

McLean Citizens Association



M c L e a n C i t i z e n s . o r g

October 7, 2005

The Honorable Katherine Hanley
Chairman, Tysons Corner Transportation/
Urban Design Study
Fairfax County, Virginia

Re: McLean Citizens Association's Request for Cost-Benefit Analysis

Dear Chairman Hanley:

As you are aware, the McLean Citizen Association ("MCA") passed a resolution on July 6, 2005, requesting that the Tysons Corner Transportation and Urban Design Study Coordinating Committee ("Committee") investigate the fiscal impacts of the proposed Tysons Corner Transportation/Urban Design Project. The details of the MCA request are set forth in the resolution. That resolution was transmitted to Fairfax County and was distributed to the Committee members some time ago.

The MCA would like to know whether the Committee has agreed to the request of the MCA. If the Committee has already agreed to this study, has a study schedule been established? If the Committee has not yet decided our request, when will this decision be made?

As we are sure the Committee understands, preparation of this study and its circulation in draft format for public comment constitutes the cornerstone for the MCA's evaluation of the entire project. The proposed extension of Metrorail to Tysons Corner and Reston would require an enormous amount of taxpayer dollars and would also permit massive rezoning and redevelopment at Tysons Corner and beyond. The impact on the residents of Fairfax County would be felt for generations. Therefore, the MCA submits that this investigation of the impact of these proposed changes on public infrastructure and on the public fisc is crucial to the protection of the public interest. Indeed, as the MCA has clearly stated, "[i]n the absence of this detailed analysis of the fiscal and public infrastructure impacts, the MCA submits that the Special Study on Tysons Corner would be inadequate to protect the public interest."

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Absent proper protection of the public interest, it is virtually impossible that citizens groups, such as the MCA, would, under any circumstances, support any major rezoning that would stem from Metrorail's expansion. Moreover, in the face of citizen group opposition because of a failure of affected governments to measure the likely fiscal impacts on citizens, decisions by elected public officials to proceed in this area would effectively constitute the deliberate choice on the part of such public officials to ignore the stated concerns of their constituents. In sum, the cost-benefit analysis and associated public review process are the *sine qua non* for public legitimacy of any federal, state, or local decisions on the redevelopment of northern Fairfax County in response to Metrorail's expansion to Tysons Corner.

The MCA awaits the Committee's response. If you have any questions, please contact me. Thank you for your time and consideration.

Sincerely,

Susan Turner, President,
McLean Citizens Association

cc: Gerry Connolly
Joan DuBois
Janet Howell
Vince Callahan
Jim Scott
All Committee Members
Local and Regional Press
MCA website