



CITY OF FALLS CHURCH

January 30, 2008

Mr. Sterling Wheeler
Fairfax County Department of
Planning and Zoning
12055 Government Center Pkwy., Suite 730
Fairfax, Virginia 22035-5505

RE: Tysons Corner Advanced Alternatives

Dear Mr. Wheeler:

The City of Falls Church is pleased to provide our comments on the Advanced Prototypes for the build out of the Tysons Corner area as they relate to the facilities the City would be required to build to service this area. The City has just recently completed a Water System Master Plan Supplement. This supplement updated our 2005 Master Plan to reflect the effects of the anticipated development in the Tysons Corner area. The updated analysis utilized the four development scenarios, base, housing emphasis, employment emphasis, and pushing the envelope, provided in May 2007.

The Master Plan Supplement outlined the necessary infrastructure required for the City to provide water service to the proposed development within our service area for each scenario. The City can provide the necessary infrastructure to service the "Pushing the Envelope" scenario. The necessary improvements are basically the same in all scenarios. Their timing varies depending on the specific scenario. Our current Capital Improvement Plan (CIP) is based on the Base Scenario. However, as development plans are finalized the City will adjust its CIP to meet the demands of the development.

We have analyzed the costs required to build the required infrastructure and have incorporated them into the current CIP financing. In the proposed FY 2009-2013 CIP program we have scheduled over \$16 million worth of improvements to the City's water system that will directly impact our ability to provide service to the Tysons Corner area. Based on the Master Plan Supplement we will schedule over an additional \$13 million worth of improvements to be completed by 2020 that will directly impact our ability to provide service to the Tysons Corner area. Currently, most of our major CIP projects are being financed with bond proceeds. We anticipate that all future projects will be paid for in a similar fashion. We anticipate that the availability fees that will be paid by the developers will be sufficient to cover the cost of building the infrastructure. Our commodity charge rate will not have to be increased to pay for the required infrastructure.

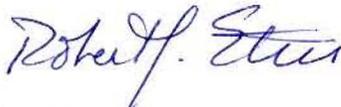
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Page 2 of 2

Our review of the latest "Prototype" scenarios indicates that the water demand for Advanced Prototype B is similar to the Pushing the Envelope scenario. Thus, with our ability to meet the demands for the Pushing the Envelope scenario we will be able to meet the demands of the Prototypes that have been advanced.

The City currently employs various methods to promote water conservation such as implementing a peak use charge on excessive water usage, supporting the regional Wise Water Usage campaign, and the implementation of the plumbing code requirements for use of low flow fixtures. To further conserve water, measures could be taken to reduce the amount of irrigation of green space. This could be implemented by utilizing various xeriscape techniques. This type of conservation method could reduce the amount of water required by 5% to 10%. However, as we determined in our analysis of the various scenarios a 5% to 10% reduction in the flow would not impact the size of the facilities required. It would simply delay the timing of their installation.

If you have any questions or need any further information with regard to our comments on the Tysons Corner redevelopment advanced alternatives, please call me at 703.248.5335 or Rodney Collins of my staff at 703.248.5082.

Sincerely,



Robert J. Etris, P.E.
Director of Public Utilities