AvalonBay COMMUNITIES, INC.
2900 Eisenhower Avenue, Suite 300 ▲ Alexandria, VA 22314 ▲ Tel (703) 329-6300 ▲ Fax (703) 329-1459

February 22, 2008

Mr. Clark Tyler
SAIC
7327 Eldorado Street
McLean, VA

RE: Tysons West Building Heights along the Dulles Toll Road

Mr. Tyler:

Thank you for meeting with us on February 19th to discuss the proposed plans for our Tysons West property. Per our conversation, we are writing regarding building heights on certain Tysons West parcels adjacent to the Dulles Toll Road.

The area highlighted on the enclosed aerial photographs includes three adjacent properties owned by separate but cooperating parties. The combined area offers 1,050 feet of continuous Toll Road frontage and a total 15.6 acres.

Specifically, the owners of these properties are urging the Tysons Land Use Task Force to treat the northern edge of the Tysons West neighborhood differently than it treats other Tysons Corner "edges." While the practice of scaling down building heights toward edges is necessary in most of Tysons Corner, we believe that this particular edge warrants unique treatment for the following reasons:

1) Unlike other edges, this one does not directly abut a residential neighborhood; the Toll Road is 420 feet wide at this location and provides a substantial buffer from the residential neighborhood on the opposite side. In fact, the nearest single family home is approximately 635 feet from building setback lines.

2) These parcels offer unique opportunities for Toll Road visibility, which office tenants value; as such, this area provides an ideal location for headquarters office buildings.

3) The location's proximity to the Toll Road interchange at Leesburg Pike offers tremendous automobile accessibility, thereby helping to mitigate the impact of through-traffic within Tysons.

For these reasons, we urge the Tysons Land Use Task Force to recognize this "edge" of Tysons Corner as unique due to its Toll Road adjacency and, therefore, to recommend building heights of up to 225 feet in this location. For reference, the Gannett and Capital One buildings, both of which enjoy similar highway visibility, are 226 and 227 feet tall respectively.

A rendering of the proposed development plan for the center parcel (8520 Tyco Road, owned by AvalonBay Communities, Inc.) is attached. It illustrates the potential for such an office building along the Toll Road and two residential communities on the new Tysons West street grid. Similar office building layouts are possible on the two adjoining properties, thereby allowing the

development of a coordinated office destination with concentration sufficient to attract high-quality tenants.

We would appreciate it if you would share our request with the entire Land Use Task Force and with PB Placemaking. Please let us know if you have any questions or would like any additional information. Thank you for your consideration.

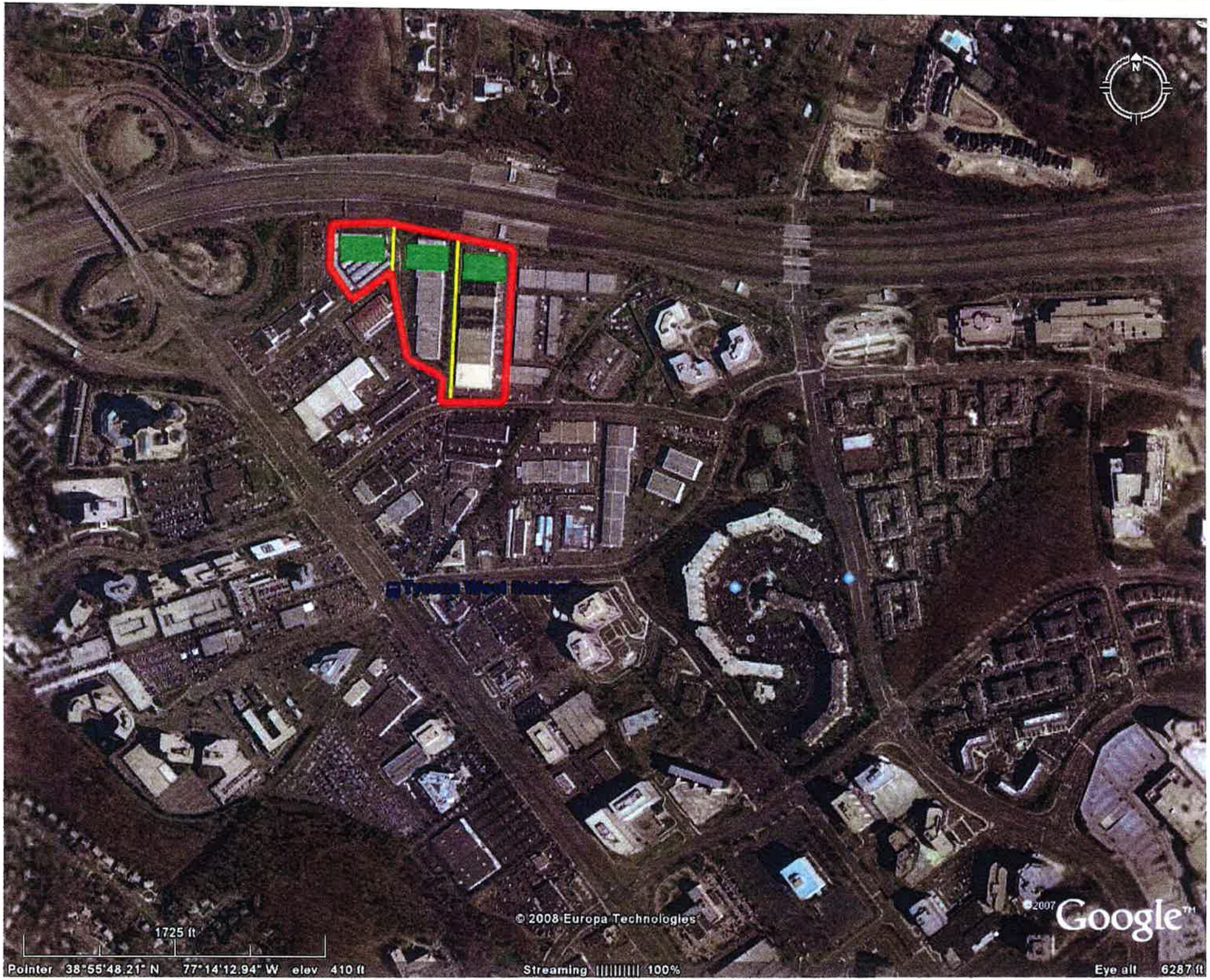
Sincerely,

Jonathan Cox

Jonathan B. Cox
Senior Vice President
AvalonBay Communities, Inc.

Enclosures: Aerial Photographs
Rendering of Proposed Development

CC: Elizabeth Marchant, TMS Limited Partnership (owner of 8608 Leesburg Pike)
Don McIlvaine (owner of 8500 Tyco Road)
Art Walsh, Walsh Colucci Lubely Emrich & Walsh PC
Elizabeth Baker, Walsh Colucci Lubely Emrich & Walsh PC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1725 ft
© 2008 Europa Technologies
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Pointer 38°55'48.21" N 77°14'12.94" W elev 410 ft
Streaming 100%
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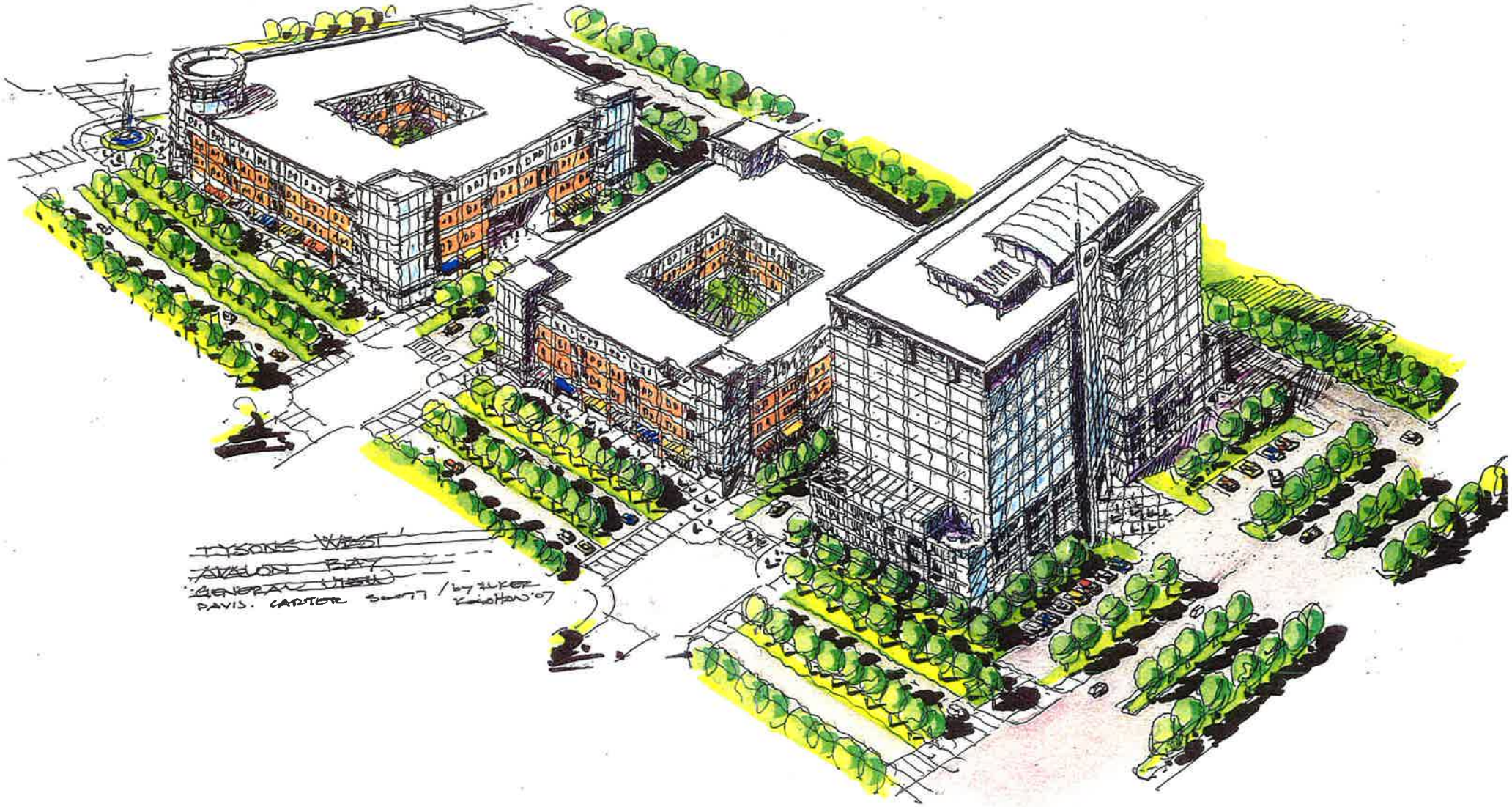
TYSONS WEST
AVALON BAY
GENERAL VIEW
DAVIS. CARTER 5-07 / by ILKER
KOSOHAN '07

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Date: April 11, 2008

To: Tysons Corner Land Use Task Force

From: Jonathan Cox, Senior Vice President

RE: Draft Summary of Findings – Tysons West Plan

I am writing in response to the Tysons West portion of the Draft Summary Findings dated February 27, 2008. AvalonBay Communities, Inc. owns a 5.5 site at 8520 Tyco Road that we plan to redevelop in 2010 as multifamily rental housing and office. I have enclosed a map highlighting the location of the parcel as well as a rendering of our proposed redevelopment plan.

The Task Force has made tremendous progress in establishing a vision for the new Tysons Corner over the past three years. The Draft Summary Findings document represents an impressive distillation of this vision and progress. There are, however, a few elements of PB Placemaking's Tysons West draft plan (pp. 22-23) that concern us. Please consider the following issues as the Task Force proceeds to the next stage of the design process:

1) The proposed street grid ignores existing property lines and ownership patterns – please honor the coordinated plan proposed by the Tysons West property owners. The Tysons West neighborhood has the potential for rapid redevelopment. However, the feasibility of redevelopment is contingent upon the appropriate alignment of the proposed street grid. The grid proposed in the Draft Summary Findings does not honor existing property lines and ignores redevelopment obstacles such as long-term lease obligations. A consortium of Tysons West landowners hired Doug Carter (Davis Carter Scott) and Art Walsh (Walsh Colucci) in 2006 and has proposed to the Task Force and County a coordinated redevelopment plan totaling approximately 60 acres. This plan proposes a new street grid very similar to the one in the Draft Summary Findings, but the key difference is that it takes ownership considerations and other encumbrances into account. While the grid alignment differences are relatively minor, they could impact the feasibility of redevelopment enormously. To ensure that the proposed plan will actually be implemented within a reasonable timeframe, I urge you to consider the consortium's proposed grid alignment honoring property lines.

2) Public Open Space should be designated only in areas where density is being offered as a tradeoff. Achieving sufficient public open space is a crucial element of the Tysons Corner redevelopment. However, an equitable method of designating specific areas for public use must be utilized. As currently proposed, the AvalonBay property is outside of the Tysons West TOD boundary (p. 18 "Intensity" plan), and therefore does not receive any increase in density beyond the Base Case – nonetheless, nearly a third of the property is designated as a public park. A more just solution is to designate public amenities in areas also receiving the benefit of increased density.

3) The Dulles Toll Road "edge" should be treated differently than other Tysons Corner edges. The area between the Toll Road and Tyco Road, from Leesburg Pike to Spring Hill Road, deserves special consideration. This "edge" is quite unique and should be recommended for higher densities than a typical edge due to the following distinctions:

- Unlike other Tysons Corner edges, Tysons West does not directly abut a residential neighborhood; the Toll Road is 420 feet wide at this location and provides a substantial buffer from the residential neighborhood on the opposite side. The nearest single family home is approximately 635 feet from building setback lines.

- These parcels offer unique opportunities for Toll Road visibility, which office tenants value; as such, this area provides an ideal location for headquarters office buildings. Headquarters locations are a critical part of the continued economic development of the corridor. The land along the Toll Road is already proposed as office in the draft plan – reasonable corresponding densities should be recommended to accommodate this development potential.

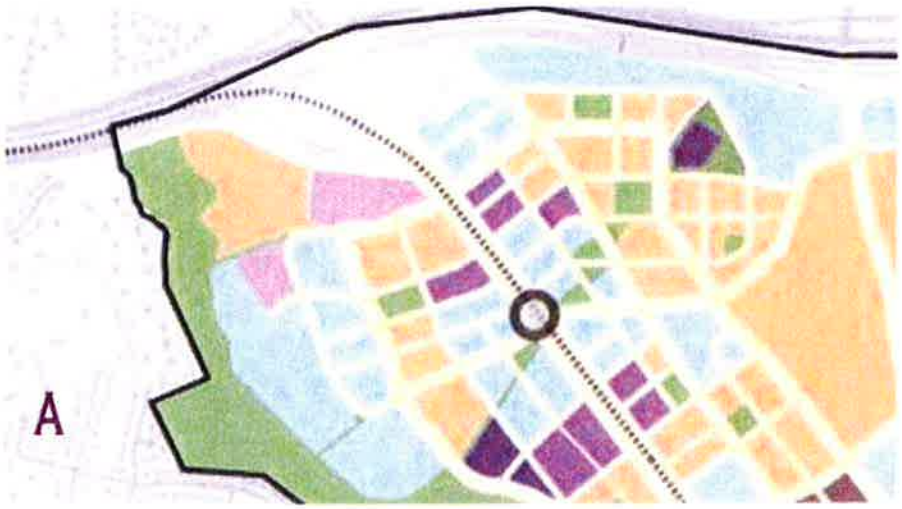
- This area, which is designated for office use, offers excellent Metro and automobile accessibility. At 1/3 mile from the Tysons West Metro Station, it is within reasonable walking distance for office workers. Immediate proximity to the Toll Road interchange at Leesburg Pike (and the proposed Greensboro Drive ramp) also offers excellent automobile accessibility, thereby helping to mitigate the impact of through-traffic within Tysons.

For these reasons, we urge the Tysons Land Use Task Force to recognize this "edge" of Tysons Corner as unique and to recommend appropriate building heights (up to 225 feet) and densities (up to 3.0 FAR) in this location. For reference, the Gannett and Capital One buildings, both of which enjoy similar highway adjacency, are 226 and 227 feet tall respectively.

I look forward to the upcoming work sessions on April 14th and 15th and to the continued evolution of the plan. Please let me know if you have any questions or wish to discuss these comments further. Thank you.

Enclosures: Property Location Map
AvalonBay Development Plan

CC: Doug Carter, Davis Carter Scott
Art Walsh, Walsh Colucci Lubely Emrich & Walsh PC
Elizabeth Baker, Walsh Colucci Lubely Emrich & Walsh PC



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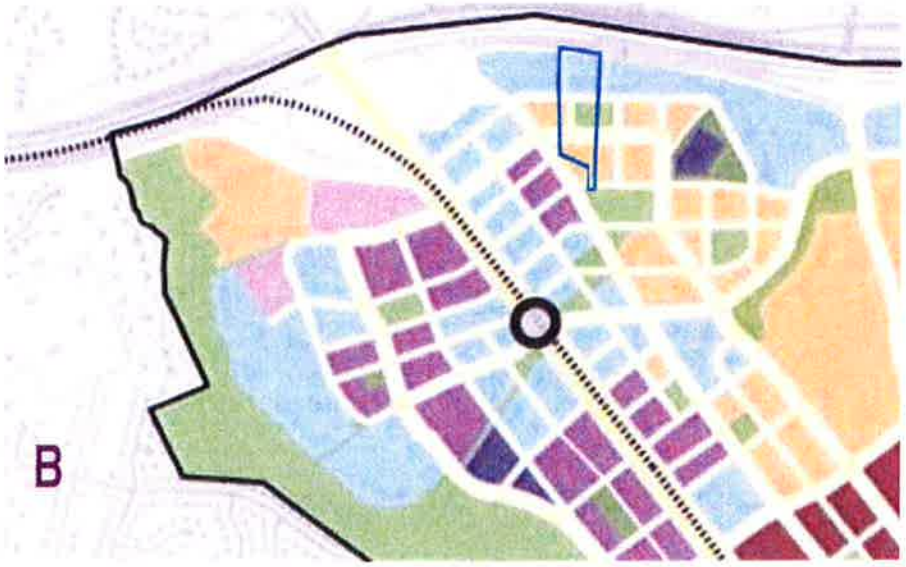

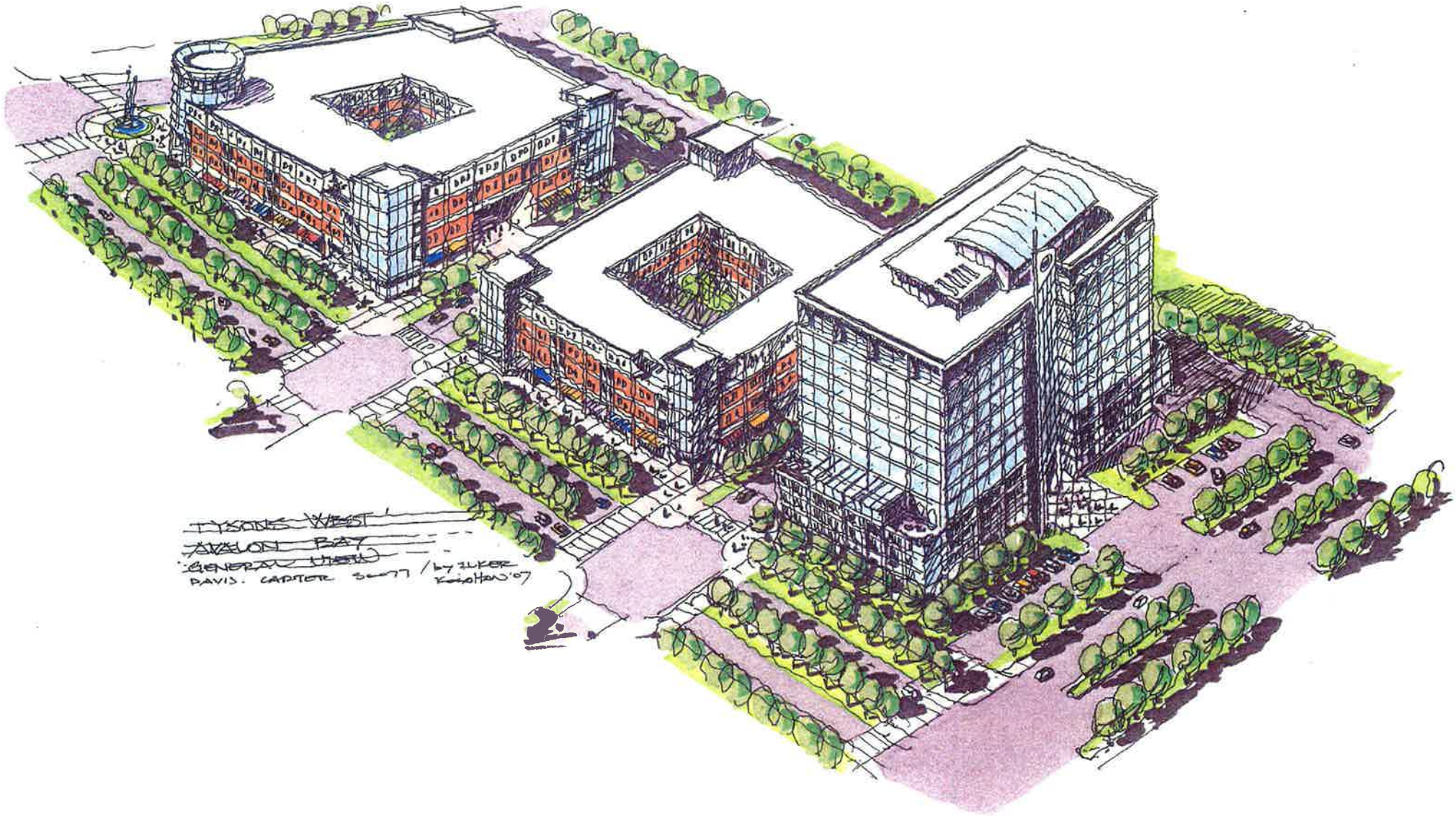
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