



E-Mail and By Overnight Mail

January 31, 2008

Mr. Clark Tyler
Chairman, Tysons Land Use Task Force
Fairfax County Department of Planning & Zoning
12055 Government Center Parkway, Suite 730
Fairfax, VA 22035

Re: Redevelopment of Post Tysons Corner

Dear Chairman Tyler:

Post Properties is the owner of *Post Tysons Corner*, formerly Lincoln at Tysons, which is located on International Dr., between Jones Branch and Westpark Drives. *Post Tysons Corner* is a 20 year old community that consists of 499 rental homes on 15.8 acres of land.

Although I support the efforts of the Tysons Land Use Task Force to re-plan Tysons Corner, I wish to call your attention to an apparent oversight regarding our property.

Upon review of the recently released *Advanced Prototypes A+B*, it appears that our site has been designated for little or no additional density above the current 30 units/acre. I must assume that because our site is bordered by three tracts that are not available for redevelopment (the Rotunda Condominiums, Fountains Condominiums and Parc Crest, a 3.0 FAR mixed use development currently under construction), the Task Force may have overlooked the strategic opportunity our site presents.

As such, please note the following facts about our parcel:

- Our site comprises the entire eastern frontage along International Dr. between Jones Branch and Westpark Drives, of which 100% falls within the "1/2 mile radii" of two proposed metro stations.
- Our site is adjacent to the existing Metro Transit station: one block from the Dulles Toll Road interchange and Freddie Mac; and a short walk to Gannet and 2 mm sf of existing office space.
- Our site is located, equal distance between Gannet and the proposed Tysons West Station.
- Our site presents an immediate redevelopment opportunity because:
 - The site has not been sold as condos, and is wholly owned by Post Properties.
 - Post Properties is an experienced mixed-use developer (see Pentagon Row, Arlington).
 - The current buildings are 20 years old, fully depreciated and are ripe for redevelopment.
- This site currently houses a critical Fairfax County water pumping station, which DPW has expressed an interest in modernizing or expanding.

Post Properties, Inc.

1921 Gallows Road | Suite 120 | Vienna, VA 22182

Phone 703.448.4330 | Fax 703.442.7562

www.postproperties.com

Enclosed, please find a summary of this site and a conceptual development plan that may include the following highlights:

	Exist. Comp. Plan	Redevelopment Concept	
		Plan I	Plan II
Floor Area Ratio	.60 or 30 units/acre	+/- 2.60	+/- 1.60
Multi Family Homes	499 (+20 years old)	+/- 1,600	+/- 950
Non-market Rate Homes	0%	+/- 12%	+/- 12%
Retail/Commercial	0 sf	+/- 50,000	+/- 10,000 sf
Public Open Space	0 acre	+ 4 acres*	+ 2 acres*
		* <i>Plazas, parks and/or passive green space.</i>	
Build Out Period	n/a	+ 15 years	+ 10 years
Real Estate Taxes**	\$1.04 mm/year	+/- \$2.5 mm/year	+/- \$4.00 mm/year

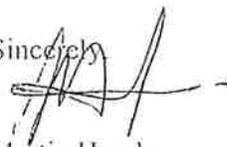
***Based present value of 2008 estimates*

Given the strategic location of our site and the community's stated interest in immediately adding housing and retail near current employers, it is imperative that our site be considered for an increase in base density, irregardless of proposed metro stops or circulator routes.

Although Post Properties supports rail through Tyson and we will continue to work within the community and the Fairfax Chamber to achieve that goal, we feel *Post Tysons Corner* presents a realistic opportunity to develop a high-density, smart growth community that will benefit the current and future Tysons Corner.

Thank you for your attention to this matter.

Sincerely,


Martin Howle,
Executive Vice President

C: Ms. Linda Smyth, Providence District
Sterling Wheeler, Planning Division, DPZ
Members of the Tysons Land Use Task Force

Enclosure



By E-mail

January 22, 2008

Mr. Clark Tyler
Chairman, Tysons Land Use Task Force
Fairfax County Department of Planning & Zoning
12055 Government Center Parkway, Suite 730
Fairfax, VA 22035

Re: Tysons Corner Potential Circulator System

Dear Chairman Tyler:

Post Properties is the owner of Post Tysons Corner (formerly Lincoln at Tysons), which is located on International Drive, between Jones Branch and Westpark Drives. Post Tysons Corner consists of 499 apartments on 15 acres of land and represents one of the few large single-owner, residential parcels in Tysons Corner.

I have been following the Tysons Land Use Task Force efforts to re-plan Tysons Corner in anticipation of Metrorail. From recently released maps, I have seen proposals to include a circulator system to move people around Tysons and to the planned transit stations. Although I applaud this concept, I am perplexed by the circulator route depicted on the maps as it appears that many major roads in Tysons are not included.

I specifically call your attention to International Drive and Jones Branch Drive, both established roads that directly service high concentrations of existing employment and residential uses.

- International Drive is one of the few north-south collector/distributor roads in Tysons, yet a circulator route is proposed on only small segments of the road, none of which are located in northern Tysons.
- Jones Branch Drive, which serves as a vital east-west connection through northern Tysons, is void of circulator service.
- Finally, there appears to be an overall lack of connectivity from the abundant residential and commercial users of north Tysons to the Tysons West station.

To achieve the stated objective of transforming Tysons from an automobile-dominated suburban center to a transit-friendly city, it is imperative that any future circulator system serve the large existing and planned employment centers and residential hubs of north Tysons. Further it

Post Properties, Inc.

1921 Gallows Road | Suite 120 | Vienna, VA 22182

LA0133767.DOC | Letter to Tyler from Post Properties 002544800000 | Fax 703.442.7562

www.postproperties.com

appears logical that the most efficient and effective route, would generally follow established thoroughfares.

I trust the current alignment of the circulator is an initial draft on the part of the Task Force and that the draft alignment will be revised to fully and efficiently service the current and future needs of north Tysons.

I would appreciate it if you could ensure that this letter is distributed to all members of the Land Use Task Force. Please call if I may assist you further. Thank you for your attention to this matter.

Sincerely,

Martin Howle,
Executive Vice President

cc: Sterling Wheeler, Planning Division, DPZ
Leonard Wolfenstein, FCDOT