

March 17, 2010

Walter L. Alcorn  
Chairman, Tysons Committee  
Fairfax County Planning Commission  
12000 Government Center Parkway, Suite 330  
Fairfax, Virginia 22035

Members of the Tysons Committee  
c/o Barbara Lippa  
Fairfax County Planning Commission  
12000 Government Center Parkway, Suite 330  
Fairfax, Virginia 22035

Re: Concerns Regarding the Draft Plan for Tysons

Dear Chairman Alcorn:

General Growth Properties is the owner of the Tysons Galleria. We have watched the formulation of the current Draft Plan with great interest. You may recall that we made a presentation to the Committee on the future, mixed use development of the Galleria back in December of 2008. We generally support the recommendations to transform Tysons that are found in the Draft Plan, and compliment you and the community on this collaborative process. We do have three specific concerns with the current language that applies to our property.

**Base Plan**

1. The Galleria is located in the North Subdistrict, Subarea 1: Tysons II, of the Tysons Central 123 District. The description of the Base Plan for this area on page 153 of the Draft Plan (clean version) is confusing and should be revised. As currently written, the text suggests that the area is “planned and approved for a mix of offices, hotels and retail mall with an intensity of 1.0 FAR (or approximately 4,700,000 square feet).” However, as is accurately noted in the “Redevelopment Option” section that immediately follows, the area is *already* “planned and approved for transit-related mixed use development with approximately 6,800,000 square feet.” This latter text should be moved to the Base Plan discussion to replace the incorrect approval information. We have enclosed proposed textual changes to this section for your convenience.



Regional Office - Columbia

10275 Little Patuxent Pkwy

Columbia, MD 21044

410-992-6363

fax 410-992-6363



**Height**

2. Another concern we have is that our property is shown in the Tier 2 Height Category rather than Tier 1 on the Building Heights Concept map, which we have enclosed with this letter. As can be seen on the map, the Galleria's close proximity to the Metro station warrants placement of the property within Tier 1 rather than Tier 2. Further, this change would make the Draft Plan's treatment of the Galleria consistent with that given to the Lerner property to the east. We therefore ask that the map be adjusted to show the Galleria within Tier 1 and that the text be modified to reflect this change (see enclosed revised text).

**Affordable/Workforce Housing**

3. Finally, as developers, we are concerned with the affordable/workforce housing requirements proposed in the Draft Plan. The economics of the proposed language does not provide a feasible, sustainable solution to these challenges. We urge you to consider revising the proposed regulations and considering best practices from around the country including methods such as housing trust funds.

Thank you for your consideration of our concerns. We appreciate all the time and effort being taken to re-plan Tysons.

Very truly yours,

GENERAL GROWTH PROPERTIES

By: Greg Hamm

Enclosures

cc: Jim Zook  
Sterling Wheeler