



September 2, 2010

Via UPS Overnight Mail

Mr. William H. Penniman, Chairman  
Wiehle Avenue Subcommittee  
Reston Master Plan Special Study Task Force  
2007 Upper Lake Drive  
Reston, VA 20191

Re: Request for Inclusion of the Fannie Mae Property in the Wiehle Avenue Subcommittee Discussion

Dear Mr. Penniman:

On behalf of Fannie Mae, owner of approximately 28.3 acres located off of Sunset Hills Road in Reston, (TM # 0174 01 0035D and 0174 01 0036B) (the "Property"), I would respectfully request that the Wiehle Avenue Subcommittee include the Property in its deliberations. The Property is located just outside the ½ mile radius of the Wiehle Avenue station platform and is located within ¾ mile walking distance of the station platform. Fannie Mae is willing to commit to the following transit strategies to qualify the Property for transit-oriented development density:

- Mix of 50 percent residential and 50 percent non-residential uses, which may include some neighborhood retail uses;
- Shuttle bus connector service to the Wiehle Avenue station;
- Pedestrian connections to the east and west via the W&OD Trail leading to the Wiehle Avenue station and to the north and south through the Property leading to North Shore Drive and Plaza America;
- Travel Demand Management measures;
- Submission of a lower parking ratio request to minimize the dependency on vehicular transportation;
- Provision of ADU/workforce housing units;
- Publicly accessible on-site amenities such as plazas, pathways, ponds, and well landscaped areas will be preserved and enhanced; and
- Encouragement of staggered work hours, carpool, vanpool and telecommuting.

Considering that the Property is located in the vicinity of the Wiehle Avenue station, on American Dream Way at its intersection with Sunset Hills Road and abutting Old Reston Avenue to the west, it is ideally located near east/west and north/south routes that offer excellent pedestrian and vehicular accessibility to the Wiehle Avenue station and other nearby activity centers such as Plaza America.

As shown on the attached graphic, the Property is located just outside the half-mile radius of the Wiehle Avenue station area. The Property is currently zoned to the PDC (Planned Development Commercial) zoning district as part of RZ 93-H-004 and is subject to an approved Final Development Plan that permits the development of 850,000 square feet of office uses in two separate development phases. The first phase included Building 1 and the second phase included Buildings 2 and 3. Office Building 1 consists of 396,000 gross square feet as constructed and is fully occupied by Fannie Mae. Buildings 2 and 3 are unbuilt.

The present Reston Master Plan Comprehensive Plan text (Subunit D-7) is ambiguous and states that the land known as the "Bowman Distillery" may develop for planned office use at a maximum of up to .65 FAR under certain circumstances and improvements and may develop as an option to the .70 FAR "...if an office/residential mixed use concept is employed and provided at a maximum ratio of office to residential use of 2:1 is maintained". Because the present development is at a .60 FAR, the mixed-use option offered in the current Plan text for the Property is an unrealistic option.

Because Fannie Mae, as a corporate entity, desires to become a transit-oriented campus in the future with bus connector service and ease of pedestrian access using the W&OD trail system, I respectfully request that the Subcommittee consider including the Fannie Mae property in their discussions at a 1.5 overall FAR with an appropriate residential and non-residential mixed-use concept and the satisfaction of the above-mentioned transit oriented development criteria.

I would appreciate it if you would provide this information to the Wiehle Avenue Subcommittee for consideration in its deliberations. Please feel free to contact me at (703) 633-1276 if you have any questions or comments.

Very truly yours,

FANNIE MAE

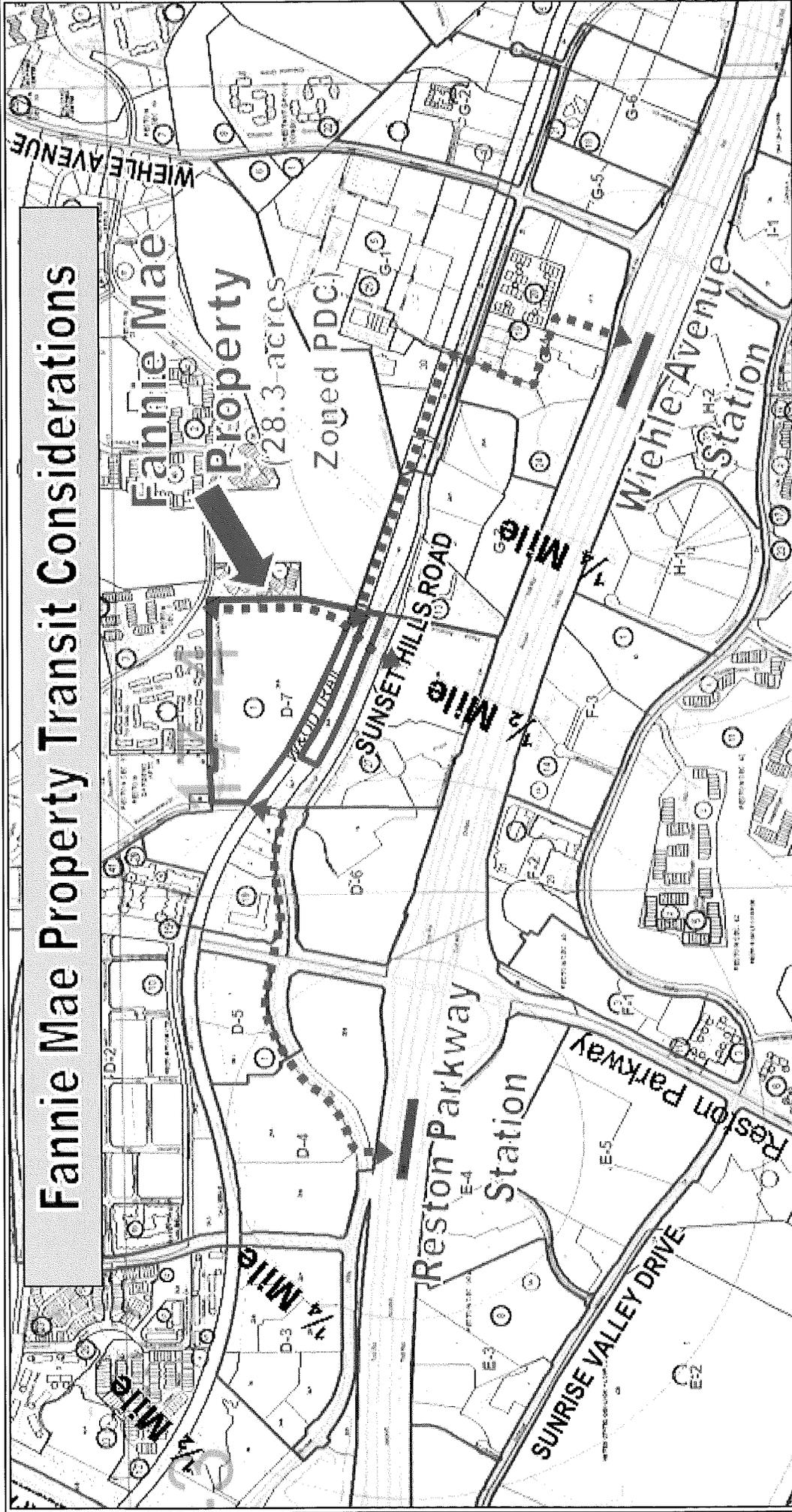


Michael Pardo  
Director, Corporate Real Estate

Attachments:

1. Fannie Mae Property Transit Considerations Map

## Fannie Mae Property Transit Considerations



- Proposed FAR: 1.5
- Mixed-Use/TOD/Amenities Design Plan with 50% Residential/50% Commercial
- Fannie Mae Sponsored Connector Bus Service to Wiehle Station with TDM
- Pedestrian Access via W&OD Trail and North Shore Drive/Plaza America connection through the property
- Lower Parking Ratio Request
- Provision for ADU/Workforce Housing