

March 14, 2019

Mr. Bruce McGranahan
Director
Site Inspections and Development Division
Department of Public Works and Environmental Services
Fairfax County
12055 Government Center Parkway
Fairfax VA 22033-5503

**Requested Waivers for Proposed “Chain Bridge Estates” Development
1638 and 1642 Chain Bridge Road, McLean VA**

Dear Mr. McGranahan,

I am writing to you in my capacity as President of the McLean Citizens Association (MCA). The MCA has a Board of Directors composed of 40 persons, of whom half are nominated by neighborhood Homeowners Associations or Civic Associations within the greater McLean area. MCA advocates on issues such as land use, transportation, education, environment, and Fairfax County fiscal matters.

A developer, Tri-State Chain Bridge LLC, purchased the 1638 and 1642 Chain Bridge properties on the north side of Chain Bridge Road last year. Together, the two parcels add up to 3.2 acres. As you know, Tri-State proposes to redevelop this acreage with nine new houses under the existing zoning of R-3 (Residential, 3 dwelling unit per acre). Vehicular access to the nine new houses would be via Hornet Lane, while the backyards of some of the new houses would be along Chain Bridge Road.

The Chain Bridge Road block on which Tri-State’s property is located is bounded by Pathfinder Lane on the east, and by Audmar Drive on the west. There is concrete curb and gutter at both ends of the block. However, curb and gutter are missing from most of Tri-State’s property in the middle of the block. Concrete sidewalk, 4 feet wide, extends across the entire block, but the portion along Tri-State’s property is in poor condition.

Ordinarily, a developer at R-3 density would be expected to provide concrete curb and gutter, and concrete sidewalk 5 feet wide (the County’s current standard). We have recently learned, however that Tri-State Chain Bridge has applied for two waivers – Road Frontage Improvements Waiver 006039-WPFM-005-1, and a Sidewalk Waiver 006039-WPFM-003-1 – relating to the Chain Bridge Road side of its proposed “Chain Bridge Estates” development. On this subject, we have received a copy of a letter from McLean Estates Civic Association expressing opposition to the Waivers. We have also received messages from some individual residents of the area who also oppose the waivers.

This topic was considered by the MCA Transportation Committee at its regular monthly meeting on the evening of March 12. The Transportation Committee concluded that MCA should oppose the two waivers. Our view is that there are no valid reasons for Tri-State to depart, along the Chain Bridge Road frontage, from what would ordinarily be expected for an R-3 development. The extension of curb and gutter across the entire Chain Bridge Road frontage of Tri-State’s property would provide needed better drainage. If approved, Tri-State’s proposal to have asphalt trail along its frontage, connecting concrete sidewalk sections on either side, would be unsightly. It would be inconsistent with the

character and needs of the area, which is relatively close to the McLean central business district and to McLean High School. This is not a low-density area where asphalt trail would be suitable. What is needed along that frontage is new concrete sidewalk, 5 feet wide.

The McLean Citizens Association therefore urges the County to deny the Road Frontage Improvement Waiver and the Sidewalk Waiver requested by Tri-State.

Yours truly,

Dale Stein
President
McLean Citizens Association

Cc: Supervisor John W. Foust
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Ms. Katie Broom
President
McLean Estates Civic Association