



Summary of Resolution Regarding
Capital One Bank
PCA/CDPA/FDPA 2010-PR-021-02
Tax Map 29-4 ((5)) A2
June 12, 2017

In 2012 and 2014, the County approved the rezoning of Capital One's 26.1 acre headquarters parcel located off of Route 123. The McLean Citizens Association (MCA) supported the proposed development, in large measure because it provided for essential public needs and amenities in exchange for the grant of high intensity development.

With its March 31, 2017 application, Capital One has requested changes to its prior plans for all blocks (Blocks A-E) of its development. Specifically, its request for Final Development approval for Blocks A-C includes very substantial modifications to Block C and Block A. It also is requesting approval for significant changes to its Conceptual Development plan for Blocks D and E and to its proffers.

Our Resolution addresses changes relating to (a) parkland; (b) athletic fields; (c) public use facilities; (d) traffic congestion, and safety; and (e) cash contributions to County-established fund requirements. Our "Whereas" clauses provide background and our rationale for our positions; our "Resolved" clauses state our positions on these issues. Below are summaries of key Resolved clauses:

- **That, as a general matter**, MCA continues to believe that, to ensure that the vision for Tysons set forth in the 2017 Tysons Implementation Plan Amendment becomes a reality, Tysons developers must fully comply with the provisions of the 2017 Plan Amendment and associated ordinances and regulations;
- **That** Tysons must have within its boundaries the types and number of amenities (e.g., parkland, athletic fields, community spaces and facilities) needed to build a sense of community and ensure livability within Tysons;
- **That**, while MCA appreciates the quality of the amenities proposed by Capital One, MCA believes that quality does not diminish the need for Capital One to fully comply with its obligations relating to public amenities and, in this regard, is especially concerned by the changes that Capital One has proposed in this application that would reduce or restrict public amenities even as Capital One would increase gross square footage and density;

- **That** Capital One (and other developers) must fully meet established parkland and athletic field commitments and contributions, and that Capital One must be required:
 - a) To provide an additional 0.23 acres of public parkland so it fully meets the requirement to provide about 4.5 acres of public parkland;
 - b) To deliver an interim U-10 athletic field upon completion of the first residential/hotel building in Block C (rather than when Block C is completed), install synthetic turf and lighting on it so that it meets County standards for Tysons athletic fields, and make it available for public use until such time as Capital One delivers a permanent field(s) that, as indicated in Appendix 3 of the Tysons Park System Concept Plan, can be used not only by youth under age 7 but also by adults and older youth, . Both the interim and any permanent field(s) must be available for public use on the same terms and during the same days and hours as public fields owned by Fairfax County;
- **That** there should be increased public access (in terms of the number of days or weeks for classroom use and for community theater, in particular) to the proposed Capital One Center, which currently has as its primary user Cap One and as its secondary user the public.
- **That**, if increased access is not provided, the Planning Commission should significantly adjust downward Capital One's proposed full (1.0) public facility credit and 20% public facility Tysons road fund exemptions to account for the limits on the availability of the Center facilities for public uses and for the fact that the duration of the lease that Capital One is proposing is roughly ½ of that normally provided for such facility;
- **That** the Planning Commission should recommend that the Board of Supervisors take action to ensure construction of a Tysons East Community Center, either through voluntary action by developers or creation of a small tax service district (comparable to the McLean district for the MCC);
- **That** the Planning Commission require Capital One to undertake the steps outlined in the County Staff Report that address vehicular and pedestrian safety concerns now, and in particular that the Planning Commission should require that these steps not be deferred to consideration of a future FDP for Block D; and
- **That** MCA's support for the proposed Capital One PCA/CDPA/FDPA is contingent upon a satisfactory resolution of the above issues, along the lines indicated above, and urging the Planning Commission to require such changes before recommending approval to the Board of Supervisors.