

McLean Citizens Association



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McLean Citizens Association Resolution

Renovation of Chesterbrook Swimming and Tennis Club (Special Permit Amendment 79-D-054)

November 27, 2016

Whereas, Chesterbrook Swimming and Tennis Club, Incorporated (“CST”) is a non-profit community swimming and tennis club established in 1954, which currently owns and occupies approximately 8.8 acres located at 1812 Kirby Road; and

Whereas, CST is the subject of several prior special permit approvals, which were last amended on July 1, 1992 (SPA 79-D-054-1); and

Whereas, CST now wishes to renovate its facility in several respects pursuant to a 10-Year Master Plan (“the Master Plan”), as further set forth below; and

Whereas, Fairfax County planning and zoning staff have suggested that, in view of the length of time since its last review of this special permit, CST should apply to further amend its special permit; and

Whereas, a hearing on this amendment before the Fairfax County Board of Zoning Appeals is scheduled for November 30, 2016; and

Whereas, CST has represented to the Planning & Zoning Committee of MCA (“P&Z”) that the key elements of its Master Plan would involve the following improvements:

1. Pools
 - a. Upper pool and dive well to be completely reconstructed, enlarged, updated, and heated
 - b. “Baby pool” to be eliminated in favor of “youngster pool” (ages 0-6)
 - c. Deck space to be increased by nearly 50% with significant increase in shaded area (natural & artificial) and installation of ADA-compliant ramps
 - d. Total surface area of the pools to be increased by 1,050 square feet (from 10,909 square feet to 11,959 square feet)
2. Tennis Courts
 - a. Old court 5 to be converted to a “multi-purpose court” (e.g., basketball); old court 6 to be de-commissioned

- b. Two new courts added adjacent to existing courts 1 and 2; construction of a second pavilion; more storage space; improved and ADA-compliant paths; new lighting for tennis courts; construction of covered bleachers by existing courts 3 and 4
 - c. New restroom near tennis facilities
3. General Recreation
- a. Centralized recreation area with table tennis, bocce ball, tot lot, enlarged ADA-compliant party pavilion and terrace (on roof of new pump house); new restrooms (including ADA-compliant restroom) by the upper pool
 - b. New zones of usage/interest (e.g., quiet areas, play pool, improved and graded picnic area)
4. Infrastructure
- a. Parking spaces increase by about 20% (from 93 to 114 spaces)
 - b. Pool mechanical equipment (e.g., pumps) consolidated into a single pump house; elimination of lower pool pump house
 - c. Storage space increased; and

Whereas, CST has further represented to P&Z that CST does not intend to propose any change to the current use and operation of the club, nor does it intend to enlarge its membership, which will remain at 550 families; and

Whereas, in response to questions from members of P&Z, counsel for CST has made the following representations regarding potential impacts of the proposed Master Plan:

- a. With respect to tree coverage of the view from Kirby Road, CST has stated in writing that “one tree [is] proposed to be eliminated during the first phase of construction which will include an updated entry to the parking lot ... When the entryway is re-done, we anticipate the removal of a single tree on the eastern side of the main entrance due to the need for the entrance to conform to VDOT requirements. Other than this possible tree removal, there should be no impact to the view of the club from Kirby Road.”
- b. With respect to lighting of the tennis courts, CST has provided a photometric plan and lighting cut-sheets on sheets 10-17 of its Special Permit Plat. It has also noted Section 14-904, par. 4 of the Fairfax County Zoning Ordinance which requires the use of “full cut-off or directionally shielded light fixtures, aimed toward the playing field/court and shielded in directions away from the playing field/court so as to minimize glare and light trespass onto adjacent properties.” CST has stated in writing that “the club will abide by this Zoning Ordinance requirement.”
- c. With respect to the potential use of a pervious surface for the new parking spaces, CST has stated in writing that at present they are “uncertain “whether it will be used. CST’s current plan is to address any increased runoff by the addition of an infiltration trench in the northern portion of the site. However, the construction of the new parking area is not expected to take place until some 4-5 years in the future, and CST says that

while it is “possible” that the use of a pervious surface (such as permeable pavers) might be feasible, it would prefer to defer any decision on whether the “cost, effectiveness, and required maintenance” justifies the use of such surface until a point nearer to the time of construction; and

Whereas, in their Staff Report of November 22, 2016 (“Staff Report”), Fairfax County planning and zoning staff have recommended approval of CST’s Special Permit amendment, subject to certain Development Conditions; and

Whereas, Development Condition 16 (Staff Report, App. I) would require CST to replace an existing 3.5 foot - 4 foot wide sidewalk along its Kirby Road frontage with a new 5-foot wide sidewalk, and

Whereas, County staff further explained that it is “recommending that [CST] upgrade the existing sidewalk to a 5-foot sidewalk consistent with operational improvements that the County is constructing north of the club property”, Staff Report at p11; see also Staff Report at p. 13; and

Whereas, CST believes that this proposed widening of the existing sidewalk would impact “up to 12” existing trees; would require changes to an existing retaining wall; and would require the re-location of an existing fire hydrant; and

Whereas, CST intends to oppose this request in view of the cost, construction, and tree loss issues that it raises, as well as the resulting negative effects from the visual and sound perspectives on the neighboring communities; and

Whereas, the Franklin Area Civic Association includes the Franklin Park and Franklin Forest neighborhoods, which are directly across Kirby Road from the CST; and

Whereas, the board of the Franklin Area Civic Association supports this Resolution;

Now, therefore, be it resolved that the McLean Citizens Association supports CST’s proposed amendment to its Special Permit (on the understanding that CST will abide by the representations it has made in its application and to P&Z in the implementation of its Master Plan for the renovation of the existing facility and take such steps as the County deems necessary to ensure that there is no additional storm water run-off from the expansion of the site) but opposes the County staff’s request for a widening of the existing sidewalk.

*Approved by the Executive Committee of the MCA Board of Directors
November 27, 2016*

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

cc: John Foust, Dranesville District Supervisor
Fairfax County Board of Zoning Appeals
Benjamin Wiles, Supervisor’s Staff
Sara V. Mariska, Esq., Walsh Colucci