

RMC-TYCO, LLC
A Ravenwood Company
11244 Waples Mill Road
Fairfax, Virginia 22030

April 14, 2008

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

Re: Property in Tysons at 8501 Tyco Road
Tax Map Reference 29-3 ((1)) 57G and 29-1 ((1)) 18C ("the Rinaldi Property")

Dear Chairman Tyler and Members of the Tysons Land Use Task Force:

As the owner of the above-referenced property, I am writing to comment on preliminary planning concepts being considered by the Tysons Land Use Task Force and its consultant, PB Placemaking. The Rinaldi property is 3.3 acres in size and is located in the Tysons West District, just over 1/8 mile from the proposed station, and I have attached a tax map outlining the property for your reference. In the PB Placemaking Report to the Tysons Task Force dated February 27, 2008, the Prototype A map (see enclosure) shows residential use on the western half of the Rinaldi property and park/open space on the eastern half. The Prototype B map (see enclosure) shows all of the Rinaldi property as park/open space. While parks and open space are an important aspect of urban life, I am concerned that the entire Rinaldi parcels would be required for park/open space. I could support park on a portion of our site only if the planned FAR intensity from the park area could be constructed on the balance of the site, within the required height and bulk regulations. Otherwise, there will be no incentive to redevelop the site from its current use.

Currently, Tyco Road borders the Rinaldi property on the north. The proposed circulation plan retains Tyco Road and adds new roads along the eastern, western and southern boundaries, once again raising concern that four roads will limit the ability to redevelop the Rinaldi property. The road along the eastern edge of the property appears to be an extension of Greensboro Drive, and thus will be a fairly wide road. The alignment of Greensboro Drive Extended also traverses an adjacent business condominium development. Given the condominium ownership, it is unlikely that the proposed alignment will be feasible. The alignment of the grid of streets should be scrutinized to ensure they limit impact on any one

parcel and that they are reasonably feasible based on ownership patterns and engineering constraints.

The potential circulator routes do not serve areas west of the Tysons West station. It would be prudent to plan a circulator along Spring Hill Road, Tyco Road or Greensboro Drive Extended to better serve this area.

I appreciate the work of the Task Force but urge you to consider these comments in your final deliberations. I would be happy to meet with you or provide additional information as you may determine necessary.

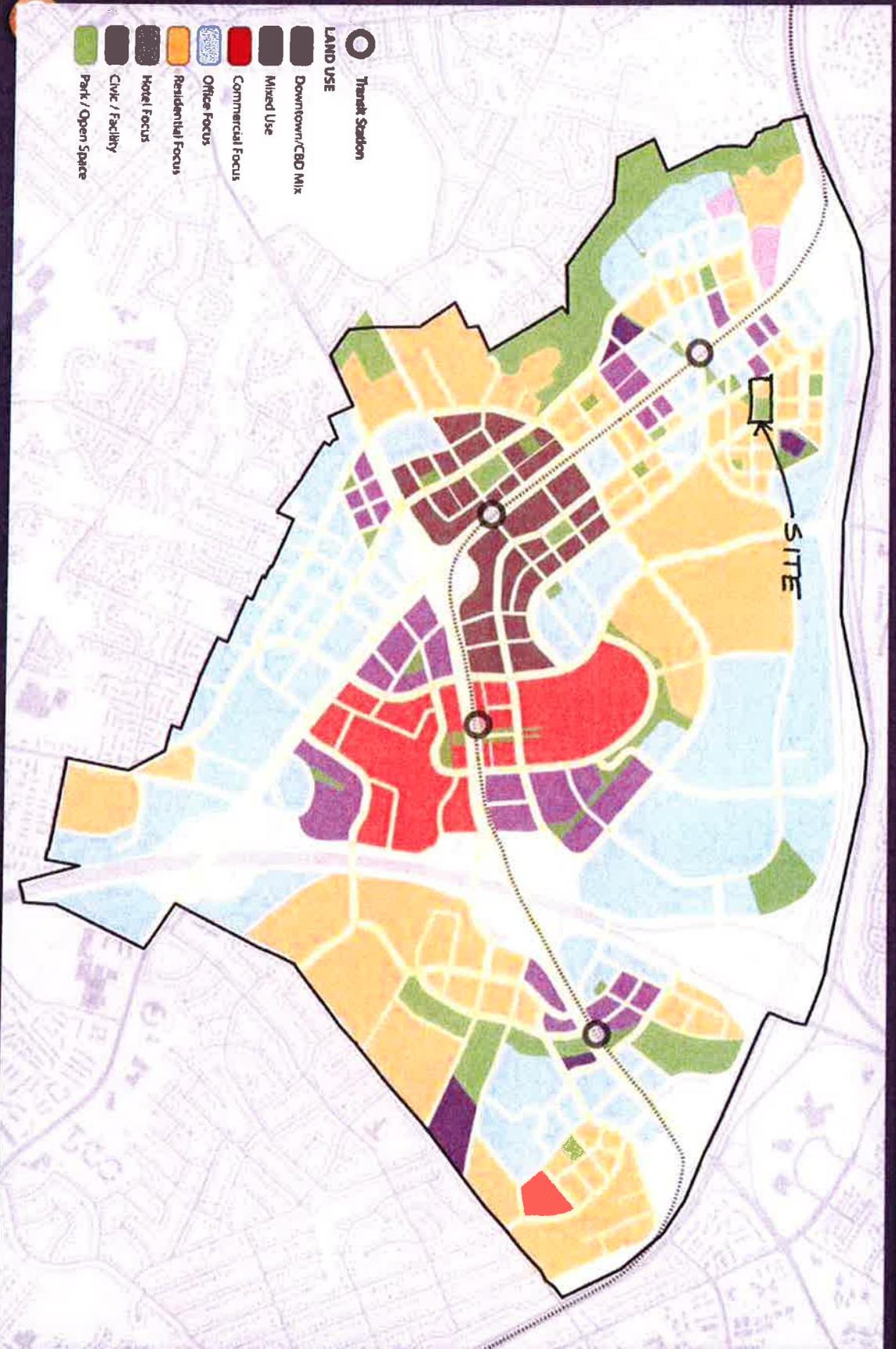
Very truly yours,

RMC TYCO LLC

A handwritten signature in black ink, appearing to read "Victor Rinaldi", written in a cursive style.

Victor Rinaldi

Prototype A: Land Use



Prototype B: Intensity

