

Dear Friends and Neighbors,

It's been some time since we last communicated about Tysons Corner, and I'm pleased to bring you up to date on recent developments and to share the McLean Citizens Association's and the Greater Tysons Citizens Coalitions' thinking about the road ahead and our plans to continue our advocacy on behalf of the residents of McLean

On June 22, 2010, the Fairfax County Board of Supervisors adopted changes to the Tysons Corner Comprehensive Plan and zoning ordinance to permit landowners to construct significant urban density within one-quarter mile of the four new Silver Line rail stations, with only transitional density beyond that point. While the McLean Citizens Association had concerns with portions of the changes, the basic plan is sound and consistent with our prior resolutions, such that we endorsed it, with only minor reservations.

The Board rejected, by majority vote, attempts to expand unlimited density beyond the quarter mile distance that people are likely to walk to and from transit in good and bad weather. We are quite pleased that the County adopted a plan for Tysons that was based on facts, studies and data and not on fantasy or hopes that miracles would happen.

The adopted plan contains limits on the amount of development that can occur without additional public facilities and provides for re-planning the event more than a total of 45 million square feet of commercial space is built or approved, or when a net ten million more square feet of any type (residential, commercial or retail) of construction is built. We worked with the Town of Vienna and residents from nearby areas of the county (through the Greater Tysons Citizens Coalition), county staff, the Planning Commission and individual supervisors to ensure that our views were considered and to protect the interests of McLean. We appreciate the cooperation and interest we received from all.

The work is not done. The County must still make major decisions as to how the plan will be implemented and how the billions of dollars of public facilities will be funded. We will continue to advocate for representation for McLean on any Tysons implementation authority that will be created by the County and to make sure that the landowners, who will benefit financially from the additional density, pay the overwhelming majority of the infrastructure costs that enable the density and profits. We will strongly oppose attempts to raise existing or to impose new taxes on the general public or to reduce county and public school programs to fund public facilities for Tysons Corner. At the same time, however, we want a financing plan that harnesses the urban growth at Tysons and not one that would hinder it. We believe it is possible to work creatively and openly with all stakeholders to develop a funding plan that meets these requirements. We want Tysons to be a tremendous economic success and pledge to work towards that end.

Rob Jackson, President  
McLean Citizens Association