

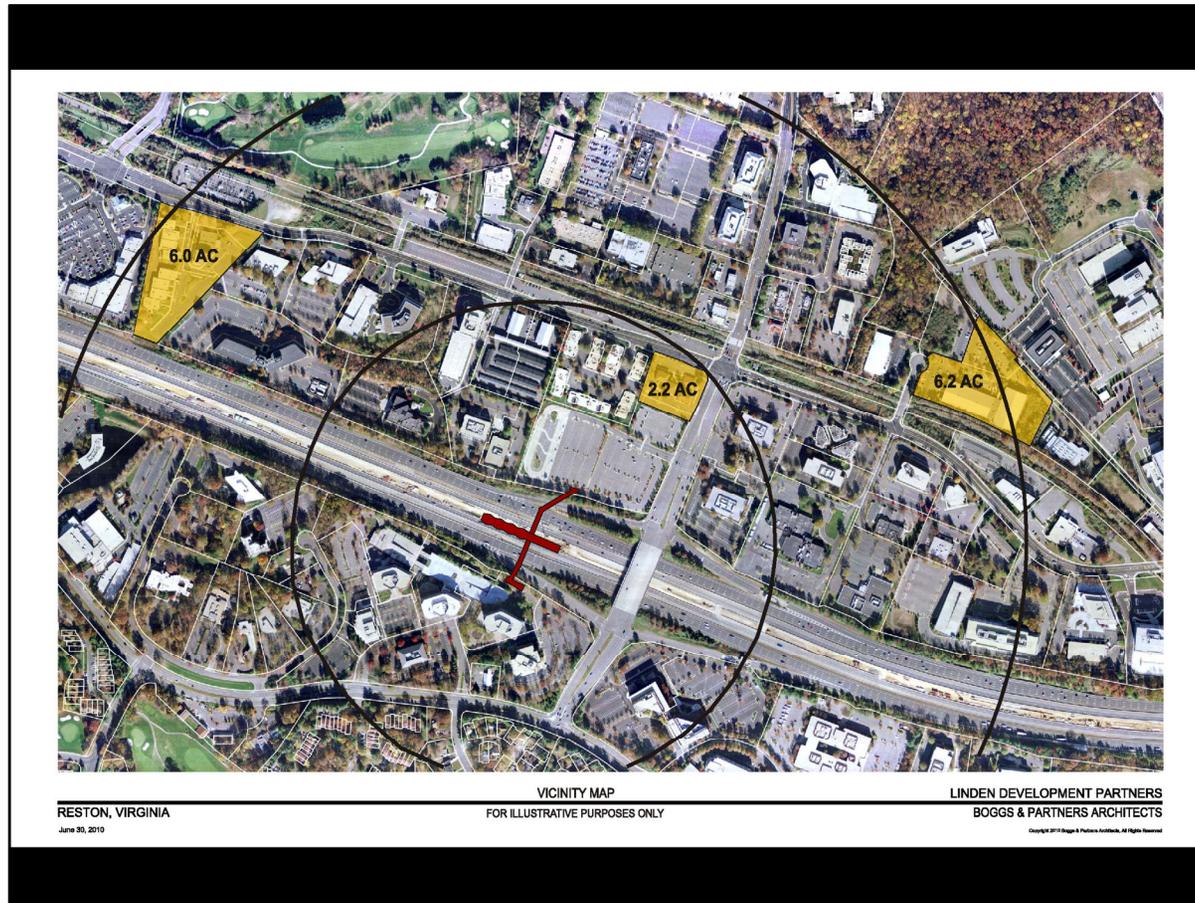
LINDEN DEVELOPMENT

CONCEPTUAL RE-DEVELOPMENT OF LINDEN PROPERTIES

RESTON, VIRGINIA

June 30, 2009

BOGGS & PARTNERS
ARCHITECTS



- Linden Development owns over 14 acres in three locations within the ½-mile radius of Wiehle Metro Station.
- **Sunset Square**, located on the corner of Wiehle Ave. and Sunset Hills Rd. and adjacent to the County’s parcel, is 2.2 acres currently developed at 0.23 FAR office. Its three buildings are roughly 35 years old. We see this as a near-term re-development opportunity.
- **Triangle Park**, located adjacent to Plaza America and fronting both the Toll Rd. and Sunset Hills Rd., is 6 acres currently developed at 0.28 FAR of office/flex. Its four buildings are nearly 40 years old. We see this as a near-term re-development opportunity.
- **SkateQuest**, located on Michael Faraday Ct., is 6.2 acres currently developed at 0.25 FAR as an indoor ice skating rink. This is a longer-term re-development opportunity; likely the last of Linden’s three parcels to be re-developed.

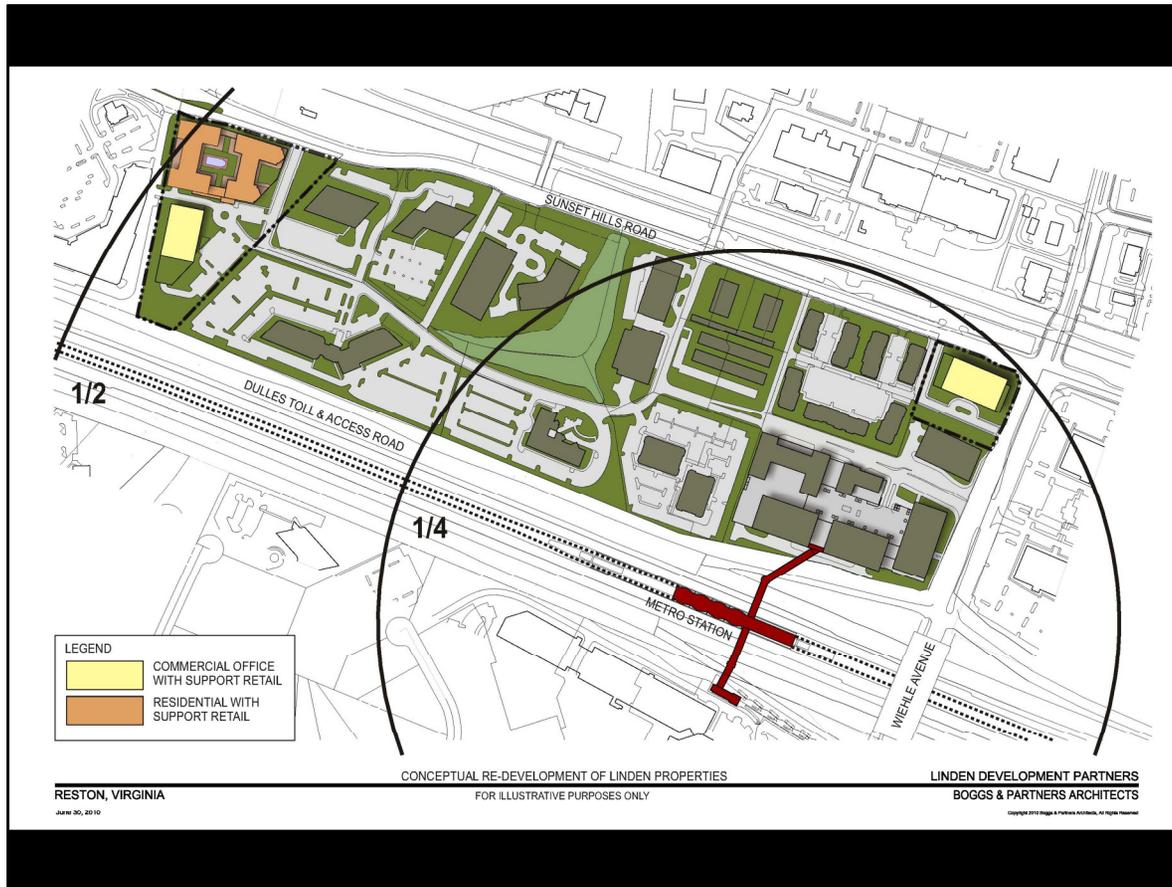


Grid of Streets

- Linden supports the concept for a grid of streets and are planning our Triangle Park property around a future street connection between the Wiehle Ave. Station and Plaza America. This streets cuts through the center of our parcel and makes it difficult to develop, however, street connectivity throughout the G-3 & G-4 land bays is too important to not plan for.
- Linden is showing the streets planned within the Comstock and Veatch re-zoning applications and extended the proposed Reston Station Blvd. through our Triangle Park property to Plaza America. We're showing a total of five connections to Sunset Hills Rd., a reduction from the eight existing today. Where possible the streets were located along property lines; that was not possible on the Kaiser property given the need to avoid the wetlands area.
- All streets are shown as vehicle, pedestrian and bike friendly.

Use Mix

- Linden is not proposing a specific Use mix, but rather a concept for Use mix allocation that differs from the current Comprehensive Plan language. We propose the Use mix be allocated over a larger area (e.g., one or two land bays) rather than by specific parcels which may hinder re-development.

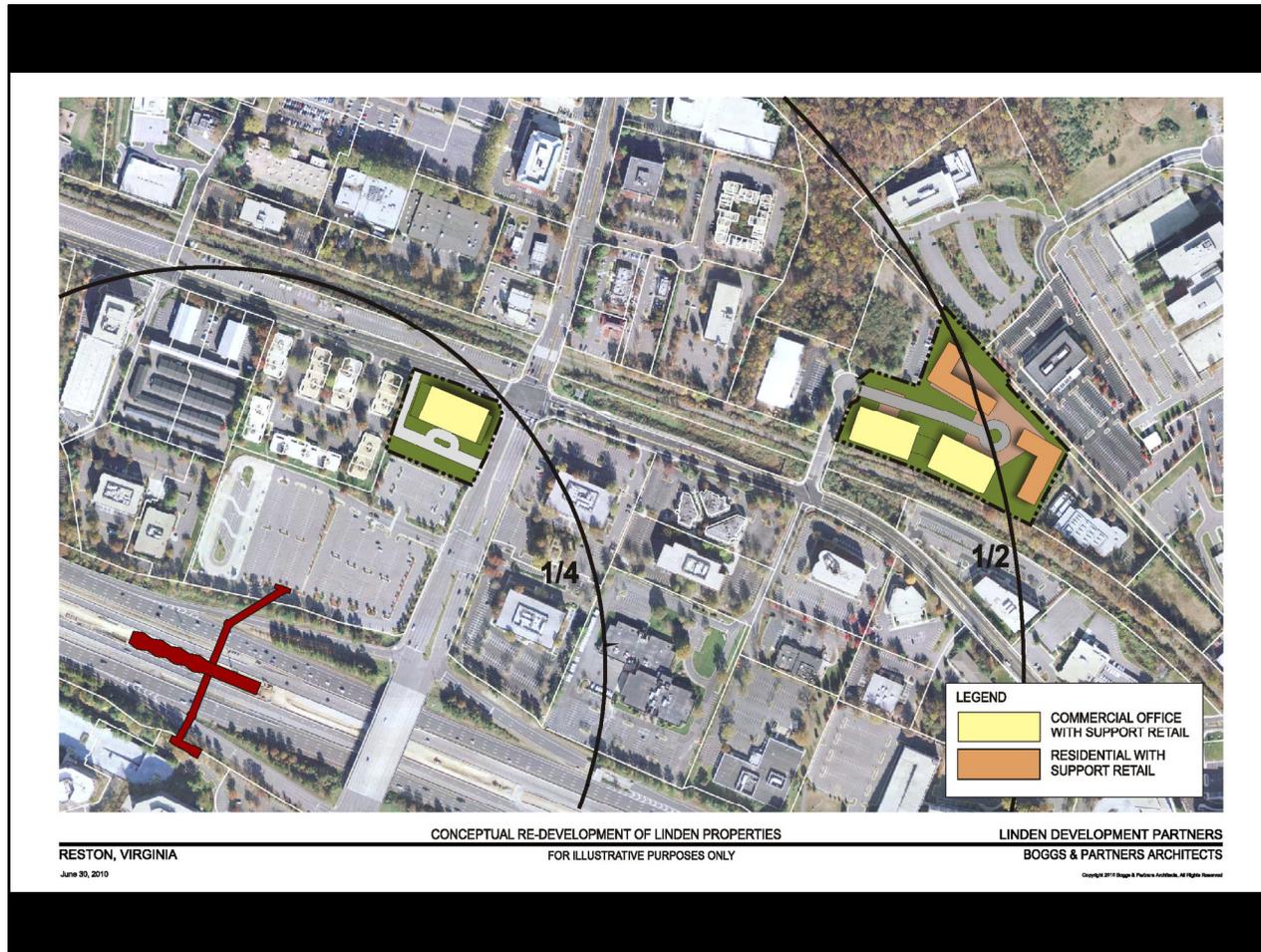


Sunset Square

- Linden proposes a single “signature” building having ground-level retail and 14 floors of office, totaling 350,000sf.
- The size of the site does not lend itself to more than one building, therefore, Linden is not proposing a mix of residential. Parcel consolidation is not likely for this parcel given that our neighbor to the south is Fairfax County (just signed a 99-year lease with Comstock) and to the west are office condos with 27 different unit owners.
- Linden has had discussions with the County and Comstock about acquiring the 1-acre of land south and contiguous Sunset Square in order to expand our parcel and introduce a park. The discussions are preliminary and ongoing.

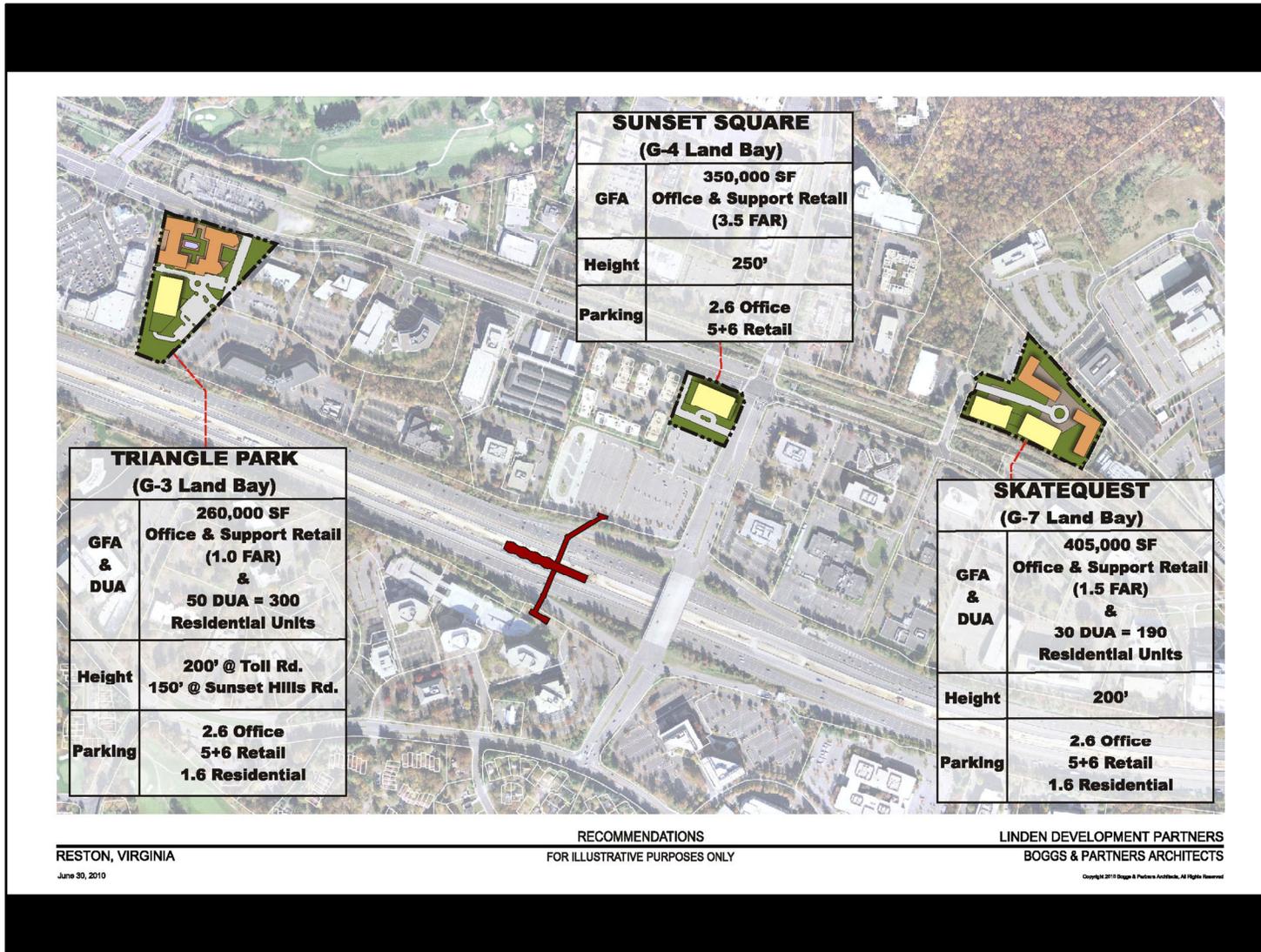
Triangle Park

- Linden proposes a mixed use development, including one 260,000sf building of office and support retail, along the Toll Rd. and 300 residential units spread over two buildings located along Sunset Hills Rd.



SkateQuest

- Linden proposes a mixed use development, including two buildings of office Use and support retail totaling 405,000sf and 190 residential units spread over an additional two buildings.



- This slide shows the summary of our proposed development at each of Linden’s three properties.
- Each of our proposals include parking at today’s code minimum. We ask the Sub-Committee to recommend that the County not require below-code minimum parking. Less parking means those affected projects are less competitive in the marketplace, which in turn hinder re-development in the area.