

## **Development begins to take shape for next generation Tysons Corner**

### **County planning and zoning staff evaluating multiple proposals for revamping area**

by Kali Schumitz | Staff Writer

Five Tysons Corner property owners have submitted plans to redevelop their properties around the area's planned Metro stations, which are slated to open by the end of 2013.

Fairfax County planning and zoning staff have begun to evaluate the proposals, which will be submitted to the Planning Commission and Board of Supervisors for review and possible approval.

Developers introduced what the new Tysons might look like at an open house at George C. Marshall High School on Monday night that featured watercolor renderings of tall, modern buildings and pedestrian-friendly plazas with sidewalk cafes.

The most ambitious project, and the first submitted, is a proposal by the Georgelas Group to place 18 buildings, including a new fire station, on 28 acres in the area of Route 7, Tyco Road, Spring Hill Road and Greensboro Drive. This proposed development is adjacent to the future Tysons West Metrorail station.

The Georgelas plan calls for building as much as 6 million square feet of office, residential, retail and hotel space spread across three "neighborhoods." Half of the proposed developed space would be in high-rises near the Metro station, with less intense development located farther away. As much as 2.9 million square feet would be office space and as much as 2.5 million square feet would be residences.

Capital One, just one of the large corporations that boast sprawling suburban campuses in today's Tysons, hopes to transform its 26-acre property to take advantage of the Tysons East station, which sits at the gateway to the existing facility.

Its proposal includes 4.9 million square feet of development spread across 12 new buildings. As submitted, the plan includes 2.7 million square feet of additional office space and 1.2 million square feet of housing, plus retail spaces and a hotel.

SAIC has a similar proposal to fill out its 24-acre property by adding 10 new buildings and retaining four existing ones. Its site is around the intersection of Westpark Drive and Route 7, near the future Tysons Central 7 station. The proposal includes 2.6 million square feet of offices and 1.9 million square feet of residences, plus retail spaces and a 400-room hotel.

MITRE Corp. also has a proposal to further build out its campus on Colshire Drive, on the other side of Route 123 from Capital One. That makeover would add two office buildings and a new parking garage, as outlined in two development proposals from the different landowners of the West\*Gate office park, where MITRE sits.

NV Commercial Inc. proposes to replace some of the single-story retail that now lines major Tysons arteries. Its proposal would redevelop six parcels, including the Clyde's restaurant, with five multi-story buildings. That 4.8

acre property ultimately could house more than 600 apartments, 510,000 square feet of office space, a 200-room hotel and about 33,500 square feet of retail, restaurant and service space.

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