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August 24, 2010

Regina C. Coyle  
Director, Zoning Evaluation Division  
Fairfax County Department of Planning & Zoning  
12055 Government Center Parkway, Suite 801  
Fairfax, VA 22035

Re: Application for Proffered Condition Amendment  
Applicant: Cityline Partners LLC  
Tax Map 30-3 ((28)) 4A1 and C1 (the "Application Property")

Dear Ms. Coyle:

Please accept the following as a statement of justification for a Tabs-only Proffered Condition Amendment ("PCA") and Generalized Development Plan Amendment ("GDPA") application affecting a 15.95 acre area in the WEST\*GATE development located in Tysons Corner. Concurrent with this application, the Applicant has also filed a request for a special exception to increase building height on a 2.936 acre portion of the Application Property.

The Applicant, Cityline Partners LLC, is the agent for Johnson I 7600 Colshire LLC and Taylor Colshire Meadow LLC, the owners of the Application Property which is located on the south side of Dolley Madison Boulevard (Route 123), on both sides of Colshire Drive. The Application Property is bordered on the west by Scotts Run and County-owned park land, on the south by existing office buildings, on the east by multi-family residential uses and office uses and on the northwest by the proposed transit facility serving the future Tysons East Metro station currently under construction. The Application Property is within ¼ mile of the Metro station entrance. The surrounding area includes properties zoned and developed to the C-3 and R-20 Districts.

The Application Property is zoned to the C-3 Office District and Highway Corridor (HC) District and is subject to the rezoning approvals associated with WEST\*GATE (RZ 92-P-001 and subsequent amendments). The approved GDPA identifies a number of land bays. The Application Property is part of Land Bay B; specifically Land Bay B-3, also referred to as the Johnson I and Johnson II sites, and Land Bay B-6, also known as the Taylor site. Land Bay B-3 is currently developed with two office buildings. The Johnson I building is approved for, and constructed with, 100,000 square feet of office use and the Johnson II building is approved for, and constructed with, 50,000 square feet. The Taylor site is approved for a 300,000 square feet of office uses but is undeveloped. The PCA application seeks to relocate 290,000 square feet of approved, yet unbuilt, office uses from the Taylor site to the Johnson II site. This will permit

development of a 340,000 square foot building on Johnson II and allow 10,000 square feet of office use on the Taylor site. There are no changes in use or increases in intensity proposed with this application; it is simply a modification of the tabulations to relocate approved intensity. All proffers governing the Application Property will be reaffirmed.

The Application Property is located within the Tysons East District of the Tysons Corner Urban Center of the Area II Comprehensive Plan (the "Plan"); specifically the Colshire Subdistrict. The base plan recommendation for the Colshire Subdistrict calls for office uses at varying intensities up to 1.0 FAR. The Conceptual Land Use Map indicates the Application Property is planned for office use. The proposed reallocation of approved intensity is in conformance with the Plan recommendations.

I appreciate your attention to this matter. Should you require any additional information, please do not hesitate to contact me.

Very truly yours,

WALSH, COLUCCI, LUBELEY, EMRICH & WALSH, P.C.



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