



MARYLAND / VIRGINIA / NEW YORK

March 11, 2010

Walter Alcorn, Chairman
Fairfax County Planning Commission, Tysons Review Committee
12000 Government Center Parkway, Suite 330
Fairfax, VA 22035

Re: TESTIMONY- Tysons Corner Urban Center, Draft Plan Amendment dated January 14, 2010

Dear Chairman Alcorn:

I would like to bring to the attention of the Tysons Committee, a needed revision to the proposed draft plan.

Chapter 5: District Recommendations; North Central, Urban Neighborhood Sub district. Subarea 2, Park Crest and Crescent. Page 195.

Existing language January 14, 2010

Subarea 2: Park Crest and Crescent

Paragraph 1. This area is comprised of about 32 acres, bounded by Subarea 1 on the north and west, Subarea 3 to the east, and the Tysons Central 123 District on the south. This area contains the Park Crest and Crescent residential developments.

Base Plan

Paragraph 2. The area north of Westpark Drive containing the Park Crest development is planned for high rise, high density residential and retail uses at its currently approved intensity. The area south of Westpark Drive is planned for and developed with multi-family residential at 30 dwelling units per acre.

Redevelopment Option

Paragraph 3. The vision for Subarea 2 is to remain a residential mixed-use area. However, some office uses may also be appropriate for a portion of the area north of Westpark Drive given its close proximity to the Dulles Toll Road and the existing office focus there. Office uses may be considered when designed in a manner that compliments the existing residential and retail uses in this area. Office uses should be limited to the conversion of one of the approved residential buildings and only if the resultant traffic impact is comparable or less than the currently approved residential building.

Purposed Language:

Paragraph 1. No change.

Base Plan

Paragraph 2. The area north of Westpark Drive containing the Park Crest development is planned and approved for high rise, high density residential and retail use at 3.0 FAR. Given its close proximity to the Dulles Toll Road and existing office conversions, one of the approved residential sites within the Park Crest project may be considered as an office use or hotel use or combination thereof, when designed in a manner that compliments the existing and future residential and retail uses within the area. Conversion to office and/or hotel uses will be dependent upon evidence that resultant traffic is comparable or less than currently approved residential site.

Redevelopment Option

Paragraph 3. Delete Paragraph.

Justification for proposed change

1. The property is currently zoned PRM with a 3.0 FAR. The intention is to complete the development under this zoning classification and a change of one of the residential sites to office/hotel is not redevelopment. Based on limited knowledge of proposed Tysons Zoning Ordinances Amendments, if the substitution of an office/hotel use for a residential use appears under "redevelopment", we may not be able to accomplish this under a PCA/CDPA/FDPA, but have to rezone to "PTC".
2. The original schedule for construction of the 1354 residential unit project and proffered grocery store was 5-7 years, commencing in 2005. It is 2010 and we have only built 335 condominiums which are approximately 50% sold and 131 rental units which are 90% rented, but have delivered the popular Harris Teeter grocery. A PCA which you will hear in April will bring a sale of one of the residential sites, which will produce another 350 rental units by Avalon Bay Communities, leaving two remaining high rise condominium towers. The condo market is gloomy at best, but these two towers will be competing against the new towers you are recommending in adoption of this plan or potentially thousands of new multi-family units based on rezoning applications and site plans filed past Plan adoption. To remain viable, one of the sites needs an alternative use to take to market as a build to suit or sale of office/hotel to live to fight another day.
3. ITE cites that the office and residential uses in a mixed use creates a counter flow traffic situation with residents leaving in the AM and employees arriving, and a mixed use of approximately 20% residential, 25% office and 5% retail is clearly a mixed use you contemplate in this plan.
4. Provisions for reduced and shared parking can be maximized with a hotel and/or office alternate as an element of this project.
5. Our use of the word "site" as opposed to "buildings" in our proposed revision is to ensure that one building with two (2) towers, or phases, over a common parking

garage are not counted as one building (see attachments). We are willing to limit the FAR on the single two tower site to 25% of the remaining FAR as was proposed in earlier editions of the draft strawman.

Miracles can happen. The project may be completed as currently approved, but flexibility and an office or office/hotel alternative affords an opportunity to advance the project at a greater speed based on alternative market demands.

We ask your support for a change to the language cited above, or similar language that accomplishes our objectives.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Thomas D. Fleury', written in a cursive style.

Thomas D. Fleury
Director, Acquisitions and Development

Attachments:

- Park Crest Master Plan
- Office/Hotel Alternatives



SITE DATA

BUILDING A AREA	258,872 CSF (14,871 @ 22.14 CSF/STY CSF)
BUILDING B AREA	70,871 CSF (10,871 @ 16.60 CSF/STY CSF)
	47,758 CSF (TOTAL AREA)
GARAGE	1,881,575 SQ. FT. PARKING 332,340 CSF
ATRIUM	8,408 CSF

JANUARY 29, 2010

PARK CREST III

As indicated

SITE PLAN

PENROSE GROUP





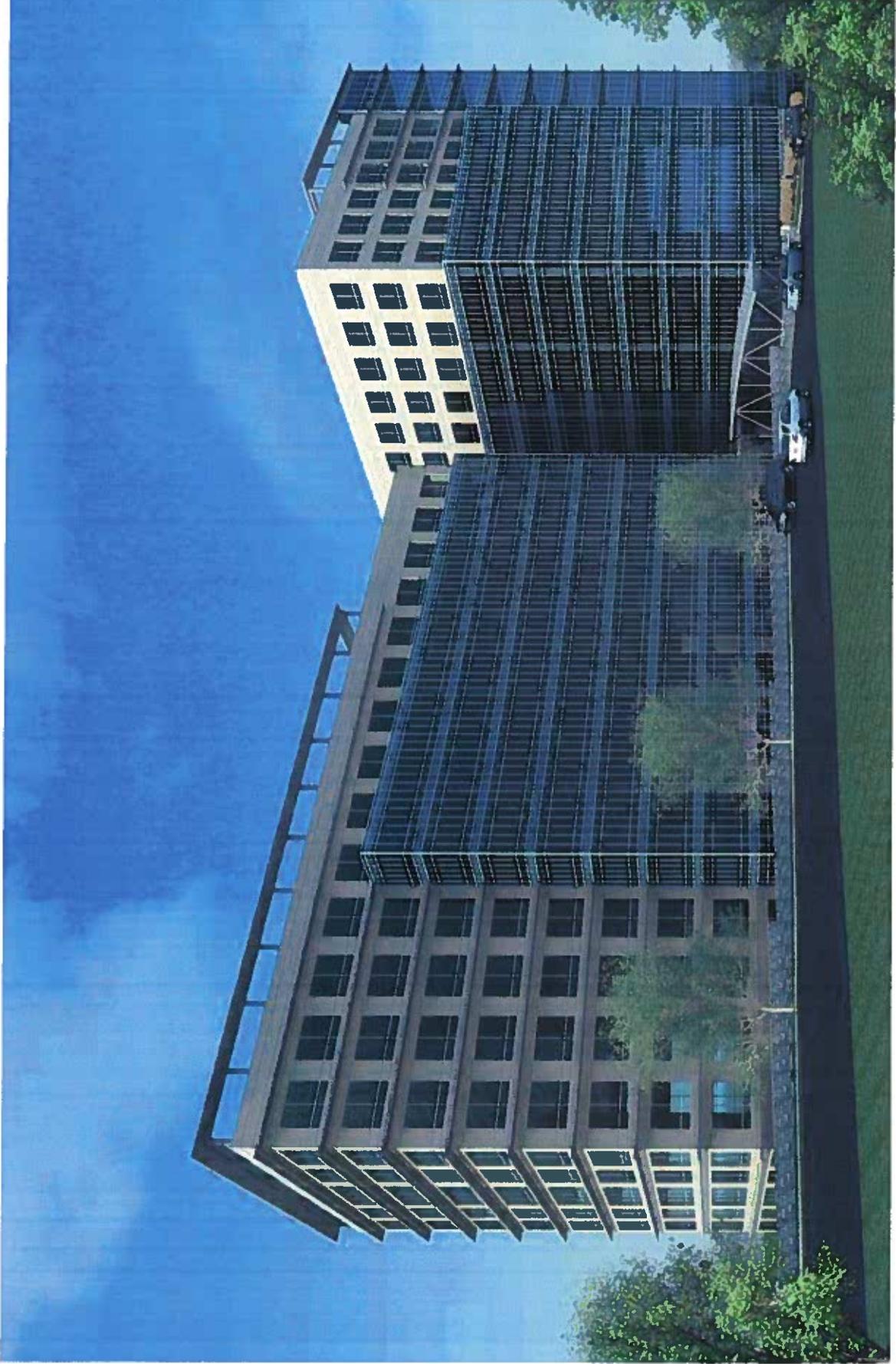
FEBRUARY 22, 2010

PARK CREST III

PERSPECTIVE FROM SOUTHEAST

PENROSE GROUP





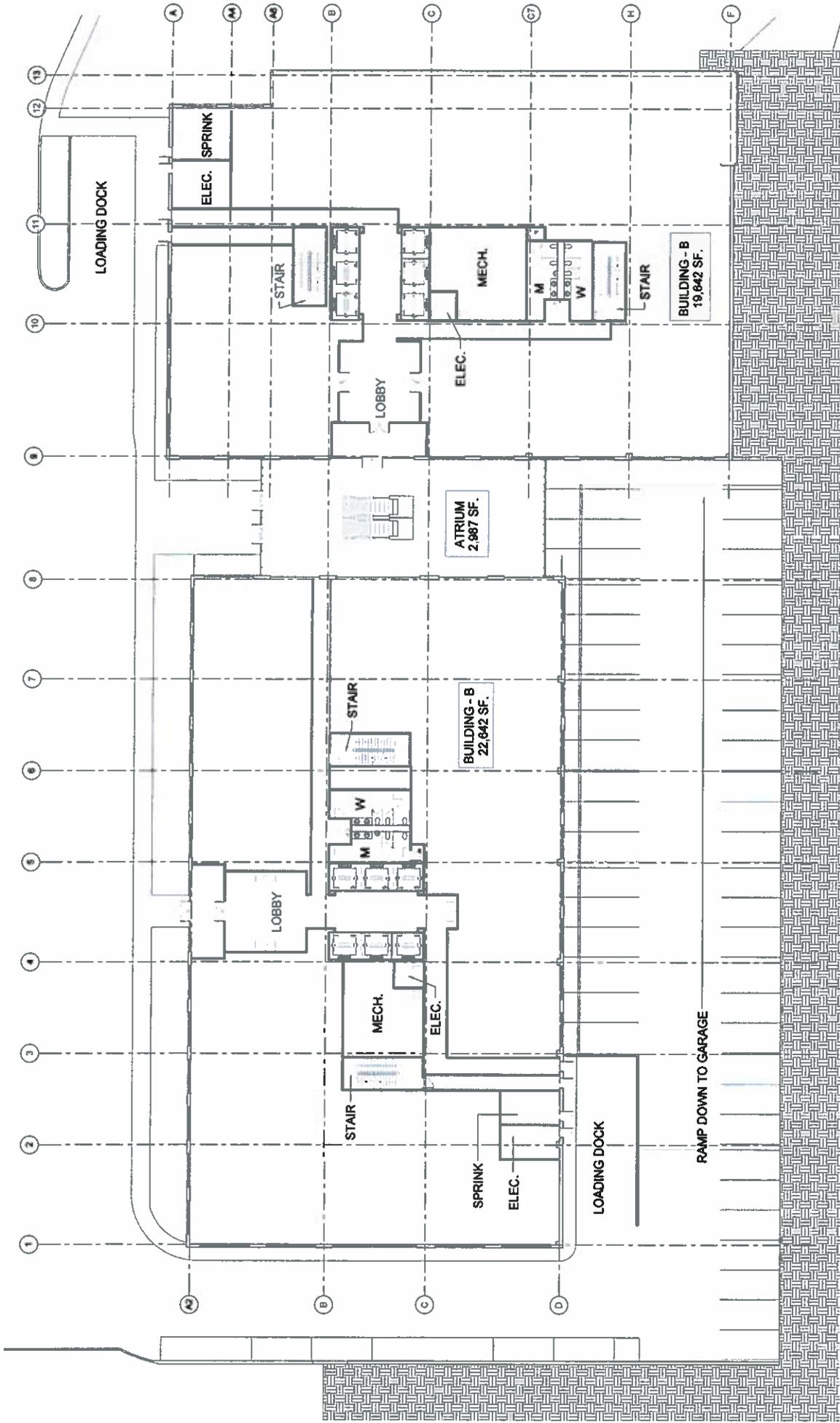
FEBRUARY 22, 2010

PARK CREST III

PERSPECTIVE FROM SOUTHWEST

PENROSE GROUP





PENROSE GROUP

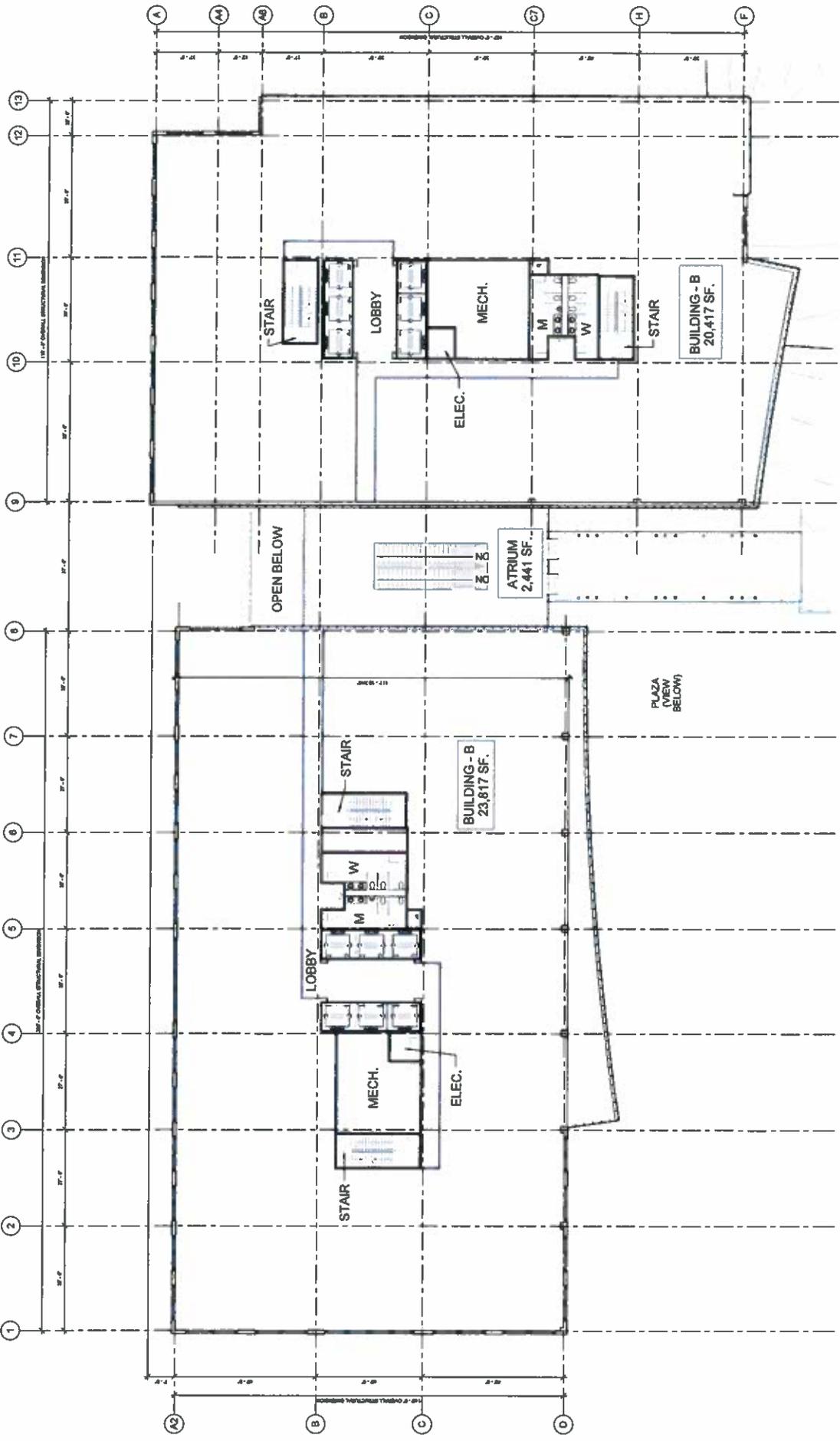


PARK CREST III

FIRST FLOOR PLAN - BUILDING A & B

FEBRUARY 22, 2019

3/32" = 1'-0"



FEBRUARY 22, 2010

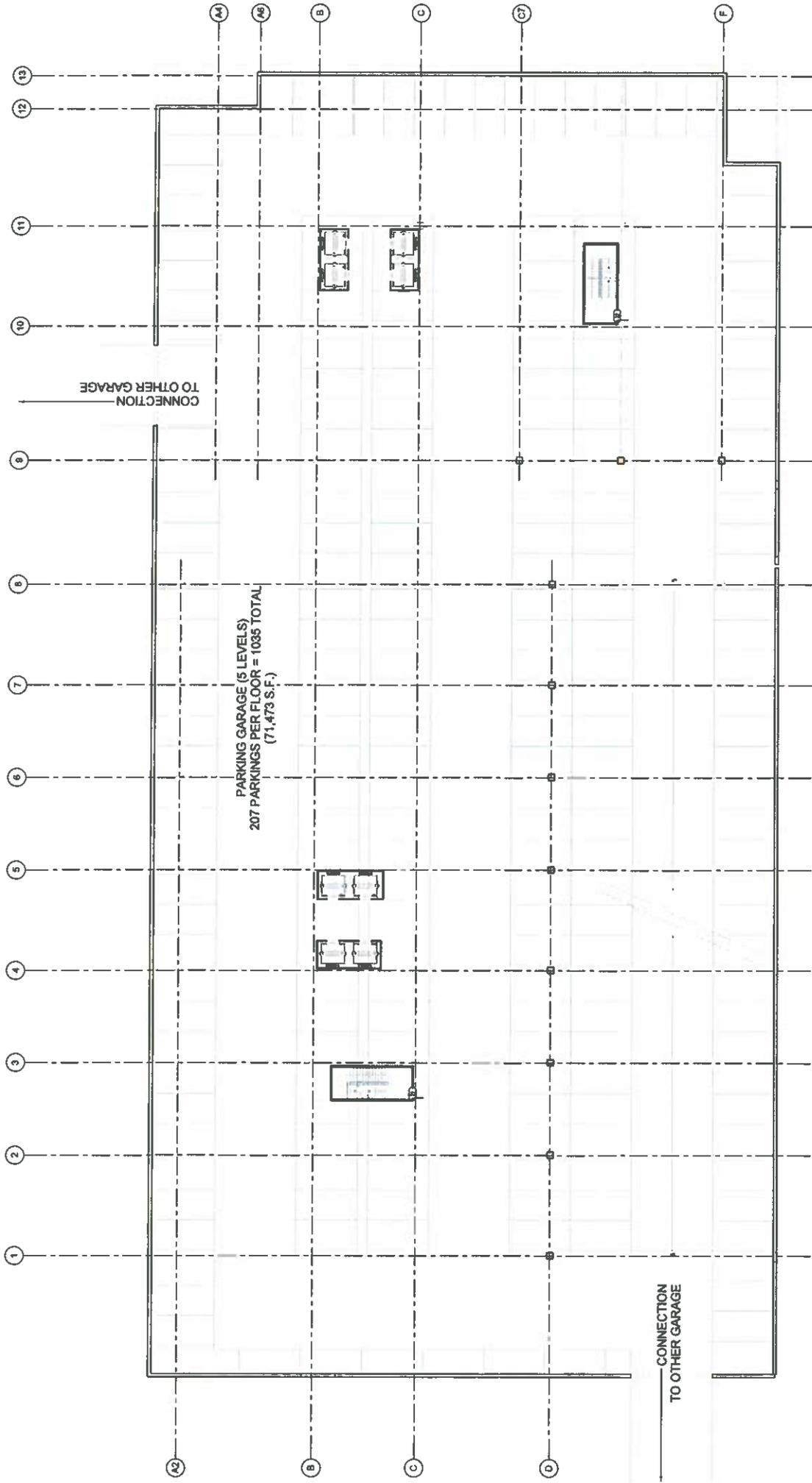
PARK CREST III

TYPICAL 2ND THRU 9TH FLOOR PLAN - BUILDING A & B

3/32" = 1'-0"

PENROSE GROUP





PARKING GARAGE (5 LEVELS)
 207 PARKINGS PER FLOOR = 1035 TOTAL
 (71,473 S.F.)

CONNECTION
 TO OTHER GARAGE

CONNECTION
 TO OTHER GARAGE

FEBRUARY 22, 2010

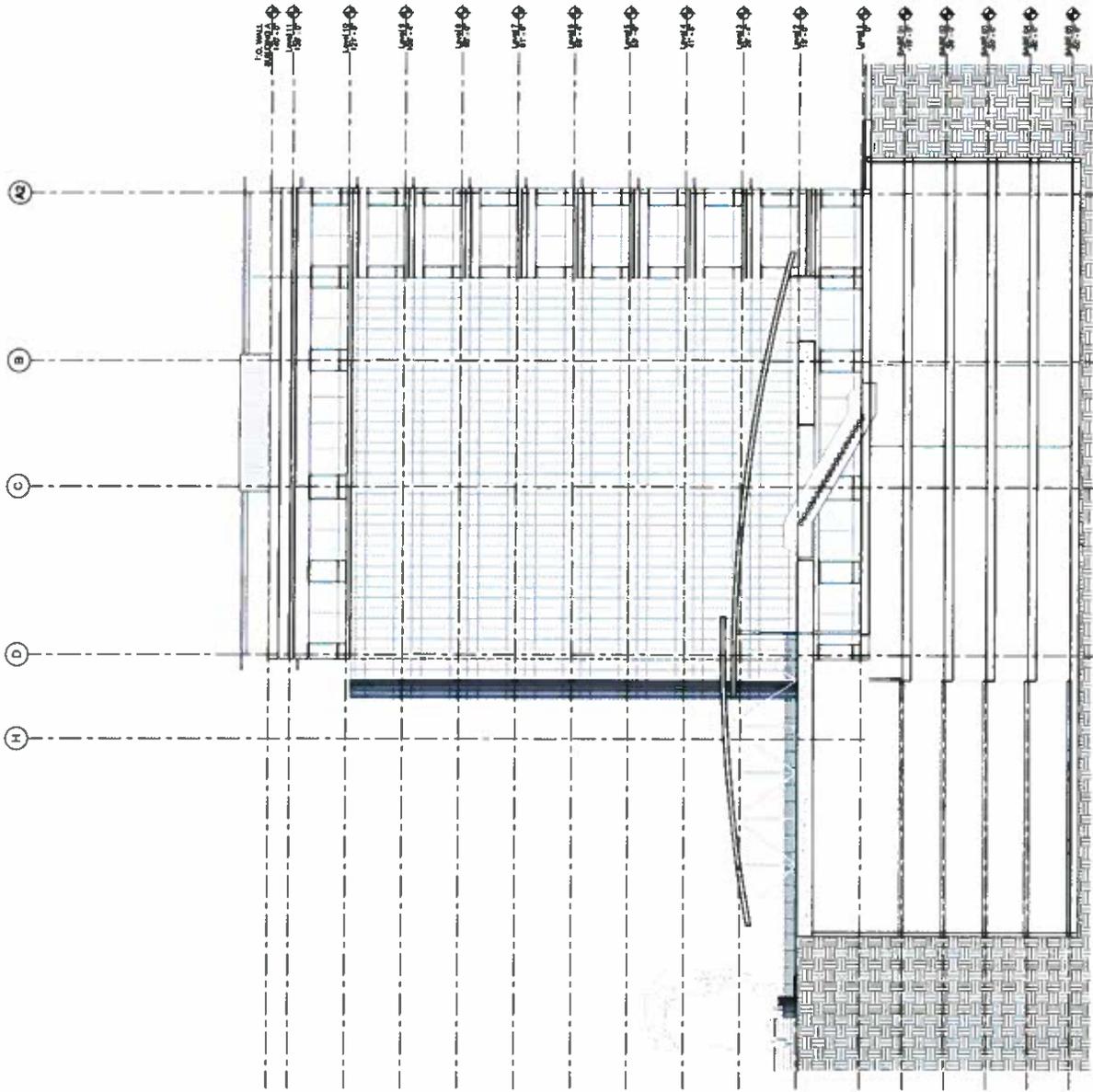
PARK CREST III

TYPICAL GARAGE B1 THRU B5

3/32" = 1'-0"

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FEBRUARY 22, 2010

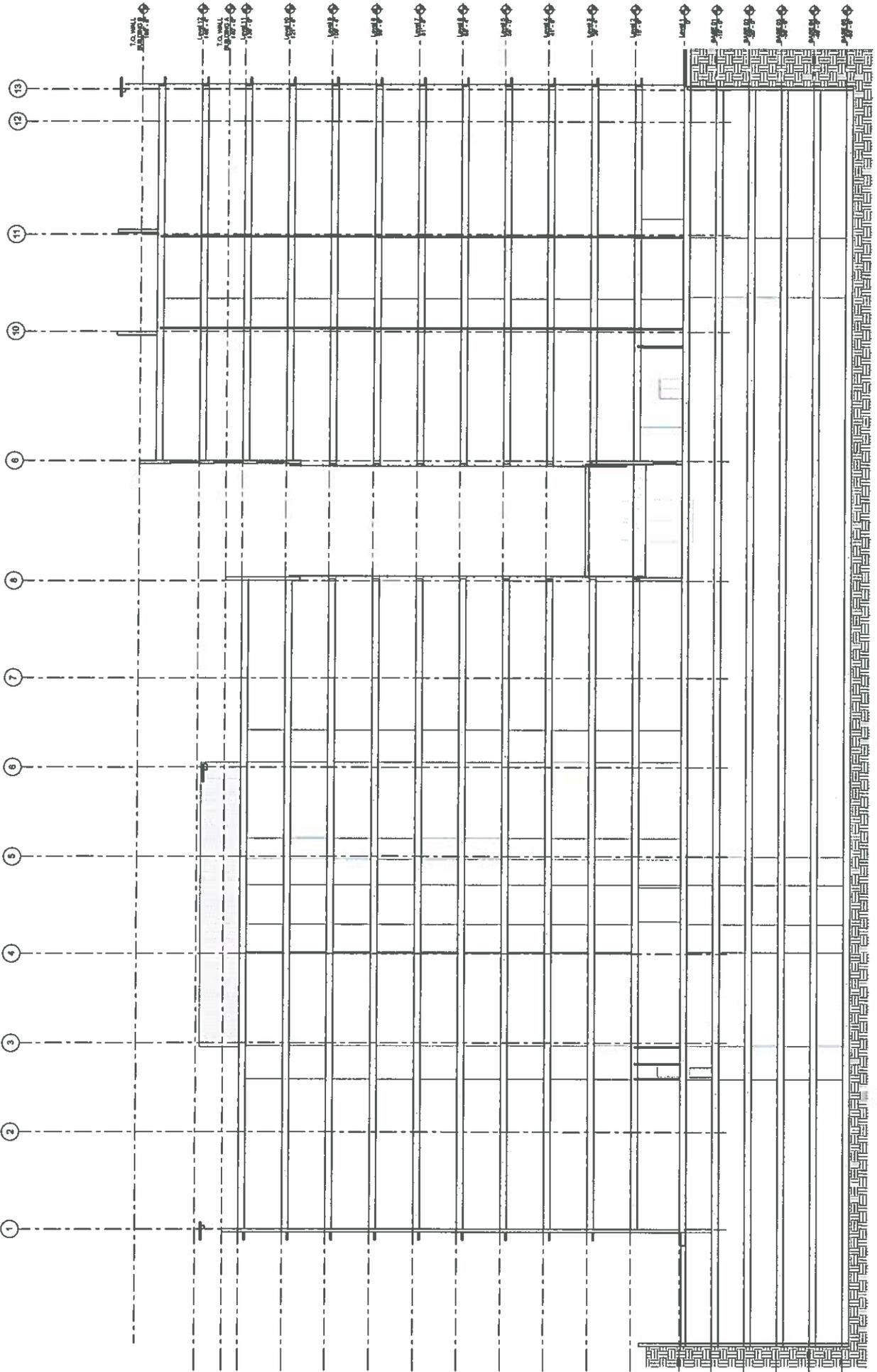
PARK CREST III

BUILDING SECTION - NORTH/SOUTH

3/32" = 1'-0"

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FEBRUARY 22, 2010

PARK CREST III

BUILDING SECTION WEST/EAST

3/32" = 1'-0"

PENROSE GROUP

