

Feb. 28, 2008

To: All Members and Staff of the Tysons Land Use Task Force

From: Greater Tysons Citizens Coalition (GTCC)

Dear Mr. Tyler and members of the Tysons task force:

We are writing to introduce to you a new organization formed to assist public discussion of the proposed redevelopment of Tysons Corner and its likely impact on surrounding communities.

The Greater Tysons Citizens' Coalition, or GTCC, represents the shared concerns of citizens and leaders from communities in and around Tysons Corner—including McLean, Vienna and Providence—who want their voices heard and their concerns reflected in decisions that will forever change the region's character.

Many of us have regularly attended Task Force meetings and public outreach sessions. We want to assure you that GTCC supports a positive, rational redevelopment of Tysons Corner and is willing and eager to help the Task Force in achieving this goal.

Our mission statement, which is attached, sets out the coalition's three major goals. Stated briefly, they are to ensure that:

- 1 New density be approved only if it is fully supported by actual or funded transportation systems.
- 2 Surrounding communities be protected from undue traffic increases, including on the Beltway and major state roads, and from strains on other vital public facilities, such as schools, recreational facilities, and water/sewer.
- 3 There be a comprehensive written assessment of what public infrastructure will be needed, how much it will cost in today's dollars, and a firm, enforceable commitment that developers will pay their fair share.

These goals flow directly from the County's Transit-Oriented Development Policy, approved by the Fairfax County Board of Supervisors in March 2007, and from other elements of County land-use policy.

We further believe they are wholly consistent with the Task Force's mission and with state law. These goals, if achieved, will greatly increase public support for a functional redesign of Tysons Corner.

In keeping with our core goals, GTCC would like to make three requests of the Task Force and its staff.

- 1) We would like a clear, written statement clarifying whether the Task Force intends to recommend additional density in Tysons if funding cannot be obtained for Metrorail. The public has received confusing answers on this critical issue. As our first goal notes, extension of rail has been the bedrock of all plans to urbanize Tysons. GTCC strongly believes that no redesign to increase density should be attempted in the absence of a fully planned and funded public transit system.
- 2) We request that County staff and consultants be made available for an extensive session in which the public can ask questions about traffic modeling assumptions and data. Given widespread worries over traffic, this is essential for the public to understand and have confidence in the Task Force's recommendations, and data at the Feb. 27 and 28 workshops failed to shed adequate light. One specific issue we would like to explore is the basis for the consultants' current conclusion that 120 million square feet of new development would reduce traffic, after they advised a Task Force committee in October that anything more than 90 million square feet would cause the transportation system to break down.
- 3) Finally, we would like a progress report on what studies, if any, have been done of traffic and other impacts on areas outside Tysons Corner, including McLean, Vienna, and the Gallows and Cedar Lane corridors of Providence District, and what timeline exists for completing such research.

We want to say for the record that we appreciate the countless hours of work put in by all members of the Task Force. The fact that we are asking for the above information and clarifications is in no way a negative reflection on the Task Force's work.

It is a huge, complicated process to make this redesign of Tysons a success for so many different communities and interests. It is our hope that we can work together, so that no communities are left behind as Tysons Corner moves forward.

Yours very truly,

M. Jane Seeman

Mayor, Town of Vienna

Robert H. Jackson

President, McLean Citizens Association

Charles W. Hall

Chairman, Providence District Council

Ted Alexander

Chair, MCA Tysons Task Force Liaison Committee

William S. Elliott

Chair, Fairfax Citizens for Responsible Growth (FairGrowth)

Laurie Genevro Cole

Vienna Town Council

Edythe F. Kelleher

Vienna Town Council

Michael J. Polychrones

Vienna Town Council

Bruce Bennett

Co-founder, Hunter Mill Defense League

Jack Mitchell

President, Westbriar Civic Association

Deborah Reyher

Vice President, Oakdale Park Civic Association

Founder, Wedderburn Neighbors

Joel E. Stillman

President, McLean Youth Athletics, Inc.

Organizations That Formally Support GTCC

McLean Citizens Association

Providence District Council

Fairfax Citizens for Responsible Growth (FairGrowth)

Westbriar Civic Association

Oakdale Park Civic Association

Other signers

Rob Bates

MCA

Alison Campbell

MCA

Jody Bennett

Hunter Mill

Becky Cate
Vice Chair, Providence District Council

Darren Ewing
MCA

Louis “Bud” Freeman
MCA

Steve Pastorkovich
Fairfax Citizens for Responsible Growth (FairGrowth)

Susan Turner
MCA

Mark Zetts
MCA

Mission Statement of the Greater Tysons Citizens Coalition (GTCC)

The Greater Tysons Citizens' Coalition, or GTCC, represents the shared concerns of citizens and community leaders as Fairfax County considers plans to urbanize Tysons Corner.

GTCC comprises citizens from communities in and around Tysons Corner—including McLean, Vienna and Providence—who want their voices heard and their concerns reflected in decisions that will forever change the region's character.

We recognize that Tysons Corner is a key economic center of Fairfax County, and we support rational levels of development there. However, it is the right and responsibility of citizens under existing County policies to ensure that development increases at Tysons Corner do not exceed corresponding infrastructure improvements, most especially the road networks.

GTCC's three main goals flow directly from the Transit-Oriented Development ("TOD") Policy, adopted by the Board of Supervisors in March 2007, and from other county land use policies intended to protect our neighborhoods and improve life in Fairfax County:

- 1) New development must be supported by infrastructure – including transit – that is actually in place or funded. Metro through Tysons Corner is the bedrock of all proposals to increase density in Tysons. Thus, the Task Force's density recommendations should not be acted on if Metro rail is not funded
- 2) Communities near Tysons must be protected from undue traffic increases, including on the Beltway and major state roads, and from stresses on schools, parks, recreational facilities, water/sewer systems, tree canopy, etc.
- 3) The county must identify what public improvements are needed and how much taxpayers are expected to pay—*before* approving new density. Developers also should pay their fair share of infrastructure costs, as measured against likely financial gains from increased density.

GTCC is committed to help in any way it can to insure that development at Tysons will meet the needs of Fairfax County, both now and in the future, within limits that maintain a high quality of life for our community.