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VIA EMAIL AND HAND DELIVERY

Mr. Walter Alcorn, Chairman
And Members of the Tysons Corner Committee
c/o Department of Planning and Zoning
Zoning Evaluation Division
12055 Government Center Parkway
Suite 800
Fairfax, Virginia 22035-5505

Re: Comments to the Tysons Draft Plan
7900 Westpark Drive

Dear Chairman Alcorn and Members of the Committee:

We appreciate the opportunity to speak before you tonight and want to commend the original task force, the Draft Committee, the Tysons Committee and Planning staff for all the effort that has gone into the future vision of Tysons.

WRIT has some suggested changes to the draft plan as it affects their property at 7900 Westpark Drive including:

- Inclusion in the TOD District
- Placing the property in the Tier 2 Height zone
- Increasing density with a request to increase the FAR to 3.0
- An alternative circulator route utilizing Westpark Drive

Please see the attached power point presentation and diagrams that illustrate and support these items.

As background; WRIT is the oldest REIT in the country celebrating its 50th anniversary in 2010. WRIT owns over 90 properties in the metro DC area including 7900 Westpark Drive at the intersection of Westpark and Jones Branch Drive which it acquired in 1997.

We made a presentation to this committee at the last public hearing in December 2008 requesting consideration for additional density and have followed the progress of the plan through 2009.

A letter was written by Cooley Godward Kronish, LLP on our behalf in March of 2009 outlining reasons this property warrants additional consideration including:

- Proximity to the metro (<1/2 mile)
- Proximity to HOT lane ramps that could reduce traffic into the Tysons Core
- Suggestion to shift at least one circulator route to make use of Westpark Drive
- Request to have our height in tier 2 or adjust the tier 3 to 200'
- Our proximity to 495 and the toll road using existing and planned access to the toll road.
- Our proximity to the Galleria Mall area which would be walkable or reachable by the proposed circulator. Galleria Mall is 3/8 of a mile from this property.
- This area is primarily commercial abutting the beltway and will have limited if any affect on residential neighborhoods.

WRIT supports the positions presented by the Tysons Draft Review Committee chaired by Senator Barker in its white paper including the need to look at Tysons as a whole and to offer the proper incentives for redevelopment that will support a revitalized Tysons in the future. Given that this is intended to be a 40 year plan and that WRIT's property was originally developed in the 70's, we believe consideration should be given to the future redevelopment of WRIT's property and potentially other properties in the Subarea 2 Capital Beltway Office Area of the North Central District.

The District text on page 193 does discuss allowing density within the 1/2 mile ring but does not show the WRIT property in the TOD District on the density map on page 26. We would ask that this be corrected so that the WRIT property is properly included in the TOD district.

With these thoughts we request the staff and the committee to review this area again and consider the following:

- Revise the Intensity map to include 7900 Westpark in the TOD District.
- Increase the potential FAR to 3.0 before bonuses to incentivize a redevelopment that will be consistent with the goals of the transformation for Tysons.
- Extend the tier 2 height to cover the Subarea 2 Capital Beltway Office area in the North Central District that. This would not be out of character as there is a designation for Tier 2 on the "Gateway" building North of 7900 Westpark, Capital One Property to the East of the beltway and the properties on the opposite side of Westpark Drive. Also, this area sits at a lower elevation than many of the surrounding properties.

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- Consider the proposed circulator alternative to make use of the existing Westpark Drive.

With the proper incentive, this property can be redeveloped to meet the goals of the Tysons vision.

Please let me know if there are any questions I can address.

Thank you again for allowing us the time to make this presentation.

Sincerely
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