



McLean Citizens Association Resolution
Capital One Bank Rezoning
RZ/FDP 2010-PR-021
PCA 92-P-0001-08
Tax Map 29-4 ((5)) A2
September 12, 2012

Whereas, Capital One Bank is seeking to rezone a 26.21-acre parcel located at 1680 Capital One Drive in McLean from C-3 (Commercial Office) to the PTC (Planned Tysons Corner) zoning district; and

Whereas, the existing use is primarily office with a 14-story office building, a conference center and parking structure for a total of 504,000 square feet of development; and

Whereas, the applicant proposes 4.5 million square feet of new development comprising 12 high-rise buildings: 6 office, 5 residential and 1 hotel/conference center, most of which would also contain a retail use; and

Whereas, the proposed 12 buildings would be constructed over 5 phases of development spanning an estimated 25 years as market conditions allow; and

Whereas, the applicant is requesting Final Development Plan (FDP) approval to construct a 21-story office building and a 9-story residential building with 67 housing units by 2014 and the remaining 10 buildings, conceptually proposed, would require Final Development Plan before construction; and

Whereas, at build-out the property would have a floor-area ratio (FAR) of 3.88; and

Whereas, 7 of the proposed buildings would be situated within 1/8-mile of the McLean Metro station with the remaining 5 buildings well within the 1/4-mile ring; and

Whereas, the proposed heights of the FDP office building and hotel would be 316' and 136' respectively and the heights of the other buildings would range from 150' to 395' to be established at FDP approval; and

Whereas, the proposed residential buildings would provide 984-1230 residential units including 20% workforce/affordable dwelling units; and

Whereas, the proposed transit oriented development would create an urban, pedestrian-friendly environment, as set forth in the Tysons Comprehensive Plan, with a connected grid of streets; and

Whereas, the applicant is proffering to build and dedicate to Fairfax County a 30,000 square foot community center to be constructed during the second phase of development comprising a gymnasium, meeting rooms, an exercise room, an art/crafts room, kitchen and other amenities; and

Whereas, during the third phase of development the applicant would construct a 1.55-acre Common Green that would encompass an active recreation area to be made available for public use 5 hours a day; and

Whereas, the proposed development would provide an additional 2.7 acres of publicly accessible parkland; and

Whereas, the applicant's proffers would include, but not be limited to:

- a) An affordable housing contribution of \$3.00 per square foot of non-residential development,
- b) Contribution of \$1,000 for each dwelling unit and \$6.44 per square foot of non-residential development towards the construction of the grid of streets inside Tysons,
- c) Contribution of \$1,000 for each dwelling unit and \$5.63 per square foot of non-residential development towards road improvements inside Tysons,
- d) Contribution of \$9,378 for each expected student (0.087 students per dwelling unit) to the Fairfax County School Board,
- e) Provision of on-site private recreational facilities for the residents of the property expending a minimum of \$1,700 per dwelling unit on such recreational facilities,
- f) Committing to Travel Demand Management (TDM) goals for the subject property to reduce weekday peak hour vehicle trips 35% by year 2020 and 55% by year 2050,
- g) Agreeing to a maximum penalty of \$0.45 per square foot if the TDM objectives are not met,
- h) Dedication of land for the Jones Branch Connector which will provide direct access to the Express Lanes and Jones Branch Road from east Tysons; and

Whereas, the proposed rezoning and associated development plans are in compliance with the Tysons Comprehensive Plan; and

Whereas, the applicant would reduce the Tysons Road Fund contribution of \$6.44 per square foot for the grid of streets to \$4.07 for the first 600,000 square feet because that gross floor area, spread across 3 buildings, had been previously approved in 2002, even though the applicant does not intend to construct these buildings; and

Whereas, the applicant is requesting approval of 4.5 million square feet of development entitlement and a transformative redevelopment plan under the new Tysons Comprehensive Plan that would subsume the density of the three previously approved office buildings,

Now, therefore, be it resolved that the McLean Citizens Association supports the Capital One Bank rezoning RZ/FDP 2010-PR-021, subject to the following condition:

1. The applicant contributes the full amount of \$6.44 per square foot to the Tysons Road Fund for the first 600,000 square feet of development,

And be it further resolved that MCA opposes the reduction of any proffered contribution, by any Tysons rezoning applicant, for transportation improvements as the adequate funding of Tysons' transportation infrastructure is vital to its success.

Approved by the MCA Board of Directors

Date 9/12/2012

McLean Citizens Association, P.O. Box 273, McLean, Virginia 22102

cc: Linda Smyth, Providence District Supervisor
Ken Lawrence, Providence District Planning Commissioner
John Foust, Dranesville District Supervisor
Jay Donahue, Dranesville District Planning Commissioner
Ben Wiles, Staff
Anthony Calabrese, Cooley
Fairfax County Planning Commission
Fairfax County Board of Supervisors