



**Tier 1**  
(unlimited FAR)  
225'-400' Hgt.

**Tier 2**  
(FAR 2.5 + Bonus, unlimited Res.)  
175'-225' Hgt.

**Tier 3**  
(FAR 2.0 + Bonus)  
130'-175' Hgt.

1/8 Mile

1/4 Mile

**AECOM**  
National Capital Office  
3101 Wilson Blvd.  
Suite 900  
Arlington, VA 22201

**Bowman CONSULTING**  
3863 Centrevue Drive  
Suite 300  
Chantilly, VA 20151

**McGUIREWOODS**  
Relationships That Drive Results  
1750 Tysons Boulevard  
Suite 1800  
Tysons Corner, VA 22102-4215

**KW COMMERCIAL**  
6820 Elm Street  
McLean, VA 22101

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703.916.3500  
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**Site Area:** 474,750 SF

**Buildable Area:**  
Calculate average FAR of 5 = 2,373,750 SF

OCTOBER 2011  
**TYSONS CORNER**  
FAIRFAX, VIRGINIA

- Office
- Residential
- Hotel
- Retail/Parking podium

