



# RTC Next

NAIOP / NVBIA / FFX County



April 18, 2024



# Reston Town Center



**6 MILES**

TO DULLES INTERNATIONAL AIRPORT



**RTC METRO**

ADJACENT



**7 SHUTTLE STOPS**

FROM METRO THROUGH RTC



**560 BUSES**

LOOP RTC DAILY



**18 POINTS**

OF VEHICULAR ACCESS



**8 GARAGES**

10K+ PARKING SPACES



**15.5K PEOPLE**

LIVE WITHIN 15 MINUTES





# Area Plan





# Site Context and Connectivity



# Comp Plan Recommendations

- Between a 3.0 – 4.0 FAR
- 50:50 mix of non-residential to residential uses
- Centralized gathering place as organizing feature
- Significant residential component
- Mid- to high-rise buildings
- Destination retail and restaurants
- Hotel with convention facilities





# Site Plan





# Project Schedule



**Total Development:**

Office	1,850,000 GSF
Residential	1,938,000 GSF
Hotel	509,000 GSF
Retail	163,000 GSF
<b>Total</b>	<b>4,460,000 GSF</b>



# Block D Residential

- Architect: Solomon Cordwell Buenz
- 508 units
- 75,000 GSF of Office
- 12,000 GSF of Retail
- 39-story West Tower, 5-story East Tower
- 600+ Parking Spaces
- Construction Start: Q1 '22
- First Unit Deliveries: Q3 '24





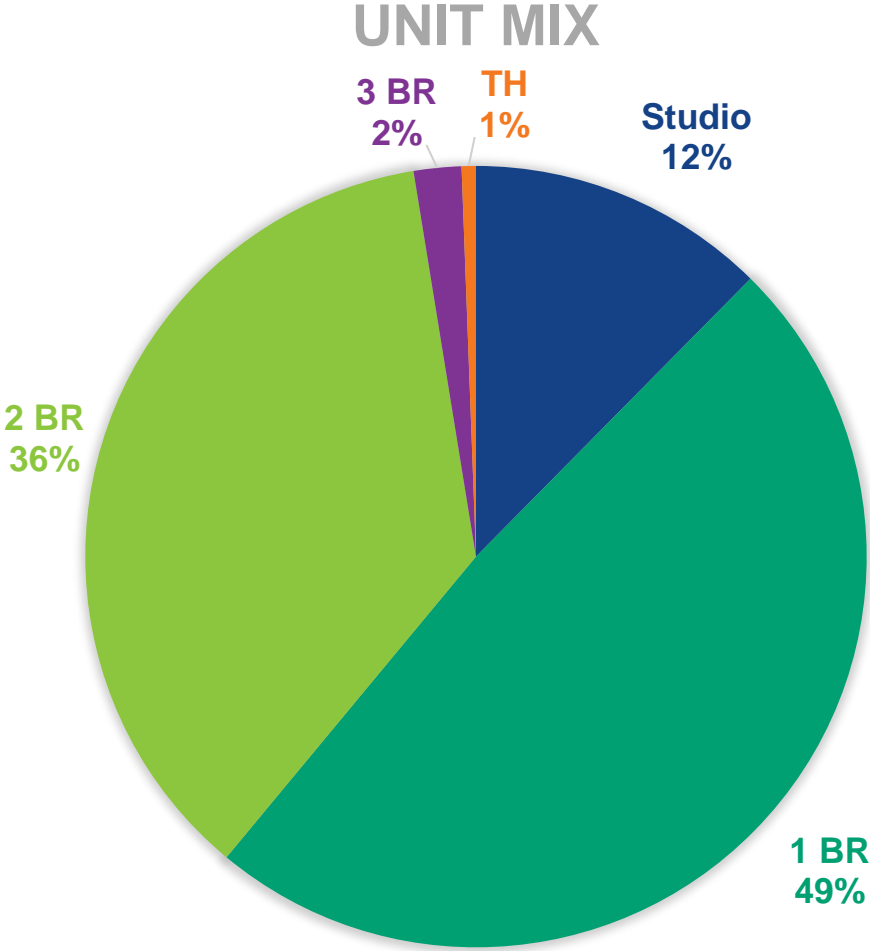
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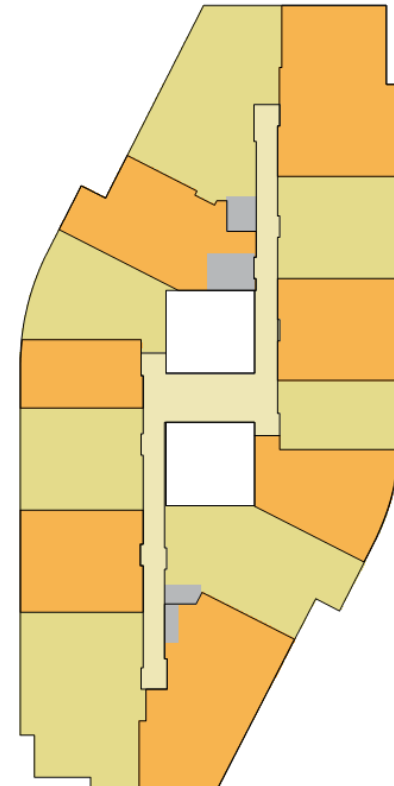




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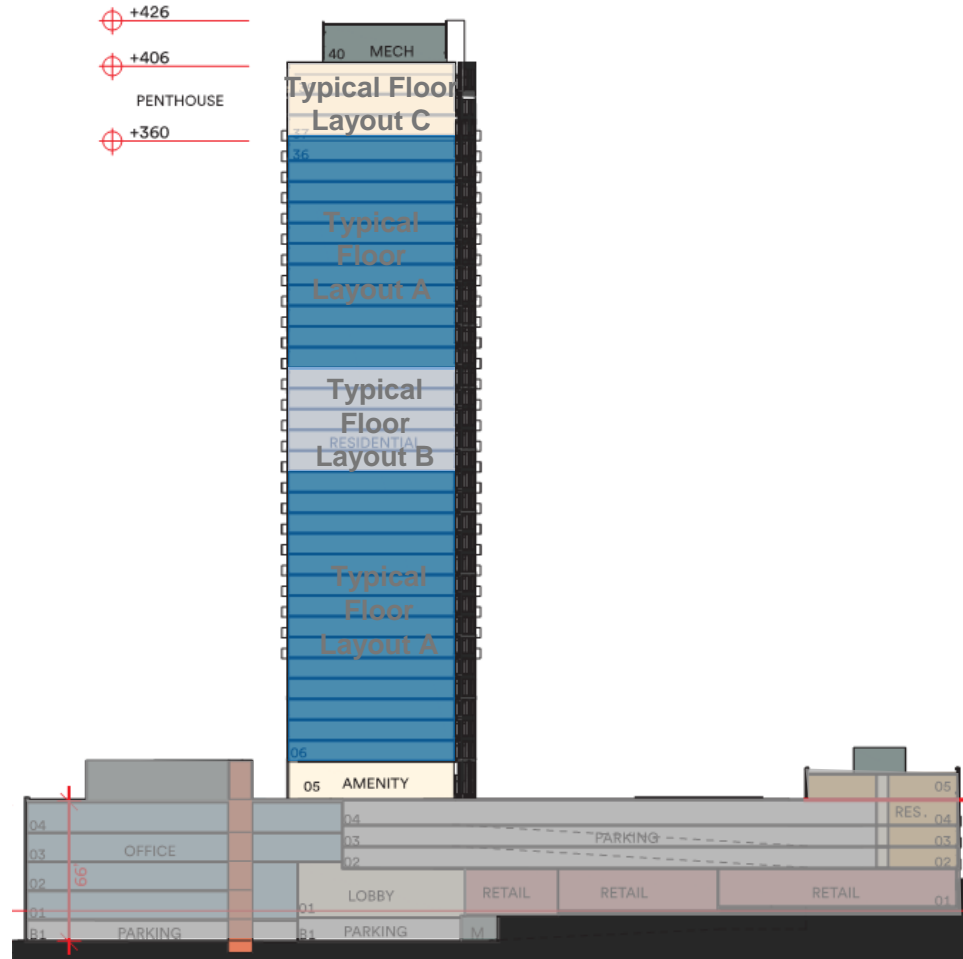
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Typical Floor Layout A



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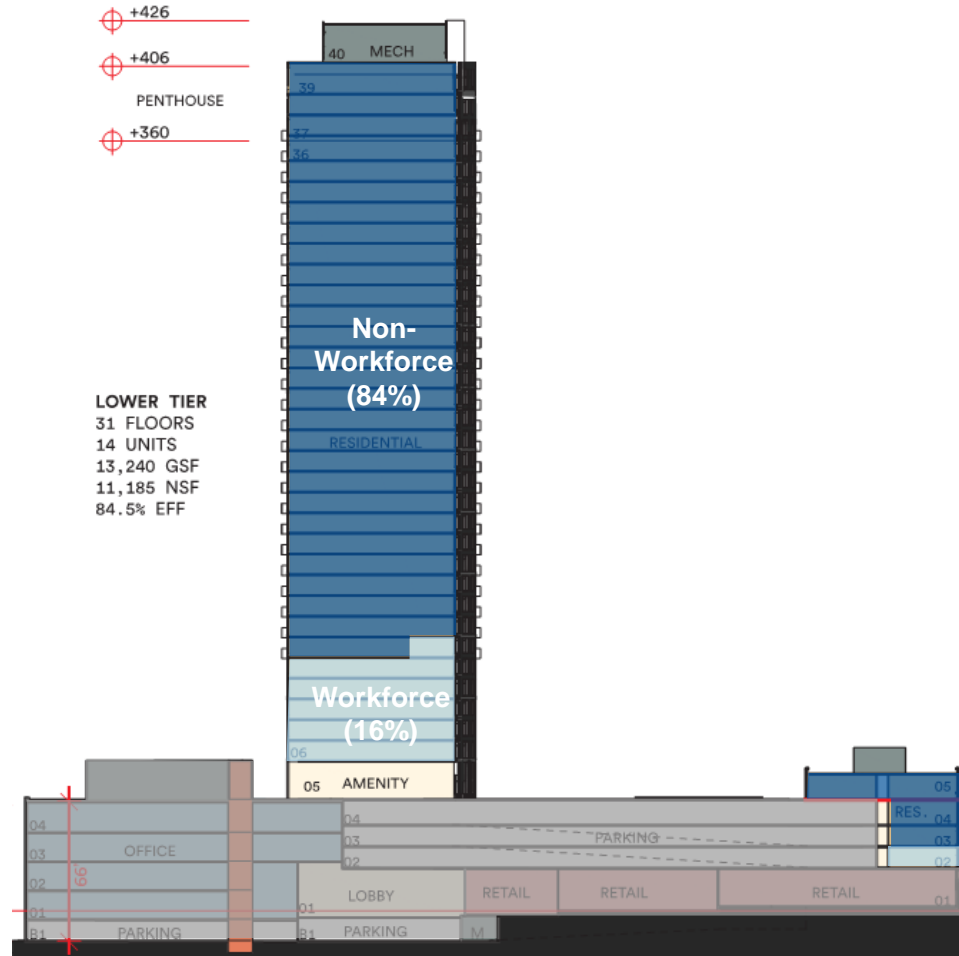
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- 16% Workforce Housing Requirement at 70% / 80% / 90% of AMI

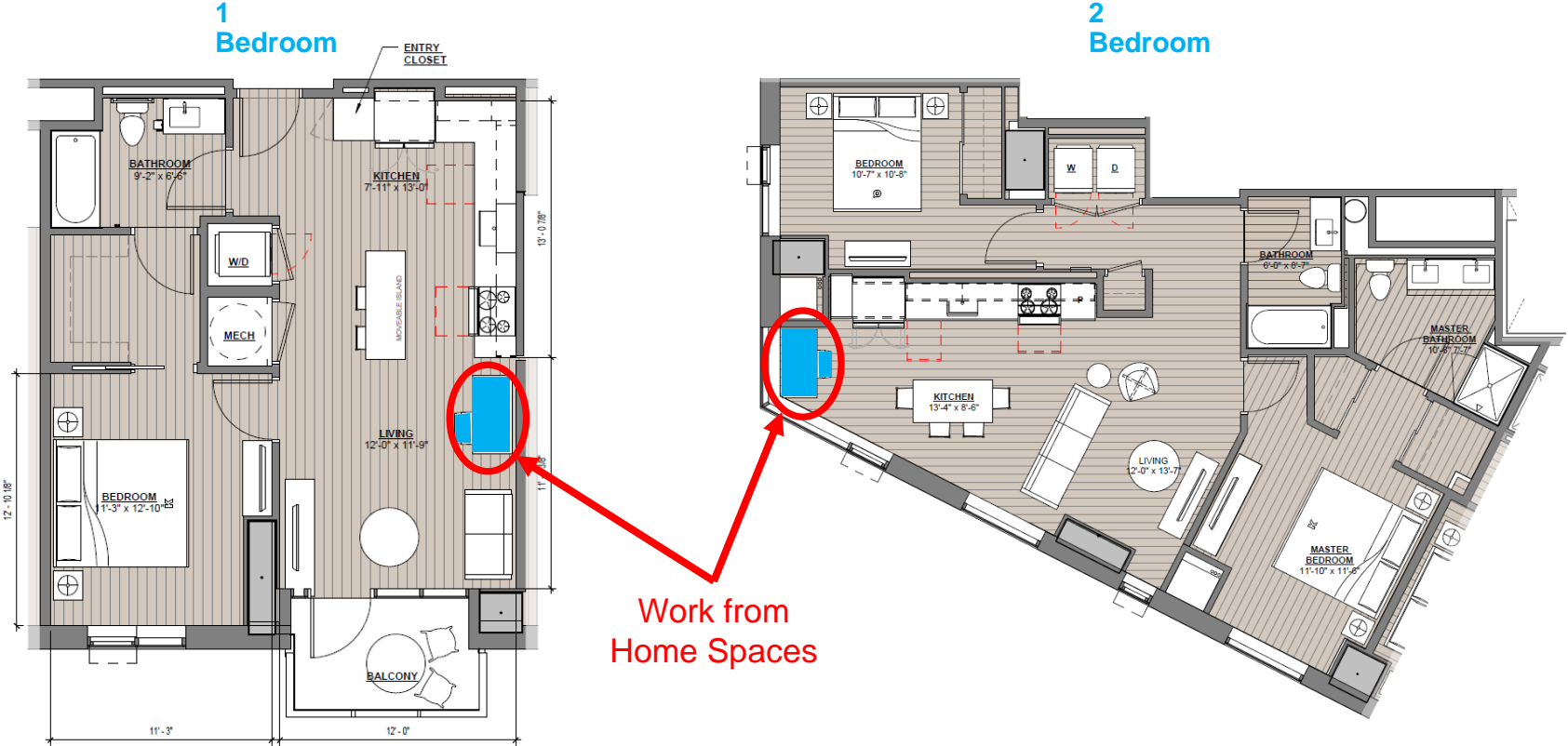


# Residential Component – Unit Finishes





# Residential Component – WFH Units



# Residential Component - Amenities





# Block D Residential

View A



View B



with final design



# Block D Office





# Block C Hotel

- Recorded 99-year ground lease w/ Donohoe
- 267-key, dual-branded AC and Residence Inn hotel
- 33,000 of retail
- Anticipated opening late '24



# Block C Hotel Arrival





# Block C Hotel





# Block A and B Office

- 1,043,000 RSF of Office
- 16,000 RSF of Retail
- 28-story Tower A, 20-story Tower B
- 2,600+ parking spaces
- LEED ND (Gold Certification)
- LEED C+S (Gold Certification)



# Block A and B: Project Highlights

- Construction Facts
  - **Total Excavation: 425,000 CY**
  - Concrete: 2,291,000 SF
  - Curtainwall: 580,000 SF
  - Elevators: 39
  - SWM Vault #2: 1.93 million gallons
- COVID-19 Response
  - 0 days lost due to pandemic
  - 800 average daily workforce
  - \$15.2M/month of work installed in '20





# Fannie Case Study



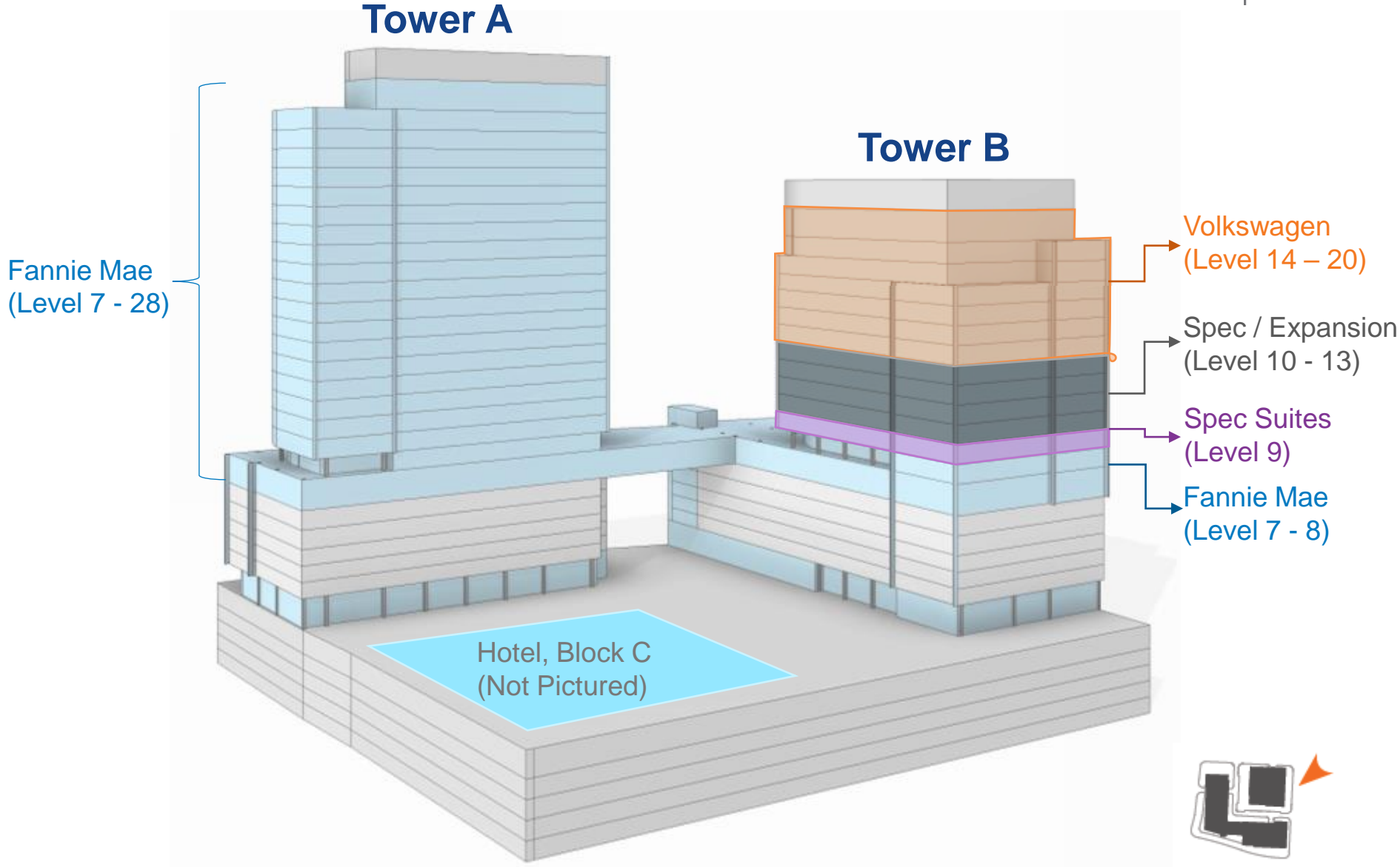
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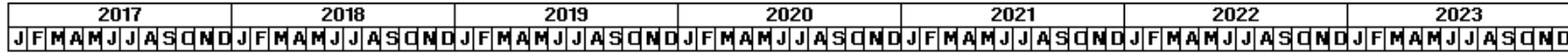
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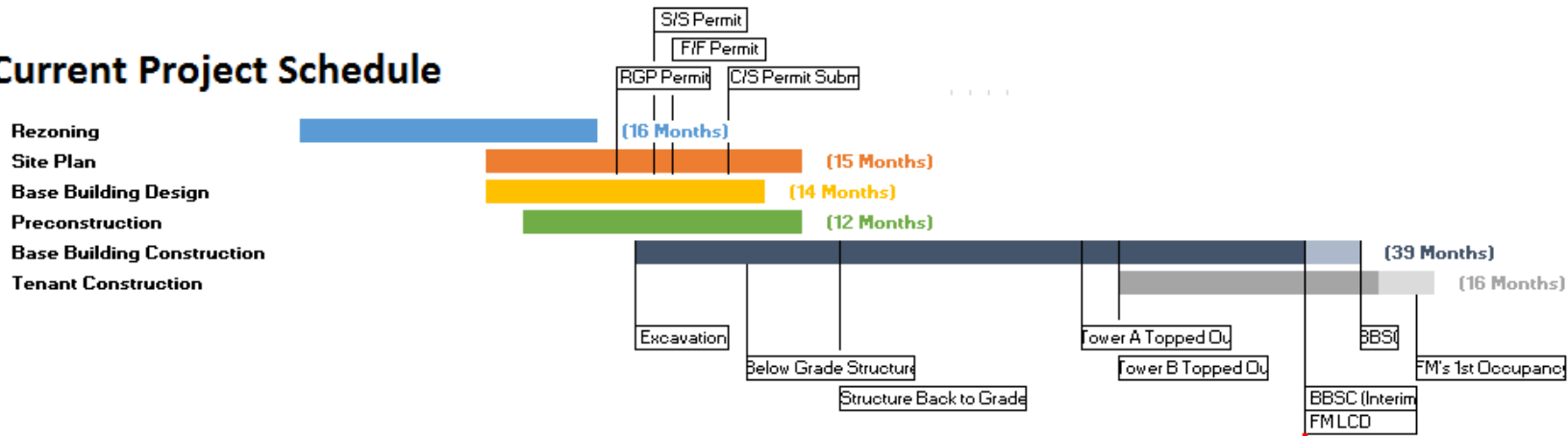


# Project Schematic – Block A and B

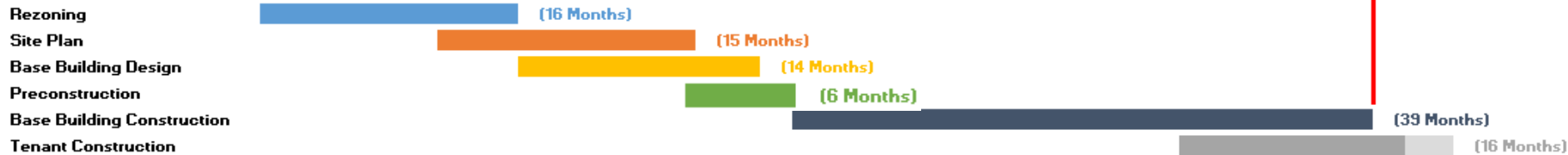




## Current Project Schedule



## Typical Project Schedule



# Block A and B from the South





# View of Window Plaza





# Entrance from Town Center Parkway





# Aerial View of Phase 1 Public Space





# Phase I Aerial





# Phase I Actual



# Questions?

**bxp** Boston  
Properties

