



RTC Next

NAIOP / NVBIA / FFX County

April 18, 2024

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Reston Town Center

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6 MILES
TO DULLES INTERNATIONAL AIRPORT



RTC METRO
ADJACENT



7 SHUTTLE STOPS
FROM METRO THROUGH RTC



560 BUSES
LOOP RTC DAILY



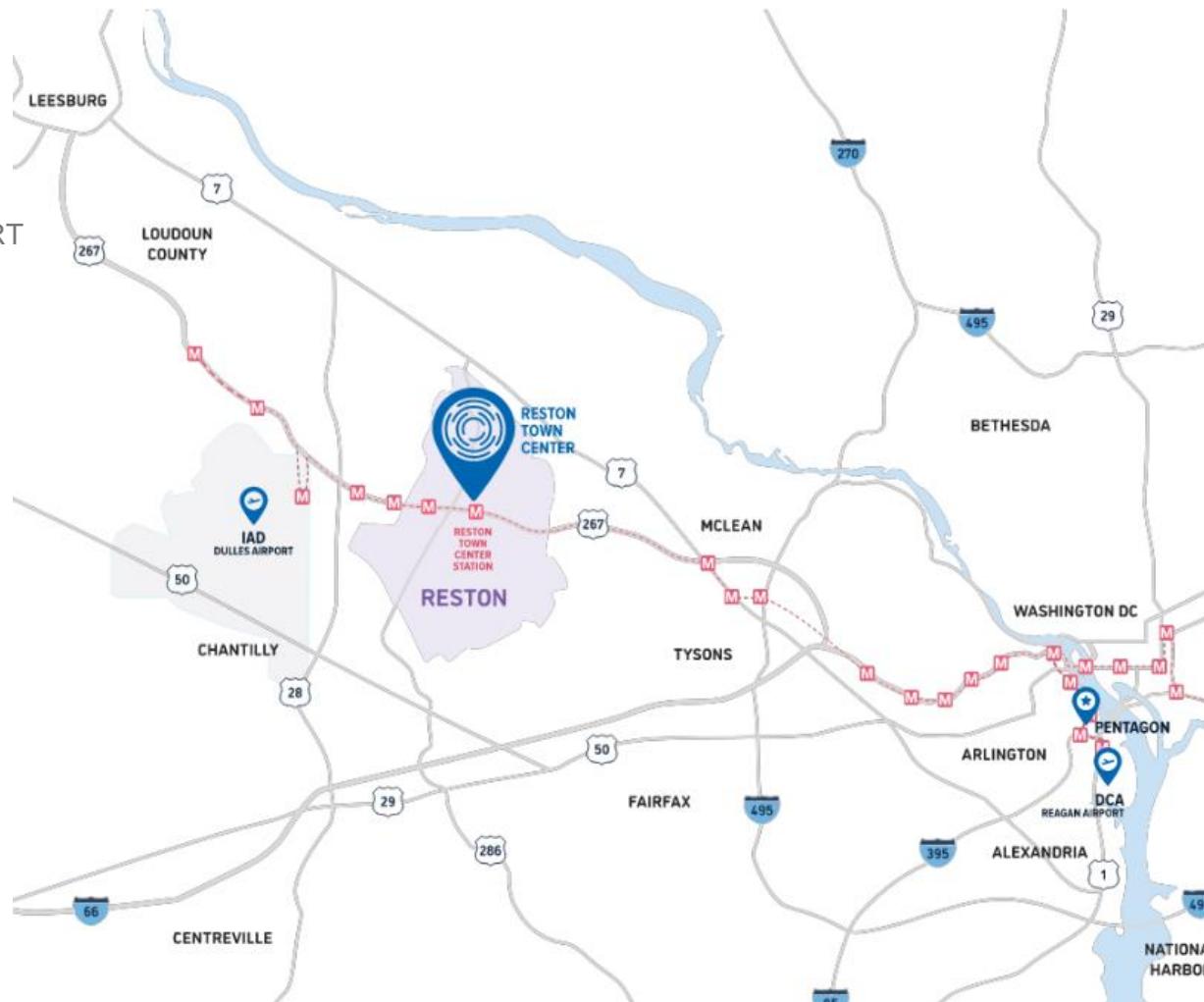
18 POINTS
OF VEHICULAR ACCESS



8 GARAGES
10K+ PARKING SPACES

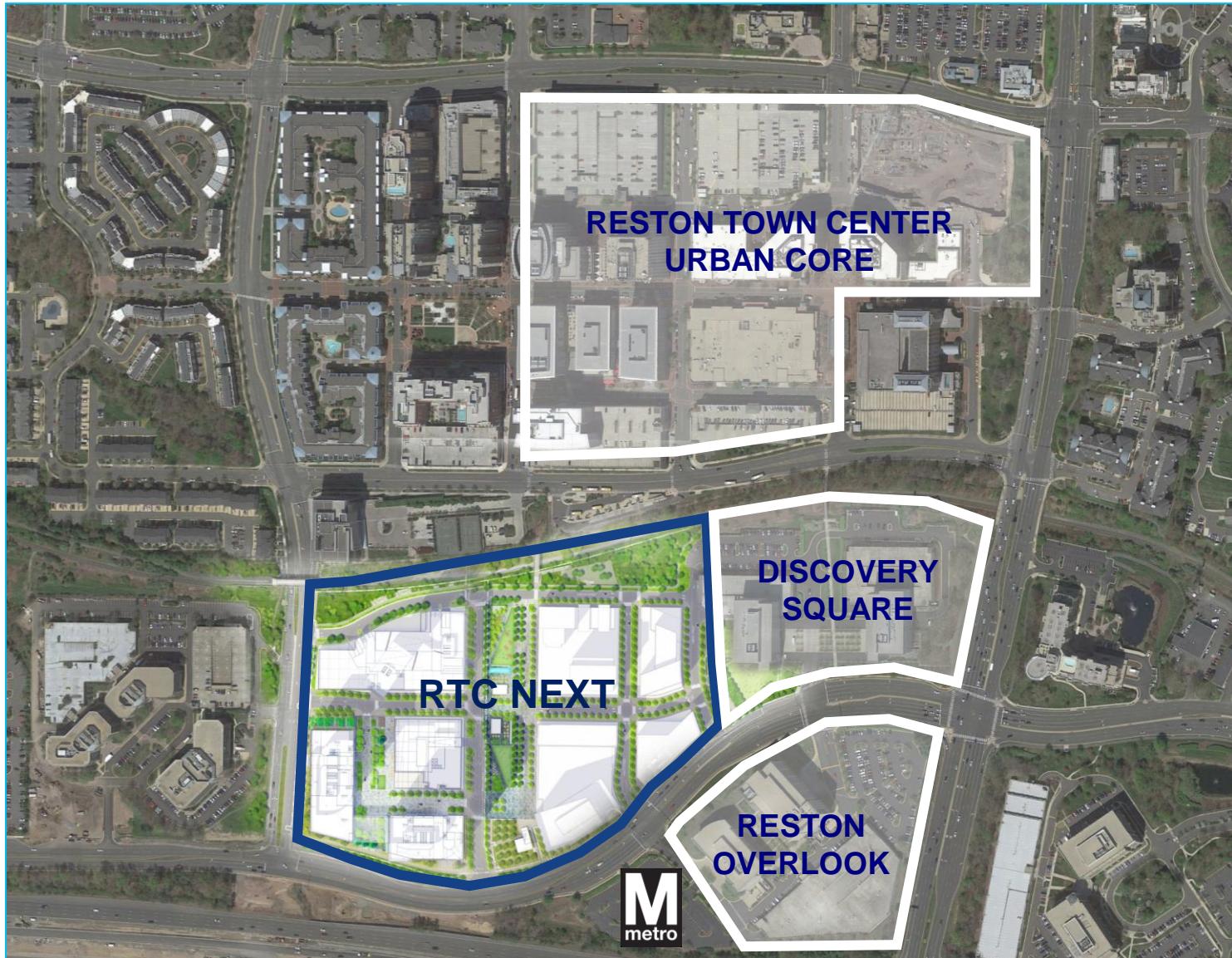


15.5K PEOPLE
LIVE WITHIN 15 MINUTES



Area Plan

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Site Context and Connectivity

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Comp Plan Recommendations

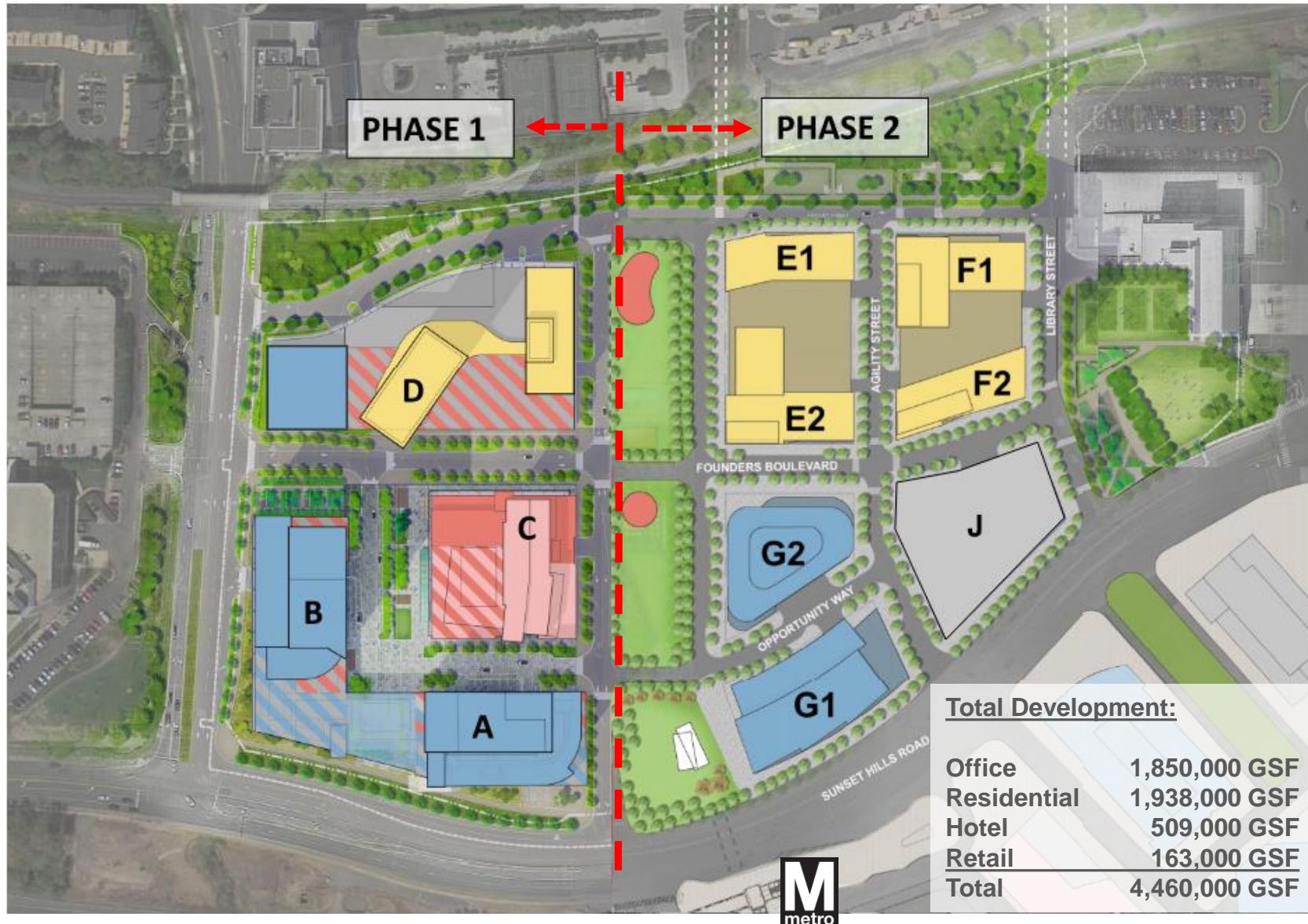


- Between a 3.0 – 4.0 FAR
- 50:50 mix of non-residential to residential uses
- Centralized gathering place as organizing feature
- Significant residential component
- Mid- to high-rise buildings
- Destination retail and restaurants
- Hotel with convention facilities



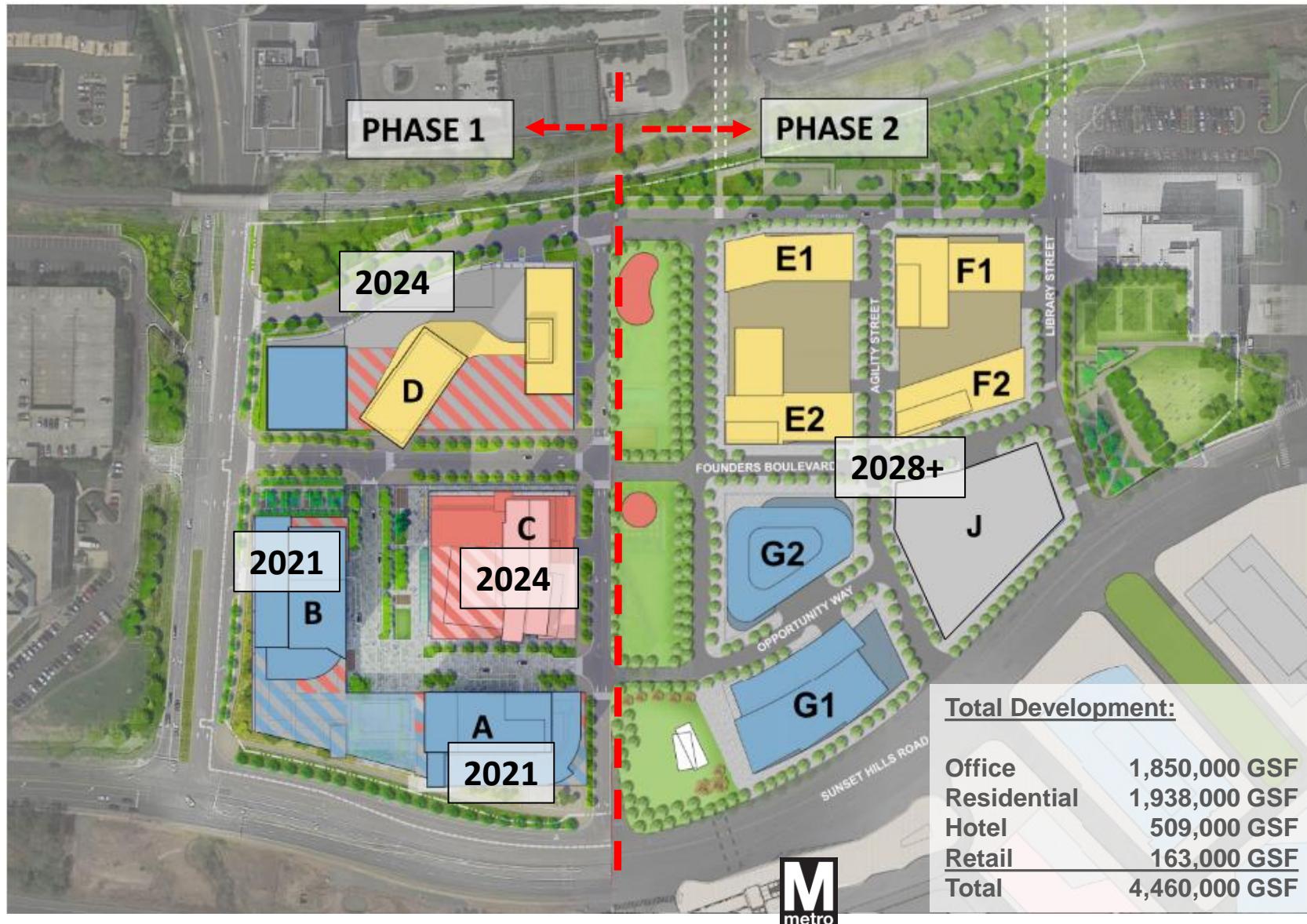
Site Plan

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Project Schedule

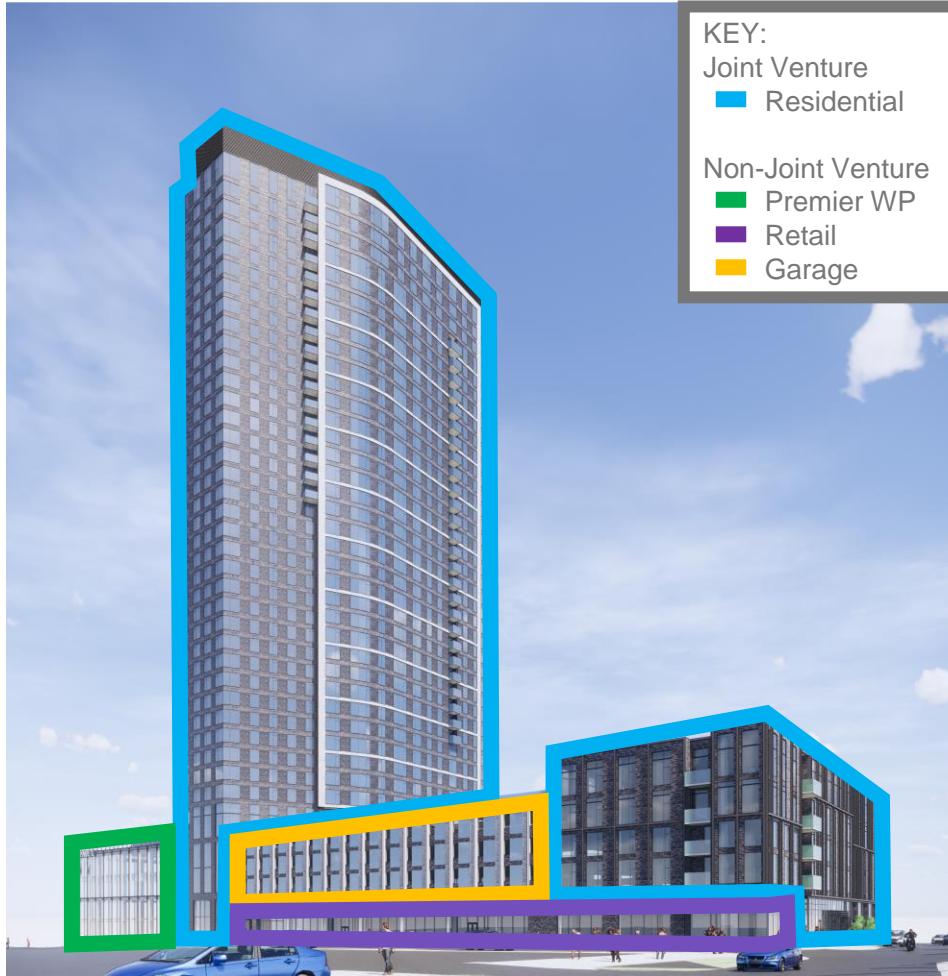
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Block D Residential



- 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



Block D Residential

- Two-tower scheme creates product differentiation, optimizes operations and allows the lease up to begin sooner

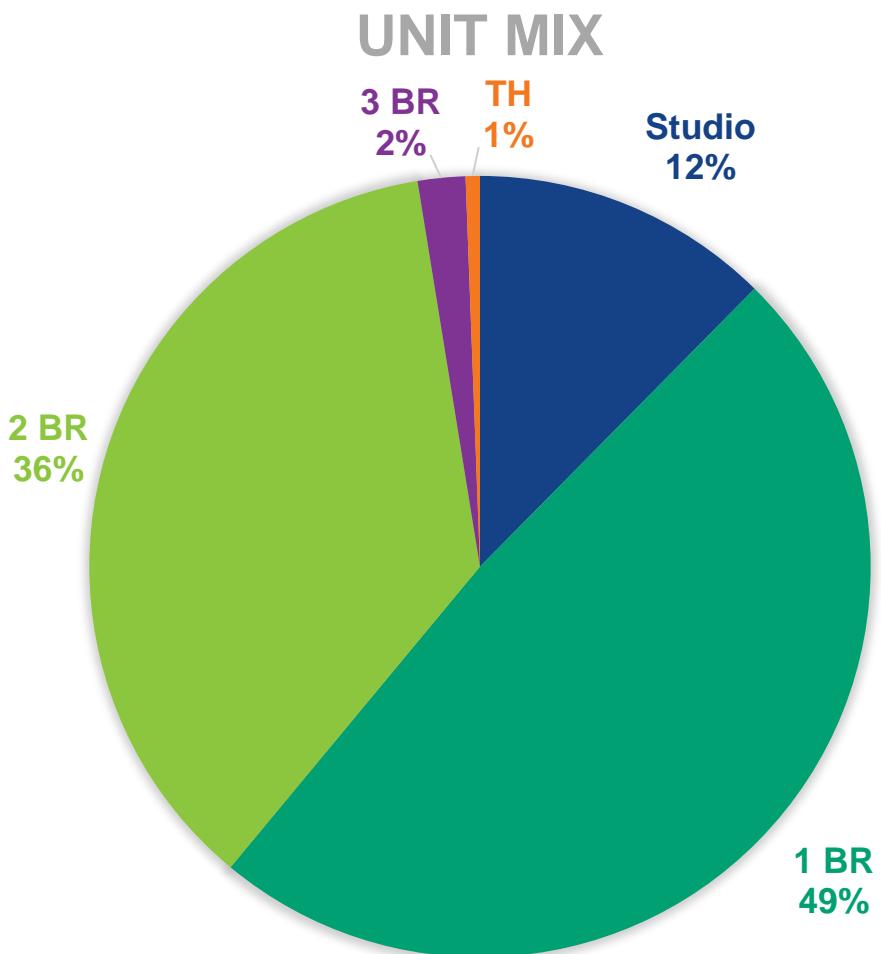


KEY:
Joint Venture
■ Residential

Non-Joint Venture
■ Premier WP
■ Retail
■ Garage

Block D Residential

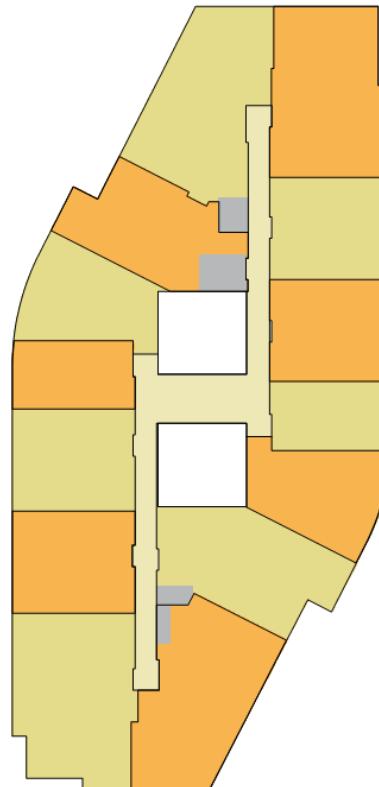
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Block D Residential

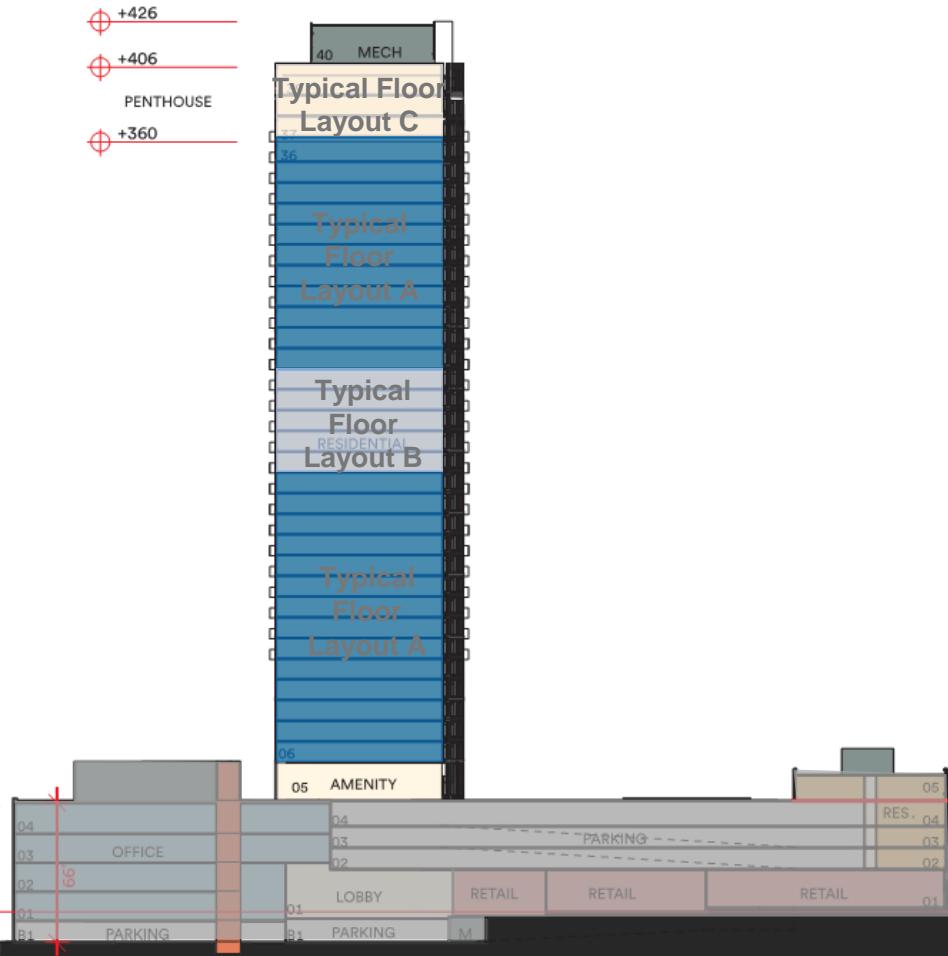
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- Average unit size is ~820 SF with a highly efficient floor plate

Typical Floor Layout A



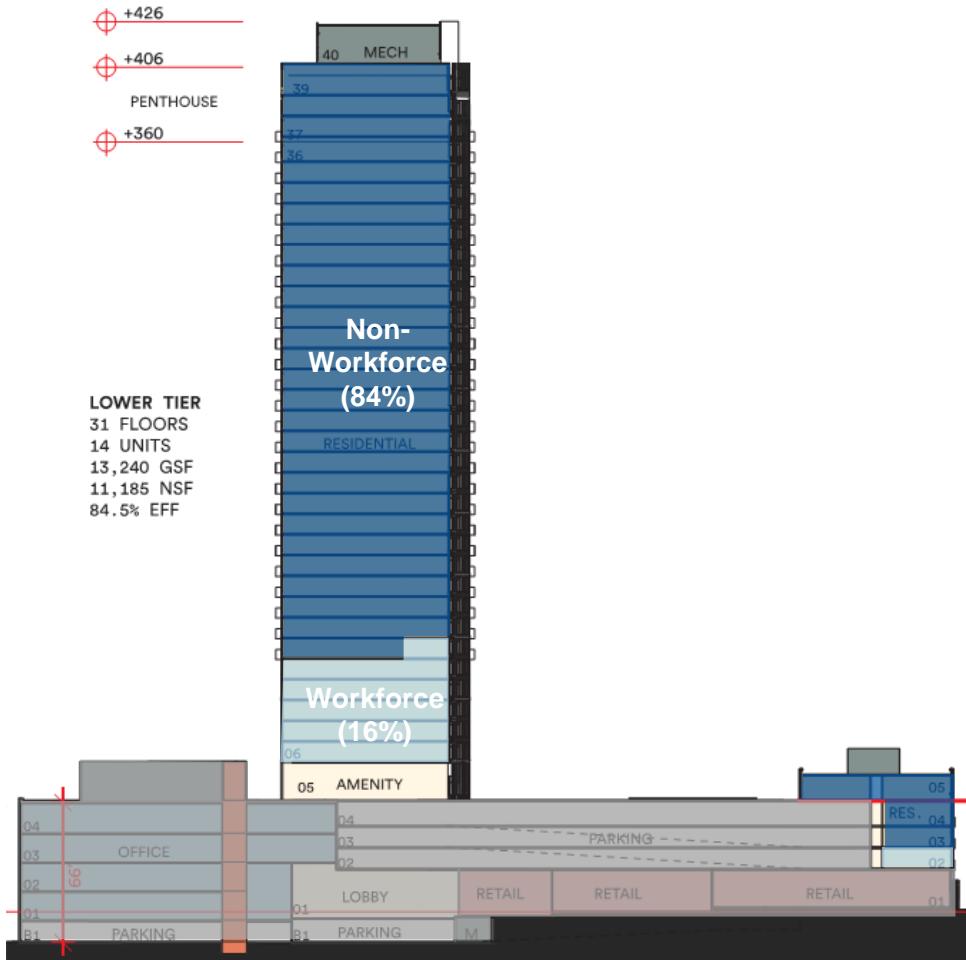
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Block D Residential

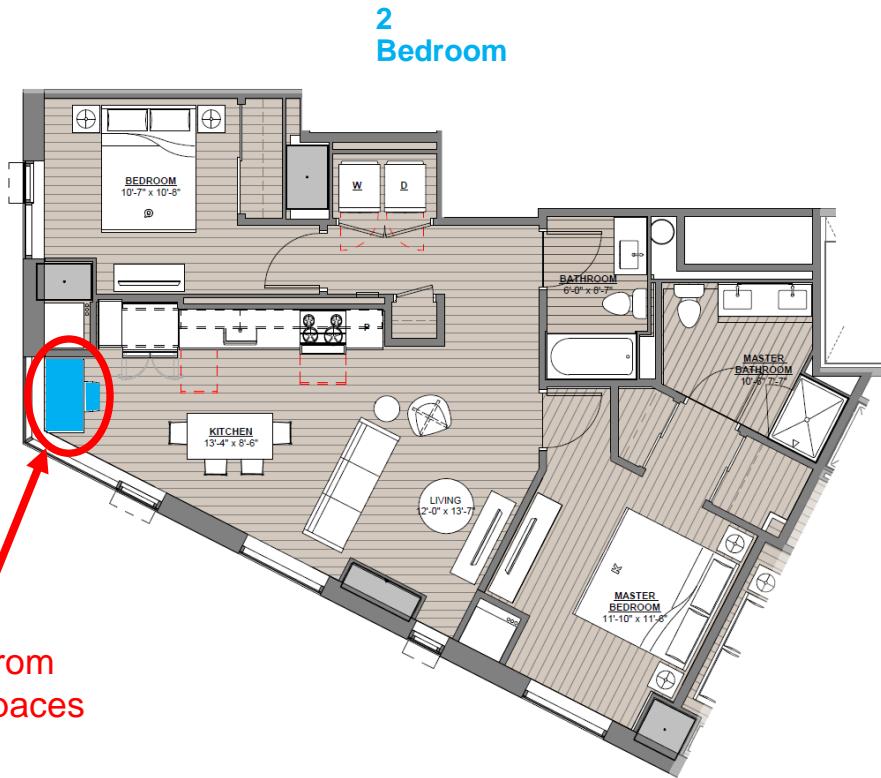
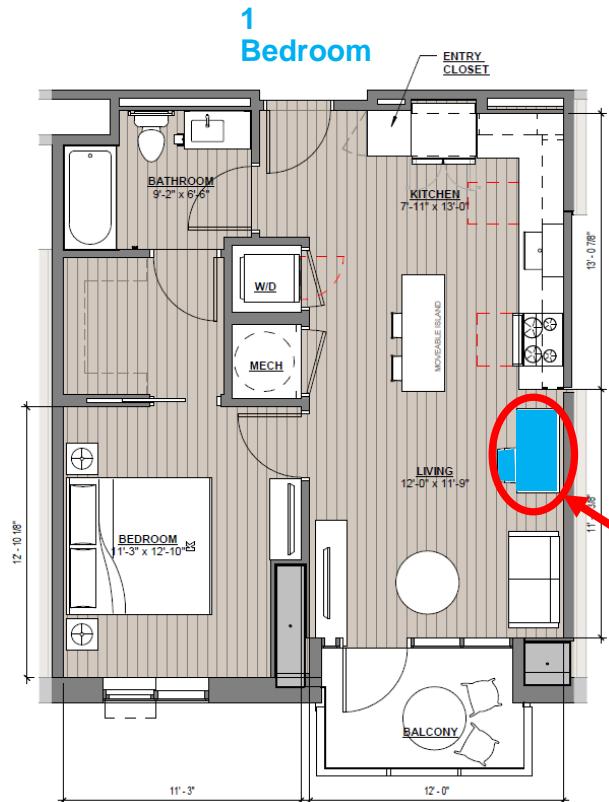
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- **16% Workforce Housing Requirement at 70% / 80% / 90% of AMI**



Residential Component – Unit Finishes



Residential Component – WFH Units



Work from
Home Spaces

Residential Component - Amenities

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Block D Residential

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View A



View B



Block D Office

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Block C Hotel

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



Block C Hotel Arrival

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Block C Hotel

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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



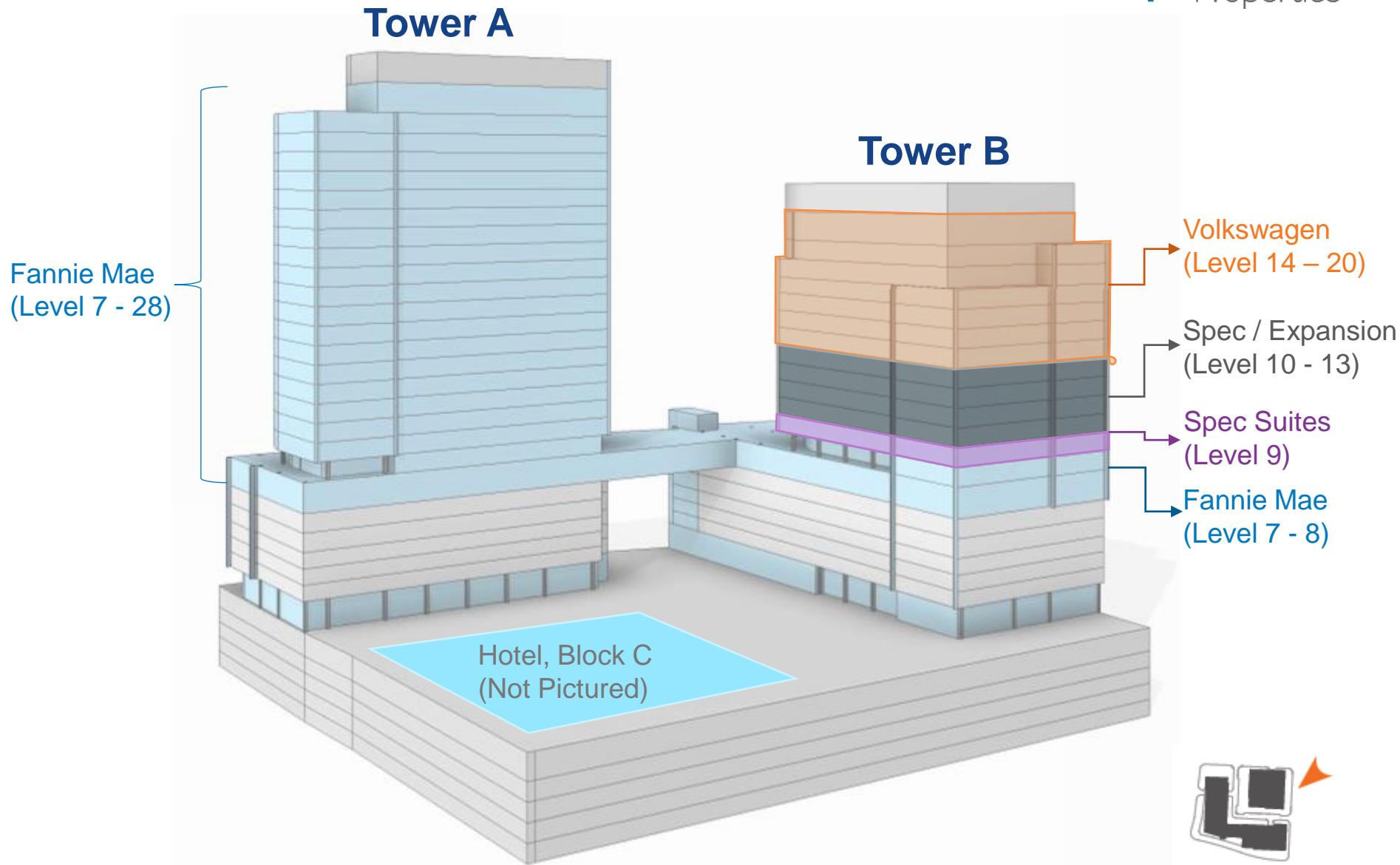
Fannie Case Study

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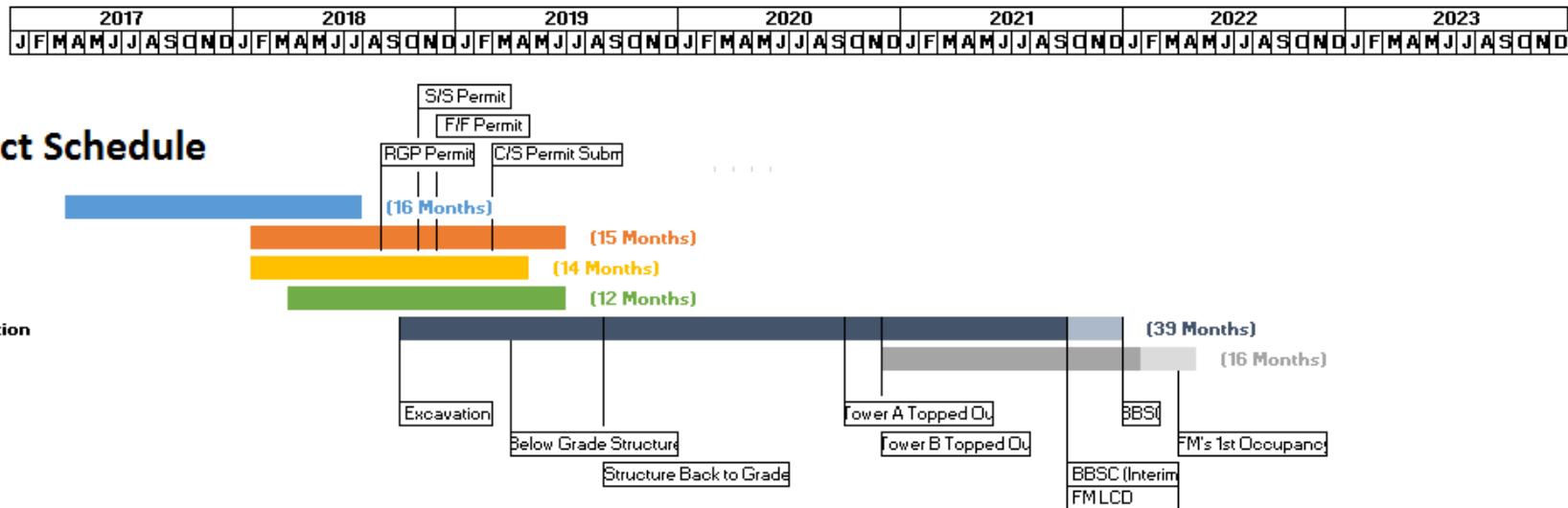


Project Schematic – Block A and B

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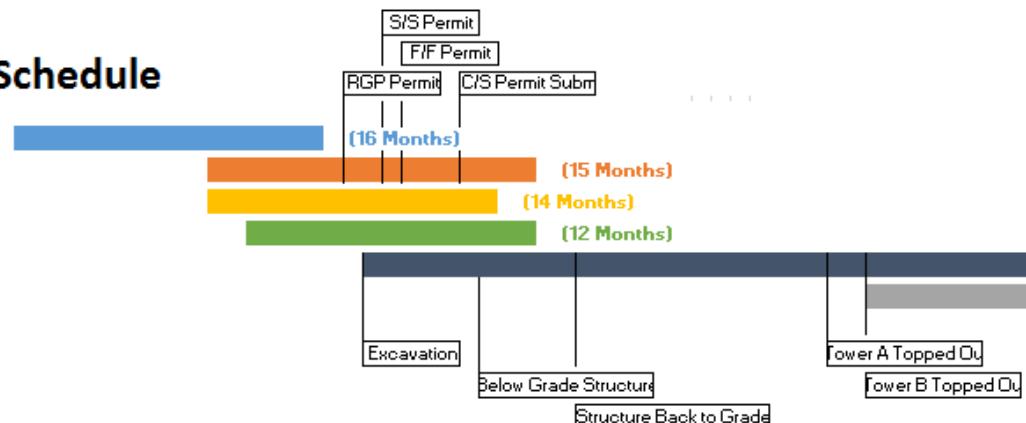


FFX Partnership



Current Project Schedule

- Rezoning
- Site Plan
- Base Building Design
- Preconstruction
- Base Building Construction
- Tenant Construction



Typical Project Schedule

- Rezoning
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Block A and B from the South

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View of Window Plaza

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Entrance from Town Center Parkway

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Aerial View of Phase 1 Public Space

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Phase I Aerial

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Phase I Actual

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Questions?

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