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Via Hand Delivery

October 25, 2010

Suzanne W. Lin
Fairfax County Department of Planning & Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035

Re: SE 2010-PR-023
Applicant: Cityline Partners LLC
Tax Map 30-3 ((28)) 4A1 pt. (the "Application Property")

Dear Ms.Lin:

I am pleased to submit this revised descriptive statement for the above-referenced application. Under separate copy today, you will be receiving four copies of a revised special exception plat from Bowman Consulting Group. As you will recall, the Applicant, Cityline Partners LLC ("Cityline Partners"), seeks approval of a Category 6 special exception to permit an increase in building height above that which is permitted by the Fairfax County Zoning Ordinance.

While the requested increase in building height is not affected by the revisions made to the application, the Special Exception Plat has been updated to show a revised footprint for the proposed office building. The footprint will allow the incorporation of a lecture hall and associated meeting space into the proposed office building. The inclusion of these facilities, which will be accessory to the office use, is important to The MITRE Corporation ("MITRE"), the contract purchaser of the Application Property. The application has also been revised to reflect the number of parking spaces proposed for the building and seek approval of a Parking Redesignation Plan in accordance with Section 11-101 of the Zoning Ordinance. Eight copies of the Parking Redesignation Plan are included with this submission.

Overview

The Application Property is located southeast of the intersection of Route 123 and Colshire Drive and is a 2.936 acre portion of the 10.76 acre parcel described as Fairfax County

Tax Map 30-3 ((28)) 4A1. It is part of the WEST*GATE Office Park. Zoned to the C-3 and Highway Corridor (HC) Districts, the Application Property is currently developed with a 50,000 square foot office building, referred to as the Johnson II Building.

This special exception application is being processed concurrently with a Proffered Condition Amendment ("PCA") application for the Application Property as well as adjacent properties. The PCA seeks to amend the tabulation on the Generalized Development Plan approved for WEST*GATE Park to reallocate 290,000 square feet of gross floor area to the Application Property. The combination of this reallocation of square footage and the 50,000 square feet of development existing on the Application Property will permit the construction of a building containing 340,000 square feet.

As set out above, MITRE is the contract purchaser of the Application Property. The proposed building will serve as an extension to MITRE's existing campus on Colshire Drive. The proposed building will provide a fourth office building on the MITRE campus and will be referred to as MITRE 4 ("MITRE 4").

In June 1992, the Board of Supervisors approved RZ 92-P-001 to rezone the 128.63 acre WEST*GATE property from I-3, I-4, C-2, C-7, R-1 and Highway Corridor (HC) Districts to the C-3 and HC Districts. This approval has subsequently been revised by six proffered condition amendment approvals; however, the Application Property remains zoned C-3. The WEST*GATE proffers permit the Application Property to be developed with office uses and allow its density to exceed 1.0 FAR so long as the floor area ratio ("FAR") across the Colshire Drive Area Land Bay does not exceed a FAR of 1.0. The WEST*GATE proffers limit building heights on the Application Property to 90 feet, unless a special exception is granted by the Board of Supervisors.

MITRE Background

MITRE operates Federally Funded Research and Development Centers for the Department of Defense ("DOD"), Federal Aviation Administration ("FAA"), Internal Revenue Service ("IRS") and Department of Homeland Security. Through contracts with these agencies, MITRE (a) addresses issues of national security, (b) assists national and military intelligence agencies in developing new approaches to producing, distributing and safeguarding intelligence information, (c) develops aviation simulations and (d) works to modernize the nation's tax administration system.

MITRE is currently operating in four Tysons Corner locations, including the campus and three smaller satellite offices (see Exhibit A). Ideally, MITRE would like to be campus centric, which would allow essential collaboration and knowledge sharing between its various departments. The existing situation with MITRE leasing office space in Tysons Corner is counter to its goal and generates regular vehicle trips between offices. To allow greater synergy between its departments and reduced travel between offices, MITRE seeks consolidation of its operations onto one site at the McLean campus.

The MITRE campus is a compact development providing 697,862 square feet of floor space. The campus' existing office buildings are internally linked allowing staff easy transition between departments and the various on-site amenities, including a cafeteria, fitness center, bank, convenience store and café.

The number of MITRE employees based at the campus has grown significantly over recent years. This increase in staff, the success of the organization and a need to consolidate MITRE operations in Tysons Corner into one campus has resulted in a requirement for additional office space at the McLean campus.

MITRE has recently submitted a separate application seeking rezoning approval for the construction of an additional building on its campus, known as MITRE 5. This building is proposed at the rear of the campus and would be constructed on an existing surface parking lot. To accommodate MITRE's existing operations in Tysons Corner on one campus and its short, medium and long term growth projections, Cityline Partners and MITRE ask for the County's support of the proposed MITRE 4 building.

Proposal

Cityline Partners seeks approval of a special exception application to increase the maximum building height permitted in the C-3 District. The proposed 340,000 square foot building will replace the existing 50,000 square foot structure and will be a maximum of 225 feet in height. The proposed architectural design of the building is harmonious with the existing buildings on the MITRE campus (see Exhibit B).

The proposed building will front onto Colshire Drive and will be linked to the MITRE campus and planned Tysons East Metro Station by existing and proposed sidewalks. An internal bridge connection is also proposed between the building and the adjacent MITRE 3 building. Primary vehicular access to the Application Property will be provided from an existing travel way running along the northern Application Property boundary. Secondary access will be provided onto Colshire Drive.

Importantly, the inclusion of the lecture hall and associated meeting rooms does not result in an increase in gross floor area or building height. The building footprint has been extended to the rear to allow floor space in a three-story wing; a comparable area of office space initially planned in the tower has been removed. Sheet 8 of the revised Special Exception Plat shows the lecture hall will be located to the rear of the MITRE 4 building. This will allow the facility to have a dedicated entrance and avoid visitors needing to use MITRE 4's main lobby and having to be screened by the building's security staff.

To serve a diverse set of government clients, MITRE hosts a number of lectures, seminars and presentations, with, among others, senior officials from Capitol Hill and the Pentagon. Examples of regular events currently hosted by MITRE include:

- The MITRE Innovation Exchange
- An annual FOCI (Foreign Ownership, Control or Influence) Seminar

- An Annual Federal Aviation Administration Systems Review Seminar
- A MNIS (Multinational Information Sharing) Cross-Command Seminar
- The MITRE Speakers Series

It is important for MITRE to host these types of lectures, seminars, presentations and meetings. As well as being able to facilitate collaboration between representatives of its sponsors and clients, it allows the organization to pursue a number of its objectives, including the sharing of cutting edge knowledge and experience and the fostering of an innovative and driven company. The proposed lecture hall and meeting room space will improve MITRE's ability to host these types of functions in a dedicated and purpose built space.

Parking Reduction

Under the initial submission of this application, MITRE 4 was to be served by the minimum parking standards required by the Zoning Ordinance for an office use of the Application Property. However, given the Application Property's location, in close proximity to the planned Tysons East Metro Station and bus services, and MITRE's available Transportation Demand Management activities, the Applicant would like to provide a reduced level of parking to serve the building. Pursuant to Section 11-101 of the Zoning Ordinance the Applicant has included a Parking Redesignation Plan, prepared by Gorove/Slade Associates, with this submission.

The Parking Redesignation Plan sets out the parking requirements for the Application Property under the C-3 zoning district and compares that parking ratio to the recommendations of the Tysons Corner Urban Center of the Area II Comprehensive Plan (the "Plan"). The requested parking redesignation will allow MITRE 4 to be served by a parking ratio of 1.61 spaces per 1,000 square feet of gross floor area, compared to the 2.6 space ratio currently applied to the Application Property. This parking ratio would be consistent with the Plan recommendations for the Application Property.

It is also important to note the benefit of the proposed parking reduction across the MITRE campus as a whole. The campus currently has a total parking ratio of 3.46 spaces. This ratio would be reduced to 2.88 spaces with approval of the requested Parking Redesignation Plan. This would allow the campus to provide a total parking ratio closer to that recommended by the Plan.

Comprehensive Plan Compliance

The Application Property is located within the Tysons East District of the Plan; it is more specifically located in the Colshire Subdistrict. While this application is being proposed under the Base Plan and not under the Redevelopment Option, it is appropriate to consider the intensities and building heights recommended for the Colshire Subdistrict in the Plan, which directly and specifically support this special exception.

The Comprehensive Plan's Conceptual Intensity Map indicates that the Application Property lies between 1/8 and 1/4 mile from the planned Tysons East Metro Station. This area is

identified as a Transit Oriented Development District for which there is no maximum floor area ratio (FAR). The Conceptual Land Use Map indicates the Application Property is planned for office use. The Building Height Concept in the Comprehensive Plan confirms the Application Property being located within Height Tier 2 and appropriate for building heights up to 225 feet.

The MITRE 4 building will be consistent with the intensity and building height recommended for the Application Property by the Comprehensive Plan.

Special Exception

The MITRE 4 building will be up to 225 feet in height and will include 14 floors and a penthouse. The Applicant respectfully requests approval by the Board of Supervisors of a special exception permitting an increase in building height pursuant to Section 9-607 of the Zoning Ordinance. As this is a request for an increase in height, the description of hours of operation and similar data required by Section 9-011, Paragraph 7, are not relevant. However, Section 9-607 sets out that increases in height shall only be provided in accordance with certain standards. Below is a description of how these standards are met with in this proposal.

- 1. An increase in height may be approved only where such will be in harmony with the policies embodied in the adopted comprehensive plan.*

MITRE 4 has been designed to comply with the building heights recommended for the Application Property in the Comprehensive Plan, which identify it as appropriate for buildings up to 225 feet in height.

- 2. An increase in height may be approved only in those locations where the resultant height will not be detrimental to the character and development of adjacent lands.*

The Application Property lies in an area developed with office buildings. Due to the proximity to the Tysons East Metro Station, the Application Property and surrounding parcels are recommended for an increase in intensity and corresponding building height by the Comprehensive Plan.

- 3. An increase in height may be approved in only those instances where the remaining regulations for the zoning district can be satisfied.*

All remaining requirements of the C-3 District, other than those related to parking (as discussed above) and height, as outlined below, are being satisfied by the proposal.

Modifications/Waivers

The proposed development conforms to the provision of all applicable ordinances, regulations and standards with the following exceptions:

1. *Section 4-407 Bulk Regulations. (2) Minimum Yard Requirements: (A) Front yard: Controlled by a 25° angle of bulk plane, but not less than 40 feet.*

The Applicant seeks approval of the reduction of the required front yard where the proposed office building will front Colshire Drive. The Applicant requests a reduction of the front yard from 40 feet to 30 feet. The proposed front yard reduction also necessitates a reduction in the minimum required bulk plan angle for this frontage of MITRE 4 onto Colshire Drive. The proposed bulk plane angle is 7.4%.

The proposed reduction in the front yard will help MITRE provide the type of walkable, urban environment anticipated by the Comprehensive Plan for Tysons Corner. The Special Exception Plat shows that the building will be setback 30 feet from the Application Property boundary. The area between Colshire Drive and the proposed building will include an 8 foot wide sidewalk and 10 foot wide planting strip. The positioning of the building closer to Colshire Drive will improve visual interest in the pedestrian realm, but the building will not detrimentally impact the streetscape on Colshire Drive.

2. *Section 11-203 Minimum Required Spaces. Standard C: One (1) space for the first 10,000 square feet of gross floor area, plus one (1) space for each additional 20,000 square feet or major fraction thereof.*

The Applicant requests a modification of the loading space requirement to permit two loading spaces instead of the five required.

The proposed building has been designed to be integrated into the existing MITRE campus. Due to the integrated nature of all buildings within the MITRE campus, the Applicant believes that five spaces are not necessary for the proposed structure.

3. *Section 13-304 Transitional Screening Requirements and Section 13-304 Barrier Requirements.*

The Applicant proposes a modification of the screening requirements on the northeastern property boundary to allow the proposed screening yard width and substantial existing and proposed landscaping in lieu of the screening required by the Zoning Ordinance. The Applicant also proposes a waiver of barrier requirements associated with this screening yard.

Per section 13-305 of the Zoning Ordinance, a transitional screening yard modification is hereby requested to allow the width of the screening yard and substantial existing and proposed landscaping in lieu the transitional screening and barrier required by the Zoning Ordinance. As shown on Sheet 5 of the Special Exception Plat, existing and mature vegetation will be preserved in a tree save area. Final location of proposed landscaping shall be field adjusted for existing vegetation and utilities, and to maximize screening.

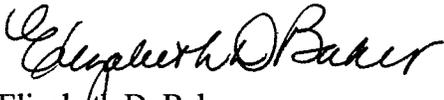
The proposed special exception application will allow the development of additional office space to be carefully integrated within the existing and attractive MITRE campus. MITRE requires the additional office space to allow its existing leased office space in Tysons Corner to

be consolidated into its Colshire Drive campus and to provide office space for its increasing workforce.

Cityline Partners respectfully requests favorable consideration of this application by the Staff, Planning Commission and Board of Supervisors.

Very truly yours,

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

A handwritten signature in black ink, appearing to read "Elizabeth D. Baker". The signature is written in a cursive style with a large initial "E".

Elizabeth D. Baker
Senior Land Use Planner