



**McLean Citizens Association Resolution**  
**Capital One Bank**  
**PCA/CDPA/FDPA 2010-PR-021-02**  
**Tax Map 29-4 ((5)) A2**  
**July 5, 2017**

**Whereas** on June 12, 2017 the McLean Citizens Association passed a resolution on PCA/CDPA/FDPA 2010-PR-021-02<sup>1</sup> that expressed concern and offered suggested remedies regarding certain aspects of the application, including the shortfall in public parkland, the type and availability of public athletic fields, and the degree of public access to the proffered public facility; and

**Whereas**, the Planning Commission decision on the application of June 29, 2017 included remedies that satisfactorily addressed some of these concerns; and

**Whereas**, additionally, one Commissioner called upon the Planning Commission's Tysons Committee to reconvene to address options for achieving Tyson's public facility needs, including but not limited to athletic fields and a community center; and

**Whereas**, MCA continues to be concerned by certain aspects of the application that the Planning Commission decision did not address;

**Now therefore be it resolved that** the MCA commends the steps that have been proposed to increase the public benefit of the proposed development but also urges that the Board of Supervisors:

- Require Capital One to increase public availability of the Capital One Center classrooms, black box theater, and large auditorium and the lease term, as outlined in MCA's June 12, 2017 resolution and, if these increases are not implemented, adjust downward both the public facility credit and the percentage exemption from monetary contributions to Tysons road funds, as outlined in MCA's June 12, 2017 resolution; and
- Require Capital One to increase its public parkland proffer to the amount previously approved in 2014, either by ensuring that the amphitheater be made publicly accessible at no cost to Fairfax County or alternatively, by requiring an increase in the amount of at-grade public parkland in Block D: and
- Require Capital One to install synthetic turf and lighting on its now-proffered U-10 interim field so that it meets County standards for Tysons athletic fields; and make it available for public use until such time as Capital One delivers the proffered permanent fields; and
- Direct the Park Authority to stripe the proffered permanent athletic field(s) for use either as two U-7 fields or a single U-9 field; and

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<sup>1</sup> Proffered Condition Amendment; Conceptual Development Plan Amendment; Final Development Plan Amendment.

