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FAIRFAX COUNTY
PLANNING COMMISSION

December 3, 2008

Walter L. Alcorn, Chairman and Members,
Tysons Corner Planning Commission Subcommittee
12000 Government Center Parkway, Ste. 300
Fairfax, VA 22035

RE: <u>Opportunities in Tysons, Tax Map Reference 29-3((15))11A2, 11A3, 11B2, 11B3</u>

Dear Chairman Alcorn and TCPC Subcommittee members:

This firm represents Carlton Capital Group LLC which is the owner of one of the above referenced parcels, commonly known as the Tysons Sport and Health Club building. These four parcels, totaling just under 10 acres, are developed under one site plan and are therefore, from a zoning and a practical perspective, presently considered one lot. Additionally, the parcels are subject to two sets of private reciprocal easements dealing with parking, access, tie-back easements and development square footage. An aerial map is attached for your reference.

The purpose of my letter is to highlight these properties and describe their unique development potential as well as notify you of the owner's involvement in the replanning effort in Tysons and commitment to the type of development envisioned by the Task Force.

As the planning process moves forward, the basic use and density recommendations contained in the Transforming Tysons report should be embraced. As applied to this property, the recommendations are logical and provide incentives reasonable to ensure that, even on largely development properties, landowners will be encouraged to enter the rezoning process and start to implement the desired and necessary transformation.

The properties are uniquely located in proximity to four choices of alternative transportation: the Central 123 station, the Central 7 station, the Greensboro Drive concept circulator route, and the International Drive concept circulator route. Given the fact that the "density rings" around the stations are theoretically based on the propensity of human beings to walk to and from transit, a site such as this which offers such a multitude of choices is of great value in a TOD development scenario. Further, it is located at the end of one of the "green" main streets as described in the Transforming Tysons vision document radiating directly out from the Central 7 Station. There is potential here for a very creative, vibrant, efficient, transit-value oriented type of development which could be realized given the density and other bonus incentives in the Task Force recommendations.

Of note, currently the Greensboro Drive corridor has no residential development. Furthermore, much of the development is of an age that makes it not an immediate "tear-down" candidate. By comparison, the site of the current Sport and Health property is one of the few in this strategic block that is a realistic opportunity to start to create the desired live/work environment and participate in the implementing of the critical circulator system.

I would be more than happy to discuss further how the Transforming Tysons recommendations relate to this property if you wish. Please do not hesitate to contact me.

Sincerely,

Gregory A. Riegle

GAR/ksg

Attachment

cc: William Eacho, Carlton Capital Group

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267
Tyco Rd
Spring Hill Rd
Lincoln Circle
International Dr
Onyx Dr
Amethyst Dr
Westbranch Dr
Westpark Dr
Jones Branch Dr
Saic Dr
Greensboro Dr
Galleria at Tysons II
Park Run Dr
Tysons Blvd
Galleria Dr
Pinnacle Dr
7
Chain Bridge Rd
123
Ring Rd
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Google
38°55'27.66" N 77°13'41.02" W
Feb 2007
Eye alt 3883 ft