

Tysons Corner Center Expansion

McLean, VA



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Owner/Management Company:

Wilmorite: 2001-2005

Current Owner:

The Macerich Company
Santa Monica, CA
Phone: (310)394-6000

Architect

RTKL Associates, Inc.
Phone: (214)871-8877
www.rtkl.com

Project Value:

\$130M

Project Duration:

January 2004-September 2005

Construction Manager:

Wilmorite Construction, LLC
Rochester, NY
Phone: (585) 464-9400
www.wilmorite.com

Project Highlights:

The three-story expansion to Tysons Corner Center rises more than 90 feet above grade at the east end of the mall. Combined with the renovation of the former JC Penney store, it adds 520,000 square feet of first-class retail and entertainment space. The upper level houses a 16-screen movie theater with stadium seating. The integration of such a large movie complex within the building posed particular challenges to the structural and mechanical design. The exterior of the building features a combination of brick, stone, metal cladding and curtain wall finishes.

A new seven-level, 1,618-car parking garage was constructed adjacent to the expansion. The new garage includes an interior express ramp to facilitate the flow of traffic. Four pedestrian bridges connect both the new and the existing parking terraces to the mall's new expansion. An existing terrace was retrofitted with an exterior speed ramp to improve access.

The site development portion of the project included the relocation of an existing four-lane ring road and the relocation of underground utilities. The rerouting of a 60" diameter storm sewer required excavation to a 35' depth and installation of a new 1,200' long section.

