

An Open Letter on Funding the Infrastructure for Tysons Corner

Dear Fairfax County Supervisors,

- **As acknowledged in your June 22, 2010 decision on Tysons Corner, the redevelopment of Tysons Corner into a vibrant urban center requires the concurrent establishment of an extensive infrastructure, including public facilities (parks, playing fields, library), services (schools, police and fire services, water and sewer), and transportation improvements (roads, buses).**
- **As you consider how to ensure that infrastructure and development grow in tandem and what the public-private split for the cost of the required infrastructure should be, we urge you to:**
 1. **Establish a cost-sharing formula between the private sector and the public for building Tysons infrastructure as soon as possible, and definitely before any redevelopment projects are approved.**
 2. **Require that developers pay their full and fair share of the entire infrastructure costs, counting in-kind and financial contributions. Consider applying the Route 28 transportation infrastructure cost-sharing formula (75% developer-25% public) to total Tysons infrastructure requirements.**
 3. **Establish a percentage-based cost sharing formula for both developer and public payments toward Tysons infrastructure. Do not leave taxpayers potentially holding a \$1-2B bag by establishing a fixed dollar amount cap on developer payments (as occurred with the metro tax district) that leaves taxpayers holding a limitless obligation once developers hit their ceiling.**