GOSNELL
Properties

8100 & 8130 Boone Boulevard / Tax Map 39-2 ((2)) 47A
Tysons Corner Northeast Old Courthouse Subarea 1

Talking Points- Barry R. Gosnell

- The Gosnell Family has owned the subject property on the north side of Boone Boulevard between Gallows Road and Aline Avenue since the mid 1960s. The Gosnell family initially developed the site with a three story office building built in 1968 and added a five story building in 1972. The three story building was the second office building built in Tysons Corner.

- The site, known as the International Gateway project, was the first property in Tysons Corner to be fully redeveloped in 1990-1992 after rezoning to PDC, with the demolition of the 1920 Aline Avenue building, substantial renovation of the then existing 8130 Boone Boulevard office building, construction of the new Class A 8100 Boone Boulevard office building and excavation and construction of surface and one and two level underground parking facilities on the entire site to service both buildings. Please reference the arial picture for reference. These underground parking facilities are within less than one foot of the property line in some cases, with sheeting and shoring taking up the "extra" space, and abut the right of way in other cases, leaving no room for changes along Boone Boulevard. The Gosnells, through the initial and subsequent redevelopment, have to-date widened Boone Boulevard twice and Gallows Road once

- The property is now zoned PDC & developed with 184,000 square feet of above grade office use (1.2 FAR) and underground parking. The PDC zoning allows for office, retail, medical and a variety of other listed uses. In addition, there are above grade and underground telecom, data center and other facilities.

- The site is within ½ mile of the Tysons Central 123 station.

- The site is indicated to be served by two Circulator Routes- Blue and Green per Map 6 (pg 47).

- The proposed Plan text recommends a base of 1.2 FAR which is equal to our existing use.

- It further recommends a redevelopment option for Office Mixed-Use at up to 1.8 FAR which results in an increase of roughly 92,000 square feet.

- Since Office Mixed-Use seeks at least 20% residential use, approximately 55,000 square feet would be residential. However, this would be about 50 units, which obviously is not feasible. Using all 92,000 square feet for residential use would result in 92 units which is still not a feasible project. However, the draft language definition of Mixed Use Office includes allowance for hotel as one of the uses.

  "Office Mixed-Use: These areas are planned for primarily office uses with a mix of other uses, including ground floor retail, residential, hotel, and arts/civic. Developments in these areas should include an office component on the order of 50% or more and a residential component on the order of 20% or more."

8130 Boone Boulevard • Vienna, Virginia 22182 • 703.893.1221 • 703.893.6630 fax
www.GosnellCompanies.com

The language on page 187 for Northeast Old Courthouse Subdistrict Subarea 1 does not carry this definition through (as it does in the case for the Northwest Old Courthouse comparable language) and we request that the language be amended on page 187 (clean version) to eliminate this ambiguity and discrepancy. A hotel use is listed for a specific site in Subarea 1, an apparent carry over from existing amendment approval language. We would like to clarify that hotel is an allowed use for our site as well, without the specific carryover amendment language unique to the other site. We would also like to provide that the hotel use is allowed as a residential type use to achieve up to a 1.8 FAR density, or greater density with bonuses. This is a realistic redevelopment use for the property, with minimal or no traffic or parking impact, less than other uses, and further reflects our award winning hotel development and operation background in Virginia. Our site was redeveloped with parking in excess of the then required ratios. The required parking ratios have decreased over time and per the draft, such that the site can accommodate added density without adding parking for certain configurations and uses. Of course, given the current in place parking, no additional theoretical traffic or trips would be generated, as no added parking is necessary, and also as hotel and office are compatible uses with different time of day use patterns and little or no added trip generation. I ask that these items be corrected in the next Draft

- Thus, given that we are at the maximum FAR for office, site constraints, in-place underground structured parking and road constraints, the proposed Plan as worded currently offers no incentive to go through the zoning process, to coordinate with neighboring properties and transform this area into the stated vision of a 24 hour neighborhood. It does not humor the real constraints on the site, nor does it reflect its potential to achieve a portion of the overall vision with minimal impact.

- The text for adjacent **Northwest** Old Courthouse Subdistrict, Subarea 1, states:

  "In addition, higher intensity may be allowed for property within ½ mile distance of the Tysons Central 7 Metro Station."

  Our property is in the **Northeast** Old Courthouse Subdistrict Subarea 1 and is within ½ mile of the Tysons Central 123 Metro Station. To be consistent, similar text allowing higher intensity for properties within ½ mile of Tysons Central 123 needs to be added to the text for **Northeast** Old Courthouse Subdistrict, Subarea 1. . I ask that this be corrected in the next Draft.

- The question is what is meant by "higher intensity may be allowed." Does this mean up to 2.0 FAR as is generally the case for property within ½ mile (per Table 1 on Page 27)? Or, is it meant to be negotiated? Clarity that a 2.0 FAR is allowed would be helpful.

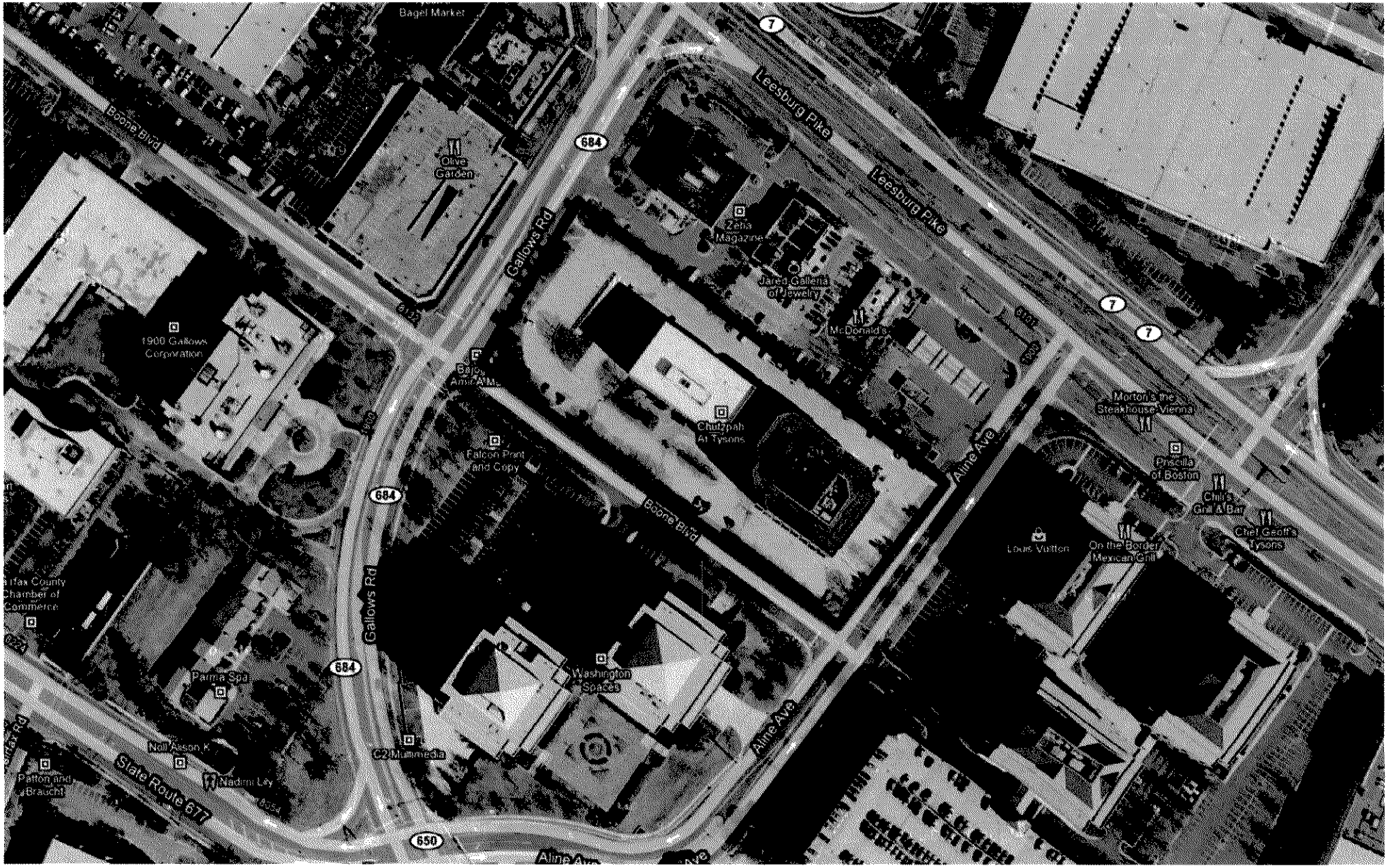
- Map 4 on page 26 needs to be corrected to include our and adjacent sites in the light blue ¼ to ½ mile radius. It is currently drawn as a "drunken circle" that does not include our Subdistrict and Subarea as it should. Please correct this on the next draft.

- My last point relates to street sections. Previously, Boone Boulevard was shown as a Local Street between Gallows Road and Aline Avenue in front of our property. Local Streets are shown a 39 foot curb to curb section. The street currently measures 40 feet curb to curb.

The revised Draft text (and Map 7, page 51) now identifies this section of Boone Boulevard as an Avenue, with three alternate sections – 71 feet with no median, 88 feet with a median, or 108 feet in width with a circulator.

This is a significant change and will not work on this small section of Boone Boulevard. If 108 feet is required, an additional 68 feet of right-of-way will be necessary, 34 feet from each side. Please be aware that there is an existing underground parking garage on our site that is located within less than **one** foot of the existing Boone Boulevard right-of-way with no room for expansion of the street, a street that we have already expanded twice. Further, this right of way contains essential telecommunications fiber optic and other feeds for the world renowned MAE East (Metropolitan Area Exchange) telecom/internet facility located on our site and numerous other critical telecom suppliers, with these facilities and fiber feeds essential for the country and world, and not just the immediate area. These factors will preclude widening of Boone Boulevard on the north. My understanding is that there is a similar constraint on the south side of Boone with a four level underground garage and similar fiber feeds in the right of way. These points were raised with traffic consultants on multiple occasions early on and in hearings, with the resulting designation of Boone Boulevard between Aline Avenue and Gallows Road provided as a Local Street on prior drafts.

<u>It is asked that Boone Boulevard be redesignated back as a Local Street between Gallows Road and Aline Avenue.</u>



Bagel Market
Boone Blvd
Olive Garden
684
Leesburg Pike
Leesburg Pike
7
Zeus Magazine
Jared Galleria of Jewelry
McDonald's
Gallows Rd
1900 Gallows Corporation
Chutzpah At Tysons
Falcon Print and Copy
Morton's the Steakhouse Vienna
Priscilla of Boston
Chili's Grill & Bar
Chef Geoff's Tysons
Louis Vuitton
On the Border Mexican Grill
Aline Ave
Boone Blvd
Gallows Rd
Chamber of Commerce
Parma Spa
Washington Spaces
C2 Multimedia
Nadimi Lily
Patton and Braucht
State Route 677
650
Aline Ave