

NAIOP

COMMERCIAL REAL ESTATE
DEVELOPMENT ASSOCIATION

NORTHERN VIRGINIA CHAPTER

Networking Event at City Works Eatery & Pour House



Special thanks to our sponsor!





Victor Hoskins

Fairfax County Economic Development Authority

FAIRFAX COUNTY OFFICE MARKET



118.8M

COUNTYWIDE OFFICE
SPACE INVENTORY



101M

SQUARE FEET OF
OCCUPIED OFFICE SPACE



14.4%

DIRECT OFFICE
VACANCY RATE



50M+

SQUARE FEET OF SPACE
IN THE PIPELINE



17TH

MOST ACTIVE OFFICE
CONSTRUCTION
MARKET NATIONALLY



◀ **TEN FORTUNE 500 COMPANIES**

116 COMPANIES ON INC. 5000 LIST ▶



SILVER LINE PROJECTS

IN THE PIPELINE ► 100M+ SF MIXED-USE • 35MSF OFFICE



RESTON GATEWAY
4.8MSF



THE BORO
4.2MSF



CAPITAL ONE
5.2MSF



HALLEY RISE
4.1MSF



RESTON STATION
1.7MSF



SCOTTS RUN SOUTH
6.7MSF

TYSONS 2050 VISION

TRANSFORM INTO 24-HOUR URBAN CENTER TO

LIVE. WORK. PLAY.



100K
RESIDENTS



200K
EMPLOYEES



DEVELOPMENT IN TYSONS

75%

WITHIN HALF-MILE
OF METRO

3M SF

OFFICE SPACE DELIVERED
SINCE SILVER LINE INCEPTION

60M SF

MIXED-USE SPACE PLANNED
(24 MILLION OFFICE SPACE)



Meghan Trossen
Tyson's Partnership

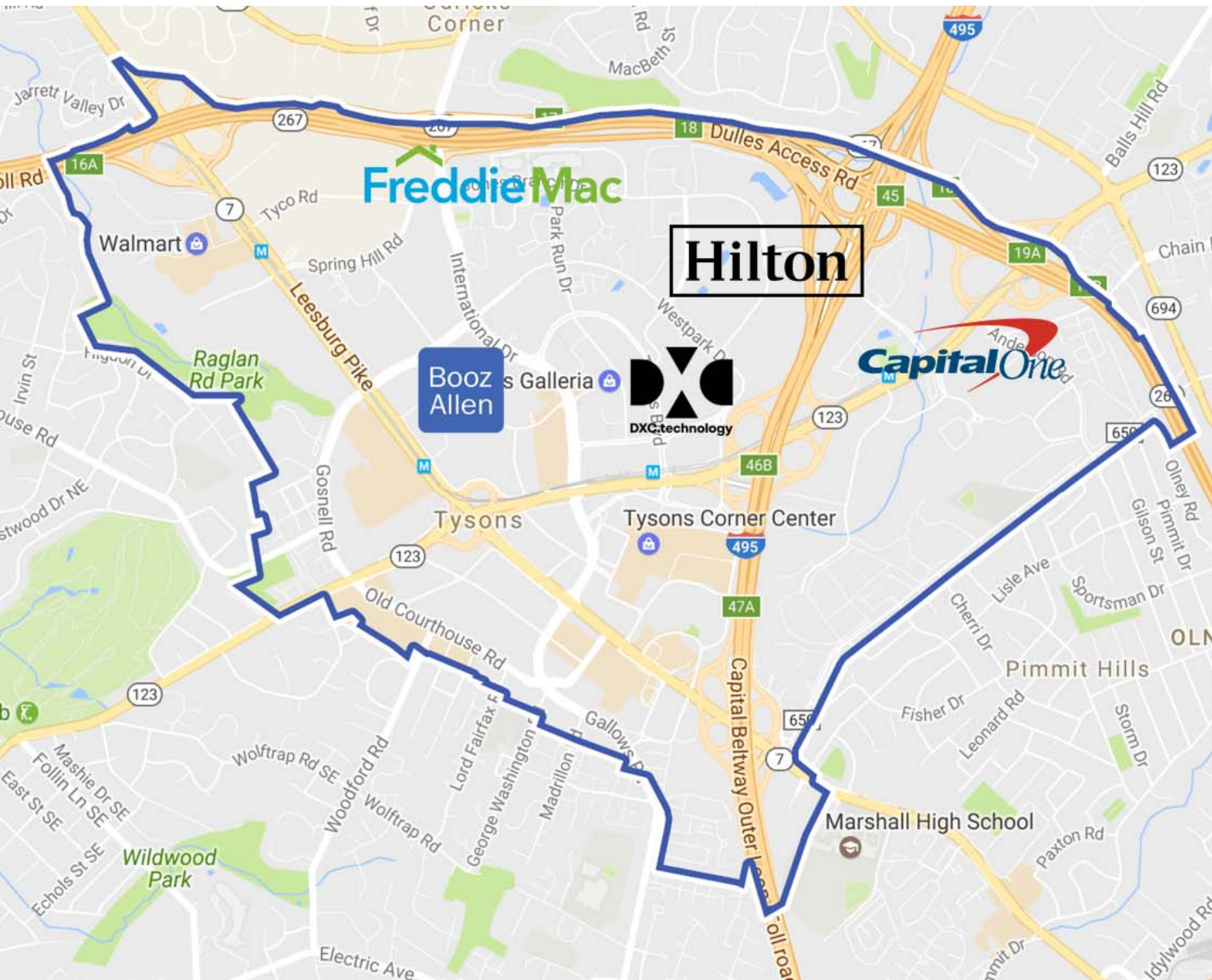
TYS NS
Partnership | Building America's
Next Great City



A nighttime photograph of a city skyline with a multi-lane highway in the foreground. The highway shows long-exposure light trails from cars, with red trails from taillights and white/yellow trails from headlights. The city buildings in the background are illuminated with various lights, and a construction crane is visible on the left side.

“TYSONS IS THE MOST
IMPORTANT PLACEMAKING
EXPERIMENT IN AMERICA”

CHRIS LEINBERGER
BROOKINGS INSTITUTION



	Downtown / CBD ¹	Square Footage ²
1	New York City	544,439,139
2	Chicago	177,411,254
3	Washington, D. C.	132,651,667
4	Seattle	81,603,265
5	Boston	73,914,739
6	Los Angeles	62,794,683
7	San Francisco	60,148,527
8	Philadelphia	58,429,465
9	Houston	57,765,814
10	Dallas	48,133,559
11	Denver	38,719,201
12	Atlanta	35,284,885
13	Cleveland	31,336,216
14	Tysons	30,188,079
15	Minneapolis	29,616,556
16	Baltimore	28,483,075
17	Tampa	27,772,947
18	St. Louis	26,136,405
19	Detroit	23,925,340
20	Phoenix	21,194,432

CONSTRUCTION PIPELINE



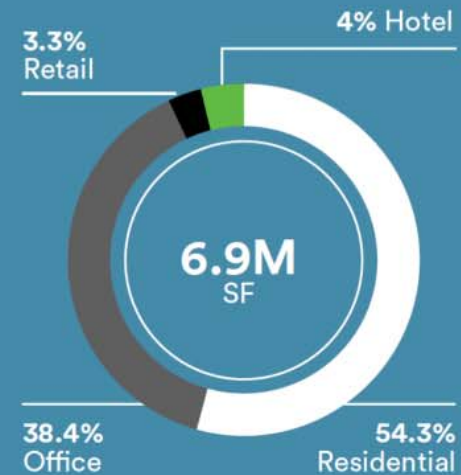
Major Projects Completed Since 2012

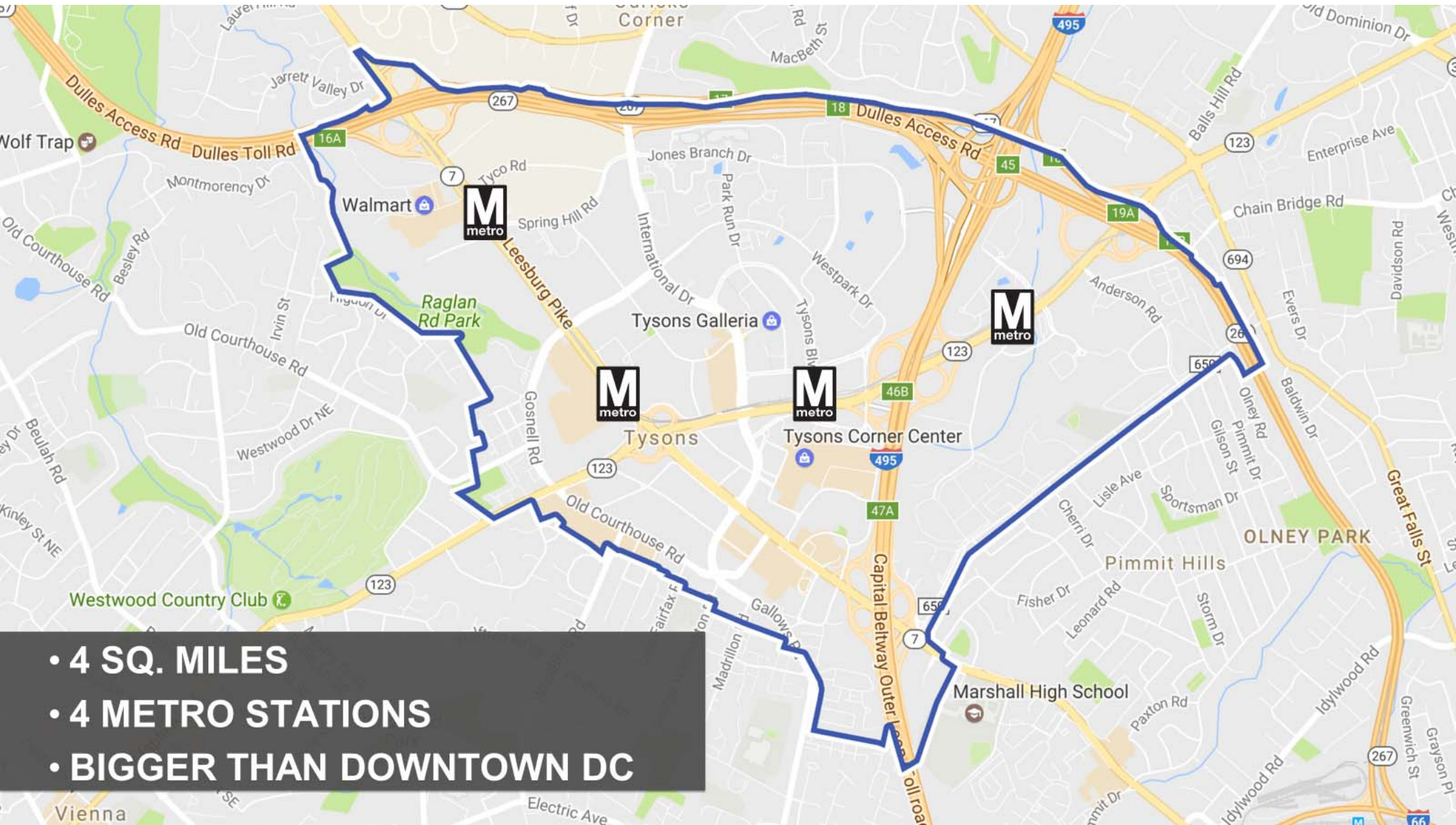
2012	Park Crest: Avalon
2013	Tyson's West Promenade
2014	Park Crest: Ovation
2014	The Ascent
2014	Tyson Tower
2015	Nouvelle
2015	Tyson's Overlook
2015	VITA
2016	Hyatt Regency
2016	1775 Tysons Boulevard
2016	MITRE 4
2016	Haden
2017	The Adaire
2017	Highgate at the Mile
2018	Capital One HQ
2018	The Kingston

Total Square Feet Delivered by Year

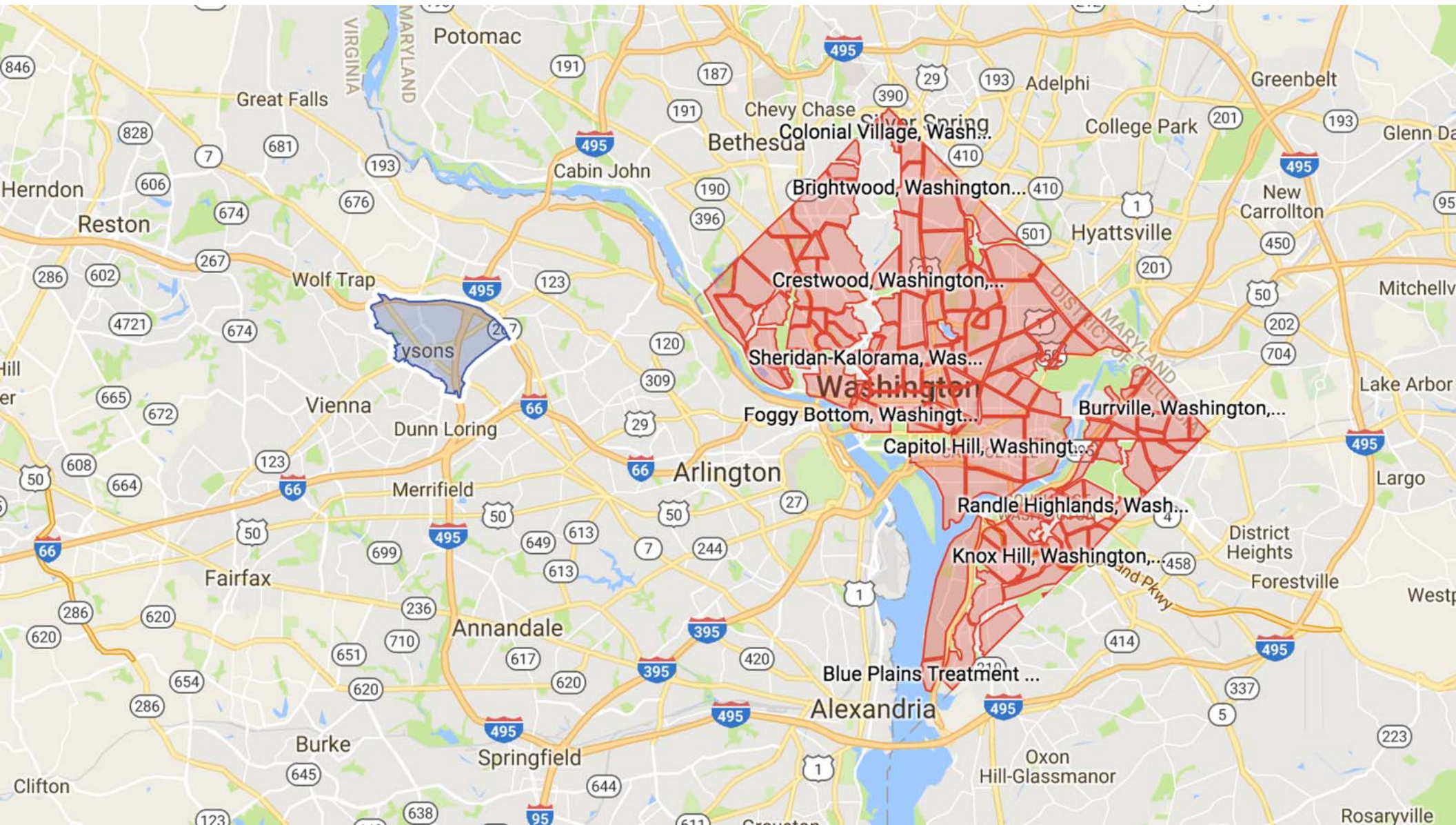
YEAR	TOTAL SF DELIVERED
2012	346 K
2013	162 K
2014	1.35 M
2015	1.37 M
2016	1.52 M
2017	857 K
2018	1.31 M
Projected 2019	2.01M

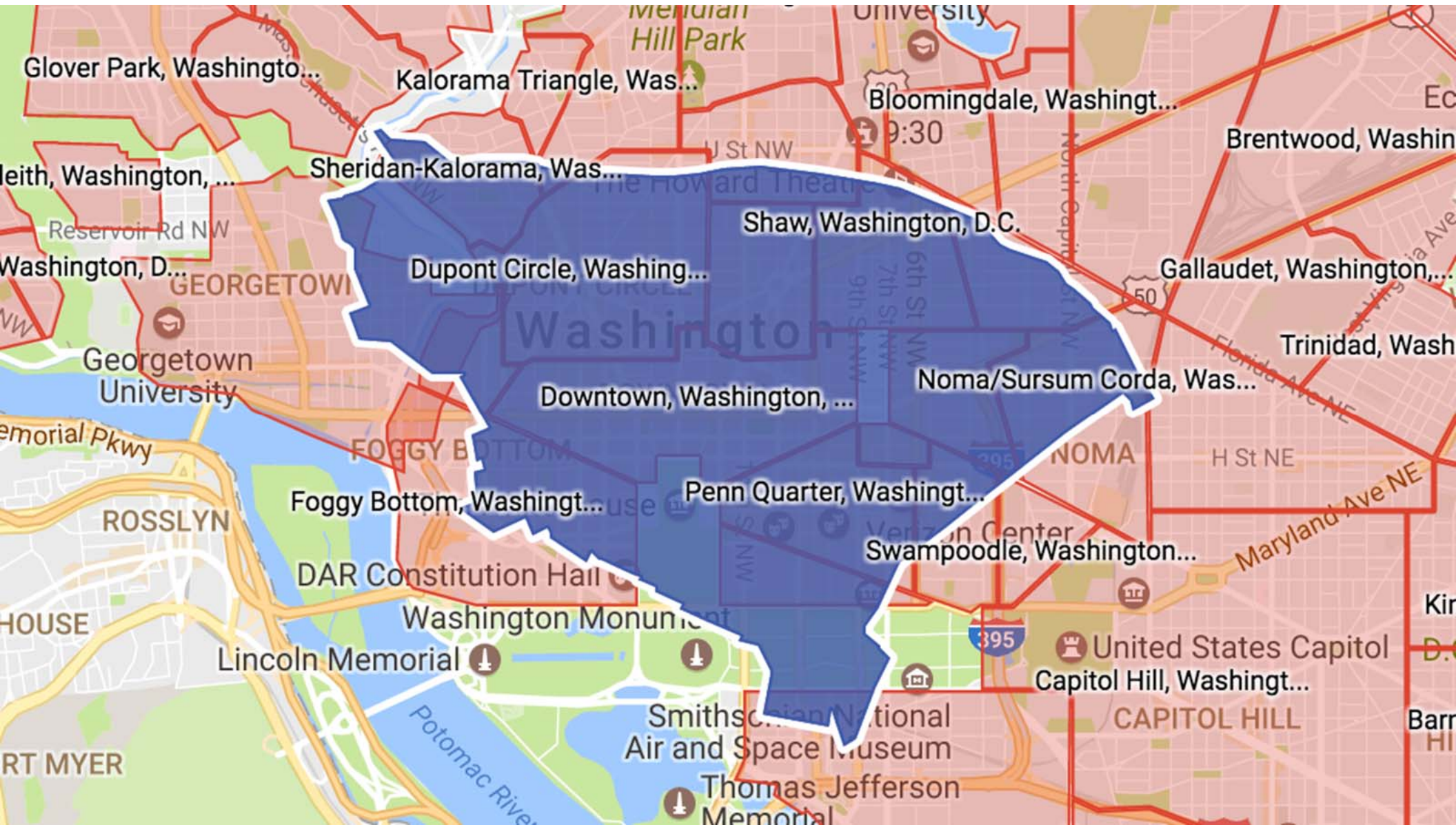
Total New Development by Use





- 4 SQ. MILES
- 4 METRO STATIONS
- BIGGER THAN DOWNTOWN DC





Glover Park, Washington, D.C.

Kalorama Triangle, Washington, D.C.

Bloomingdale, Washington, D.C.

Brentwood, Washington, D.C.

Leith, Washington, D.C.

Sheridan-Kalorama, Washington, D.C.

Shaw, Washington, D.C.

Dupont Circle, Washington, D.C.

Gallaudet, Washington, D.C.

Reservoir Rd NW

Washington, D.C.

GEORGETOWN

Washington

Noma/Sursum Corda, Washington, D.C.

Trinidad, Washington, D.C.

Georgetown University

Downtown, Washington, D.C.

Memorial Pkwy

FOGGY BOTTOM

NOMA

H St NE

ROSSLYN

Foggy Bottom, Washington, D.C.

Penn Quarter, Washington, D.C.

Swampoodle, Washington, D.C.

Maryland Ave NE

HOUSE

DAR Constitution Hall

Washington Monument

United States Capitol
Capitol Hill, Washington, D.C.

Kir

RT MYER

Lincoln Memorial

Smithsonian National
Air and Space Museum

Thomas Jefferson
Memorial

CAPITOL HILL

Bar

EIGHT
DISTRICTS
OF TYSONS

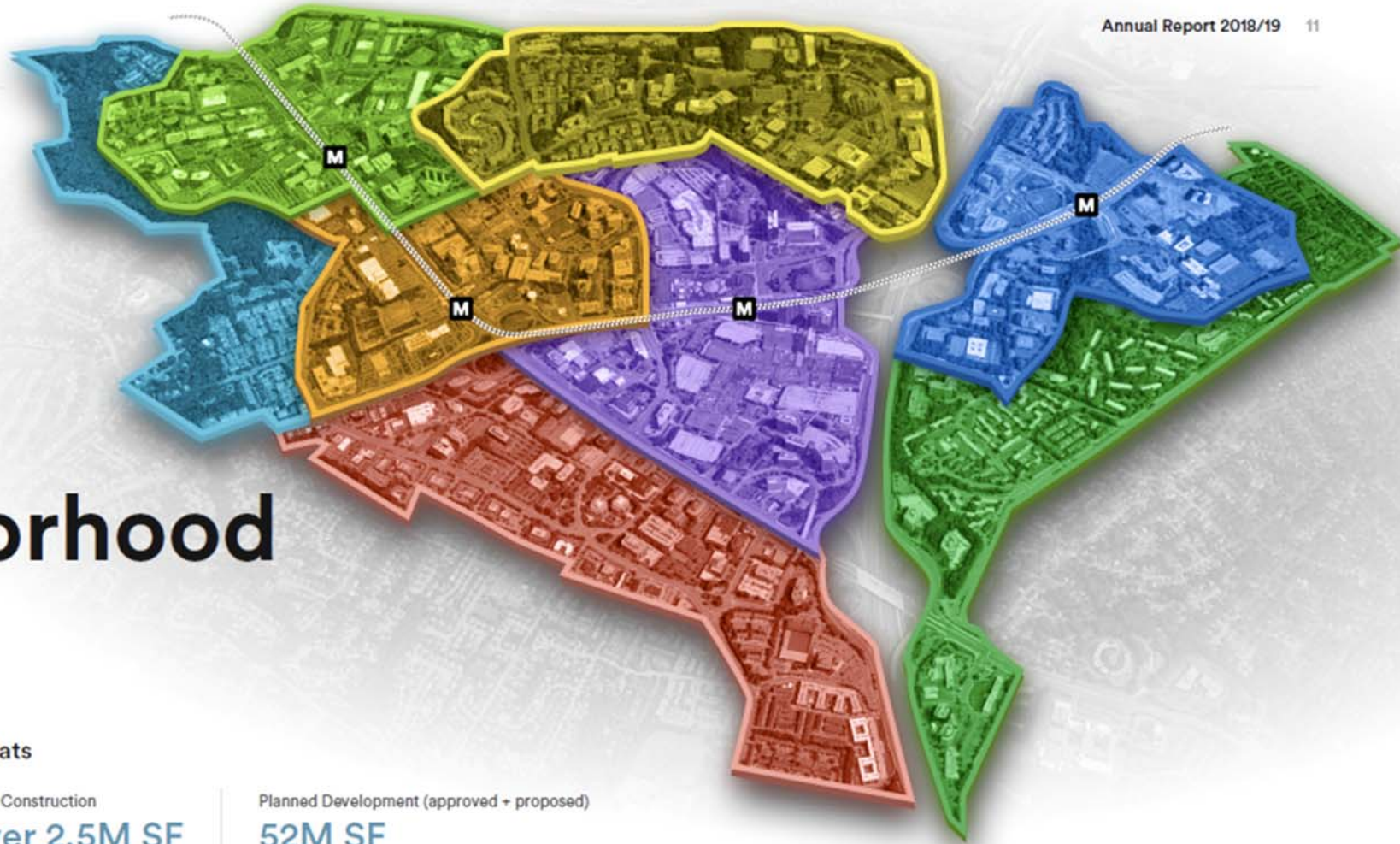
Tyson's Neighborhood Map

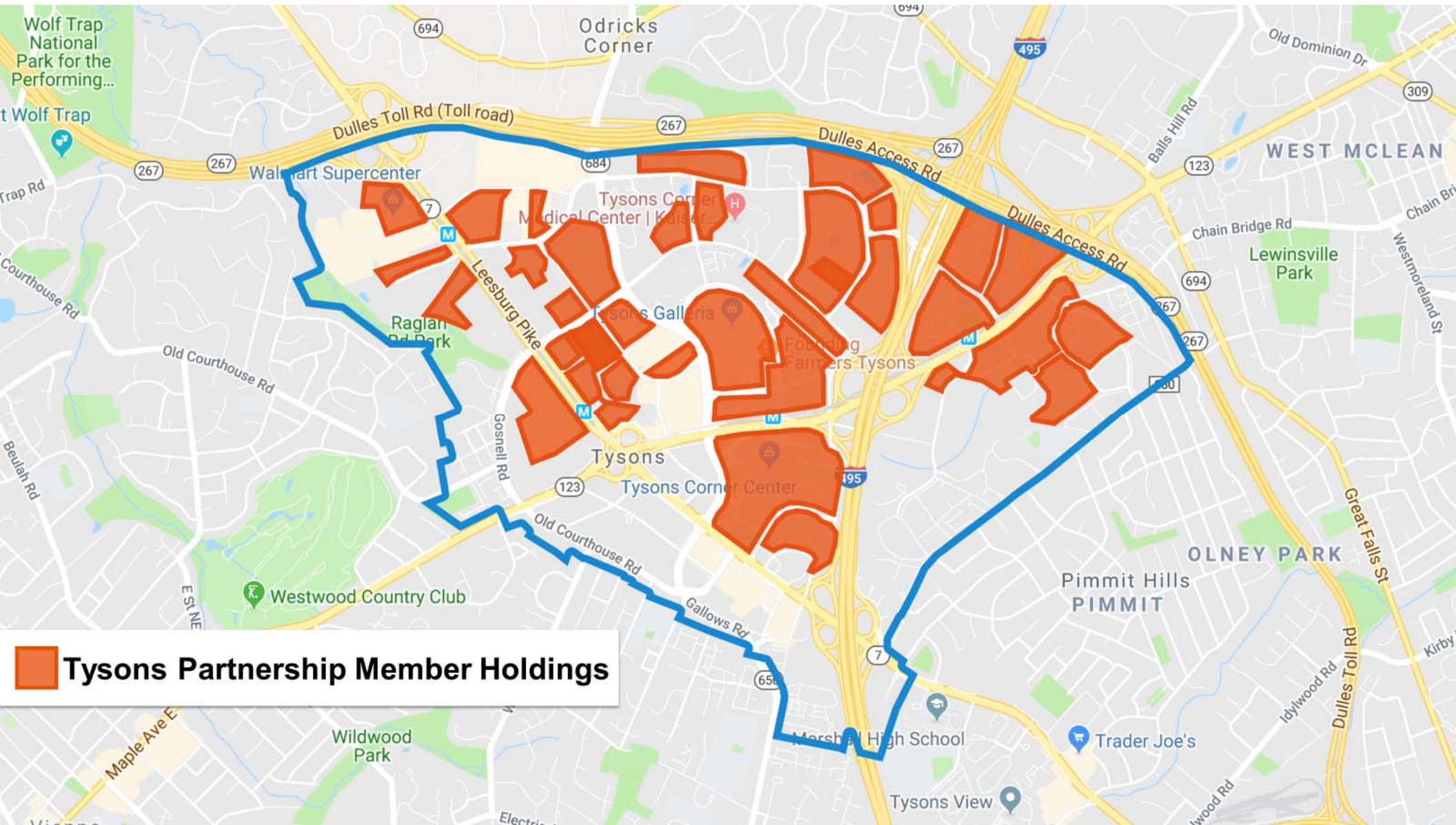
Tyson's Total Development Stats

Existing Development
Over 52M SF

Under Construction
Over 2.5M SF

Planned Development (approved + proposed)
52M SF





TYSONS

Partnership | BOARD OF DIRECTORS

			Booz Allen Hamilton	
				
				
		Holland & Knight		
				
			McGUIREWOODS	
				
				
				
				



TYSONS
Partnership | Building America's
Next Great City



OUR MISSION

Tyson's Partnership is a dynamic collaborative of Tyson's stakeholders working together to accelerate the transformation of Tyson's into a 24/7 live, work, play destination.



CORE AREAS OF FOCUS

Placemaking

Sense of Place

People transform development projects into a place, which is why the Partnership produces and supports events designed to attract thousands to our growing city. In 2018, our activities ranged from signature productions to partnerships aimed at a region wide draw, including Cirque du Soleil and the Summer Concert Series at The Plaza at Tysons Corner Center.



Marketing + Branding

Global Identity

We want to share the Tysons story with the world. Led by our Communications Council, the Partnership is developing a multi-phased branding and marketing plan designed to highlight the emergence of Tysons on the global stage.

Transportation

Connecting Tysons

Our Tysons TMA was active in partnering with Fairfax County to expand Capital Bikeshare and to promote delivery of important infrastructure, including the Jones Branch Connector. Our Transportation Demand Management programs engage thousands of residents and employees to enhance multi-modal solutions and reduce traffic.

Land Use

Housing Diversity, Process and Placemaking

Our Land Use Council is focused in three key areas: fostering meaningful diversification of our housing supply; streamlining the zoning review process while preserving the public interest; and establishing policies that promote urban-oriented placemaking, including pop-up and temporary uses.



TYSONS LUXURY LILIES

MURAL @ THEBORO -BY- *Naturel*



SPONSORED BY:

THE
MERIDIAN
GROUP


NVCommercial

BEACON
CAPITAL PARTNERS



TRANSFORMING TYSONS TYSONS EAST

A Real Estate and Placemaking Event by Tysons Partnership

#tysonseastevent









Tysons: Pre-Comprehensive Plan (2010)

Google Earth



Tysons: Delivered + Approved Rezoning

Google Earth



Tysons: Pre-Comprehensive Plan (2010)

Image Landsat / Copernicus

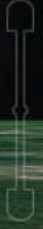
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Tysons: Delivered + Approved Rezoning

Image Landsat / Copernicus

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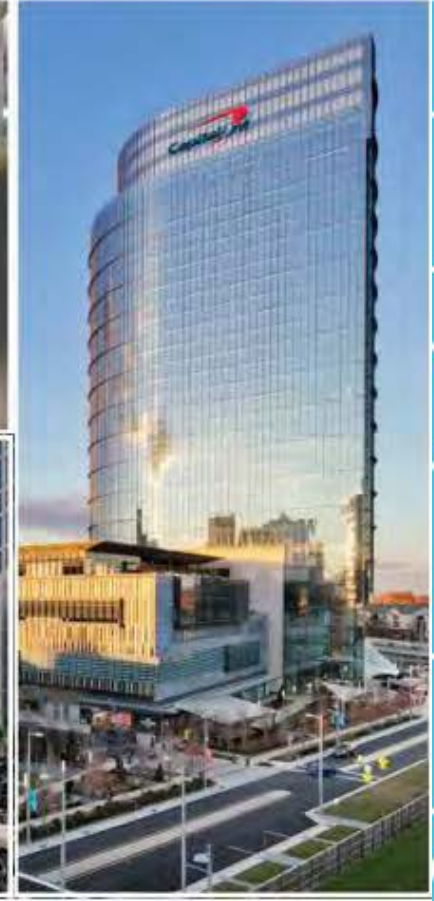


Tyler Saunders

Capital One

CAPITAL ONE CENTER

Learn more at capitalonecenter.com



THE MASTER PLAN IS A GUIDE TO THE FUTURE GROWTH AND DEVELOPMENT OF CAPITAL ONE CENTER.

The Capital One Headquarters represents the first phase of a 25 year master plan. Opening in 2021 is a new 1,600 seat performance hall called Capital One Hall, a 1.2 acre Skypark with an Amphitheater and Biergarten, and a new corporate lodging and hospitality suite.



12,000
CAPITAL ONE ASSOCIATES



5,000,000 SF
OF DEVELOPMENT



250,000 SF
OF RETAIL



1,200
APARTMENTS



CAPITAL ONE CENTER



PROJECT ANCHOR

Wegmans

The nation's number one ranked grocery store occupying over 80,000 SF of space is Washington's first inside the beltway location.



CAPITAL ONE CENTER

PROJECT ANCHOR

CAPITAL ONE HALL

Features multiple venues for private and corporate events with over 200 events each season drawing patrons and venue participants from the region.



CAPITAL ONE CENTER



PROJECT ANCHOR
THE PERCH
Destined to become the region's premier outdoor entertainment venue, the elevated Perch features a biergarten, outdoor amphitheater, concessions, and panoramic views.



CAPITAL ONE CENTER



Rob Walker
Gordon

Site History – Originally Westgate Industrial Park



Original Capital One Master Plan



Capital One – Phase 1 (2012)



Transformative Over Time



Interim Master Plan (2015)



Block A (Under Construction)



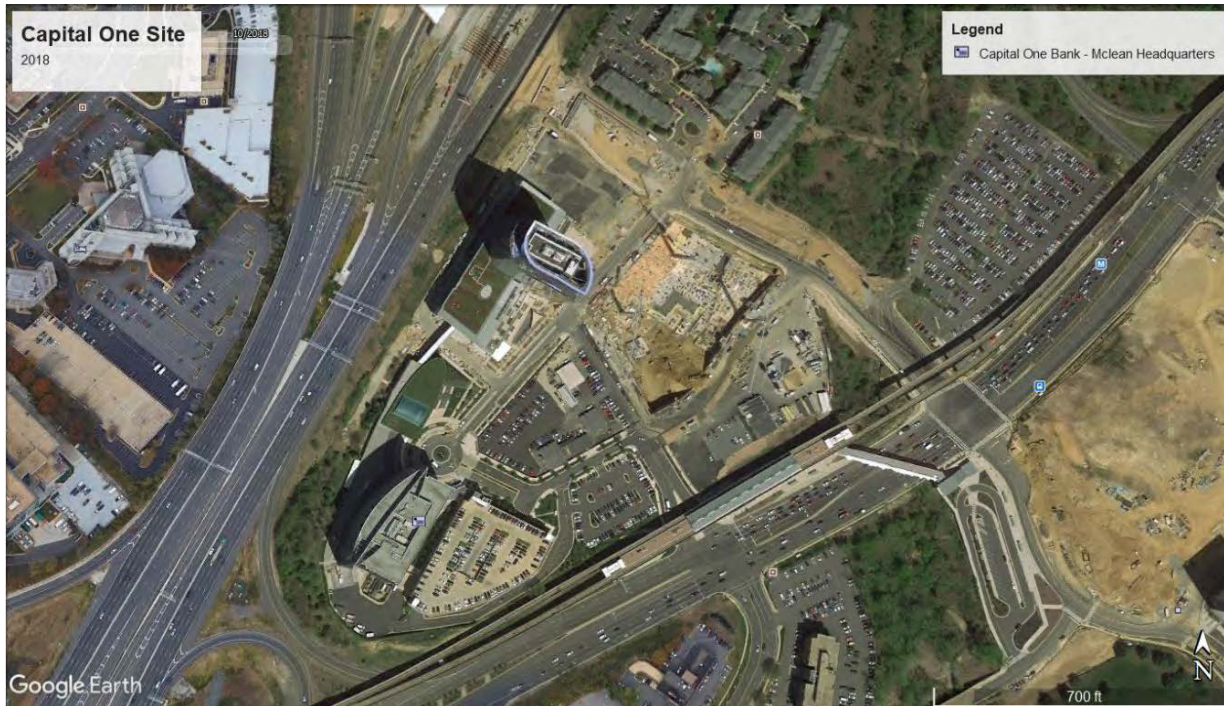
Site Infrastructure



Site Features

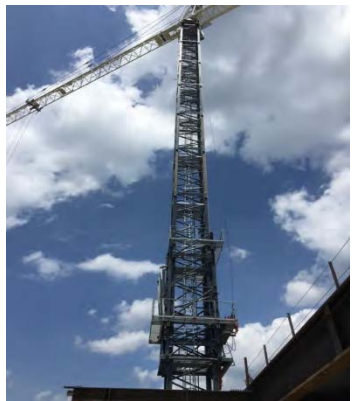


Capital One Campus Statistics



- **26 acres**
- **5.2 million SF**
- **Average density: 4.1 FAR**
- **Office: 3.5 M SF (66%)**
- **Residential; 1.3 M SF. (25%)**
- **Retail: 252,000 SF(5%)**
- **Hotel: 400,000 SF (9%)**
- Over 3 acres of green roof
- Close to 50 Bio-retention facilities
- Water reclamation system (Block B only)
- Over 11 acres of open space

A View from the Top





Donna Shafer
Cityline Partners LLC



SCOTTS RUN

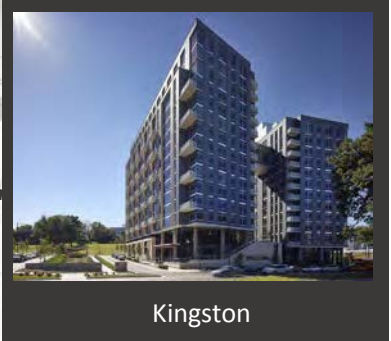
I-495



HADEN



Station Street Retail Skanska



Kingston



ARCHER Hotel



MITRE



One Scotts Run



Development Activity

SCOTT'S RUN



SCOTTS RUN



SCOTTS RUN



NAIOP

COMMERCIAL REAL ESTATE
DEVELOPMENT ASSOCIATION

NORTHERN VIRGINIA CHAPTER

We

represent

A stylized city skyline graphic with several buildings of varying heights in shades of purple and blue, positioned behind the word 'ALL'.

ALL

buildings.