

McLean Citizens Association Resolution
Chevy Chase Bank
Tax Maps 030-2 ((05)) 0006, 9 & 10
SE 2008-DR-003
June 4, 2008

Whereas, Chevy Chase Bank seeks a Special Exception permit to construct and operate a bank with a 24-hour drive-in facility in a C-2 zoning district in the McLean Community Business Center (CBC), and

Whereas, the proposed development would consolidate three parcels at 1427, 1433 and 1441 Dolley Madison Blvd into a single parcel of 30,363 square feet; and

Whereas, the bank, located at the northeast corner of Elm Street and Dolley Madison Blvd, would have its frontage and a single point of ingress/egress on Elm Street, and

Whereas, the Board of Supervisors has approved new open space design standards for the McLean CBC in the McLean Comprehensive Plan; and

Whereas, the proposed development will demolish three existing structures and add significant impervious surface to the consolidated site, posing risk for nearby Dead Run which is deteriorated and lacks adequate outfall capacity, and

Whereas, to further Low Impact Development (LID) practices, Fairfax County now permits the use of pervious concrete, in addition to porous asphalt, under the innovative Best Management Practice provisions of the Public Facilities Manual; and,

Whereas, the preferred method of stormwater management should be pervious concrete pavement with an underlying bed of sufficient thickness, if there is adequate percability,

Now, therefore, be it resolved that the McLean Citizens Association supports the Chevy Chase Bank Special Exception if the applicant accepts two Special Exception Development Conditions:

- 1) The development will comply with the newly approved McLean Open Space Standards, including, but not limited to, Appendix 2: Sidewalks and Appendix 3: Streetscape Design Standards; and
- 2) A stormwater detention facility will be constructed as proposed in the special exception plat dated November 2007, as last revised May 2, 2008, regardless of the final adequate outfall determination.

Be it further resolved that the McLean Citizens Association strongly encourages Chevy Chase Bank to consider the use of pervious pavement or other LID practices to further reduce stormwater impacts on Dead Run.

cc: Robert F. Flinn, Flinn and Beagan
Chevy Chase Bank
John Foust, Dranesville District Supervisor
Jay Donahue, Dranesville District Planning Commissioner
Joseph Gibson, Staff
Fairfax County Planning Commission
Fairfax County Board of Supervisors