

From: Baker, Elizabeth D.
Sent: Monday, March 31, 2008 6:47 PM
Subject: The Galleria (Tysons II) Conceptual Plan

Dear GB,

At a meeting with Clark Tyler on Friday, conceptual plans showing a potential redevelopment of the The Galleria were discussed. These plans, prepared by Alan Ward at Sasaki, had been shown earlier to Marsha Kaiser, but were not left with her as they are very preliminary. However, it appears from your February Draft Summary of Findings Report that PB and the Task Force may be assuming that The Galleria will remain pretty much as it is today. The owners of The Galleria want you to be aware that they do envision future expansion and development of the mall property in a higher density mixed use plan.

Please see the attached exhibit which shows the potential design with new buildings in color. International Drive is the curving road on the left portion of the plan. Blue represents office, purple represents hotel, yellow represents residential and red represents retail. You can see a new grid of streets and imagine the sidewalks faced with retail uses and eating establishments. The main spine street provides easy access to the Tysons Central 123 Station. Two park/plaza areas are incorporated into the scheme. This new plan transforms the current suburban form of the mall into a vibrant, mixed use TOD.

The FAR would be in the range of 3.0 to 3.5. The intensity maps in your draft Summary Report show the southern third of the mall in the Level 2 intensity range, which is not defined precisely in the report, but which I believe (based on the PowerPoint presentation at the February community workshops) is 2.5 to 2.99 for Prototype A and 3.0 to 3.49 for Prototype B. Other large areas in the Tysons Central 123 District that are farther away from the station (such as the area between Tysons Blvd and West Park Drive) are afforded this same intensity. It would seem logical to apply the same intensity to the entire mall property.

I appreciate your willingness to consider The Galleria's concepts in your planning efforts. If we can provide more information, or answer any questions, please let me know.

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