



July 7, 2011

Re: Innsbrook Urban Mixed Use Zoning Request per
Henrico's Comprehensive Plan Amendment

Dear Adjacent Property Owners and Other Interested Parties:

The County recently amended its Comprehensive Plan to designate the greater Innsbrook area for potential Urban Mixed Use development. Highwoods has now applied to rezone 188 acres within Innsbrook (as shown on the attached drawing) to the UMU designation. The property will be developed as a high-quality, pedestrian-oriented, mixed-use community. It will transform the existing Innsbrook Corporate Center from a suburban office park into a vibrant, full-time community. Infrastructure is already in place for roadways, utilities and other governmental services.

To attract and retain the best and the brightest employees, major employers are recognizing that their choice of office location must respond to the desires of their employees in their choice of career location. Successful office parks must increasingly provide the factors that appeal to new generations of employees. The effect of such redevelopment will result in a significant increase in property values throughout the Innsbrook area and will attract capital necessary to sustain reinvestment in Innsbrook over the next 50 years and beyond. Weaving together a variety of uses, the Innsbrook Urban Mixed Use District will be a neighborhood in which to live, work, play, celebrate and remember.

The proposed UMU development will be regulated by both extensive Urban Design Guidelines, as well as active involvement of the Innsbrook Architectural Review Committee. We would like to explain Highwoods vision to you and the community in more detail and invite you to a presentation at 6:00 p.m. on Wednesday July 20, 2011 at The Place in Innsbrook. Representatives of Highwoods and members of its design team will be there along with representatives from various Henrico County departments and public officials. We hope to see you on July 20th.

Sincerely yours,

Paul W. Kreckman

PWK/pgk
Enclosure

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| cc: Hon. David A. Kaechele (via email) | Mr. Tommy Branin (via email) |
| Mr. Randall R. Silber (via email) | Mr. R. Joseph Emerson, Jr. (via email) |
| Ms. Jean Moore (via email) | Mr. Ben Sehl (via email) |
| Mr. Burrell Saunders (via email) | Ms. Susan Brain (via email) |
| James W. Theobald, Esquire (via email) | |

