



McLean Citizens Association Resolution
Capital One Bank
PCA/FDPA 2010-PR-021-01
Tax Map 29-4 ((5)) A2
April 2, 2014

Whereas, in September 2012, the Board of Supervisors approved the rezoning of Capital One Bank's 26.21-acre headquarters parcel located at 1680 Capital One Drive to the Planned Tysons Corner District; and

Whereas, concurrent with the rezoning, Capital One Bank also received approval for 4.5 million square feet of mixed-use development comprising 12 new high-rise buildings: 6 office, 5 residential and 1 hotel/conference center, most of which will also contain retail uses; and

Whereas, the development plan will be constructed over 5 phases of development spanning an estimated 25 years, as market conditions allow; and

Whereas, Capital One Bank, in response to changing business conditions, has filed applications for a Proffered Condition Amendment (PCA) and a Final Development Plan Amendment (FDPA) to reallocate height and square footage on the property; and

Whereas, the FDPA proposes to remove office square footage from Buildings 5, 8, 11 and 12 and move it to Buildings 1, 3 and 4 which, in doing so, would eliminate Building 5, reduce Building 12 and significantly increase the height and size of Building 3; and

Whereas, Building 3, to be located adjacent to the I-495 Beltway, would be 970,000 square feet with 32 floors and a maximum height of 470 feet; and

Whereas, this reallocation of floor space would not result in any increase in floor space over the 2012 approved 4.5 million square feet; and

Whereas, Building 3 would have a linear park along its frontage; and

Whereas, the Tysons Comprehensive Plan (Plan) limits building heights to 400' in the Tier 1 area, generally around 1/8-mile from a Metro station, and 225' in the Tier 2 area as distance from the station increases; and

Whereas, Building 3, situated in the Tier 2 area, has a proposed height 470 feet with the top 70 feet being dedicated to mechanical space which is architecturally integrated and occupies over 25% of the roof area; and

Whereas, the Fairfax County Zoning Ordinance requires such roof top structures to be included when calculating building height and the Plan allows such additional height (17.5%) as long as it isn't deemed excessive; and

Whereas, the Plan recommends parcels that are split by two Tiers should have the flexibility to utilize the range of heights permitted by the taller Tier when the site design is supportive of other urban design objectives; and

Whereas, the shadow analysis showed that locating Building 3 closer to the Metro station would, according to the staff report, "...create more deleterious shadow effects on public park space than justified by strict adherence to the Comprehensive Plan"; and

Whereas, Plan guidance for the Scotts Run Crossing Subdistrict calls for buildings to be highest at the Metro station or along the Beltway, ranging from 175 to 400 feet; and

Whereas, even with Plan guidance favoring greater height allowance for Building 3 in the Tier 2 area, the McLean Citizens Association strongly supports the fair and consistent regulation of building heights; and

Whereas, if incorporating significant mechanical space on roof tops becomes a best practice for developing high-rise buildings in Tysons, the maximum building heights listed in the Plan could become little more than notional; and

Whereas, if Building 3 were considered an architecturally significant iconic gateway building, it would be permitted a greater building height to serve as a landmark; in this case, a signature gateway for those entering Tysons from the north; and

Whereas, designating Building 3 as a gateway landmark would justify such a large increase in permitted height; and

Whereas, the subject property is not one of the 4 gateway landmark properties identified in the Comprehensive Plan; and

Whereas, in 2012 the applicant committed to building a 30,000 square foot East Tysons Community Center (Community Center) to be housed in Building 3; and

Whereas, with the repurposing of Building 3, the applicant would proffer to build a temporary, 30,000 square foot Community Center, situated on the site of the future Building 11, where it would operate for many years; and

Whereas, when market conditions favor the construction of Building 11, the applicant would relocate the uses of the Community Center to one or two interim locations within Tysons in order to demolish the temporary Community Center and construct Building 11, which would become the permanent location of the Community Center; and

Whereas, the applicant would proffer up to \$11.0 million to construct the temporary Community Center, up to \$80,000 to move in and out of the interim facilities and up to \$5.42 million to construct the permanent Community Center; and

Whereas, upon completion of Building 3, the applicant would provide, on a temporary basis, a lighted and turfed athletic field on the site of Building 4, until such time as Building 4, planned as a hotel, is constructed; and

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

- a) A \$560,000 contribution towards the Route 123 Super Street improvement,
- b) Dedicating an additional ½ acre for wider streets on the PCA property,
- c) Completing a greater portion of the grid of streets in an earlier phase of development,
- d) Re-routing bicycle lanes for improved access; and

Whereas, the subject FDPA covers only Buildings 3 and 4 and the temporary Community Center, and Capital One Bank would still need FDPA approval before developing Buildings 6, 7, 8, 9, 10, 11 and 12;

Now, therefore, be it resolved that the McLean Citizens Association supports the Capital One Bank PCA/FDP 2010-PR-021-01 applications with the following condition:

- Map 10 of the Comprehensive Plan is amended to designate Capital One's Building 3 as a gateway landmark building.

*Approved by the MCA Board of Directors
Date 4/2/2014*

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

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