



Washington Metropolitan Area Transit Authority

Tysons Corner Retrofit: Understanding Transit Oriented Development & the Silver Line

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WMATA
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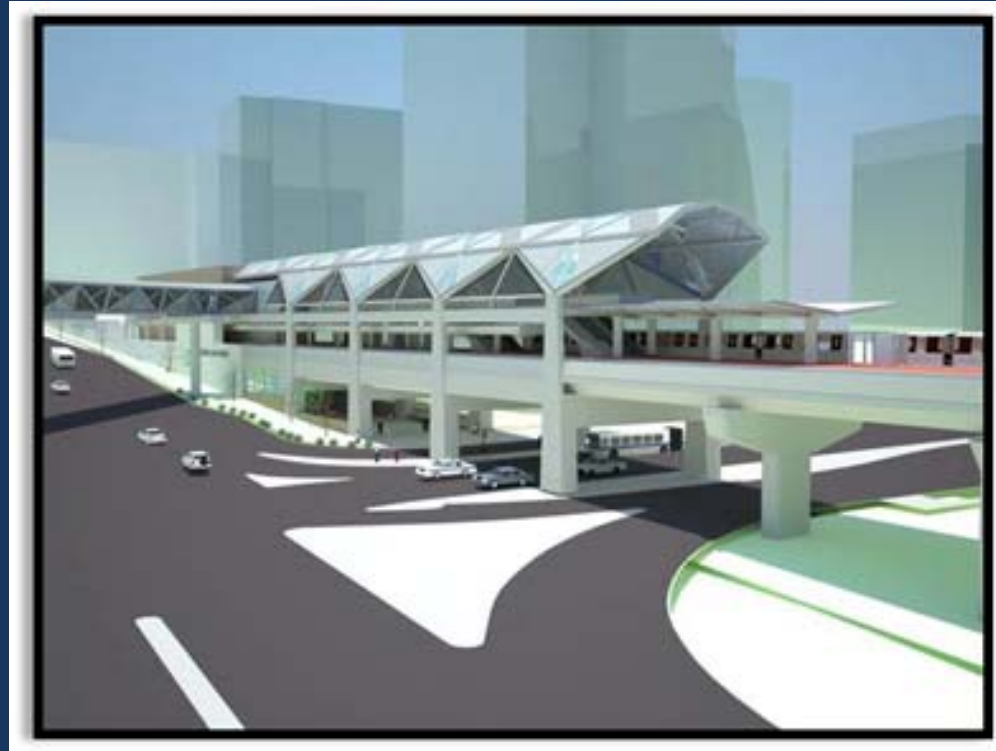
Objectives

What is Tysons Corner?

What is TOD?

What is the Silver Line?

How Silver Line has
Affected Tysons
Corner's Development





What is Tysons Corner?

- 12th largest business district in the country
- Single largest business district outside a major city
- Office vacancy (14%) indicator of loss of competitiveness vis-à-vis urbane places (DC – < 6%)
- Retail heavy – 5th largest mall in the US
- In Fairfax County – consistently ranked as 1 of the wealthiest counties in the US
- 105K jobs; only 17K residents



Tysons 2011 [Annandale Blog](#)



What *was* Tysons Corner?

- 50 years ago – Dairy Farms
- Mid 2000s – strip malls, traffic, dysfunctional, 160K parking spaces (mostly surface)
- Unique opportunity to re-fashion into a real urban center



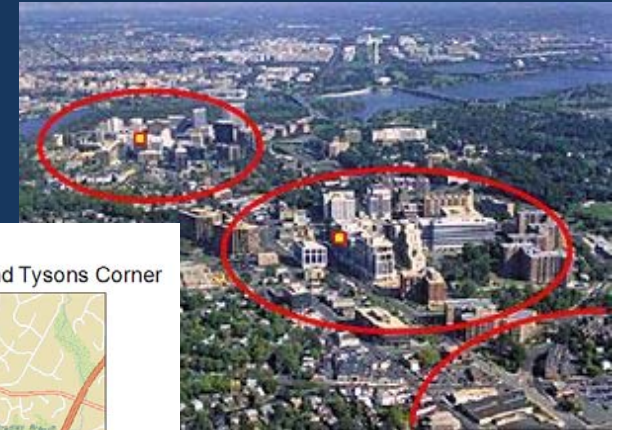
Old Tysons Corner

[Restonian](#)

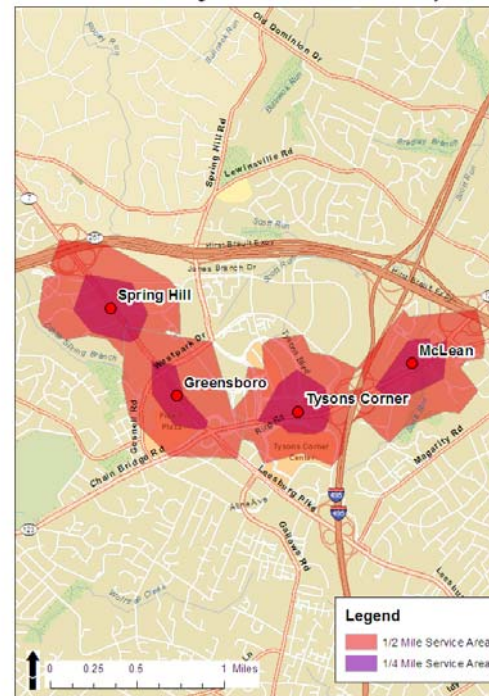


What is Transit-Oriented Development (TOD)?

- A mixture of housing, office, retail and/or other commercial development and amenities integrated into a walkable neighborhood and located within a half-mile of high-quality public transportation



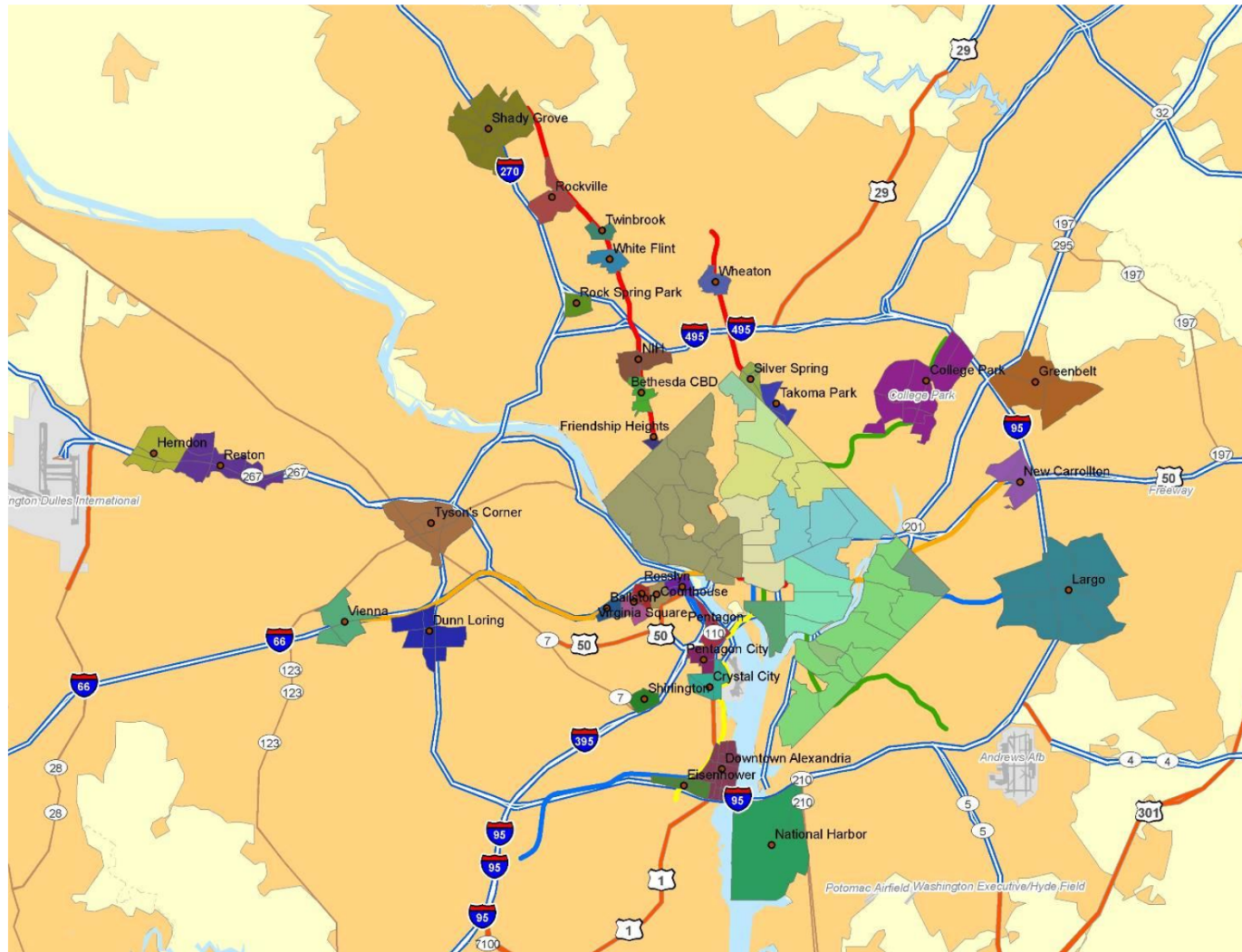
1/4 and 1/2 Mile Walking Service Area Around Tysons Corner





Densification of DC Region Underway

Core and Suburbs Accelerating Dense HH Growth



Approximately 20% of the HH growth between 2005 and 2015 will take place within the rapidly densifying areas shown in the map to the left.

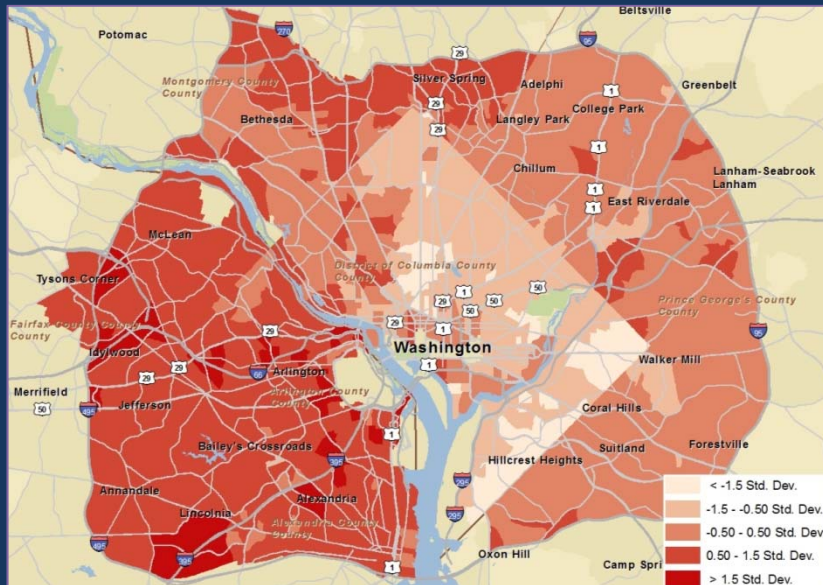
These households will drive demand for more urbane, walkable, transit-oriented environments.

Source: MWCOG Regional Activity Centers, RCLCO



Core to Add 150,000 HHS by 2030

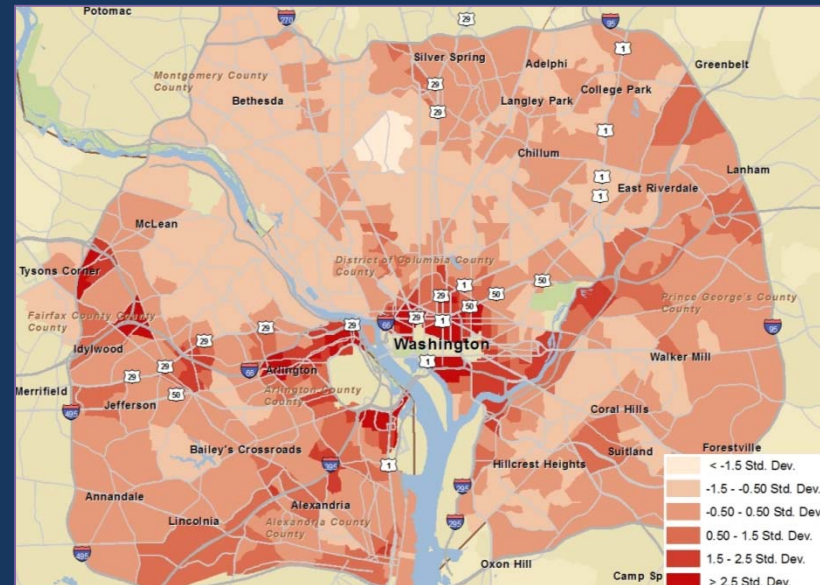
HH Growth driven by Gen X, Millennials



The D.C. region's historical Favored Quarter has emanated due west.

Growth in the post 1960s period followed this trajectory.

Boomers and retirees may continue to favor the westward trajectory of historical growth.



Younger households and new economy employment is redrawing the investment map.

Gen X and Gen Y are driving demand for urban locations.

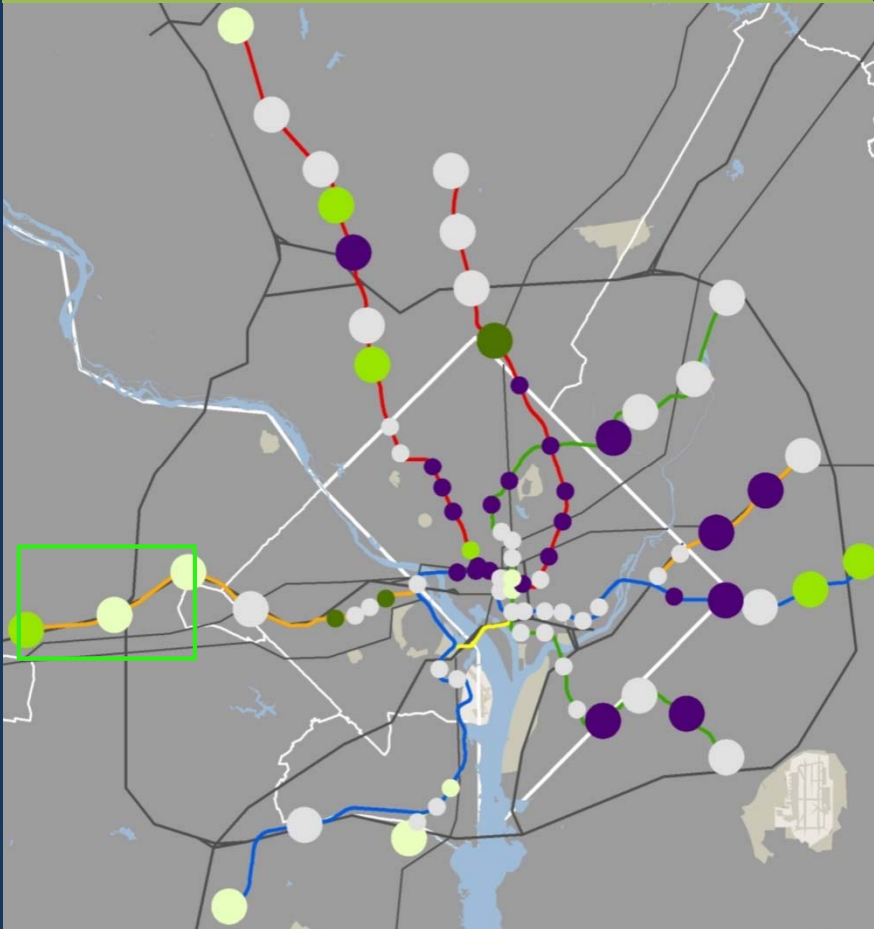
Bulk of household growth through 2030 driven by 18-34 year old households.



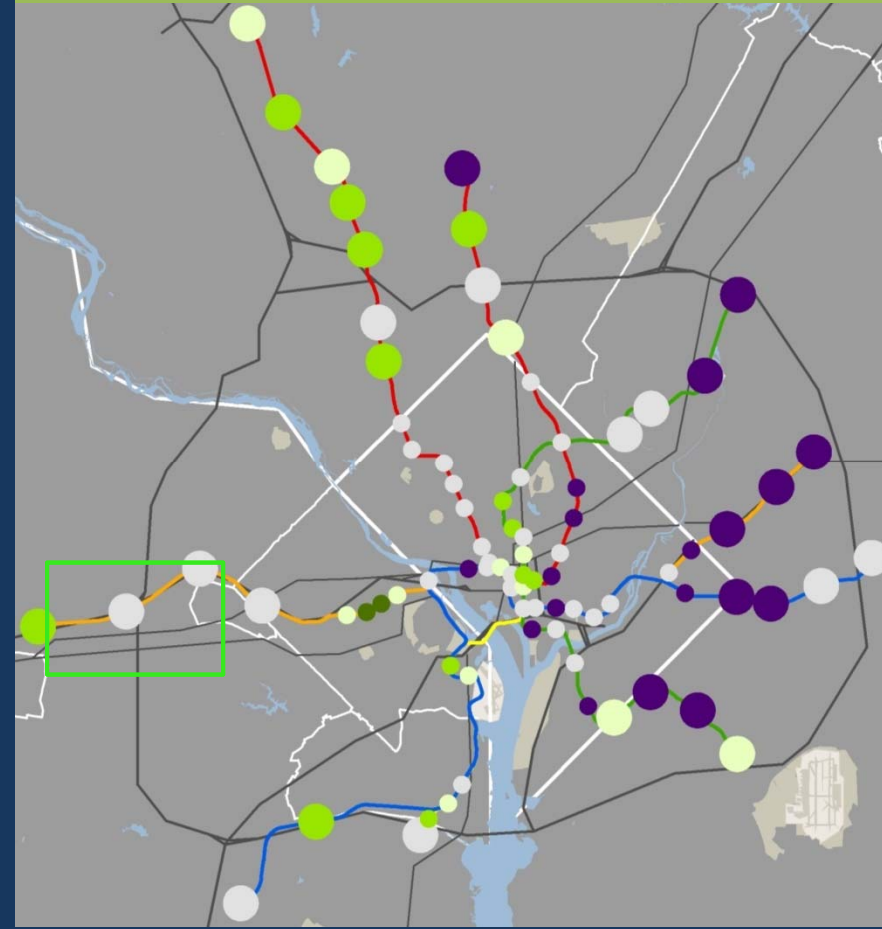
HH Growth in TOD LOCATIONS

Concentrated in Favored Quarter in Last Decade

Total Household Growth in TOD Areas
1990-2000



Total Household Growth in TOD Areas
2000-2010

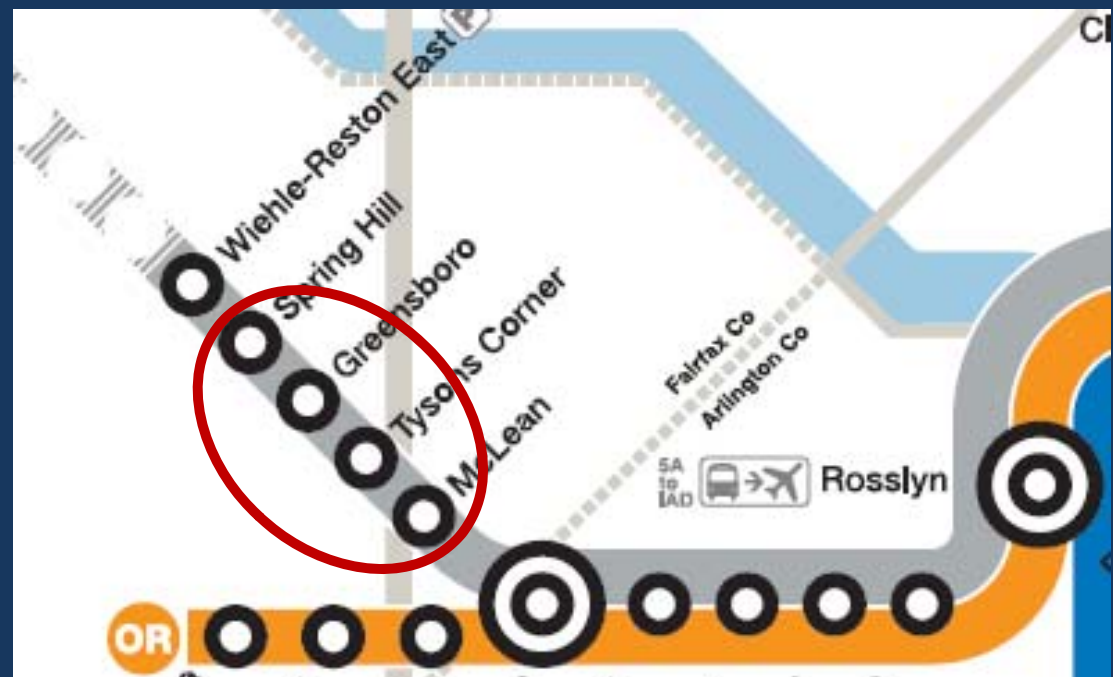


- Neg. HH Growth
- 1-250 New HH
- 251-500 New HH
- 501-1,000 New HH
- >1,000 New HH



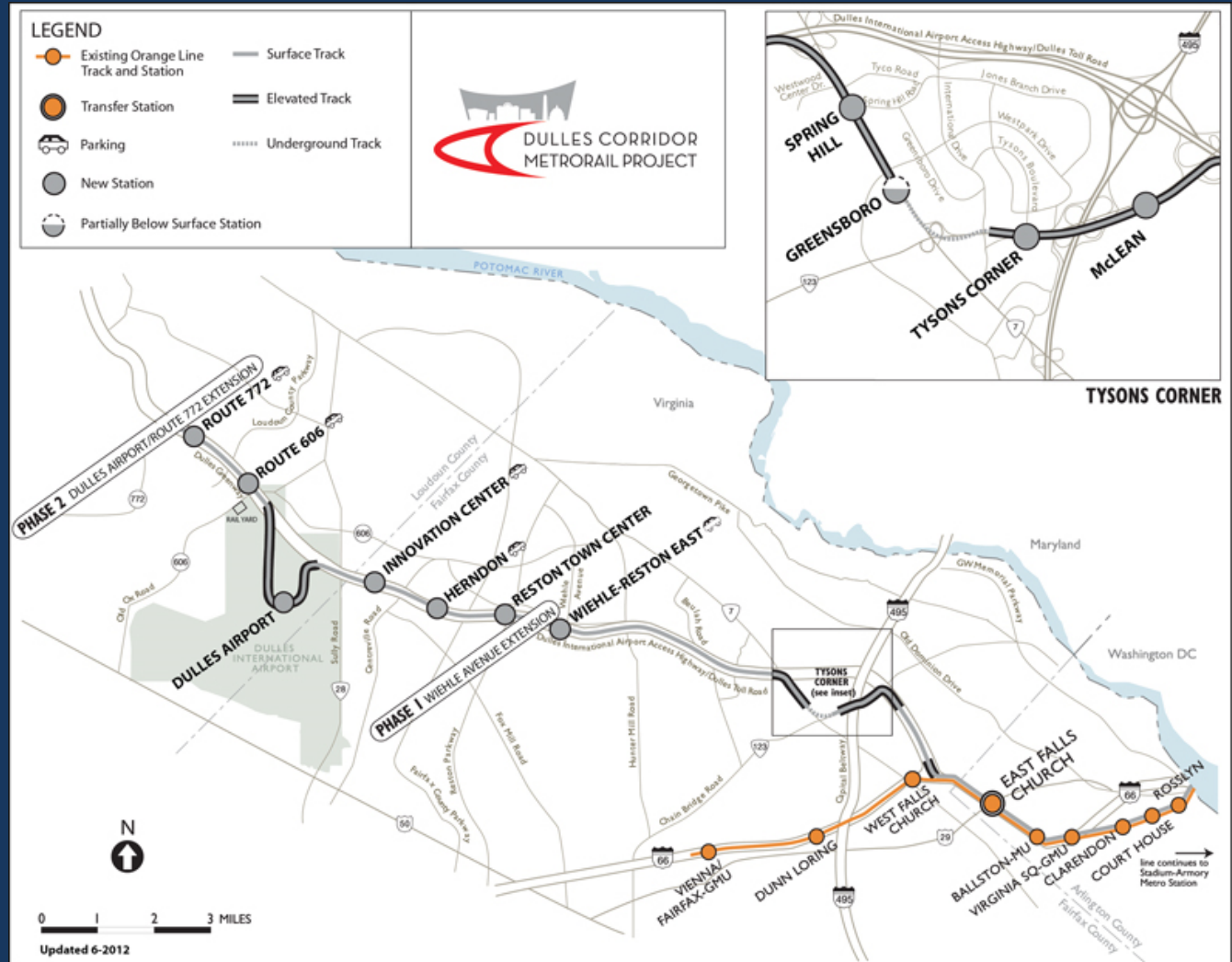
Silver Line: Phase 1 – What is it?

- Tysons Corner to Reston at Wiehle Ave
 - Opened 2014
 - Now in service
 - 11.4 miles
 - Five stations





Silver Line: Where will it go?





Silver Line Funding – Phase 1

- Cost: \$2.9B
 - Commercial property owners – special Tysons Corner
 - Voluntarily created
 - \$400M cap on amt that can be raised
 - Federal government
 - \$900M FTA Full Funding Grant Agreement
 - \$611M already appropriated by Congress
 - VA Transportation Act of 2000
 - \$75M dedicated to project (FHWA Surface Transportation Funds)
 - Toll revenues from Dulles Toll Road will pay for remainder (\$1.4B)

Sources of Capital Funds	
Federal (New Starts Program)	\$900M
VA	\$252M
Fairfax County (Tax District)	\$400M
MWAA (Dulles Toll Road)	\$1.4B
TOTAL	\$2.9B



Silver Line Benefits

- High-quality, high-capacity transit in Dulles Corridor to Reston
- Integrated bus network
- More direct service to VA from DC and Prince George's Co.
- Supports future development
- Will ensure region remains economically competitive and prosperous





How Silver Line may Impact Tysons Corner's Development

- Silver Line = impetus for change
- Building a grid to turn it more walkable
 - Negotiate w/ owners for property
 - Negotiate with VDOT for streets
- Developers are partners
 - Promised unlimited density within a ¼ mile radius around new Metro stations
 - Agreed to a \$400M tax assessment district for the 1st phase
 - \$300M 2nd phase



Tysons Corner in the future
[Fairfax County](#)

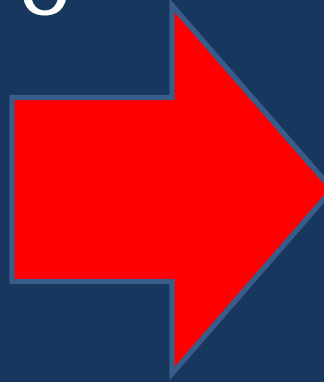
- Silver Line
 - 25% increase in current capacity



Tyson's Corner – TOD Checklist

✓ Transit – Metro

- ✓ Walkable
- ✓ Dense
- ✓ Housing
- ✓ Retail
- ✓ Offices



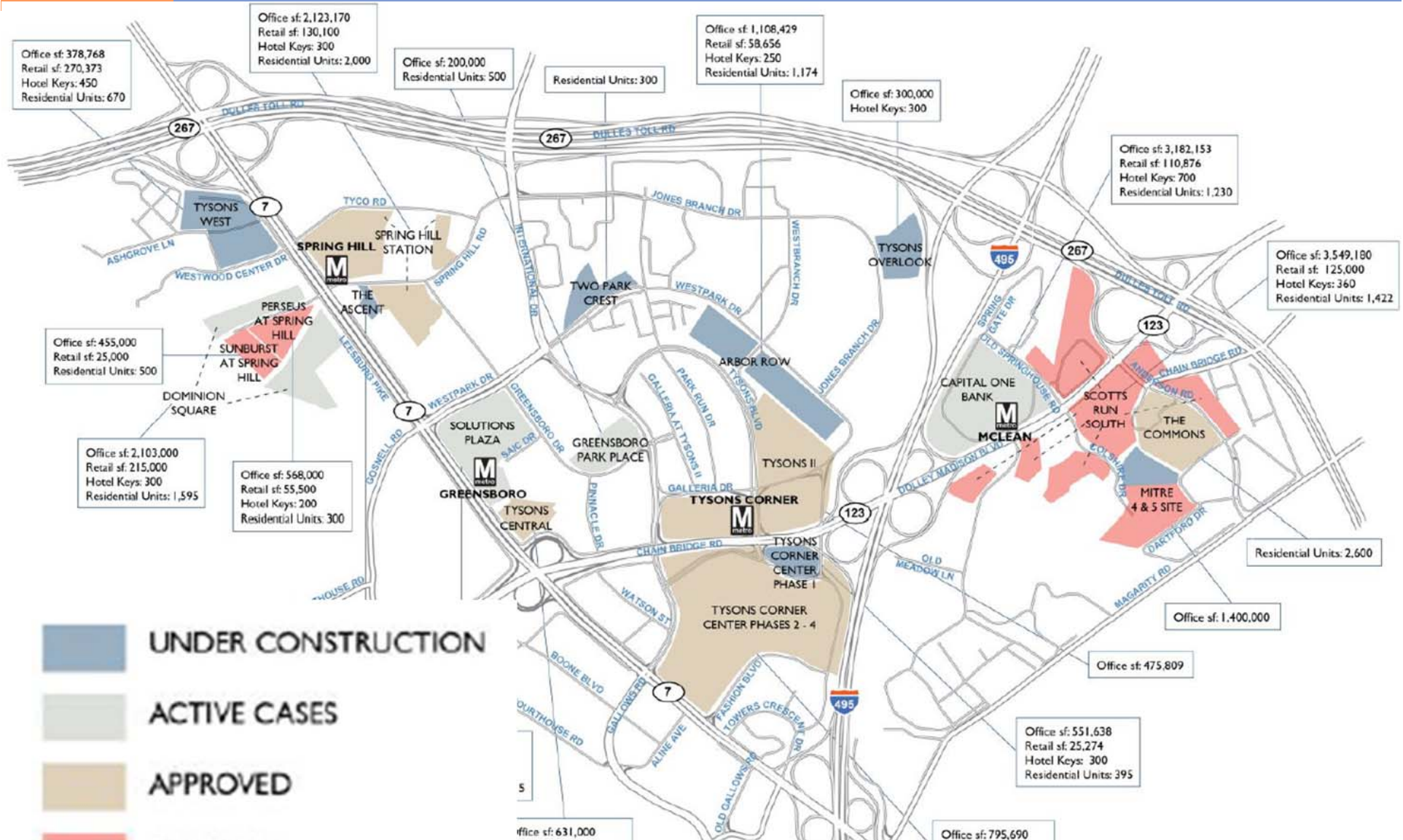
2050

- ✓ 75% of all development will be within ½ mile of Metro
- ✓ Walkable
- ✓ Sustainable
- ✓ 100K residents
- ✓ 200K jobs

The Silver Line supports future development along the corridor to ensure the region remains economically competitive and prosperous.



Silver Line Impact So Far

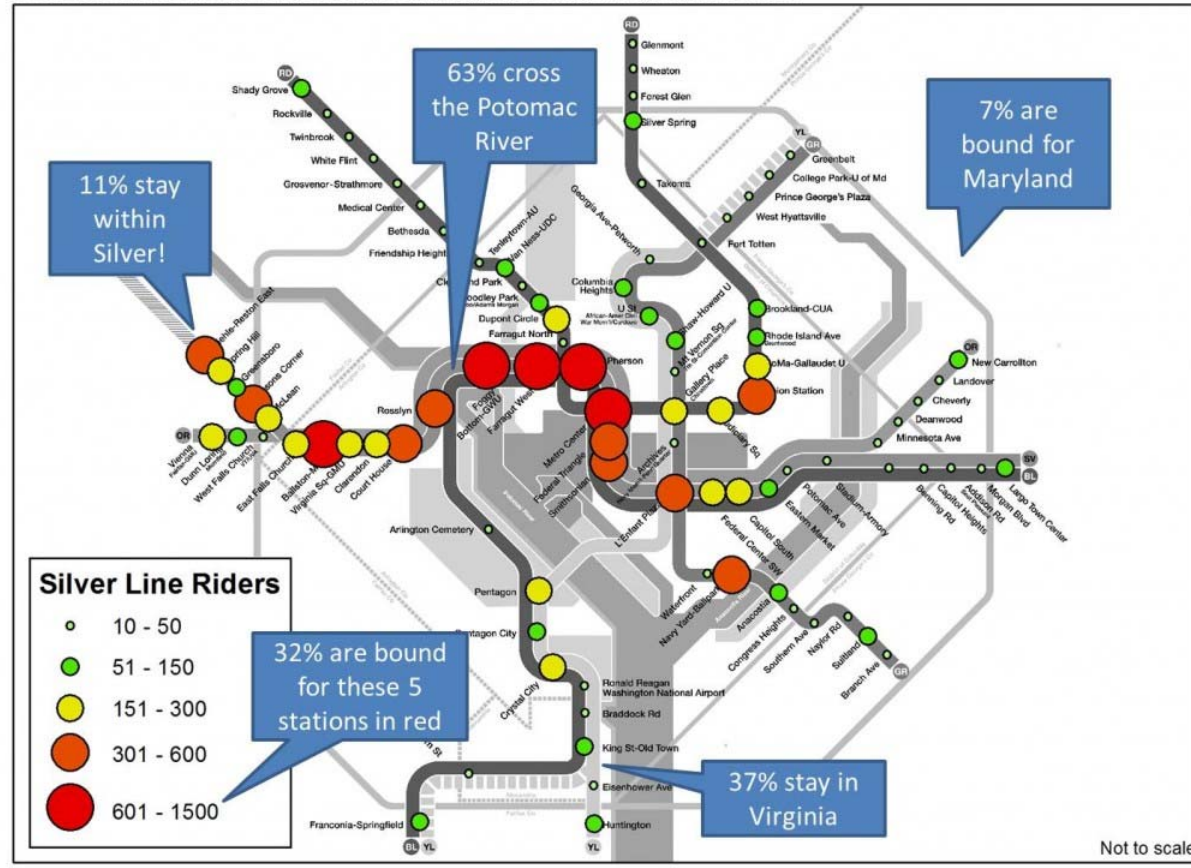




Where are They Going?

Where Are Silver Line Riders Going?

Destination of riders entering at any Silver Line station, typical weekday, all day, September 2014





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