

# RESTON STATION METRO GARAGE

Reston Station Development, continued...



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## SIZE

1,300,000 sf

## PRODUCT TYPE

Parking

## COST

\$107 million

## KEY PRINCIPALS

Chris Hartzler,  
Steve Hawryluk

## AWARDS

NAIOP NoVA Award  
of Excellence;  
AGC of DC, Washington  
Contractor Award, Lean  
Project \$50-100  
Million - 2016;



## Property Information

A seven level parking facility consists of 2,800 parking spaces. The cast-in-place, below-grade concrete structure features a façade made of stone, curtainwall, metal panels, and architectural concrete. Parking will occur on levels G7-G3 while a two-story bus vault on G2 and G1 will allow commuters to pass through easily.

A large plaza, above the garage, includes extensive landscaping, retail spaces and a convenient pedestrian bridge that directs commuters from the plaza to the Metro Station platform. The garage will serve as a plinth for three new office buildings, a residential tower, and a hotel.

Executing the construction of the RB4 and OB1 projects on top of an active 3,000-car Metro Garage was very challenging. As previously mentioned, DAVIS dedicated high level operations staff develop site logistic plans well in advance of this work being started. Significant planning during the initial phase of the Metro garage project enabled DAVIS to install elements to accommodate future tower cranes, hoist, and other necessary logistic items required to build the future buildings. We utilized in-house Virtual Construction capabilities to draw these ideas in 2D and 3D to effectively communicate our plan to Fairfax County, VDOT and Comstock. The collaborative communication and successful execution of the site logistics for these projects enabled DAVIS to deliver these projects with minimal disruption to the patrons.

A seven level parking facility consists of 2,800 parking spaces. A large plaza, above the garage, includes extensive landscaping, retail spaces and a convenient pedestrian bridge that directs commuters from the plaza to the Metro Station platform.



DAVIS orchestrated a “bull pen” area in Comstock’s Office for all decision making parties to work in the same room to review and resolve issues in real time. With the construction ongoing, the designs of the buildings on top required significant structural changes to the garage. The teams worked in a constant collaboration mode for approximately six (6) months to successfully overcome these revisions to the design. DAVIS was able to get complete buy-in and active participation from all entities of ownership including architects, engineers and subcontractors that ultimately led to delivering this project.



## MASON GREENS

A thoughtful and experienced team who will create a vibrant mixed-use development for the City of Falls Church and its community.

# Team Experience



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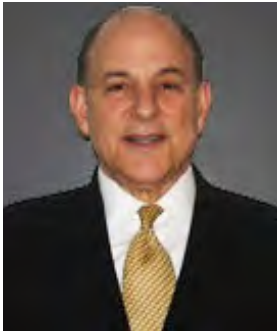
Unparalleled client-focused service, Mason Greens has the expertise, experience, and capital to make this project a success.

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- Republic Family of Companies
- Perkins Eastman
- James G. Davis Construction Corporation
- Toll Brothers
- Capstone
- Nova Ventures
- McGuire Woods
- Walter Phillips
- Lee & Associates
- Wells + Associates

# Stacy Hornstein

SENIOR VICE PRESIDENT, REPUBLIC FAMILY OF COMPANIES



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## EDUCATION

Master of Science in Management, Florida International University

Bachelor of Business Administration in Politics and Public Affairs, University of Miami

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Stacy Hornstein is Senior Vice President and Director of Acquisition and Development with Republic Family of Companies: Republic Land Development, Republic Properties Corporation and Republic Urban Properties. He has more than 30 years of commercial and urban mixed-use development experience with particular emphasis on the pre-development phase of the industry.

Mr. Hornstein was a Senior Vice President of Western Development Corporation and a Partner with Mr. Richard Kramer before rejoining Republic in 1999. Mr. Hornstein currently oversees several development opportunities at Republic, with a focus on opportunities to acquire, entitle and develop raw land for residential, office, commercial, industrial, institutional or mixed uses. Mr. Hornstein's strength lies within the structuring of acquisitions, the zoning and permit process, and his ability to successfully negotiate major tenant leases.

Mr. Hornstein has developed significant, large-scale projects throughout the Washington, DC region including:

- **Washington Harbour, Washington, DC:** A 441,000 sf mixed-use development including office space, retail shops and restaurants, and 36 luxury condominiums located on the Potomac River in Georgetown. Stacy was responsible for administration of project team resources with Steven Grigg during the construction period, office and retail leasing as well as residential sales. The project required lengthy negotiations with the National Park Service to modify their restrictions on waterfront development in Georgetown.
- **Market Square, Washington, DC:** 686,000 sf office and retail mixed-use development that includes 220 of the most sought after condominium residences in Washington, DC. Stacy worked on the acquisition documentation with PADC, land assembly, financing, and pre-construction design work.
- **The Portals, Washington, DC:** Multi-phase mixed-use urban project including office, a five-star hotel and retail. The Portals served as the catalyst for redevelopment in Southwest DC, and was developed in conjunction with the District's Redevelopment Land Agency. He participated in the Land Development Agreement, project development, team management, and pre-construction design work.
- **Republic Square I and II, Washington, DC:** A two-phase urban office development in the NoMa Area of Washington, DC The first phase of LEED Certified Silver, 390,000 sf was completed in 2005 through a public-private partnership with the DC Redevelopment Land Agency. The approximately 200,000 SF, LEED Gold certified Phase II building was delivered in 2016 and includes 16,000 square feet of retail space, a private fitness center, and a private rooftop with stunning views of the U.S. Capitol.

# Richard Kramer

CHAIRMAN OF THE BOARD, REPUBLIC FAMILY OF COMPANIES



**REPUBLIC**  
FAMILY OF COMPANIES

Richard Kramer is an experienced investor and financial advisor who has been closely involved with the acquisition, financing and ownership of many private companies. Mr. Kramer is Chairman of the Board of the Republic Family of Companies, whose primary focus is the ownership, control and development and management of investment grade real estate. Mr. Kramer has been a managing general partner, co-managing partner or general partner of over 100 real estate partnerships. He has more than 40 years of experience in the acquisition, development and management of over \$5 billion dollars in real estate projects throughout the country, as well as the strategic management and ownership of various investment companies.

Over the past four decades Mr. Kramer and his co-principals have developed approximately 26,000,000 square feet of real estate, representing an investment at cost of over \$5 billion dollars. These projects include the completed 500,000 square foot, \$300MM Phase I of the Portals, principally occupied by the Federal Aeronautics Administration (FAA), and the Department of Housing & Urban Development (HUD), in addition to the 600,000 square foot, \$300MM headquarters for the Federal Communications Commission (FCC), as part of the 3MM square foot \$1 billion dollar Portals project, which includes the World Class Five Star Mandarin Oriental Hotel. Republic has completed development and leasing on approximately 1.5MM square feet (representing an investment of over \$800MM) of Class A office buildings at Republic Square I (sold in April 2015 at a record breaking price of over \$300MM and approximately \$800 per square foot), Republic Square II and Phase III (of the Portals).

In addition to the Portals and Republic Square, Mr. Kramer has been involved in the development or re-development of a wide range of commercial properties in Greater Washington, DC, with an aggregate market value in excess of \$2 billion, including:

- **Georgetown Park**, a historic Victorian shopping mall with 128 residential units
- **Washington Harbour**, a 441,000 sf mixed-use development including office space, retail shops and restaurants, and 36 luxury condominiums located on the Potomac River in Georgetown
- **The U.S. Postal Service General Mail Facility**, a 660,000 SF postal facility
- **Market Square**, a 686,000 sf office and retail space mixed-use development that includes 220 of the most sought-after condominium residences in Washington, DC, which sold in 2009 for more than \$600 million or \$900 a square foot, a record breaker for Washington, DC, and one of the largest sales in the United States that year

# Steven Grigg

PRESIDENT & CEO, REPUBLIC FAMILY OF COMPANIES



Steven Grigg is President and Chief Executive Officer of Republic Properties Corporation, and was a co-founder with Richard Kramer. Previously, he served as Senior Vice President of Western Development Corporation, and he was a partner with Richard Kramer before founding Republic Properties.

Prior to joining Western Development in 1985, Mr. Grigg was Vice President of Development for Blake Construction Company, where he was responsible for a variety of office and other projects. Additionally, he spearheaded marketing and bidding new construction projects in the Washington, D.C. metropolitan area, Florida, Georgia, California, Maryland and Virginia.

Mr. Grigg has worked on a number of landmark projects throughout the DC Metropolitan Region including:

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## EDUCATION

Masters in Architecture from the University of Illinois

Bachelor of Art in Architecture from the University of Illinois

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## MEMBERSHIPS

Registered Architect licensed in Washington DC and several other states

Former President of the District of Columbia Building Industry Association

Former Chairman of the Washington Metropolitan Builders' Council.

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**REPUBLIC**  
FAMILY OF COMPANIES

- **The Portals, Washington, DC:** Multi-phase mixed-use urban project including office, a five-star hotel and retail. The Portals served as the catalyst for redevelopment in Southwest DC, and was developed in conjunction with the District's Redevelopment Land Agency. He participated in the Land Development Agreement, project development, team management, and pre-construction design work.
- **Republic Square I and II, Washington, DC:** A two-phase urban office development in the NoMa Area of Washington, DC The first phase of LEED Certified Silver, 390,000 sf was completed in 2005 through a public-private partnership with the DC Redevelopment Land Agency. The building has views of the U.S. Capitol grounds and is within a one-block walk of Union Station, hotels and restaurants. The approximately 200,000 SF, LEED Gold certified Phase II building was delivered in 2016 and includes 16,000 square feet of retail space, a private fitness center, and a private rooftop with stunning views of the U.S. Capitol.
- **Market Square, Washington, DC:** 686,000 sf office and retail mixed-use development that includes 220 of the most sought after condominium residences in Washington, DC. Stacy worked on the acquisition documentation with PADC, land assembly, financing, and pre-construction design work.
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# Joseph R. Bender

FOUNDING PRINCIPAL, STANMORE ASSOCIATES



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## EDUCATION

Master of Urban Design and  
Regional Planning, George  
Washington University

Bachelor of Arts in Political  
Science, Moravian College

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Joseph R. Bender is the founding principal of Stanmore Associates. He has over 30 years of experience in the fields of urban and small area planning, strategic economic development, real estate development and finance, transit-oriented development, innovative regulatory and incentive programming, structuring public-private transactions, entitlement representation and project implementation.

As a government official, he had a lead responsibility for preparation of plans and implementation programs for downtown Washington, DC and several of the City's neighborhoods. He was also responsible for formulating regulatory, tax incentive, and public finance programs to induce investment in a wide variety of uses, as well as to ensure high design and preservation standards.

As the City's senior real estate expert, he had direct responsibility for managing property dispositions resulting in proceeds of over \$200 million and leveraging private investments approaching \$1 billion. Further, he had responsibility for operating revenue bond, business and development finance programs including a combined portfolio in excess of \$1 billion.

Stanmore Associates provides area and transit-oriented development planning, site and feasibility assessment, comprehensive implementation programming; and regulatory and entitlement structuring and representation.





# MATTHEW BELL

FAIA

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## PRINCIPAL, PRINCIPAL-IN-CHARGE

## PERKINS — EASTMAN

### EDUCATION

Cornell University, Master of  
Architecture in Urban Design

University of Notre Dame, Bachelor  
of Architecture

### REGISTRATION

Matt is a Registered Architect  
licensed in the District of Columbia,  
Maryland and New York.

### MEMBERSHIPS

He is a Charter Member of  
the Congress for the New  
Urbanism, former President, of  
the Neighborhood Design Center  
of Baltimore, Maryland (1997-  
1998), former Director, of the  
Mayor's Institute on City Design  
Northeast (1994-1999), and, the  
Vice President of Restoring Ancient  
Stabia, Castellamare di Stabia,  
Italy (2003-Present). Matt has  
also contributed to the American  
Architectural Foundation's Forum on  
Urban School Design.

### TEACHING

University of Maryland School of  
Architecture, Professor with Tenure

University of Miami, Part-time &  
Visiting Appointments

Cornell University, Department  
of Architecture, Lecturer and  
Visiting Critic

Matthew Bell has been a practicing architect and professor of architecture for over 30 years. His national and international architectural and urban design experience ranges from small-scale buildings and studies for existing neighborhoods to the design and implementation of new towns, campuses and cities. Creating a diverse portfolio of work has led Matt to develop unique insights into the urban-environment and design-issue challenges facing our cities, towns, and suburbs.

As Professor at the University of Maryland's School of Architecture, Planning and Preservation, Matt's focus is on town planning, urban design and leading the urban design curriculum at all levels of the program. He also directs the school's efforts in the revitalization of Castellamare di Stabia, Italy, which has included projects for a new archaeological park, infill development for the historic center and transit-oriented development.

### LARGE SCALE DESIGN

#### The Wharf at the Southwest Waterfront

Washington, District of Columbia

The design for the new riverfront neighborhood incorporates restaurants and shops with new residences above, a hotel, cultural attractions, marinas and ten acres of parks and open space. The maritime heritage of the waterfront will be celebrated through the preservation of existing resources and the reactivation of the water's edge

#### Anacostia Waterfront Initiative

Washington, District of Columbia

A new waterfront plan reconnects the important asset of the waterfront to the adjacent neighborhoods and provides for a new waterfront park system, public amenities along the waterfront, and improved pedestrian circulation to sports venues on the site