



THE ROTONDA CONDOMINIUM UNIT OWNERS ASSOCIATION, INC.

June 21, 2012

Honorable Walter Alcorn
Chairman, Tysons Committee
Fairfax County Planning Commission
12000 Government Center Parkway
Fairfax, VA 22035

Re: Planning Commission Tysons Committee Recommendations to the Board on Certain Tysons-related Activities, Strawman Document for Public Review and Comment June 13, 2012

Dear Chairman Alcorn:

As President of the Rotonda Condominium Unit Owners Association, I represent 1,168 homeowners which represents approximately 3,000 county taxpayers all living in our established residential community in Tysons Corner since 1977.

The Rotonda has supported the Planning Commission efforts for “transforming” Tysons Corner thus far, and recognizes that the plan for transportation infrastructure such as the grid of streets should be funded. However, the Strawman recommendation to fund 50% of Tysons Transportation costs from a service district that taxes existing residential property owners puts an unfair burden on existing residential owners.

The residents of the Rotonda have, through their Fairfax County taxes, supported the many improvements made to Tysons Corner since 1977. The Rotonda population represents approximately 20% of all the current residents in Tysons Corner. Thus they have already disproportionately contributed to the existing improvements.

While developers will benefit directly from public funding, existing residential owners will receive little direct benefit while being taxed today for future improvements for the decades to come. Most importantly there will be no benefit for the residential community until the year 2050.

New residential owners, however, will receive considerable benefit from funding. In addition they will receive substantial benefits from the improvements already paid for by existing residential owners.

Finally, while new residential owners will have to live through the disorder and disruption created by many of the improvements, the existing residential owners have been suffering from the construction and disruption for almost a decade with no end in sight.

Accordingly we ask that any new tax district established for the future benefit of Tysons Corner and Fairfax County exempt those existing residential owners who have already paid more than their share of the existing improvements upon which the County, the developers, and the new residential owners will build and prosper.

The Rotonda supports growth and understands the need to begin development in phase with the opening of the Tysons metro stations. Though we do not support the Tysons Partnership support of the proposal for a 50/50 split on transportation infrastructure, we do, however, appreciate our participation in the process of fostering a new Tysons. Our intent is to continue working with all stakeholders in a collegial environment. However, given the current composition of the Partnership, and as the only all-residential member of the Tysons Partnership Board, we think it is important to allocate cost to those entities that will create and benefit most from future improvements.

Accordingly we ask that existing residential owners as originally discussed during the development of the comprehensive plan be "grandfathered" from application of any new tax district to be established.

Thank you in advance for your courtesy in hearing our views and I hope to make them publicly at the meeting on the 21st.

Sincerely,



Michael Bogasky
RCUOA President

cc: Fairfax County Board of Supervisors
Fairfax County Planning Commission
Tysons Partnership
RCUOA Board of Directors
Kenneth Ingram, Esq.
W. Barnes Lawson, Esq.