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September 26, 2011

Via Email and First Class Mail

Ms. Patricia Nicoson, Chair
Reston Master Plan Special Study Task Force
11800 Sunrise Valley Drive, Suite 338
Reston, Virginia 20191

**Re: Property of BDC Sunrise Valley, LLC (Bernstein Management Corporation)
11600 Sunrise Valley Drive
Fairfax County Tax Map Reference #0174-01-0010
Sub-unit F-3; ±9.91 acres**

Dear Ms. ~~Nicoson~~: *Patty -*

On behalf of **Bernstein Management Corporation ("Bernstein")**, owner of the above-referenced parcel (the "Subject Property"), I write to respectfully request that the Task Force include the Subject Property within the Reston Master Plan Special Study's "Phase I" development recommendations. It is my understanding that, despite the Subject Property's close proximity to the Wiehle Avenue station platform, the Reston Master Plan Special Study Task Force ("Task Force") has placed the Subject Property within its "Phase II" recommendations and has planned for office uses up to a 0.35 FAR.

The Subject Property comprises a portion of Sub-Unit "F-3," located south of the Dulles Toll Road (Route 267) and north of Sunrise Valley Drive and immediately west of Association Drive. The entirety of the Subject Property is located within the one-half mile radius of the planned Wiehle Avenue Metrorail station platform and is zoned to the General Industrial ("I-5") zoning district. At present the Subject Property includes an approximately 158,100 square foot low-rise office building and a three-story parking garage on the southernmost portion of the Subject Property adjacent to Sunrise Valley Drive. A large surface parking deck is located on the northern portion of the Subject Property.

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ATTORNEYS AT LAW

As you may be aware, Bernstein is a regional leader in real estate management and investment and owns nearly six million square feet of space in the Washington, D.C. metropolitan area. Over the past year, Bernstein has worked with our firm to monitor the Task Force's efforts and believes that, given current economic circumstances and the timeframe for the arrival of Metrorail to Wiehle Avenue, the Subject Property will be suitable for transit-oriented development ("TOD") within the next five years.

Bernstein envisions a high-density mixed-use, high-quality, commercial and residential TOD community on the northernmost portion of the Subject Property adjacent to the Dulles Toll Road that will provide a pedestrian-friendly environment to encourage walking and bicycling, and create a neighborhood identity that promotes pedestrian activity, human interactions, safety and livability. Bernstein envisions that the existing office building and parking structure will remain and that the Subject Property will be easily connected to the Wiehle station platform and other TOD development to the east (on Sub-Unit "H-2") by both inter-parcel street connections and a shared multi-purpose pedestrian path.

Bernstein's proposal is particularly appropriate on the Subject Property given that it is centrally-located in the Dulles Corridor, is located within the one-half mile radius of the Wiehle Avenue metrorail station, and considering that it remains one of the most premier, visible, and largely undeveloped potential TOD properties in the Reston area.

In order to maximize the public sector's significant investment in Metrorail service and to deliver the type of higher-quality TOD development envisioned by the Task Force, I would again respectfully request that the Subject Property be included within the Task Force's "Phase I" recommendations. I would also respectfully submit that the Task Force consider adding appropriate language into its draft Comprehensive Plan text and propose that the following language serve as the basis for such policies:

Proposed Sub-Unit F-3

1. Non-Transit-Oriented Development Option: This 10-acre area should be developed with office uses up to a 0.5 FAR
2. Mixed-Use Transit-Oriented Development Proposal: This 10-acre area should be developed with multifamily residential and commercial uses with a use ratio of 1:1. Commercial densities may approach a maximum of 1.5 FAR and may include office, hotel, and supportive retail uses. Pedestrian and bus service connections shall be provided to the Wiehle Avenue Metrorail station area.

I would appreciate it if you would provide this information to the Task Force for consideration in its deliberations. In the meantime, please do not hesitate to contact me should you have any thoughts or suggestions, or if there is any information that we could provide. As always, we thank you for your time and consideration as well as for the opportunity to participate in the Task Force review process.

Thanks!

Sincerely,

WALSH, COLUCCI, LUBELEY, EMRICH & WALSH, P.C.



Martin D. Walsh

cc: Mr. Charles T. Hathway, Bernstein Management Corporation
William J. Keefe, Walsh Colucci
Andrew A. Painter, Esq., Walsh Colucci