

Georgelas Group

THE GEORGELAS GROUP

- Locally Owned and Operated Family Business
- Founded in Mclean VA
- 46 Years of Development
- Over 1.5 Million Square Feet Developed in Tysons Corner

PLAZA AT TYSONS METRO WEST

- TYSONS WEST OPPORTUNITY
- OPPORTUNITY SITE
- URBAN DESTINATION
- DENSITY OPPORTUNITY
- TIMING
- FOCUS ON THE STATION AREAS



TYSONS WEST OPPORTUNITY



OPPORTUNITY SITE

400K Square Foot
Office Building
Ground Floor Retail

350 Apartments
Ground Floor Retail

400K Square foot
Office Building
350 Key Hotel
Ground Floor Retail

400K Square Foot
Office Building
Ground Floor Retail

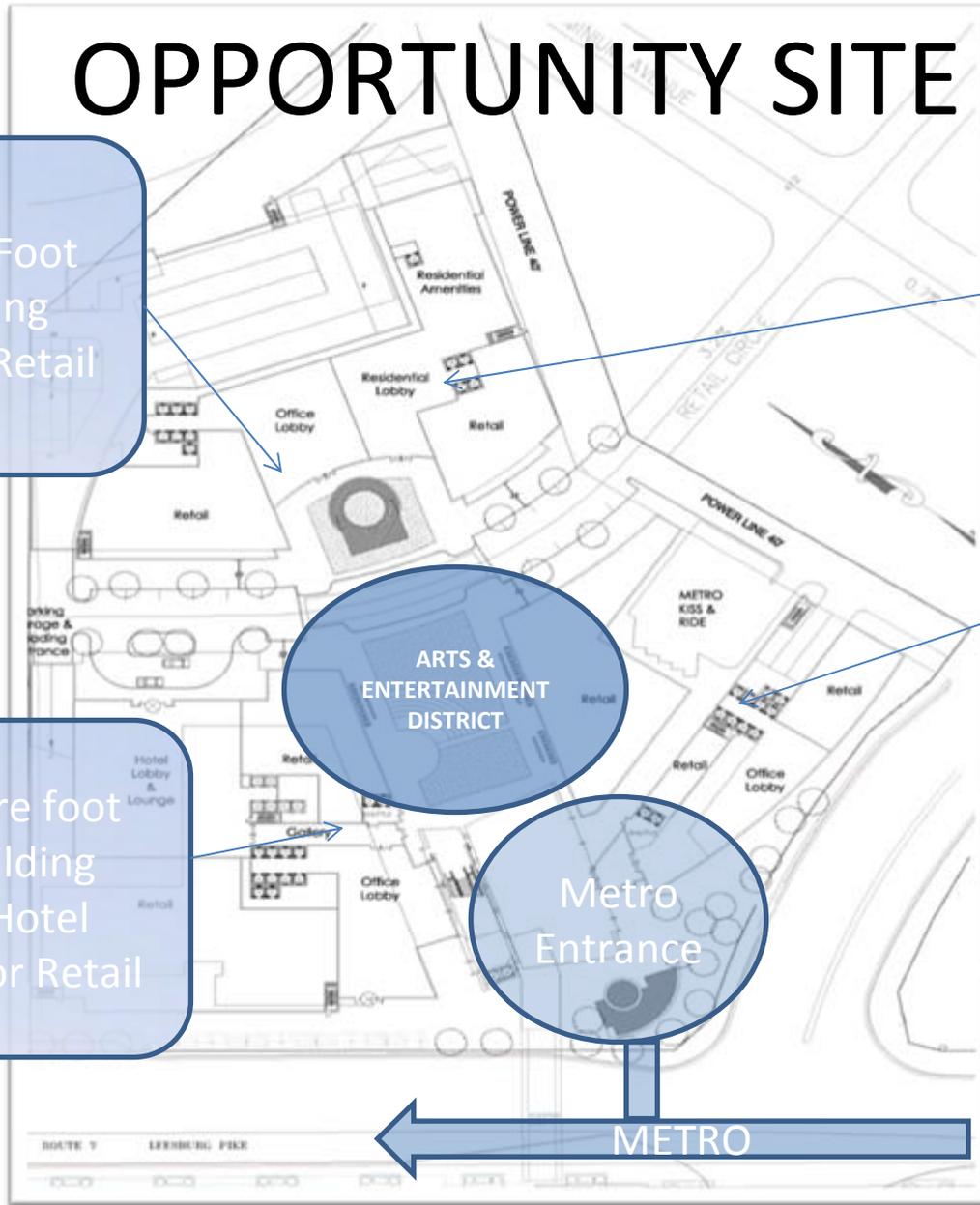
ARTS &
ENTERTAINMENT
DISTRICT

Metro
Entrance

METRO

- MIXED USE URBAN DEVELOPMENT THAT CELEBRATES RAIL
- OFFICE, RESIDENTIAL, HOTEL, RETAIL
- PEDESTRIAN FRIENDLY
- FULLY INTEGRATED 18 HOUR DESTINATION
- ARTS AND ENTERTAINMENT DISTRICT
- AMPITHEATER

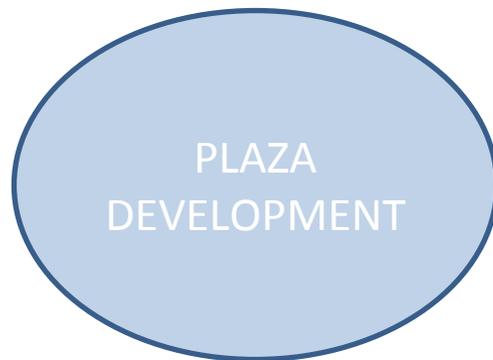
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DENSITY

- AMENITY DRIVEN
 - KISS AND RIDE
 - GRID OF STREETS
 - OPEN SPACE
 - AFFORDABLE HOUSING
 - GREEN DEVELOPMENT
- GROWTH MANAGEMENT
 - WHERE SHOULD THE COUNTY GROW
- VIABILITY
 - Displacing Viable Business

DENSITY ENABLES A GRID OF STREETS
BUILT AND MAINTAINED BY DEVELOPERS
TYSONS WEST GRID IS COMPLETE



TIMING

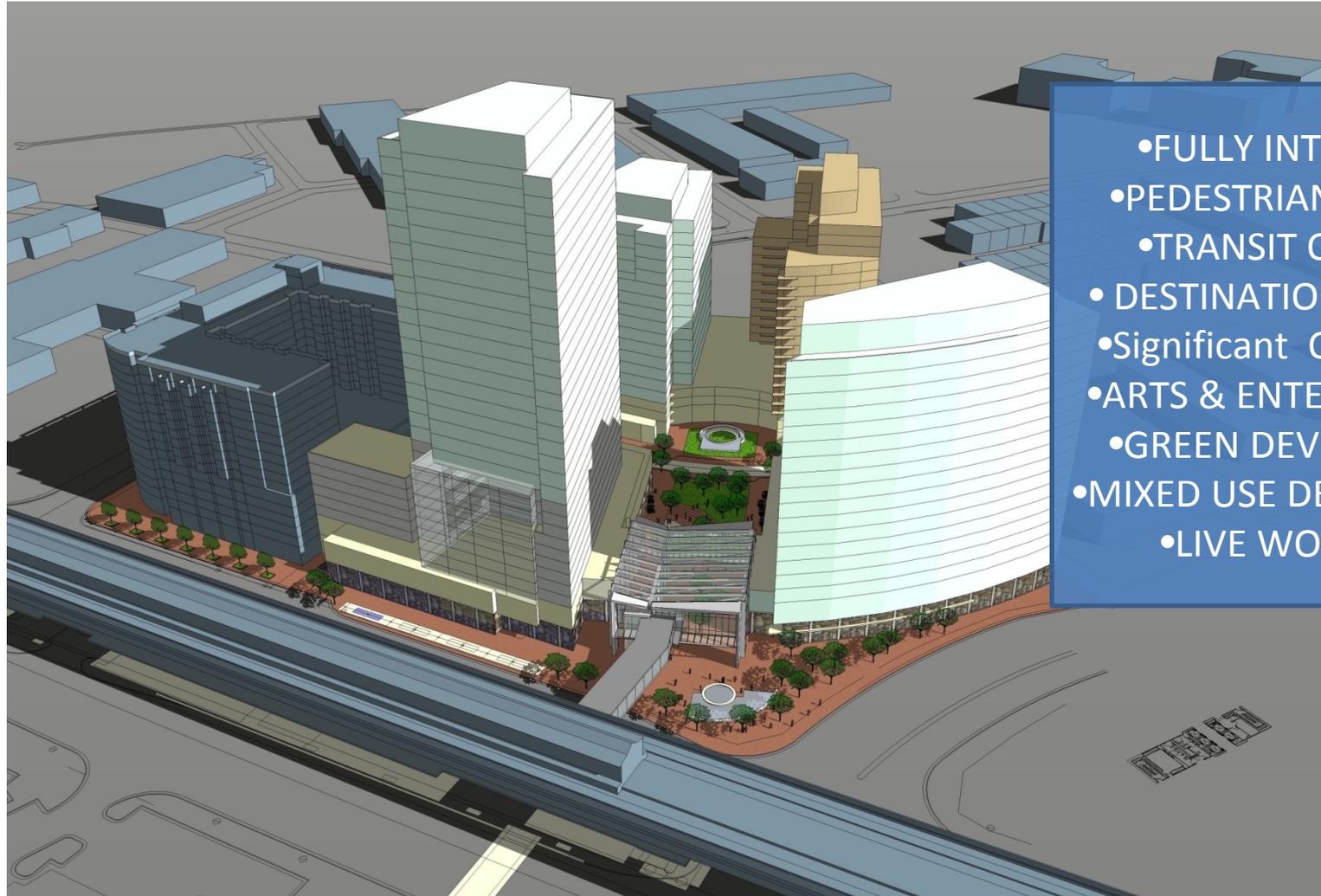
- THE DOORS OF METRO WILL OPEN TO CAR DEALERSHIPS
- RAIL INTEGRATION PRIORITY
 - CONSTRUCTION MUST START LATE 2011
 - RAIL PLATFORM INTEGRATION

TYSONS WEST STATION



- STATION ENTRANCE OPENS TO A CAR DEALERSHIP
 - NO INTEGRATION
 - NO PARKING
 - NO CONNECTIVITY
 - MISSED OPPORTUNITY

THE VISION



- FULLY INTEGRATED
- PEDESTRIAN FRIENDLY
- TRANSIT ORIENTED
- DESTINATION CREATION
- Significant OPEN SPACE
- ARTS & ENTERTAINMENT
- GREEN DEVELOPMENT
- MIXED USE DEVELOPMENT
- LIVE WORK PLAY

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FOCUS ON THE STATION AREAS

1/8 MILE PLAN

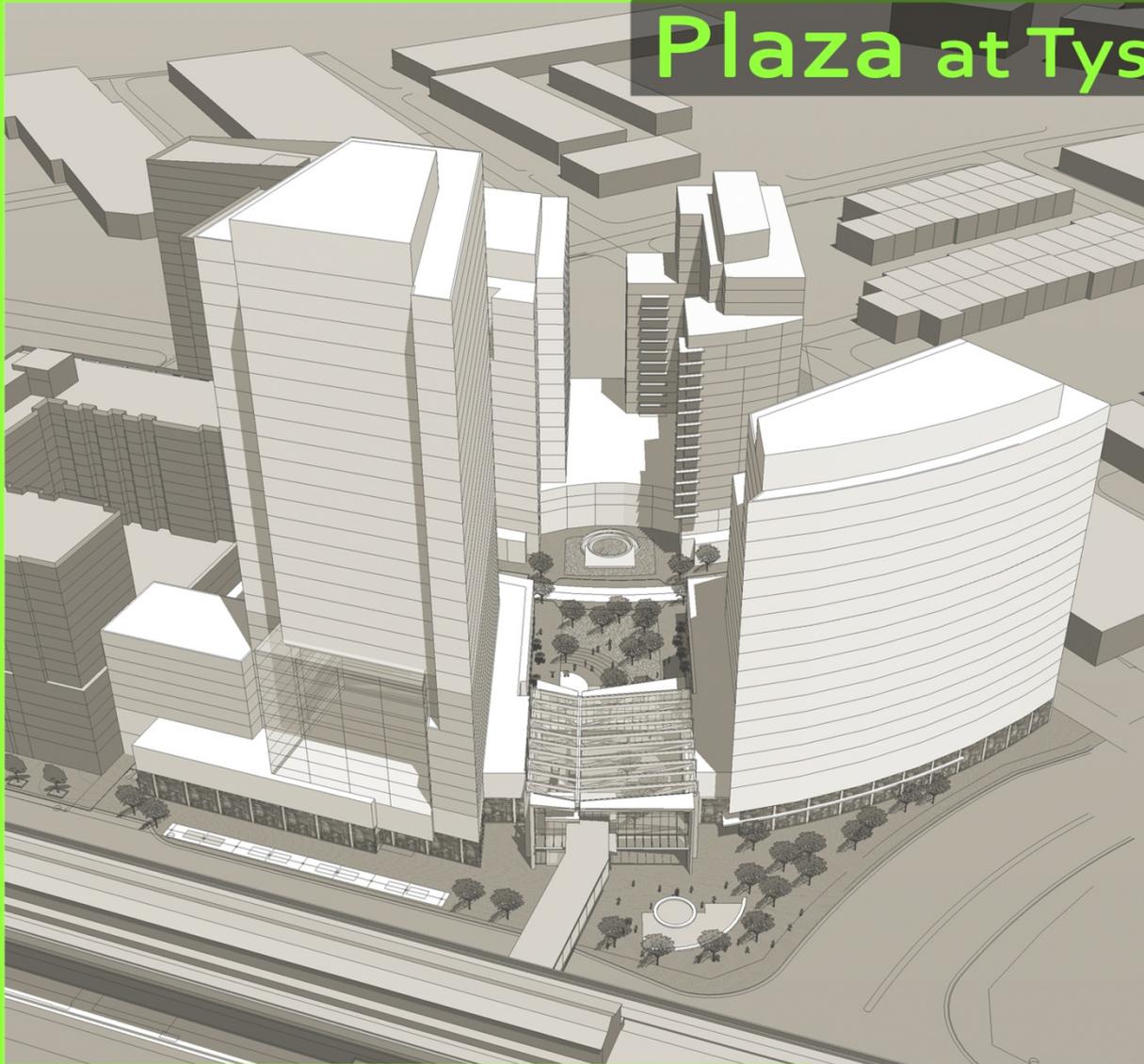
GOALS

TRANSIT RIDERSHIP
AFFORDABLE HOUSING
GREEN DEVELOPMENT
COUNTY REVENUE

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Plaza at Tysons West Metro

2008.12.04



WDG
ARCHITECTURE

WDG Architecture, PLLC
2025 Connecticut Avenue NW
Suite 300
Washington DC 20036-5424
tel. 202 857 8300
fax. 202 462 2198
www.wdgarchi.com



The Georgelas Group



Motorist Boulevard

Retail Circle

Tyco Road

Condominium Boulevard

Retail Circle

Spring Hill Road

Rout 7, Leesburg Pike

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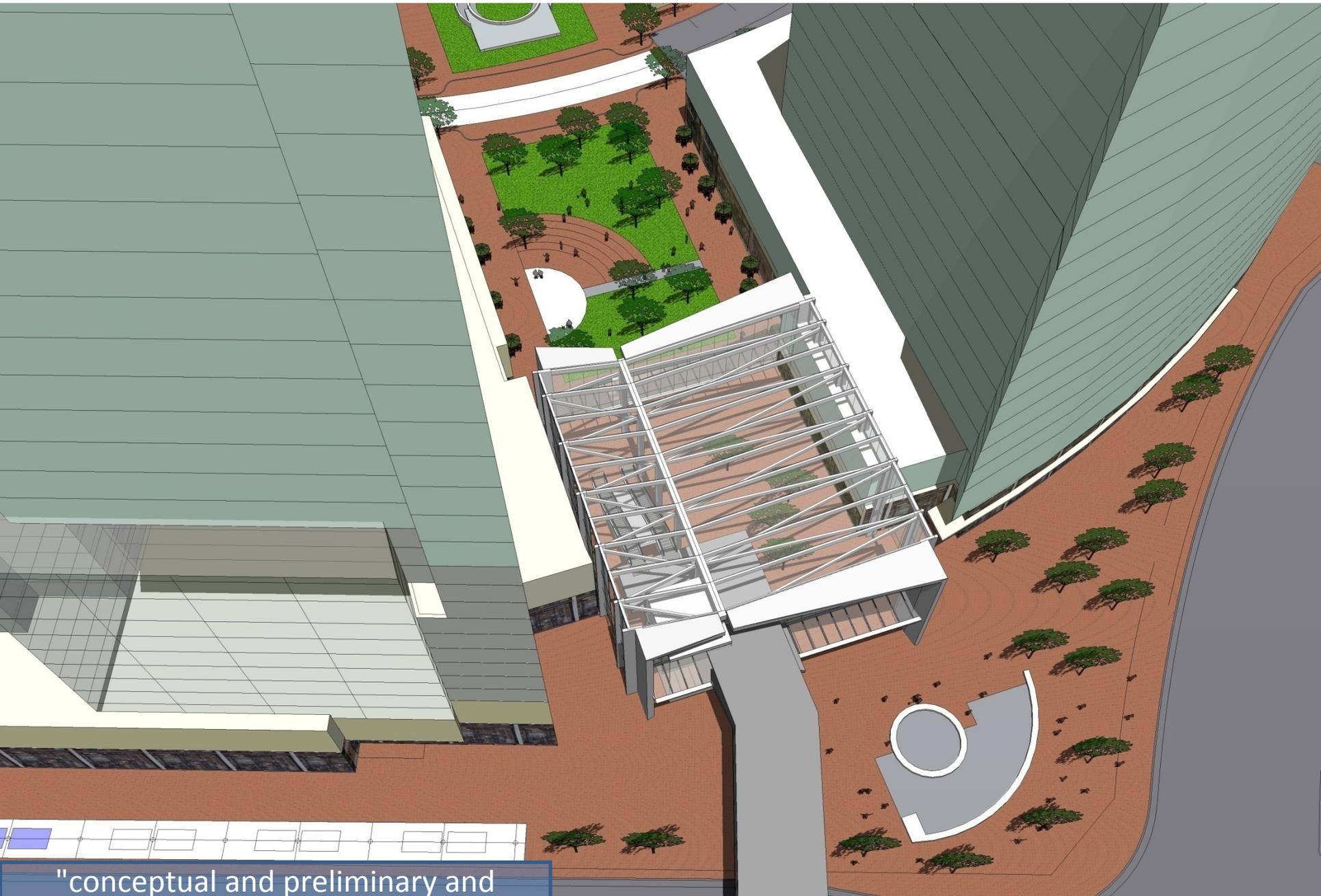
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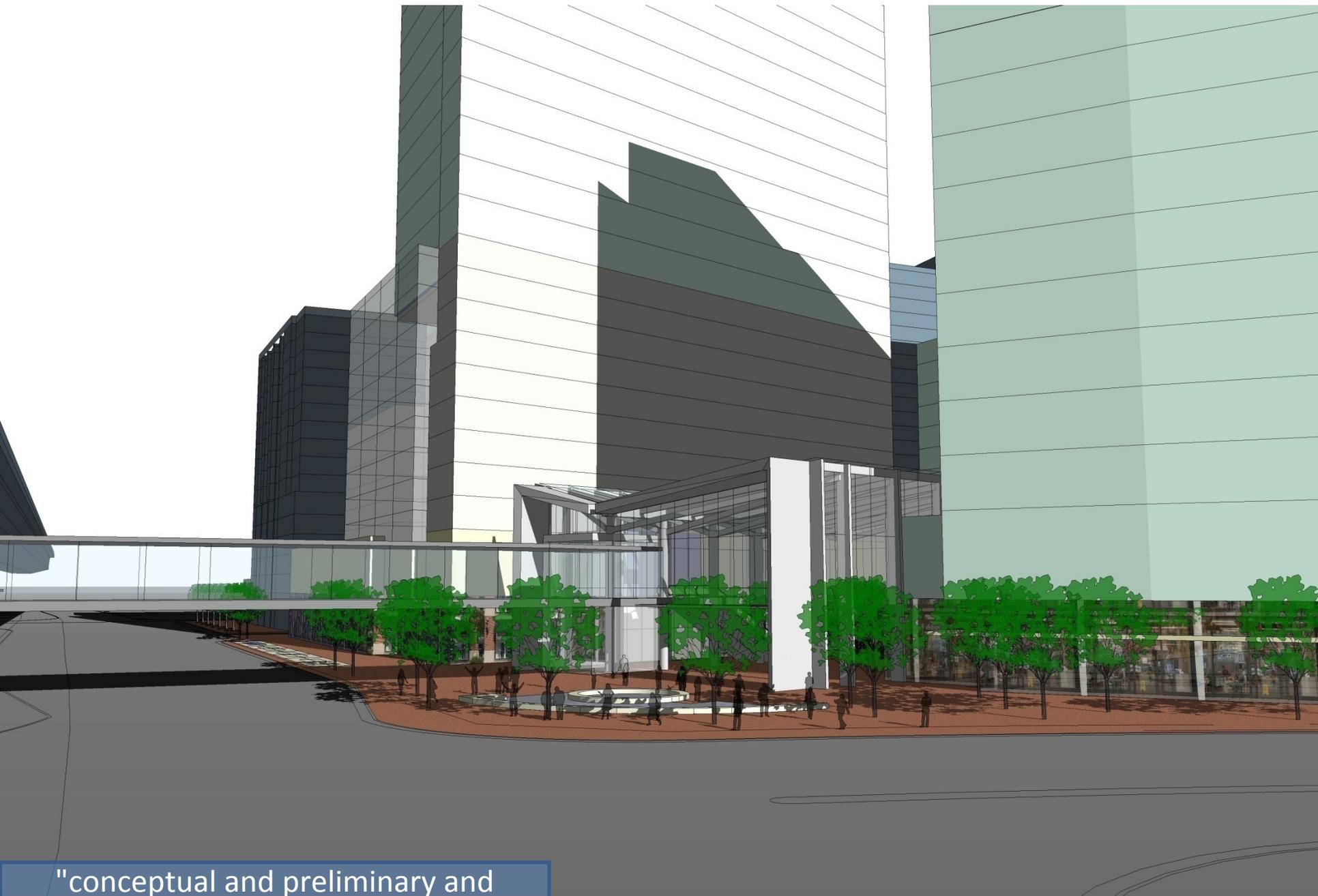
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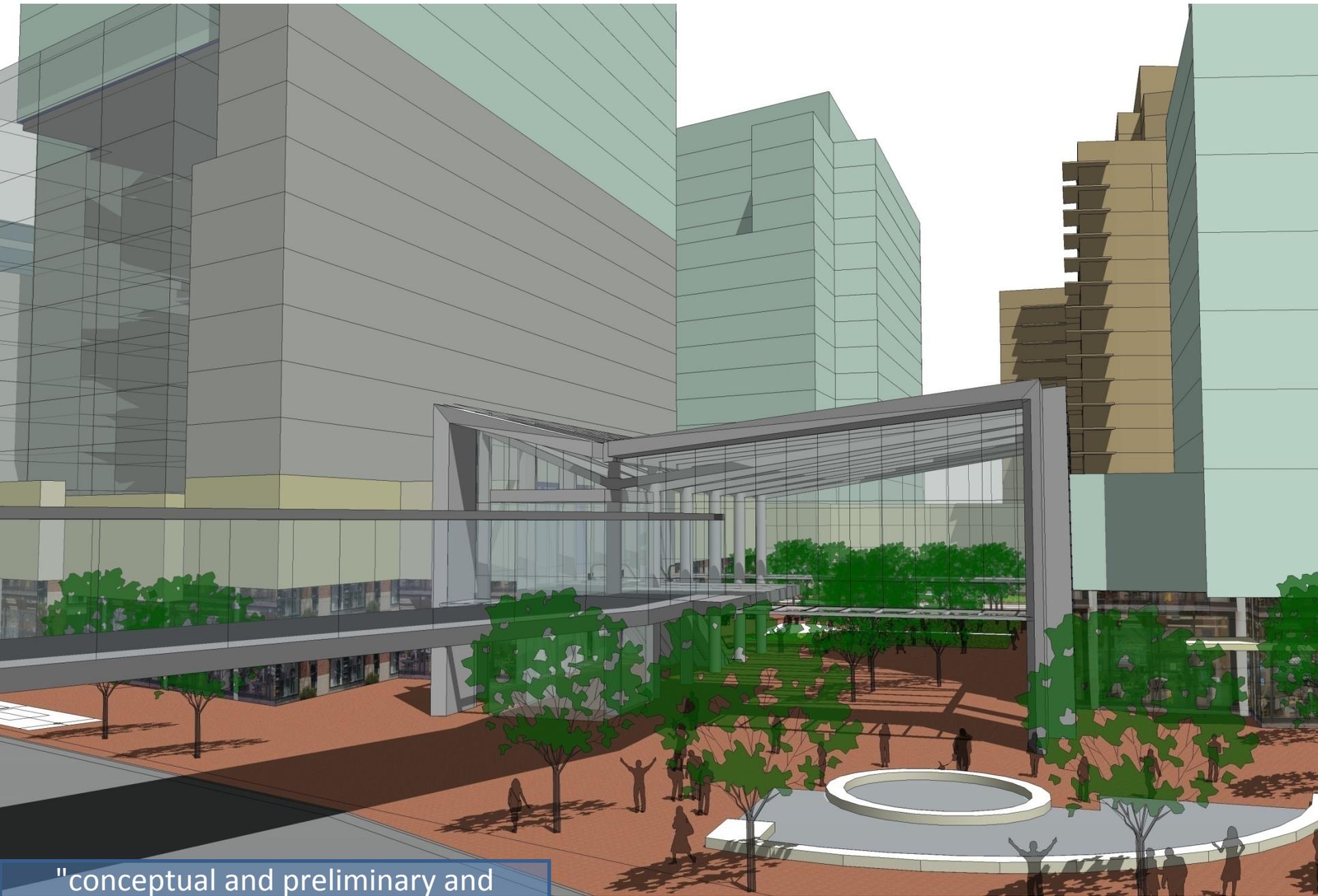
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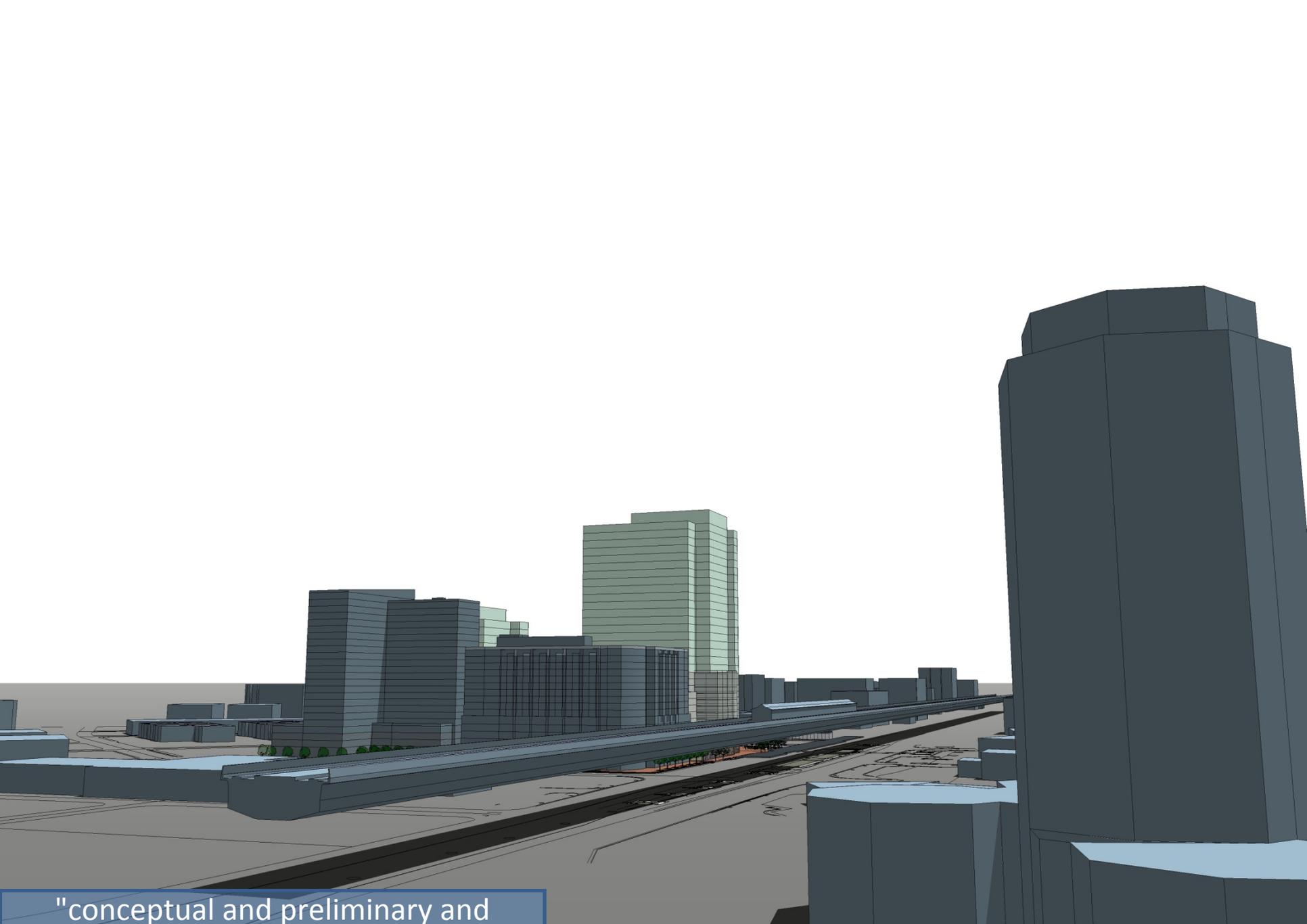
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Plaza at Tysons Metro West



OPEN SPACE

SITE: 316,330 SF
 OPEN SPACE: 96,500 SF

PROGRAM AREA

OFFICE: 1,200,000 SF
 HOTEL: 350 KEYS
 RESIDENTIAL: 350 UNITS
 RETAIL: 70,000 SF

- LEGEND
- PARKING
 - VERTICAL CIRCULATION
 - LOADING / SERVICE
 - RESIDENTIAL
 - RETAIL
 - HOTEL
 - OFFICE

GROUND LEVEL

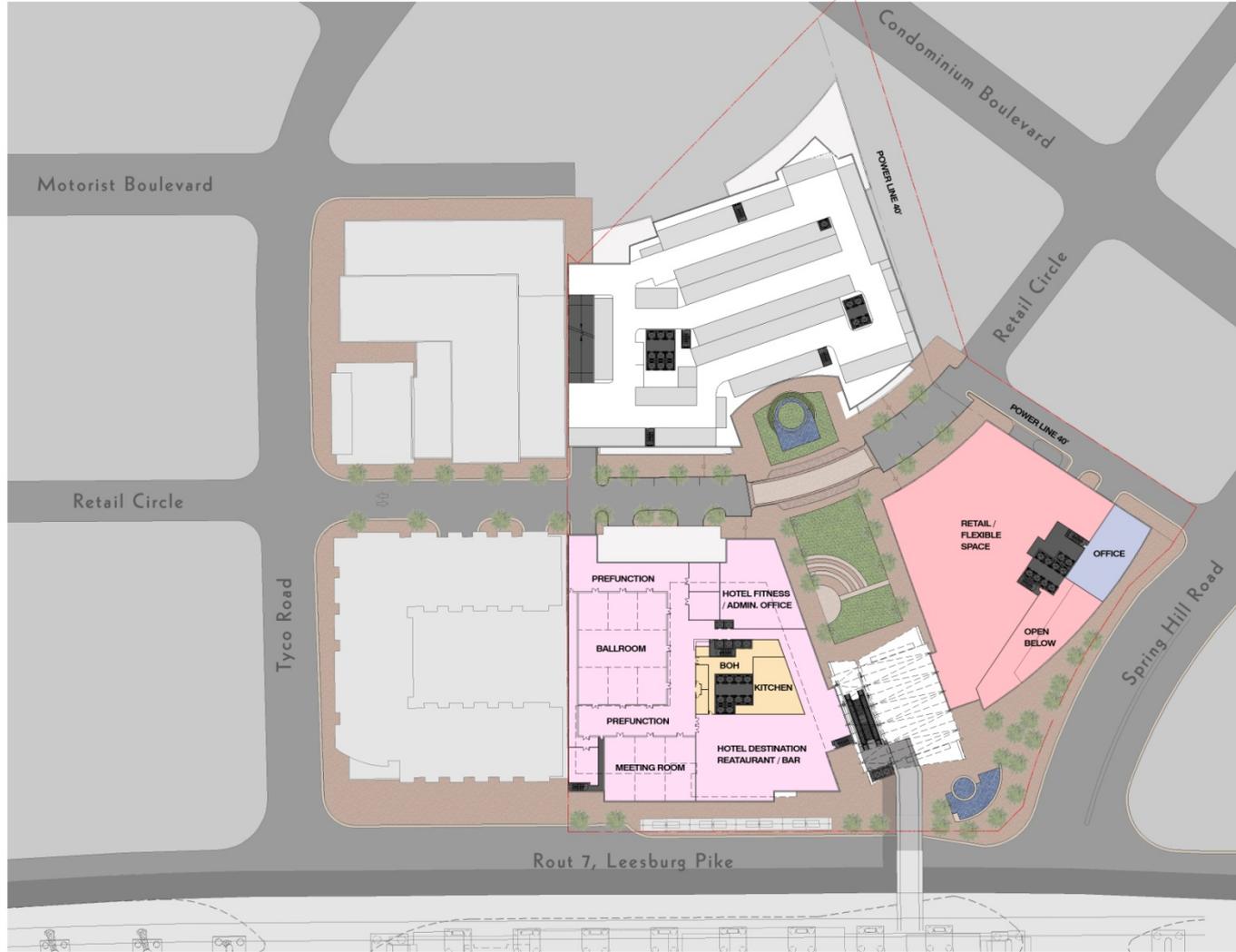
WDC ARCHITECTURAL PLAN
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 WDC

Dec 04, 2008

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Plaza at Tysons Metro West



- LEGEND
- PARKING
 - VERTICAL CIRCULATION
 - LOADING / SERVICE
 - RESIDENTIAL
 - RETAIL
 - HOTEL
 - OFFICE

2ND FLOOR



WDG Architecture, PLLC
10000 Commercial Avenue NW
Suite 200
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Tel: 202-557-8910

Dec 04, 2008



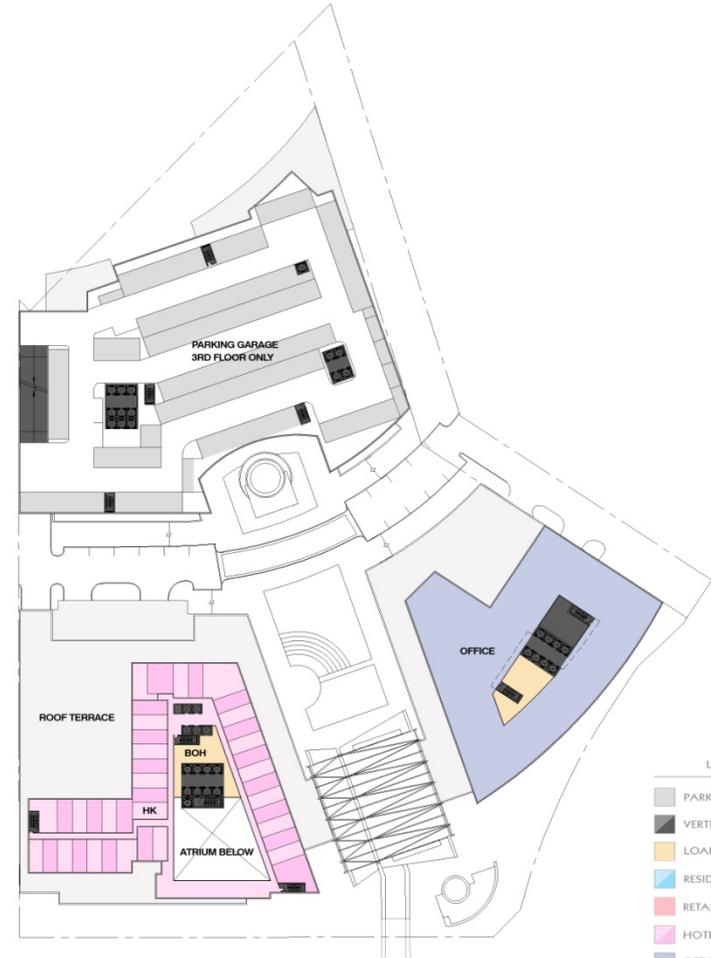
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Plaza at Tysons Metro West



12TH - 30TH FLOOR



3RD - 11TH FLOOR

- LEGEND
- PARKING
 - VERTICAL CIRCULATION
 - LOADING / SERVICE
 - RESIDENTIAL
 - RETAIL
 - HOTEL
 - OFFICE



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Plaza at Tysons Metro West



B2 - B4 LEVEL



B1 LEVEL

PARKING

B1 LEVEL PARKING: 630 CARS
 B2-B4 LEVEL PARKING: 740 CARS x 3 LEVEL
 = 2,220 CARS

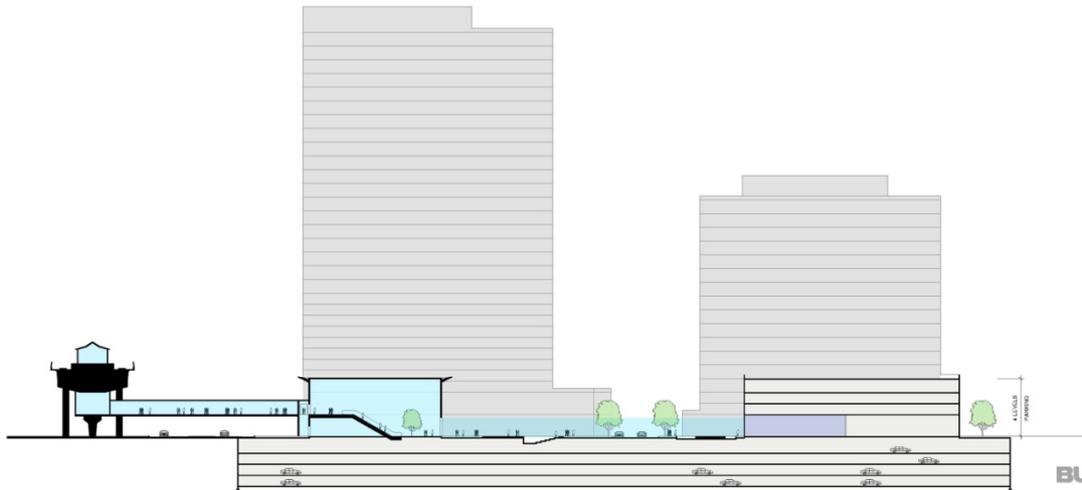
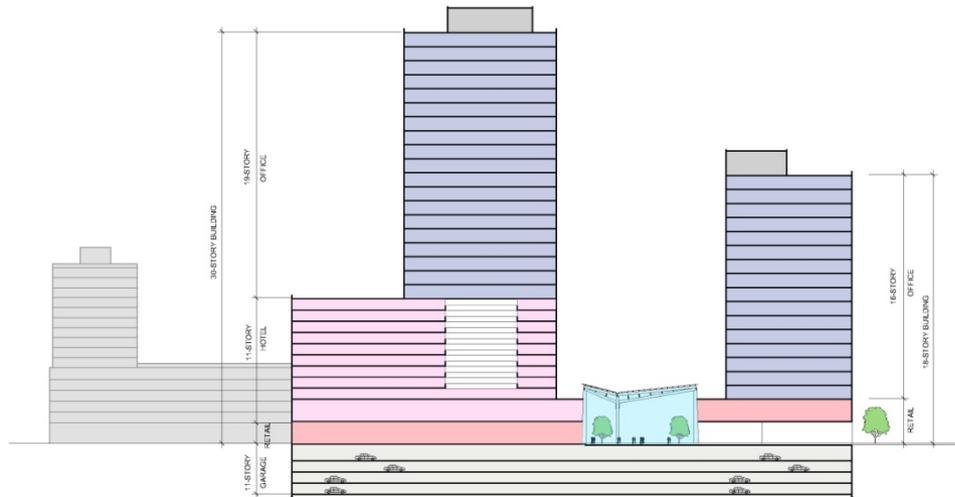
UNDERGROUND TOTAL: 2,850 CARS
ABOVE GRADE TOTAL: 484 CARS
TOTAL PARKING: 3,334 CARS

- LEGEND**
- PARKING
 - VERTICAL CIRCULATION
 - LOADING / SERVICE
 - RESIDENTIAL
 - RETAIL
 - HOTEL
 - OFFICE



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Plaza at Tysons Metro West



- LEGEND
- PARKING
 - VERTICAL CIRCULATION
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BUILDING SECTION



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