WALSH COLUCCI
LUBELEY EMRICH
& WALSH PC

G. Evan Pritchard
(703) 528-4700 Ext. 5417
gepritchard@arl.thelandlawyers.com
Fax: (703) 525-3197

June 14, 2010

Via e-Mail & First Class Mail

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

Re: James Campbell Company, LLC's Request for Consideration of Transit-Oriented Reston Master Plan Text Language on Property Consisting of Approximately 10.56 Acres, Identified as Tax Map 17-3-083A-0002A, -0002B, Zoned I-4 in Reston.

Dear Ms. Nicoson:

On behalf of James Campbell Company, LLC ("Campbell"), owner of approximately 10.56 acres located off of Edmund Halley Drive in Reston, I would like to propose that the Reston Special Study Task Force include the Campbell campus in your deliberations. We had the pleasure of meeting with the Town Center Committee on June 1, 2010, to discuss our vision for the campus as a transit-oriented development immediately adjacent to the southern platform entrance of the Reston Parkway Metro Station.

The property is located on Edmund Halley Drive immediately south of the Toll Road and directly next to the planned Metro kiss-and-ride facility. The entire property is located within ¼-mile of the station area. See enclosed graphic. The property is zoned to the I-4 (Industrial Medium Intensity) zoning district, which provides for a maximum intensity of .50 FAR by right and a .70 FAR by special exception. There are two office towers located on the northern half of the property, with the balance of the property consisting primarily of surface parking lots. The first building at 2002 Edmund Halley Drive, known as "Phase I" consists of 154,375 square feet and was constructed in 1986. The first building at 2000 Edmund Halley Drive, known as "Phase II" consists of 156,375 square feet and was constructed in 1987.

Given its prime location at the foot of the future Metro station, and the relative ease with which the existing surface parking areas could be converted into residential and other uses, the property is ideally situated to become a premier transit-oriented development. I would therefore

respectfully request that the Task Force consider providing the property with an overall FAR of 3.0 with an appropriate mix of office, residential and retail uses.

I would appreciate it if you would provide this information to the Special Study Task Force for consideration in its deliberations. Please contact me with your questions or considerations at your convenience.

Very truly yours,

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

G. Evan Pritchard

cc: Douglas C. Morris

Enclosure

A0195291.DOC

1/4 Mile
M
Tishman Speyer
James Campbell
Brookfield
Reston Center Park
Sunset Hills Rd
Dulles Airport Access and Toll Rd
Sunrise Valley Dr
Bluemont Way
Town Center Pkwy
US Geological Survey
Sheraton Reston Hotel
Reston Cabot
Indian Ridge Rd
Neuroscience Consultants
Homestead Washington
Target
Jackson's Mighty Fine Food
Crescent Park Dr
Trumbull Way
Fairfax County
7100
675
267
11