



May 5, 2008

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

Re: Planning Designation for Campus Point Realty Property
Tax Parcel No. 39-2 ((1)) 13C

Dear Chairman Tyler and Members of the Task Force:

Campus Point Realty a wholly owned subsidiary of SAIC owns several properties in the Tysons Urban Center, but I am writing to comment about the planning concepts being proposed for the Campus Point Realty/SAIC site located at Gallows Road and Science Application Court in the Old Courthouse South District. The property is outlined on the enclosed map. Approximately 14.7 acres in size, the property is zoned I-3 Light Industrial District and is developed with a four story office building, data center and associated surface parking lots. The property is within the Dulles East Rail Taxing District and thus annually pays an additional tax to fund construction of the metro-rail extension.

I have recently reviewed the *Draft Preferred Concept: Land Use, Parks and Open Space* prepared for the Task Force by PB PlaceMaking. The land use map designates the CPRC/SAIC property as "Residential Focus." The intensity map calls for maintaining the intensity recommended in the existing Comprehensive Plan. You may not be aware that the Plan currently recommends that the site for office uses at a .50 FAR with an option to redevelop residentially at 8 -12 or 20 -30 dwelling units per acre.

I am concerned that the Residential Focus designation does not recognize our existing office use. While we may choose to redevelop to residential use in the future, this is only a potential long range use. At this time, we have no plans to change our office use. An office FAR of .50 is very low for an urban center and results in a suburban style of development not in keeping with the Task Force's vision. Even though this site is not adjacent to a planned Metro station, it is deserving of increased intensity. Due to its location adjacent to the Beltway, proposed HOT lanes and potential for connection via circulator or bus routes, this site should develop at a greater intensity than is currently planned.

I recognize that merely planning the site for Residential Focus is not tantamount to a zoning change, but it nevertheless may pose serious complications for us. Perhaps chief among our concerns is the severe effect this planning designation would have on our ability to obtain

Science Applications International Corporation

10260 Campus Point Drive San Diego, CA 92121-1578 tel: 858.826.6000 saic.com

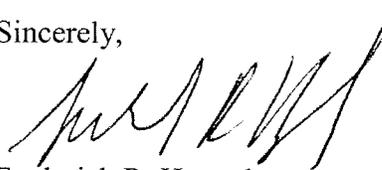
future approvals for any proposed building modifications, office expansion efforts, or other major changes to the property.

I respectfully ask that the Task Force give serious consideration to:

1. Designating the CPRC/SAIC site for a Mix of Uses meaning allowing either office or residential use;
2. Designating an intensity of 1.0 FAR for office use and a density of 8-12 or 20-40 dwelling units for residential use; and
3. Routing the circulator system in close proximity to major employers on the south side of Route 7.

I appreciate your attention to these comments and ask that you weigh these factors carefully as you lead the Task Force towards the conclusion of its work.

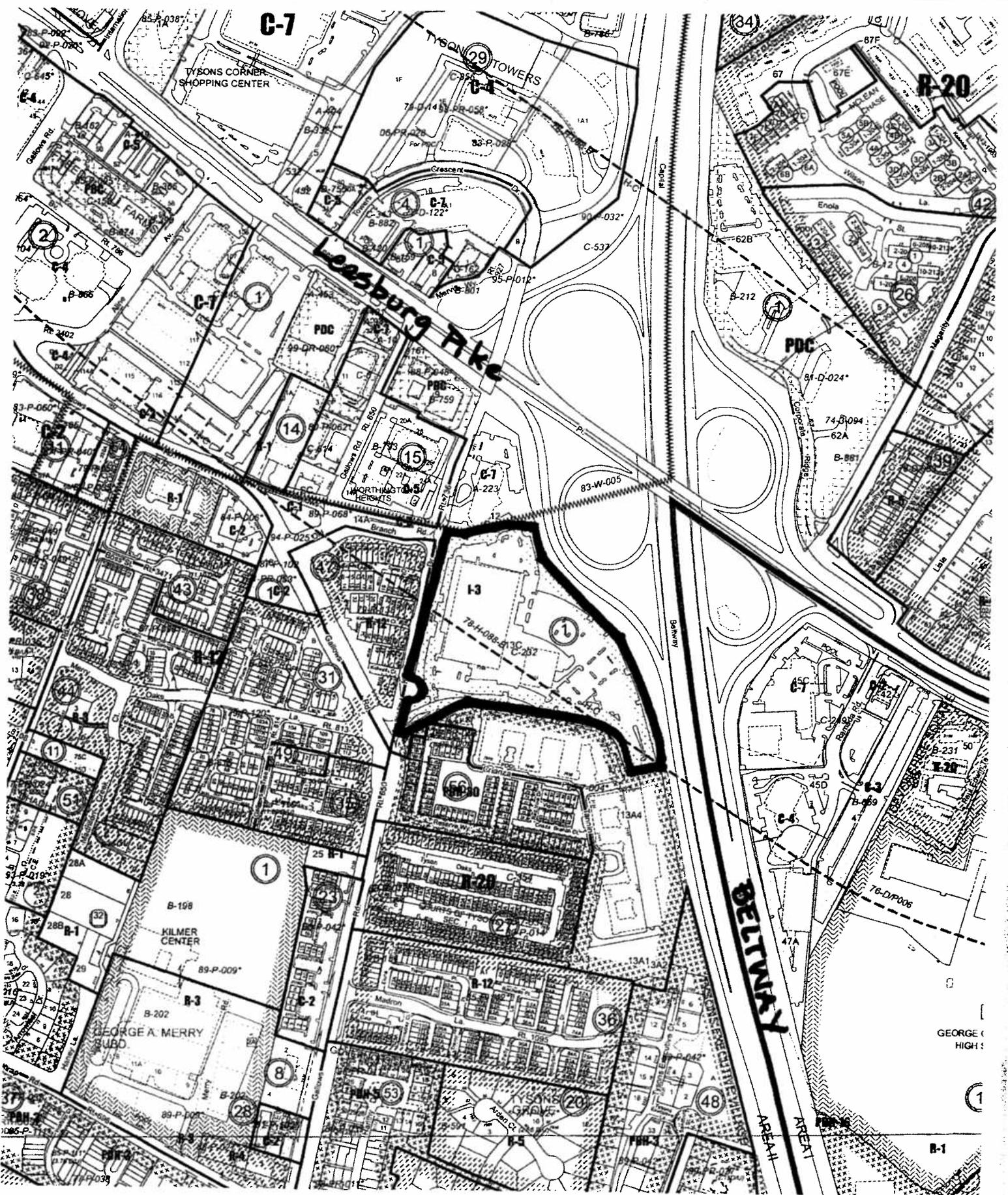
Sincerely,



Frederick R. Hazard
President Campus Point Realty
Senior Vice President for Real Estate SAIC

Enclosure

cc: Joe Renzetti
GB Arrington, PB Placemaking
Kenneth Lawrence
Sterling R. Wheeler
Martin D. Walsh
Elizabeth D. Baker



Campus Point Realty Property (SAIC)