

February 22, 2008

Mr. Clark Tyler
SAIC
7327 Eldorado Street
McLean, VA

RE: Proposed Density at Avalon Crescent Property

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 the proposed density for a 19-acre property owned by AvalonBay Communities, Inc., currently home to Avalon Crescent apartment community (please see enclosed aerial photograph).

The Advanced Alternative Prototypes A & B dated 12/10/2007 both assign this property a density of 0-0.99 FAR. We believe that the density range assigned to this property should be higher for several key reasons:

- 1) This 19-acre property is owned by one entity and will be redeveloped in the future. Unlike some of the neighboring condominium communities which have hundreds of individual owners, Avalon Crescent is a rental apartment community wholly owned by AvalonBay Communities, Inc.
- 2) Tysons Corner needs more housing in order to balance the existing housing/jobs deficit. This 19-acre property presents a rare opportunity to redevelop a large tract into medium-density residential. The existing low-density community includes 558 apartment homes for a total FAR of approximately 0.75. If redeveloped to a density of 2.0 FAR, for example, approximately 1,655 apartment homes could be developed, for a net gain of 1,097 homes.
- 3) A sizeable portion of the property lies within the ½ mile radius of the Tysons Central 7 Metro Station. A property within ½ mile of a mass transit station should be encouraged to add density, not restricted to an FAR of 0-0.99. This is especially true when the anticipated use is residential, as residents are quite willing to walk ½ mile or more to transit.
- 4) The Circulator route proposed in Prototype B runs along the entire northern edge of the property (Westpark Drive) and also bisects the property (Park Run Drive).

In light of this information, we urge the Tysons Land Use Task Force to increase the proposed density for this property to a more appropriate level of 2.0 – 2.49 FAR.

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

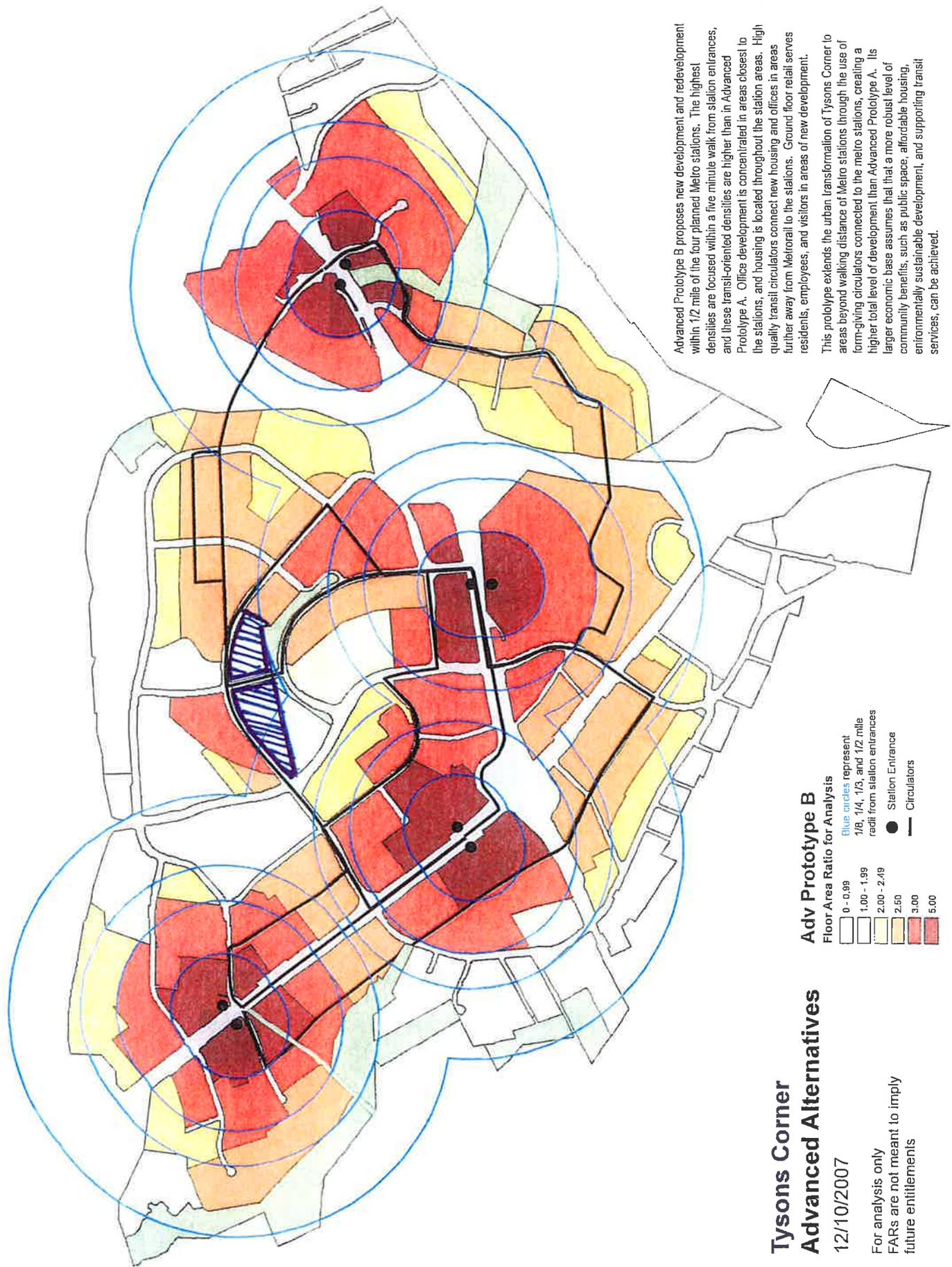
Jonathan B. Cox
Senior Vice President
AvalonBay Communities, Inc.

Enclosures: Aerial Photographs
Advanced Prototype B Map

CC: Art Walsh, Walsh Colucci Lubely Emrich & Walsh PC
Elizabeth Baker, Walsh Colucci Lubely Emrich & Walsh PC



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**Tysons Corner
Advanced Alternatives**
12/10/2007

For analysis only
FARs are not meant to imply
future entitlements

**Adv Prototype B
Floor Area Ratio for Analysis**



Advanced Prototype B proposes new development and redevelopment within 1/2 mile of the four planned Metro stations. The highest densities are focused within a five minute walk from station entrances, and these transit-oriented densities are higher than in Advanced Prototype A. Office development is concentrated in areas closest to the stations, and housing is located throughout the station areas. High quality transit circulators connect new housing and offices in areas further away from Metrorail to the stations. Ground floor retail serves residents, employees, and visitors in areas of new development.

This prototype extends the urban transformation of Tysons Corner to areas beyond walking distance of Metro stations through the use of form-giving circulators connected to the metro stations, creating a higher total level of development than Advanced Prototype A. Its larger economic base assumes that that a more robust level of community benefits, such as public space, affordable housing, environmentally sustainable development, and supporting transit services, can be achieved.

Date: April 11, 2008
To: Tysons Corner Land Use Task Force
From: Jonathan Cox, Senior Vice President 
RE: Draft Summary of Findings – Avalon Crescent

I am writing in response to the Draft Summary Findings dated February 27, 2008, specifically regarding the proposed density of a 19-acre site owned by AvalonBay Communities, Inc. and currently home to Avalon Crescent apartment community (please see enclosed location map).

While the precise density recommendation for this site is somewhat unclear in PB Placemaking's draft plan, it appears to be 0-0.99 for Prototype A and 2.0-2.49 for Prototype B, depending on the Circulator. For the following reasons, we believe that the site is deserving of an FAR of 2.0 – 2.49 regardless of the Circulator's location:

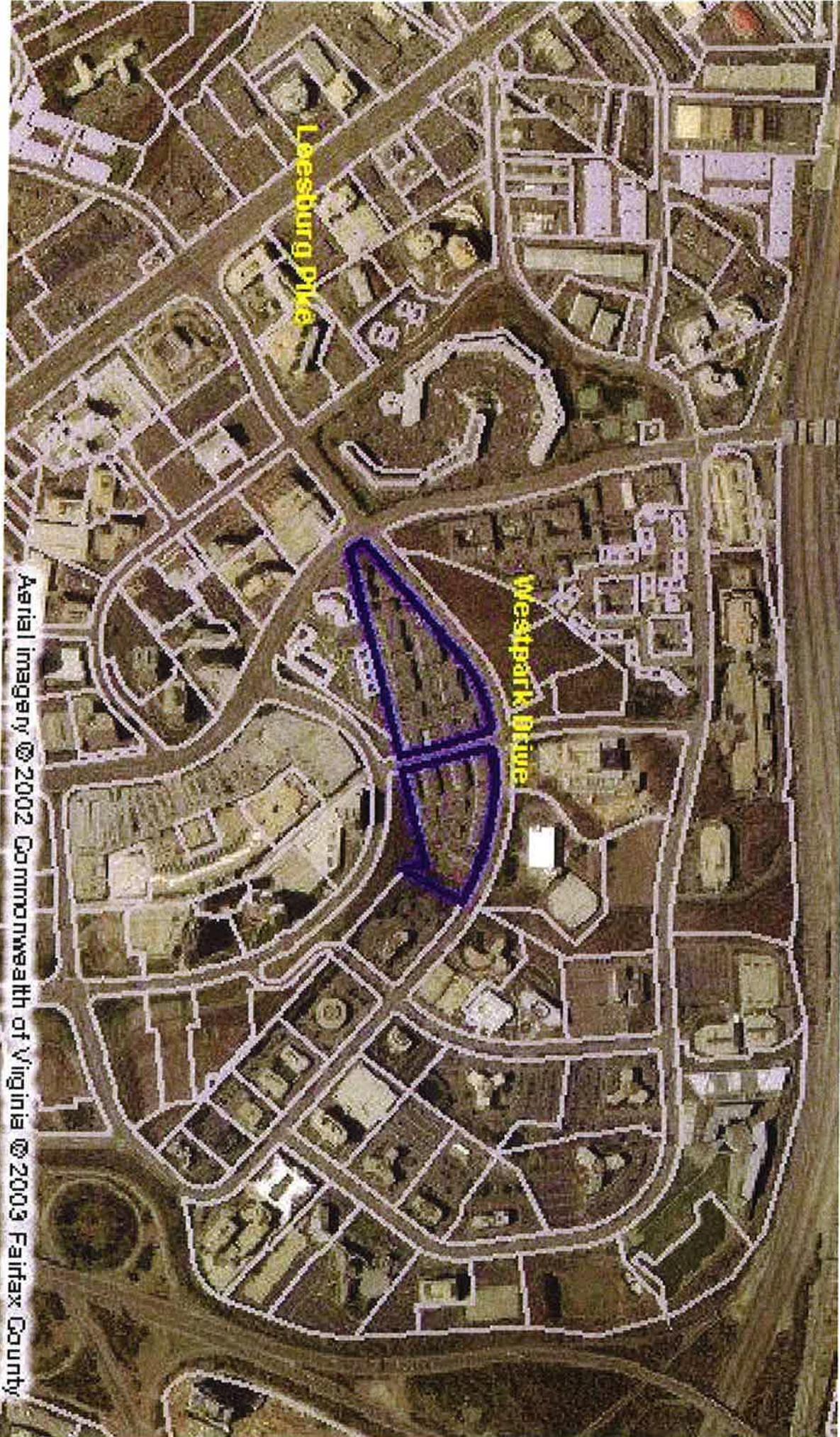
- 1) This 19-acre property is owned by one entity and will be redeveloped in the future. Unlike some of the neighboring condominium communities that have hundreds of individual owners, Avalon Crescent is a rental apartment community wholly owned by AvalonBay Communities, Inc.
- 2) Tysons Corner needs more housing in order to balance the existing housing/jobs deficit. This 19-acre property presents a rare opportunity to redevelop a large tract into medium-density residential. The existing low-density community includes 558 apartment homes for a total FAR of approximately 0.75. If redeveloped to a density of 2.0 FAR, for example, approximately 1,655 apartment homes could be developed, for a net gain of 1,097 homes. At 2.49 FAR, the net gain would be 1,500 homes. Both of these densities can be achieved in wood-frame construction, resulting in a relatively affordable housing option as compared with the higher cost high-density planned around the Metro stations. The redevelopment of the site at a higher density also adds to the stock of units technically designated as affordable.
- 3) A sizeable portion of the property lies within the ½ mile radius of the Tysons Central 7 Metro Station. A property within ½ mile of a mass transit station should be encouraged to add density, not restricted to an FAR of 0-0.99. This is especially true when the anticipated use is residential, as owners of over 170 apartment communities in urban areas around the US, we know that residents are quite willing to walk ½ mile to transit.

In light of this information, we urge the Tysons Land Use Task Force to increase the proposed density for this property to a more appropriate level of 2.0 – 2.49 FAR.

Please let me know if you have any questions or wish to discuss further. Thank you.

Enclosures: Property Location Map

CC: Art Walsh, Walsh Colucci Lubely Emrich & Walsh PC
Elizabeth Baker, Walsh Colucci Lubely Emrich & Walsh PC



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