TISHMAN SPEYER

March 17, 2010

By Email

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

Re: Tax Map 39-2 ((2)) B1, C1, D1 and D2 (the "Subject Property")
1919-1921 Gallows Road
Tysons International Plaza

Dear Chairman Alcorn:

Tysons International Plaza I and II LP is the owner of the Subject Property that is outlined on the enclosed tax map. I understand that the Tysons Committee is currently accepting comments on the January 15th Draft Plan. The purpose of this letter is to request clarification and/or revisions to two points in the January Draft Plan as it pertains specifically to the Subject Property regarding the recommended land use classification and proposed building heights.

The Property is located in the Northeast Old Courthouse Subdistrict of the Old Courthouse District. Specifically, it is located in Subarea 2. The Subject Property is bordered by Gallows Road on the west and south, Boone Boulevard on the north and Aline Avenue on the east. The Subject Property is shown on the Conceptual Land Use Pattern Map as recommended for Office. This land use classification is planned almost exclusively for office, with supporting retail and service uses such as hotels and restaurants. Educational and institutional uses are encouraged under the classification as well. While we are satisfied with this land use designation for predominantly office, as it reflects the existing development and would be the most likely scenario for redevelopment, we would request some clarification as to the more site specific guidance provided for Subarea 2.

The base plan is office at 1.0 FAR. The redevelopment option provides an alternative for mixed use with a significant residential component up to a 1.5 FAR, if the mix of uses has less traffic impact than office use at a 1.0 FAR. This redevelopment option is clear for all of the surrounding land which is designated as either Residential Mixed Use or Office Mixed Use on the Conceptual Land Use Pattern Map. The Subject Property is classified as Office. We request that the Subject Property be recommended under the redevelopment option for a 1.5 FAR at its current designation for predominantly office use. In order to address the traffic impact portion of this redevelopment option, office development on the Subject Property could demonstrate with significant TDM commitments or with the inclusion of a hotel, etc, that it is not posing a traffic impact greater than a typical office development at a 1.0 FAR.

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NEW YORK STAMFORD PHILADELPHIA WASHINGTON DC NORTHERN VIRGINIA ATLANTA BOSTON CHICAGO MILWAUKEE SEATTLE SAN FRANCISCO SILICON VALLEY LOS ANGELES ORANGE COUNTY SÃO PAULO RIO DE JANEIRO BUENOS AIRES LONDON PARIS AMSTERDAM MILAN MADRID BERLIN FRANKFURT DÜSSELDORF HAMBURG LUXEMBOURG SYDNEY MUMBAI BANGALORE SHANGHAI BEIJING TIANJIN

Second, the Subject Property is currently developed with two office buildings, one of which is 100 feet and the other 120 feet in height. The Building Height Concept Map on page 133 of the Draft Plan classifies the Subject Property within the Tier 4 height category which provides a range in maximum building heights between 75 and 125 feet. However, text for Subarea 2 in the Northeast Old Courthouse area states that building height may be up to 60 feet unless parcels are consolidated with the portion of Parcel 39-2 ((2)) 106 in this Subarea, in which case heights may be up to 125 feet. As noted above, the current heights of the existing office buildings are 100 and 120 feet which is significantly taller than the base height of 60 feet. We request that either the 60 feet height guidance be deleted from more specific text on page 197, thus having the Building Height Concept Map be the guidance, or be revised to reflect current building heights.

Thank you for your attention to this letter. Please see the enclosed proposed changes to the Draft Plan text. If you should have any questions, please feel free to give me a call.

Very truly yours,

By: Brian D. Berry
Brian D. Berry

Enclosures

cc: Rodney Lusk
Kenneth Lawrence
James R. Zook
Barbara Lippa
Frank de la Fe
Jay Donahue
Sterling Wheeler
Anthony Balestrieri