

July 26, 2019

Summary of meeting held July 25, 2019 at Supervisor Foust's office

Attendees: (See attached list)

8 representatives of VDOT, Shirley Construction and Dewberry
7 Representatives from WTWHA (TManteuffel, GDove, HFfreund, MMacAllister, JDyer, TPaikin, and Mike Crehan.
John Foust, Kathleen Murphy, Barbara Favola and 2 additional staff

John Foust opened the meeting and turned the proceedings over to George Dove, WTWHA External Affairs Chair. George opened by stating that in the past, issues with community access have been resolved with VDOT and we appreciate the positive response. An introduction of the anticipated process to be followed for the meeting was outlined, emphasizing the need to first understand the intent of the drawings. The 3 main issues were then summarized: Construct all noise walls; Reduce easement limits and clearing along Rt 7 and Wolf Trap Run Road; and reduce size of pond clearing.

The Dewberry Engineer then proceeded to go through a targeted power point presentation that they had prepared based on our earlier correspondence regarding our issues. Following are the major points and questions that were answered:

1. The first topic was the earlier question of whether an additional access to Lewinsville Road east bound was possible for Wolf Den. He indicated that they had reconsidered the Western light intersection for MBC and have added a through lane that will allow movement across Rt 7 to the left hand turn queue lane for Lewinsville Road East bound. This is a significant improvement for our access!
2. The next subject was the noise wall construction. He explained the rationale for allowing construction of the walls based on VA and Federal rules, and stated that if they don't adhere to Federal rules, they lose 80% of the funding for the entire project. He indicated that since the drawings that we reviewed were prepared, the team had decided that the walls on either side of Laurel Hill Road and to the East, will be built since they meet all criteria pending final approval.

He also indicated that while there is not a final decision on Wolf Den walls, VDOT et al are trying hard to look at new ways to gain compliance including aggregating the calculations for all walls in the area, and are optimistic that the final result will include the Wolf Den walls, but as of now they are not guaranteed or approved. The criteria is 1,600 sf of wall per benefitted receptors (impacted unit) within 500' of Rt 7 that must be met or

approximated. The aggregate calculation method is one idea they are exploring. They will keep us informed as the studies are completed, and sent up the chain for approvals. By years' end we should know the result. Options for self construction sound or privacy walls were discussed, but it was noted that normally HOA's cannot build structures privately within ROW or easement areas. VDOT also stated that there is no known procedure for a criteria waiver procedure.

The location of the walls, if built, was confirmed to be between the service road and the main lanes on the south edge of the bicycle and walking zone. It was pointed out by WTWHA reps that this is an unusual situation where a wooded buffer was preserved and improved over the last 45 years by our association on our land. The destruction of significant portions of that buffer by VDOT's actions alone is creating the issues of noise, and needed visual mitigation that we are now facing through no action on our part. Delegate Murphy and Supervisor Foust reinforced the importance, and in fact requirement, that the walls be built as originally envisioned, and that every effort must be made to do so.

It was also pointed out strongly that if for some reason the calculations do not support continuation of the wall completely along the pond frontage and past Jills House, that a way must be found to construct that portion of the wall or the entire effort is defeated. Dewberry specifically noted that issue for follow up.

We were advised that all benefited receptors of the wall will get a certified letter asking for approval of a wall, and will need to respond with a yes or no answer. A vote of 50% in favor is required for approval of the wall. There will be a second mailing if a receptor does not respond. We need to alert the impacted homes in WTWHA to ensure an adequate response is made by all.

Summary: Though we can infer some optimism on the wall issue, we must continue to be firm on the need for and requirement for the provision of all complete walls. We will not have an answer until the end of 2019 or early 2020 but we must be prepared for what actions we will take if the result of approvals is negative. This is where the interference by our elected representatives will be critical. WTWHA may also consider hiring a sound consultant to review the decision if it is negative.

3. The third issue discussed was the explanation of the easements shown along Rt 7 and WTRR and what the implications are in terms of tree retainage, etc. The Dewberry representative answered questions including:
 - a. Will all foliage, trees etc within the easement areas shown be removed?

Their answer was yes. All existing foliage within the easement areas will be removed in order to allow construction and maintenance. Even the Dominion Power areas where new overhead lines will be relocated and built will not allow any trees to be left because of power line interference. That also means that re-landscaping in the areas under the lines will be limited to shrubs and not trees.

- b. Will sloped areas around pond and other areas not under lines or in the way of pipes etc be able to be re-landscaped including trees?

Their answer was yes. We noted that we expect to be very involved in specie selection, quantity (density), and size of new plantings. They acknowledged this and agreed to consult with us as that landscape design is developed. This implies that tree replacement can occur at project expense. They estimate landscaping will be discussed end of 2019- mid 2020 and stated that we will have a menu of plants and trees.

- c. WTWHA reps also asked about reduction of easement areas especially along WTRR.

Their answers indicated that they are not prepared to reduce the easement areas any further. We requested careful review of what trees can remain as pipe lines are planned. They did not agree to that except in most general terms. They did mention that the existing storm drain pipe under WTRR was not large enough, and they tried to keep the new line as close as possible to the line of the existing pipe. They also mentioned that this area could be replanted with larger trees.

The subject of protecting or replacing our neighborhood signs was discussed. It seemed that the Woods sign is not within the ROW and should be able to be preserved as is. The Den sign, however, is within the currently drawn ROW line. Options were discussed and the engineers and VDOT seemed to agree that the ROW could possibly be revised to leave the sign outside of the . They indicated that they will look into that. There may be safety concerns with the sign as a line of sight issue. They will check with VDOT, and if the Den sign does not obstruct the sight view, they may be able to get a “grandfather” permit for it to remain as is. In either case followup by WTWHA is required.

Summary: The “scorched earth” view that we had suspected within the easement areas is true. The loss of existing trees etc. within the easement areas is complete, and while there will be remediation through landscaping to some extent, there will be significant permanent damage to our buffer that will not be corrected. Further discussions on this issue are in order.

4. The remaining major item of discussion was the pond configuration and the use of gabion walls in lieu of sloped earth.

The Engineers explained their position on the sloped earth versus gabion wall options around the pond where retaining is needed.

First it was pointed out that the easement lines originally shown and currently shown have not changed. Second, it was shown that the pond design has been narrowed but elongated to try to keep within the easement lines. They then explained that everything within the easement area will be demolished either way. They also confirmed that there will be a fence around the entire pond.

They also stated that the clearing and excavation behind the gabion wall option would take about the same area as the sloped earth option due to their opinion that the width of the wall to the height would be 1 to 1 and the sloped excavation behind the wall would be an additional 1 to 1 distance. That means that for a 12' wall height the actual excavation would be 24'+/-. In addition they would require additional distance for fine grading etc and would impact any close by trees ultimately killing them. It was also noted that landscaping including trees could occur on sloped areas. They also stated that the sloped earth option would allow for landscaping, but the Gabion wall would not. This issue will need further discussion and negotiation with WTWHA.

Summary: While their position is appreciated, research indicates that the gabion option does not have to be quite as invasive as described. First the width to height of the wall is usually between .7 and .8 which means that the foundation of an 12' high wall would only need to be about 8' wide. Second, the retained earth behind the wall is often not fully excavated at a 1 to 1 slope. Our research reveals that the slope can be much steeper for the temporary period of construction. Only a distance of 3' to 5' actually needs to be disturbed and backfill is to be immediate as each layer of wall is completed. That means that instead of 24' plus required it could be as little as 12' +/- required. Perhaps this is being picky but each foot could mean a saved tree.

It seems we should not accept this as a given until further engineering is completed. Also as a precaution perhaps the easement limits as shown should be reduced. This will need to be part of our ROW and easement compensation discussions. Initial ROW Appraisal contacts are expected to be received by certified letter by Spring of 2020. Appraisers will need our permission to enter the property. Negotiations for determining compensation will follow.

Conclusion: This opportunity to discuss the issues and implications of the drawings was appreciated. The exchange was helpful, and the answers from the Design Build Contractor, Design Engineer, and VDOT were relatively complete and clear. The comments of Supervisor Foust and Delegate Murphy were clear and supportive.

As noted, some issues seem to be resolved in a positive way. Others like the walls seem to be going in a positive direction. Still others like the easement limits, the amounts of clearing, and the pond retaining needs are not positively moving in a productive way and will need to be discussed further.

It was agreed that VDOT will schedule a followup meeting to share progress and any changes that will resolve remaining issues more satisfactorily. Thanks to all who participated in the event!

Respectfully,

C.R. George Dove

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