



Ms. E. Lynn Hampton  
Interim President & CEO  
Metropolitan Washington Airports Authority  
1 Aviation Circle  
Washington, D.C. 20001

June 2, 2010

Dear Ms. Hampton:

Recently, Reston Association learned that the Metropolitan Washington Airports Authority (MWAA) plans to undertake an engineering study to review the potential of "air rights development" over the Dulles Airport Highway Corridor, more specifically, near the area of the proposed Reston Town Center Metrorail Station.

As you may be aware, the Reston Association has long supported exploring the options of granting air rights for development over the three metro stations that will serve Reston and the surrounding areas. Actually, over the past several years, the Association has actively participated in drafting guidelines for Transit-Oriented Development (TOD) around station areas, including potential opportunities for air rights development.

We believe the concept of using air rights development over the Dulles Airport Highway Corridor is valid for the following reasons:

1. Many Reston residents have long lamented the major physical and community division that exists between the north and south sides of Reston due to the 350 foot expanse of the Dulles Highway. The utilization of air rights in this area would help to bridge this major gulf;
2. Properly negotiated long-term air rights leases could result in sustained and substantial revenues for Fairfax County;
3. Quality air rights development will promote a more attractive environment around the stations and encourage pedestrian friendly access to the stations and adjacent areas; and
4. The market for such development will be strong, given the prospects for ever-increasing land values around the stations.

The Reston Association is pleased to learn that MWAA is undertaking this study and respectfully requests that we be kept informed of the progress and results of the preliminary engineering evaluation of air rights development over the proposed Reston Town Center Metrorail Station. As well, we strongly recommend that the Herndon/Monroe Station be added to the study.

Thank you for your time and consideration of this very important matter to the Reston Association. Please contact me at 703-476-9181 or via email at [kathleendriscollmckee@gmail.com](mailto:kathleendriscollmckee@gmail.com), if you have questions, comments or would like to further discuss this request.

On Behalf of the Reston Association Board of Directors,



Kathleen Driscoll McKee  
President

cc: Catherine M. Hudgins, Fairfax County Board of Supervisors, Hunter Mill District  
Reston Association Board of Directors  
Reston Association Transportation Advisory Committee  
Reston Master Plan Special Study Task Force  
Michael L. O'Reilly, Vice Chair of WMAA Board of Directors and Former Mayor of Herndon