



FAIRFAX COUNTY  
SITE-SPECIFIC PLAN AMENDMENT PROCESS  
COUNTYWIDE

<b>Nomination Number</b>	CPN22-HM-014
<b>Supervisor District</b>	Hunter Mill
<b>Parcel ID Number(s)</b>	18-3((8))18B, 8, 4A, 1, 2, 5A1, and 7A
<b>Parcel Address(es)</b>	11100 Wildlife Center Drive, 1768, 1761, 1771, 1769, 1759, and 1760 Business Center Drive, Reston, VA 20190
<b>Nominator</b>	Mark Looney
<b>Plan Map Designation</b>	Industrial
<b>Comprehensive Plan Recommendation for Nominated Property</b>	Site Specific Text as provided in Pages 159-162 of Reston Comprehensive Plan
<b>Proposed Land Use</b>	MixedUse
<b>Summary of Proposed Comprehensive Plan Change</b>	The Nomination proposes to permit Lake Fairfax Business Park's redevelopment into a village-style mixed-use community that complements and builds on Reston's successful Village Centers. Indeed, the proposal envisions retention of elements of the existing office and nonresidential uses and the introduction of new, transitional residential uses (e.g., townhome, attached single-family residential units, 2-over-2 units, mid-rise multi-family, and condo flats) and appropriately scaled retail uses, all connected and enhanced by coordinated and improved pedestrian connections, streetscape, open space & tree preservation/buffer areas.



Mark C. Looney  
T: +1 703 456 8652  
mlooney@cooley.com

October 27, 2022

Leanna O'Donnell  
Director  
Department of Planning and Development - Planning Division  
12055 Government Center Parkway  
Suite 730  
Fairfax, VA 22035

**Re: EYA - Site Specific Plan Amendment Nomination**

Dear Ms. O'Donnell:

This firm represents EYA (the "Applicant"), the applicant for a Site-Specific Plan Amendment (SSPA) to the Comprehensive Plan. This nomination (the "Nomination") to amend the Comprehensive Plan is proposed for 11100 Wildlife Center Drive, 1768 Business Center Drive, 1761 Business Center Drive, 1771 Business Center Drive, 1769 Business Center Drive, 1759 Business Center Drive, and 1760 Business Center Drive, Reston, VA 20190, further identified as Fairfax County Tax Map Numbers 18-3((08))18B, 18-3((08))0008, 18-3((08))0004A, 18-3((08))0001, 18-3((08))0002, 18-3((08))0005A1, and 18-3((08))0007A (the "Property"), within the Hunter Mill District.

Introduction

EYA (the "Applicant") requests approval of a Site-Specific Plan Amendment ("SSPA") to the Fairfax County Comprehensive Plan (the "Plan") to permit infill and mixed-use development and redevelopment of properties located in Lake Fairfax Business Park in Reston, Virginia ("Lake Fairfax Business Park" or the "Park") (the "Nomination"). The Nomination includes seven properties located along and near Business Center Drive in the Hunter Mill District and further identified on the nomination form. The Nomination is in response to continuing and increasing vacancy of the existing office buildings in the Park resulting from a lack of market demand to utilize the properties as currently zoned and developed. EYA's vision includes a village-style mixed-use community that complements and builds on Reston's successful Village Centers, introducing new life and open spaces into the Park.

The Applicant has worked on numerous, successful commercial to mixed-use transformations with Fairfax County. Examples include: the conversion of Graham Park Plaza from an older, over-retailed shopping center into a dynamic, new mixed-use neighborhood with a focus on retail and homeownership, 7700 Leesburg Pike, which will be transformed from an obsolete, vacant office building into a residential community consistent with both the single-family homes in Pimmit Hills and the higher density mix of uses in Tysons, and Reston Station, adjacent to Wiehle Avenue Metro, which is redeveloping older, lower density office buildings into a curated mix of retail,



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residential, and office that collectively strengthen the viability of the other uses. The intent of this Nomination is to bolster the successful, existing uses – Homewood Suites, Thompson Hospitality, Lifetime Fitness, a Montessori school, and some occupied office space – by creating new residential, retail, and potentially hotel uses that will provide the foundation necessary for the Park to survive and ultimately thrive.

### Existing Conditions

Most of Lake Fairfax Business Park consists of office buildings constructed in the 1980s and 1990s that are emblematic of late 20<sup>th</sup> century suburban office development, including acres of surface parking and a suburban office form of development that lacks continuity between the properties. In more recent times (since the early 2000s), the office buildings in the Park were supplemented by development of a data center, a fitness center (Lifetime Fitness) and, most recently, an extended-stay hotel (Homewood Suites). The Park has a singular access point along Sunset Hill Road that serves the entire Park. This spatial layout is a relic of the suburban office development model that is predicated upon predominantly vehicular transportation patterns.

While the office buildings may have been the Park's highest and best use at the time of their construction, the occupancy of these buildings has gradually declined ever since. Due to (i) general trends within the suburban office market that favor amenity-rich submarkets, (ii) locational disadvantages along Business Center Drive as compared to transit-accessible locations at Wiehle Avenue and the Reston Town Center, (iii) the after-effects of the Covid pandemic that dramatically increased permanent teleworking, and (iv) specific changes with tenants, approximately 55% of the office space in the Park is vacant today, with that trend expected to continue in the near future. More specifically, the four parcels totaling 27-acres at 1769-1771, 1760, and 1761 Business Center Drive and the National Wildlife Federation HQ at 11100 Wildlife Center are all vacant with no leasing prospects and would be part of the initial phase of redevelopment and reuse. The corresponding lack of a daytime population in the Park and shifts in business travel put further pressure on Lifetime Fitness and the Homewood Suites to bring in guests from outside the Park if such uses are to thrive and survive.

### Existing Zoning

Much of the Park was originally rezoned by 77-C-019 in 1977 and then RZ 79-C-090 in 1979, which zoned the Lake Fairfax Business Center to I-3 and I-4. Several zoning applications have been adopted since these two 'parent' zoning approvals, although the I-3 and I-4 zoning remains in place today.

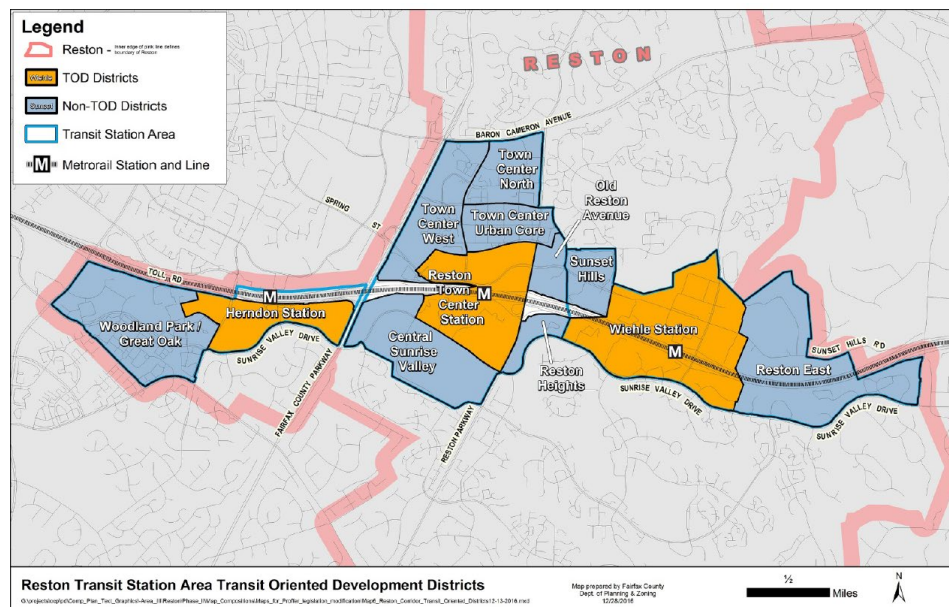
The I-3 and I-4 zoning districts permit development of exclusively nonresidential uses focused on office, R&D and light industrial uses. Retail uses generally are prohibited except upon approval of a special exception, which limits opportunities to provide the same amenities and nighttime population that exist in mixed-use developments at or near transit stations. As a result, the Park functions principally between 8AM and 6PM and faces increasing competition from newer developments that offer direct access to transit and greater amenities in a 24/7 atmosphere. Only through a reimagining of the Park and a transformation to a mixed-use environment will Lake

Fairfax Business Park be able to better compete in the Reston and broader Fairfax County marketplaces.

## Existing Comprehensive Plan

The Park is located within the Wiehle-Reston East Transit Station Area. The purpose of the TSA designation is to optimize development opportunities associated with the availability of mass transit while maintaining the stability of existing land uses outside of the TSAs. TSAs allow a mixture of residential, office, retail and other commercial uses and may provide opportunities for joint public-private development. The Plan seeks to achieve transit-oriented, compact, higher-intensity mixed-use development adjacent to and in close proximity to the Wiehle-Reston East, Reston Town Center, and Herndon transit stations to accommodate future growth in a manner that best utilizes the investment being made in the extension of the Metrorail Silver Line, and the overall land use approach for the TSAs envisions a change from the current pattern of low to medium density office parks to a mixed-use pattern that balances office, residential, retail, hotel, civic, and institutional uses in a pedestrian and bicycle-friendly environment, particularly in the areas closest to the stations.

The Park is located within the Reston East District, which is developed almost exclusively with low-density office parks, and has a land use designation of Office within the Reston Land Use Plan. The Reston East District serves as a transition to low-density residential neighborhoods to the south of Sunrise Valley Drive and west of Lake Fairfax Business Center and Hunter Mill Road.



The Comprehensive Plan has the following site-specific language applicable to the Park, which is located within the 'industrial portion of the tract' as described below:



*The northern portion of Michael Faraday Court (parcels identified with Tax Map 18-3((5))6, 7, 8 & 9) has older, low-rise buildings that are potential redevelopment sites and include the Skatequest ice rink, an important private community recreation facility, which should be preserved in any redevelopment of this area. To provide an incentive for this facility to continue operation after redevelopment of this area, a redevelopment option of residential use up to a 1.0 FAR is planned provided these parcels are consolidated, safe, convenient pedestrian access is provided to the W&OD trail and to the pedestrian network for the TOD district, and the ice rink is a component of the redevelopment.*

*The westerly portion (Lake Fairfax Business Center) of the approximately 120-acre tract of land north of Sunset Hills Road immediately east of the Reston boundary is considered appropriate for industrial uses provided that:*

- a. The industrial portion of the 120-acre tract, which is approximately 55 acres in area and located on the western portion of the tract, is planned for medium intensity industrial research and development and similar uses;*
- b. The approximately 65-acre residential area of the tract (Equestrian Park subdivision) has been developed as residential use at .2-.5 dwelling unit per acre. This residential area ensures that low density residential use is maintained to the east of the industrial area located on the western portion of this tract. This line of demarcation establishes the boundary between industrial and residential use and the current development on both sides of the line is consistent with this intent;*
- c. The dividing line between the industrial and residential uses should accommodate and follow the swale commencing on the northerly side of the property at its boundary with Lake Fairfax Park and running southerly towards Sunset Hills Road, following the tree line as it approaches Tax Map 18-3((1))0 and continuing towards Sunset Hills Road to the northwesterly corner of Tax Map 18-3((1))10. Tax Map 18-3((1))12B and the eastern portion of 18-3((8))2 and 3 should be retained as a buffer to the low-density residential area. The above line of demarcation will establish the boundary between industrial and residential uses by relating the transition and land use to physical features of the land, i.e., the tree line and swale;*
- d. The applicant should install approved plantings to close the gap, which is approximately 50 feet wide, between the tree line running north from Sunset Hills Road to where it most closely approaches the existing trees and tying into the treed swale running south from Lake Fairfax Park. In the event that such plantings are inconsistent with good site planning and land use as determined in the final site planning of the property, the Reston Community Association and the applicant should work out a suitable compromise;*
- e. Stringent environmental controls should be applied to the industrial portion of the tract. These include extensive landscaping on Sunset Hills Road, buffering for*



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*the residentially planned area to the east, and sedimentation control measures to assure the environmental integrity of Lake Fairfax.*

The draft Reston Master Plan Task Force's recommendations for the Park double-down on the idea that the Park should be restricted to nonresidential uses, ignoring the downward trend in office occupancy and the recent introduction of non-office uses (e.g., health club and hotel) that foreshadowed the Park's current challenges.

### Proposal

The Nomination proposes to permit the Park's redevelopment into a village-style mixed-use community that complements and builds on Reston's successful Village Centers. Indeed, the proposal envisions retention of elements of the existing office and nonresidential uses and the introduction of new, transitional residential uses (e.g., townhome, attached single-family residential units, 2-over-2 units, mid-rise multi-family, and condo flats) and appropriately scaled retail uses, all connected and enhanced by coordinated and improved pedestrian connections, streetscape, open space & tree preservation/buffer areas.

Two concept plans are submitted with the Nomination, one that illustrates potential near-term development opportunities reflecting the existing office buildings that are vacant today and for which owner consents have been received to date, and a second concept plan that represents a long-term vision for redevelopment of the entire Park. We anticipate that additional owner consents will become available in the coming weeks.

Both concept plans provide for Core and Non-Core Areas that offer a range of uses in each and that would transition in scale and density/intensity to the surrounding areas. The Applicant envisions creating a series of inter-connected roads and streets to add connectivity to, from and across the Park, complemented by landscaping and open space. The concept plans also illustrate how a central green space could be designed to connect with existing open space around the perimeter of the Park. Enhanced streetscape elements could be added along Business Center Drive, along with "green fingers" that pull open spaces into neighborhoods. A tree preservation and wildlife corridor along the eastern boundary abutting the large-lot single family houses in Equestrian Park would remain and be enhanced. Viewed holistically, both concept plans demonstrate how the Park could be transformed away from the parking-intensive, suburban-style of development to a more modern style focused on placemaking and pedestrian-friendly designs.

With respect to the near-term concept plan, the Applicant expects several buildings would remain in the earlier phases of the redevelopment, including the recently-constructed Homewood Suites (1735 Business Center Drive), the Thompson Hospitality headquarters building (1741 Business Center Drive), Lifetime Fitness (1755 Business Center Drive), the office buildings at 1765 and 1768 Business Center Drive (both currently leased), and the data center at 1780 Business Center Drive. In recognition, however, of the fact the Plan is a long-term guide for development, the concept plan for longer-term redevelopment shows how these parcels could seamlessly be integrated into the Park's redevelopment over time to create a walkable, village-style mixed-use community.



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Appended to the concept plans is an example in greater detail of one, Non-Core residential redevelopment node - 1769-1771 Business Center Drive - within the Park. The conceptual residential alternative includes an art walk, community green, fitness corner/dog relief space, gardens, tree preservation, buffer plantings, and keeping the trees, tree panels, and sidewalks along Business Center Drive that provide the Park its airy and open feel. These amenities are emblematic of the type of amenities that would be provided in redevelopment scenarios elsewhere across the Park. New residential units would help close the County- and region-wide housing shortage while providing a transition in density between the TOD-style, high density development closer to the Metro station (with FAR recommendations ranging from 1.5 to 2.5) and the low-density neighborhood immediately to the east. Housing options would include high-quality, attainable and affordable homeownership opportunities within a reasonable walking distance to Metro.

The Park is adjacent to Lake Fairfax Park, and the Nomination offers an opportunity to provide improved access from the Park to this prized natural resource. Similarly, appropriate enhancements to auto, bike, and pedestrian access to Metro and W&OD trail also would be provided with redevelopment. Parcel interconnections are proposed inside the Park, along with a new connection to the W&OD adjacent to the existing National Wildlife Federation building.

The Nomination offers positive impacts to the County's tax base and efficiently uses existing infrastructure. The Nomination would result in an estimated 5-6x increase in the Real Estate Property Tax base from roughly \$120 million to approximately \$700 million and would reduce and offset the vehicular trip generation that historically added to peak hour congestion along Sunset Hills Road. Private development proposed in the Nomination would contribute to portions of County-planned infrastructure by planning for the enhanced street network, including the proposed connection of Business Center Drive to Michael Faraday Court.

#### Relationship to Existing Policies and Objectives

The Nomination advances the objectives of the County's Policy Plan – most notably by offering a proposal in accordance with the Plan's Residential Development Criteria - in addition to the Area Plans as reviewed above. In accordance with the Residential Development Criteria, the site design features consolidation, a logical layout, well-integrated open space, appropriate landscaping, and amenities that will be dispersed across the community. The Nomination will have neighborhood context, fitting into the community by featuring appropriate transitions in bulk and mass, connections, and building setbacks. The environment and tree preservation will be protected through protection of existing forested area, plus re-plantings across the community. Transportation will be addressed through the addition of new connections both for vehicles, bicycles, and pedestrians, and the mixed-use village offers natural transportation efficiencies. Public facilities will be supported through additional tax revenue, and public facility impacts will be evaluated and offset through the rezoning processes. The Nomination will offer a range of housing types supporting the Comprehensive Plan's Residential Development Criteria for Affordable Housing. Heritage Resources are not expected given the nature of the existing built environment. The Nomination is also in accordance with the applicable priorities in the County Strategic Plan, Housing Strategic Plan, and Economic Success Plan.



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The Nomination advances the goals of the County Strategic Plan in several ways. The Nomination meets several of the applicable Ten Community Outcomes and achieves the Innovation, Placemaking, and Sustainability Key Themes (Strategic Plan, pg.8) by responding to market conditions to transform the built environment into a vibrant and walkable mixed-use community (Strategic Plan EO 4, pg. 17; EO 12, pg. 18; H 2, pg. 31). The Nomination will offer new residents access to nature and recreational amenities and experiences (Strategic Plan, pg. 14; (HNL 22, pg. 35), preserving tree canopy, making more productive use of impervious surface and creating a healthy sustainable environment (Strategic Plan E.7, pg. 28). The Property's proximity to transit and employment, combined with proposed connectivity improvements will increase transportation options for future residents and promote non-vehicular transportation options (Strategic Plan E.2, pg. 28; H 2, pg. 31; HNL 22, pg. 35; MT 1, MT 2, MT 5, MT 9, pg. 42). The Nomination responds to a county-wide shortage of housing and provides different types and affordability of housing near transit (HNL 1, 3, pg. 34).

The Nomination advances the Housing Strategic Plan by advancing strategy B.2 by using underutilized land currently zoned for commercial uses for mixed-income housing, and B.7 by allowing for "Missing Middle" housing types, as noted on pages 14 and 15.

The Nomination is consistent with the Economic Success Plan as it will advance the goals to "Further Diversity Our Economy" by revitalizing underperforming non-residential users, "Create Places Where People Want to Be" through a vibrant and conveniently located community, and "Invest in Natural and Physical Infrastructure" through creating new transportation connections and open spaces. The Nomination specifically addresses the stated priorities on page 8 to ensure a "Clean, Sustainable Environment" through open space creation and environmental protection; advances a "Vibrant Economy" by creating revitalization opportunities to re-purpose obsolescent uses within the Park and offers economic sustainability for the entities that desire to remain; and advances "Recreational and Cultural Opportunities" by providing for recreational activities that are integrated into this new community. These attributes directly support the Vision on page 10 by "Building Livable Spaces", while secondarily advancing the "Connecting People and Places", "Maintaining Healthy Economies", and "Practicing Environmental Stewardship". The importance of "Place" is key in the Economic Success Plan, and the Nomination is aligned with the leading intent of Places on page 14 to focus on "building sustainable, healthy places, and creating destinations of choice."

## Conclusion

The Nomination presents a vision to transform the Park into a vibrant, village-scaled mixed-use community, and importantly offers an economically viable future for existing uses within the Park. The Park has experienced changes in circumstances over the past several years, but with those changes come opportunity, and this Nomination responds to improve the existing built environment in a manner that is consistent with the adopted goals of varying County plans. The Nomination has the consent of the participating property owners, and timing for implementation will be phased over approximately 5 to 10 years.



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Sincerely

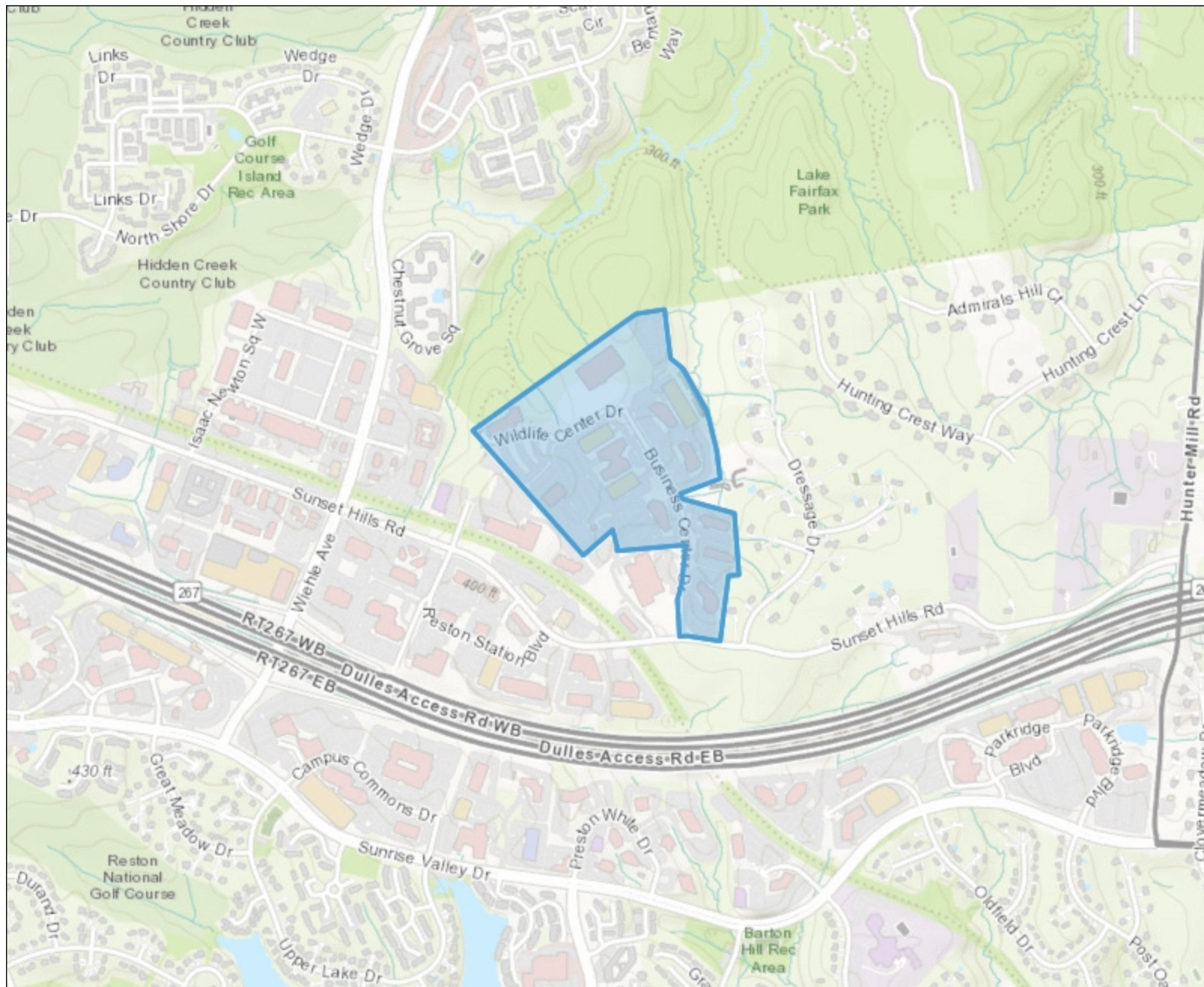
Mark C. Looney

MCL





# Lake Fairfax Business Park - SSPA Map



0 0.57 1.1 Miles

This map is intended for reference purposes only. Fairfax County does not provide any guarantee of the accuracy or completeness regarding the map information.



## Legend

Notes:

Map produced: 10/28/2022



# Potential Short Term Development

Lake Fairfax Park and Surrounding Forested Area

Potential Michael Faraday Connection (Final Alignment TBD)

## Key

Core Area

Uses:

Office

Hotel

Senior Living

Retail

Stacked THs

Low Rise MF

Non-Core Area

Uses:

Townhouses

Stacked Townhouses

Retail

Low Rise MF

Data Center

Primary Street

Secondary Street

Pedestrian/Open Space Network

Gateway



01/10/2023 10:00 AM  
01/10/2023 10:00 AM



# Potential Future Development

Lake Fairfax Park and  
Surrounding Forested Area

Potential Michael  
Faraday Connection  
(Final Alignment TBD)

## Key

Core Area

Uses:

Office

Hotel

Senior Living

Retail

Stacked THs

Low Rise MF

Non-Core Area

Uses:

Townhouses

Stacked Townhouses

Retail

Low Rise MF

Data Center

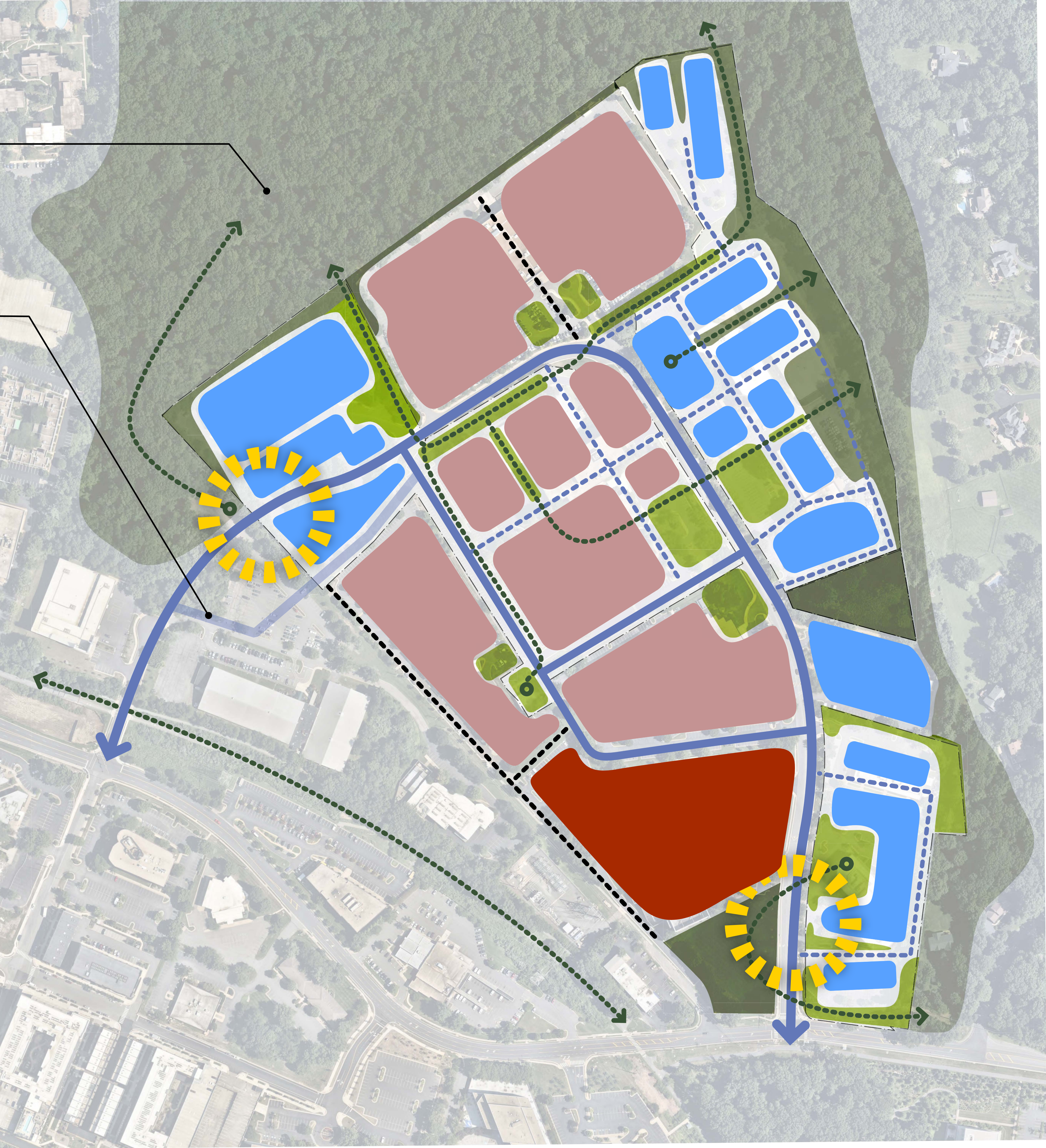
Primary Street

Secondary Street

Pedestrian/Open Space Network

Gateway

For Illustrative Purposes Only  
Formal Design to be Provided with Rezoning





# Conceptual Residential Alternative



## OPEN SPACE LEGEND:

- 1 ART WALK
- 2 COMMUNITY GREEN
- 3 FITNESS CORNER / DOG  
RELIEF SPACE
- 4 GARDENS
- 5 EXISTING TREES TO REMAIN
- 6 BUFFER PLANTING

October 17, 2022

Fairfax County Department of Planning and Development  
12055 Government Center Parkway, Suite 700  
Fairfax, Virginia 22035

Re: **Owner Consent for Site-Specific Plan Amendment**


To Whom it May Concern:

The National Wildlife Federation is the owner of a parcel identified as Fairfax County Tax Map Number 18-3 ((08)) 18B, further referred to as 11100 Wildlife Center Drive, Reston, VA 20190 (the "Property").

The National Wildlife Federation hereby acknowledges that EYA and its representatives have included the Property in a Site-Specific Plan Amendment nomination submitted to Fairfax County's Department of Planning and Development. We are aware of the contents of the nomination and agree to participate in the County's review of the nomination to the extent required or appropriate.

Sincerely,

National Wildlife Federation

By:   
Karen Wagner (Oct 17, 2022 14:23 EDT)

Name: Karen Wagner

Title: Chief Financial Officer

Telephone Number: \_\_\_\_\_

Email Address: WagnerKL@nwf.org

Mailing Address: 11100 Wildlife Center Drive, Reston, VA 20193-5362

October 26, 2022

Fairfax County Department of Planning and Development  
12055 Government Center Parkway, Suite 700  
Fairfax, Virginia 22035

**Re: Owner Consent for Site-Specific Plan Amendment**

To Whom it May Concern:

Vero LLC is the owner of a parcel identified as Fairfax County Tax Map Number 18-3 ((08)) 0008, further referred to as 1768 Business Center Drive, Reston, VA 20190 (the "Property").

Vero LLC hereby acknowledges that EYA and its representatives have included the Property in a Site-Specific Plan Amendment nomination submitted to Fairfax County's Department of Planning and Development. We are aware of the contents of the nomination and agree to participate in the County's review of the nomination to the extent required or appropriate.

Sincerely,

Vero LLC

By: 

Name: Nathan N. Smith

Title: Member

Telephone Number: (703) 668-3705

Email Address: Nate@LindenDevelopment.com

Mailing Address: c/o Linden Development,  
1768 Business Center Drive  
Suite 340  
Reston, VA 20190





October <sup>th</sup>24, 2022

Fairfax County Department of Planning and Development  
12055 Government Center Parkway, Suite 700  
Fairfax, Virginia 22035

Re: **Owner Consent for Site-Specific Plan Amendment**

To Whom it May Concern:

Pragmatics Inc is the owner of a parcel identified as Fairfax County Tax Map Number 18-3 ((08)) 0004A, further referred to as 1761 Business Center Drive, Reston, VA 20190 (the "Property").

Pragmatics Inc hereby acknowledges that EYA and its representatives have included the Property in a Site-Specific Plan Amendment nomination submitted to Fairfax County's Department of Planning and Development. We are aware of the contents of the nomination and agree to participate in the County's review of the nomination to the extent required or appropriate.

Sincerely,

Pragmatics Inc 

By: \_\_\_\_\_

Name: Dr. Long Nguyen

Title: CEO

Telephone Number: 703-890-8500 or 703-598-2910

Email Address: nguyenl@pragmatics.com

Mailing Address: 1761 Business Center Dr.  
Reston VA 20190



October 19, 2022

Fairfax County Department of Planning and Development  
12055 Government Center Parkway, Suite 700  
Fairfax, Virginia 22035

Re: **Owner Consent for Site-Specific Plan Amendment**

To Whom it May Concern:

SIP/CRP 1769-1771 Reston LLC is the owner of a parcel identified as Fairfax County Tax Map Number 18-3 ((08)) 0001, further referred to as 1771 Business Center Drive, Reston, VA 20190 (the "Property").

SIP/CRP 1769-1771 Reston LLC hereby acknowledges that EYA and its representatives have included the Property in a Site-Specific Plan Amendment nomination submitted to Fairfax County's Department of Planning and Development. We are aware of the contents of the nomination and agree to participate in the County's review of the nomination to the extent required or appropriate.

Sincerely,

SIP/CRP 1769-1771 Reston LLC

By: 

Name: John H. Stewart

Title: Manager

Telephone Number: (301) 466-3141

Email Address: [jstewart@stewartinvest.com](mailto:jstewart@stewartinvest.com)

Mailing Address: 7201 Wisconsin Avenue, Suite 505  
Bethesda, MD 20814

October 19, 2022

Fairfax County Department of Planning and Development  
12055 Government Center Parkway, Suite 700  
Fairfax, Virginia 22035

Re: **Owner Consent for Site-Specific Plan Amendment**

To Whom it May Concern:

SIP/CRP 1769-1771 Reston LLC is the owner of a parcel identified as Fairfax County Tax Map Number 18-3 ((08)) 0002, further referred to as 1769 Business Center Drive, Reston, VA 20190 (the "Property").

SIP/CRP 1769-1771 Reston LLC hereby acknowledges that EYA and its representatives have included the Property in a Site-Specific Plan Amendment nomination submitted to Fairfax County's Department of Planning and Development. We are aware of the contents of the nomination and agree to participate in the County's review of the nomination to the extent required or appropriate.

Sincerely,

SIP/CRP 1769-1771 Reston LLC

By: \_\_\_\_\_

Name: John H. Stewart

Title: Manager

Telephone Number: (301) 466-3141

Email Address: [jstewart@stewartinvest.com](mailto:jstewart@stewartinvest.com)

Mailing Address: 7201 Wisconsin Avenue, Suite 505  
Bethesda, MD 20814



Shane M. Murphy  
(703) 610-8622  
[smurphy@milesstockbridge.com](mailto:smurphy@milesstockbridge.com)

October 20, 2022

Fairfax County Department of Planning and Development  
12055 Government Center Parkway, Suite 700  
Fairfax, Virginia 22035

Re: Owner Acknowledgement of Site-Specific Plan Amendment - Fairfax County Department of Planning and Development ("Fairfax County")

To Whom it May Concern:

I represent Gov Lake Fairfax Inc., the title owner (the "Owner") of parcels identified as Fairfax County Tax Map Numbers 18-3 ((08)) Parcels 0005A1 and 0007A, which are located within the confines of an area commonly known as Lake Fairfax Business Park with street addresses of 1759 and 1760 Business Center Drive, Reston, VA 20190 (the "Property"). Beginning in March 2022, Owner initiated its internal review of the Property's existing uses and began exploring viable options to reposition and/or change the occupancy classification of the Property, to include a broad range of future uses. Subsequently, Owner learned that several other owners/purchasers of parcels located in Lake Fairfax Business Park, including EYA Development, LLC ("EYA"), were having similar discussions.

So that Fairfax County is able to undertake a more holistic review of the Comprehensive Plan's designation for the Lake Fairfax Business Park, I hereby acknowledge, on Owner's behalf, that EYA and its representatives have included the Property in a Site-Specific Plan Amendment Nomination (the "Nomination") submitted to Fairfax County. Owner is aware of the contents of the Nomination and plans to fully participate in Fairfax County's review of such Nomination.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Shane M. Murphy'.

Shane M. Murphy

cc: Jacquelyn Anderson, Senior Vice President, The RMR Group  
Jesse Abair, Vice President, Real Estate Development, The RMR Group  
Shaun Mark, Esq., Associate General Counsel, The RMR Group