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June 4, 2013

Honorable Robert F. McDonnell
Governor
Commonwealth of Virginia
Patrick Henry Building
1111 East Broad Street
Richmond, VA 23219

Dear Governor McDonnell:

As you know, Virginia has the potential to secure the new headquarters location for the Federal Bureau of Investigation (FBI). We want to offer an alternative solution to your endorsement of the Springfield site in Fairfax County as referenced in your April 30 letter to Director Robert Mueller and Dan Tangherlini.

Should the Springfield site be deemed unsuitable by the GSA for the new FBI headquarters, we believe it would be prudent to have another specific site ready to immediately advance for this critical project in order to secure it for Virginia. That alternative site is clearly the Potomac Shores development site in Prince William County.

As Prince William County pointed out in our response to the GSA's Request for Information, the site at Potomac Shores offers a unique opportunity to the GSA and FBI to locate in an area that meets the requirements of a cost-effective, value-driven headquarters location decision.

In addition to the many advantages that Virginia offers over sites in Maryland and Washington, D.C., the Potomac Shores location provides these additional assets:

- As 75% of Northern Virginia's 1.5 million workers live within a 30 minute rush hour commute of Prince William County, the site offers significant reverse commute opportunities for the region.

- The Potomac Shores development, 30 miles south of DC and adjacent to Marine Corps Base Quantico, fronts the Potomac River.
- Marine Corps Base Quantico hosts over 23,000 military, civilians and contractors at its 93 acre property and is home to the FBI's National Academy and FBI Laboratory.
- The Potomac Shores development is a 1920-acre mixed use project and is under development by the SunCal Company, one of the nation's leading privately held land developers with experience working with Federal agencies.
- Featuring a walkable Town Center and a 5-star hotel and conference center, Potomac Shores will also include a marina, 3.7 million square feet of commercial space, 4000 residential units (currently under construction) and a new VRE station.
- The new FBI headquarters campus would be sited in a secure (ISC Level V) environment. Being adjacent to MCBQ (which houses the FBI Academy and other forensic agencies) affords an additional security envelope including military controlled airspace. The site's eastern boundary is the Potomac River.
- Stable and redundant electrical power is available close-by via a Dominion Power plant and substation. The site is also extensively served by multiple fiber providers including "dark fiber" within nearby easements.
- A new VRE station will be built within a 5 minute walk of the FBI campus and is on track to be completed by 2017. Additionally, Prince William County has an inter/intra county bus system which links to other VRE stations and Metro.
- New HOT lanes on nearby I-95 are being extended past the Potomac Shores site and have quick access to State Route 234. The commuting routes from DC, Fairfax and Loudoun counties and Maryland to the site have the advantage of being a much faster "reverse commute" pattern.
- The SunCal Company has both the financial and development capabilities to fulfill the GSA's requirements for the new FBI headquarters. The company also has experience in federal land exchanges. SunCal is further willing to consider donating the new FBI campus land at Potomac Shores at no cost.
- Lastly, Prince William County has a history of successful collaboration with both the GSA and FBI. In 2008, the FBI's Northern Virginia Agency constructed a

LEED Gold Certified 200,000 square foot facility at the County's Innovation Technology Park near Manassas and the Manassas Regional Airport.

So for all the reasons above, we urge you to select the Potomac Shores location as the alternative should the Springfield site be eliminated in the GSA's evaluation process. Thank you for your consideration.

Sincerely,

Corey A. Stewart
Chairman
Board of County Supervisors

Maureen A. Caddigan
Potomac Supervisor
Board of County Supervisors

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10th District, Virginia

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