

SUNSET HILLS PROFESSIONAL CENTER
Office Condominiums-
Sunset Hills Road
Reston, Virginia

March 23, 2010

Reston Master Plan Special Task Force
Department of Planning & Zoning
Planning Division, Suite 730
10255 Government Center Parkway
Fairfax, Virginia 22035

Re: Wiehle Avenue area of Reston Master Plan

Dear Sirs:

I am writing on behalf of the Board of Directors of the Sunset Hills Professional Center, a thirty-unit condominium development immediately adjacent to the future Wiehle Avenue metro station, concerning possible changes to the density in our area.

We strongly support increase density since, without it, we are not optimistic that owners in our development will be motivated to sell their units. Even at an FAR of 2.5, the current value of each FAR foot for residential or commercial projects would not result in a land value much greater than the present value of our units. For that reason and those listed below, we propose a density of up to 4.0 FAR for areas immediately adjacent to the Wiehle metro:

1. MARKET SIZE. The Reston-Herndon office market now contains over 30 million square feet of office space (compared to 26 million for Tyson's Corner) and has more residents living within three or five miles than any other future station on this metro line;
2. LOCATION. The buildings on land immediately adjacent to the Wiehle metro stop, especially north of the Toll Road, are low-rise which means this area is highly suitable for intense development which can occur quickly;
3. MIXED-USE. The 25 or so acres of land available for development on the north side of the Toll Road present an unusual opportunity for a large, well-integrated, mixed-use development which will be hard to achieve in areas with a larger number of large, existing buildings;
4. ROADWAY. Wiehle Avenue between Sunset Hills Road and Sunrise Valley Drive, has already been widened to eight lanes.

We appreciate the opportunity to express our views.

Sincerely,

Lawrence Lammers,
Member, Board of Directors

