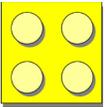
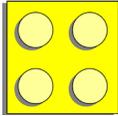
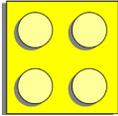
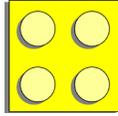


Legoland menu for Tysons Corner

500
UNITS

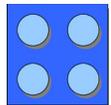


RESIDENTIAL

 = 1 building Yellow	 = 2 buildings Yellow	 = 4 buildings Yellow
<p>HIGH - RISE TOWER</p>	<p>HIGH / MID - RISE</p>	<p>MID - RISE</p>
		
<p>Building Height: 20-25 Stories</p>	<p>Building Height: 6-12 Stories</p>	<p>Building Height: 4-5 Stories</p>
<p>Building Type/Land Use Description: 20-25 story multi-family condominium and apartment towers with limited street level neighborhood-serving retail/commercial.</p>	<p>Building Type/Land Use Description: Six to twelve story mid-rise or courtyard condominium and apartment buildings.</p>	<p>Building Type/Land Use Description: Four to five story condominiums and apartments, townhouses, or 2-over-2 (stacked) townhouses.</p>
<p>Example: Randolph Tower</p>	<p>Example: Rotonda</p>	<p>Example: Addison Circle, Dallas, TX</p>

Legoland menu for Tysons Corner

500,000
sq. ft.



Non-Retail

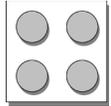
= 1 building Blue	= 2 buildings Blue	= 4 buildings Blue
<p>TALL OFFICE TOWER</p>	<p>MID-RISE OFFICE TOWER</p>	<p>LOW DENSITY EMPLOYMENT</p>
<p>Building Height: 16-25+ Stories</p>	<p>Building Height: 10-15 Stories</p>	<p>Building Height: 1-2 Stories</p>
<p>Building Type/Land Use Description: 16-25+ story office towers. Regional serving commercial and /or institutional uses. May include limited supporting commercial/retail uses.</p>	<p>Building Type/Land Use Description: 10-15 story office towers. Regional serving commercial and/or institutional uses. May include limited supporting commercial/retail uses. Could be a hotel.</p>	<p>Building Type/Land Use Description: 1-2 story single use employment building. Could be a auto dealership or other local or regional serving commercial use requiring a single story.</p>
<p>Example: Tycon Tower</p>	<p>Example: Ernst & Young Buildings</p>	<p>Example: Great Valley Corporate Center, Chester Co., PA</p>

Legoland menu for Tysons Corner

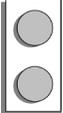
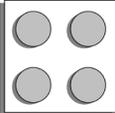
50,000
sq. ft.



100,000
sq. ft.



R
e
t
a
i
l

 = 1 building White	 = 1 1/2 buildings White
<p>MIXED-USE GROUND FLOOR RETAIL</p> 	<p>NEIGHBORHOOD RETAIL CENTER</p> 
<p>Building Height: 1st Floor</p>	<p>Building Height: 1-2 Stories</p>
<p>Building Type/Land Use Description: Retail uses located on the ground floor of a multi-story office and residential building.</p>	<p>Building Type/Land Use Description: 1-2 story pedestrian friendly retail shopping strip.</p>
<p>Example: Fairfax Square</p>	<p>Example: Vienna Shopping Center</p>