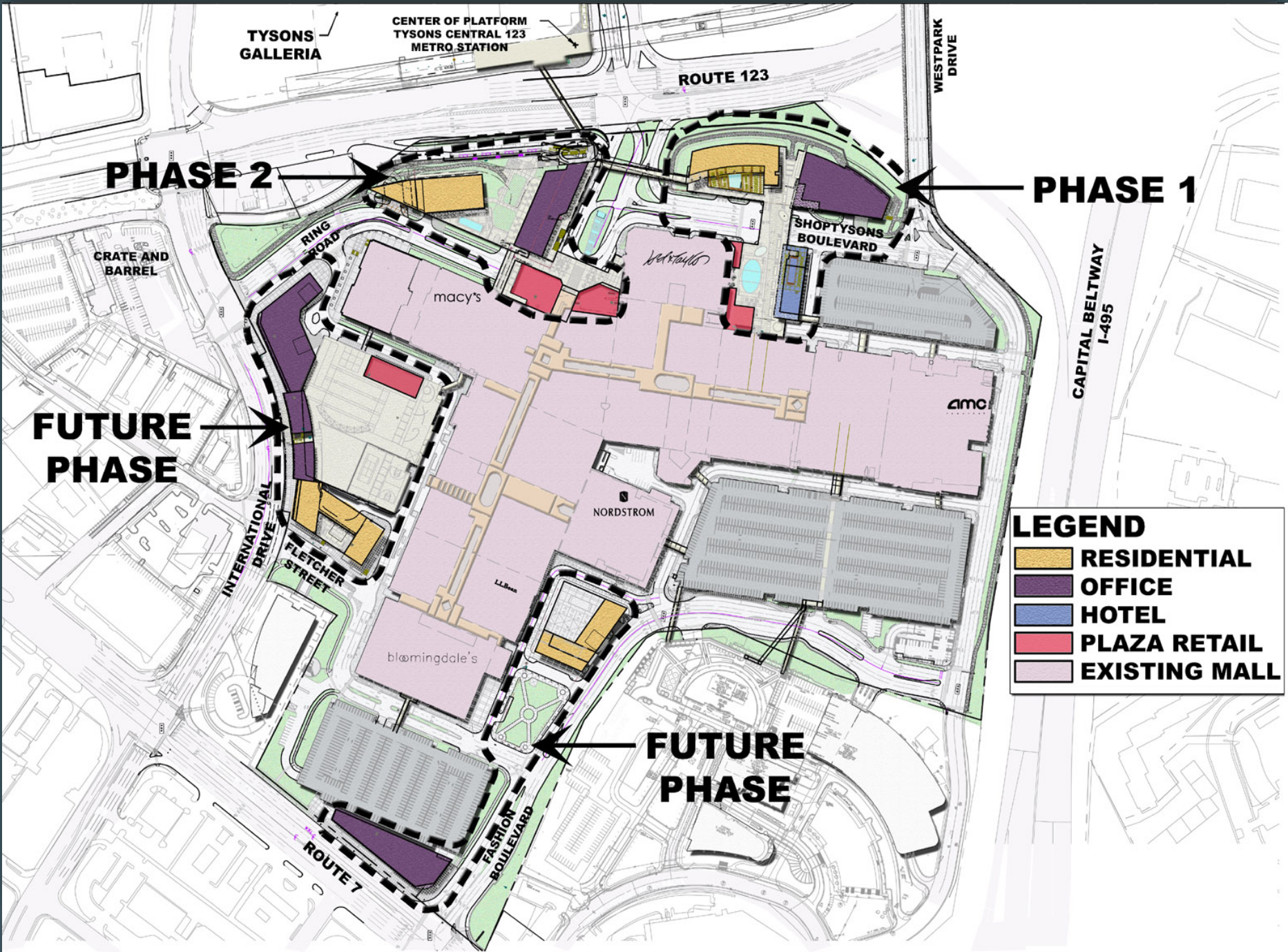
- RESIDENTIAL
- OFFICE
- HOTEL
- PLAZA RETAIL
- EXISTING MALL

CAPITAL BELTWAY
I-495

ROUTE 7

FASHION
BOULEVARD

**FUTURE
PHASE**





1 PHASE TWO:
MALL ENTRANCE WITH WATER FEATURE FROM PEDESTRIAN BRIDGE



2 PHASE TWO:
123 ENTRANCE PAVILION AND TRANSIT PLAZA



2 PHASE TWO:
MALL ENTRANCE WITH WATER FEATURE AND TRANSIT PLAZA FROM CHAIN BRIDGE ROAD AT STREET LEVEL

Community Outreach, County Meetings & Presentations



WHERE THE **STORES** ARE

A-HOME

Amberwood HOA

Committee for Dulles

Coalition for Smarter Growth

Courts of Tysons Homeowners Association

CREW (Career Real Estate Women)

DATA (Dulles Area Transportation Association)

DCRA (Dulles Corridor Rail Association)

DRPT (Department of Rail and Public Transportation)

Encore at McLean Condominium Association

Fairfax County Bikes and Trails Committee

Fairfax County Chamber of Commerce

Fairfax County DPW&ES

Fairfax County Economic Development Authority

Fairfax County Office of Transportation

Fairfax County Planning Staff and Department

Fairfax County – Rep’s of Parks & Rec. Dept.

Fairfax County – Rep’s from Redev. & Housing Auth.

Fairfax County – Rep’s from School Board

Greater Merrifield Business Association

GWCAR (Greater Wash. Comm. Assoc. of Realtors)

Lillian Court Condominium Association & Community

McLean Chamber of Commerce

McLean Citizens Association

NAIOP (Nat. Assoc. of Industrial and Office Properties)

NVAR (Northern Virginia Association of Realtors)

Providence District Council

RICS (Royal Institute of Charters and Surveyors)

Rotary Club of Vienna

Rotary Club of Tysons

Rotonda Condominium Association & Community

Saab Realty

Sierra Club

The Colonies Community

The Regency at McLean Condominium Association

Tysons/Vienna Chamber of Commerce

Tysons Coord. Committee (Tysons Land Use Task Force)

Tysons Corner Center Tenants and Employers

Tysons Trekkers (Mall Walkers)

TYTRAN (Tysons Transportation Association)

Urban Land Institute

Virginia Department of Transportation

Weichert Realty - Tysons

Weichert Realty - Great Falls

Westwood Homeowners Association

WMATA (Wash. Metro. Area Transportation Authority)

Model of Tysons Future

Tysons

C O R N E R
C E N T E R

WHERE THE **STORES** ARE

