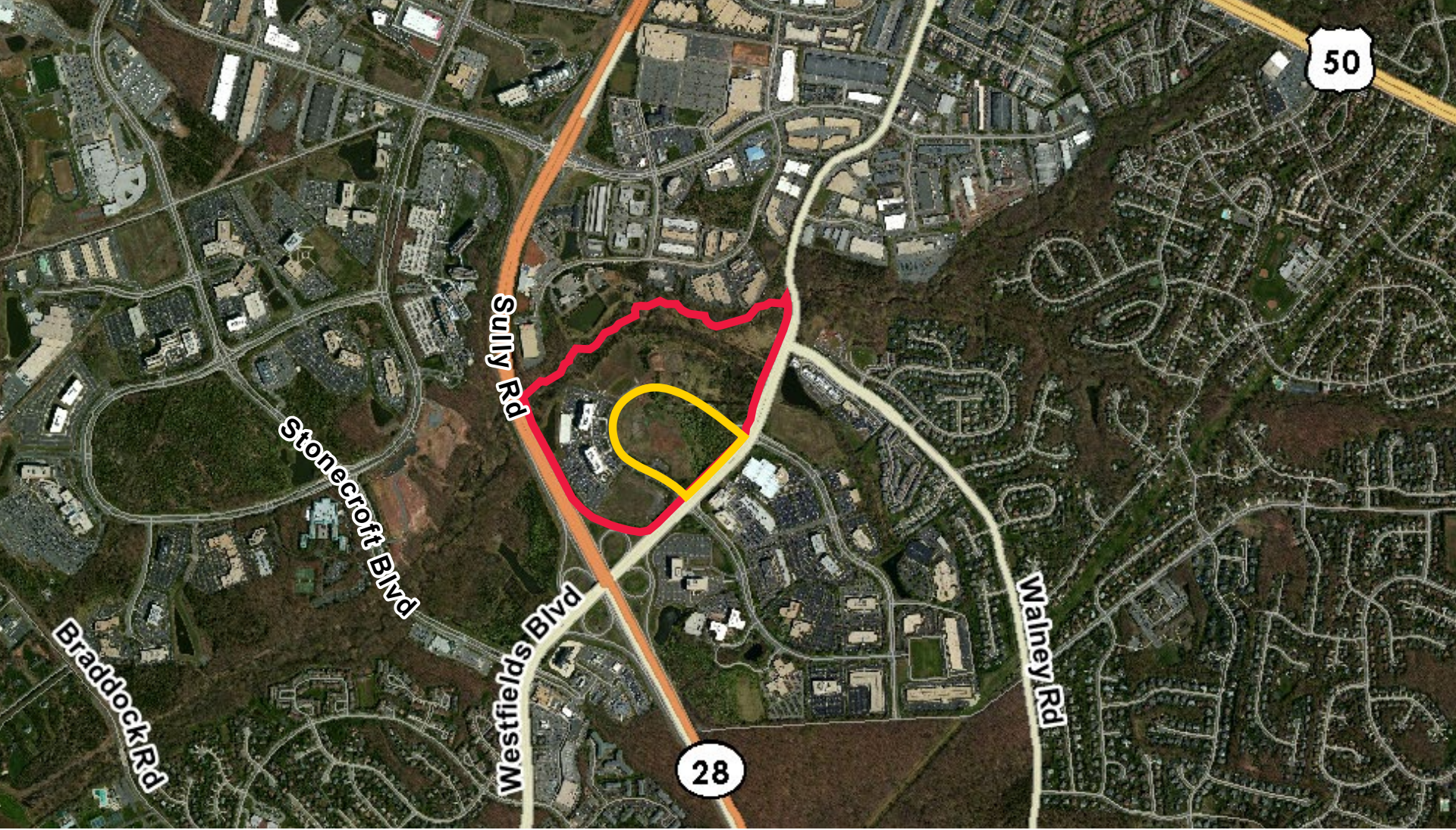




**Regency
Centers.**

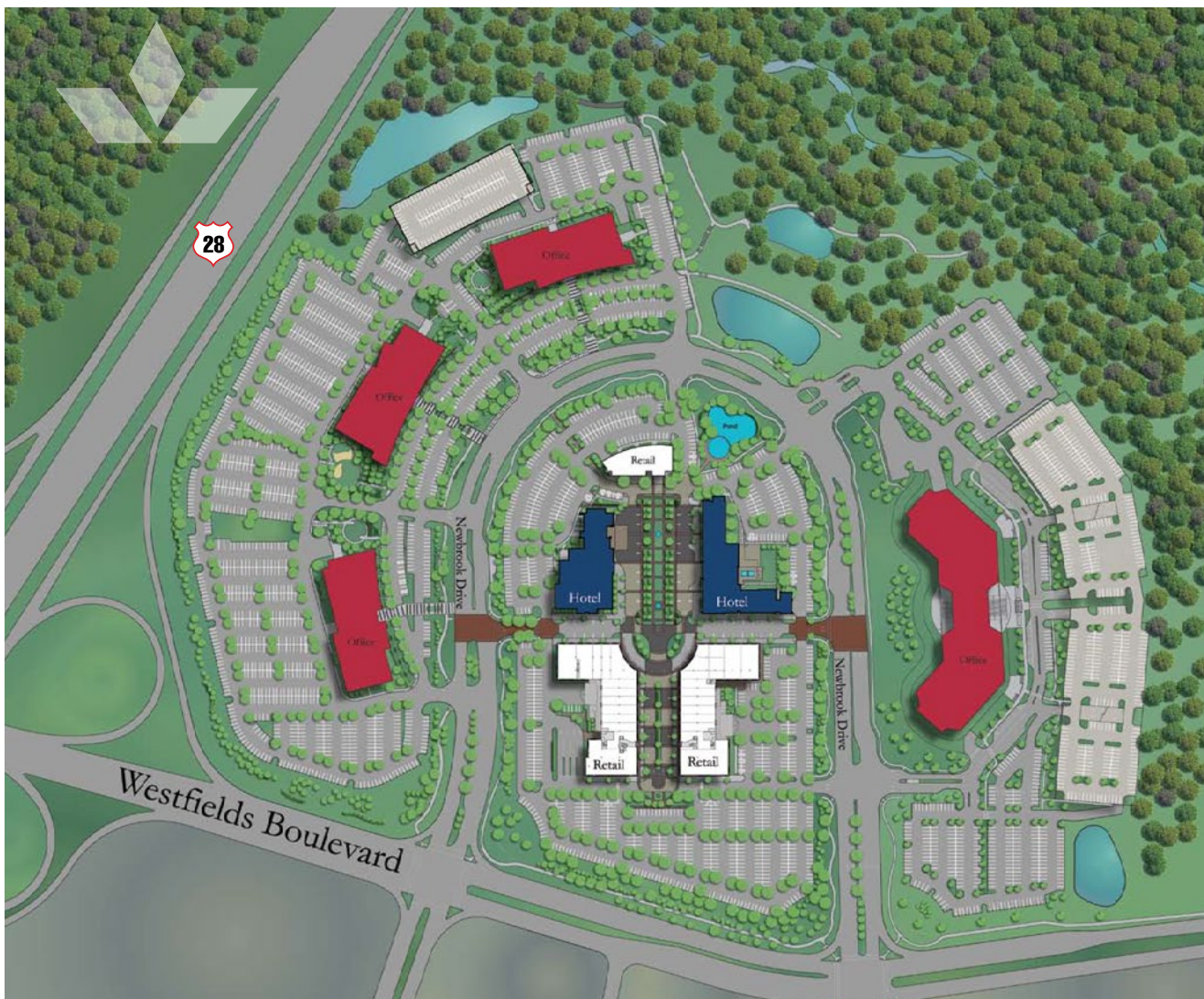
Commonwealth Centre
at Westfields Corporate Center



Commonwealth Centre

at Westfields Corporate Center

-  **Proposed Wegmans Retail**
21 Acres
-  **Commonwealth Centre at Westfields Corporate Center**
101 Acres



Commonwealth Centre

at Westfields Corporate Center

2007 Zoning Approval

Office	1.12 MM SF
Hotel	212,000 SF
Retail Uses	76,400 SF

In the beginning...



Regency Centers began as a family-run business, and continues to operate as one. Although our portfolio has grown over 1000% in just over 50 years, our company still believes that people are the biggest driving factors to keeping good retailer relationships.

Regency Centers



Shops at Stonewall, Gainesville, VA

321 centers
totaling

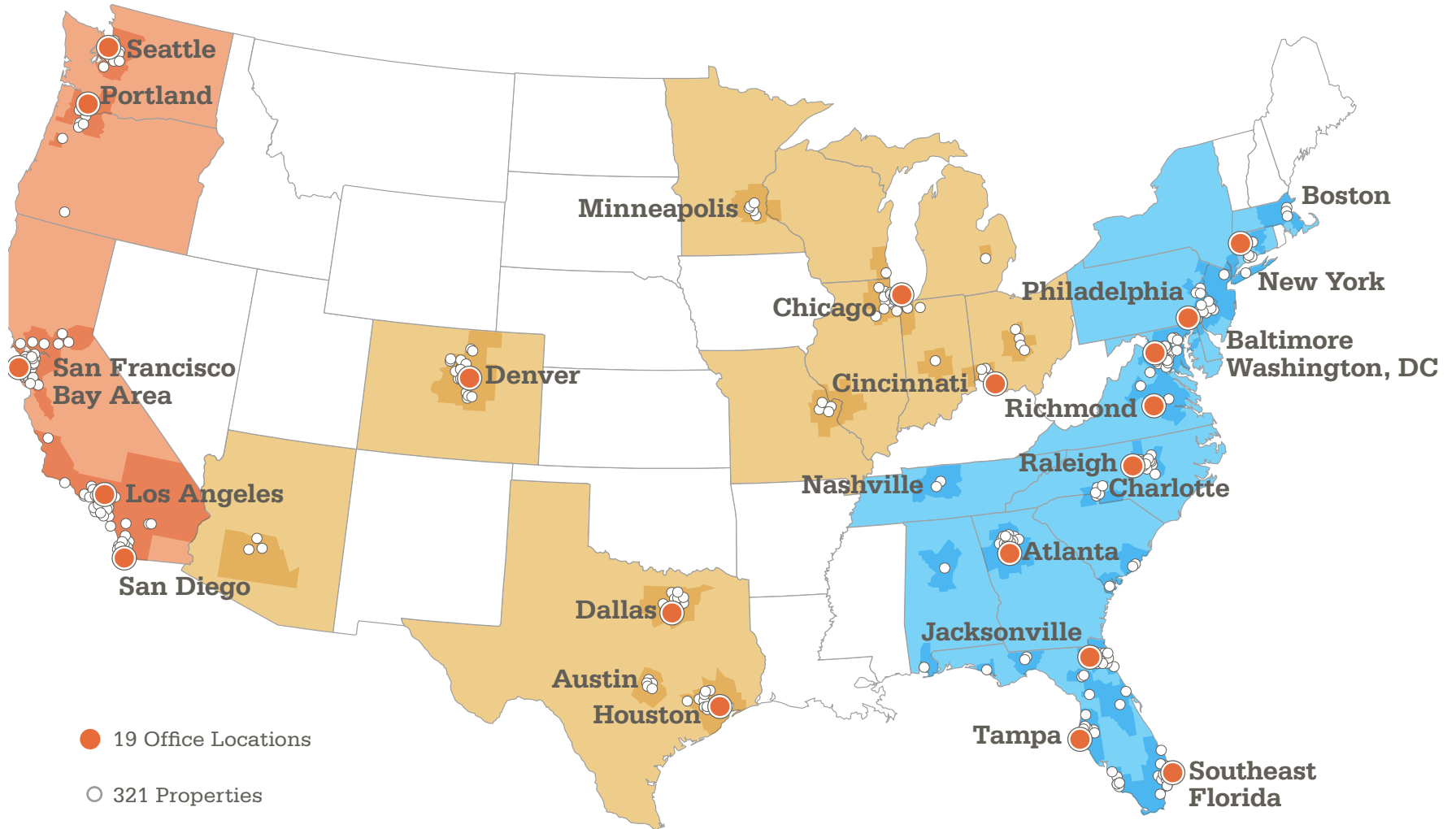
43MM SF
nationwide

219
shopping centers
developed nationally
since 2000

19 projects
currently under
construction

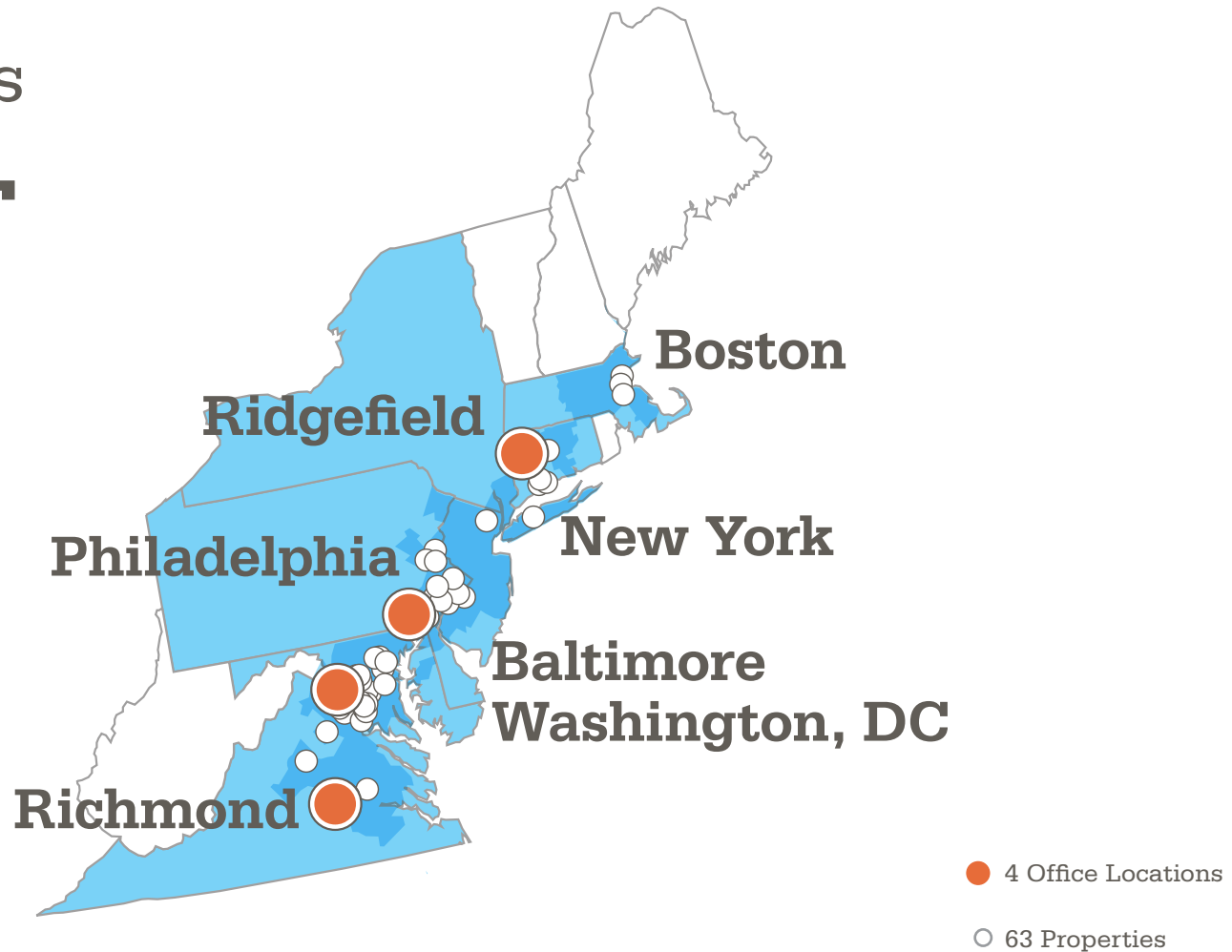
95.7%
same property
percent leased

National Presence



Mid-Atlantic Presence

63 centers
totaling
8MM SF



Belmont Chase

Ashburn, VA



- The new high-end retail destination featuring the first and only Whole Foods Market in Loudoun County
- Unmatched and unparalleled architectural design, featuring pedestrian-friendly gathering and seating areas throughout the center

Willston Centre II

Falls Church, VA



- Recent renovation with strong mix of tenants and all day traffic
- Located in the dense Seven Corners market with a population of 219,000+ and a workplace population of 134,000+ within 3-miles
- Situated at the intersection of Patrick Henry Drive and Arlington Boulevard/Route 50



LAND BAY B ALTERNATE
USE OPTION

Commonwealth Centre

at Westfields Corporate Center

Proposed PCA/CDPA/FDPA

Perspective View A

From Westfields Boulevard



Perspective View B

From Westfields Boulevard



Perspective View D

From Westfields Boulevard



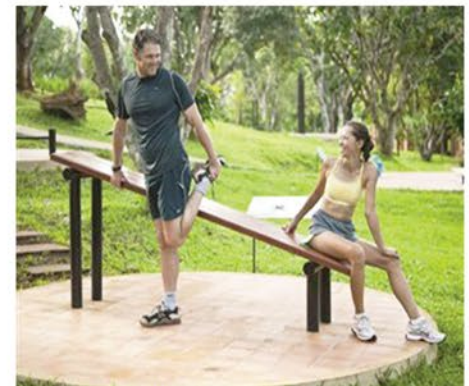
Perspective View E

From Newbrook Drive



Perspective View G

From Newbrook Drive



28

- Install Two (2) Bus Shelters

- Construct Newbrook Drive Extension to Complete Loop Road
- Provide Signage to Encourage Drivers to Use Eastern Intersection

- Extend EB Left Turn Lanes
- Add Median Between Left Turn and Thru Lanes

- Extend EB Left Turn Lane
- Add Second EB Left Turn Lane

- Construct Third WB Thru Lane
- Construct 8' Trail

- Provide Easement for Street Sign

- Trim Channelized Islands
- Convert EB and WB Right Turn Lanes to Thru-Right Lanes

- Install Crosswalks, Refuge Areas and Pedestrian Signals
- Conduct Signal Timing Analyses

Park Meadow Drive

Newbrook Drive

Westfields Boulevard

Manney Road

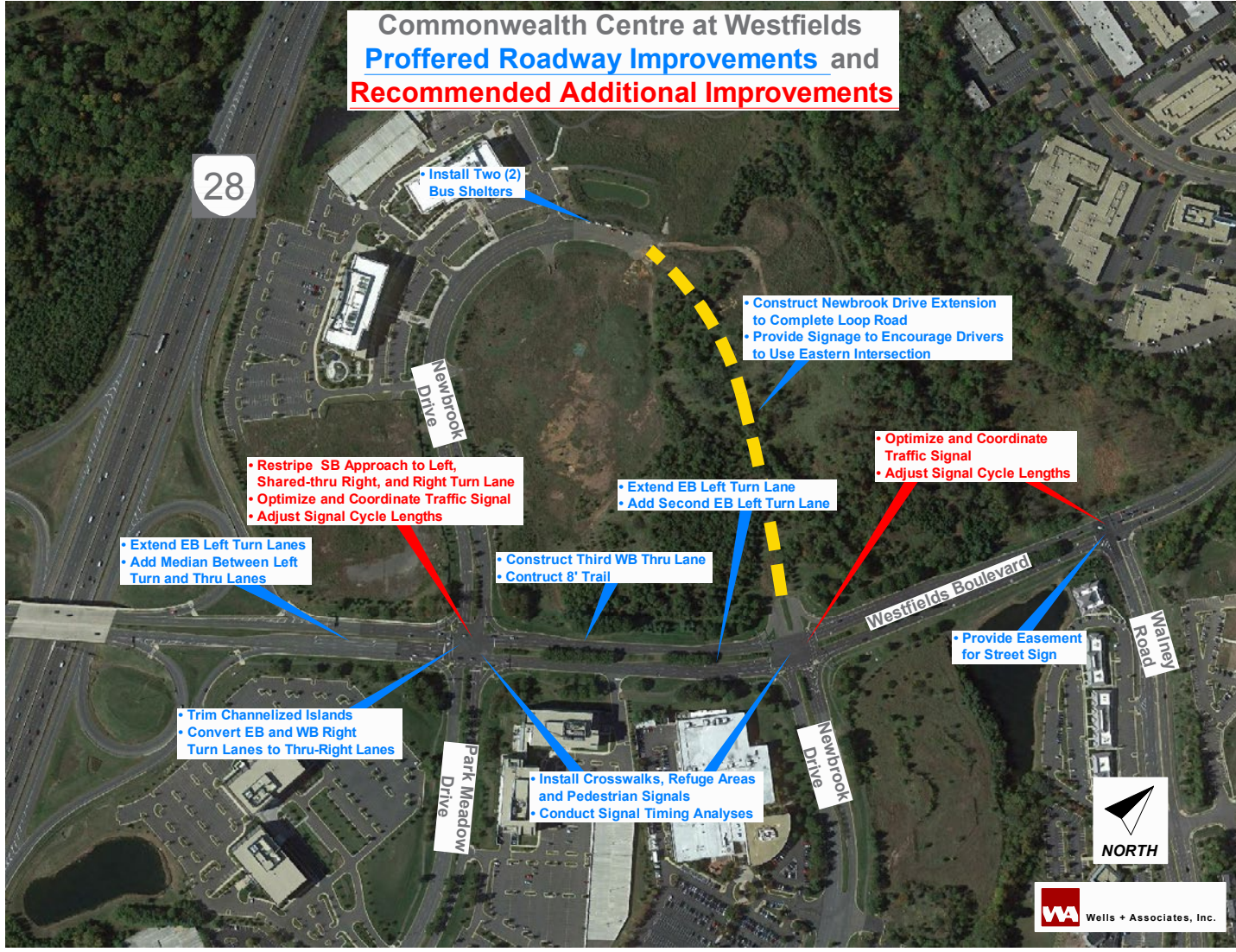


Commonwealth Centre

at Westfields Corporate Center

Proffered Roadway Improvements

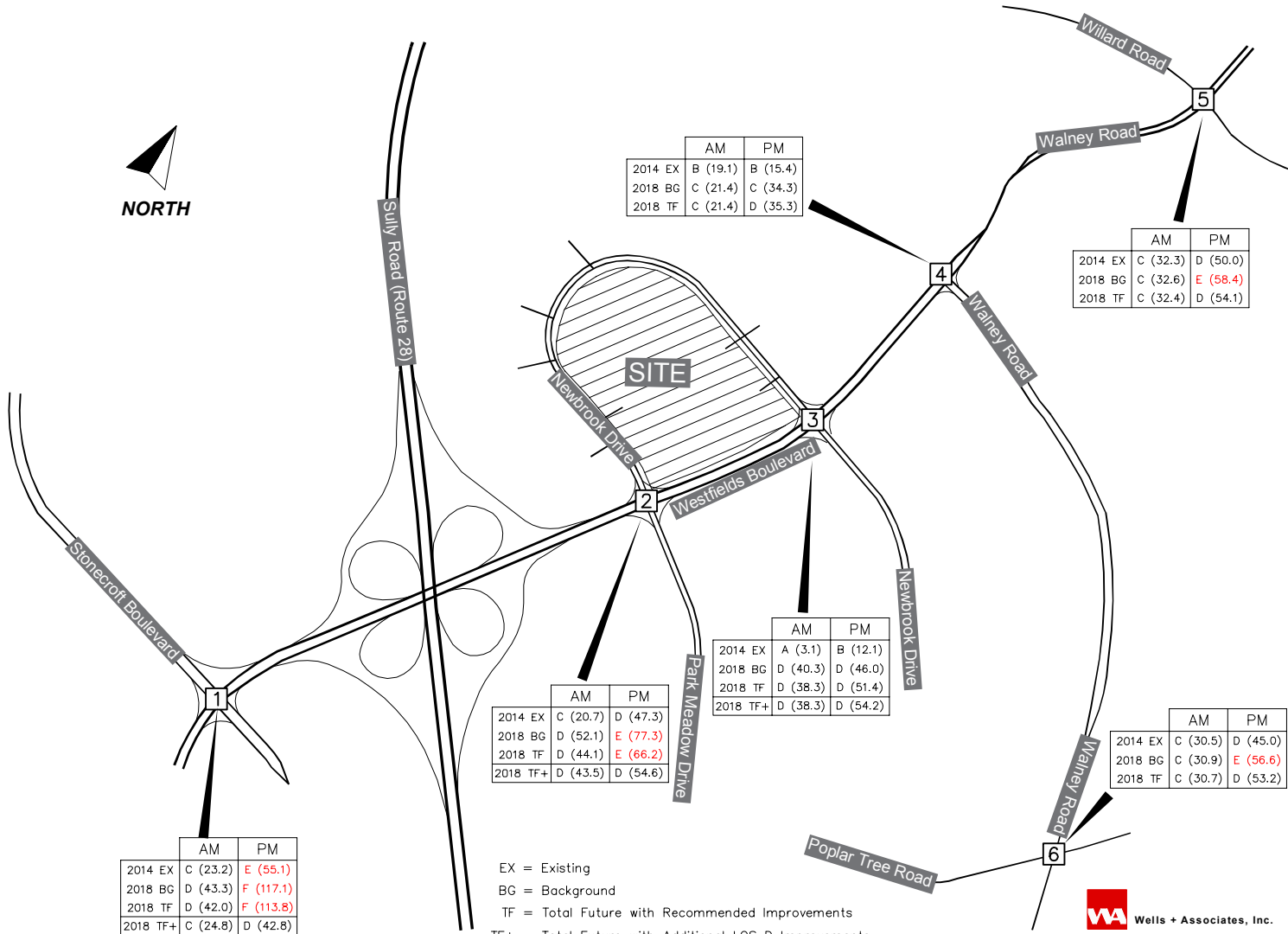
Commonwealth Centre at Westfields
Proffered Roadway Improvements and
Recommended Additional Improvements



Commonwealth Centre

at Westfields Corporate Center

Proffered Roadway Improvements Recommended Additional Improvements



EX = Existing
 BG = Background
 TF = Total Future with Recommended Improvements
 TF+ = Total Future with Additional LOS D Improvements



Commonwealth Centre

at Westfields Corporate Center

Level of Service Summary

Thank You

