

VIRGINIA DEPARTMENT OF TRANSPORTATION

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495 EXPRESS LANES EXTENSION  
Location and Design Public Hearing

October 8, 2020  
McLean Community Center  
1234 Ingleside Avenue  
McLean, Virginia 22102  
4:00 p.m.

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P U B L I C C O M M E N T S

Comments by John Loria.

MR. LORIA: Well, I would like to reiterate some of the things that I said in meeting with Susan and some of the other folks on her team that the sound impact on the neighborhood north of Old Dominion and south of Georgetown Pike is -- it's much more impactful than I think they see from the numbers which came back via the receptors as they call them.

I would like that -- you know, I understand that this is very likely proceeding, but I would suggest that that entire neighborhood does need higher walls since they indicated to me that the walls will be the exact same height and these walls are only, I think they said 13 to 19 feet or something along that line.

But if at all possible, because of the future impact, a higher wall to reduce the noise decibels would be very appreciated by the entire neighborhood. As I mentioned to them when I was speaking with them directly, I think just across the board in general the decibel numbers need to be revisited and reduced and sound wall heights should be increased across the board, not just specific to my neighborhood.

1 THE COURT REPORTER: Thank you, sir.

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3 Comments by Junius Morgan

4 MR. MORGAN: Thank you for the opportunity  
5 to share a view point of the proposed I95 Express Lanes  
6 and the public path behind our community of Timberly  
7 South.

8 We first became aware of this project through  
9 the postcard received a couple of weeks ago. I received  
10 no other prior notification of the project.

11 The time required to fully review the chest  
12 of 20 documents in the Community Center hall would require  
13 months, not days. Notification of all the potentially  
14 affected parties has been minimal, due in some part to  
15 the timing of the COVID-19 virus and quarantines imposed  
16 thereby.

17 I have lived at my present location for more  
18 than 37 years, without the sound wall and with the sound  
19 wall and from an increase from six to 13 lanes east of my  
20 house. I am well acquainted with highway noise and the  
21 mitigation thereof.

22 Elevation of the sound wall. Based on our  
23 review of the 2025 map, there appears to be no plan for

1 an increase in the height of the sound wall sections  
2 backing the triangular parcels located west of the  
3 easement between Timberly Lane and Timberly Court and  
4 between Timberly Court and Huntmaster Lane.

5 The dips in the power easement represent  
6 approximate 50 foot declines in elevation at roughly 55  
7 yard intervals between high and low points in the  
8 easement.

9 A substantial amount of clean fill will be  
10 required to help level the walking path. Filling the dips  
11 in the terrain will raise the contour and ground level in  
12 those areas. Accordingly, a substantial increase in the  
13 height of the sound wall panels will be needed to properly  
14 follow the revised contour of the land.

15 Sound travels in a straight line from  
16 roadways. In the fall and winter months the roadway is  
17 especially visible from the rear of many properties that  
18 back those two triangular parcels. The existing sound  
19 wall height has been painfully inadequate to sufficiently  
20 mitigate noise pollution from I495 at these two points.  
21 Tree leaves are inadequate.

22 The only effective mitigants of traffic noise,  
23 to include engines and tires, not to mention sirens, are

1 distance and mass. An effectively higher sound wall  
2 remains the only viable option for noise mitigation for  
3 our community.

4 If the proposed path behind Timberly South is  
5 approved, we will have parking problems and traffic  
6 issues. The establishment of curb parking at the  
7 intersection of Lewinsville Road and Timberly Lane has  
8 heightened potential for accidents.

9 The Lewinsville Road Bridge over the beltway  
10 is an effective blind spot for traffic trying to enter  
11 Lewinsville Road from Timberly Lane. Cars coming down  
12 Lewinsville Road from the west and crossing the bridge  
13 from the east build up speed coming downgrade, making  
14 entry onto the Lewinsville Road from Timberly Lane already  
15 challenging.

16 Lewinsville Road is colloquially referred to  
17 as the Tysons Bypass. Additional challenges will result  
18 from curb side parking directly accessing Lewinsville  
19 Road.

20 Additionally, overflow from the proposed  
21 parking lot or parking area access to the public path  
22 will encourage parking along Timberly Lane and pose a  
23 nuisance and a hazard to residents. Accordingly we

1 request that a stoplight be considered at the intersection  
2 of Timberly Lane and Lewinsville Road.

3 Neighborhood security. By the placement of  
4 a paved public path behind the Timberly South subdivision,  
5 non residents with other than recreational objectives are  
6 being invited to peruse our community for vandalism and  
7 theft targets of opportunity.

8 As an affluent neighborhood, Timberly South  
9 presents an attractive target. Accordingly, we request  
10 that a chainlink security fence at least six feet high be  
11 installed along the entire perimeter of the Timberly South  
12 subdivision, thereby limiting access to the backs of  
13 approximately 35 Timberly South residences from the public  
14 path.

15 Construction of a public path behind the  
16 subdivision effectively takes away defacto protections  
17 afforded the community by the existing sound wall and the  
18 limitation of public access to the easement by Dominion  
19 Power.

20 In summary, our concerns regarding security,  
21 traffic hazards and noise abatement need to be factored  
22 into the planning process before it proceeds any further.

23 Thank you for your consideration of these

1 matters.

2 THE COURT REPORTER: Thank you, sir.

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4 Comments by Lg Chammas, Christina Kano and Mr. Satian who  
5 spoke as a group.

6 MR. CHAMMAS: We are concerned about the  
7 noise, losing the trees, security and --

8 MS. KANO: Property values.

9 MR. SATIAN: Value.

10 MR. CHAMMAS: And the value of course of the  
11 property. It's already sinking and we already start  
12 having new issues with the noise, with the helicopter  
13 flying over our head and airplane flying, we didn't have  
14 that in the past and how they want to compensate us for  
15 the trees that we have planted already and we have been  
16 planting for like 20 years planting trees.

17 For my concern myself, you know, when I bought  
18 the house, I put like double pane windows, I put like  
19 special siding to reduce the noise at the time we move,  
20 like 15, 17 years ago, 15 years probably, I forgot how  
21 many years. So how we going to fix this issue now? [sic]

22 And security if they want to make the trail  
23 next to it. So, you know, you would be sitting outside

1 on your porch or you are sitting on the deck and, you  
2 know, naked or I don't know what, whatever it is, you  
3 know, suddenly you see somebody -- no, it's true or not,  
4 you want to have your privacy, see what I mean.

5 So you are sitting there having your privacy  
6 outside, people like to dance and tan and stuff like this.  
7 So people walking or driving by or riding bikes or  
8 strolling, it doesn't -- it's shocking to see somebody in  
9 the back of your yard doing that. And maybe nice people  
10 will be riding bikes and walking and sometimes you see  
11 not nice people doing that and so we would be exposed to  
12 crime and vandalism or whatever it is, you know, sometime.

13 It's possible, you know, with extra traffic,  
14 and I remember Mr. Satian, he is one of the oldest tenant  
15 in our area and he -- when he brought his house, his land  
16 to build his house, he build it at end, you know, far away  
17 from the 495 so it will be -- because at the land close,  
18 the land closer to 495 were very cheap because of the  
19 security, people, you know, driving from 495 immediately  
20 to the houses near to the -- to the houses near to the 495  
21 and robbing and stealing. This is how it was back in the  
22 '60s, '70s. So he brought far away and so now he gonna  
23 have the same thing, same issue.

1 MR. SATIAN: That's true.

2 MR. CHAMMAS: So those are my concerns myself.

3 THE COURT REPORTER: Was there anything else  
4 you wanted to say?

5 MR. CHAMMAS: I think it's enough, I don't  
6 know.

7 MR. SATIAN: I'm at 6211 Portabello Road. The  
8 name is Satian and I'm very much concerned about the  
9 safety and security when you put the walkway in, that's A.

10 B, the height of the wall that they're going  
11 to build, I will be looking at a concrete wall, next to  
12 it they will put a pedestrian, bicycle trail. Definitely  
13 I would suggest to have heavy plantation trees, pine  
14 trees, what they called, that stays green year round,  
15 planted all along the trail and the most important is the  
16 value of my property that I'm concerned. That's it. And  
17 she is also out there.

18 THE COURT REPORTER: Did you want to make a  
19 statement also?

20 MS. KANO: Yes, I think they both summed it  
21 up, we kind of talked about it. I'm at 6927 Butternut.  
22 My number one concern is the property value and, you  
23 know, the resale. It's going to be very difficult.

1 There's going to be a lot of loss and how are we going  
2 to be compensated for that and if they would offer to buy  
3 the properties or whatever it is, but it's going to be a  
4 problem on the long term. So this is one issue I think.

5 This is -- I put everything in this house,  
6 this is all I have and it's major for me. This is my  
7 retirement plan and I have nothing else. So that's one.

8 Two, safety, that's my most important issue  
9 as well. I don't know what kind of measures we will have  
10 for safety with the trail. It could -- there are some  
11 pluses in that, you know, positive and negative sides to  
12 it. It would be great for the kids to hop on the trail  
13 and whatever, but it's not going anywhere from our side.

14 So if it's not going to be expanded towards  
15 the -- towards the Maryland side, if that's not approved  
16 yet, why clear it and why not finish it. Either clear  
17 and finish or don't clear and leave it as is and, you  
18 know, don't touch it now if we're waiting and the approval  
19 on the other side. So why mess up something on this side  
20 when continuation of it is not approved. So that's my  
21 second point.

22 So value, safety and resale. That's it.

23 MR. CHAMMAS: I would add those two things

1 to my comment as well, the value of the property will  
2 decrease much more than it is now, because really we are  
3 having problem now because the noise has increased since  
4 we moved in, and consequently the price is going down, so  
5 imagine now our having a big wall and we are having a  
6 bridge overlooking our house.

7 MS. KANO: So I think the bigger problem is  
8 like we have some beautiful homes in our neighborhood, a  
9 brand new \$3 million, whatever it is, it's been there for  
10 a while because it's very close to the wall, because you  
11 can see the wall.

12 So if that's going to be the case and our  
13 property will not sell, that's going to be an issue, you  
14 see what I mean? So it's literally facing - I mean it's  
15 a gorgeous gorgeous home. So if in the future we want to  
16 sell it and that becomes a problem for us to sell it,  
17 that's where my issue is.

18 MR. CHAMMAS: The first thing they tell you  
19 is the noise.

20 MR. SATIAN: All right. Are we done?

21 THE COURT REPORTER: Yes, sir, we're done.

22 Thank you.

23 MR. SATIAN: I want to add something, that

1 the highway is passing, the new highway coming from the  
2 beltway onto George Washington Parkway, it's high, very  
3 high, and the wall to be built should be at least to  
4 cover that so the cars, they just don't overlook the  
5 houses. The wall should be higher than the highway  
6 that's crossing, to cover the highway. Okay?

7 THE COURT REPORTER: Yes sir.

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9 Comment by Jung Lee

10 MR. LEE: My name is Jung Lee, I live in  
11 Northwyck Court which is right next to the toll exit on  
12 Spring Hill Road. I am against this particular project.

13 The major issue for me is that not having  
14 concrete agreement with the Maryland side of the road  
15 improvements, okay. Without having a concrete plan  
16 together between two states, for Virginia to proceed on  
17 our own is very dangerous consumption. We're going to  
18 spend all that money for nothing down the road if Maryland  
19 doesn't get their act together and get the road built.

20 So my suggestion is wait until we have an  
21 agreement with Maryland and both parties approve the plan  
22 and find the funding source to construct the additional  
23 Express Lane on our side and their side together. Once

1 that's done, then I think it will be a good plan to  
2 implement. Until that is done between Maryland and  
3 Virginia, I strongly object to the current plan that we  
4 have at Virginia side.

5 THE COURT REPORTER: Thank you, sir.

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7 Comments by George Carlyle

8 MR. CARLYLE: My name is George Carlyle,  
9 11501 Manorstone Lane, Columbia, Maryland. I support the  
10 managed lane extension that VDOT has created. I feel it  
11 has sufficient controls to ensure that it can be  
12 completed. I also feel that the engineering that was done  
13 years ago and was quite detailed is enough to ensure that  
14 this project will be successful.

15 THE COURT REPORTER: Thank you, sir.

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17 Comments by David Kuhn.

18 MR. KUHN: I would like to address two issues.  
19 The first is the noise and I'm worried about an increase  
20 in decibels from the 495 expansion.

21 Second, I'm excited about the potential trail,  
22 but I hope that it is contiguous all the way up to  
23 Georgetown Pike and bikable, but related to that I also

1 hope there is a plan to mitigate additional parking in  
2 neighborhoods that have not been impacted by this as yet  
3 built trail.

4 THE COURT REPORTER: Thank you, sir.

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10 (Whereupon, at approximately 8:00 o'clock,  
11 p.m., the comment period was concluded)

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## CERTIFICATE OF NOTARY PUBLIC

I, JUDY F. HENDERSON, the Verbatim Reporter before whom the foregoing comments were made, do hereby certify that the comments were taken by me stenographically and thereafter reduced to typewriting; and that I have no interest in said proceedings, financial or otherwise, nor through relationship with any of the parties in interest or their counsel.

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JUDY F. HENDERSON  
Verbatim Reporter