

TMG

2500 Wilson

Arlington County Online Engagement
January 2025



TMG Overview



Anthem Row – Washington, D.C.



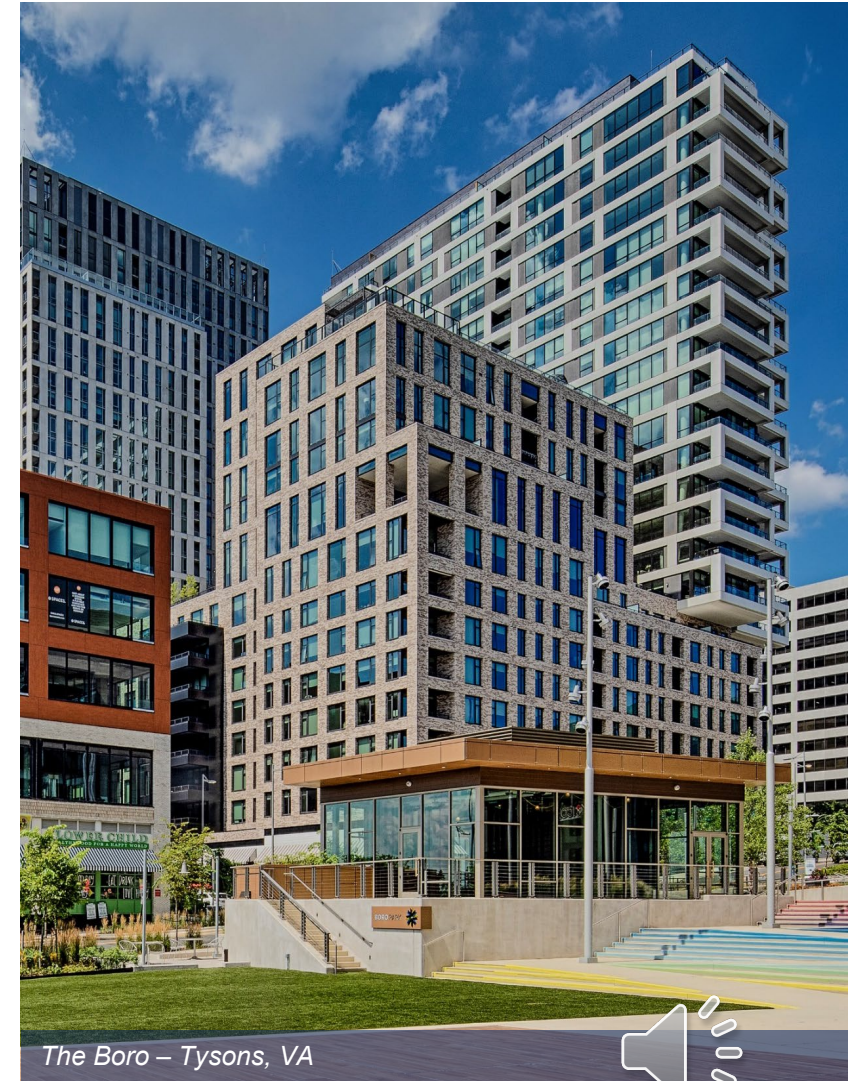
1901 L St NW – Washington, D.C.

The Meridian Group (TMG) is a premier real estate owner-operator and investment manager based in Bethesda, MD.

Since its inception in 1993, TMG has acquired and developed more than 14 million square feet of mixed-use assets and 800 acres of property, representing over \$1.8 billion in equity capitalization and nearly \$9.5 billion in total value.

Our wide-ranging development capabilities encompass entitlement and rezoning efforts. TMG works to add value at every stage of the development lifecycle. With a visionary approach to placemaking, we realize exceptional and aspirational communities, combining advantageous locations, welcoming site design features, accommodating management services, and seamlessly integrated technology to set our projects apart.

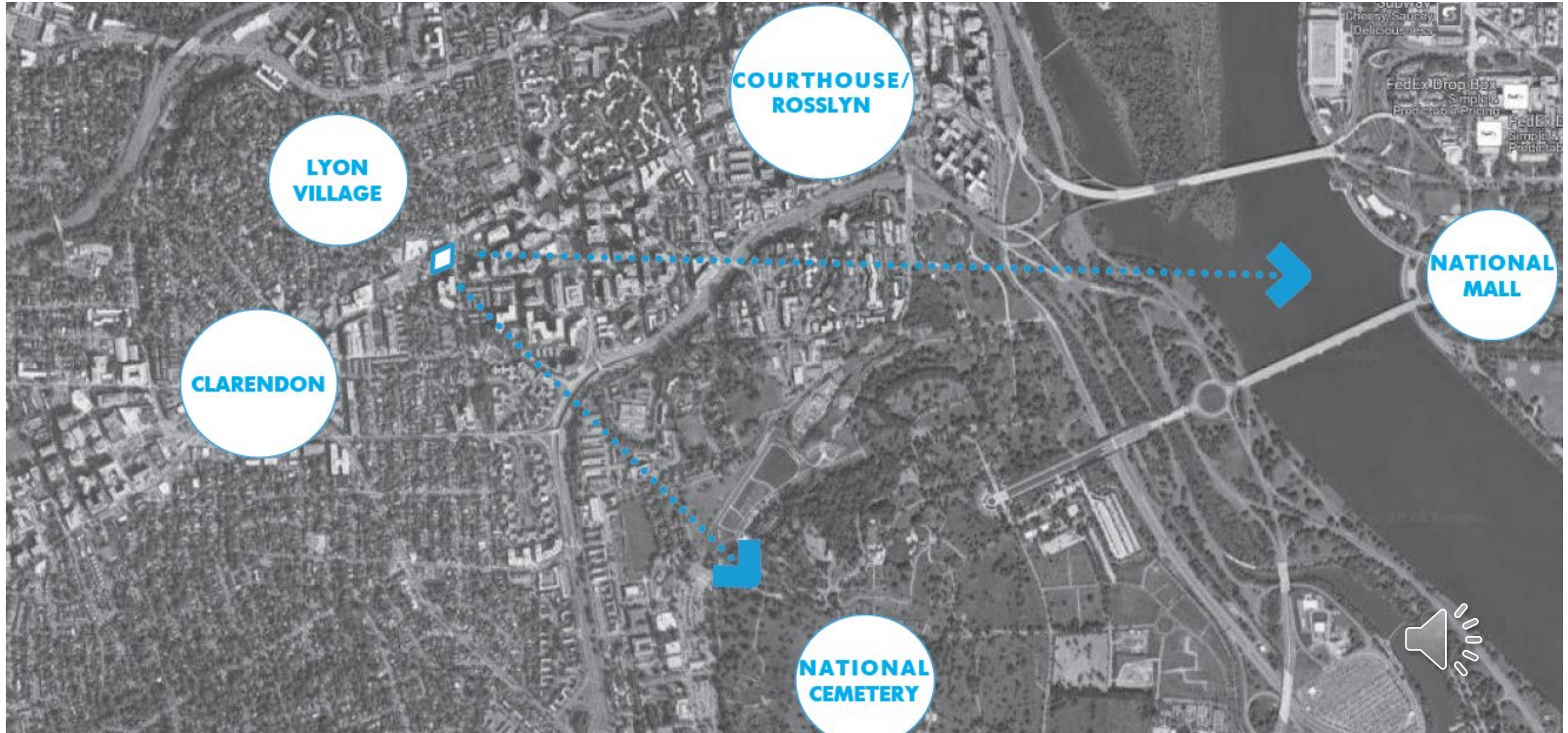
We partner with vetted providers to build best-in-class assets, relying on our close relationships with architects, engineers, and various other consultants. We prioritize clear communication and efficient project management to deliver products that achieve ambitious goals and maintain long-term viability. TMG consistently demonstrates its commitment to sustainability by building to LEED standards.



The Boro – Tysons, VA



Location Overview



Location Aerial



Site Context



Site Context



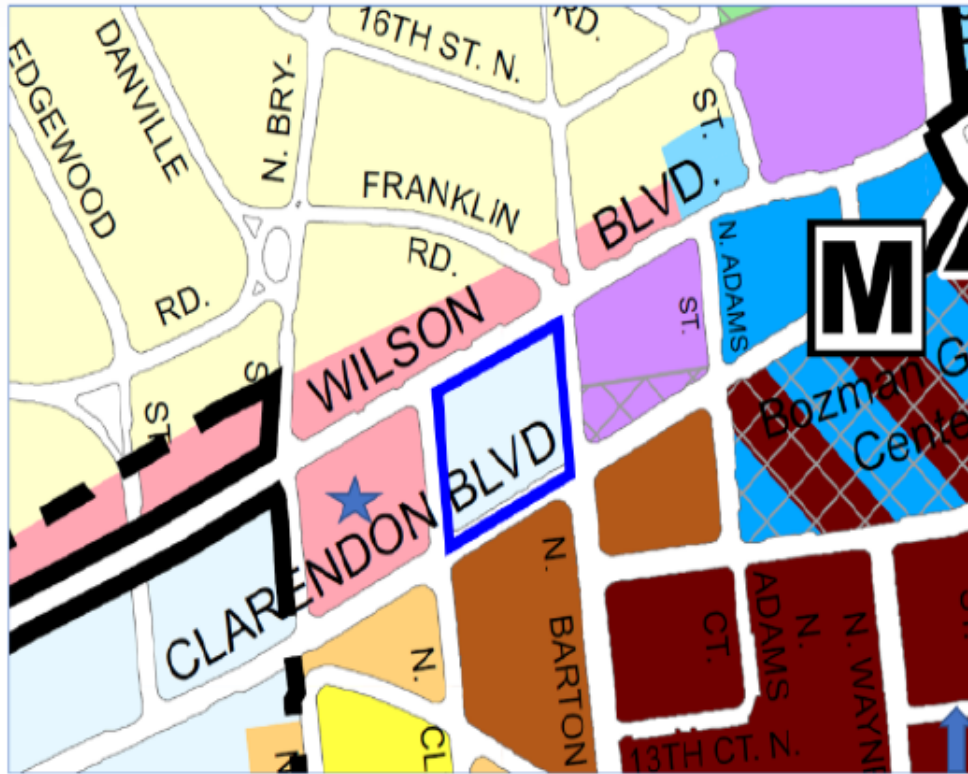
Existing Conditions



General Land Use Plan (GLUP)

- Current GLUP designation and zoning category are “Low” Office-Apartment-Hotel and C-O-1.5, respectively.
- The Tier I Study resulted in a recommendation for an amendment to “Medium” Office-Apartment-Hotel with an associated zoning category of C-O-2.5 (May 2023).
- Given the guidance outlined in adjacent Courthouse West Special GLUP Study, the consensus was that there was no need to conduct a Tier II review. The Courthouse West recommendations for building heights, setbacks, and tapering should serve as a starting point for the future development at 2500 Wilson.

Map 2. GLUP Map Excerpt, 2500 Wilson Boulevard Special GLUP Study

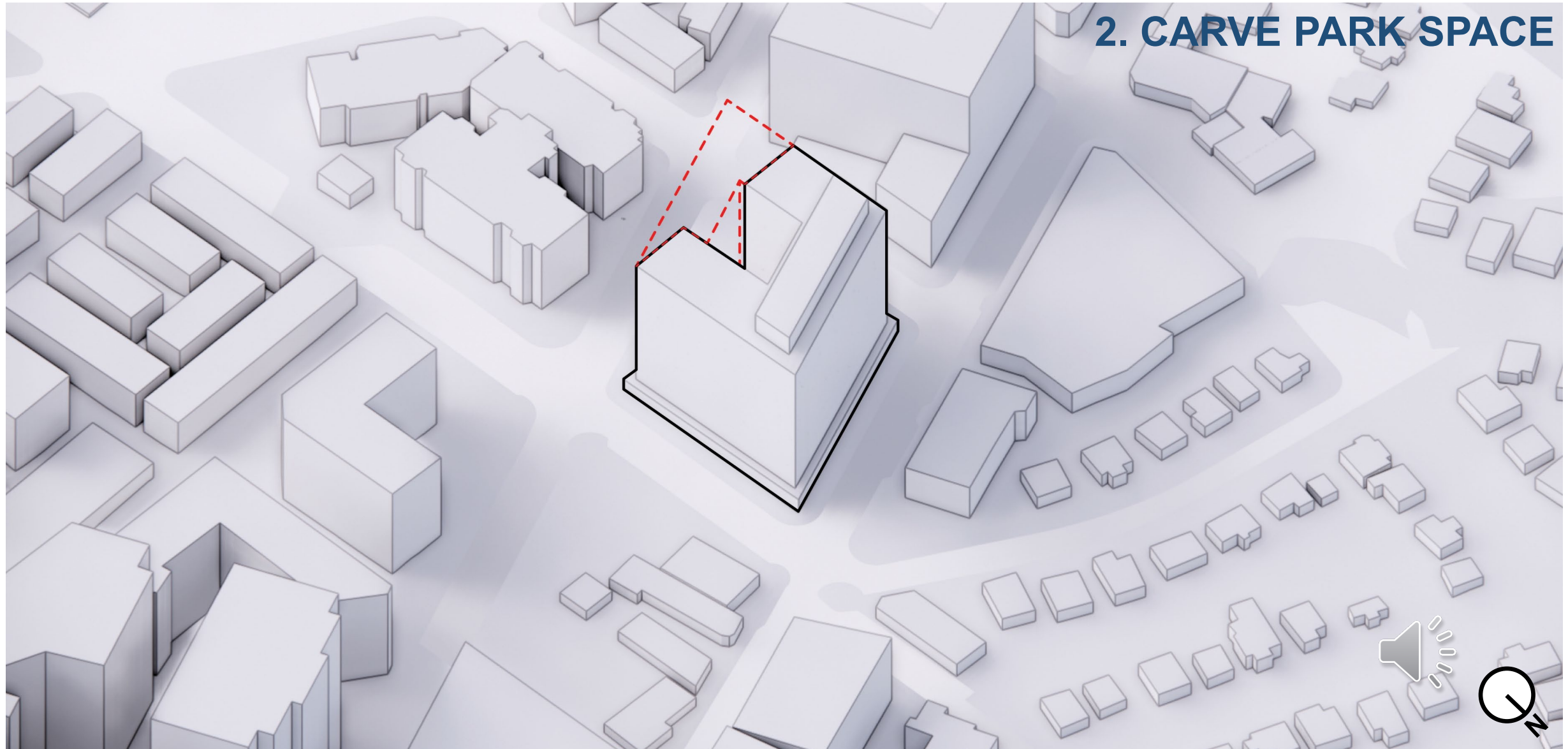


Map 3. Zoning Map Excerpt, 2500 Wilson Boulevard Special GLUP Study



Massing Study

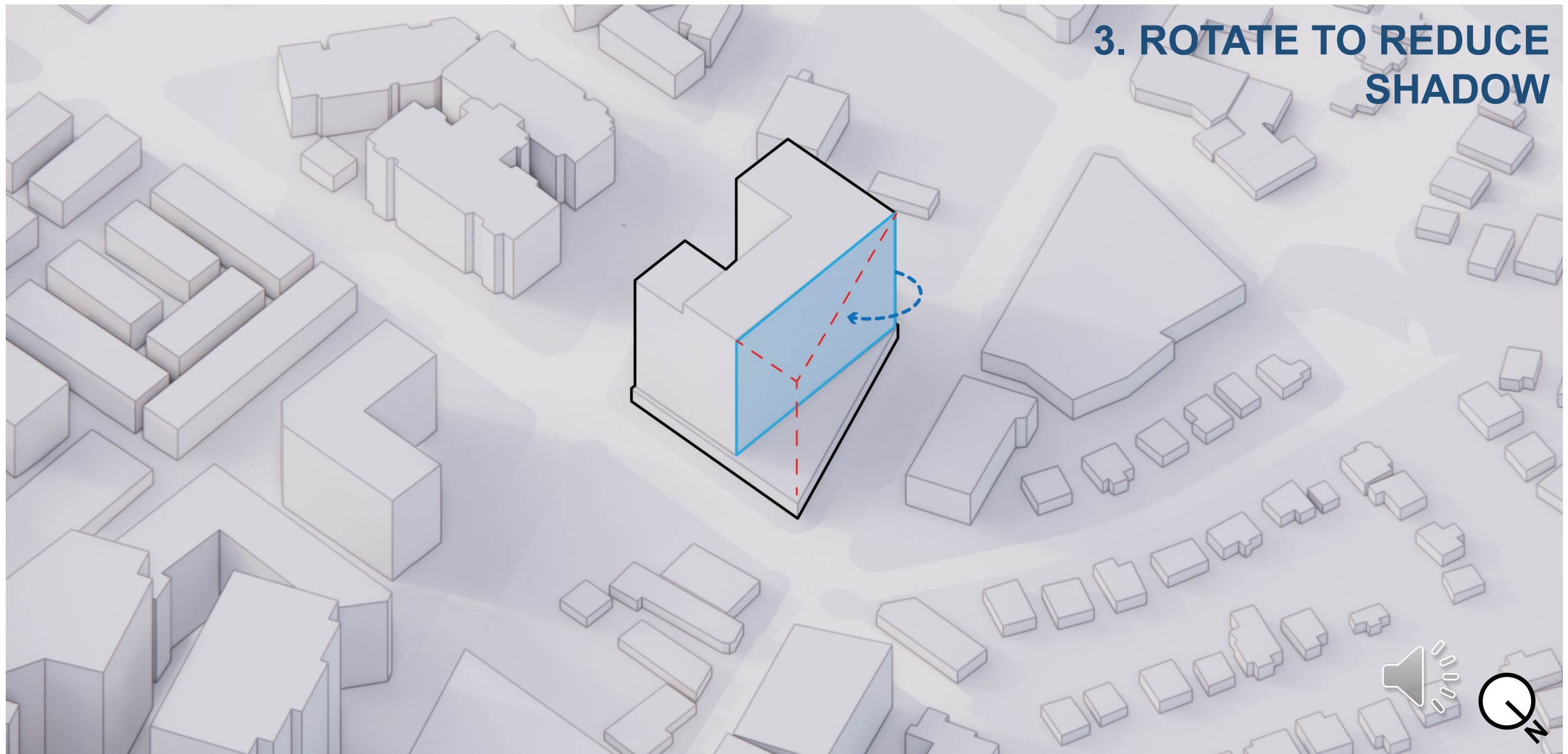




2. CARVE PARK SPACE



Massing Study



Shadow Study

SPRING EQUINOX

SUMMER EQUINOX

FALL EQUINOX

WINTER EQUINOX

10 AM



NOON



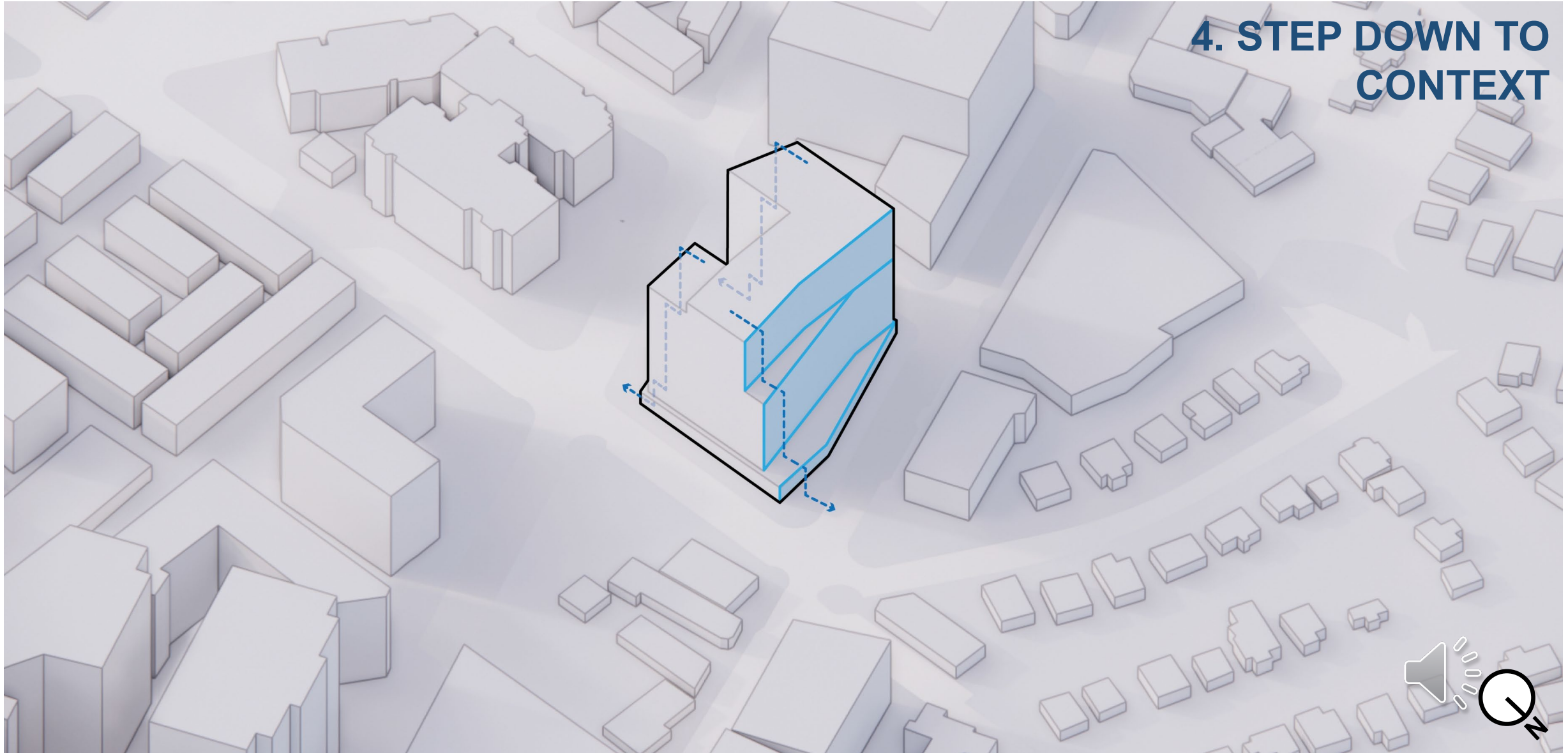
3 PM



- The proposed building design reduces impacts to the surrounding neighborhood by concentrating density at the center of the block.
- Setbacks measured from the property line along Wilson Boulevard vary from approximately 60 feet and 80 feet at Level 3 and Level 11, respectively.



4. STEP DOWN TO CONTEXT



Schematic Design



Corner of Barton and Wilson



Corner of Cleveland and Clarendon

Schematic Design



Corner of Clarendon and Barton



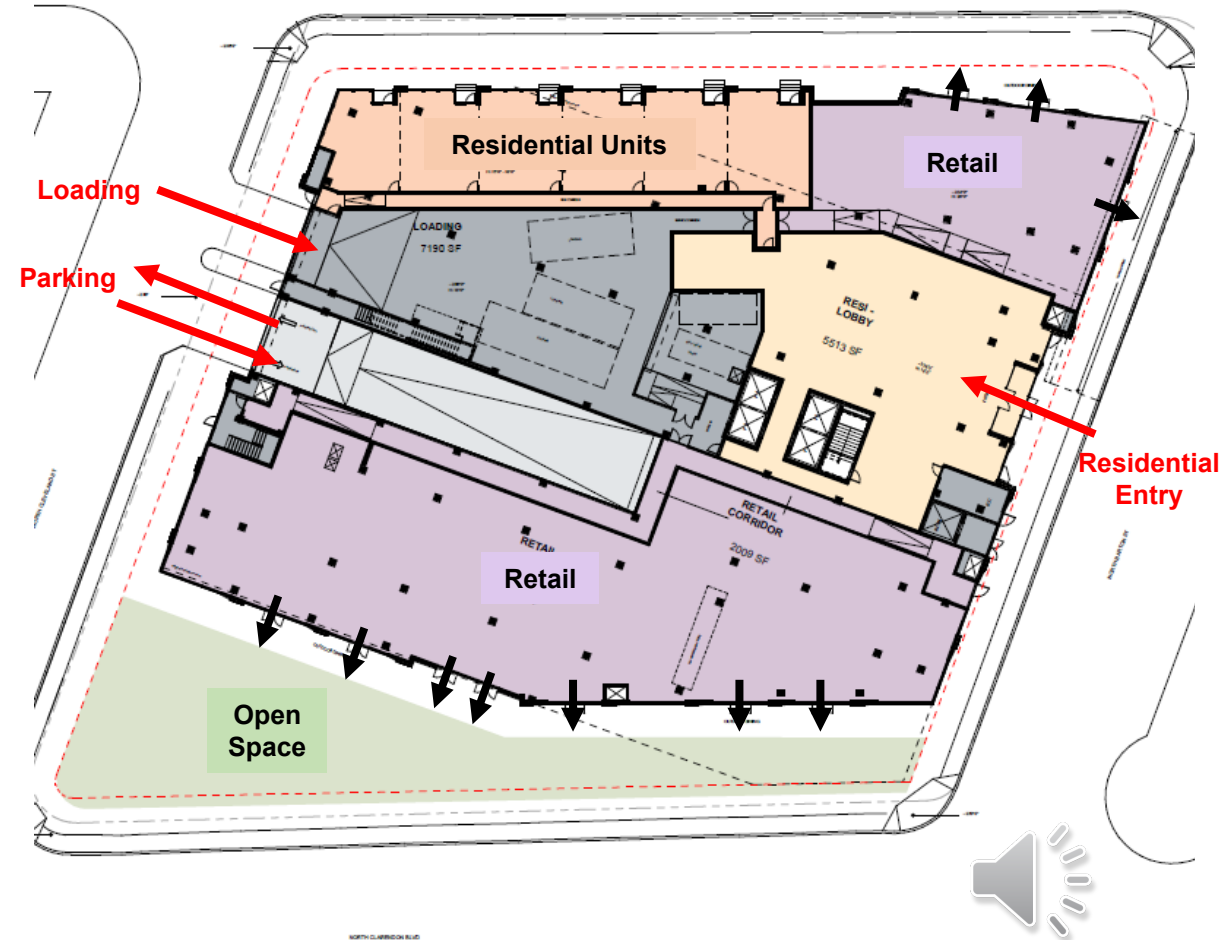
Corner of Cleveland and Clarendon

Schematic Design

Program

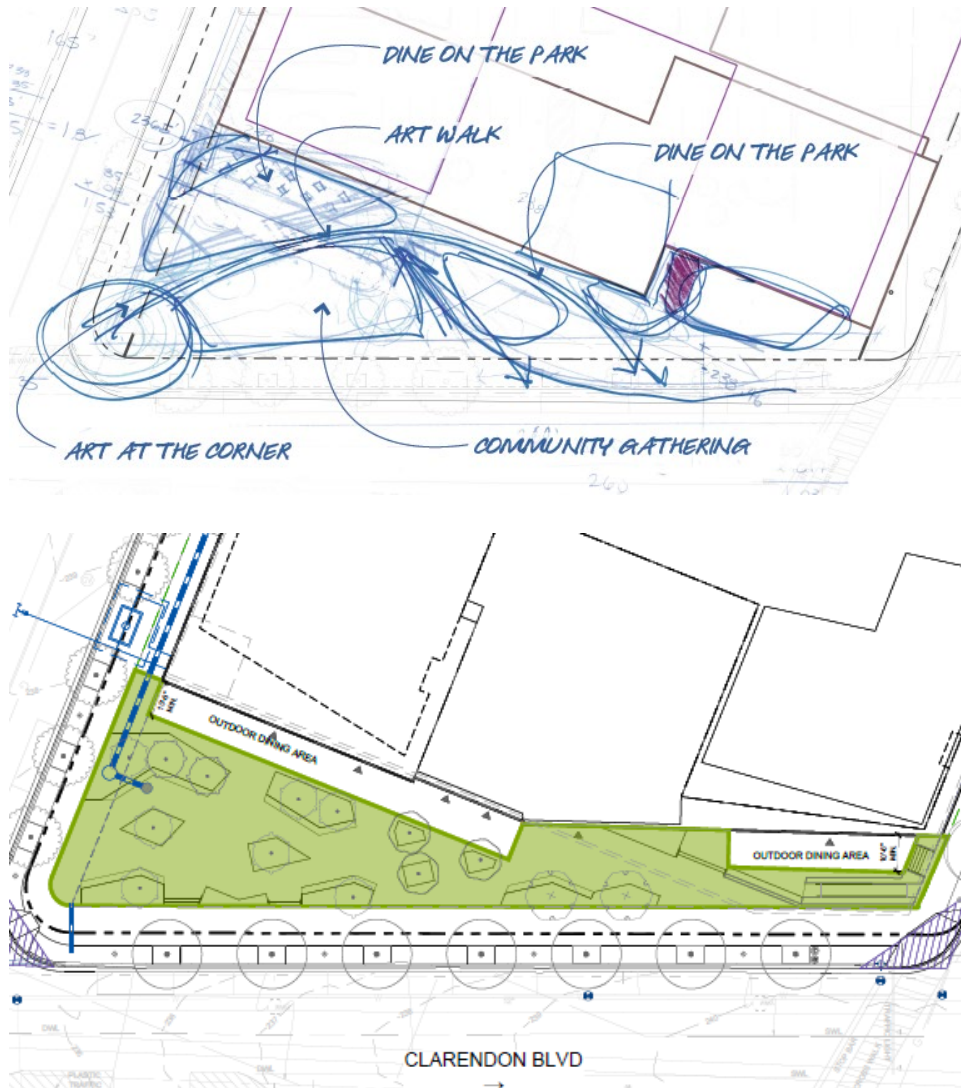
Site Area SF	62,011
Height (Stories)	16
Residential GSF	373,387
Retail GSF	18,209
Total GSF	391,596
Residential Units	323
Average Unit SF	953
Parking Spaces – Residential	217
Parking Spaces – Retail	20
Parking Spaces – Total	237
Parking Spaces per Unit	0.67
Parking Spaces per 1k Retail SF	1.10
Bicycle Parking Spaces	138

Ground Floor

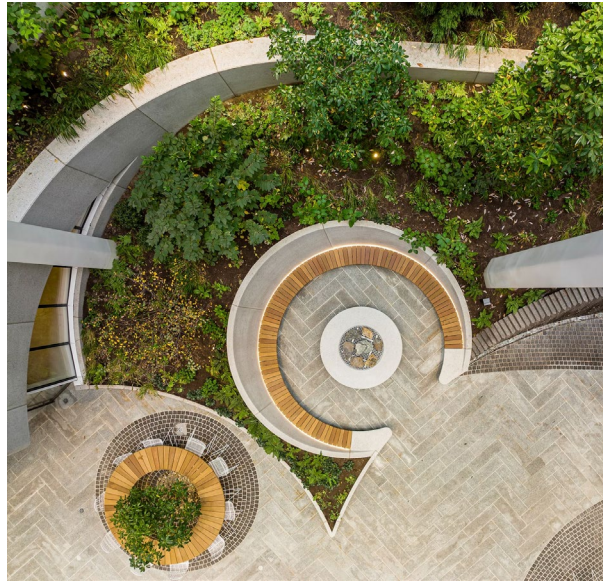


Note: design is preliminary and subject to change

Open Space Design



Open Space Precedents



TMG

Thank You!

