

McLean Citizens Association



The Voice of McLean for Over 100 Years

McLean Citizens Association Resolution
Application by The Madeira School, Inc. to Amend a Special Exception
SEA 83-D-030-9
Date April 7, 2021

Whereas, The Madeira School, Inc. (the “School”) located at 8328 Georgetown Pike and identified on Fairfax County Tax Maps as Parcels 20-1-((1)-14 and 20-2-(1))-1 (the “Property”) has filed an application (the “Application”) to amend the Special Exception (the “SEA”) previously approved by Board of Supervisors in 1983. As part of the School’s long-range Campus Master Plan, the application proposes to replace an aging classroom building, riding stable and faculty housing with more modern structures.

Whereas, the School is a private high school for young women located on 375 acres overlooking the Potomac River. Enrollment is capped at 338 students. Currently there are 313 students (160 boarding and 153 day); 44 faculty members; and 97 staff. The School operates continually to accommodate housing and boarding needs, but has classroom and extracurricular activities from 7:45 am to 6:00 pm Monday through Friday.

Whereas, the School is applying for approval to remove the existing science building and replace it on the same site with a new Science, Technology, Engineering, Art and Math (STEAM) Building. The current building has passed its useful life. It will be replaced by a modern, three-level building whose Georgian architectural style will match the rest of the campus.

Whereas, the School is applying to remove the existing horse stables, riding arena and exercise facility that are deteriorating and replace them on same site with new, single story structures to serve the same purpose.

Whereas, the School wishes to provide improved faculty and staff housing in order to recruit faculty and staff to improve security by having more adults on campus full time.

Whereas, the School is applying for approval to remove an existing faculty residence and health center and replace them on the same sites with 14 four-level, stacked, two-bedroom townhouses that will be used for faculty and staff housing. These units will be 35 to 40 feet high, but will be located on hillsides so that one story is below grade and none will be visible from Georgetown Pike. They will meet the Fairfax County workforce housing guidelines.

Whereas, the School is also applying for approval to remove an existing, two story, 2,000 square foot, single-family faculty residence and replace it on the same site with a two-story, up to 5,000

square foot, single-family faculty residence. This residence is and will be visible from Georgetown Pike.

Whereas, the School is seeking approval of the SEA now in order to have a basis for long-term planning, development and fund raising with the STEAM Building having the highest priority and the faculty townhouses having second priority. Completing the plan is dependent upon maintaining current enrollment and on fund raising that could be problematic given the economic impact of the pandemic.

Whereas, the School's offer to create a tree protection area with a width of 100 feet along Georgetown Pike has been accepted by County Staff as meeting its requirement to preserve the existing trees along entire front of the property.

Whereas, the School's proposal to deal with wastewater and sewage created by the new stables and a new single-family faculty home by creating septic drain-fields has been accepted by the County Health Department.

Whereas, the School's application commits it to resolve the problem of ongoing erosion caused by stormwater runoff near the construction site for the new STEAM building per the School's plans for clearing and grading the construction site.

Whereas, the Fairfax County Department of Transportation (FCDOT) forecasts that 65 new weekday vehicle trips per day and 114 Saturday vehicle trips on Georgetown Pike will be generated by family members in the new faculty and staff housing.

Whereas, this will result in a slight increase in vehicle trips (that the School claims would be partially offset by fewer faculty members needing to commute). The FCDOT does not believe a Traffic Impact Study is required, but has renewed a request dating back to 1987 that the School realign the School entrance with Bellview Road and extend the right-turn lane.

Whereas, the School recently held a public, virtual presentation of its plans for neighbors and others and there were no objections from attendees.

Whereas, the School has argued that relocating the entrance from the top to the side of a steep hill will create a safety hazard, and neighbors and others agreed with the School against such relocating the entrance, the County Staff expects the issue will have to be resolved by the Planning Commission.

Now, therefore, be it resolved that; the McLean Citizens Association (the "MCA") supports the Application filed by the School.

Approved by the MCA Board of Directors

Date: April 7, 2021.

McLean Citizens Association, P.O. Box 273, McLean Virginia 22101

Cc: John Foust, Dranesville District Supervisor
John Ulfelder, Dranesville Planning Commissioner
Clerk of the Board of Supervisors
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