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Fairfax County Board of Supervisors Meeting, Tuesday, July 14, 2026

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[00:00:47] Good morning, everyone. Good morning. There's so much excitement in the auditorium, I almost didn't want to interrupt it. But we are going to get started. Let me begin by welcoming everyone to our July 14, 2026 Board of Supervisors meeting. And we are going to do what we always do, which is in a moment, for those who are able to rise, we will rise for a moment of silence to be followed by the Pledge of Allegiance. But before we do that, we do want to recognize some folks that we would like to keep in our thoughts and prayers and hearts this morning. And I'm going to start just by mentioning two and then recognize my colleagues as well. First, I want to start with

[00:01:25] Frank Cohn. I think a lot of folks were saddened to hear the passing of Frank Cohn. He passed surrounded by his family on July 4th, which when you hear his bio, seems like a most appropriate day for him and his family. It does feel like just yesterday he was standing literally at this podium a few board meetings ago as a Holocaust survivor, talking about his experiences surviving the Holocaust. He was a treasure in so many ways to our community. Frank was born in Germany, fled Nazi persecution to the United States as a child before being drafted in the

[00:02:04] U.S. Army. He served in World War II and ultimately retired as a highly decorated colonel following a distinguished 35-year military career. His remarkable legacy spans crucial intelligence

operations, commands in Korea and Vietnam, a post-military career at the University of Maryland, and a proud induction into the Military Police Hall of Fame.

[00:02:26] Frank was married for over 72 wonderful years to his late loving wife, Paula Cohn, with whom he resided at the Fairfax Retirements Community at Fort Belvoir. Frank is survived by his daughter, Laura Cohn-Piscitelli, and her husband, Peter, of Fort Myers, Florida.

[00:02:47] And, you know, this, when we had him here, I think we were all in awe, just listening to his life experiences. You know, there's an amount of time you give speakers at the podium, and we felt like we could have given him all day reliving his past. But an American hero in so many ways.

[00:03:03] And so when he passed away on July 4th of all days, on the 250th birthday of our country, it felt all too appropriate in so many ways for a life of over 100 years well-lived. And so if we could keep Frank and his family in our thoughts and prayers, and I know others may want to add to that.

[00:03:22] The second loss I want to mention, and I just learned of this one, is John Dwyer. And John was a longtime resident of Fairfax County, the Alexandria section of Fairfax County, a native of the Bronx, New York. He proudly also served our nation in the Navy, the reserves, before coming an air traffic controller with the FAA.

[00:03:44] A strong believer in worker rights, he served as vice president for the Professional Air Traffic Controllers Organization. When he moved to Alexandria, he began his own printing shop, which he operated until his retirement in 2021. John built his reputation on hard work, integrity, and heartfelt passion for service.

[00:04:03] Many of us knew him because he was very politically active as well in the labor movement and certainly in the business community with his printing operation. And so if we could keep his wife Kathy and their loved ones in our thoughts and prayers this morning, that would be appreciated as well.

[00:04:19] And with that, I'd be happy to recognize any of my colleagues who would like to add anything. Let me start on this side, and we'll work our way. Supervisor Stork. Thank you, Mr. Chairman, and thank you very much for your comments about Frank Cunck.

[00:04:37] Frank was truly an iconic American. I mean, absolutely lived what I think would be what we all would aspire to live, which is to devote really so much to your country in so many different ways, and then to have the kind of life and family life and community life.

[00:04:58] The chairman mentioned many of his broader accomplishments, But he was deeply involved in Mount Vernon District, transportation, and many, many other issues. That's truly how he saw his life, as a devotion to all of us. And it showed in pretty much everything that he did.

[00:05:15] I had the opportunity to speak with his daughter a little bit on Sunday. They had a service or a get-together. And then there's one more, I guess, more fully honoring him on Wednesday. But Frank and his wife's devotion to each other of 73 years I think was equaled by his daughter's devotion to him and to all that that meant for her who lived in Florida and would come up regularly to be part of his life and to make sure that he was cared for.

[00:05:49] And he was very, very well cared for. If you know the Fairfax, it's a community of folks who are mostly formerly retired military, but the folks who really get together and connect and really have many, many stories to share about how they have made such an important difference in our community.

[00:06:10] So I know I could go on, but I absolutely, I can't possibly really say what's in my heart about Frank and all that he's done for all of us, but I wanted to absolutely share with what you had. And Mr. Chairman, I did have one other thing to mention, and this is a deeply sad situation.

[00:06:30] On July 2nd, a pedestrian was tragically killed at the intersection of Richmond Highway and Dart Drive after being struck by a large vehicle. The driver was turning right from Dart Drive onto northbound Richmond Highway when the collision occurred. The adult woman was using a mobility device and was crossing Dart Drive at the time of the crash.

[00:06:51] And that is, you can't think of any more tragic than that for all of us. And it, again, reminds us what I know our county has done. And the chief is doing, again, right now, this week, is to take a moment. This is a reminder to take a moment before turning or proceeding through an intersection.

[00:07:11] Particularly if you're driving a larger vehicle, be especially mindful that your views may be limited. And always check carefully for pedestrians and cyclists. So, thank you, Mr. Chairman. Thank you, Supervisor Stork, Supervisor Herity. Yeah, I was just going to echo a few words on Frank.

[00:07:27] And I think it's just, it's pretty much all been said. It's a big loss for the community. His involvement after his retirement was really incredible. Supervisor Stork and I had the honor to name August 2, 2025, Frank Cone Day in honor of his 100th birthday, and he almost made it to 101.

[00:07:47] But, again, a big loss for the Fairfax County and the family. Thank you. Others who would like to be recognized? Supervisor Palchik. Thank you, Mr. Chairman. Before I share mine, I just want to add, just yesterday, someone mentioned to me how much they enjoyed hearing Frank Cohn speak at a board meeting and his experiences through the Holocaust and following the Holocaust and just how much of a life he really led and how much he did for others.

[00:08:13] So very, very much in our thoughts and prayers here. I also, very sad to hear about John. Actually, I haven't seen him in years, but I used to go down there to pick up my mail. And it turned out he met Kathy at the same place I met my husband, both living at Wordfin Village in Providence District.

[00:08:31] So he was quite the character. And I know he cared very deeply about, you know, doing good for the community. So he will be missed greatly. I'm very sad to share, and as I said, as chair of our Council to End Domestic Violence and so many partners at the table.

[00:08:50] I know we work hard every day to try to prevent violence, especially the loss of life. And just on July 12th, officers responded in Fair Oaks to the very tragic death of Chizan Jameson, 60, of Fair Oaks, who was suffering from gunshot wounds and declared deceased.

[00:09:14] And it is determined that she was fatally shot by her husband, who has been charged. So just our thoughts and prayers, and please hold Chizan in our thoughts today. And thank you to the officers who responded and to everyone who's involved in helping ensure that this will be addressed.

[00:09:35] Also, that we continue to focus on reducing the incidence of domestic violence in our own community. The DSVS domestic violence hotlines are always available should anyone need their assistance.

[00:09:50] Thank you. Thank you, Supervisor Palchik. Anyone else who would like to be recognized? Supervisor Sizemore Heiser. Just briefly, I just wanted to mention about John Dwyer. I really appreciate your words, Mr. Chairman.

[00:10:06] I just want to mention he was a Braddock District resident, so I just wanted to stop and honor the great work he did, both in his service to this country, his work for workers' rights, and also just his work in supporting many of us and others who want to serve their community. So I just wanted to add a couple words there.

[00:10:21] And I just wanted to recognize, similar to what you were talking about, Supervisor Stork, that there was a very sad and unfortunate fatal crash in the Braddock district where a motorcycle was hit by a car and the motorcyclist unfortunately passed away. And it's a similar reminder just to slow down, to stop.

[00:10:39] I always remind myself when I'm driving that extra two minutes is going to take a lot less time than having to stop and deal with not just the logistics of an accident, but the physical and traumatic aftermath and the risk of hurting somebody else.

[00:10:55] So I always say take the two minutes, take the three minutes. And so just a reminder to all of us to slow down and we're all here collectively together to look out for each other. So just wanted to pause and be sad for this young person who lost their life and the trauma that their families and the families of the other person are going to endure for a long time.

[00:11:16] Thank you. With that being said, if there's no further comments, if all who were able to could rise for a moment of silence to be followed by the Pledge of Allegiance. Face the flag.

[00:11:52] I pledge allegiance to the flag of the United States of America and to the republic for which it stands, one nation, under God, indivisible, with liberty and justice for all. All right, this morning we have five presentations that we'll try to get through as quickly as we can.

[00:12:20] Just as a reminder, I'll announce the proclamation and invite our speaker down to the podium in front of me. We'll then read the proclamation, and after the speaker's remarks, we'll pose for a picture from the dais. And our first one this morning is a resolution to recognize Dr. Helfer and her 35 years of service to the Spring Hill Adapted Aquatics Program.

[00:12:43] And if you could come on down here to the podium. And while you are doing that, I am going to, this was requested by myself and by Supervisor Bierman, and I'm going to recognize Supervisor Bierman to read the resolution.

[00:13:06] Thank you, Mr. Chairman. Whereas Bryna Helfer arrived in Northern Virginia in 1989 and soon began teaching swimming through the Fairfax County Park Authority while working as a certified therapeutic recreation specialist serving individuals with traumatic brain injuries.

[00:13:22] And whereas in 1991, with the support from them, Fairfax County Park Authority Aquatics Coordinator, Jean Skinner, she founded the Spring Hill Adapted Aquatics Fitness and Swimming Class for Individuals with Physical Disabilities at Spring Hill Recreation Center. And whereas for 35 years, the program has welcomed teens and adults from across the Washington metropolitan region, providing adapted swimming and water-based exercise that promotes fitness, confidence, and quality of life.

[00:13:49] And whereas the program has grown into a close-knit aquatic family, connecting swimmers, families, caregivers, and volunteers through lifelong friendships, shared milestones, and mutual support. And whereas participants who use walkers, wheelchairs, and canes on land experience freedom, mobility, and inclusion in the water, demonstrating the importance of accessible recreation for people of all abilities.

[00:14:12] And whereas Bryna Helfer's leadership, compassion, and dedication have created a lasting legacy of inclusion, dignity, and community service in Fairfax County, now therefore, be it resolved that the Fairfax County Board of Supervisors, on behalf of all residents, does hereby commend and congratulate Bryna Helfer for 35 years of outstanding service to the Spring Hill Adapted Aquatics Program and her extraordinary contributions to Fairfax County residents.

[00:14:40] And the chairman will second that motion. Discussion on the motion. Supervisor Beerman.

[00:14:56] I'm so glad you brought your fan club. So I was telling you earlier that there's this funny thing when you run for office, you have to write a bio about yourself. And I grew up about five minutes down the road from Spring Hill Rec, and that's actually where I learned to swim.

[00:15:13] So it was always in my bio that I learned to swim at Spring Hill Rec and checked out books at the Dolly Madison Library. which means that, by the way, when I show up at any event, somebody prints out the bio and they always say those lines. I'm like, guys, guys, they all know that. But anyway, what you have done at Spring Hill, building a community and building a community that empowers people to feel free, to feel included, to feel, to enjoy and experience everything that everyone gets to experience when they jump in the water, when they enjoy the pool, to be safe also in the water is just, it's so important.

[00:15:48] It's in keeping with one Fairfax. It's in keeping with bringing more people into recreational spaces. It's perfect that this is today. Not only this morning are we honoring you, but we're also honoring the 36th anniversary of the Americans with Disabilities Act.

[00:16:04] We've also got Parks and Recreation in here. And we've also, frankly, got Fairfax Water, keeping it with the water themes. So we really have figured this out. And thank you so much for your 35 years of incredible service, building community right here in Fairfax County.

[00:16:21] Thank you. Thank you, Supervisor Behrman. Supervisor Sizemore Heiser. I'm sorry, I just had to speak because I wanted to share. First, count me as your fan club, but I just had to share my personal story.

[00:16:37] My son learned to swim because of adapted aquatics. And because of that, he was then able to go on and participate in his community pool swim team, which is a great inclusive environment for him where he made many friends that he was able to keep through high school and are still friends today.

[00:16:54] And on top of that, he was able to do Special Olympics and make it to the Special Olympics, State Special Olympics in Richmond. So people like you literally made my son's life better. So thank you. I'm so happy to hear that. That's great. Thank you very much, and let me add, first, this is a huge fan club, which I think speaks volumes to the work that you've done over so many years.

[00:17:18] And we're celebrating 35 years of this particular program and your engagement, and I'm going to circle back to that in a minute. But I don't think many people know outside of that work all the great things you've done in the name of public service for our region. And most people don't know that Dr. Helfer is the Assistant County Manager and Director of Communications for Public Engagement at Arlington County, Deputy Assistant Secretary for Public Engagement at the U.S. Department of Transportation, Senior Advisor on Accessibility and Workforce Development, and, of course, I know her so well as a fellow, not, we didn't serve together, but as a board member at WMATA.

[00:17:54] And so she is literally everywhere, not just at the aquatics program, but literally everywhere serving our community and promoting the rights for people who have disabilities to live lives like everyone else and to have the freedom to do that and to live in an inclusive community.

[00:18:14] It's hard to believe it has been 35 years. And I know other groups that have started in the county similar programs to the one at Spring Hill and have been inspired by what you have done. I mean, you literally started a movement with so many different groups.

[00:18:31] And I know my experience with this particular program comes through the work that I did, and I know Supervisor Luss knows this, with the Joey Pisano Memorial Fund. And I had no idea the empowerment and the freedom that comes with aquatics, adaptive aquatics, and most importantly, for people who have injuries, especially who suffer from mental health challenges, to be able to take advantage of something that many of us might think is simple, which is to jump into a pool and know how to swim.

[00:19:04] And I had no idea the power of that until I met the Pisanos, and we went on this journey to build the spray park at Franconia District Park to send a message that we're going to not only support programs like this, but within our parks, and our parks are here, We're going to make sure that we build inclusive environments all over this county where people can go and enjoy themselves.

[00:19:25] And the mental health aspect that comes with that is so huge. And so we're here to celebrate you, not only your life and your dedication to this, but all the people in other parts of the county that you've inspired to start similar programs like this in other communities.

[00:19:42] It's powerful stuff, and it's not shocking to me at all that there's a huge fan club here to celebrate this with you. Others who would like to be recognized, seeing and hearing none, I think this is going to pass. But all those in favor of the motion, please say aye.

[00:19:58] Aye. Any opposed? Any abstentions? That motion carries. And welcome. The floor is yours. Thank you. Oh, gosh, this is such an honor. I want to just thank the entire Board of Supervisors. It's great to be here with you. I also just want to say I am one piece of the puzzle.

[00:20:15] And so I want to thank the entire Fairfax County Park Authority, which many of you are here. Levi and Lucy and Janae and, you know, Gene Skinner and Joyce Quay helped us launch, but these folks behind us have helped us carry. Their leadership has been tremendous, and we wouldn't be going on without them. I also just want to thank our parents and our caregivers and our spouses and our families that give us rides, encouragement, and sometimes even get in the water. So I think we have a couple family members. Dawn is here today. So give her a big hand. We

[00:20:51] have many. I want to thank our volunteers. Without programs, we can't run these programs without volunteers. And volunteers give thousands of hours of their time and their commitment and their passion. And I am thrilled to have a row of volunteers. Guys, stand up, raise your hands. Oh my gosh I want to give a hopefully I'll be able to do this without uh crying but um I want to give a special shout out to two one is Margaret who's been with us over 20 years Margaret who was volunteer of the year award uh a few a few years ago volunteer of the year and the other one is

[00:21:30] Lewis and um many of you may know this story but um when Lewis and I started dating 35 years ago um I said you know I have I'm in the pool every Sunday you should come volunteer well it worked we got married and he's been with us every week for 35 years and last year was volunteer of the year award uh

for um for the park authority aquatics program so that's just a really fun fact um your fun fact jimmy my fun fact um i also want to thank our swimmers okay um guys your

[00:22:05] an inspiration. We have Perry and Tong and Michelle and Catherine, and these are just a few of our swimmers with us today. Raise your hands, guys. Raise your hands. Give them a hand. You know, what I say is the water is magical. And it, Jimmy, I think you mentioned this in the proclamation. It's freeing. It's equalizing. There's no better place. We leave all of our challenges on on the land and we create new challenges in the water and new new victories

[00:22:40] for for overcoming fear and setting goals and really just kicking kicking butt in the pool every day and so thank you guys for your ongoing commitment perry you've been in years i mean 20 years michelle michelle's been coming for 20 years when she started let me just say it was you were you were afraid but she's swimming a quarter of a mile to a half a mile each time in the pool on her own independently it's fantastic so anyways give them a hand our swimmers our

[00:23:15] volunteers everyone and as you mentioned it's national parks and recreation month it's disability pride months it's the 36th anniversary of the ada thanks to all of you the entire board of supervisors for this recognition for this honor it's the greatest gift i've done a lot of things in my life. This one is the most fun. I hope to do it for many more years, and I hope all of you will come and get in the pool with us soon.

[00:23:38] Thanks. All right. Well, we appreciate it. Hold on one second. We absolutely appreciate you, and the energy that you bring here is clear why this program is so successful.

[00:23:58] Love it. Absolutely love it, and love you, and we are going to take a photo. Jimmy and I are going come down. We're going to take a minute because I want people who are here for this to come down for the photos. So we're going to take a minute to get arranged because we're going to make sure we capture this moment for you and all the folks who are here to support you and celebrate this program. So I'm going to get our Office of Public Affairs to help us get arranged. But if you're here for this particular presentation, come on down. And that includes our Park Authority folks.

[00:24:26] And I see Jay Cole, head of our Park Authority, if you all could come on down. Next, we have a

[00:28:09] resolution to recognize the 36th anniversary of the Americans with Disabilities Act. And this was requested by myself and by Supervisor Bierman. Our speaker is Brandis Roos, chair of the Fairfax Area Disability Services Board. If you could come on down. If anyone is here with you for this specific recognition, they're welcome to join you. And at this time, I'm going to recognize Supervisor Bierman to read the resolution. I try to bring some energy to the boardroom, but I got nothing on Bryna. Whereas on July 26, 1990, the Americans with Disabilities Act,

[00:28:44] the ADA, was signed into law marking a pivotal civil rights law that created a nationwide mandate to eliminate discrimination against people with disabilities. And whereas the ADA guarantees equal opportunity for individuals with disabilities in areas including employment, state and local government services, and transportation and public accommodations, laying the foundation for a more equitable and accessible society.

[00:29:09] And whereas the 36th anniversary of the ADA offers an opportunity to reflect on the progress made towards full inclusion and to reaffirm Fairfax County's commitment to supporting the rights and dignity of people with disabilities. And whereas on the ADA anniversary, July 26th, everyone is encouraged

to help shape a more inclusive future by recognizing the importance of disability inclusion and celebrating progress made under the ADA in workplaces, schools, and communities.

[00:29:37] And whereas Fairfax County celebrates the diverse identities, cultures, and contributions of people with disabilities, recognizing that their role in strengthening and enriching the community while also promoting accessibility, equity, and inclusion through policies, programs, and partnerships that support full participation.

[00:29:56] Now, therefore, be it resolved that the Fairfax County Board of Supervisors, on behalf of all residents, does hereby celebrate the 36th anniversary of the Americans with Disabilities Act and recognizes its ongoing impact on promoting civil rights, inclusion, and community for all residents with disabilities.

[00:30:13] And I'm happy to second that. And I'm happy to second that motion. Discussion on the motion, Supervisor Bierman. Thank you, Mr. Chairman. I'm going to keep in line with a theme that we've been talking about a lot here in the county, which is America 250, about the five words that changed America, all men are created equal, and the pursuit of life, liberty, and happiness, life, liberty, and the pursuit of happiness.

[00:30:44] When those words were written, some people think that they really meant hearkening back to a prelapsarian time. It was not actually necessarily full embodiment of equality.

[00:31:00] It was the idea that no one held authority over others by right of birth. And that's how you could have the inherent contradictions in America at the time. But the thing is that nobody necessarily told the American people that. And people in America who were not necessarily a part of the majority fought over and over and over again to be included, to say that those words were meant exactly what they said, that we were all equal, that we all had a shot at life, liberty and the pursuit of happiness.

[00:31:33] And then, of course, we fought a civil war over those words, and we enacted the Reconstruction Amendments to try and embody that feeling to the 14th Amendment, in part, equal protection under the law. And the most important thing, to some degree, of the 14th Amendment, it's something that, frankly, the Supreme Court right now forgets, is that Congress shall enforce through appropriate legislation.

[00:31:59] And that is the story of the Americans with Disabilities Act. The story of the Americans with Disabilities Act is a story about people who asserted that they had just as much a right as anybody else to be held equal and to be protected under the law.

[00:32:17] That they had a right to inclusion, that they had a right to their life, to their liberty, to their pursuit of happiness. And the activists, people like Justin Whitlock-Dark, people like Patricia Wright, who worked with members of Congress, who worked with people in both parties to make sure that those rights were protected and that that was enshrined in the law.

[00:32:39] It's a great history. It's an American history. It's a very important history to support every single year, but it's a really great history to support at America's 250. So thank you so much for being here today, and I'm very happy that we are bringing this resolution yet again.

[00:32:56] Thank you, Supervisor Behrman, Supervisor Lusk. Thank you, Mr. Chairman. Let me start by acknowledging the significance and the impact of the American with Disabilities Act.

[00:33:14] This anniversary reaffirms the simple truth that every person, regardless of ability, deserves equal access, opportunity, and participation in society. Nationally, over 28% of American adults have some type of disability.

[00:33:31] In Fairfax County, over 93,000 residents have a disability, which includes people with hearing, vision, cognitive, ambulatory, self-care, and or independent living disabilities. These numbers remind us that accessibility touches all of our communities.

[00:33:50] our shared responsibility to ensure that equity and inclusion remains at the center of everything that we do. Whether through inclusive recreational activities such as our Special Harbor, Chessie's Trail, Treehouse at Franconia District Park, expanded service delivery, inclusive community programming, or ongoing collaboration with advocacy groups like SPARK, we remain dedicated to honoring the promise of the ADA. And I want to say thank you to all of you for the work that you're doing to promote equity and inclusion.

[00:34:25] Thank you, Mr. Chairman. Supervisor Sizemore Heiser. So it's no secret that this is probably very personal to me with my son and my history as a disability justice advocate. But I wanted to talk, I appreciate, I'm going to add on to what Supervisor Bierman said with the great history of how we got here because there's one person I really want to recognize both in the ADA anniversary and in Disability Pride Month, and that is Judy Heumann.

[00:34:51] If you don't know her name, you live in a world she helped build. Judy contracted polio as a toddler and used her wheelchair her whole life. At five, she was turned away from kindergarten because her principal called her a fire hazard. Years later, that same school system denied her a teaching license because she couldn't walk.

[00:35:10] She sued, won, and became the first wheelchair user to teach in New York. When we talk about civil rights heroes, Judy Heumann is right at the top of them, along with many other amazing people. And I appreciate this is a civil rights movement because then it's important to recognize those leaders.

[00:35:26] In 1977, she led about 150 disabled people into a federal building in San Francisco and refused to leave until the government enforced the first civil rights protections for disabled Americans, thus paving the way for the ADA. Officials cut the phone lines and hot water.

[00:35:44] The Black Panthers brought food. Deaf protesters signed messages through the windows. They stayed nearly a month. the longest federal occupation of a federal building, and they won. Judy is remembered today as the mother of disability rights, and she summed up her life's work in this simple phrase, quote, I simply refused to accept what I was told about what I could be. Her story captures two things I believe in. One, disability inclusion is a civil right. Two, it makes the world better for

[00:36:19] all of us. The fight for disability rights produced ramps, curb cuts, and captions that helped families with strollers and anyone trying to catch their favorite show in a loud room. Data shows, and it's strong, that companies that lead on disability inclusion outperform their peers, while the cost of the accommodations is often much less than people think. To be honest, we keep finding out that the bar was never as high as many thought it was. And yet that barrier that Judy hit, and this is where I'm going to talk about the future to build on your past, that barrier that Judy hit at five hasn't fully disappeared. It's just gotten subtler.

[00:37:01] The ADA was just the beginning. The ADA just said, let people in the door and give them the supports to be able to function in our world. That's just the start. Too often, people expect disabled and neurodivergent people to do most of the adjusting, to mask, to act neurotypical, to navigate hidden norms that are not their own to access only spaces we deem easier to make accessible. Imagine not knowing if you can even get in the door because of a flight of stairs or whether anyone in the room will understand how you

[00:37:39] communicate or constantly having to educate them on that. Being on edge every day, every minute of every day in a world not designed for how you experience it has got to be exhausting and it should not be the price of belonging. The ADA is just the start. The rest of the world now needs accommodations to adapt. Here's something I hear over and over again from people who participate in activities alongside their disabled peers. How much they learned, how much they grew. Some tend to assume inclusion programs exist so the non-disabled peer can help the

[00:38:17] disabled one. In reality the learning and the help runs both ways as it does in any peer activity and it's often the non-disabled peer that walks away with lessons that last a lifetime. Lessons that would happen naturally with schools and worlds with greater inclusion, which by the way, data shows that lead to much better outcomes for students with disabilities and benefit all students. So yes, let's celebrate the ADA opening those doors and providing the accommodations. But for all of us, I challenge you who built a world and rules

[00:38:51] and norms around non-disabled and non-neurodivergent norms, and then mostly let in those who can best adapt to it, do more, do more. If you truly want to be inclusive, look at yourself.

[00:39:08] Look at the world you designed and ask, what can you do different? Thank you. Thank you, Supervisor Sizemore Heiser. And let me also, outstanding comments. I do want to point out that one of the reasons why we celebrate the anniversary is because of what was just said, which is to redouble our efforts to do better.

[00:39:32] And when we sit here and think about this being our 36th anniversary, and we live in a very, you know, progressive-minded community that believes in these things, we still see barriers around us everywhere we go. And unless you've looked at those through the lens of someone with a disability, you might look right over them and not notice them.

[00:39:54] One of the things that I think a lot of people look right over and don't notice is that in this county we have thousands of facilities from one end of this county to the other. And in this last budget that we approved was millions of dollars to continue ADA retrofits of older buildings that were built at a time before these very reasonable expectations were put in place.

[00:40:19] And so even here in a county like Fairfax, we're catching up to years of ignoring this issue where we were building facilities and building infrastructure across the country without an eye towards access. And that work continues, and it continues in this county every day through FMD.

[00:40:39] I know our park authority is dealing with this as well. But that's important progress that needs to be celebrated because if we're ever going to really celebrate the ADA, it won't be the 36th anniversary. It'll be when every facility in this county is accessible to every person.

[00:40:56] And if we go around our daily lives thinking about that, I think you'll see there's still, as much advances as we've made, a lot of room for improvement. And I know this personally because last week my

elderly mother fell and broke four bones, and she is homebound now.

[00:41:15] And trying to figure out ways to get her out and to get her support and services is hard enough. But then thinking about every place you might go and whether going there is a place that you can get into, that you can get access to.

[00:41:31] Those are simple things many people don't think about every day. But as was mentioned, we all have to think about those things because this isn't about people with disabilities. This is about everyone. Everyone benefits when access is provided to everyone in our community and is foundational to our One Fairfax policy.

[00:41:51] You know, that we have an equity policy in place that includes a recognition of people with disabilities. And it is really important that that be there because many times people commented on the adoption of that policy that it sounds like you're trying to take things away from some people and give them to others.

[00:42:11] How many times I heard that. Our policy could not be any further from that. All we are trying to do is make sure that the opportunities some people get are available to all people. That's not about taking anything away from anybody else. It's about giving things to the community that uplift us all and make sure that our job is to meet people where they are, regardless of their ability.

[00:42:35] And it is so important that we have an anniversary to recognize how far we've come, but also still how much further we have to go as an entire community. And this is not the work of one board or one board member or one community activist. This is the work of our entire community. And that's why you see so many people here today celebrating this milestone, but also doubling down on where we have to go moving forward.

[00:42:58] And so with that, I think we're ready to vote. All those in favor of the motion, please say aye. Aye. Any opposed? Any abstentions? That motion carries. I mentioned we have Brandis, the chair of the Fairfax Area Disability Services Board, with us. Welcome.

[00:43:13] The floor is yours. Thank you. Good morning. I first want to thank the Chairman and Board of Supervisors for this proclamation celebrating the passage of the Americans with Disabilities Act. I also want to thank fellow members of the Disability Services Board for sharing their time, expertise, and wisdom from lived experience. Additionally, I want to thank all of the staff for being the backbone of public service. Our community benefits greatly from the contributions of a number of people whose work helps promote fair and equitable treatment of people with disabilities.

[00:43:51] A disability may be visible or invisible to outside observers. It may impact a person newly born later in life or sometime in between. Even if we ourselves are not someone with a disability, it is highly likely that we know of a family member, friend, co-worker, neighbor, or community member with a disability. The rights of people with disabilities do, in fact, affect us all.

[00:44:23] And today is an opportunity to reflect on the progress that has been made and solidified in federal law. But let's also recognize how we can continue to identify and fill the inclusion gaps. This is not an easy feat, but we can continue to move forward through compassion and collective action.

[00:44:44] Let's continue to advocate for disability rights to advance our community. Thank you, everyone, for your service and support. Thank you very much. And with that, we are ready for a photo.

[00:45:02] If you all could come forward. If anyone here is in the audience for this proclamation, please come on down for the photo. I'm talking to people like Connor. I see you. Connor and his mom, come on down. Anyone else who's here for this proclamation, please come on down so that we can make sure we get a photo.

[00:46:20] All right.

[00:48:21] Next up, we have a resolution to recognize Fairfax Water General Manager Jamie Hedges for her 37 years of service to the county. If you could come on down. I know there are a number of people here with you. I see at least three board members there. If you all would come on down, too, and join her, we would welcome that.

[00:48:39] And this was requested by myself. I'm going to turn the gavel to Vice Chair Smith for a moment so that I can read the following resolution. Whereas Jamie Bain-Hedges has honorably served Fairfax Water for 37 years, including as general manager since 2021, bringing to each role the expertise of a licensed professional engineer and the perspective of a distinguished graduate of Virginia Tech.

[00:49:03] And throughout her tenure, Fairfax Water has remained a nationally recognized leader in the water industry, delivering high-quality, reliable, and affordable drinking water to 2.2 million people in the region. And whereas Ms. Hedges has made significant contributions to the engineering profession through her leadership and service with prominent water industry organizations and through partnerships with academic institutions.

[00:49:28] And whereas she strengthened Fairfax Water's infrastructure by expanding the Distribution System Sustainability Program, enhancing system reliability in the aftermath of Hurricane Isabel, and supporting the successful integration of the City of Fairfax and City of False Church water systems.

[00:49:46] And whereas, she oversaw major operational advancements, including the development of the Murray and Willard maintenance facilities, the expansion of source water protection initiatives, and the advancement of compliance with evolving federal drinking water regulations.

[00:50:02] And whereas Ms. Hedges guided transformative capital projects, including the Griffith Water Treatment Plant and the Corbillis Phase II and Phase III expansions while helping advance the Edgman Reservoir Project and championing the strategic modernization of enterprise technologies, enhancing service delivery and improving efficiency for customers and staff.

[00:50:22] And whereas her leadership and direct engagement have been essential to maintaining critical regional partnerships necessary for the continued protection and use of the Occoquan Reservoir and the Potomac River. Now, therefore, be it resolved that the Fairfax County Board of Supervisors hereby commends and extends its sincere appreciation to Ms. Hedges for her outstanding leadership and exemplary service and offers its best wishes for a happy and well-deserved retirement.

[00:50:54] I'll second that along with the Board. Discussion on the motion? Yeah, I'll be very brief because there's a lot to be said, but the resolution said a lot of it. And I think the shorthand way of describing the resolution is we have a luxury in Fairfax County of having clean, accessible water.

[00:51:19] When we turn on the spigot, it works. And fundamentally, people don't think about that as core infrastructure, but we know it is. Drinking water is literally life, as the phrase has said, and it is so

important to everything we do in Fairfax County and to think about how many times each of us interfaces with our water infrastructure just on a daily basis.

[00:51:42] We never take for granted that we have a first-class Fairfax water organization that is on the cutting edge always of technology, investments in infrastructure, customer service, environmental protection, all the things that we know are so important.

[00:51:59] I think it's important to recognize those don't happen by accident. They happen because of the leadership of Ms. Hedges for a long time at Fairfax Water, the leadership of so many people that are part of her team that make this happen every single day, the appointees who do a phenomenal job with the Fairfax Water Board.

[00:52:19] We recently had a joint meeting of our Board of Supervisors and our Fairfax Water Board, And I would encourage anyone to go back and watch that meeting, the video of that meeting, and hear the presentation Ms. Hedges gave us about the current state of water, all the things that are working right here, some of the challenges ahead, but the things that are working right.

[00:52:40] And my takeaway from that and an exemplary career like you've had is just a reminder to all of our residents that sometimes the day-to-day things we take for granted don't happen by accident, that there are outstanding professionals in public service behind those operations, making sure that they work and work well every day.

[00:53:02] So thank you for many, many years of service to our community. Thank you to your family for being a part of this journey, to the Water Board for having confidence in you and serving you in so many ways so well. We are grateful to you, and we wish you nothing but the best in the future.

[00:53:21] And being candid with all the knowledge that you have, we hope you continue to contribute some way now in other capacities to make sure that we and the Fairfax Water Board continue to do the right thing for our citizens. So thank you. Thank you.

[00:53:37] Supervisor Pelchik. Jamie, Ms. Hedges, bittersweet moment. Talk about women in STEM, right? You really, I love that you are truly an engineer first.

[00:53:55] In a country, in a lawyerly country, it is always excellent to see that a CEO has risen from entry-level engineer all the way and understands the entire functioning of our water system, reaching over 2 million customers, 4,000 miles of direct water lines.

[00:54:16] And as someone who now lives in the Falls Church area of the county, very much appreciate the work that you have led to help ensure that everyone in Fairfax County in our region continues to have access to really the best drinking water. And everywhere I travel, I taste the water.

[00:54:32] We have the best. I, you know, as the chairman said, I call it the 99% invisible. the work that's being done, that we oversee, but is being done in the county, whether it's maintenance work, whether it's utility work, everything that's happening behind the scenes, below the land, and ensuring that if we don't hear about it, it's working well.

[00:55:00] Your steadfast leadership, the respect that you have from everyone we've come across in entire region and the way that you have continued to lead through difficult times and with challenging partnerships, truly not just the largest but the greatest water system in Virginia and I would say beyond.

[00:55:21] So we are forever grateful to you. Thank you for inspiring so many women and girls to realize what you can do with STEM and engineering, that it can really be applied to almost any field, and that being able to understand the mechanics and the people really is your superpower.

[00:55:43] So thank you again. I do hope someone here still has your cell phone number. And thank you to the board, the Fairfax County Water Board, for bringing us, Jamie, and hopefully having just as good a successor and continuing to oversee one of our most important-- it is the most important resource for anyone, the water, access to water.

[00:56:06] So thank you again. Thank you for all of your 30 years of service. Thank you. Thank you. Supervisor Alcorn. Thank you. I'm going to pile on just a little bit. But, you know, there's some things that haven't been mentioned, a few that I'm aware of anyway, that really complement you and really fill out the picture of your service to Fairfax Water.

[00:56:34] You know, there are challenges in the job that you've had and throughout your career, I'm sure. But the way that you handle yourself, your professionalism, and your ability to focus on what's important and to get other people to focus on what's important has been truly remarkable.

[00:56:56] And also, I just want to compliment you on your dedication to continuous improvement of the system. know it's not enough for any of us just to rest on our laurels and say well you know things don't need to change sometimes they do even even if maybe the need wouldn't be apparent to others for a few years and very much appreciate that and the last thing I'll mention is is helping us keep our eyes on the ball too as there are water related issues that come to the Board of Supervisors and And making sure that we're aware and get your perspective has been extremely helpful as well.

[00:57:34] So thank you. Thank you. I have Supervisor Stork, then Harrity. Well, thank you, Madam Vice Chair. And we know that water is life. We all recognize that. And, frankly, we're still looking for that in the universe somewhere else.

[00:57:51] But we know we have an abundant and, well, mostly abundant. It's always something we're watching for, careful about. Safe, obviously, it's healthy. It's clean, and we're always recognizing that we have to do one more thing, and I know that that's a key part of what you have been on for your mission with Fairfax Water for all these years.

[00:58:13] And we've worked together for 20-plus years and deeply respect the work that you've done for all the time that I've had the chance to know you, but also look at what Fairfax Water has done and how it's evolved over the last 50 years especially.

[00:58:29] It's interesting, the challenges of probably your early years, which is probably more bringing in other water authorities and combining and connecting and putting those interconnections and creating the safe and the reserves that we need of water, those are all the key parts of it.

[00:58:46] And now it's not only continuing those things, and frankly, the agreements that have been made to provide that capacity for us for, frankly, through the rest of the century, I think are huge and monumental and critical to, I think, our own economic growth and opportunities that we want to continue having here.

[00:59:07] But I also recognize there's always one more challenge, and we know that some of the ones you're dealing with now, with how do we ensure that what's happening to the water, what goes in it, not

only from ourselves, but also what we're experiencing from other bodies and what we have to do to try to adjust that.

[00:59:27] That's not going away. I think we're all trying to figure out how do you get to the next level, but I know that you all are deeply focused on that, deeply caring and recognize the importance of your role in ensuring that Fairfax County continues to be not only the safest place, public safety-wise, but also the safest place for water and other natural resources to continue our growth and development.

[00:59:52] So that doesn't come easy. It doesn't come by not thinking about it. It comes with the dedication of somebody of 37 years and the community and the team that you've built around you. So for that, I just wanted to share my deep appreciation and thank you for that leadership. Thank you.

[01:00:08] Thank you. Supervisor Herity, then Lusk. Yeah, I'm going to try to be quick, because so much has been said, and I could keep going. But, I mean, Fairfax Water isn't on the minds of most of our residents. They turn on the tap, and it's there.

[01:00:24] You're not in the moose. You're not, which is one of those things, you know, as a government organization, is a really good thing. Two words that don't go together vary forwards. High quality and low cost. I mean, you are delivering the best quality water, as we've heard, at the lowest rates.

[01:00:45] And that's an incredible feat for an organization your side. Responsive, every time my office is, you're probably the most responsive government agency I've ever dealt with. Your investment in long-term infrastructure and still keeping the low cost, it's just an amazing feat to see what has been done with Fairfax Water over the years, how well prepared we are for the future thanks to you and that all takes a leader it takes a team takes a leader that can build a team and you've done an incredible job it's been proud to partner with you protecting the Occoquan

[01:01:24] I'm going to continue to do that which is their source of drinking water but thank you for all your work there and you're gonna be deeply missed so I am I'm sure they have your cell phone number, and go Hokies. So with that, I'll turn it over.

[01:01:41] Supervisor Lusk. Thank you, Madam Vice Chairman. I want to echo my colleagues in thanking you for the service that you've made in the last 37 years to Fairfax County. I'm especially appreciative of Fairfax Water's work monitoring and addressing pollution in the Occoquan watershed, including your advocacy and other jurisdictions.

[01:02:04] The legislation that you have helped secure in the General Assembly will protect this critical waterway into the future. Under your leadership, Fairfax Water is setting the regional standard in reacting to PFAS and addressing it seriously.

[01:02:20] And as you have said, water utilities alone cannot solve this problem. It will take continued collaboration with the General Assembly, our regional partners, and then also proactive PFAS removal research.

[01:02:36] The precedent that you have set will have long-lasting impacts on Fairfax water and the quality of drinking water for more than 2.2 million Northern Virginians. I want to wish you the best in your next chapter, and thank you so very much for your dedicated service on behalf of the residents here in Fairfax County.

[01:02:58] Thank you. Thank you. Seeing no further discussion. All those in favor of the motion, please say aye. Aye. Anyone opposed? Any abstentions? That motion carries. Mr. Chairman. Thank you very much, Vice Chair Smith. And, of course, now is an opportunity for Ms. Hedges to share some thoughts with us.

[01:03:16] Welcome. The floor is yours. Thank you, Chairman McKay and members of the Board of Supervisors. I'm truly humbled by all of your kind remarks. It's hard to believe it's been 37 years. like I just graduated college and started my first day at Fairfax Water, but so much has changed in that time. And as I stand here and reflect on those 37 years, you know, the first thing that comes to mind is gratitude. I am grateful for the Fairfax Water Board, for their leadership and support, and especially for their confidence in appointing me as the general manager five years

[01:03:54] ago. I'm grateful to this board for the leadership and support and partnership that you've shown with Fairfax Water since our inception and I'm very appreciative of county staff and I'd like to especially call out Mr. Hill and Mr. Harrington who have been instrumental in a number of regional initiatives that we've been working on together. As you know in 1957 the Board of Supervisors created Fairfax Water with a single mission, and that was to establish and operate a county-wide water system.

[01:04:31] And over the succeeding decades, this board's partnership with Fairfax Water has enabled us to grow, both in strength and capability, as the counties expanded and evolved. The work I'm doing today is considerably different than it was 37 years ago, not just because of the change in job description, but the way the landscapes changed.

[01:04:58] So 70 years later, here we are, and Fairfax Water is now one of the nation's largest and, I think, most respected drinking water utilities in the country. I also especially want to thank this board for your longstanding commitment to protecting the Occoquan Reservoir and Watershed.

[01:05:20] The Occoquan is one of the most unique drinking water sources in the nation, and safeguarding it has required vision, persistence, and leadership, leadership that this board has demonstrated time and again from the downzoning to your recent resolution.

[01:05:44] And because of your actions, future generations of Fairfax County residents will be able to continue to rely on the Occoquan as a drinking water source. Reliable drinking water is more than a utility service.

[01:06:01] It is an anchor institution in our communities, and I appreciate the remarks you made earlier along those lines. Every home, every school, every hospital, every public safety agency, every business relies on a water system they can trust.

[01:06:23] Strong water infrastructure supports public health. It fuels economic development, attracts investment, and sustains the exceptional quality of life that Fairfax County residents have come to expect and deserve. Our team, the Fairfax Water Team, works around the clock to make that happen.

[01:06:44] They do it quietly, reliably, and very often in challenging conditions. They protect the Occoquan and Potomac supplies, operate and maintain our infrastructure, respond to emergencies, and hold themselves to the highest standards.

[01:07:04] Their dedication, professionalism, and pride in their work are unmatched. They are the heart of Fairfax Water, and it has been the greatest privilege in my career to lead this extraordinary team in our

mission to provide life-sustaining water service to the residents and businesses of Fairfax County.

[01:07:27] I thank you for your trust, your leadership, and this very special recognition. Thank you very much, Jamie.

[01:08:03] And just so the record's clear, we have your cell phone number. The question is, will you answer? I hope you do. But I also want to acknowledge we have our longtime Fairfax Water Board member, Phil Allen, here in chair. Joe Camerata and Nancy Colleton want to thank you also for joining us and thank you for your service.

[01:08:24] And with that, I think we're ready for a photo if the board could rise and if you all could come forward and face the audience.

[01:08:33] All right.

[01:09:48] Next, we have a resolution to recognize the 125th anniversary of Columbia Lighthouse for the Blind. And this was requested by myself and by Supervisor Herity. We have with us Rebecca Lico, President and CEO of Columbia Lighthouse.

[01:10:03] If you could come on down and anyone who's here with you is welcome to join you. And at this time, I'll recognize Supervisor Herity to read the resolution. Yes, Mr. Chairman, I have a resolution to move. Whereas the Columbia Lighthouse for the Blind traces its origins to the Columbia Polytechnic Institute for the Blind, founded in May 1900 in Washington, D.C., by two blind men determined to expand opportunity independence for people living with blindness or vision loss.

[01:10:33] And whereas from its earliest days, the organization sought to demonstrate the capabilities of blind individuals while promoting education, skills training, and meaningful employment opportunities, and whereas in 1933, the Institute expanded services by hiring its first braille instructor and developing vocational training programs, including furniture repair, piano tuning, and voice instruction, and whereas during World War II, the Institute helped to employ nearly 20 blind workers through defense contractors and partnered with the Veterans Administration to train and support wounded veterans, and whereas the organization is

[01:11:11] continue evolving to meet modern needs, including opening a regional center in Riverdale, Maryland in 2001 that provides assistive technology training, career services, low vision care, braille instruction, independent living skills, and youth programs.

[01:11:30] And whereas today, Columbia Lighthouse for the Blind serves thousands across the Washington metropolitan region, supporting nearly 180,000 residents who are blind or visually impaired, with comprehensive programs that foster independence, employment, and full community participation.

[01:11:50] Now, therefore, be it resolved that the Fairfax County Board of Supervisors, on behalf of all residents, does hereby congratulate Columbia Lighthouse for the Blind on its 125th anniversary and commends its enduring leadership and dedicated service, empowering people with vision loss to live independent, productive, and fulfilling lives throughout the region.

[01:12:14] So moved. And the chair will second that motion. Discussion on the motion. Supervisor Herity. Yes, I need to go back to Supervisor Beerman's comment at the beginning. It says, appropriate that we're recognizing the 36th anniversary of the Americans with Disabilities Act and the Columbia Lighthouse for the Blind at the same time.

[01:12:31] So I want to thank you, Rebecca, for being here and thank Columbia Lighthouse for the Blind for being a great community partner. It's really incredible after all these years you're still providing that comprehensive range of services. You know, I've got a nephew who's blind, was born blind, and seeing the challenges he has going through day-to-day activities and, more importantly, finding the dignity of work and finding work, which makes the programs that you provide so important.

[01:13:06] Because without that specialized training, the specialized equipment that is now available for people that we didn't have 10, 15, 20 years ago, you know to give people the opportunity to be all that they can be is so critical so I'm glad we can recognize you today also to raise awareness the fact that you're there you're there to help to provide programming and assistance for people that need it so thank you for everything you do thank you Supervisor Herity and let me also congratulate you I do want to highlight a point that Supervisor Herity made that's important which is the

[01:13:45] employment piece and I really You know, I don't think many people think about this often enough, but the work that you do in placing people in jobs, people who suffer from vision loss are at least two and a half times more likely to be unemployed. We know that statistic, and we know organizations like you are bridging that divide.

[01:14:05] We also know how in demand the workforce is in our region. And so we need to make sure that we're not leaving anyone behind, and the work that you do most definitely fills that. I also want to highlight your regional organization, but serve a lot of people in Fairfax County.

[01:14:23] And this year we're celebrating, which is amazing, 125 years. We don't have too many recognitions of 125 years here. And I think your longevity speaks volumes about the quality of your work. But for our residents, I know you're trying to make this year special, and you have your 125 for 125 campaign, which is to raise at least \$1,000 for every year of existence of your organization and put that money back into providing the programs that you're providing.

[01:14:50] And I would say to our Fairfax residents who are always generous, if this is a cause that you're interested in, to support it, because the work that you do changes lives for a lot of people, including right here in our county. And so we thank you for taking on a big regional challenge for 125 years of success.

[01:15:10] And I know I won't be here at your 250th anniversary, but we know you will be around as an organization continuing to do this work. So congratulations. And with that, I think we're ready for a vote. All those in favor of the motion, please say aye.

[01:15:26] Aye. Any opposed? Any abstentions? And that motion carries. And as I mentioned, we have Rebecca Lico, President and CEO of Columbia Lighthouse. Welcome. Please share a few comments with us. Okay, thank you very much. Good morning, Chairman and member of the Fairfax County Board of Supervisors, distinguished guests, and all of our friends.

[01:15:47] On behalf of everyone at Columbia Lighthouse for the Blind, thank you for this incredible honor. We are deeply grateful to receive this proclamation recognizing our 125th anniversary. For 125 years, CLB has worked to ensure that people who are blind or visually impaired can live independently, pursue meaningful careers, and fully participate in their communities.

[01:16:10] What began in 1900 as a small organization serving a local need has grown into a trusted resource that empowers thousands of individuals and families in the DMV region every year. This milestone is not just a celebration of our history.

[01:16:26] It's a celebration of the people who made this history possible. So we recognize generations of employees, volunteers, board members, community partners, donors, and advocates whose dedication has strengthened our mission for more than a century.

[01:16:42] Most importantly, we celebrate the individuals who are blind or low vision. Their resilience, talent, and determination inspires us. We are especially grateful to Fairfax County for ongoing commitment to creating an inclusive community where people of all abilities can thrive.

[01:17:01] Partnerships like this help expand opportunities for employment, education, independence, and community engagement. As we celebrate 125 years, we are also looking ahead. We are building the next chapter of CLB by expanding our children's services, our family services, strengthening employment opportunities, and ensuring that every person we serve has the resources and support that they need to achieve their own goals.

[01:17:31] Thank you again for this tremendous honor and for recognizing the lasting impact of our mission. We are proud to celebrate this milestone with you, and we look forward to continuing to serve our community in generations to come. Yes, I won't be here in not 245 years anymore, but thank you very much.

[01:17:49] Thank you, Rebecca. Thank you for your service. Thank you so much for your service as well, and I think we're ready for a photo. Supervisor Harrity and I will come on down if the board could rise.

[01:18:03] All right. Finally, we have a proclamation to designate June 2026 as Park and Recreation Month in Fairfax County.

[01:19:24] And this was requested by myself. I know we have with us our speaker, Jay Cole, Director of the Park Authority, and a whole lot of other people here for this one as well. If you could come on down, Jay, if there's anyone that would like to join her at this time, they may. We will do a giant photo at the end.

[01:19:42] And I'm going to turn the gavel to Supervisor Smith so that I can read the following proclamation. Whereas July is recognized nationally as Park and Recreation Month, a time to celebrate the power of parks and recreation programs and strengthening communities.

[01:19:57] And whereas Fairfax County's 424 parks and nearly 24,000 acres of parkland enhance residents' quality of life by promoting health, supporting community well-being, and protecting the environment, including improving air and water quality, preventing flooding, and providing wildlife habitat and buffers to development.

[01:20:18] And whereas the county's diverse recreational needs are met through collaboration between the Fairfax County Park Authority, Department of Neighborhood and Community Services, McLean Community Center, and Reston Community Center, and whereas millions of residents participate in camps, classes, swim lessons, sports, arts, and cultural events, and programs at parks, nature centers, rec centers, and community gathering spaces each year, enriching physical, mental, and emotional health.

[01:20:49] Whereas, as Fairfax County celebrates the 250th anniversary of the United States in 2026, Parks and Recreation help honor this historic milestone by preserving and celebrating the natural, cultural, and historic resources that connect residents to our shared heritage, while also contributing to economic growth by increasing property values, boosting tourism, attracting businesses, and reducing crime.

[01:21:15] And whereas Fairfax County is committed to equity and inclusion, ensuring that all residents, regardless of background, ability, or income, can access and feel welcome in our park and recreation spaces, now therefore be it resolved that the Fairfax County Board of Supervisors, on behalf of all Fairfax County residents, does proclaim July 2026 as Park and Recreation Month in Fairfax County, and urges all residents to take advantage of Fairfax County's award-winning parks, recreational facilities, and hundreds of miles of trails throughout the year and support our parks and recreation programs.

[01:21:53] So I second that along with Supervisor Bierman, Palchuk, and I'm sure others. Discussion on the motion, Mr. Chairman? Yes, I'll be brief because I know others want to weigh in on this one as well. We celebrate this every year, but every year seems to get more and more important, And I want to thank the team of our park authority, not just we have our director here who does an amazing job and is passionate as anyone I've met about our parks and equity and access for all residents in our community.

[01:22:25] But I want to thank the staff, the volunteers, all the people who support and protect our parks, our friends groups, all the way down to the people who just go for an event or spend a few minutes in a park on a regular basis, that they are so critical to, as the proclamation says, all of our mental and physical health needs.

[01:22:47] When I think of therapy, I typically think about a park's facility to go through. That is therapy. A walk in Huntley Meadows Park, attending one of my kids' games, going to one of our concerts that we have in the parks, visiting one of our historic resources, or just enjoying the nature that the Park Authority controls and maintains all over this county.

[01:23:11] As the proclamation reads, 24,000 acres of parkland and 424 parks. Some jurisdictions are lucky to have a handful of parks. We have 424 of them, and that's a testament to the work of the entire team.

[01:23:29] And this, as I mentioned earlier about ADA, you know, proclamation in these words are important. But the reason why we're doing this is to get people for a moment to stop and think about this amazing asset we have, to understand it doesn't happen by accident, that there's literally an entire workforce and group of advocates and volunteers behind everything that happens at the Park Authority and on our facilities, and to never take for granted how important those treasures are to the quality of our life and to our economy and all the other things that were mentioned in the proclamation.

[01:24:03] So thank you, Jay. Thank you to the park board for all of their advocacy and work, the staff, the volunteers, all the folks as we together celebrate not just nationally Park and Recreation Month, but we are celebrating the best park facilities and system in the country right here in Fairfax on this day and every day.

[01:24:25] So thank you. Thank you, Supervisor Palchuk. Thank you, Madam Vice Chair, Madam J. Cole. This is the day, the morning still, of women in STEM. And as an incredible leader of another one of our excellent, some of the best institutions in the world are right here in Fairfax County.

[01:24:44] I believe your training is in biology and ecology. And so you bring that to all of the pride, the work that you have for our park authority. Not just environmental committee chair, but most importantly, is an almost lifelong resident.

[01:24:59] I cannot imagine Fairfax County without our parks. Our entire park system, our trails, our rec centers, our smaller parks, our larger parks, our signature parks, all of the parks, and especially in a

district like mine that is more urban and does not have the level of parks that others have.

[01:25:19] Every single piece of land that we have, every asset that we own or partner on is such an incredible asset and should be and is considered that. For the families of Providence, I know how important they are, and we have, whether they are volunteer groups, school groups, scout groups, everyone loves their parks, and more so now than ever.

[01:25:46] And some are restoring our native landscapes, whether on parkland, whether on VDOT land, whether on school land or private land, managing our invasive species that continue to overgrow. I can't tell you how many signs I've seen overgrown these days, expanding our tree canopy, and also protecting those sensitive natural areas.

[01:26:10] I think we have, as a community, having started as the capital of dairy, appreciate our parks and our natural resources more than ever. And I just want to thank you. But what I really love about our parks and our natural resources is it doesn't take a huge park to have the access to restoring your energy, to play.

[01:26:38] And at any age, we know how important it is to have access to play. So I know it's not just our natural resources, but it's Parks and Rec that we're recognizing today. I appreciate Brookings did a study recently because the United Nations now recognizes the Day of Play on June 11th, which I think is fabulous.

[01:26:58] And it's not just about fun. It's serious business. And you know that because you are leading the way on a playground study, which to me is economic development. It is brain development. It is family development. And it is all of the above.

[01:27:14] And in the words of Fred Rogers, play is often talked about as if it were a relief from serious learning. But for children, play is serious learning. Play is really the work of childhood and not just childhood. While most of the research is around childhood, we know, and the literature shows more than ever, that it's also critical for adults.

[01:27:37] And I think in a county and in a society that is so serious, so focused on our everyday work, on our very critical work that we do, it's so important to have the spaces. And to continue to review those, I very much look forward to the next phase of our 424 parks, to ensuring that every child and every family has access to active play, that we recognize those play areas or playgrounds as one of those really critical assets that we have, almost as critical as access to water that we were discussing earlier today.

[01:28:16] So I just want to thank you. I want to thank everyone in the county. It's funny you guys are in black today. I'm used to the green, celebrating 75 years. But every single person, volunteer, seasonal, full-time, part-time, who is in our parks, in our recreational areas, what you do helps us be that excellent, excellent county and help raise our children, but also help this be such a great place to live.

[01:28:43] So thank you to Jay and to the entire team, and happy Parks and Rec Month. Thank you. Supervisor Lusk. Thank you, Madam Vice Chairman. I'm especially excited to recognize Park and Recreation Month today, after a year of park improvements in the Franconia District.

[01:29:01] So I want to acknowledge and thank you, Jay, and the Park Authority Board for the complete renovations of Hyba Valley, the Mount Vernon Woods Park, the HVAC, and pool upgrades that were made at Franconia's Rec Center.

[01:29:17] And I really appreciate the new playground at Muddy Hole as well. Hyba Valley, Melbourne and Woods, and Muddy Hole Farm Parks bring access to high-quality and inclusive play to an underserved area of Fairfax County along the Richmond Highway Corridor.

[01:29:34] Parks and recreation opportunities are not just important for physical health, but they provide opportunities to build communities. And I just appreciate the robust and diverse park system that we have here in Fairfax County, and it helps us establish a high quality of life for the residents here.

[01:29:54] So thank you for all that you're doing to improve the quality of life and to improve the quality of play for all of our residents. Thank you so very much. Supervisor Stork. Thank you, Madam Vice Chair, and thank you all for the comments.

[01:30:10] And I couldn't resist, we've been talking a lot about water today and for all the right reasons, but I also have been getting recently some messages from individuals in the community that are very involved with water and water sports and training and the importance of water safety. And I keep coming back to our conversation many years ago, and we both know what we're going to say, is that I'm ready when you're ready to get out there and help kids learn how to swim and be a lifeguard or water safety.

[01:30:44] Those are all key parts of that. And so I just, I couldn't resist this moment to at least engage in something that we both deeply care about. And we all know that it is deeply concerning, is not only kids who don't know how to swim and need to know how to swim, but also what I've been reminded of lately are parents who are distracted by this device and aren't paying attention to their non-swimmers, and they quickly can get away from them.

[01:31:11] And as a parent who experienced that with one of my younger kids, not with this because it was too long ago for this, but it happens in a blink of an eye in just a moment. So just reminding everybody how important water safety is and how particularly helping your kids and ensuring your kids know how to swim and are safe in the water.

[01:31:31] And that's a huge service that the Park Authority provides. And, of course, the Mount Vernon Rec Center has been an amazing experience for the community. And I know that the rec centers that we have that were added in Mount Vernon Woods Park is just an amazing facility, too.

[01:31:47] So again, it matters. The work you do matters, and particularly helping all kids enjoy and experience what I know is a savior for me, which is getting out in nature and connecting when sometimes things can be a little bit harder in your life.

[01:32:02] So thank you. Seeing no further discussion, all those in favor of the motion, please say aye. Aye. Any abstentions? Anyone opposed? Any abstentions? That motion carries, Mr. Chairman. Thank you very much.

[01:32:18] Vice Chair Smith, and as I mentioned earlier, we have Jay Cole, our executive director, and a whole lot of other folks here supporting her as well. Welcome. The floor is yours. Thank you. So I brought, this is such a great day, I brought my, we'll call it water cup.

[01:32:34] And on the sticker, I have to what Chairman McKay says, so I usually turn it to facing people. Equal rights for others does not mean fewer rights for you. It is not pie. Well said, and I know that water bottle is full of Fairfax water. 100 percent. So thank you. On behalf of the Park Authority, Neighborhood and Community Services, and McLean Community Center in the Wrestling Community Center, I'm

honored to accept this proclamation, recognizing July as Park and Rec Month in Fairfax County. So the theme for this year across the country is the power of parks, but of course we're not forgetting about recreation as well. Park and Rec has the power of connection. Parks are increasingly becoming our third place.

[01:33:13] It's where relationships grow, cultures meet, and communities bond. The folks behind me provide opportunities for connection that build a social capital that is vital to the success of our county and our country. Park and Rec has the power of play. From our playgrounds to programs to youth sports, play fuels creativity, joy, and lifelong learning. Park and Rec has the power of community.

[01:33:33] From McLean Community Center's McLean Day to the Wrestling Community Center's Multicultural Festival to the Park Authority's Earth Day, Fourth of July, Summer Concert Series, and the Fair and Carnival, our events are the backbone of our communities. Park and Rec has the power of nature. In urbanizing areas such as Fairfax County, parks equals nature. Here, what we think about mitigating the effects of climate change, parks. Conserving land for future generations, parks. Protecting our waterways, parks. Countywide energy efficiency, parks. Park and recs the power of belonging. Loneliness is a worldwide epidemic. As our use of technology grows, people using that

[01:34:08] human contact that is vital to living happy, healthy lives. Places like senior centers, Community centers, rec centers, and volunteer opportunities provide vital in-person interactions for our residents, some of which may be the only ones they have that week. The power of well-being. Living close to parks and other recreational facilities is consistently related to higher physical activity levels for both adults and youth.

[01:34:29] Spending 30 minutes in nature reduces cortisol levels, the primary stress hormone, is as effective at improving concentration and memory in kids as ADHD medicine, and releases endorphins, which decreases depression and anxiety and increases happiness. So colleagues from around the country are constantly talking about their struggles working in jurisdictions that don't think of parks and rec as critical infrastructure.

[01:34:53] I always think that's a bummer for you. You guys get it. And that's why Supervisor Lusk is such a proponent for High Blood Valley Community Center, because you knew what that community needed. And Supervisor Jimenez was such a proponent for getting Colmore Day and making that successful because he understood that's what his community needed.

[01:35:13] And Supervisor Sizemore Heiser, she spoke already about her journey with adapted aquatics and her son. She's also a former fitness instructor. We'll get her into teaching some classes at Aji Moore when that opens, like Dan came in. So you understand the value of fitness and taking your kids to Aji Moore.

[01:35:29] And Supervisor Bierman, you attend all of the McLean Community Center events with your kids, and you introduced a Napoleon Dynamite in a Vote for Pedro t-shirt. So, right, and Supervisor Smith, you have your community walk day at Eleanor C. Lawrence, introducing, hearing what your constituents need and introducing them to nature.

[01:35:48] And, you know, Supervisor Palachuk, you have such an intense memory of Aiken Park as a kid and catching frogs there and had such a huge, you know, wow, I just froze, on your development, a few importance on your development, sorry.

[01:36:09] And then Supervisor Walter Alcorn, so you have continued, I don't know, I'm like, I'm glitching. You are continuing in the, wow, I've got to read because I'm like losing my mind right now. Hold on, where are you? This is not a test.

[01:36:25] Supervisor Alcorn continues in the legacy, continuing in the legacy of Kathy Hudgens, where community is at the center of everything that you do. And we appreciate that. And Supervisor Stork, you sat on the lifeguard chair on that first day of Mount Vernon, and you jumped in the water with our young lifeguards. because you understand the importance and the importance that these kids do in saving lives every single day.

[01:36:44] And Supervisor Herity, you don't just talk the talk about sports, you actually skate the ice. Have you ever seen this man skate? It's really impressive. And so people appreciate seeing you actually out there and doing those things. And so on behalf of everybody in the residence, and I want to thank our staff, who's behind from all four of our agencies, who show up every day with passion and dedication and love and understand that we're in the business of what?

[01:37:05] Fun! We are in the business of fun. and all of the residents who inspire us to keep moving forward. Thank you. Thank you very much, Jay. Appreciate those comments.

[01:37:27] So thank you. Oh, wait, wait, wait, wait, wait. I forgot you. Sorry. Hold on. I was glitching. I forgot you. I don't mean to, like, be, you know, but, and Chairman McKay, who understands when he can't take a run in Huntley Meadows Park, he starts to feel like he's withdrawing. And the fact that when we run into each other in the wild, it's more likely to be at a lacrosse field where we are actually cheering on our greatest accomplishments which are our children so thank you so much truth truth thank you thank you very much jay and and thank thank you for your passion and and also as i mentioned

[01:38:04] earlier thank you to the park board and in the infrastructure because when i say infrastructure with parks i'm not just talking about the physical things but all the people and the volunteers and the patrons and the people who have passion and love our parks who fight to improve them all the the time. We're the best in the world, in my opinion, and continue to get better every year because of your leadership. So thank you for being here. With that, I think we're ready for a photo, and I will, if you all could come forward, if folks who are here for this, please, please come on down. We'll make a big photo. I will join you, and the board will rise.

[01:38:40] Too loud. People didn't notice it. Next, we have appointments to boards, authorities, commissions,

[01:43:11] and advisory groups, and I am going to turn to Vice Chair Smith for a motion. Thank you, Mr. Chairman. I move approval of appointments to boards, authorities, and commissions in the document dated July 14, 2026. And the chair will second that motion. Let me ask if there's any appointments that board members would like to have voted on separately or have a question about.

[01:43:31] Seeing and hearing none, all those in favor of the motion, please say aye. Aye. Any opposed? Any abstentions? And that motion carries. And that brings us to board matters. And as we always do, these have been compiled digitally. go alphabetically by district following myself and chairman smith and i first will hand the gavel to vice chair smith so that i can read the following board matters first i move to approve without objection the proclamation request listed in the document to be presented inside or

outside the boardroom as appropriate and you will see there one two three four five six seven eight of them

[01:44:10] and i move approval without objection without objection is so ordered thank you my next board item is done jointly with supervisor beerman and supervisor lusk and it involves implementation of a pilot program for automated enforcement regarding noise emissions from loud vehicle engines and mufflers maintaining quality of life that makes fairfax county a special place to call home is a top priority for the board in recent years board offices have seen a significant significant increase in the number of complaints regarding loud and excessive noise from vehicle engines and exhaust. For the last couple General Assembly sessions, the Board unsuccessfully lobbied the

[01:44:48] General Assembly to grant Fairfax County the authority to pilot the use of noise abatement monitoring systems that allow for automated enforcement of already existing noise laws. This effort began in full in December of 2024 when the Board added this as a priority to its 2025 legislative package. In the 2025 General Assembly session, House Bill 2550, let's see, which would have allowed Fairfax County to place and operate such noise abatement monitoring systems, was carried by Delegate Rip Sullivan at the request of Fairfax County and passed both houses, but ultimately was

[01:45:26] vetoed by Governor Youngkin. Delegate Sullivan patroned a nearly identical bill at the county's repeated request, House Bill 55, during the most recent session at the start of 2026. House Bill 55 passed the General Assembly on March 11th and was signed into law by Governor Spanberger on April 6th with an effective date of July 1st. We would like to thank the General Assembly, especially Delegate Rip Sullivan and Governor Abigail Spanberger for their partnership on this important issue. For calendar year 2025, the Fairfax County Police Department issued 1,185

[01:46:04] citations for loud or altered exhaust and have issued 662 citations for 2026 as of July 9th. However, we recognize that officers cannot be everywhere at once and utilizing technology can be a force multiplier with regard to enforcement. Therefore, in recognizing these efforts are already underway by the Fairfax County Police Department and county staff, I move that the board be provided a knot in package memorandum, a NIP, as soon as possible to include an outline of the work already underway and the next steps towards implementation of this new allowance from the

[01:46:40] General Assembly. This memorandum should outline a timeline that involves procurement of these systems by mid-fall of 2026 at the latest, as well as a timeline in major issues necessary to consider with respect to deployment. I also move that as a board priority, this topic be added to the agenda of a safety and security meeting in the fall of 2026 for a broader discussion about implementation and deployment. Before we vote on this, I just want to mention, this is not a trivial matter. This is something that we have heard about for many, many years. It is horribly

[01:47:16] frustrating, not only to our residents, but to the police, and can be very disruptive in our communities, especially as higher density developments happen. Starting one of these vehicles when you live in a townhome or a tight community can wake up the entire community. This then becomes a health and wellness issue. It is also difficult when these vehicles are on the road for people to hear police responders, emergency responders, sirens, and lights.

[01:47:48] And so it becomes a public safety issue. And to be clear, many of these modifications are happening after a vehicle gets inspected. The very inspections that are done are being undone mechanically by tuners and other people that transform their vehicles into very loud, disruptive vehicles.

[01:48:09] And so this is absolutely a quality of life issue. We fought for many years, as the board matter says, to get the authority to do more, to help our police with automated enforcement as part of a pilot program. And I am very grateful, not only to Delegate Sullivan, but to Governor Spamberger, who finally signed the bill that should have been signed a year before and we'd already have more relief for our community.

[01:48:30] But it is really important for our county staff to elevate this issue and to very quickly take advantage of this new authority that the General Assembly granted us. And with that, I'm so moved. Second. It's seconded by Supervisor Beerman.

[01:48:46] Any other discussion on the motion? Seeing and hearing none, all those in favor, please say aye. Aye. Any opposed? Any abstentions? That motion carries. Thank you very much. And that is the end of my board matters. And next up is Vice Chair Smith.

[01:49:03] Thank you, Mr. Chairman. My first board matter is a recognition for Eddie Sandoval. In June 2026, Chantilly resident Eddie Sandoval participated in the Special Olympics as part of Team Virginia. Eddie captured the bronze medal in the pentathlon, and he now brings the glory back home to Fairfax County.

[01:49:21] Therefore, Mr. Chairman, I ask without objection that the Office of Public Affairs prepare a proclamation honoring Eddie Sandoval's achievement at the 2026 Special Olympics. Without objection, that is so ordered. Supervisor Smith. Thank you. Next, I have endorsement of the Zoning Ordinance Work Program.

[01:49:39] Mr. Chairman, at the Board's July 7, 2026 Land Use Policy Committee meeting, Leslie Johnson, Zoning Administrator, along with William Mayland, Assistant Zoning Administrator, presented the proposed FY 2027-2028 Zoning Ordinance Work Program, which represents an updated two-year work program cycle.

[01:49:58] Ms. Johnson highlighted the accomplishments in FY26. She noted that 56% of the 25 items on the work program were completed with either the adoption of an amendment, publication of a report, or documents provided to the Board or moved to Priority II.

[01:50:14] Completion of major topic areas included updated application fees, minor edits, and state code updates. Changes to permissions and standards for congregate living facilities, updates for substations, introduction of new provisions for battery energy storage facilities, revisions related to manufactured housing, and updates to the PRC plan requirements.

[01:50:36] In addition, staff reported on the review times for Tier 1 permits for special events as part of a board follow-on motion. Ms. Johnson also highlighted the significant progress that had been made on accessory living units, accessory structures, building height, commercial and industrial uses, floodplain, home daycare facilities, and that the Board should see authorizations for these amendments later this year or in early 2027.

[01:51:01] The proposed FY 2027-2028 work program that was presented to the Board has 14 topics and 29 individual items, including both new and carryover items. Some of the new items include the required Virginia Code updates, updates to the Affordable Dwelling Unit Program, as well as to consider other initiatives to support the Board's affordable housing goals.

[01:51:25] The work program also includes a Priority 2 list that is focused on changes to the zoning ordinance that will continue to reflect current and future trends and priorities of the Board and community. Therefore, Mr. Chairman, I move that the Board of Supervisors endorse the FY 2027-2028 Zoning Ordinance Work Program as presented in the memorandum to the Board dated June 18, 2026.

[01:51:49] In addition, as discussed at the committee meeting, the General Assembly did enact new legislation as part of their budget negotiations to establish a retail cannabis marketplace in Virginia. This legislation is set to become effective July 1, 2027, and will require amendments to the zoning ordinance. Therefore, I further move that the work program be revised to add this item to the Code of Virginia Updates, Topic 3 on the work program, to align with the July 1, 2027 implementation.

[01:52:21] The updated work program will be posted on the Department of Planning and Development's webpage and circulated by GovDelivery Announcement. And then, Chair, we'll second that motion. Is there a discussion on the motion? Supervisor Herity. Yep. Just real briefly, because I've made most of my comments at the Land Use Committee meeting, I think there are two important things that are left out of this that are important to our residents.

[01:52:45] The bulk plane near the property lines, the Greenbrier House and public facilities in the RC, which I think we can still get to in time. Happy to see home daycare in there. I know staff can't do everything right away, but I'm going to abstain just because I think at least the bulk plane needed to get in there this time.

[01:53:06] Thanks. And I know staff is here. Did you want to make any comments on that? Tracy Strong, Department of Planning and Development. On the RC, public uses in the RC, I wanted to note that is on our priority, too.

[01:53:22] And there is a commitment, and we expect that to come forward to the board. We'll probably start doing some work on that next summer. At the moment, given the current workload and given that we do have and are currently working with public schools to address the most urgent issue, is the centerville high school situation and we've had some some positive movement in the last couple weeks i will say on that so we're working on that one and given that we think the timing works fine to keep it on priority too and but we definitely have a commitment and think it's an important item that needs to be addressed excellent thank you very much for that if there's no further

[01:53:57] discussion all those in favor of the motion please say aye aye any opposed any abstentions And that motion carries, and Supervisor Smith. I have more than usual. Okay, this is a motion for expedited processing.

[01:54:13] Enterprise RAC Company of Maryland, LLC, the applicant, is requesting a special exception on property identified among the Fairfax County tax map records as 44-2, double circle 11, 4, and known as 13940 Willard Road.

[01:54:30] The applicant is currently processing an application identified as SE-2026-SU-00011 that seeks to establish a vehicle rental facility within an existing industrial building on the property.

[01:54:46] The proposal will consolidate the applicant's operations at a number of nearby facilities to a single location, resulting in greater efficiency for its customers. The pending application is scheduled for a Planning Commission public hearing on September 16, 2026. The applicant is anxious to implement the proposed use as soon as possible.

[01:55:05] Therefore, I move that the Board of Supervisors direct the Director of Planning and Development to schedule SE-2026-SU-00011 for a hearing before the Board of Supervisors on September 29, 2026. This motion should not be construed as a favorable recommendation on the application by the Board.

[01:55:24] It does not relieve the applicant from compliance with the provisions of any applicable ordinance regulations or adopted standards. This action in no way prejudices the substantive review of the application. The Chair will second that motion. Is there a discussion on the motion? Seeing and hearing none. All those in favor, please say aye.

[01:55:42] Aye. Any opposed? Any abstentions? That motion carries. Supervisor Smith. I have a couple of announcements. Eleanor C. Lawrence Park Friends is having a slugfest on July 25th, and they're going to bring together SYA and CYA communities for an alumni softball game that's going to include food trucks, local leaders, and community spirit.

[01:56:07] We have quite the active Eleanor C. Lawrence Park Friends, and I will send out information in my newsletter about this, but it looks like it will be a great day on Saturday, July 25th from 12 to 3. And I have two new staff members in my office, so when I call on them, they'll each stand individually.

[01:56:26] So Kate Trebra recently joined our office as a staff aide. Kate is a recent graduate of George Mason University with a B.A. in Government and International Politics. Originally from Kansas City, her experience includes working as a government relations intern for the Hudson Institute and studies abroad at the University of Oxford and GMU Korea.

[01:56:49] She is passionate about connecting with the community and creating impactful change to continue to make Fairfax County an exceptional place to live. Please welcome Kate and Celeste Estrada to started Monday. Recently joined our office as an administrative aid scheduler. She holds a Bachelor of Arts in Political Science and previously worked in community outreach and Victim Advocacy. She is bilingual in English and Spanish and is excited to support the residents of

[01:57:19] the Sully District along with her team. So welcome Celeste. And I'm good. All right. Thank you, Supervisor Smith. Supervisor Sizemore Heiser. Thank you. First, I have two board matters and an introduction of new staff as well. So first, I have a publicity request for Braddock Battle of the Bands on August 14th and 21st. So, Mr. Chairman and colleagues, I invite you to join us for the bringing back an honored, time-honored Braddock tradition, which is the Battle of the

[01:57:54] Bands competition in a new location this August at Lake Akatink Park. This free, family-friendly event showcases local musical talent and brings our community together for live entertainment. Whether you're looking to discover the next great band, enjoy music from talented performers, or simply spend a beautiful summer evening by the lake.

[01:58:13] This competition has something for everyone. And as if that wasn't incentive enough to attend, our audience will get the chance to channel their inner Simon Cowell and choose which bands move on to the next round. Who knows, maybe the next Dave Grohl will be discovered this summer at Lake Akatink.

[01:58:32] So, round one, August 14th, six bands will compete for a spot in the finals. Each band will get a \$50 Sweetwater gift card, because I believe musicians are professionals with a lot of time, money, and effort and equipment, and they deserve to be paid for their services as any other vendor.

[01:58:50] So every band will get a \$50 Sweetwater gift card. The audience will select the top three finalists on August 21st, which will compete for a total of gift card prizes totaling up to \$600 and a chance to headline next summer's Braddock Night Summer Concert Series.

[01:59:06] So come on out and enjoy, please. If you guys have rocker friends, let them know. Band applications are open until July 24th. And you can find the form on the Braddock District Supervisor's social media at [retchnerbraddocksupervisor](#) or by emailing [braddockevents](#) at [fairfaxcounty.gov](#).

[01:59:23] And again, the deadline is July 24th. So therefore, Mr. Chairman, I ask without objection that the Office of Public Affairs provide publicity support for the Braddock Battle of the Bands competition. And I encourage my colleagues to share information about this event. to help us reach those talented musicians in Fairfax County who may wish to participate, and audience members who may wish to be Simon Cowell.

[01:59:46] Without objection, that is so ordered. Supervisor Sizemore Heiser. Thank you. And if I can, I'm just going to share with my staff. I want to give a shout out to Ethan and Gabby and my staff who created this amazing Battle of the Bands flyer. And we will make sure each of your offices has one of these as well.

[02:00:02] So with that, thank you for that, Chairman McKay. I have one more board matter. I'd like to introduce a joint board matter that I am bringing with Chairman McKay to temporarily waive the solid waste disposal fees for communities in my district that were hit by the severe microburst of June 22nd.

[02:00:19] As we all know, the National Weather Service determined that some communities around Royal Lake Park and others in the Braddock District experienced high winds of up to 90 miles per hour, equal to the strength of an EF1 tornado during the brief period of the microburst.

[02:00:35] And it's actually an official microburst is what was declared for this area. It caused localized but very severe damage to many of the homes and townhomes in the area, knocking large trees into the homes and literally blowing the roofs off of nine townhomes and sending attic insulation into the community.

[02:00:52] My staff and I toured this a couple days later and were really shocked at the widespread damage and devastation in a small localized area, but a significant damage. Inspectors and Land Development Services surveyed over 1,500 properties in the area and determined that another 50 properties sustained significant damage.

[02:01:12] Trees landed on homes, power lines, streets, and parked vehicles. Some vehicles were mildly damaged, where others were totaled. I am thankful there was no injuries or fatalities from this tornado-like event. I'm also grateful to our county staff and many agencies that showed up on site right away to help with cleanup, removal, fire crews, direct traffic, and many other agencies who stepped in.

[02:01:32] And I also want to thank all the agencies, and there was 20 of them who took time out of their evening to participate in the town hall I hosted last weekend. It was an incredible show of support from the county, and I want to say thank you to them. Their work is commendable. But unfortunately for many residents, the cleanup is ongoing, the long-term damage is high with the related costs, and the trauma is very real.

[02:01:55] During last Wednesday's virtual community meeting, I heard from several residents that they're still working to clean up the mess and trying to figure out where to live while dealing with

contractors. While I understand this event is not large enough to qualify for federal emergency assistance or state emergency assistance, the one thing we can at the county do is waive the cost of cleanup for these individuals who need to take broken or ruined items from their damaged properties to the I-66 transfer station or the I-95 dump.

[02:02:21] In the recent past, the Board of Supervisors has, on a limited and temporary basis, waived disposal fees at county waste facilities for charitable organization and some community events, as noted in the not-in-package memo from the county executive on December 4, 2025. While the chairman and I acknowledge the fiscal challenges currently facing our solid waste operations, the unique nature and the devastating nature of this event warrants additional action by this board.

[02:02:46] Therefore, in the interest of providing critical support to our residents impacted by the Burke microburst storm, we move that the Board of Supervisors authorize the county staff to waive all disposal fees at the I-66 transfer station in the I-95 landfill for private individual residents who identify themselves to county staff at these facilities as being affected by the Burke microburst storm.

[02:03:07] This fee waiver shall be in effect from July 15, 2026 to July 29, 2026, and shall only apply to the waste currently accepted by the above county facilities as published in the county's fee schedules. This waiver shall not apply to contractors or for-profit hauling businesses. We further move that the Department of Public Works and Environmental Services coordinate with the Office of Public Affairs to publicize his temporary waivers of fees for affected residents and in microburst-related communications, including on the Fairfax County microburst webpage.

[02:03:38] And the chair will second that motion. I want to thank you for bringing this forward, for your leadership on this, and for including my office and so many of the other county agencies in the town hall meeting. and having been out there and seen this, seeing is believing.

[02:03:54] We went through one of these many years ago in another part of the county, and Supervisor Stork remembers it well. The devastation is amazing, and the victims of it are, it is pure bad luck, you know, because these could occur anywhere.

[02:04:11] So no fault to the people involved in this, and any little thing we can do to help them get back on their feet, any little thing, I know goes a long way, not only financially, but also just knowing that the county has their back and is in this with them. And so thank you for your leadership and for bringing this forward.

[02:04:29] All those in favor of the motion, please say aye. Aye. Any opposed? Any abstentions? That motion carries. Supervisor Sizemore Heiser. I think I sort of explained in my introduction what this needed. So I just want to thank my colleagues and the county staff, you know, and Chris Harrington, especially DPWS, for your partnership as well.

[02:04:51] support of this matter. This really is devastating. The residents are struggling with doing their best to get their lives back on track while keeping their kids in school and their jobs and everything else. So just being able to help with some of the costs of cleanup, whatever we can do, I know I'm grateful and I know my community is grateful. So thank you.

[02:05:13] Thank you. And next up is Supervisor Bierman. Thank you, Mr. Chairman. Sorry. I have a staff introduction. I apologize. Ah, okay. Go ahead. Sorry, sorry, Jimmy. Stand by. Hold on. Sorry, Jimmy. I didn't mean to cut you off there. I have a new staff member, so I would like to ask Alyssa Gonzalez to stand up.

[02:05:37] You already are, so thank you for thinking ahead for me. Alyssa, formerly an intern with my office, has recently joined Team Braddock as our new full-time staff aide. She did so well in her internship. We didn't even let her finish it before just hiring her full-time. She joins us from California, where she graduated from UC San Diego with a degree in urban planning.

[02:05:59] She previously served as a planning management intern for National Cities Planning Division, where she evaluated zoning compliance and developed data-informed policy recommendations in alignment with the city's goals. Alyssa can be working on health and human services, on housing, and supporting land use in my office, amongst other things.

[02:06:15] And she's also bilingual and has jumped in, has demonstrated a real strong willingness to jump in, do whatever she's asked to do with a smile and a positive attitude. She's a great addition already to our team. She brings a strong commitment to public service and a general passion for helping local communities thrive and enthusiasm for learning.

[02:06:36] Alyssa is excited to contribute her skills and a fresh perspective to advance Team Braddock's mission, strengthening the services we offer. Welcome, Alyssa. Thank you. Welcome. Now I'm done. Thank you. Thank you. Supervisor Behrman. Thank you, Mr. Chairman. No board matters today, but a brief announcement.

[02:06:55] The Arrowbrook Summer Concert Series is in full swing, and I know we all have summer concert series, and we've got great acts every Saturday night at 730, but there's one thing that I wanted to highlight for the rest of the board. I know that the question on lots of people's minds in these trying times is who on the board of supervisors is a Swifty?

[02:07:18] And we have Lover, the unofficial Eras Tour, coming on July 25th at Arrowbrook Center Park. Stork's a Swifty, I know. Rosh is a Swifty. There we go. We expect to see all of you out.

[02:07:33] Oh, Walter's a Swifty? Herity, we know you're a Swifty. But anyway, July 25th, Arrowbrook Center Park, 7.30. Come on out. And come on out to any of the other great acts at Arrowbrook. It was great to start the concert series this past Saturday.

[02:07:50] Thank you. No further board matters. Thank you. Thank you, Jimmy. And we hope you'll be the opening act. We'll all be there. You bet, sir. Excellent. Next up is Supervisor Lusk. This will be hard to beat, Rodney. Supervisor Lusk. Thank you very much, Mr. Chairman.

[02:08:07] Franconia District Resident and Rising Senior at Edison High School, Colin Zecca, earned the rank of Eagle Scout on June 21, 2026. Eagle Scout is the highest recognition awarded by Scouting America and is achieved by only 4% of Scouts. This accomplishment reflects Colin's sustained commitment to leadership, service, and personal development. Colin serves as the Junior Assistant Scoutmaster for Troop 996, chartered by Aldersgate United Methodist Church in the Mount Vernon community of Fairfax County.

[02:08:41] His capstone eagle project combined his love of American history and engineering. He researched, designed, and constructed a stone pathway leading to the ceremonial flagpole at George Washington's parish, Pohick Episcopal Church in Lorton.

[02:08:57] The project required solving engineering challenges to create a level path along an incline while preserving the site's historic character. Colin remains active in the troop and now mentors young scouts on their own journey towards Eagle.

[02:09:13] Colin has completed the Edison High School's three-year STEM program and is continuing studies in the international baccalaureate curriculum. He is active in the Technology Student Association and will participate in the TSA national competition as part of Edison High School's team.

[02:09:31] Colin plans to pursue a degree in mechanical engineering with the goal of attending a university in Virginia, got to be careful here, got to be careful here, I almost slipped there, a university in Virginia, while also serving his country.

[02:09:47] With that said, Mr. Chairman, I would like to move without objection that the Board of Supervisors direct the Office of Public Affairs to prepare a proclamation honoring Colin Zeka's Eagle Scout accomplishment and service to Fairfax County to be presented either within or outside the boardroom without objection that is so ordered Supervisor Lusk. Thank you. Mr. Chairman and the second item is an announcement if I could just have one second I wanted to thank the board and thank you also. Mr. Chairman For the opportunity to present a proclamation to Carl cell in honor of his 90th birthday We were able to do that with his wife and members of the Rose Hill Civic Association on Saturday

[02:10:26] Carl was delighted, and he was so very appreciative of that proclamation. So I'm relaying back to each of you his thanks, and also, Mr. Chairman, for your personal note that you sent as well. So he's very grateful for that. So with that, I just want to thank my colleagues and acknowledge his over 60 years of service.

[02:10:48] Thank you. Thank you very much, Supervisor Lusk. And we commented a little bit on Carl at the last meeting when you introduced that, and can't say enough good things about him and the difference that he's made throughout Fairfax County and quite a life to be celebrating.

[02:11:05] So thank you for bringing that forward. Supervisor Alcorn. Thank you, Mr. Chairman. No board matters, just one quick announcement. I have distributed to each of you a little book and a little bit of background information on that book.

[02:11:22] I had mentioned this at a previous board meeting earlier this year. This book was written by one of the more prominent authors in the Hunter Mill District, and she wrote this book. Basically, it's a great book to help us all deal with anxiety and stress.

[02:11:41] And so it's something she has sold in the community. She's raised over \$500, which she has donated to the South Lakes Food Pantry and has really just made an amazing impact in the community.

[02:11:57] So, you know, whenever we, and I know we're in stressful jobs, you know, a little bit from time to time, but I've already found this useful, and I wanted to share it with everyone on the board. So, anyway, thank you very much, Amaya, for writing this and for sharing it.

[02:12:14] And that's all I have, Mr. Chairman. Thank you for bringing this forward. Amaya, we're all going to use this. Yes, that's right. Supervisor Jimenez. Thank you, Mr. Chairman. I have one board matter and a couple staff announcements.

[02:12:31] Chairman McKay and colleagues, this September marks the 50th anniversary of Haven of Northern Virginia, a remarkable organization that has provided compassionate bereavement and support to individuals and families throughout our region. Since its founding on September 16, 1976, by Dorothy Garrett, Haven of Northern Virginia has offered comfort, guidance and hope to thousands of our constituents coping with the loss of a loved one.

[02:12:57] As a non-profit, non-secretarian organization, Haven has ensured that every individual seeking support receives its services free of charge, removing financial barriers during some of life's most difficult moments. Haven's work has been made possible through the extraordinary commitment of hundreds of dedicated volunteers who have generously given their time and expertise over the last 50 years.

[02:13:20] In 2025 alone, Haven's volunteers contributed 4,587 hours of service through one-on-one bereavement counseling, supporting groups, educational workshops, and community presentations, providing compassion assistance to adults navigating grief and loss.

[02:13:39] Our district and county community have benefited greatly from Haven of Northern Virginians in wavering commitment to compassionate care, volunteerism, and emotional well-being. Its legacy of service has strengthened countless families and demonstrated the profound impact that dedicated volunteers and community organizations can have on the lives of others.

[02:14:00] Therefore, I ask my colleagues to join me in recognizing Haven of Northern Virginia's half-century of work on behalf of the residents of Mason District and Fairfax County and to direct staff to prepare a proclamation to be presented to Haven of Northern Virginia in recognition of its 50 years of outstanding service to our community.

[02:14:18] And the chair will second that motion. Discussion on the motion. Seeing and hearing none, all those in favor, please say aye. Aye. Any opposed? Any abstentions? That motion carries. Supervisor Menezes. Thank you, Mr. Chairman. I now have a few quick announcements, staff announcements.

[02:14:34] Seems like that's the thing we're all doing today, so that's great. I am pleased to introduce you all to our few new additions to the Mason District Board Office, beginning with Gina Juarez, who will want to stand up, who will serve as our new Director of Communications. Gianna is a dedicated public servant with experience in both the federal government and nonprofit sectors, previously serving as an associate director in the White House Office of Presidential Personnel, as well as a community outreach manager at United Way Worldwide.

[02:15:06] A daughter to Peruvian and Guatemalan immigrants, Gianna is a proud Virginian and Fairfax County native, having attended Northern Virginia Community College and later graduating from Virginia Commonwealth University with a bachelor's of science degree in criminal justice and psychology. Most recently, Gianna graduated from Syracuse University's Maxwell School of Citizenship and Public Affairs with a master of public administration degree. So please join me in welcoming Gianna to our team. Next, I'd like to introduce our two new summer interns who will

[02:15:41] be spending a lot of awesome time with us in our Mason district office. If you'd like to stand up, Please join me in welcoming Alexander De Dios, a rising junior at Georgetown University, pursuing a degree in mathematics. In 2024, Alex graduated with honors from Falls Church High School, where he played varsity lacrosse, served as tutor chair for the Falls Church High School National Honor Society chapter, and was a dedicated volunteer in his community with the St. Philip Food Pantry.

[02:16:12] Next, I'd like to introduce Ishal Malik, a rising senior at Thomas Edison High School, who is also part of the International Bachelorette Bachelorette Bachelorette. Bachelorette. Thank you. Thank you, Supervisor Paul Cech.

[02:16:28] Diploma program. Ishal enjoys getting involved in local community and taking on leadership opportunities, including serving as president of Eagles Against Gun Violence and as treasurer of Healing

Hearts, helping organize fundraising efforts to support children with cancer receiving treatment at Nova Hospital.

[02:16:47] Everyone, please join me in welcoming Alex Anishal. Thank you. Got through that. Thank you, Mr. Chairman. That's all I have. Excellent. Thank you very much. Next up is Supervisor Stork. Thank you, Mr. Chairman.

[02:17:04] And I have a couple of written matters, and I have a couple of verbal. The first and foremost, this is on behalf of the Audit Committee of the Board of Supervisors, and I particularly am doing this jointly with Supervisors Bierman, Herity, and Jimenez.

[02:17:20] At the July 7, 2026 Audit Committee meeting, the Audit Committee received the performance auditor to the board's FY2026 OFPA, which is Office of the Financial and Performing Auditor report, and the FY2027 study plan.

[02:17:39] The committee reviewed and recommends moving forward with the following studies. First quarter, evaluating the timeliness and efficiency of the restaurant community process. The second quarter is cash proffers and escrow administration follow-up study, as well as housing development and entitlement to construction analysis summary.

[02:17:59] The third quarter is police moving citation revenue follow-up study, as well as a housing development and entitlement to construction analysis study completion. And then the fourth quarter, community facilities utilization review study, as well as the FY by 2028 study plan presentation.

[02:18:20] The auditor has also recommended nine alternate studies to provide flexibility if an approved study cannot proceed as scheduled due to operational constraints or other circumstances. These alternative study options include monopole revenue and lease management community services, a board revenue cycle follow-up study, general fund offset review follow-up study, the RPPD permit fee structure and cost recovery review study, Proffer Development and Administration Review Study, Coordinated Services, Planning, Call Center Effectiveness Review Study, Countywide Training and Workforce Development Review

[02:18:57] Study, Review of Refuse Disposal, and a Transient Occupancy Tax Compliance Review Study. In addition to the new studies, the auditor to the board will continue conducting follow-ups on previous studies to ensure the recommendations were implemented. The FI 2027 study plan can be found at the committee meeting link below and have been distributed to board members electronically.

[02:19:18] Therefore, we move that the Board of Supervisors approve the link performance auditor to the Board FY 2027 study plan and alternative studies. You've heard the motion. It's been multiply seconded. Discussion on the motion? Seeing and hearing none. All those in favor, please say aye. Aye.

[02:19:35] Any opposed? Any abstentions? That motion carries. Supervisor Stork. Thank you, Mr. Chairman. Excuse me. The next item is jointly with yourself. Over the past several years, the Board of Supervisors has supported efforts of the Commonwealth to implement the Transforming Rail in Virginia initiative, including support of the Virginia Passage Rail Authority, or VPRA, efforts to secure regional and federal funding.

[02:19:58] On April 20, 2026, the Federal Railroad Administration, FRA, published a Notice of Funding Opportunity, announcing the availability of funding through the FY 2025-2026 Consolidated Rail

Infrastructure and Safety Improvements, or CRSI, program, with applications due by June 22nd, 2026.

[02:20:18] The purpose of this program is to fund projects to improve railroad safety, efficiency, and reliability, mitigate congestion at both inner-city passenger rail and freight rail choke points to support more efficient travel and goods movement and enhance model-model connections. Finally released the FY 2025-2026 CRSY NOFO or Notice of Funding Opportunity.

[02:20:40] VPRA informed the county of its intent to apply for CRSY funding for the Aquacon River Third Track project. Although the county supported an application for this project under the National Railroad Partnership Program, Federal-State Partnership, earlier this year, the CRSY program is a separate funding opportunity for the same project.

[02:20:59] The Aquacon River Third Track project includes advanced planning and design for 4.6 miles of third mainline track in Fairfax County and Prince William County, as well as the replacement of existing railroad bridges over Richmond Highway, yay, and Furnace Road, improvements through the Wood Bridge, Amtrak, and Virginia Railway Express, VRE Station, and a new railroad bridge over the Aquacon River.

[02:21:23] This project will connect with other capacity improvements currently underway to complete approximately 19 miles of continuous free track corridor from the City of Alexandria to Prince William County. Together, these components will improve mobility for those that reside and travel through Fairfax County.

[02:21:40] Therefore, Mr. Chairman, we move the Board of Supervisors approve the attached letter of support for VPRA's application for funding from the FY 2025-2026 Consolidated Rail Infrastructure and Safety Improvements Program for the Ococon River 3rd Track Project.

[02:21:55] And the chairman will second that motion. Discussion on the motion? Seeing and hearing none. All those in favor, please say aye. Aye. Any opposed? Any abstentions? That motion carries. Supervisor Stork. Thank you, Mr. Chairman, and the letter for that was attached to the board matter.

[02:22:12] A couple of verbal announcements is that we will have our fourth annual back-to-school community day on Saturday, August 1st, from 10 to 2. This is a fun, family-friendly event at the Lorton Community Center and Library, and I encourage everyone to come.

[02:22:31] There's also going to be an Arts in the Park children's performance by the Rocconeros at 10 a.m., So I hope folks will come out and connect with your neighbors, learn about valuable community resources, and help us celebrate the start of another great school year. So, again, we look forward to seeing you there.

[02:22:48] Additionally, we had a Sound the Alarm, a very successful Sound the Alarm event on June 13th in Alexandria Mobile Homes. This was the fourth event that we've held. This is the second time visiting the Alexandria Mobile Homes to visit the remaining homes that we didn't get to previously.

[02:23:04] There were 58 homes, 69 alarms installed, and 232 people that were hopefully safer as a result. And I want to thank the Red Cross, our Farm Rescue Department, CERT, as well as NCS, and especially the Alexandria Mobile Homes for their community and cookout that they had at the same time.

[02:23:23] So, again, great thanks to everyone for helping to make our community and the residents safer. Additionally, I wanted to acknowledge something that I think we've all seen, which is CNBC has raised the

ranking of Virginia to the third top state in the country for business.

[02:23:42] And that's a big deal because it really says in the core driver we know the engine, if you will, of the Commonwealth is Northern Virginia. As Julie Koons of the North Virginia Chamber President said, Northern Virginia remains the economic engine of the Commonwealth powered by innovative businesses, a world-class workforce, and the infrastructure needed to compete in the rapidly changing economy.

[02:24:04] And that's particularly concerning to us with a lot of the federal government actions, not only with employers, but they dramatically affected our employees. We had four areas that were in the top ten overall, infrastructure, business climate, quality of life, and workforce.

[02:24:20] So we stand ready to continue to do business. We need a little bit of help, I think, from the other side of the river, but we're working hard. And we could also use a little bit of help from our downstate folks on a number of issues. But I think we're making a difference, and we just know they have to keep working hard at it.

[02:24:36] Yeah, well said, Supervisor Stork. And I would just add, in reading the release on that and the report, it was very clear if the activities that were occurring at the federal level were not happening to our federal workforce and our federal contractors, we'd have been higher rated.

[02:24:51] And that was the main thing why we weren't higher rated was because of what's happening at the federal level. So I think this underscores the importance of why so many of us around this dais have been dialed in and focused on that issue. So thanks for bringing that up, Supervisor Storr. And thank you, Mr. Chairman, for your leadership and continuing leadership, not only with a previous governor, who, frankly, I don't think signed on to this to the degree that we wanted him and needed him to, but I realize that's changed, and I appreciate Governor Spanberger's support of all those efforts.

[02:25:22] Last item I have is to also introduce my summer intern, Jacques, if you could stand up. Jacques Poyak-Clarkin is a rising senior at West Potomac High School with a strong interest in business and how local government works.

[02:25:38] As a lifelong soccer player, he's learned teamwork, discipline, and leadership both on and off the field. Growing up in Fairfax County, he's seen how much the county does for students and families, so getting the chance to enter in our office is a meaningful opportunity for him. And Jacques is excited to learn from Team MVD.

[02:25:56] He's getting real hands-on experience as well as helping to understand community outreach and county operations as he starts thinking about his future, college, and beyond. So Jacques, thank you very much for being here. And thank you, Mr. Chairman.

[02:26:15] Thank you, Supervisor Stork. Supervisor Palczyk. Thank you, Mr. Chairman. My only written board matter brings us back to economic development. I'm excited to announce the premiere of our third installment of our oral history series, Providence Perspectives, on Wednesday, July 29th from 6 to 8 p.m. at Look's Cinemas at the Borough.

[02:26:36] This will be the Tyson's 150th premiere, produced with support from Fran from Channel 16, as well as support from TCA and the Borough. Providence Perspectives, Tyson's 150th, highlights the transformation of Tyson's.

[02:26:52] from a crossroads with a corner store into the economic engine of the county and the Commonwealth. You'll hear from those who have been developing Tysons for the last half century, including former county officials and staff, as well as business executives shaping the Tysons landscape of today.

[02:27:09] Thank you to our participants, Hilary Zom, Tom Flurry, David Schneider, Gary Block, Honorable Linda Smith, Barbara Byron, and the Honorable Kate Hanley, for making this a segment to remember. Those interested can find more information and register for this free event on the Providence District website, fairbaxcounty.gov/slash/Providence.

[02:27:34] Therefore, I move without objection that the Office of Public Affairs helped publicize this event, and we have sent all of you invitations, but I once again invite all my colleagues, our community members, to join us for the premiere of this new segment, and I think will be probably the best Providence Perspectives.

[02:27:53] And without objection, how could you object to that cast? Without objection, that is so ordered. Supervisor Palchuk. Thank you, Mr. Chairman. Before I introduce my new staff, I realize it is July 14th. Happy Bastille Day. Bonne fête nacional.

[02:28:10] The TCA has been hosting incredible watch parties. And today, France does take on Spain, though. While I lived in France, this is a tough one. I love the Spanish team, too. And tomorrow, however, is the best team is playing Argentina versus England at PenFed Plaza at 3 p.m.

[02:28:30] So I hope, Supervisor Stork, you'll be giving Jacques the ability to watch and keep me updated during the public hearings. But it's the one sporting event I truly follow, and it has been really exciting to see that here we know Tyson's is one of the most diverse places, I would say, in the world.

[02:28:50] and to see the excitement and the ability to be able to watch the matches, which I know growing up here was certainly not the case in the last few decades. And so it's been really, really neat to see. And I think some sold-out games being shown at Star Hill, but know that it is in other places, at the Borough, Penfield Plaza, Mosaic, and many, many bars and restaurants I know are showing the games.

[02:29:16] So may the best team win today. Hopefully, France gets to win on its national holiday, but tomorrow, Argentina and Messi are playing England. And then to that, we do have two really incredible new members of our team, at least for the summer.

[02:29:33] We have, first of all, four-time member Jessica Carter. There she is. Jessica is originally from Mexico City, bilingual, and a community engagement professional, definitely not new to the county, with more than 20 years of experience building partnerships with residents and local government to strengthen communities and expand access to resources for working families. And she has hit the ground running. She knocks on doors. She is not shy.

[02:30:00] Before joining the Board of Supervisors, Jessica served as the lead community organizer for Opportunity Neighborhood Herndon. She has also worked with HealthWorks for Northern Virginia, Scan of Northern Virginia, and Loudoun County Public Schools. Throughout her career, she has focused on connecting families and communities, fostering collaboration, and turning community needs into practical solutions. We are so thrilled to have Jessica join us, and if you can please help me welcome Jessica Carter. And we have our summer intern, Neal Kamath, is a rising senior

[02:30:36] at James Madison High School in the Providence part of Vienna, Virginia, and a member of the Fairfax County Public Schools Community. With a strong interest in public policy and government, Neil was chosen to participate in the Fairbanks County Youth Leadership Program. He's passionate about pursuing a career in public service and currently serves as a research assistant at the Georgetown Evidence for Justice Lab and as co-captain of his school's public forum debate team.

[02:31:03] Please help me welcome Neil to our team. We're excited for a great summer ahead, and that is all, Mr. Chairman. Thank you very much. Next up is Supervisor Herity. Yes, Mr. Chairman, I've got two written board matters and four unwritten items.

[02:31:23] First is motion to expedite and allow a concurrent site plan review. The applicant, J.P. Morgan Chase, N.A., filed a special exception on tax map 52-2, double circle 04-22A, to modify the site layout and convert the existing service alley behind the building to an ATM drive-through lane, leading to an ATM machine on the east side of the building.

[02:31:47] The Planning Commission public hearing is scheduled for July 22, 2026. The applicant has requested for a date certain for the board public hearing and requested authorization to process a site plan with the pending special exception application as soon as possible.

[02:32:03] The case is ready to move forward. Therefore, Mr. Chairman, I move that the Board of Supervisors direct staff to expedite the scheduling of board public hearing and to concurrently process any site plans, building permits, architectural drawings, and other plans as may be necessary in conjunction with SE 2025-SP-00042.

[02:32:25] These motions should not be construed as a favorable recommendation by the Board of Supervisors on the proposed application and does not relieve the applicant from compliance with the provisions of all applicable ordinances, regulations, or adopted standards in any way.

[02:32:41] So moved. Chair, we'll second that. Discussion on the motion? Seeing and hearing none. All those in favor, please say aye. Aye. Any opposed? Any abstentions? That motion carries. Supervisor Herdy. So the next board matter is to designate November 21st as Church Heritage Recognition Day.

[02:32:56] Our community has a diverse range of religious organizations that serve the needs of our residents. The Christian church tradition and many churches of Fairfax County which partake in that tradition play a vital role in shaping the cultural, social, and moral landscape of the communities within Fairfax County, fostering the development of the arts, education, and sciences.

[02:33:15] Local churches have a rich and prominent history connected to key figures in our democracy, including George Washington and George Mason. Inherent in the Christian church tradition is the belief that each human being holds inherent value and dignity through dedication to maintaining that dignity.

[02:33:34] The many churches of Fairfax County have established and maintained countless schools, hospitals, outreach to orphaned youth, and relief, demonstrating Christ's teaching of compassion and love towards the needy and suffering. In times of conflict and division, the churches which uphold a Christian tradition are instrumental in promoting peace, justice, and reconciliation throughout the history of Fairfax County. The historical church tradition has a strong role in strengthening the family unit as a foundational institution of society, advocating for healthy marriages and the importance of parenting. Therefore, I move without objection

[02:34:09] the board designate November 21st, 2026, as Fairfax County Church Heritage Recognition Day, acknowledging the profound impact on the welfare of families in Fairfax County and recognizing its respect for the Christian church in its vision to advocate for all communities where all individuals and families are supported and empowered to thrive.

[02:34:31] Fairfax County is proud of its strong history and commitment to religious diversity, its many face and their support of our communities through interface collaboration. Supervisor Herity, that is not without objection because there's objection every year to this, as you well know, and it has been substituted by this board with a much more appropriate recognition that actually harnesses the very first sentence of your board matter, which is our community has a diverse range of religious organizations that serve the needs of our residents, and this board has opted year after year instead to celebrate all of our faiths together.

[02:35:09] And so that motion will have to be made, and is there a second? That motion dies for lack of a second. Supervisor Herdy. We recognize a lot of other churches individually, but I don't understand why we can't do this one.

[02:35:29] I don't know what this— Supervisor Herdy, the motion was not seconded for discussion. All right, I am going to proceed on with, I want to take a couple of unwritten board matters. I want to take a moment to recognize the incredible work of our police department. Last week, we received notification at two planned write-out events involving groups of e-bike riders, bicyclists, and motorcycle riders gathering in our county on specific dates and locations.

[02:35:57] And I know they've happened elsewhere in the county. I just think our police department's doing a great job of taking a very proactive approach. I personally saw their very visible presidents monitoring the Fair Lakes area last week, deterring unlawful behavior, and effectively shutting down the incident before it got started.

[02:36:18] You know, at the same time, I want to emphasize that though I'm very proud of the work our police department did, it's unfortunate that it's necessary. It's important that parents keep an eye on the activities of their kids. These gatherings can lead to very unsafe situations for both the people involved in it and innocent spectators.

[02:36:36] Again, I want to thank our police department for sending a strong message that we're not going to tolerate these kind of lawless gatherings in Fairfax County. So thank you for the police department. Speaking of our police department, on Tuesday, August 4th from 5 to 9, we've obviously got National Night Out, maybe without objection, if we can get OPA to publicize that.

[02:36:57] Yeah, we do that every year. No, they will do that. Yeah, I thought we would. You know, another one, this came up at our audit committee last week, is really the discussion on the HVAC and the situation. I think it was Supervisor Jimenez that originally brought it up.

[02:37:17] There was a, and I just got noticed at the audit committee, I just noticed that the Mott Center is now closed with an HVAC issue. On February 17, 2026, we had what was reported to be a very simple request to get our backlog of maintenance and renovation needs.

[02:37:41] And I don't think I've seen that come back out to us. I know our CIP did, but I haven't gotten a request, a response on that. And I would ask without objection that we get the county executive by the end of next week to kind of tell us when he's going to get that to us.

[02:37:58] I don't think we need to do anything without objection. Let's just ask him where he is on it. Okay, we're arguing it. Yeah. I mean, Mr. County Executive, did you want to comment? Sure. I have a list that I'm going through, and I will make sure that it's forwarded to the board.

[02:38:17] Again, we've had considerable budget items coming forward to ensure that our facilities are maintained. I will say that I want to thank the board for this last budget to allow us some additional funds to take care of those facilities.

[02:38:33] However, I will be more than happy to provide a complete list. Thank you. Thank you. And finally, on a lighter note, before you, before everybody gets all swiftied up, on Saturday, we are hosting, actually we, SYA is hosting the Little League World Series at Patriot Park North, which is our sports tourism facility.

[02:38:58] I have to congratulate both the West Springfield and the Little League All-Star team for winning Division IX and SYA. Got a spot in Division X, so there'll be a couple of local teams in that, which is a really good thing. They start this Friday, and pool play goes through Sunday, and then they'll be playing into next week.

[02:39:20] So if you get a chance, swing by Patriot Park North and watch some nice youth baseball. That's all I got, Mr. Chairman. Thank you. Thank you, Supervisor Herity. And with that, we are going to move on to our administrative items.

[02:39:35] And let me ask, is there a motion to approve administrative items 1 through 13? Vice Chairman Smith. I move approval of admin items 1 through 13. The board will second that, along with several others. Are there any items board members would like to have pulled for questions, discussion, or a separate vote?

[02:39:53] Supervisor Alcorn. Admin 7 for a question. Admin 7 for a question. Any others for a separate? Okay. Admin 7 is Environmental Boards, Authorities, and Commissions. Restructure, reforming EQUAC into the Environmental Commission and dissolving the Tree Commission.

[02:40:10] Supervisor Alcorn. Yeah, thank you very much, Mr. Chairman. I know it's the consensus of the board to move forward with this and other changes. I also understand that the Tree Commission did provide comments on the dissolution. And my question is, I know at least my understanding is some of the comments may have related to they're recommending that the new Environmental Commission actually assume some of the roles.

[02:40:38] And my question is, is there anything in this ordinance that staff would recommend be designated as a new Environmental Commission activity as opposed to Tree Commission? Thank you.

[02:40:53] Bree Fuller with the Office of the County Executive. We are currently working on compiling the comments that both Equac and the Tree Commission submitted to us and making final changes to the bylaws. Okay. All right. That sounds fine. I just want to make sure, since we're moving forward with this, that we would still have an opportunity, if we so wanted to, to basically designate this new environmental commission for some of these duties that are in the ordinance now as the Tree Commission. Is that correct?

[02:41:21] Correct. There was to be time for that. And so we're working on finalizing the bylaws and providing comment responses to both groups. All right, thank you. I think an important distinction. And,

of course, this item is the authorization to advertise a public hearing. And so we've got a ways to go.

[02:41:37] But important distinction. I know several of us likely, I know I have, met with folks involved in this and looking forward to, you know, the evolution here of EQAC and better incorporation of our environmental initiatives in the county.

[02:41:53] and so stand by on that, but an important acknowledgement. Any other questions on Admin 7? Okay, and if there are no questions or comments on any of the other admin items, a motion has been made and seconded to approve Admin Items 1 through 13.

[02:42:10] All those in favor, please say aye. Aye. Any opposed? Any abstentions? And that motion carries. We're now going to move to action items. Action item number one is approval of Board of Supervisors draft regular meeting schedule. for calendar year 2027, and I'm going to turn the gavel over to Vice Chairman Smith so that I can move approval of the county executive's recommendation. I'll second that motion. Any discussion on the motion? Seeing and hearing none, all those in favor, please say aye. Aye. Any opposed? Any abstentions? That motion carries. Thank you. Action item number two is approval of changes to the Fairfax County Purchasing Resolution. Again, I will turn over the gavel to Vice Chairman Smith,

[02:42:48] and I would move approval of the county executive's recommendation. I'll second that motion. Any discussion on the motion? Seeing and hearing none. All those in favor, please say aye. Aye. Anyone in opposition? Any abstentions? That motion carries. Thank you. And this is a routine now.

[02:43:05] We're going to do this again. Action item number three, approval of plain language explanations for the 2026 bond referenda for parks and park facilities and community health and human services facilities. Again, I will turn over the gavel and move the county executive's recommendation. I'll second that motion. Any discussion on the motion? Seeing none, all those in favor, please say aye.

[02:43:26] Aye. Any opposed? Any abstentions? That motion carries. Mr. Chairman. Thank you, Vice Chairman Smith. Action Item No. 4 is authorization of appropriation from Economic Opportunity Reserve Fund to extend the Fairfax Founders Fund Grant and Technical Assistance Program, and I will turn to Supervisor Stork for a motion.

[02:43:44] Thank you, Mr. Chairman. I move the county executive's recommendation. Heard the motion. I'm happy to second that, along with Supervisor Beerman and Lusk. discussion on the motion. Supervisor Stork. Mr. Chairman, just to kind of remind folks that this is a pilot that we've had for some time, and I think it's been a very effective one. We've had 13 Fairfax Founder Fund awardees that have generated \$23.5 million in additional revenue, contracts, and capital. We think, and I believe, this is a powerful marketing asset for Fairfax County in a way of reinforcing and really supporting our small businesses in particular.

[02:44:19] So today the program has awarded about \$900,000 to 18 Fairfax County technology startups. And again, this is just extending that process. And I know we're taking a deeper, broader look at this. I think your board matter of nine or 12 months ago is kind of charged the county executive with doing that.

[02:44:39] And I think this just provides us with that continuity as we take a look at how else we should be looking and supporting businesses in Fairfax County to continue the growth that we already saw and we heard earlier about our being number three in the country as a state, but also Northern Virginia being the economic driver of that process for the state of Virginia.

[02:45:00] So thank you. Well said. Thank you, Supervisor Stork. All those up. Supervisor Lasky. Thank you, Mr. Sherman. Very quickly, very supportive of the item, just wanted to ask a quick question about the metrics around job creation. Do we have a specific number as it relates to jobs that are created as a result of this investment?

[02:45:22] Jamie Gauthier, the Department of Economic Initiatives. Supervisor Lusk, to date, from the initial 13 investments that we've had, I believe of those 13 companies, they have created two or three additional jobs to this point.

[02:45:41] Because, I mean, I think ultimately the power of this is as the companies get additional investment, They have the opportunity to expand their employment base. That employment base would be here in Fairfax County, which would be accretive to us. Okay. If there's no further discussion, all those in favor, please say aye.

[02:46:00] Aye. Any opposed? Any abstentions? That motion carries. Supervisor Herity being out of the room. And action item number five is approval of the Fairfax County Department of Transportation's major service change, disparate impact, and disproportionate burden policies for the Fairfax Connector. Supervisor Beerman, do you have a motion? I move approval of Action Item 5. And the chair will second that. Is there discussion? Any questions or discussion? Seeing and hearing none, all those in favor of Action 5, please say aye. Aye. Any opposed? Any abstentions? That motion carries. Action 6

[02:46:39] This is approval of an assessment of stream response to stream restoration in Paul Spring Branch, Fairfax, Virginia, in the Mount Vernon District. Supervisor Stork. Thank you, Mr. Chairman. I move the county executive's recommendation. And the chair will second that. Is there a discussion on the motion?

[02:46:55] Mr. Chairman, just to— Yes, Supervisor Stork. Just to really add a point, I mean, data is the lifeblood of any science work that we do. And while many of us believe that the world is changing because of human activity, we know that it's true. In some of these areas, but we have to have the data to understand it, and we have to have the data to be able to act on it.

[02:47:14] We have to have the data to, frankly, keep our costs lower, because if we have good data, we can reduce some of these costs in the long term. So that's really what this does, is help us to collect more data and do a better job of assessing what we should be doing going into the future. So thank you.

[02:47:29] Thank you very much, Supervisor Stork. And if there is no further discussion, all those in favor of Action 6, please say aye. Aye. Any opposed, any abstentions? That motion carries, and that brings us to the end of our county executive items.

[02:47:47] Before I turn to Vice Chair Smith for a motion on closed session, let me ask the county attorney how long we need. Mr. Chairman, I estimate approximately 75 to 90 minutes. Okay, so let's meet back into closed session at 2 o'clock.

[02:48:12] With that being said, let me recognize Supervisor Smith. Thank you, Mr. Chairman. I move that the Board of Supervisors recess and go into closed session for discussion and consideration of matters enumerated in Virginia Code Section 2.2-3711 and listed in the attached agenda for this meeting.

[02:48:31] And in addition, one is permitted by Virginia Code Section 2.2-37117 and eight legal briefings regarding the following, Maryland v. D.C. Water, which is pending in the Montgomery County Maryland

Circuit Court, and United States v. D.C. Water et al., case number 1 colon 26CV01346 in the U.S. District Court for the District of Columbia, as well as related legal agreements.

[02:48:59] Two, legal analysis regarding county solid waste management matters and related legal agreements and requests for Virginia Attorney General opinion regarding VDOT street acceptance requirements. All is permitted by Virginia Code Section 2.2-3711A8.

[02:49:15] Three, as permitted by Virginia Code Section 2.2-3711A3 and 29, potential acquisition of real property in the Mount Vernon District for a public purpose where open discussion would adversely affect bargaining position or negotiating strategy.

[02:49:31] And four, appointments of the next zoning administrator and a Board of Zoning Appeals member as well. All is permitted by Virginia Code Section 2.2-3711A1. You've heard the motion. The chair will second that along with Supervisor Bierman. Before we vote on that, let me verify that no board members have public hearings they intend to defer.

[02:49:52] Okay, so we have a decent number of them this afternoon, so we'll be mindful of that. Having said that, all those in favor of the motion, please say aye. Aye. Any opposed? Any abstentions? That motion carries. The board will take a short recess, report to closed session at 2 p.m.

[02:53:22] All right, the board is coming out of closed session.

[03:00:55] To bring us out of closed session, I'm going to recognize Supervisor Smith. Thank you, Mr. Chairman. I move that the Board of Supervisors certify that, to the best of each member's knowledge, only public business matters lawfully exempted from the open meeting requirements by virtue of Virginia Code Section 2.2-3711, and only such public business matters as were identified in the motion by which closed session was convened, were heard, discussed, or considered by the Board of Supervisors during the closed session.

[03:01:21] And the Chair will second that motion. Discussion on the motion. Seeing and hearing none, all those in favor, please say aye. Aye. Any opposed? Any abstentions? That motion carries. Motion is coming out of closed session. I'm first going to recognize Vice Chair Smith. Mr. Chairman, I move that the Board of Supervisors appoint Andrew Hushauer as Fairfax County Zoning Administrator, effective July 25, 2026.

[03:01:43] The Chairman will second that motion. Any discussion on the motion? Seeing and hearing none, all those in favor, please say aye. Aye. Any opposed? Any abstentions? That motion carries. And Mr. Heshauer is here. If you could rise for a moment, congratulations. Congratulations.

[03:02:04] Supervisor Smith. Mr. Chairman, I move that the Board of Supervisors concur in the Fairfax County Circuit Court's appointment of Leonard Tanko to the Fairfax County Board of Zoning Appeals. Second. And Chair, we'll second that along with Supervisor Palchuk. Discussion on the motion. Seeing and hearing none, all those in favor of the motion, please say aye.

[03:02:23] Aye. Any opposed? Any abstentions? That motion carries. Supervisor Stork. Thank you, Mr. Chairman. I move that the Board of Supervisors authorize staff to take all actions necessary to voluntarily acquire for a public purpose certain real property in the Mountain Vernon District, all on the terms and conditions discussed in closed session.

[03:02:46] And the Chair will second that motion. Discussion on the motion? Seeing and hearing none. All those in favor, please say aye. Aye. Any opposed? Any abstentions? That motion carries. And I believe that

those are the only motions coming out of closed session. So with that, we will begin our afternoon public hearings. Just a few reminders. Individuals wishing to provide testimony have a number of options. They can testify here in person or they can provide testimony by telephone or YouTube video.

[03:03:13] At the designated point in the public hearing, I will call for any speakers from the speakers list and they will either come forward or their video will be shown or they will be connected by telephone. There will then be an opportunity for anyone else who would like to speak to the matter to come to the podium or to call in to 703-324-1020.

[03:03:32] Speakers testifying by video must have signed up and submitted their video no later than 9 a.m. on the day prior to the public hearing. For public testimony, you were given three minutes to speak as an individual. If you're the spokesperson for a group, you were given five minutes. With that being said, we do have a number of cases this afternoon.

[03:03:49] I'm going to call our first one, which is a public hearing on RZ 2024-MA-00013-6200 Wilson, LLC, in the Mason District. And could the applicant please reaffirm the affidavit? Good afternoon.

[03:04:05] I'm Sarah Morisco with Oden Feldman-Pittleman, and I reaffirm the affidavit July 2, 2026. Thank you very much. Are there any disclosures from board members? Disclosures from board members? Seeing and hearing none. At this time, I'd recognize county staff for a staff presentation.

[03:04:24] Thank you, and good afternoon, Mr. Chairman and members of the board. My name is Sharon Williams, and I'm with the Department of Planning and Development. And with me today is also Lucinda Metcalf and Megan Van Dam from the Department of Housing and Community Development. This application is a rezoning which proposes to redevelop the property to permit an additional residential building on site.

[03:04:46] The 5.58-acre subject property is located at 6200 Wilson Boulevard along the northwestern quadrant of the Wilson Boulevard and McKinley Road intersection. The site is on R20 and it lies within the Commercial Realization Overlay District and in the Seven Corners Community Business Center.

[03:05:02] The site is in a unique location as it's founded by Arlington County and the City of Falls Church. And then also, as you can see here, an existing 12-story multifamily building, which contains 220 units and a little over 2,600 square feet of accessory commercial uses is currently located on the property.

[03:05:20] Access to the site is provided via Wilson Boulevard. This applicant is proposing to rezone the site to the PRM District to allow the addition of a new 238-unit multifamily building on the corner of Wilson Boulevard and McKinley Road and a new structured parking garage to the west of the existing Cavalier Club building.

[03:05:38] The existing multifamily Cavalier Club building is proposed to remain on site. There are no significant structural changes and no new units proposed within the existing multifamily building except for the relocation of the lobby. The proposed multifamily building would be approximately 95 feet tall and contain eight stories with two stories of parking underneath.

[03:05:57] The ground floor level along Wilson Boulevard is proposed to contain retail space. And the proposed parking garage next to the existing building would contain five stories and up to 366 parking spaces. Overall, a total of 458 dwelling units are proposed at a 2.0 FAR and an overall density of 84.02 dwelling units per acre.

[03:06:16] And then on the adjacent Arlington County property, the applicant is also proposing a redevelopment of the existing surface parking lot, which may include the development of townhomes. A community park is also proposed to be located between the proposed multifamily building in Fairfax County and the townhomes in Arlington County.

[03:06:33] The applicant is proposing to maintain existing access and provide access from McKinley Road through the adjacent Arlington County redevelopment area. In addition, the applicant is also proposing to add a future interparcel access point to the west to allow vehicular access to the traffic light at the intersection of Peyton Randolph Drive and Wilson Boulevard.

[03:06:51] The site is designed with two main internal roads on North-South Road, providing access to Wilson Boulevard, and an East-West Road, providing access to the existing and proposed buildings and parking garage. The east-west road is proposed to extend into the city of Falls Church in Arlington County.

[03:07:07] Along the Wilson Boulevard Frontage, the applicant proposes a 10-foot-wide shared-use path, and then internally there's a network of 5-foot-wide sidewalks proposed along the private streets. These internal sidewalks provide connectivity throughout the site and to the various proposed urban park spaces. The proposed development would include two publicly accessible park spaces through the site for a total of just over 28,000 square feet.

[03:07:30] Proposed park A would be located between the existing building and the parking garage and would contain active lawn space among other amenities. And park B is proposed as a pocket park space in front of the new multifamily building along the retail portion of the proposed building. The zoning ordinance requires 20% open space on site in the PRM district and the applicant proposes to provide 54% open space.

[03:07:51] Just over 24,000 square feet of 10-year tree canopy coverage is proposed on site via tree preservation and planting. And then shown here are the architectural elevations for the proposed multifamily building, which is included in the CDP-FDP. The proposed building would be constructed utilizing materials consisting of a combination of masonry veneer, fiber cement panels, lap siding, fiber cement, and fiber cement wood siding.

[03:08:15] The applicant is proffered to a final architectural design in substantial conformance with the materials depicted here and on the CDP-FDP. This concludes my presentation. Thank you very much for that. At this time, we'd welcome an applicant's presentation. Good afternoon.

[03:08:39] We were before this board in May with the planned amendment for this site that we've been working on since the end of 2022. So we are really excited to be here tonight to bring this to fruition. I think the board is very familiar with EYA, a locally founded and focused firm that thinks about life within walking distance and really focuses on well-designed architecture and thoughtful community spaces.

[03:09:01] We have also had the honor of working in partnership with Southern Management on this particular site. It's one of the largest privately owned residential companies with 78 permit communities throughout Maryland and Virginia. And this particular site and all of their sites focus really on workforce housing, and they have very low turnover in their developments.

[03:09:21] Cavalier Club is what we're here to talk about today. And this particular building has been part of Southern Management's portfolio since the mid-1960s. There's about 200 in residence, ranging from

young families to elderly couples. And as I mentioned, it really is a very low turnover building with a lot of workforce units in the building.

[03:09:37] as well as some ample outdoor amenities, and we are looking forward to bringing this into a bigger and larger mixed-use, mixed-income community at this site, this gateway to Fairfax County. So as Ms. Williams mentioned, the site has been really interesting and challenging. On the blue, you can see the McKinley Road that's the north-south connection that goes from Fairfax County directly into Arlington.

[03:10:00] On the east side of McKinley is Arlington, and actually the surface parking, that crescent of the site, That parking is predominantly in Arlington County on the site today. And then directly west of the site is the BJ's Wholesale Club, which is in the city of Falls Church.

[03:10:16] And you can see on the bottom of your screen that Wilson Boulevard East-West Connection, which is in Arlington and Falls Church, and then also does have VDOT Purview over it as well. So we've had to have a lot of conversations with a lot of different people about how to make this site bring all those different focus points and access points together.

[03:10:32] So to walk a little bit further into what Ms. Williams outlined, you know, the thing that unlocks this site and takes it from really a suburban site to something that is this mixed-use, mixed-income community, is constructing A, which is a new pre-cast garage within Fairfax County.

[03:10:50] B on this slide is again identified as that new 238-unit multifamily building. And C, once those are kind of in progress, we can then do some buy-right townhouses in Arlington County. And again, that diagonal line on this slide separates Arlington County and Fairfax County on this site.

[03:11:10] And the existing Cavalier Club building that was built in the 1960s will remain throughout that. The one change, as Ms. Williams mentioned, that we are doing to the building is, again, to construct new parking and then provide a covered access from that new parking to that building.

[03:11:26] And then given that relocation of parking and access, we would relocate the lobby from the northeast side of the building to the southwest side of the building, as indicated in the orange triangle. And then just to add to the context of this site, we also are constructing the D, which is a central large park space that would be between the garage and the existing building, and then a gateway pocket park D, and we would have retail along the frontage of the building at the corner of McKinley and Wilson Boulevard.

[03:11:54] To give a little bit more context, that Park A is about half an acre park and would have a layered set of kind of experiences that would allow for some public art and some different seating areas and really would allow for enhancement to even as it exists in open space today and taking that into an enhanced level in the future.

[03:12:14] And then Park B at that corner would allow for really an entry point from Arlington and Fairfax and Falls Church at that corner. To provide a little bit more context, this picture is illustrating on the left-hand side that new garage, the covered walkway across the park space into the existing Cavalier Club building.

[03:12:33] We would also modernize some area for a better drop-off pickup and relocating the move-in and move-outs so that it's all a more seamless experience. This gives an aerial view of that garage, the open space that has some different areas and different layers, some public art.

[03:12:49] And then to continue on, we also have an open space that goes from the Fairfax side into the Arlington County portion that has a stepped kind of terraced approach that would then ring the retail that would be on the first floor of the new multifamily building. And just to go back, I'm going too quickly.

[03:13:07] This shows that drop-off and pedestrian area that we have focused on and worked in cooperation with the county to think about how to make this new internal drive aisle both a connection point, but also an enhanced pedestrian route throughout the community. And then this is also providing some context on the enhanced sidewalks throughout the site.

[03:13:32] This is from the existing Cavalier Club looking toward the new multifamily building. And then to put it all together, some of the massing and renderings that we are proposing to integrate into this existing community. We're really excited to be here with staff recommendation of approval.

[03:13:48] We also have the support of the Mason District Land Use Committee and really are bringing forward a number of different benefits to the county, including the new park spaces, some different housing options that we've worked on in partnership with the county. This is an opportunity zone site, and we are looking forward to taking advantage of that designation, which has a lot of constraints and brings a lot of challenges, which has led to a lot of different conversations, but we're very excited to be able to benefit from that designation.

[03:14:16] And then this is a site that has minimal stormwater management, so we would be upgrading it significantly and going above and beyond, and this would be a LEED silver certified building. And then again, I think as you saw, there is a lot of pedestrian, bicycle, and infrastructure improvements along Wilson Boulevard and throughout the site, and of course the standard contributions to schools and parks.

[03:14:34] So we're happy to be here. We are here to answer questions, and we're happy to answer anything you might have. Thank you very much for that presentation. Are there any questions of staff or the applicant? Seeing and hearing none, this is a public hearing, and I have no speakers who have signed up in advance to testify on this matter.

[03:14:54] Is there anyone here present who would like to speak on this subject? This is a public hearing. Anyone who would like to testify? Seeing and hearing no one. Let me ask if we have any callers. There are no callers. There are no callers. The applicant waives rebuttal. Closing comments and a recommendation from county staff.

[03:15:13] Staff finds the proposal being in conformance with the comprehensive plan and the zoning ordinance. On June 24, 2026, the Planning Commission recommended the approval of the rezoning and the requested waiver and modifications as described in the staff report and approved the FDP. And staff concurs with the Planning Commission recommendations.

[03:15:30] Thank you so much. Thank you. Final check, questions from board members. Seeing and hearing none, I will now close the public hearing and recognize Supervisor Jimenez for a motion. Thank you, Mr. Chairman. I normally don't speak that much on these cases, but I've got to tell you, this was the first one on my desk when I got here three years ago.

[03:15:49] And it's been quite the journey, but working with the applicant and all of the patient staff has just been a wonderful experience, a wonderful learning experience. And obviously, this is what we want to see in Fairfax County. We want to see projects that enhance the community, that have art, and that have green space.

[03:16:08] And, you know, the applicant has really worked hard to make sure that all of those features will be part of this process. So I'm really excited about that. And so with that, Mr. Chairman, I move that the Board of Supervisors approve rz2024-ma-00013 and the associated cdp subject to the proffers now dated July 9th 2026 and I move that the board of supervisors approve the waivers and modifications as listed on the staff report cover published on June 10th 2026 and the chairman will second that along with

[03:16:44] supervisor Lusk and Palchik discussion on the motion any further discussion on the motion seeing and hearing none. All those in favor, please say aye. Aye. Any opposed? Any abstentions? That motion carries. Thank you. Next, we have a public hearing on RZ 2025-HM-00018, Old Reston Associates, LLC, in the Hunter Mill District. And as soon as, let's see, first, let me ask if there, let me ask first if the applicant could please reaffirm the affidavit. Good afternoon, Mr. Chairman and

[03:17:24] members of the board. My name is Andrew Painter with Walsh Colucci speaking on behalf of the applicant. Old Russ and Associates, I reaffirmed the affidavit dated May 4th, 2026. Thank you very much. Are there any disclosures from board members? Any disclosures from board members? Seeing and hearing none, at this time I recognize county staff for a staff presentation. Good afternoon, Mr. Chairman and members of the board. I'm Karen Yu from the Department of Planning and Development, and today I have with me Jeremy Koh from the Fairfax County Department of Transportation. The subject property is a 5.19 acre parcel located to the west of Old Reston

[03:17:59] Avenue. The site is zoned PDC and is located in the Reston Transit Station area. The site is presently developed with a three-story office, multi-car garage, surface parking lot gazebo, and the historic A. Smith Bowman House, also known as Sunset Hills. A historic brick wall and CMU block wall runs along the site's Old Reston Avenue frontage. The Bowman House is listed in the Fairfax County inventory of historic properties, but the Bowman House and the associated historic white brick wall and gazebo will be preserved with the proposal. The applicant is proposing

[03:18:34] to rezone the subject site from the PDC to the PDH-12 district to allow 57 single-family residential units, townhomes, and adaptive reuse of the Bowman House. The proposed uses for the A. Smith Bowman House include a single-family detach with a garage, a private clubhouse for used by residents or continuation of the current office use. The proposal will also include two public park spaces along Old Reston Avenue and along the west of the Stormwater Management Pond.

[03:19:02] Above are the proposed elevations of the front and rear load townhomes. And that concludes staff presentation. Thank you. Thank you very much for that. At this time, we'd recognize the applicant for an applicant's presentation. Thank you very much, Mr. Chairman. And, you know, I know there's much to your agenda, but I do want to pause a bit. Sorry. I do think that this is a story worth telling, and I'm going to tell it. I do want to express my sincere appreciation to Ms. Yee, Ms. Tai, Mr. Koh, members of staff. I want to thank Commissioner John Carter for his leadership on this, and Supervisor Alcorn as well in getting us here today. Over the course of this application,

[03:19:40] I have been reminded of one of the first lessons that I learned back in planning school, and that is planning is all about achieving a balance. It is about achieving a balance between the needs of an applicant with the interests of surrounding neighbors. It's about inviting progress while at the same time honoring that which came before you.

[03:19:56] And nowhere, I believe, has there been a desire to achieve that balance that's been more evident than with this project. This is a site that at once sits within the Reston Town Center transit station

area, but at the same time remains a quieter, more bucolic, and I think quintessentially rest in place.

[03:20:17] It is, you know, over the past several months, we have gone through what has been probably about 125 to 150 different issues. Every detail has been examined. It has been debated. It has been refined. And I think that's as it should be. It is necessary on a site like this because it's such an important site.

[03:20:36] This site was originally approved back in 2019 for a 145,000-square-foot ultra-modern office building. And in the interest of full disclosure, I was the zoning attorney on that site. And I was vociferously arguing for its benefits. And it's not every day that you get a chance to do a do-over.

[03:20:53] What's made this process this time so unique is that every participant, public and private alike, has approached it wanting to leave a positive and lasting imprint on the project. Everyone has come to the table with the best of intentions. And I say that because while this has certainly been an applicant-driven project, as many of them are, it has also been shaped in meaningful ways by your professional staff.

[03:21:16] They, too, were handed this piece of clay. They have helped shape the parks, they've helped shape the streetscapes, they've helped shape the overall character of the neighborhood. And because of that collaboration, what is before you today is a stronger project, it's more thoughtful, and ultimately it is a much better design. If we can go to the next slide. Here we go.

[03:21:34] Next year, next October to be precise, 100 years ago, A. Smith Bowman came down from Indianapolis and he spent \$200,000 and he bought what was known as Sunset Farm, a 4,000 acre farm owned by the estate of the late Dr. Hugh Hutchison. With that farm came this 1899 house, came a gazebo, and several outbuildings, many of which were part of the town of Wheelie, which went defunct in 1901 after the death of its founder, Dr. Max Wheelie.

[03:22:03] Bowman grew the farm into more than 6,700 acres, and in 1961 sold it to the late Robert E. Simon to create the new town of Reston. The Bowman family held on to this property. It was not incorporated into the town. And so the house that exists today when you drive out there exists much in the same way as it did a century ago, along the small pond and gazebo and the white brick wall that you see along old Ruston Avenue.

[03:22:24] The American Armed Forces Mutual Aid Association purchased the site back in 2009. They have operated as their corporate headquarters since then. They did a meticulous restoration of the Bowman House and the gazebo. And in 2019, again, came forward. What you see on the screen is what we got approved.

[03:22:40] Again, 145,000 square foot building, two wings, three stories in height, about 67 feet in maximum height. The need for office is substantially decreased. This office project is no longer feasible. The existing office buildings on the property have reached the end of their useful life. And so that then drove AFMA to sort of seek out a development partner that it believed could honor the site and do right by this property.

[03:23:04] That then led, and it selected EYA for a variety of reasons. And I don't want to talk too much out of school, but that led to a couple of years of serious conversations, somewhat difficult conversations about the site's elements, the site's history, what the county would expect if we were to do this thing over again.

[03:23:20] And what's on the screen are the development drivers that have guided the site layout, the building blocks, the streets, the pedestrian network. Every question that we've had on the site has been put through these design drivers to compute out the answer. And as staff shared, what is before you is a boutique townhome community.

[03:23:37] And the focal point of this development will remain the Bowman House as its center of gravity. The units are terraced around the house. It honors the topography. They're built around a robust green space and open space network. Historic preservation. We had a number of historic preservation commitments that we did back in 2019.

[03:23:56] We have carried those forward, and we have built on them. There are additional commitments for architectural review board approval, additional commitments for surveys and things of the like. We're very proud of that. It is in the realm of open space and parks that I want to spend a brief moment. The site is not open to the public whatsoever today.

[03:24:12] We are providing a series of public and private open spaces that, for the first time, open this private property up to the public. The image that's on the left-hand side, I think, is my favorite of everything that we've done with this. This really came out of the 2023 Reston Comp Plan update that Supervisor Alcorn spearheaded and the idea of converting the W&OD Trail from a shoestring linear park into Reston's version of the New York City High Line, where people can feel welcome to come off of the park proper and go on to these private spaces and be in proximity to historic assets and other assets that are today close to the public.

[03:24:45] And so we came up with this idea, and you can see we sort of borrowed sort of those national park kind of map fonts and things like that. But it got us thinking that this is no longer just a townhouse community. This is a community that exists within a park. And the front door of this is not just along old Reston Avenue, but it's on the south side with the W&OD Trail, too.

[03:25:03] So it was kind of a light bulb goes off kind of moment. Coupled with our robust park program, we have a series of walking paths and sidewalks that will be under public access easement that will connect the site on all corners, around the site, through the site, every which way that you want to go.

[03:25:20] Old Reson Avenue is one of three state scenic byways in Fairfax County. I would say the majority of the time has been spent trying to find a way to preserve the bucolic aspects of that. And we're very proud of the way that that's going to look. My hat's off to staff, part of the collaboration.

[03:25:36] We have an internal sort of horseshoe drive aisle. Staff came up with the idea of converting that to a one-way configuration to be able to capture additional space and give it back from asphalt back to the pedestrian, create an entire new allay of trees, and come up with additional landscaping space. This is at the northernmost entrance, the preservation of the white wall that was talked about.

[03:25:55] Focus on the architecture. We took design cues from the Bowman House with the color scheme, the windows, the muntions, the cornices. And so we're not just pulling something off the shelf. We're doing something that is unique to this site. And this is perhaps my favorite shot, looking due north from the W&OD Trail at the Bowman House.

[03:26:12] And you can see that we have architecture that is complementing and not competing with the Bowman House. You can see the gazebo that is on the right-hand side as well. We have had a robust

community engagement process, Mr. Chairman. We've met with the ARB, the History Commission, the Reston Association Design Review Board, the RA, the Reston Planning Zoning Committee, Nova Parks.

[03:26:33] I want to spend a second to talk about the Stratford Board of Directors. I first started meeting with them back in 2019 during the first iteration of that. And I have to say, they have come to the table with a lot of constructive feedback. We have made a number of changes in response to them, most notably the tree preservation that's along our common property boundary.

[03:26:49] It has been an absolute delight to work with these neighbors. And so I really just wanted to have a special shout-out to them. And I think in closing, Mr. Chairman, we are all proud of the evolution of this project. We have worked cooperatively with staff. We resolved a number of issues. There are many public benefits that are on the screen here.

[03:27:06] We are trying to propose a substantial investment in Fairfax County that respects the historic integrity and delivers a use that is entirely compatible with what surrounds it and provides new housing supply. We have received a unanimous recommendation of approval from the Reston Planning and Zoning Committee, which is no small feat.

[03:27:22] We did the same with your Planning Commission, and we have a recommendation of approval from your professional planning staff. And as an aside in my career, I have never worked on a proposal of this nature. And I go back to what I said at the very beginning. I think in this case, a balance has been achieved.

[03:27:39] And the results are not only going to be remarkable, this project is going to be stunning. So I appreciate the time and consideration. Again, thank you to staff and Supervisor Alcorn. Our project team is here to answer any questions and be happy to answer, you know, respond to any speaker's comments. Thank you. Thank you very much.

[03:27:54] Are there any questions for staff or the applicant? Seeing and hearing none, this is a public hearing, and I have nobody signed up in advance to testify on this matter. Is there anyone here present who wishes to speak on this subject? Sir, if you could come down and sign in with the clerk over here to my right.

[03:28:13] Is there anyone else besides this gentleman here to testify on this specific matter? And this might be a good time for me to mention if you are here to testify on any matter but have not signed up in advance, please come down here and sign in with the clerk to my far right.

[03:28:29] as this gentleman is doing, and we will give him a second to do that and then recognize him for his testimony. Welcome, sir. If you could introduce yourself. The floor is yours.

[03:29:02] Yes, my name is John McMahon, and I live in 1855 Stratford Park Place, apartment 202. And I am against the construction of those townhomes directly behind my building, which will be right up against the back of my view.

[03:29:28] Okay, these townhomes are going to be 55 feet high and will totally block the sun and the sky from everyone who lives on the east side of my building.

[03:29:50] I have lived here for 26 years and I've always enjoyed looking at the trees behind me and also the Bowman Mansion. Why do they have to build the townhomes, townhouses, right next to my building?

[03:30:16] Plus, the traffic will be cutting through our development constantly. And also, it's going to be dark in all places because it's going to be blocking the sun in the sky, okay?

[03:30:37] And in the summer, with the humidity that we get in here, it will cause mold to grow in all the units or apartments, you know? And I have a picture here of the view that I currently have looking outside my place.

[03:31:05] Can I give it to you all so you can see it? If you can finish your testimony, anything you leave with the clerk will get to us. Okay. Okay, yeah. So now, you know, they say that these new townhomes are going to be beautiful and everything.

[03:31:27] But did they ever think of the people living in the already established building, the Stratford building, and what we're going to be looking at? No, they didn't.

[03:31:44] And the previous gentleman said they contacted all of us. They never contacted me. I never heard anything from them. So, you know, I just feel that these townhomes that are going up are going to be horrendous.

[03:32:08] Thank you. Thank you for your testimony. Much appreciated. And if you want to leave your photo down here on the end, it will be circulated to the board. Let me ask once again if there's anybody else here present who wishes to testify on this specific matter.

[03:32:28] Sir, your testimony finished. I need to run the meeting here. If there's nobody else here to testify on this matter, let me ask the clerk if we have any callers. There are no callers. There are no callers. I need to give the applicant an opportunity for rebuttal.

[03:32:46] Thank you, Mr. Chairman. I appreciate the words that were said. I would just say we have had robust discussions with the Stratford Condominium Board Directors that actually established an ad hoc committee specifically to review this project. I'm going to hopefully bring up my presentation from before, and I just, to this point, as far as the setbacks, if I may,

[03:33:06] All right. Where is that? Very last slide. That's a lot of slides. The first 30 are the best. Okay. And if we can go back. Can we go back two slides there, Karen? Okay. Well, I'm not sure where it is. But okay. Yeah, this one is actually, this is actually perfect.

[03:33:32] So the upper image here, as far as setbacks, and I would just say we have thoughtfully designed this. What is approved on the site today is the three-story office building that's 67 ½ feet in height, plus a mechanical penthouse, and it's basically a solid wall. That's what's on it.

[03:33:48] It's set back 25 feet from the common property boundary. Our buildings today, we actually pushed them back an additional five feet. They're set back between 34 and 52 feet from the shared property boundary. On the other side of the property, and you can see the Stratford building that's in the upper image, the tall building that's white that sort of towers over these townhouses, that is the Stratford building looking down on these townhomes.

[03:34:12] Those buildings are set back an additional 19 to 26 feet. So the total area between building to building, that separation is between 54 and 78 feet approximately, and that range is consistent with the Stratford. If you've ever been out to Stratford, there's a series of mid-rise Stratford buildings, And those buildings are separated between 45 and 72 feet, so it's comparable to the separation distance on the Stratford property itself with those buildings. I would also say, too, that this plan preserves a substantial

amount of tree preservation. So in the lower image, you can see everything that's sort of shaded blue, and this is something that was very important to the Stratford Condominium Board of Directors when we met with them. But everything that you see in blue, we are

[03:34:51] preserving the existing tree cover. That is counting towards our required tree canopy. And then again, And we push those building lines back as well. So we have a lower building height, we have additional separation, and we have the full tree preservation of those existing established mature trees along that common property boundary.

[03:35:08] The gentleman also raised a concern about traffic. With the change from commercial to residential over what is approved, we actually have a net reduction of approximately 70% in average vehicle daily trips emanating from the site. So happy to answer any questions, but I do appreciate the concern, and we're happy to meet with him as well as the project unfolds thank you very much let me ask one last time any questions for staff or the applicant supervisor Alcorn yeah thank you if I could just follow up if you could bring the slide back up and I know well yesterday I know your property is not it doesn't have public access I

[03:35:47] took the liberty yesterday to walk and drive around a little bit which I've done before on this property as well but the area that you were just talking about between this property and the Stratford condos you did mention there are a number of trees and I just want to affirm this because there are some pretty mature trees there some deciduous some evergreen and and basically you're committing those as a tree preservation area I guess except for the one stretch where there is a potential new connection with the trail that runs along Is that correct?

[03:36:23] That is correct. We're really not doing much in that area. That tree buffer counts as a major component of our 10-year tree preservation area. And then we have a series of other commitments to tree preservation walkthrough to which Stratford will be invited to. We have a tree preservation plan, tree protection fencing, and then we also have a requirement that any trees that are destroyed or denuded will be replaced with trees that are 10 feet in height at the time of planting.

[03:36:46] Okay. And I do know as well that one of the things that you had been in discussions with staff about was basically taking some more space and putting a sidewalk on the north side of that travel way as well.

[03:37:01] But that would have required at least potentially moving into that treed area. Is that correct? And that was the concern. So basically that tradeoff. So you've been aware of this for some time. We have. It's been at the forefront of everything we've been doing from the very beginning. Okay. All right, thank you.

[03:37:17] Thank you. Okay, thank you very much. At this time, closing comments and a recommendation from county staff. On June 3rd, 2026, the Planning Commission recommended approval of the application and the modification and waiver requests.

[03:37:34] Staff concurs with a recommendation of approval. Thank you very much. Any questions? Seeing and hearing none, I will close the public hearing and recognize Supervisor Alcorn for a motion. Thank you very much, Mr. Chairman. First of all, I do want to thank, before I make a motion, I do want to thank staff for their diligence working through a number of these issues, and also the applicant for

working with the adjoining neighborhood reps and also working through a number of access, tree safe, and historic preservation-related issues.

[03:38:09] I know these were major topics of discussion. And I do want to basically share my thanks that what was approved in 2019 was not built because I think ultimately this is a much better site design and I think fits much better into the community and that part of Reston.

[03:38:31] And I do also want to just point out the preservation of the Bowman House is, I think, even more relevant right now. I'm not sure if folks are aware, but during one of the recent windstorms, one of the only three remaining buildings from the Wheely era got a tree right down the middle of it.

[03:38:55] It's an existing home, a rental property residence. And my understanding is I'm not even sure that house is recoverable at this point. So we're down to basically just a couple of structures from that era still left in this vicinity.

[03:39:16] So I want to thank you for continuing the effort to preserve that building and to basically acknowledge and remind us of the history of the town of Wheelie, which was, of course, a precursor in that area to what is now Reston.

[03:39:33] So thank you for that. I did here, I want to thank the speaker who came out tonight, Mr. McMahon, but I think given the tree save that's committed to and the setbacks, it's going to be a change.

[03:39:50] There's no doubt about that, but I think this is a reasonable accommodation for what the applicant is asking for, and it is going to be a lot better than if that commercial was built that was approved a few years ago. So with that, Mr. Chairman, I would move that the Board of Supervisors approve RZ 2025-HM-00018 and the associated conceptual development plan subject to the executed proffers dated June 24, 2026.

[03:40:23] And I also move that the Board of Supervisors approve the waivers and modifications as listed on the cover of the staff report dated May 20, 2026. You've heard the motion. It's been seconded by Supervisor Palachuk. Discussion on the motion. Any discussion on the motion? Seeing and hearing none. All those in favor, please say aye. Aye. Any opposed? Any abstentions? And that motion carries. Thank you.

[03:40:48] We next have a public hearing on PCA-85-P-002-002, CDPA-85-P-002, Standard Healthcare Services, Inc. in the Providence District.

[03:41:08] And as soon as they are ready, could we please have the applicant reaffirm the affidavit? Good afternoon, Mr. Chairman. My name is David Gill. I'm here on behalf of Standard Health Care Services, Inc. and I reaffirm the affidavit dated May 28, 2026, and reaffirmed June 29, 2026.

[03:41:24] Thank you. Thank you very much. Disclosures from board members. Supervisor Palczyk. Mr. Chairman, I disclose that David R. Gill of WireGill LLP donated in excess of \$100 to Friends of Dahlia Palczyk. Thank you, Supervisor Palczyk. Any further disclosures?

[03:41:40] Seeing and hearing none, I will now recognize county staff for a staff presentation. Thank you and good afternoon, Mr. Chairman and members of the Board. I'm sending in from the Department of Planning and Development. The 0.83-acre application site is located on the east side of Leesburg Pike, approximately 180 feet south of Chambridge Road within the Tyson's Urban Center.

[03:42:04] The site is on PDC and highway corridor and sign control over the districts. Currently, it is developed with an eight-story office building. The applicant requests to amend the previously approved

rezoning to allow a college or university use within the existing office building.

[03:42:23] 17,391 square feet would be used for a college or university, while the remaining would continue to be used for office purposes. The applicant offers online nursing education programs, and the primary function on-site will be to support the online education programs through administrative and executive office operations, as well as some in-person student activities.

[03:42:49] There is adequate on-site parking to support both uses. No changes are proposed to the site. This concludes my presentation. Thank you. Thank you very much for that presentation. At this time, we'd welcome an applicant's presentation. Thank you again, David Gill, on behalf of Standard Health.

[03:43:08] This application is relatively straightforward. This was a by-right use that was permitted in the state office building they were in. That building, like a number, was adaptively reused and switched to residential across from Marshall High School, and they wanted to stay in the area to continue to serve their workforce and development on the nursing side.

[03:43:26] They service up to 450 nursing students that are in this campus and college, largely online. They have up to 50 students that come in individually to the particular building they were talking about. If this was a C district, it would be by right.

[03:43:42] We're solely here to administer the proffers to allow this use as a secondary use. Happy to answer your questions. Thank you. Thank you very much for that presentation. Any questions of staff or the applicant? Seeing and hearing none, this is a public hearing. I have no speakers who have signed up in advance to testify on this matter.

[03:44:01] Is there anyone here present who would like to speak on this specific subject? This is a public hearing. Anyone who would like to testify? Seeing and hearing no one, let me see if we have callers. There are no callers. There are no callers. The applicant waives rebuttal, closing comments, and a recommendation from staff.

[03:44:18] On July 8, 2026, the Planning Commission recommended approval of the applications. Staff concurs the recommendation and finds the application in conformance with the comprehensive plan and applicable zoning ordinance provisions. Thank you. Thank you very much.

[03:44:34] Last check for questions. Seeing and hearing none, I will now close the public hearing and recognize Supervisor Palchuk for a motion. Mr. Chairman, I move that the Board of Supervisors approve PCA-85-P-002-002 and CDPA-85-P-002 subject to the executed proffers dated May 29, 2026.

[03:45:00] The Chair will second that motion. Is there discussion? I'm sorry, do you have a follow-on motion or discussion? No, discussion. Ah, okay. Make sure you finish your motion. The chair will second that motion. Discussion on the motion, Supervisor Poucher. Thank you. I just want to thank everyone who worked on this.

[03:45:16] It's a pretty straightforward application. This was shared. I especially want to thank Sunny and Marianne for their speedy work on this. I want to thank the applicant and her representative for their patience and their work through this with the county. It really is a reuse of existing commercial space that is, as was shared, fully aligned with the vision for Tyson's.

[03:45:38] I very much appreciate that we realize that this is a small business that has unfortunately been relocated several times and is able to stay in the area and just highlight some opportunities that I know

we're looking at for the county to continue improving our land use processes and making sure we continue to think intentionally about our existing businesses and institutions who might be looking for new homes as we repurpose, rebuild some of our existing older, especially office space, and just being able to streamline opportunities where we can because we know that time is a big burden on our small local businesses.

[03:46:18] So just very, very thankful for the patience and the diligence of working with our county. I also want to acknowledge the Assistant Supervisor Bierman offered the applicants through their process. And in addition to staff, Chairman Anutelski-Eichner of the Planning Commission, who was able to step in to help with this application as the Providence Planning Commissioner was away at the time.

[03:46:44] So with that being said, again, just thankful. It's pretty straightforward and hope to have the support of my colleagues. Thank you very much. Is there any further discussion? Seeing and hearing none, all those in favor of the motion, please say aye. Aye. Any opposed? Any abstentions?

[03:47:00] That motion carries. Thank you. Next, we have a public hearing on SC 2024-MA-00023 LADAM Family, LLC, in the Mason District. And as soon as they are ready, we would ask the applicant to please reaffirm the affidavit.

[03:47:20] Good afternoon, Chairman, Board. My name is Elmer Toll. I'm with Development Services Group. I'm the agent for the applicant, and I affirm the affidavit dated 8-21-25. Thank you very much.

[03:47:35] Are there any disclosures? Any disclosures? Seeing and hearing none, at this time I would recognize our county staff for a staff presentation. Hi, my name is Ciara Downing from the Department of Planning and Development.

[03:47:51] The applicant, Latem Family LLC, is requesting a special exception to operate one drive-thru, ATM, lane, and deposit box. The subject property is located on the intersection of John Marr and Tom Davis Drive, just north of Little River Turnpike. It comprises of approximately 0.45 acres and is currently developed with an existing financial institution in the Mason District.

[03:48:14] The site is also zoned to the C6 District. The applicant is requesting a special exception to operate one drive-thru ATM lane and deposit box. The proposed request for the use of a drive-thru ATM and deposit box reduces the drive-thru activity previously performed by the former bank at this location by reducing the number of service lanes and providing one ATM machine and deposit box services.

[03:48:39] The proposed location of the drive-thru ATM is also located on the west side of the building. In addition, the applicant proposes to improve existing sidewalks in front of the building to meet ADA compliance. No other changes are proposed to the site layout. Other exterior improvements to the existing one-story building are proposed and include replacing the entry storefront and doors, replacing the flat roof and rooftop equipment, Replacing all exterior light fixtures and rebuilding the dumpster enclosure. Here are some elevations the applicant provided

[03:49:12] Staff finds the proposal to be in harmony with the comprehensive plan in conformance with the zoning ordinance. Thank you That concludes my presentation. Thank you very much at this time We'd welcome an applicant's presentation. Just want to add a little bit of detail staff does a great job all the time with their Presentations, but I just wanted to just mention that the improvements that she mentioned were actually already constructed as part of the original branch remodel back in May of 25 when Chase opened that branch so all those improvements have been made what we're looking for tonight is just the

[03:49:47] approval for installing a drive-through ATM on the rear of the building I would also mention that the previous bank operations that have been in operation through various users since 1976 with a drive-through facility the facility actually used to be located from the side of the building that could be visible from John Marr. As part of Chase's improvements, we actually removed that previous drive-through canopy and features and actually with the intention of locating the drive-through ATM machine on the rear of the building. That would also help shield those that use from the

[03:50:25] roadway. And I'll stand by for any questions. Excellent. Thank you very much. Are there any questions of staff or the applicant? Seeing and hearing none, this is a public hearing. I have no speakers who have signed up in advance to testify on this matter. Is there anyone here present who would like to speak? Anyone here present who would like to speak on this specific subject? This is a public hearing. Seeing and hearing no one. Let me see if we have callers. There are no callers. No callers. The applicant waives rebuttal. Closing comments and a recommendation from staff. On June 3rd, 2026, the Planning Commission recommended approval of the application subject to the

[03:51:03] development conditions dated May 21st, 2026. Staff concurs with those recommendations. Thank you very much. Last check. Questions? Seeing and hearing none from the board, I will now close the public hearing and recognize Supervisor Jimenez for a motion. Mr. Chairman, I request the applicant confirm for the record their agreement to development conditions dated May 21st, 2026. Yes, I do affirm those. Thank you. With that, Mr. Chairman, I move that the Board of Supervisors approve SC-2024-MA-00023, subject to the

[03:51:41] development conditions dated May 21st, 2026. I further move that the Board of Supervisors approve the waivers and modifications listed in the staff report, which include waiver of zoning ordinance section 8100.7E, requiring comprehensive plan, trail improvements in favor of the existing sidewalk and streetscape shown on the SC Platte. Second. Heard the motion. It's been seconded by Supervisor Luss. Discussion on the motion? Seeing and hearing none. All those in favor, please say aye. Aye. Any opposed? Any

[03:52:14] abstentions? That motion carries. Thank you. Next, we have a public hearing on SE-2025-MA-00025 SNS 28 LLC in the Mason district and as soon as they are ready could we please have the applicant reaffirm the affidavit my name is Chad is up for SNS and I reaffirmed the affidavit dated September 4th 2025 thank you very much are there any disclosures from board members seeing and hearing none I would recognize county staff for a staff presentation at this time you mr.

[03:52:53] chairman members of the board I'm Carl Shumate with the Department of Planning and developments. Subject property is located in an R2 district near the intersection of Braddock Road and Little River Turnpike, adjacent to Thomas Jefferson High School and Wayanoke Elementary School. The applicant proposes a 5,300 square foot child care center with 11 parking spaces to accommodate 50 children maximum between the ages of six weeks to five years. The child care center will operate Monday through Friday between 6 a.m. and 6 p.m. with staggered drop-off and pickup. This example rendering of the child care is designed to complement the surrounding

[03:53:32] residential neighborhood, which will be accessible via a new six-foot-wide sidewalk on the periphery of the property. Revised development conditions dated July 10, 2026 were added to the supplemental package for editorials. There have been no substantive changes since the Planning

Commission recommendation. Staff continues to find the application in harmony with the comprehensive of plan and in conformance of the zoning ordinance.

[03:53:58] Thank you very much. At this time, we'd welcome the applicant's presentation. Thank you, Mr. Chairman. We actually don't have a presentation. I think staff did a great job with theirs, and we just wanted to thank them for their support throughout the process and for the unanimous recommendations we've received at each stage so far.

[03:54:21] We believe the project represents an opportunity to help address an important child care need within the community, and we look forward to being good neighbors in the surrounding neighborhood. Thank you for your consideration, and we'll answer any questions. Thank you very much.

[03:54:36] Any questions of staff or the applicant? Yes, Supervisor Menezes. Thank you, Mr. Chairman. Before I start, I do want to say that I am in favor of this project and definitely see the need for this child care center. But I do have some clarifying questions for staff before we move forward.

[03:54:53] Carl or Billy, the applicant originally requested approval of up to 99 children, while staff and the Planning Commission have recommended a maximum enrollment of 50 children. Can you walk me through what would be required if the applicants sought to increase enrollment beyond 50 children in the future? Would they need to return through the special exception process, including additional public hearings before the Planning Commission and the Board of Supervisors? This is William O'Donnell with Department of planning and development, yes, they would have to come back through the process.

[03:55:26] And that's because we have the development condition and they would have to also show how they can accommodate additional parking and circulation on the site. So it's an added security for all of us to have additional review. Thank you for that.

[03:55:42] The second question is, as I understand it, the facility is proposing a maximum of 50 children. Is it correct to say that you do not expect all 50 children to be in attendance every day and that some families may only be coming in two or three days a week?

[03:56:01] Because that's something that was understood. Maybe that's a better question for the applicant. Yes. In the design, we have it so that it's flexible for all families and also staggered hours for early pickup. I mean, sorry, early drop-off or early pickup and also late pickup for parents that choose differing schedules.

[03:56:23] Great. Basically, what I'm getting at is not everyone's going to be coming in all at the same time. It's not only staggered, but not all 50 children would be coming in every single day. No, we don't expect that. Got it. Last question. This is for staff. The applicant initially proposed vehicle access from both Braddock Road and Fairland Street.

[03:56:43] Can you explain the rationale behind the recommendation to limit access to Fairland Street and how did that decision relate to traffic operations and safety of the proposed daycare center? We worked with FCDOT on that because we didn't want to have another access point on Braddock because that road is a minor arterial road, and it's already pretty busy, so we didn't want to have cars constantly coming in from Fairlands, going through the daycare, and then coming out on Braddock Road.

[03:57:19] Great. Thank you so much. I'm just trying to show that, you know, the traffic patterns and the amount of people coming in at once isn't going to be overwhelming for both the neighborhood but also for

the street. So thank you, staff, and thank you to the applicant for answering those questions. Thank you very much. If there are no further questions at this time, this is a public hearing.

[03:57:38] I do have one speaker who signed up in advance to testify on this matter, Carl Ensign. Mr. Ensign here. Okay. If you could come on down, and he is the president of the Lincone Park Civic Association. If there's anyone else here who wishes to testify on this matter, please sign in with the clerk to my far right, because the only speaker I have signed up in advance is Mr. Ensign.

[03:57:59] Welcome. Thank you very much. I'm getting some feedback. Is that interfering with you? No, you're fine. Thank you, Chairman, members of the board, Supervisor Jimenez. I appreciate those clarifications. My name is Carl Ensign, president of the Laconia Park Civic Association.

[03:58:16] I reside at 6423 Fairland Street. Delegate mayor had that house prior to me, and so I appreciate the work you all do in terms of moving our community forward while also preserving the best.

[03:58:33] I want to say that Lincone Park is a very special place, comprised of roughly 700 residences, and I'm proud to represent it as the Civic Association president. We're tucked inside the Beltway. We have unique tree-lined streets, an eclectic mix of housing options that have been featured multiple times in the Washington Post. We have a long trusted history in our community formed in the 1950s. Our first project was putting together the deal which created the Lincolnia Park Recreation Park and Pool directly one street away from the proposed development.

[03:59:08] This continues to serve as a community gathering place with its tennis courts and pools. It's very busy right now. Today the Lincolnia Park Civic Association is comprised of volunteers working together to help our neighborhood and maintain the vibrancy of this unique community. Appreciate that the current proposal is termed as a compromise from 50 down from 99. We learned about it, I don't know, a month ago. It's a pleasure that you want to meet with us. We've never met with you. I think there's been very little outreach to the community other than some letters. This feels very

[03:59:43] rushed, very overbuilt, and we as concerned residents, we are expressing our significant concerns regarding the proposed special exception that this would require to put a daycare center at a very, very busy street that is Braddock and Fairland. I believe you have written testimony in the form of a letter from Greg Mariano, our treasurer and chair of planning and zoning. You also have an email, I believe, from Braddock Baptist directly across the street expressing their opposition. I want to make it clear we're not opposed to child care. We're not

[04:00:18] opposed to child care within our community. We are opposed to a rushed, perhaps non-existent planning process, and I want to say what exactly we're concerned about. It's overbuilt for the site, there's been a lack of assessment and planning, and our neighborhood will bear the brunt of this poor planning. We ask that you halt this rushed process until three basic concerns are addressed.

[04:00:41] Where exactly are staff and parents supposed to park, drop off, and pick up children? Two, How will residents get in and out of our neighborhood with the predictable traffic bottlenecks already occurring that will get much worse? The adjacent Home Depot, Wyano Elementary, the street is closed down at different parts of the day, and it's going to be closed down again apparently.

[04:01:05] How will the projected increased traffic be addressed and safety concerns will be ameliorated? Just going to address each one of these very briefly. Fairfax County staff report that the property can only accommodate 11 parking places. Staff projections range from 12 to 24 employees.

[04:01:23] Student enrollment ranges from 50 to 99. I understand they're only proposing 50 at this point in time. May go up to 99 later. 50 is still too much. The math doesn't add up. Where are people going to park? Probably on my street. And I can tell you, Fairland Street is a very narrow residential street comprised of about 50 half-acre lots.

[04:01:45] If you park on Fairland, you're blocking a lane of traffic. County staff, too, the traffic and intersection bottlenecks. County staff have noted that the proposed single entrance on Fairland may not meet VDOT's minimum spacing standards. A bottleneck will inevitably occur at Fairland and Braddock, backing up onto Fairland and Braddock between Little River, Turnpike, and Montrose.

[04:02:08] And traffic, as I've highlighted, is already at a standstill at least twice a day with Wyanoke Elementary on Braddock and Holmes Middle School on Montrose. A staggered schedule won't solve the problem. It will only prolong it. The street is not built for that kind of traffic.

[04:02:25] Three, excessive traffic volume and safety hazards. The proposed entrance on Fairland will encourage cut-through traffic on Fairland. That's a residential street. It seems you're all busy, and you're doing a great job with those other projects, thinking them through carefully.

[04:02:42] If this was your street, I don't think you'd want to encourage this cut-through traffic. A 2025 Fairfax County Department of Transportation study documented 1,056 daily trips on Fairland, qualifying for the highest level of traffic calming.

[04:03:02] A September 2025 Transportation of Fairfax County study estimated that a 50 child care center, so that's the compromise, will generate an additional 623 trips daily. That's a 60% increase on a road that's already overused that was never built to accommodate that kind of traffic.

[04:03:22] Therefore, we ask that the special exception request be paused until these basic questions can be addressed. And those are, where are people going to park for drop-off and pick-up? Braddock Baptist doesn't want you using their parking lot. You have an email to that effect.

[04:03:39] How will residents get in and out of my neighborhood with that bottleneck occurring at Fairland and Braddock? And how will projected increased traffic be addressed and safety concerns ameliorated? I thank you for your time. Thank you. I thank you for your leadership. Again, we're not opposed to child care, not opposed to child care within our community.

[04:03:58] We are opposed to a poor and non-existent planning process. Thank you. Thank you for your testimony. I do have a second speaker who has now signed up, Ethel Smith. Are you Ms. Smith? Yes, I can. Okay, welcome. Yes, hi, thank you. I wasn't planning to speak, and I'm not as good of a speaker as Carl, but I just wanted to put my two cents in as a neighbor in the community.

[04:04:22] I don't live directly on Fairland, but I'm right around the corner on Edwards Street and have received several certified letters about this project. And the concern, again, not to repeat what was just said, but we have a terrible traffic problem, not just on Fairland, but in a lot of the streets in our community because we are a cut-through community.

[04:04:48] People cut through back and forth from Little River Turnpike to Braddock Road, back and forth. And a lot of times at high rates of speed, which we've already done these speed studies, and it's like pulling teeth to try to get anything done in our community for the traffic calming.

[04:05:09] But I just feel like this project is just going to add fuel to the fire and make that issue 10 times worse with people wanting to park in the residential streets and to cut through to get to the proposed project.

[04:05:26] They're going to want to cut through the side streets to avoid the traffic on Braddock and Little River Turnpike, and I think it's just going to be a mess, even more so than it already is. So that's my two cents. Thank you.

[04:05:42] thank you let me check once again are there any other speakers here for this subject this is a public hearing seeing and hearing none let me ask if we have any callers there are no callers no callers may give the applicant an apt to opportunity for rebuttal thank you mr. chairman we understand of course that traffic is the main concern with this site in terms of notifications obviously this is a long process so certified letters have been going out all throughout the process and we did take the initiative on January 4th to

[04:06:16] drop-off flyers and as many neighbors as we can fill with an email asking anyone if they had any concerns that we could address right off the bat in terms of our plan with pickup and drop-off we don't plan on having any parents park it's a rolling drop-off plan which means that staff members would be positioned outside during peak hours parents would remain in the vehicle and the staff would escort the children safely into the building. The staffing that we have, I understand the numbers don't make sense on paper, but they actually do because there

[04:06:53] are ratios that you have to abide by when you're serving a child care center. So we actually reverse engineered our staffing based on the parking spaces that we have. So we've limited certain age groups that can match that staffing. So we are only planning on having staff park in the parking lot and parents just do the rolling drop-off and we you know if there are emergencies of course we do plan on having a designated parking spot for parents at this stage we only plan on having eight staff members. Okay thank you very much. Closing comments

[04:07:32] and a recommendation from staff. On June 3rd, 2026 the Planning Commission recommended approval of the special exception subject to revised development conditions dated July 10th, 2026. Staff concurs with this recommendation. Thank you. Any questions from board members? Yes, Supervisor Palachuk. I just want to make sure I understood the applicant correctly. At the end you said you will only have eight staff. Is that correct at this time? Yes, that's correct. Okay, thank you. Any further questions? Supervisor

[04:08:09] Menas. Just two questions to staff. One is I do want to address the question of the community outreach again. So if you all wouldn't mind just sharing kind of what that timeline looked like. And then second, if you can just talk a little through the parking ordinance and what that looks like, because obviously, you know, it's been brought up today.

[04:08:30] Yeah, per the zoning ordinance, they're required to notify before the planning commission two weeks prior and before the board two weeks prior. There's also an ad in the paper. It's roughly three weeks prior. And as she indicated on the record, she had also done additional outreach with flyers and her own email correspondence.

[04:08:51] So it's been well communicated. Oh, and the second question was the parking. The zoning ordinance requires 11 parking spaces. They're providing 11 parking spaces. Let me ask one question.

[04:09:07] They're meeting the parking requirements, but there were some comments raised about parking and drop-off and pickup. If there are more than 11 vehicles coming to the property at any given time, where would the extra vehicles park?

[04:09:24] They have to manage it. They're going to have to manage the staggered drop-off because there is nowhere else. Cars have to come in, drop off their kids, and leave. And that's why we got to the conclusion of the 50 children because we did a comparable study in Mason on childcares of this size, and this seems to be a good number.

[04:09:50] Okay. I raise it, and I'm serious when I raise this with the applicant. I live on a street that has no curb and gutter and nowhere for vehicles to park on it with a daycare at the end of it. And 99.9% of the time, zero problems.

[04:10:07] But there are events that the daycare hold where they invite all the parents to come in for special events on holidays, before spring break, before the holidays, where a whole lot more cars come. and they park in the community because there's nowhere else for them to park.

[04:10:23] I would highly recommend that if you anticipate those events, should this be approved, that you have a plan somewhere off-site for those people to park. Because I know this situation well, and I know that on a day-to-day operational standpoint, at least from my own experience, it's not a problem.

[04:10:39] But there are going to be times where all those parents are going to want to come at the same time for an event that happens there. Those are infrequent, but have a plan for those. Because the last thing you want to do is antagonize the community and then we have a parking problem and we have to go back to issues of violation or other things, other measures that might have to come forward.

[04:11:00] So I think the answer is correct about managing it. I just want to make sure that is received by the applicant and they are ready to do that. If there are no further questions, I will close the public hearing and recognize Supervisor Jimenez for a motion. Thank you, Mr. Chairman.

[04:11:18] As we all know, access to quality childcare continues to be a significant need for families throughout Fairfax County. This application represents an opportunity to provide additional childcare capacity while incorporating conditions and design modifications intended to address neighborhood concerns and compatibility with the surrounding community.

[04:11:37] Based on the staff analysis, the recommendation of the Mason District Land Use Committee and the Planning Commission, the conditions proposed as part of this application, I am comfortable supporting this request. Therefore, Mr. Chairman, I request that the applicant confirm for the record their agreement to the development conditions dated July 10, 2026.

[04:11:56] I confirm. Thank you. Mr. Chairman, I move that the Board of Supervisors approve SC-2025-MA-00025, subject to development conditions dated July 10, 2026.

[04:12:13] And I further move that the Board of Supervisors approve the modifications listed on the staff report cover dated May 21st, 2026, which will be made part of the record. Second. You've heard the motion. It's been multiply seconded by Supervisor Lusk and Supervisor Palchuk.

[04:12:29] Any further discussion on the motion? Seeing and hearing none. All those in favor of the motion, please say aye. Aye. Aye. Any opposed? Any abstentions? And that motion carries. And, Mr.

Chairman, real quick, I just want to thank our speakers that came out and took time out of their day to voice their concerns.

[04:12:48] And please do come to our office if something continues to bother you moving forward. And we will work with the applicant to make sure, as Mr. Chairman mentioned, that during special events there is adequate parking off-site and not in the community.

[04:13:05] Thank you. Thank you very much. And that brings us to our next public hearing, which is a public hearing on rz2022-hm-00003, Pulte Home Company, LLC, in the Hunter Mill District.

[04:13:22] And as soon as they are ready, we would welcome the applicant to come forward and reaffirm the affidavit. Good afternoon, everyone. I'm Kelly Pesasny with DLA Piper, and I'm here to reaffirm the affidavit of June 23, 2026.

[04:13:41] Thank you very much. Are there any disclosures from board members? Any disclosures from board members? Yes, Mr. Chairman. Yes, Supervisor Herity. I want to disclose that Matthew Marshall donated in excess of \$100 to Friends of Pat Herity. Thank you very much. Are there any further disclosures?

[04:13:58] Seeing and hearing none. At this time, I would recognize county staff for a staff presentation. Thank you, Mr. Chairman. I'm Kevin McMahon with the Department of Planning and Development. The applicant, Pulte Home Company, requests to rezone the site to develop a mix of multifamily and stacked townhouse units.

[04:14:20] The 5.0-acre site is located south of Sunset Hills Road, east of Michael Faraday Drive, and north of Reston Station Boulevard. It's approximately one-half mile east of the Wheelie-Reston East Metro Station.

[04:14:35] The site is zoned I-4 and is developed with three low-rise office buildings that are proposed to be demolished. The property is subject to a recent site-specific plan amendment to add a residential option that was approved by the Board of Supervisors last month on May 5th.

[04:14:56] Utilizing the SSPA option, the applicant is requesting to rezone the property to the PRM district to allow development with 112 multifamily residential units in three buildings, as well as 46 rear-loaded stacked townhouse units at a total FAR of 1.39, including bonus density.

[04:15:20] Vehicular access will be provided from Sunset Hills Road and from Reston Station Boulevard via Easterly Road, and three publicly accessible park areas totaling approximately 20,900 square feet are proposed near the site's northwest corner in the center and along the northwest and south of multifamily building 3B. Additional site improvements include an extension of Easterly Road from Reston Station Boulevard to Sunset Hills Road via either construction or a monetary

[04:15:56] contribution dependent on the development of the adjacent parcel to the west, as well as street skate enhancement, sidewalk upgrades, and right-of-way dedication. And this concludes my presentation. Thank you very much. At this time, we welcome an applicant's presentation. Not required, but we'd welcome it. Good afternoon. Once again, I'm Kelly Pesosny, a land use planner with DLA Piper, and I'm here representing the applicant. This project, as Kevin mentioned, and I think I pressed the wrong button.

[04:16:40] Oh, there we go. Sorry about that. So this application represents a consolidation of three parcels, as Mr. McMahon mentioned, in the Wheelie-Reston East Metro Station. There are currently office

buildings right now that were built in the early 80s, and they've sort of outlived their usefulness.

[04:16:58] And in keeping with what's sort of coming around this area in the Wheelie-Reston East Metro Station, we're proposing a residential development to sort of fill in with the fabric of the neighborhood is becoming. So this started a long time ago. So approximately seven years ago in 2019, the applicants started meeting with staff and started working on the process. So a rezoning application was submitted in 2020. But since that time, there's been eight versions of it. So the initial concept was only two parcels, and it had 32 multifamily units and 58 stacked towns.

[04:17:36] I think that back then they were encouraged to think bigger and provide more intensity since it wasn't a metro station. And there were numerous iterations to finally come upon this one.

[04:17:53] So this is what we've come up with. So after eight years, there's been parcels to the east and west that have been part of the application and then not part of the application. So it has gone through many different versions. The final concept is for the three parcels with 112 multifamily units that are the condo flat type product that Pulte builds that is similar to what is the lofts one, which is the property next to it.

[04:18:17] So it's continuing that fabric along Reston Station Boulevard and then also 46 townhomes or stack townhomes. The Reston Comprehensive Plan, this predated the amendment to it, so there was an SSPA filed.

[04:18:33] The applicant worked with the task force at one point. This was part of the task force. The task force did basically acknowledge and were supportive of a residential option on this parcel, but at the end of the day, it wasn't really appropriate for there to be site-specific language in that plan.

[04:18:50] So then after the Reston plan was adopted, we continued on with the site-specific plan amendment, which was recently approved in May of this year. So the adopted comprehensive plan text, it came out looking for close to a 1.4 FAR, trying to get to the maximum extent feasible with that intensity.

[04:19:13] There was also a lot of talk in the plan text about circulation, about transportation improvements, as this site has frontage on Sunset Hills, as well as Reston Station Boulevard, and also a grid street of Easterly Road. So a lot of discussion in the plan text on those.

[04:19:32] So this is how we met that. So our FAR is 1.39. That's inclusive of 20 WDU's. Our open space is about 32%. We're PRM, so we're required to have 20, so we're above on that. The urban parks, we came up with 0.48 acres of publicly accessible urban parkland.

[04:19:51] We're required to have 0.41, so we tried to exceed that. As we'll talk about more originally, there was a lot of urban park on the periphery. And in working with staff, it was decided that a more central open space might be more appropriate, as well as getting more open space on Reston Station Boulevard.

[04:20:09] We'll talk about the road improvements, and also there was a transportation analysis. So when you look from a plan perspective and all at the 0.5 FAR of office, this would be less peak hour trips. This is a contextual mass thing to show how it fits into the fabric of the development that's coming up with the different multifamily and townhomes that are in the vicinity.

[04:20:33] This is the Lofts One product, so we're intending to sort of match that architecture and that feel so that it's a continuous neighborhood feel. We have three main parks, so the biggest one is what we call our central park area.

[04:20:51] There's a fence playground, there's an open lawn space, there is movable furniture, there are game tables, so there's a lot of different activities for all different ages of people to use and use the amenities. The open spaces, there's also in the western area and also in the southern area, there's a connected part.

[04:21:13] We have interactive, it's kind of an interactive theme with Moore's Code, so there's kind of a discovery element to the parks. The Society of Nuclear Medicine is also one of the buildings up there, so we have some interpretive signage that explains what that is, how that's come.

[04:21:28] So there's like some themes to the park that you don't usually always have. This shows the promenade. We have some connection points through the different parks. This is looking sort of north and south, and also it shows a bit of the park that is on Reston Station Boulevard.

[04:21:46] There's that as well. As I said, we have transportation improvements. So on Reston Station Boulevard right now, it's not a complete street, so we're going to come in at the bike lane -- where do we have the -- no, I'm sorry, the on-street parking, the parking lane, the on-street park protected bike lane, as well as landscape amendment panel and the sidewalk and buildings. And so it'll become a complete road when we're done on our side, on the northern side. For Sunset Hills Road, which I think I blew past, we're doing some right-of-way dedication that's called for in the comprehensive plan.

[04:22:20] So we're meeting that. And then on Easterly Road, so this one, we have two things in our proffers. There is basically two sides of the street, if you will, where we have down at the southern portion adjacent to the lofts one and ours, we're going to complete the ultimate condition of that, so we will complete that. And then on the northern part of it, we have two things. There's one if Pulte goes first, and then there's also obligations if, say, Pulte was the second or the applicant was the second one to come in. So if they go first, they dedicate right away. They would maintain it until such time as

[04:22:58] the building was They'll agree they're going to contribute money for the other half section, for their half section that someone else would build if they were first, and then they will cooperate with VDOT acceptance. If they go second, then they also give their right-of-way, as well as they would incorporate any funds from the neighboring property owner, and they would complete the ultimate section.

[04:23:25] So it's similar to a lot of the proffers that are done in the county for these roadway improvements. We have a lot of comprehensive plan objectives that we think that are met with this project. So we're removing obsolete office at the TSA, you know, providing for-sale housing with 20 WDUs.

[04:23:42] So there'll be some affordable housing provided. Transportation improvements, we're giving a lot of right-of-way. We're doing some key road and sidewalk and just infrastructure improvements along the corridor. We're going to have some 40% TDM reduction.

[04:23:58] So we're looking at ways to have less of a traffic impact. multiple publicly accessible parks amenities this project will also the applicant will join Reston Association so these residents will have the opportunity to use those those amenities as well our financial contributions are rest and we're giving money to the rest and road funds schools athletic fields so all of those commitments sustainability we're going above and beyond on EV charging so we're gonna do all of the townhomes we'll We'll have the pool ready, and then we'll do 10% for the condo flat buildings.

[04:24:32] We'll be fully wired, and then another 50% will be EV ready. We'll also do green building and bird-friendly design. We also have a comprehensive construction management proffer with dust

management protocols and site logistics. That was important to the surrounding neighborhood.

[04:24:48] So I'm here for any questions. We are very thankful of staff, Mr. McMahon, Ms. Tai, as well as Ms. Amant, who worked with us extensively on proffers and the plan and obviously the aid and iterations over the years so thank you thank you very much are there any questions of staff or the applicant seeing and hearing none this is a public hearing and I do have five speakers who have signed up in advance to testify speaker number one Adam Rubenstein is he here to be followed by Christopher Cummings Lynn Molston and Robert Vogel if I call your name please

[04:25:24] be ready to testify. Welcome speaker number one, Mr. Rubenstein. Good afternoon. My name is Adam Rubenstein. I'm the vice president and treasurer of the Lofts at Reston Station Union Owners Association, also known as Lofts One. I'd like to thank Commissioner Carter, Suvaz Elkhorn, and the Reston Citizens Association for their help on addressing our concerns with this project.

[04:25:49] I'd like to start out by mentioning that Pulte never once contacted us about this proposed project, even though it's right next to us. There was zero outreach. There was a community meeting that was organized by the county, but nothing from Pulte. Juxtapose that with Bognet's attorney, who recently reached out to us about their proposed project, also adjacent to us. It should be mentioned that concerns were raised by the Reston Planning and Zoning Committee, and Pulte did not address any of those concerns, which led to the committee voting against this project.

[04:26:20] I met with Pulte's attorney a couple months ago, expressed concerns with a couple of issues our association had regarding Lofts 1 and never heard back. I followed up with Pulte directly and did not receive a response. I then followed up with Pulte's attorneys and also did not receive a response.

[04:26:37] The two outstanding issues concerning our association are lack of a proper loading zone and carpet buckling every unit. The carpet was not stretched properly in installation, and as a result, it buckled in every unit. Pulte has refused to fix or address the issue.

[04:26:52] We have elderly and disabled residents who live in our building. I actually saw someone the other day who mentioned it to me. and asked about what's going to happen. This is a trip hazard. I'm requesting that Pulte fix the carpet and the units that have the original carpet. The other issue affecting our association is a lack of a proper loading zone, and I thank you so far to Alcorn for coming out and seeing it last week. Ten years ago, the Board of Supervisors approved a waiver of a loading zone despite staff recommending one loading zone. Pulte was actually required to have two loading zones. In lieu of a loading zone, Pulte striped three of our parking spaces, which is way too small, to accommodate

[04:27:28] even a small moving truck and takes away three valuable parking spaces. I'm requesting that a loading zone be provided for us on Eachesley Road when the road is widened. There are a few issues with this proposed project, also known as Lofts 2, that we would like the Board of Supervisors to address. The first is snow removal. There is no consortium to coordinate snow removal, and Pulte is trying to take credit for something that does not exist. The various developers and HOAs met once a couple months ago. I was there, and Pulte was supposed to gather information and has failed to do so, and I submitted an email thread showing that to the Board of Supervisors as well. We would like to, any mention of the custodian removed from the proffers,

[04:28:08] Pulte has failed to remove snow as required in the proffers for lofts one, which is why it's critical that the clear language in the proffers for lofts two. The second issue is cleaning our building,

windows, and balconies upon completion of construction. Pulte offered \$1,000, which we found insulting. We request that Pulte clean our building, windows, and balconies upon completion of construction for the actual costs not to exceed \$10,000. The last issue is Eachley Road. We believe that Eachley Road should be completed fully by Pulte and extended to Sunset Hills Road. It is our understanding that

[04:28:44] Bognet is more than willing to provide the necessary easements. In closing, I'd like to mention that Pulte has been difficult to work with and does not seem interested in being a community partner. The only thing that I'm interested in, frankly, is their profit. Pulte can do better, should do better, and needs to do better. I hope the Board of Supervisors will address the concerns raised in the testimony with Pulte. Thank you for your time. Thank you very much. Speaker number two is Christopher Cummings. If I call your name, please be ready, be down here and ready to testify, to be followed by Lynn Molston and Robert Vogel. Welcome. Yes, thank you. I

[04:29:21] appreciate the commission's time. My name is Christopher Cummings. I'm the secretary for the Law Office One Condo Association. I just wanted to use my time to talk about the one issue that was briefly raised by Adam, and that was the requirement that Pulte provide some sort of cleaning of our building at the conclusion of construction.

[04:29:47] I want to focus on that because it's an important issue for our community in terms of the accumulation of dust and dirt during the construction process. So I think a good lens for the commission to look at this through is sort of the lens that's used when things reach litigation in terms of what is a private nuisance and when that gets litigated. In Virginia, the courts, when they look at a private nuisance, they look at damage to a property. They look at interference with enjoyment and use of the property. And they also look at

[04:30:24] whether or not the private nuisance causes devaluation of the property. And in assessing those three areas, they look at whether the harm was significant in duration, whether it was severe, and whether it was foreseeable. And I think when we talk about dust and dirt on a construction project, it's going to meet all of those requirements, the interference with enjoyment of use, the damage, the devaluation, as well as duration, severity, and foreseeability. And I think it's important for the commission to really look at this, especially as Fairfax County moves

[04:31:02] towards greater density and projects that are being completed basically right on top of other projects. And in our case, I think it's very clear. So Lofts One was built, and then immediately after that, you had the Faraday Park apartments across the street go in, and then you had EYA build their units on the other side of Michael Faraday Drive.

[04:31:30] So you can see that this is a foreseeable harm, that we've already had two major construction projects go on around our facility where we had significant accumulation of dirt and dust on our balconies, on our window screens, on the exterior of the building.

[04:31:50] You basically couldn't open windows because the dust would even get inside. And I think it's fair and reasonable that Pulte be held to account on this issue. Now, I know in their proposal, they do have some language that speaks to mitigation that says they will water down the dirt and dust on their property.

[04:32:09] But there's nothing in their proposal that talks about what happens if that fails and the dirt and dust moves on to an adjoining property. So I'll give back my time, and I'll just say I think it's important for you to consider this issue because it is foreseeable.

[04:32:25] And I think holding Pulte to account will strike a balance that you're – I heard one of the early speakers talk about that when you consider a proposal, you look at the interests of the applicants and the nearby communities. And I think addressing this issue more clearly in the proposal does that.

[04:32:42] Thank you. Thank you. Our next speaker is Lynn Molston, followed by Robert Vogel. Good afternoon. In the chairman's absence, I will say thank you to Chairman McKay and Supervisor Alcorn and members of the Board of Supervisors.

[04:33:04] My name is Lynn Molston, and I serve as president of Reston Citizens Association, and I'm here to provide advocacy for the residents of Lofts I. This was voted unanimously by our board of directors to take up, to advocate for our residents.

[04:33:23] And I'm here to provide feedback on Pulte's proposed Lofts 2 project, RZ 2022 HM 0003. While we recognize the importance of thoughtful development, we also believe strongly that Fairfax County must hold builders accountable as long-term partners in our community, not just during approvals, but after construction is complete.

[04:33:54] First, Pulte has indicated it is unwilling to adequately clean the adjacent Lofts 1 building, as you just heard, including windows and balconies. Once construction of Lofts 2 is finished, this is a basic, reasonable expectation after significant construction impact.

[04:34:13] We ask the county to ensure that full post-construction cleaning of Lofts 1 is required and enforced. Second, we remain concerned about the lack of a proper loading zone for Lofts 1.

[04:34:32] Pulte previously requested and received a waiver eliminating this requirement. In its place, three parking spaces were striped as a makeshift loading area measuring approximately 26 by 18 feet. This space is inadequate, cannot accommodate even a small moving truck, and results in the loss of valuable resident parking.

[04:34:56] A functional, properly designed loading zone is clearly necessary and should be required. More broadly, this project underscores the importance of selecting and holding accountable builders who act as good neighbors.

[04:35:12] That means anticipating real-world impacts, addressing them responsibly, and following through on commitments to the surrounding community. Development should not come at the expense of existing residents' quality of life.

[04:35:29] We respectfully request that the county require guaranteed post-construction cleaning of Lofts 1 and ensure a properly designed loading zone is provided. We appreciate the continued oversight Supervisor Alcorn is providing, Commissioner John Carter, and the Reston Planning and Zoning Committee throughout this process.

[04:35:53] Thank you for your consideration. Thank you. Our next speaker is Robert Vogel. Good afternoon, Supervisors, and thanks again to Supervisor Alcorn for his interest in this project.

[04:36:13] I just want to touch on the two issues that the previous speaker just touched on, that first of all, the importance of restoring the condition of our building lofts one. I'm the president of the HOA of the lofts, one.

[04:36:31] And so the importance of their restoring to clean condition our building at the, you know, certainly at the conclusion of construction and mitigating the problems during construction. One thing

that I would add to what the other speakers have said is that it would be very important to have a contact person throughout the construction process, contact person for Pulte who can be reached 24-7 because we all know that during construction projects you have contractors,

[04:37:04] you have subcontractors who may be under certain obligations to the prime contractor, but they don't necessarily fulfill them because it might not be in their interest, and you need to reach somebody frequently with the prime contractor to get that corrected in real time.

[04:37:25] The second thing is touching on the inadequate loading zone, which you've heard about. It's not simply the loading zone that is a problem in our community because we on the board have been dealing with the parking issue generally, at least since I've been living there.

[04:37:43] And the parking issue stems from the fact that Number one, in the townhomes, you have very small garages by the standards of current cars. And so basically, and there was a disclaimer in the declaration, I believe it was, in the governing documents that the prospective buyers should be warned to measure the garage before they move in.

[04:38:12] And I would say, you know, if somebody exercised the highest standard of diligence, they would do that. But a lot of people moved in with fairly large cars and very small garages, and then dealing with the trash companies at the same time, these owners are required to keep both the car and now what has turned into a huge trash bin and a huge recycling bin, and they are lucky if they can actually park there and open the doors as a result.

[04:38:43] So it puts pressure on the rest of the community, which is that we have a parking lot in the back, which is now being stripped down because of the three-striped parking spaces for no purpose since you can't put a moving truck there anyway. And everybody's fighting over the extra parking spaces.

[04:39:02] So this is just something to be addressed in the parking in that neighborhood, street parking, and in terms of fixing the problem with giving us an adequate loading zone outside of our current parking area.

[04:39:18] Thank you very much. Thank you. Our next speaker is a phone call, Christina Laisagang. Do we have her on the line? Thank you. Yes, I'm here. Christina, you may start. Okay, hi. Hello, Chairman, members of the board, and Supervisor Alcorn.

[04:39:35] My name is Christina Liesking, and I'm resident in the Loft 1 Stacked Town Homes at Reston Station. I'm speaking on behalf of myself, but I appreciate Robert Vogel and Adam's other comments about the restrictions on lack of loading zones and lack of parking.

[04:39:54] So I bought into this community a year ago, and I did test out and make sure my standard size cars, a little bit larger than standard, but not too much larger, could fit in.

[04:40:09] I could fit in. But it takes me, because the alleyway behind our, between the two buildings, is only 25 feet wide. So this inhabits, that alleyway inhabits almost all of the stacked townhomes garages.

[04:40:28] So you have to very carefully do several three-point turns to be able to back in and get your car in. I'm only able to do that because I'm also very small and petite. I can get in and out of my garage. But to be honest, I rarely do it because it's such a hassle.

[04:40:46] I just think that some of the requirements, I don't blame Pulte for, you know, saving money and cutting corners. I would just beg the Board of Supervisors to set the standards and sort of stick to them.

[04:41:04] To make sure we have adequate parking, the sizes of the garages, my garage is only 203 square feet. It is 10 feet, 11 ½ inches by 18 and 6 ½ inches. I think by most standards, that's pretty, that's smaller than normal.

[04:41:22] And we are required by our governing documents to use that garage. It is. It's very difficult to use. And so that, along with the fact that the street parking and the guest parking is already maxed out, I just cannot believe, it's very hard for me to imagine, or we need to increase the standards.

[04:41:47] If you're going to approve, you know, I'm just asking. I totally appreciate adding new housing and adding more stuff to this one on Sandy Morris and the upcoming rezoning that you're going to have for our other building next door in 1821.

[04:42:03] I'm just asking if we can make sure that everything is specifically spelled out with Colby on developing Easterly Road, making sure that the alleys are big enough, that the garages are big enough, that there is adequate parking.

[04:42:24] If we're going to go from 44 units to 250 units, it's going to be challenging. So I just asked the board to delay this, not cancel it, but delay it until there's some more details ironed out with Pulte and that we have larger and more functional garages, adequate garage maneuvering areas, loading zones that actually work, and more parking overall.

[04:42:58] I appreciate, I want to specifically thank those who have come out and visited our area so that you could see in person, and that's all I have. Thank you. Thank you, Christina. Our next speaker is Rob Whitfield. Good evening, Board of Supervisors. I'm Rob Whitfield, and I lived in Reston for over 20 years until by now in a nursing home.

[04:43:33] I went to many meetings of the Reston Comprehensive Plan between about 2010 and 2012, and then subsequent meetings. Around 2012, I read a traffic impact study for Reston Station, and at that time, the expansion then plan, which was not the ultimate, including the Marriott, was talking about 1,600 vehicles per hour at the peak period.

[04:44:04] I didn't hear this applicant mention trip generation or time of day, so I think that should be a requirement for all these applications, because the public doesn't know what the cumulative effect is. The intersection of Wheely Avenue and Sunset Hills Road, they made some minor modifications recently.

[04:44:26] They added some kind of lane for the Marriott, but there are at least a dozen, maybe 15 projects planned in the eastern part of Reston, and I want to see what the cumulative impact is going to be on trip generation over the next, let's say, 25 years. And that should be, that may be a standalone study, but the people of Reston who live there now deserve that kind of study, because this is being done piecemeal, a little bit here, a little bit there. And sooner or later, and the other thing, which is the Wheely Avenue bike lanes, I don't know what impact that's going to have on lane

[04:45:04] capacity and traffic capacity so and then of course you have the tyson's development plans and that will impact traffic coming up the dulles toll road so all in all i 2018 i suggested to the board when you approved i think it was 10 million square feet of of around the reston station and then there was another big development approved in 2019 on the south side of the toll road i've never seen a comprehensive traffic analysis, and I recommend that it be done within a half mile or one mile of the station. And the county should do that and do it now. Thank you. Thank you, Rob.

[04:45:42] This is a public hearing. Is there anyone else in the auditorium who would like to speak on this subject? Okay, I'm going to ask the clerk if we have anyone else that called in. There are no callers. All right. Would the applicant like an opportunity for rebuttal? Thank you. Thank you.

[04:46:04] I would mention, you know, we appreciate all the testimony. We appreciate that we've had a lot of community input on this. This project's gone to the Reston PNZ committee a few times. We met with the neighbors at Supervisor Alcorn's office. Mr. Winterhalter also met on-site with them to look at, you know, the retaining wall that they were concerned about in site distance coming from Easterly to Reston Station Boulevard. Proffer 50, which is our construction management proffer was extensively, you know, became way more robust after meeting with the

[04:46:39] neighbors and working with them. We do have, you know, requirements in the proffer to give contact information of who's on charge on site to both Supervisor Alcorn's office as well as to, you know, the lofts at Reston Station as well as Union Towns and the Michael Faraday, the Faraday Park apartments. So we have all of that. We have requirements for construction trucks to go through Samuel Morris Drive as opposed to Easterly Road. Ongoing construction updates so that they know when things are happening and they're informed as to like, you know, the process and what's going on with it. So you don't just sit there and wonder when someone's going to start

[04:47:16] demo or something like that. Construction employee parking, we have that. We also added a dust management proffer that was pretty robust. We had the power washing proffer. It had a certain dollar amount. We were asked the planning commission to remove it. After planning commission, we were asked again to put it back in. So there is a power washing proffer for the lofts one. That's E.

[04:47:41] It's for \$5,000 for power washing for their building after construction is done. We have site maintenance at the end of every workday to pick up trash to make sure it's clean. So definitely above and beyond. We also added for the removal of the existing retaining wall, which is a big concern of the Lofts One community.

[04:48:01] We couldn't say it can be absolutely first because that's just too hard to decide. But we did agree to work with them and with LDS and FCDOT to make sure it's as soon in the process as we can. So to do it early on and address that site distance concern that they had.

[04:48:17] And also during construction, there's an easterly approved proffer to allow for vehicular access to Reston Station Boulevard and to make sure that the lofts one can always have, you know, outside of maybe having to stop if there's a crane or something to have, you know, unimpeded access.

[04:48:35] So we did try really hard to work on our construction management proffer. In regards to the loading space for lofts one, you know, the board did approve a waiver of that lesson learned. It was a lot of years ago. We do not have any waiver requested for these condo flat buildings.

[04:48:53] You know, we've learned that you need them. We have it. For parking, we are above. I think the requirement is 194 spaces. We're proposing 233, so we hear people that they want parking. But also working within the TSA and the county's, you know, TSA parking numbers where we're trying to encourage, you know, transit.

[04:49:15] So I think I would say that the three marked spaces that are there now are bigger than a standard loaded space, which per the zoning ordinance is 15 by 25. So it is a space that's bigger than what's called for in the zoning ordinance. So if you have any questions, I'm here as well as our engineer.

[04:49:33] We also have Maria Lassenger, who's our transportation consultant. Thank you. Thank you very much for that. And let me ask at this time for closing comments and a recommendation from county staff. Yes. I'm just going to ask the applicant some questions.

[04:49:49] I'm going to do that before we close the public hearing. I have another chance for questions. Let me first get their recommendation. Okay. Thank you, Mr. Chairman. On June 10, 2026, the Planning Commission approved the final development plan. The Planning Commission also recommended approval of the requested rezoning and associated conceptual development plan subject to the execution of the proffers now dated June 19, 2026.

[04:50:16] Staff concurs with these recommendations. Thank you, Mr. Chairman. Thank you very much. Further questions from Board Member Supervisor Alcorn. Thank you, Mr. Chairman. So the applicant hit on several of the things. I have 11, so I'll work through them quickly. If you could come back up thank you and I'll point out this is what I would call a split decision because rest and planning and zoning recommended denial so I do want to go through the issues that they flagged as well so just very

[04:50:50] quickly first of all stormwater this application does not mean and this is reflected in the staff report the one-inch retention standard per comp land guidance. Can you address that very quickly? Correct. We're retaining half an inch. We can't meet the one inch. We provided, the engineering team provided computations to the site stormwater reviewer during the application showing different computations and if green roofs and things were added. And I'm not the, you know, subject matter expert, but basically the, it was found that the

[04:51:26] one practice, if basically the bioretention we're providing is going to capture the water and the green roofs wouldn't move the needle on the 0.5 that we can retain. So it was found that we had exhausted all of the reasonable options, and they found that acceptable, and it basically, with the balance of the requirements, should be satisfied through stormwater detention was how that was resolved.

[04:51:48] And could I, thank you, could I ask Mr. McMahon, do you concur with that assessment? Yes, sir, Supervisor Alcorn. And that was confirmed by the Land Development Services Stormwater Reviewer. Okay, thank you. Second question, you mentioned vegetative roofs or green roofs, depending on what term you use.

[04:52:09] That was something that planning and zoning wanted you to include. Can you just address that and then what you have done? Yeah, I mean, there's concerns with long-term maintenance with this product type, with the condo flats. It's just not something that we think is inappropriate on top of these roofs.

[04:52:27] We did take a look. We had a darker color roof and did understand that that probably was problematic. So we did revise our proffers to provide a white TPO roof so it's more reflective and help with, like, the heat and things like that. So we did make that change following the rest and planning and zoning committee vote.

[04:52:46] Okay, great. And then third thing, active recreation facilities, no sports courts or active recreation. Can you address how you're addressing that? Well, we're going to join the Reston Association, so all of these residents will have access to all of those ample amenities.

[04:53:05] We are providing 0.48 acres of urban park space. That includes a playground. It has interactive, as I said, Morse code things. There's public art, there's seating areas, there's community little areas that

have a fire pit, so community gathering spaces.

[04:53:21] There's a central pocket park. So we do have connectivity through the site, but we are also, like I said, joining Reston Association. So for those bigger active amenities, they would have access to those. Okay, and then you addressed the amenities, so that was the fourth one. Architectural concerns expressed by PNZ.

[04:53:40] I believe architecturally you're trying to mirror lofts one. Is that correct? Yes, so it would be like one cohesive neighborhood as opposed to sort of a modge podge of things. Okay, and then moving into some of the things we heard tonight, we heard that there had been zero outreach.

[04:53:59] Can you address that to the surrounding community? I mean, I think the first meeting with the Reston Planning and Zoning Committee was in 2022, I believe. Mr. Winterhalter would have had that. We have met with them at your office. We have had community meetings as part of the SSPA process, so we have tried to be responsive to some of the concerns that were raised.

[04:54:22] Okay. And in terms of the loading zone issue, this is number seven, I think it's important for everybody to understand this is the loading zone, not on the proposed project, but this is the project from 10 years ago. This is LOFTS 1. And you basically have pointed out that there had been a waiver that this Board of Supervisors, or previous board, had approved for loading zone.

[04:54:49] But can you just address, well, basically, have you asked for a waiver for this proposal? No, we're providing the required loading for each condo flat building, so there are no waivers. And in terms of any other options, for example, easterly between lofts one and the future lofts two, that portion of easterly you have committed to fully build out so it would be ready for state acceptance.

[04:55:18] So that would not then therefore be really appropriate for a loading zone area. VDOT hates that. Is that correct? Yeah, that's correct. We're doing the ultimate condition that's proposed, and we worked with FCDOT to make sure it was the appropriate one.

[04:55:33] Okay. One of the other, now that we're talking about Easterly, one of the other requests that I'd seen from the community was that you complete Easterly all the way to Sunset Hills. And you have a couple of proffers that actually talk about what would happen either if you went first or the future BOGNET development went first.

[04:55:56] Why aren't you just building the road all the way to Sunset Hills? We had a lot of meetings on Easterly Road, a lot with FCDOT, with zoning staff. There's not a good way to build an interim condition of the road, so it sort of has to be the ultimate condition.

[04:56:12] And there's utilities, there's a lot of things at play, so just getting the right of way and saying just build it, it's just not feasible if we go first. So we have the dual proffer that if we go first, we would do X amount of things and proffer for our contribution. We are doing grading, and we're doing, you know, some improvements on our side that aren't usually done.

[04:56:33] So we are trying to do as much as we can on our side and then, you know, provide a cash contribution for the remainder to be done as the other side of the road develops. Okay. And if I could just follow up, Mr. McMahon, I know this has had a lot of discussion over the last couple of years.

[04:56:49] Is staff comfortable with the profit approach there? Yes. Yes, sir. Okay. All right. Thank you. Another concern is, and this also relates somewhat to existing LOFS1, the snow consortium that was

referenced in Proffert 22, I believe, does not exist, or at least I saw an email to that effect from a few weeks ago.

[04:57:14] It's in process. They've met. Lofts one is not one of the people that are going to be party to the agreement, so the people that are party to it are working out the logistics and who's going to fund it and how it's all going to work. So it's in process. There's every intention that this is the way that they're going to handle it, but if you look at the proffer, it specifically says we'll provide snow removal.

[04:57:35] So even if this consortium fell apart for some reason, it's still the obligation to provide it, and I think it's proffer 52. Okay. 52, right? I think I put 22, but you're right, 52. So, regardless, we would provide it, but they are working through it, yes.

[04:57:51] Okay, great. And I don't think it's going to snow this week, so I think we're okay. You never know. And then number nine, we heard a lot about dust removal. You mentioned that you are proffering \$5,000 for dust removal, and you've also mentioned, I believe, some of the things you're going to try to do to reduce dust.

[04:58:12] Anything else you want to add on that? No, I think it's a pretty robust proffer. I personally haven't done one this robust in a while. So I think that there's a lot of measures. There's a lot of oversight. There's a lot of checking in with each of the surrounding community as well as your office.

[04:58:28] So I do think that there's going to be a lot. You know, we're trying to stay off of Easterly as much as we can and have most of it come through Samuel Morris and keep things in that portion of it. Okay. We've also heard a little bit tonight about parking. being a concern specifically to lofts one is this going to be this proposal you parking it the same way that you parked what we have we're exceeding the parking requirement on this one so you know we're above and beyond and you know so how about and then we're getting close thank you a contact person for

[04:59:05] Pulte that was something requested by by Rob the president of the of the lofts one is that something you can commit to yes at least the leadership it's in here somewhere with where we base it's one of the in the construction management that there will be and it also will be I think someone mentioned it's posted on the sign so that person's contact information will also be posted on the site but we will also email out who the contact person is during construction okay great and then and I would just know getting back to the parking issue this is and this this came up in an earlier case before the board and we've

[04:59:41] had a few community meetings on this trying to work through the parking issues along rest in station Boulevard we've got multiple owners it's still mostly in private hands so we were we're trying to manage the parking there and it's it is it is a challenge and I appreciate very much the community and and everybody pitching in to help with that. My last question is the last thing we heard from Mr. Whitfield, trip generation. Does this project generate more trips than the existing commercial use?

[05:00:16] No, it does not. Okay. All right. Thank you. Thank you. Thank you very much. Are there any further questions from the board? Seeing and hearing none, I will now close the public hearing and recognize Supervisor Alcorn for a motion. Thank you very much, Mr. Chairman.

[05:00:34] As had been mentioned earlier, this has been out there for a long time. It did require a comprehensive plan amendment, which happened earlier this year. I do want to thank very much the folks that came out tonight and addressed this.

[05:00:51] I know I'm very aware of the challenges facing you in terms of the parking spaces that were lost in Lofts 1 and also the need to really get a handle on the parking along Reston Station Boulevard.

[05:01:11] And I also very much appreciate staff for working through all of these many, many issues. I wouldn't say this is a perfect application, but I think the responsiveness of the applicant to the request has been reasonable.

[05:01:34] Therefore, Mr. Chairman, I move that the Board of Supervisors approve RZ 2022-HM-00003 in the Associated Conceptual Development Plan, subject to the executed proffers dated June 19, 2026.

[05:01:51] You've heard the motion. It's been seconded by Supervisor Lusk. Discussion on the motion? No discussion on the motion? All those in favor of the motion, please say aye. Aye. Any opposed? Any abstentions?

[05:02:06] and that motion carries. Next, we have a public hearing on proposed plan amendment SSPA-2023-3-5 UP, Lincoln Park and Land Unit D3 in the Dulles Suburban Center in the Sully District. And at this time, since there is no affidavit at this time, as soon as they're ready, I would recognize county staff for a staff presentation thank you mr. chairman before Samantha begins I'd like to my pleasure to introduce Samantha Archibald this is her first

[05:02:43] time presenting before the board welcome thank you thank you Clara good evening mr. chairman and member members of the Board of Supervisors my name is Samantha Archibald joined this evening by Clara Johnson we are here with the Department of Planning and Development and we're here to present the Lincoln Park Plan Amendment. Also with us is Thomas Burke from FCDOT. The study area consists of five

[05:03:17] parcels on approximately 26.88 acres in a Dulles Suburban Center. Located west of Centerville Road and south of McLaren Road, the study area is developed with four office buildings ranging in height from two to three stories. To the north are two schools, Rachel Carson Middle School and the Knightsmith School. To the east are retail uses, including the McLaren Square Shopping Center.

[05:03:44] Residential uses are located to the south. To the west are more residential uses and a data center. Adopted comprehensive plan guidance for this area recommends high-quality campus-style office uses up to 1.0 FAR with optional training or hotel conference uses. On April 11, 2023, the Board of Supervisors authorized the consideration of a site-specific plan amendment for Parcels 24-4, Double Circle 1, 6E, and 6F to add an option for residential use at a density

[05:04:24] up to 18 dwelling units per acre. Then on November 19, 2024, the Board expanded the study area to also include Parcels 63, 65, and 66 resulted in a more logical planning area. The proposed Lincoln Park Plan Amendment considers adding an option for residential use at a density up to 18 dwelling units per acre. This would allow for up to 483 units with a variety of housing types. Staff's analysis considered compatibility with surrounding uses, coordinated

[05:05:03] development and cohesive site design, housing opportunities, pedestrian and bicycle connectivity, and transportation impacts. This concludes the staff presentation. We are here to answer any questions from the board. Thank you, Mr. Chairman. Thank you very much. Let me ask if there are any questions of staff. Seeing and hearing none, let me now recognize the nominator, David Gill, for presentation. Thank you, Chairman McKay. Again, my name is David Gill here on behalf of the nominator for this particular SSPA.

[05:05:35] As staff told you, we originally started with consolidation of two parcels immediately adjacent to the Dominion Square community to the south and looked at particularly how to integrate ourselves with that community. But one of the issues that continued to come up with staff was the fact that the rest of the parcels are still going to be zoned I-5, which allows a variety of industrial uses, most prominently potentially a buy-right data center, which actually did occur to the west of here.

[05:06:02] Based on that feedback, we rolled up our sleeves, went and consolidated an additional parcel. So now we have a concurrent rezoning on 15 acres of this 26 acres that are in this particular nomination. We accept the nomination to expand to include the two existing office buildings.

[05:06:18] Those existing office buildings, one is occupied by Dominion and is very likely to remain as an office building in the future. The other is a SCIF high security building and is likely to remain as that for the indefinite future. We did have conversations with both of them about consolidating as well. I mentioned the concurrent rezoning.

[05:06:35] We are coming back in October with the rezoning to get into the particular details. But this is the plan amendment side of it that reflects a density that is slightly below the Dominion Square community to the south of us. That's what we wanted to benchmark, and that's what we came through with this particular nomination.

[05:06:51] We absolutely do have the support of our business community and our association associated with this particular business park, as well as the Planning Commission, and we request your support for this nomination. Thank you. Thank you very much. If there are no further questions from the board, this is a public hearing.

[05:07:10] I have no speakers who have signed up in advance to testify on this matter. Is there anyone here present who would like to speak on this specific subject? This is a public hearing. Anyone who would like to testify? Seeing and hearing no one, let me see if we have callers. There are no callers. No callers. Closing comments and a recommendation from staff.

[05:07:28] On June 24, 2026, the Planning Commission recommended that the Board of Supervisors adopt Plan Amendment 2023-11-5UP as shown on pages 16 and 17 of the June 3, 2026 staff report.

[05:07:52] The recommendation adds an option for residential use at up to 18 dwelling units per acre. Staff concurs with the Planning Commission recommendation. Thank you, Mr. Chairman. Thank you very much. Flash check. Any questions from the board? Seeing and hearing none, I will now close the public hearing and recognize Vice Chairman Smith for a motion.

[05:08:13] Thank you, Mr. Chairman. This proposed amendment provides an opportunity to expand housing choices near existing services, amenities, and employment centers while advancing the vision of the Dulles Suburban Center. It encourages coordinated development, cohesive site design, improved pedestrian and bicycle connectivity, and compatibility with surrounding uses.

[05:08:33] Therefore, Mr. Chairman, I move that the Board of Supervisors adopt the Planning Commission recommendation for SSPA 2023-Roman numeral 3-5UP to add an option for residential at 18 dwelling units per acre, as shown on pages 16 and 17 of the staff reported dated June 3, 2026.

[05:08:53] Madam Chair, we'll second that motion along with Supervisor Palczyk. Discussion on the motion? Just briefly? Yes, Supervisor Smith. I appreciate Mr. Gill bringing up the issue of looking at the

hall area for residential that probably wouldn't happen for a long time. You stated it well, but I want to thank Clara and Samantha for their work on this.

[05:09:12] I think it is important that we look out to the future on what could happen. I know this took longer than any of us wanted to, but I think it's great, and I look forward to a rezoning coming in the future. Thank you. Thank you very much, Supervisor Smith. If there's no further discussion, all those in favor of the motion, please say aye. Aye. Any opposed? Any abstentions? And that motion carries. Thank you. Next, we have a public hearing to consider adoption of an uncodified ordinance to allow for adjustments of accounts and payments that involve cash transactions due to the decrease in pennies

[05:09:49] following the United States mint cessation of the production of the penny. Unusual, an unusual public hearing in an otherwise usual day. With that being said, as soon as they are ready, we will recognize county staff for a staff presentation. Thank you. I am Chris Harrell from the Department of Finance. Mr. Chairman, members of the board, thank you for holding this public hearing today on this matter. As you know, the U.S. Mint ceased production of new circulating pennies in November of 2025. The lack of new coins, coupled with the underutilization and

[05:10:29] circulation of existing coins, has already led to shortages that are impacting the ability of businesses and governments to obtain pennies for cash transactions. This directly impacts countywide operations where cash transactions occur and changes unavoidably required. In response, the General Assembly passed House Bill 954 in the 2020 succession, which provides for rounding procedures in certain cash transactions and authorizes localities to set temporary procedures for the adjustment of bills and account balances for taxes and other charges until July 1st of 2027 by ordinance. If adopted, this ordinance will allow county departments to establish

[05:11:09] procedures for rounding cash transactions both higher and lower to the nickel through July 1st in 2027, at which time the legislation is currently set to sunset. It's the recommendation of staff that the board adopt this ordinance allowing departments the ability to address this rising issue. Thank you for your time. We welcome your questions. Thank you very much. Are there any questions of staff? All right. This is a public hearing and much to my surprise, there is nobody signed up to testify on this matter. Is there anyone here present who would like to speak on this subject? This is a public hearing. Anyone who would like to testify? Seeing and hearing no one,

[05:11:45] let me ask if we have any callers. There are no callers. No callers. We heard the closing comments and the recommendation from staff to proceed. Are there any further questions from the board? Seeing and hearing none, I will close the public hearing. I'm going to turn the gavel over to Vice Chairman Smith, and I move approval of the county executive's recommendation for the board to adopt the uncodified ordinance in Attachment 1 for adjustments to accounts and payments that involve cash transactions.

[05:12:11] I will second that motion. Any discussion on the motion? Seeing and hearing none, all those in favor, please say aye. Aye. Anyone opposed? Any abstentions? That motion carries. Mr. Chairman. Thank you very much. Thank you, Mr. Chairman. I can't believe we did that with no puns. I had no pun with one pun at all.

[05:12:28] The spirit of Jerry Highland needs to be here. I was going to flip a coin on my vote, but I didn't have one. Okay, good. All right, there we go. I didn't have one. All right. A little bit of fun on a long day.

[05:12:47] Our next public hearing is a public hearing on proposed plan amendment, 2021-4-LP1, Lorton Course Study in the LP2, Lorton South Route 1 Community Planning Sector and Suburban Center of the Lower Potomac Planning District in the Mount Vernon District.

[05:13:07] And at this time, I would recognize county staff for a staff presentation. Thank you, Mr. Chairman and members of the board. I'm Steve Waller with the Department of Planning and Development. And joining me are Leah Nebauer and Kelly Atkinson, the Director with the Planning Division. Tom Burke from the Department of Transportation is also here with us, and there are also several community members who served on the Lord Envisioning Task Force here today.

[05:13:34] The Lorton South Route 1 Suburban Center is comprised of approximately 3,200 acres and encompasses the same geographic area as the Lorton South Route 1 Community Planning Sector in the Lower Potomac Planning District. The area is generally bounded by Akatink Creek to the north, Fort Belvoir and Old Colchester Road to the east, Prince William County at the Occoquan River to the south, and Furnish Road to the west.

[05:14:00] The concept for future development defines suburban centers as employment centers that are evolving to include mixed-use core areas. The proposed plan amendment provides recommendations for establishing a core area as the central focus for future development and growth in the Lorton South Route 1 Suburban Center.

[05:14:19] The LP2 Suburban Center, which sits at the southeast-eastern portion of the county, is primarily characterized by low-density residential uses in individually developed neighborhoods. Supporting retail, restaurant, and service uses are provided in low-intensity shopping centers that are primarily designed for the convenient access of automobiles.

[05:14:42] Employment activity is mostly split between two large, low-intensity industrial areas. Several parks and open space amenities are also dispersed throughout the Suburban Center, but active transportation facilities are unavailable or incomplete throughout most of the area.

[05:14:59] On January 26th of 2021, the Board authorized consideration of a plan amendment centered around a community-oriented land use vision that primarily focuses on the eastern side of I-95. The most recent area-wide review of the Suburban Center took place in 1992.

[05:15:18] The Lorton Corps Study Plan Amendment recommends adoption of a new land use framework centered around the Corps area. The effort to create a new land use vision for Lorton was initiated by community members who first began brainstorming new ideas more than 10 years ago.

[05:15:34] In 2019, Supervisor Stork appointed these citizen planners to serve on the Lorton Visioning Task Force. And in 2022, the task force adopted a set of guiding principles for the visioning process based around seven themes. The task force members convened over the course of 45 meetings, and on March 16, they voted unanimously to support adoption of the Lorton Course Study Plan Amendment.

[05:15:59] During the visioning process, task force members and county staff administered a robust community engagement strategy to solicit feedback from a diverse range of voices throughout Lorton. Consultants were also enlisted to facilitate focused interviews with local community members, business leaders, and nonprofit organizations that were referred by the county's Neighborhood and Community Services Division.

[05:16:27] On May 12th, the South County Federation voted unanimously in support of the proposed plan amendment. Planning consultants and market analysts concentrated on four objective criteria, the structure of a as the age of structure low building and low building to land value ratios low intensity of development and public ownership when considering sites that could likely experience pressures to to redevelop over the 20 to 30 year horizon of the proposed plan amendment understanding where these objective criteria are present was instrumental in forming

[05:17:03] contemporary recommendations for the proposed suburban center land use framework the recommended The Land Use Framework identifies and defines a diverse range of categories throughout the Suburban Center. Mixed-use development within the proposed core area is planned for a maximum potential of up to 2,289 additional residential units over the adopted plan.

[05:17:29] Four activity nodes are designated to serve as the primary sites for mixed-use development and civic activity. Certain areas within walking distance of these core area activity nodes could also be redeveloped as infill opportunity sites. There are two large areas south of the core that are developed with low-intensity industrial and flex uses and recommended for alternative options that would allow opportunities for economic development, promoting increased employment activity, and opportunities for an enhanced sense of place at the county's southern gateway.

[05:18:06] If this were to happen, the plan amendment identifies the potential for up to 400 additional units, residential units that could be developed to support the goals for increased employment activity outside of the core area. The core area concept envisions the east side of I-95 as a walkable residential mixed-use district that includes existing retail and commercial activities of the Lorton Station Town Center, Lorton Marketplace, and Gunston Plaza, and it also highlights the significance of Lorton Library and Community Center as the primary anchor for civic activity.

[05:18:43] Long-term sustainability of each of these activity nodes would be supported through the integration of improved pedestrian access, placemaking, and landscaping enhancements. The proposed plan amendment recommends updates that align with recently adopted guidance of the 2026 countywide policy plan, which would help to reduce, I'm sorry, which would help to place Lorton at the forefront of contemporary planning initiatives promoting the achievement of long-term goals for healthy, viable, and sustainable communities in Fairfax County.

[05:19:19] This concludes the staff's presentation, and we will be happy to – oh, I'm sorry. I skipped. After the – at the Planning Commission hearing last month, there were several community members who brought forth concerns about the proposed plan amendment.

[05:19:44] And here we can see listed six bullets with those concerns, with the primary concerns that were identified. And those concerns were identified as being conceptual locations of street grid connections and or lack of clarity in tying those features to options for future development or infill potential.

[05:20:05] And also there were concerns with the apparent alignment of a conceptual street grid near Wildwood Street and Grace Church Lane. And there were questions about county's policies, the countywide policies and site-specific options for neighborhood consolidation and infill development, and also questions about the proposed emphasis on increased walkability.

[05:20:31] Next, there were concerns with the potential for Gunston Plaza to redevelop in the future, and questions about the county's notification and advertising procedures. And there were two community meetings on June 16th and July 9th, which was last Thursday, when county staff and the Mount Vernon District Office and also the two task force chairs worked with the community to try to build a greater understanding of the proposed comprehensive plan.

[05:21:01] So, once again, thank you, Mr. Chairman. This concludes our presentation, and staff is available to answer any questions that you may have. For that presentation, and let me ask at this time if there are any questions of staff specifically.

[05:21:17] Supervisor Stork. Thank you, Mr. Chairman, and thank you, Mr. Waller, for your long service on this project and really excellent knowledge and help with all of us to better understand this. I realize the information is already out there, but if you could take at least a few moments and advise the board and the audience the changes that were made kind of specific as a follow-on, if you will, to the Planning Commission and that we explicitly presented to the July 9th meeting of the community.

[05:21:51] That was recorded and is available for anybody to see. It's on our website, but those explanations, the presentation you did there is available for anyone still in the community to see. There were several modifications that will be presented to the board by yourself, Supervisor Stork, for consideration, and those deal with the removal of those street grids that several community members had concerns about.

[05:22:20] They were intended to be conceptual grids, and because they are conceptual and would not be truly defined and have their locations determined until someone came forth with a proposal for development, staff had no issue with having those removed.

[05:22:39] And when speaking to the task force chairs, they also had no issue with removing those. Again, those are conceptual locations, and we do understand the community. Even though they're conceptual in nature, we did understand the community's concerns when they saw the alignment of some of those lines and along with that along with that with those changes there are modifications to add add notes that further they go further in clarifying the idea that any new street grids that

[05:23:16] are that are proposed not in this area would only be tied to infill to any proposals that came to the county for infill development or neighborhood consolidated redevelopment of any within any of those neighborhoods so it's not a county plan to build those roads if someone came forward with a development proposal to increase density or intensity in that area it would be their responsible to the responsibility to identify how how new road connections could be made to help mitigate the potential increase in transport and

[05:23:53] traffic so and the redevelopment how could that occur the redevelopment again is a voluntary process that would that would occur through neighborhood consolidation if if 75% of the 75% of the owners of the of those sites were to come forward and petition the county for for such a consolidation and redevelopment neighborhood consolidation is a it is it is a concept that's countywide and the reason why this particular area in the in the

[05:24:29] Wildwoods subdivision has it has that is because there's there's an existing there's an existing option that's that's stated in the in the comprehensive plan So in looking at the old comprehensive plan

and what the new comprehensive plan did, the task force and staff thought that the criteria for doing that needed to be strengthened.

[05:24:56] So there's a call for not only having alternative street grids and alternative ways of going in and out of that site if density were to increase, but also a need for publicly accessible parks and open space as well.

[05:25:13] Thank you. So the bottom line is that the neighborhood doesn't get redeveloped unless a vast majority of the neighbors want to redevelop that neighborhood. If you don't get 75 percent, you basically can't redevelop the neighborhood consolidation per county ordinance.

[05:25:29] So those are just standards that are out there that aren't unique to this community, but they're part and parcel of what they've had in the comprehensive plan in the past. So thank you very much. Thank you. Any additional questions of staff? Seeing and hearing none, I now want to take an opportunity to recognize the task force representative for a presentation.

[05:25:49] I believe that's Nick Firth. Is that right, Nick? All right, excellent. If you could come on down and give us a task force presentation, we would appreciate it. Thank you, Mr. Chairman, members of the board. My name is Nick Firth. I am the co-chair of the task force with Planning Commissioner Walter Clark, who is not here this evening.

[05:26:08] I just want to give a quick thanks to Commissioner Clark and to Supervisor Stork, Steven Waller, and all the members of staff who've spent a long, long time in this. I think, as it was mentioned, I started this about 10 years ago. It's been a long road to get here. I just want to briefly tell my story of coming to Lorton.

[05:26:27] I moved all the way from Springfield, Virginia. And as you drive down I-95 south, there's a sign that says three miles to Lorton. One mile later, there's a sign that says one mile to Lorton. I inquired with VDOT as to what the discrepancy was in that, and the explanation is that any previous sign to one mile means that's to the center of the town.

[05:26:48] The one mile is better get over the exits coming. That raised the question, where is the center of Lorton? I didn't know, and when I asked to round up, many people knew either, or everybody had a different version of it. Lorton is very elongated in the South County area, and there's not a great place where east meets west meets center.

[05:27:09] Over the last 26 years, Lorton has faced tremendous change. We've had the prison closure, the landfill closure, new neighborhoods popping up. We had a lot of industrial uses coming to the area, but no clear vision of our own.

[05:27:24] There was no true center, a place where a big theme around the country these days is eat, sleep, play, work. And nothing like that going on in the Lorton area. We live here, but we leave for dining, entertainment, recreation. There's been no clear plan or vision, and certainly none that have been offered by the community themselves.

[05:27:43] It wasn't because of a lack of desire. It's because of a lack of critical mass in the center. We just constantly face the same answer. There's just not the right demographic and core center to support. It's a joke in the Lorton area.

[05:27:58] There is a spatula sign up for a new restaurant. It's been up for six, seven months now, not opening. Restaurants have come and gone. And we would like to start by saying that to stop thinking of Lorton as separate destinations and rather one core unified district.

[05:28:18] We do have a Lorton Town Centre, but it's been underachieving. We also have Gunston Plaza, Lorton Marketplace. And the idea was to look at this as one core district and not three separate nodes or many separate nodes in the Lorton community. So how does this happen?

[05:28:34] That was kind of the question of how do we get what we're missing? There were some surveys, there were a lot of requests to get information from residents as what they'd like to see in Lorton. And then the question was, is how do we achieve that goal? And over the last several years, we've worked with staff, consultants, to try to come up with an idea to support more density, urban form, because districts need people to maintain these uses.

[05:29:02] There's little undeveloped land probably anywhere in the county, but certainly not in the Lorton area these days. So a change must come through long-term redevelopment. Lorton Road has often been seen as a pass-through road. As you read the current comprehensive plan language, there's a lot of talk about terminology such as regional, such as pass-through, but not a lot of talk about Lorton being a destination in itself.

[05:29:27] Our goal is not to increase vehicles moving faster through our neighborhoods and through the Lorton Road corridor. We view that as Lorton Road, the Lorton Road, a road for Lorton residents. For us, this is an identity shift.

[05:29:43] We will always be the gateway into Fairfax County, but the future is being a destination of our own right. Great Fairfax County places aren't defined by how fast you pass through it, but by walkability, connection, and a sense of place. This has been a hard plan to kind of evaluate, and I think for a lot of the residents, when you're talking about comprehensive plan language, it is difficult to envision a future and separate the realities of today.

[05:30:13] There was a lot of discussion about how would it affect residents, and the comments were a lot based upon what is here right now. But this is a vision, it is a long-term plan, and tonight we're choosing a different direction, a different direction which is a roadmap for the next generation and provided by the residents, or at least started by the residents of the Lorton area.

[05:30:37] Building on a lot of the accomplishments over the last several years that have been supported by this board, certainly the Workhouse Arts Center, the police station, the animal shelter, the community center, the new library, These are all just building and building for us in the Lorton area.

[05:30:55] Lorton is on the move, as we like to say. For the first time in years, Lorton has a clear vision, a vision built around creating a center, a vision built around connection rather than fragmentation, a vision built around becoming a destination rather than a pass-through. And with that, we respectfully ask for your support.

[05:31:12] Happy to answer any questions. Well timed. Impressive. Let me ask if there are any questions of Mr. Firth for the task force. All right. Thank you very much. Appreciate it. This is a public hearing, and I do have a number of speakers who have signed up to testify in advance on this matter.

[05:31:33] We just heard from Mr. Firth, although you are signed up. I don't know if you were you going to deliver additional testimony or is that will count as your testimony as well. OK, perfect. Thank you, Nick. Speaker number two is Keith Shovlin, to be followed by Dale Rumberger.

[05:31:50] I have Wendy Henley on here, but I have a note that she's not going to be attending. Oh, you are here. Okay, Wendy is here. And speaker number five will be Tim Reiser in that order. Welcome, Mr. Shovlin. Good afternoon. Thank you for the opportunity to speak today.

[05:32:05] I'm Keith Shovlin. I have the honor to serve as president of the South County Federation. To start today, I spoke at the Planning Commission, and one thing I want to do today, I didn't do then is first I want to thank the task force for their wonderful work in putting this plan together. Thank you, Supervisor Stork, for getting it organized. Thank you to the county staff for the guidance, but the time that the task force put in over the past several years.

[05:32:29] I'm truly grateful for everything they've done and very thankful for their commitment to the future of Lorton. Now, I moved to the Lorton area 10 years ago when my girls grew old enough to go school and wanting a better educational opportunity. I had grown up in a small town in western Pennsylvania, an area where we collectively worked to pursue better lives for our families, better schools, celebrating our history, celebrating our culture. I see this plan is helping to lead Lorton to that path

[05:33:06] in the future. I attended quite a few meetings of the task force. Many times I was asked my own opinion on what Lorton could be. Part of that I thought also what Lorton shouldn't be. And for that I think of another town in Pennsylvania, that's the town of Breezewood. A one-third mile stretch of Route 30 in the center of Pennsylvania that is nothing but a pass-through. A series of truck stops only accessible by vehicle. And that is not what Lorton should be, that's not what Lorton will be. In the past we have dealt with developments pushed our way that would make that push us in the wrong direction. We don't want another

[05:33:46] their concrete black-batching plant or metal recycler or data center near our homes. In the 10 years that I've called this area home, I've been able to get involved and help make concrete positive change, but what I've done is nothing compared to what can be done once we approve this plan and start the next phase.

[05:34:05] Now, you all should have a copy of the resolution that the Federation passed unanimously of support. Now, that shouldn't be a foregone conclusion, as the Federation was an active part of the task force with five of our former presidents serving on it. Now, the Federation is ready to take this moving forward and be the steward of the plan going forward, just as we have for the Lorton area for the past 40 years.

[05:34:29] We helped turn a prison into homes and park. We helped turn a landfill into clean energy and a park. And a lot of this planning will include more parks. We love our parks in Lorton.

[05:34:45] So now we look-- we know that this plan, while there are detractors, while it is not perfect, it is what Lorton could be and what we would work for in the future. Both preserving the communities we have, building on what we have, and hopefully not taking away any of the great things that make Lorton great. We are the change we want to see in the world. And with your support for this plan today, Lorton will help lead the way for the rest of Fairfax County and maybe even beyond. Thank you. Thank you very much. Speaker number three is Dale

[05:35:19] Rumberger to be followed by Wendy Henley and Tim Reiser. Good evening, Board of Supervisors. and Fairfax County staff. I am Dale Rumberger.

[05:35:34] I live at 8513 Silverdale Road in Lorton. I have done so for 36 years, before that living 13 years in Burke Center, one year off of Blake Lane in Fairfax Circle, one year in Crystal City, almost 50 years in this county. I come to you this evening speaking in support of the Lorton 2040 Task Force Report.

[05:35:54] I've been a member of that effort for five and a half years, along with a portion of my professional career in the South County region. I'm speaking to you this evening about change and transition in Lorton during our every three-and-a-half-decade conjugal visit, discussing the development and direction of Lorton.

[05:36:13] It is clearly change. It is designed to be something more and different than what it currently is. You see, Lorton has always been seen as a pass-through place. The waters of the Occoquan River pass through our area where drinking water is created for 33% of the county's population, as well as adjacent counties.

[05:36:31] 60% of the county's wastewater passes through our area to the Norman Coldwater Treatment Facility, making 40 million gallons treated per day for everyone else. 3,000 tons of materials pass through the area en route to the re-world waste-to-energy conversion facility every single day, amounting to over 150 trucks, and adds up to 1.12 million tons passing through.

[05:36:55] Lorton is the end terminus of the Amtrak auto train, which carried 265,950 passengers in 2024 who pass through, arriving and departing. They don't stay and invest in the community with so little to see to invest in.

[05:37:14] It is time for Lorton to be a destination, not a pass-through site. The prison is gone. It is time for the pass-through concept to be gone as well. The plan is bold, to be sure. It has detractors who speak to the way Lorton currently is.

[05:37:32] I respect their opinions and respected all of the opinions when shared at the multiple community meetings held in the same area. Many of the younger residents share that there is very little else for them here. They have to go out and away for significant shopping and entertainment. That's just economic stagnation.

[05:37:48] But the plan and ideas offer a template into the future where you would not just pass through Lorton on your way to someplace else. I haven't spoken about the traffic and won't harp on it, but instead ask this board to exercise the leadership potential I have personally witnessed from so many of you and lead the way to work on the I-95 traffic bottleneck that also threatens our Lorton vision.

[05:38:13] Your convening the local by county and state elected leadership is an important portion of a new vision for our area. I thank you for your time. I thank staff for their work with us on this. And please review the plan and vote accordingly. Thank you.

[05:38:30] Thank you very much, Dale. Appreciate your testimony. Speaker number four is Wendy Henley to be followed by Tim Reiser and Tom Moore. Welcome. Good evening, Chairman McKay, Supervisor Stork, other supervisors, staff, and everyone else in attendance.

[05:38:51] My name is Wendy Henley. I'm a Lorton resident, former president of the South County Federation, and a task force member. And I'm here to ask for your support for the revised Lorton Course

Study Language and Plan Amendment 2021 IVLP1.

[05:39:07] This amendment is important because it gives Lawton a clear roadmap for thoughtful growth, a stronger community identity, and a more connected future. It does more than update language in the comprehensive plan. It reflects years of public input and aligns the plan with current realities, community priorities, and Lawton's long-term potential.

[05:39:31] One of Lawton's greatest assets is the VRE station. The revised plan language should help us make better use of that asset by connecting the station to nearby housing, shops, services, public spaces, bicycle routes, and safer pedestrian improvements.

[05:39:48] With stronger streetscapes, safer crossings, and better trail connections, Lorton can become more than a place where people pass through. It can become a true destination. At the same time, future growth must respect existing neighborhoods.

[05:40:04] I support the amendment's emphasis on appropriate transitions near residential areas, improved connectivity to nearby communities and regional resources, and planning that considers transportation, public facilities, parks, and environmental assets.

[05:40:23] Residents are more likely to support reinvestment when growth is directed toward the core and activity nodes while the scale and character of established neighborhoods are protected. Clear guidance can help avoid abrupt changes in intensity and create better relationship between new development and existing homes.

[05:40:43] This amendment also supports economic revitalization. A modern land use framework can encourage reinvestment in aging properties, attract new businesses, support job-creating opportunities, and strengthen Lorton's tax base without sacrificing livability.

[05:41:05] Just as importantly, this update is rooted in a strong public process. Through task force meetings, surveys, workshops, and years of community feedback, residents helped shape a vision for Lorton as a connected, destination-oriented community.

[05:41:22] Supporting this amendment honors that work and puts it into action. For these reasons, I respectfully urge the board to adopt the revised Comprehensive Plan Amendment. It will provide a clearer guidance for future decisions, better reflect community priorities, and help Lorton grow with purpose.

[05:41:43] The question before you is not whether Lorton will change, but whether it will change thoughtfully, intentionally, and in ways that benefit the whole community. I would also like to briefly highlight the new police station. It is a major public investment, and I ask that the county do everything possible to ensure it has the staffing needed to operate as a fully functional 24-7 police station.

[05:42:09] I appreciate your time and consideration. Thank you very much, Wendy. Speaker number five is Tim Reiser, to be followed by Tom Moore. Welcome. Good evening, members of the Board of Supervisors and the chairman, Jeff McKay.

[05:42:28] Thank you very much for listening to us this evening. I've cut my thing down and everybody said mostly what I'm gonna say so no point in saying it again save you a few minutes listen I've been in Lorton for about 50 years I was one of the founding members of the South Fairfax Chamber of Commerce and the Workhouse Arts Center both are important to our community and both need this town center this

real town for Lorton to exist to make it operate the Fairfax County board and the whole government has put a lot of effort into South County and to making it a better place and to and a good

[05:43:06] investment in the workhouse Arts Center but to make it realized to realize those benefits we've got to turn around and make it something that not people are just driving past all the time it's got to be something that they're stopping there for a place to go it needs to be more than just the Arts Center by itself it needs a town be beside it as well as mr. Harity knows he's talked about this himself many times as well as as many of you so this is the chance to do it and the key piece so and I the key piece is we've got to do something with Lorton Road it has to be not a pass-through right now all the street all the roads

[05:43:46] there's three of them going straight down through the center of Lorton I 95 route 1 and 123 they carve big stretches right down the middle and then And Lorton Road cuts it up one more time, and it's a six-lane road.

[05:44:02] And I guarantee you, other than 5 o'clock at night or something like that, that road's pretty empty for Lorton residents. So please, I appreciate so much your working with us to be able to help make Lorton a better place, and I thank you for your support today.

[05:44:20] Thank you. Thank you very much, Tim. I appreciate that. Speaker number six is Tom Moore, to be followed by Paul Miller, James Fenton, and Casey Johnson's a call. Welcome, Mr. Moore. Thank you. I've been a taxpayer and a voter in Fairfax County continuously since before 1994.

[05:44:40] During that time, I've also been a resident of the South County. I usually travel at least once a month in the geographic area that's the scope of the Lorton Visioning Project. I encourage the Fairfax County Board of Supervisors to approve the proposed amendment of the Fairfax County master plan. The proposed amendment reflects years of work. The Lorton Visioning study officially began in 2019. That's over six years ago. The study has included an online survey, two open houses, a virtual workshop, and numerous public hearings. The staff report reflects not only expert

[05:45:20] advice but numerous contributions by members of the community. However, there's There's one geographic area that is not within the general study area of the study, but which is missing from the land unit shown on page 20 of the report.

[05:45:36] This is the area where Route 1 has entrances to Interstate 95 northbound and southbound. The missing area appears on page 64 of attachment I, or one, to the report, and is partially between land units E2 and E3.

[05:45:52] There is voluminous traffic between southern Fairfax County and Prince William County going over the Occoquan River. are three passages, Route 123, Interstate 95, and Route 1. Route 123 has six lanes on both sides of the river. Interstate 95 has at least 12 lanes on both sides of the river. In contrast, Route 1 still has a four-lane bridge over the river. More importantly, Route 1 has a choke point of a single lane in each direction just north of the river in the missing area of the plan amendment.

[05:46:27] See the photos in Exhibit 1 to my testimony, which I emailed to the clerk. This one lane choke point obviously needs improvement. I encourage the board to open a dialogue with the Prince William County Board of Supervisors to improve the area of Route 1 crossing over the Occoquan River to include at least six lanes of vehicular traffic, a new railroad bridge with four tracks instead of two so we may have improved VRE service, and open land for a bridge for metro trains. Thirty years ago, a metro line to Loudoun County was a pipe dream. Today we have the silver

[05:47:03] land. Perhaps in another 30 years, the blue line will be extended to Prince William County. Thank you for having a public hearing. Thank you very much, Mr. Moore. Speaker number seven I have is not here, but let me just check. Paul Miller. Okay. Speaker number eight is James Fenton.

[05:47:25] Welcome. Thank you. Good evening. Good evening, Mr. Chairman and members of the board. Thank you, Advisor Stork, County staff, the visioning team for taking this time to engage with the residents and answer questions about the future of Lorton.

[05:47:59] I'm here today, respectively, to request the Board to delay its vote on the proposed amendment for 90 days. This is not the request of stop and planning of the Lorton future. It's a request to make sure the process is fair, the record is clear, and the community most affected have a meaningful opportunity to understand and respond before long-term decisions are made.

[05:48:24] Many of the residents in or around Land Unit A, Wildwood, did not know who the representative was for the Visioning 240 team. Businesses in Gunson Plaza and Lorton Marketplace also appeared to have limited awareness of long-term vision and was being developed in their properties and surrounding communities.

[05:48:53] That matters because many of the residents did not realize the visioning effort had become a formal 174-page amendment. Residents of Planning Unit A became aware of the amendment only shortly before the Planning Commission hearing on 3 June.

[05:49:13] I appreciate the delay granted by Supervisor Stork, but additional time is needed for the affected neighborhoods and businesses to review the proposed amendment, ask questions, and help resolve discrepancies.

[05:49:29] The neighborhoods in Land Unit A and B are already destination communities. They are walkable, bikeable, and are connected with wooden paths. The character is exactly why the residents value these communities, and it is why any proposed increase in density, building height, land use intensity must be reviewed carefully and transparently.

[05:49:55] A true community vision should also treat Lorton as a whole. The current proposal creates the impression that eastern Lorton receives density while western Lorton receives the amenities. By the way, the center for Lorton is historically right by the railroads and Lorton Road, where the clock tower is and where the stone and brick mortar marker says Lorton, Fairfax, Virginia.

[05:50:30] At a minimum, the neighborhoods addressed in the amendment should be treated consistently, including a uniform three-story height limit. Balanced growth requires balanced standards, meaningful notice, and trust for the residents and businesses who live with the consequences, will have to live with the consequences.

[05:50:51] For these reasons, I respectfully urge the board to delay the vote for 90 days. Thank you very much, ladies and gentlemen. Thank you very much. And you, Mr. Stork. Thank you very much for your testimony. Speaker number nine is Casey Johnson, who is joining us by phone.

[05:51:08] Are we connected? Can you hear me? We can. Welcome. The floor is yours. Thank you. I'm really sorry I'm not there in person. Good evening. My name is Casey Johnson, and I live at 7700 Midway Place. I serve as a program analyst and strategist with the United States Coast Guard.

[05:51:26] I'm also a commander in the Coast Guard Reserve with more than 35 years of service and over 10 deployments. I want to sincerely thank Supervisor Stork and the planning staff for the adjustments they are proposing to the Lorton 2040 Visionary Plan.

[05:51:41] I truly appreciate the effort and the willingness to listen. However, even with those improvements, the communication surrounding this proposal did not meet several of Fairfax County's own standards, including the one Fairfax policy, the comprehensive plan public engagement requirements, the site-specific plan amendment community notification expectations, and the public notice procedures outlined in the Zoning Ordinance and Virginia Code 15.2 requirements.

[05:52:13] After listening to the other topics this evening, this seems to be a trend in Fairfax County. After I learned of the plan in May, over the past several weeks, I made a strong effort to speak with residents across multiple neighborhoods. Out of everyone I spoke with, only two people were aware of the Lorton 2040 plan, and one of them was the president of South County Federation.

[05:52:37] This shows that the outreach process simply did not reach the community's most affected, despite the county's policies requiring broad and equality engagement. I respectfully asked the board to postpone the vote for at least six months so the community has a fair chance to review the proposal and offer meaningful input.

[05:53:01] Many of us are concerned that the plan could set Lorton on a development path similar to Tyson's Corner, which the community has constantly said they do not want. And on a personal note, this proposal has caused me additional anxiety and sleepless nights.

[05:53:21] I manage PTSD from my military service, And the uncertainty surrounding this project has intensified symptoms I work every day to manage. As I look towards retiring in the next couple of years, I just hope to, I hope that chapter is just to live my life in peace.

[05:53:42] The stress created by this proposal makes it harder to look towards that future in confidence. I share this not as confrontational, but as an honest reflection of how rushed or unclear decisions can affect longstanding residents who care deeply about their community.

[05:54:04] I ask the board to please give us the time needed to understand what is being proposed and to protect the character of the place we call home. I really appreciate your time. I hope you have a good night. Thank you. Thank you very much. Speaker number 10, Kenneth Russell.

[05:54:20] Is Kenneth here? He is. To be followed by, we have a video submitted. Is there anyone else here who wishes to testify on this matter who has not signed up? Okay. If you do, please make sure you sign in with the clerk to my right.

[05:54:36] Mr. Russell, welcome. Thank you. Y'all talk about 95. It used to end at the Occoquan River. It was called Shirley G. Memorial Highway. That's how long I've been in Lorton my entire life. I lived in Shirley Acres for nine years and moved to Wildwood Subdivision because of expansion of family.

[05:54:59] Anyway, I said my name, blah, blah, blah. Let's see if the middle is here. I am here tonight to respectfully ask to vote against the proposed Midway Place-Waldron Drive roadway connection and related comprehensive plan recommendations affecting Wildwood.

[05:55:16] Throughout this process, we have been told these roadway connections are only conceptual. and would only occur if the neighborhood redevelopment is the future. If this is true, I respectfully ask,

why approval recommendations today that affect community overwhelmingly oppose?

[05:55:38] The homeowners who live here pay property taxes and would experience the consequences have made their positions clear. We do not want a roadway connection. One question remains. Is this Fairfax County common policy to address congestion on major roads by planning connections through established neighborhoods?

[05:56:06] Wildwood subdivision has been around 80 years. The house I live in was built in 1950. If not, why is Wildwood being treated differently? If yes, then every Fairfax County homeowner deserves to know this could happen to their community as well.

[05:56:23] We have been told a traffic study exists. However, residents have not received a clear explanation of whether this study specifically analyzes potential impacts of the roadway connection, Wildwood's residential streets if redevelopment would occur.

[05:56:45] Before placing this into the Comprehensive Plan, shouldn't the residents most subject to fully understand the consequences? Another concern is representation. Various organizations and stakeholder groups have provided recommendations during this process.

[05:57:05] While they have a right to offer input, they do not own the properties in Wildwood, do not pay taxes on our houses, and will not live with the impacts of this decision. The homeowners of Wildwood are the people directly affected.

[05:57:23] Our voices should carry the greatest weight. The Board of Supervisors was elected to represent the residents and taxpayers of Fairfax County. We are the taxpayers. We are your constituents. We are your voters.

[05:57:41] The Wildwood community has attended meetings, submitted comments, organized with neighbors, and made our opposition clear. We respectfully ask that you listen to the residents who you were elected to represent.

[05:57:58] I urge the board to stand with the Wildwood community and vote against the proposed Midway Place-Waldron Drive connection and any comprehensive plan recommended that would facilitate it. Thank you for your time and consideration.

[05:58:14] Thank you very much. And finally, we have video testimony submitted by Catherine Martin. If we could play that video. Hi, my name is Catherine Martin. I served on the Lorton 2040 Task Force for six years.

[05:58:31] I raised five children in this zip code and taught at South County High School. I know this community deeply. I also have a personal stake. I own a home in Lorton Station in the heart of the 2040 Target area. What I hear from neighbors is consistent and troubling.

[05:58:49] Lorton Station never became what it was promised. People move to Lorton Station expecting a walkable, vibrant town center. Instead, it's dominated by medical offices and marked by constant restaurant turnover. One space changed hands three times in 10 years.

[05:59:08] Task force data shows there isn't enough density to support sustainable businesses. The result is a town center that feels underused and full of unrealized potential, despite direct VRE access with D.C. and more frequent service on the hour coming in 2030.

[05:59:29] I grew up in nearby Springfield when Lorton was defined by the prison, sewage plant, and landfill. While parts of our community have made real progress, the Central Core, this very 2040 target area, still struggles under that legacy.

[05:59:47] Lorton has carried a lot for Fairfax County. It's time for Lorton to rise. Our zip code is divided. To the west are higher-income neighborhoods and the Workhouse Arts Center. To the east is protected parkland along the Potomac.

[06:00:04] But in the middle, the area we're discussing tonight, we see too few places to gather, too little sense of place, and too little economic vitality. And this is happening in a place that is anything but insignificant.

[06:00:22] Right here in Lorton is Amtrak's auto train, the most heavily used, highest grossing service in the system, with more than a quarter of a million passengers each year. People across the country, including my friends in New Jersey, don't know Fairfax County, but they know Lorton.

[06:00:43] Sanford, Florida, its southern terminus saw this opportunity enacted, investing in ways to draw waiting travelers into the local economy. We already have visibility. We have a quarter of a million visitors. What we lack is the environment to turn that energy into lasting growth and an economic engine for Fairfax County.

[06:01:03] We lack a sense of place. I urge you to stand with me to help Lorton rise. Help us create a sense of place. Support Lorton 2040's vision. Thank you. Thank you very much for that testimony.

[06:01:20] Let me verify that there's no one else present who would like to speak on this matter. If there's no one else here present who would like to speak on this matter, let me ask if we have any callers. There are no callers. There are no callers. Closing comments and a recommendation from county staff. Thank you, Mr. Chairman.

[06:01:40] on June 23rd the planning commission voted to recommend the board's adoption of plan amendment 2021 roman numeral 4 lp1 which amends the comprehensive plan guidance for the lord and south route 1 suburban center as provided in pages 1 through 90 of the of attachment 1 to the staff report and with the three modifications provided in the planning commission action which is attached with the board item staff concurs with the planning commission's recommendation and modifications

[06:02:09] However, we also acknowledge that the board may want to consider additional modifications that we spoke to earlier in order to address concerns brought forth during the planning commission's public hearing and in two community meetings that were held after the planning commission hearing.

[06:02:25] Thank you, Mr. Chairman. Thank you very much. Are there any questions from board members? Questions from board members? Supervisor Stork. Thank you, Mr. Chairman. And just wanted to ask Mr. Wall if he could respond to a couple of the points that were made.

[06:02:42] One, which I think we've addressed, but just to be clearer, I guess, are there any roadway connections that are required or kind of ordered, if you will, by the plan that's being presented?

[06:02:57] no sir supervisor store the the originally shown conceptual connections again would have been tied or would be tied to future development of infill or neighborhood consolidation and redevelopment but the county is not is not proposing to construct any new roads in this area on private property

[06:03:22] Thank you. And the other point particularly that was raised was whether or not the county, you all have complied with Fairfax County's codes and ordinances regarding engagement and ensuring that folks, it was this kind of effort was communicated appropriately.

[06:03:42] Yes, sir. The notification requirements that are set forth in the state code and also by the county codes were all followed. And in addition to that, six signs were posted throughout the study area in areas that, in high traffic areas along Richmond Highway and Lorton Road.

[06:04:05] So, yes, sir. Thank you very much. Supervisor Stork, are there any further questions from board members? Seeing and hearing none, I will now close the public hearing and recognize Supervisor Stork for a motion.

[06:04:25] Well, thank you, Mr. Chairman. And I especially want to thank the speakers who traveled a long distance to come here. I know I can do that as well. And I appreciate their effort because it is an additional effort to do that. But I also appreciate the fact that they've been part of this long process and truly deeply believe in our community and I think recognize the importance of being engaged.

[06:04:50] And every single one of the persons, well, almost everybody who spoke clearly has been doing that, from Mr. Russell to Mr. Rumberger to, obviously, Mr. Firth, Ms. Henley, et cetera. Obviously, Mr. Tim Reiser as well. Thank you.

[06:05:07] As many of you know, this planning effort began more than eight years ago. It's a long time process. And the last area-wide review had occurred 35 years before. So this was really long overdue. We spent a lot of time and effort when the county acquired the Lorton penitentiary property, but this was really a chance to connect really more of those dots.

[06:05:32] We did a lot of development of work, if you will, on that former property, but also we've been looking and developing and investing in this side of Lorton as well. And it's been beautifully transforming, and I use the active word transforming, mean. And this clearly, I think, is the next stage. This isn't a revolutionary change, what's being proposed. I view this as a more incremental change, ones that we need to do to kind of further move all of us along and hopefully continue to gather community support for what Lorton should be in

[06:06:08] 30, 40, 50 years from now. This is a process. This is the next step. I think there's more to come. But this plan establishes a long-term vision for a walkable, mixed-use Lorton Corps centered on not only the existing VRE station, which I think is a huge part of that, but also the future transit, the one, including the planned extension of the one bus rapid transit along Richmond Highway.

[06:06:34] It also embraces modern planning principles that support housing, the arts, parks, open spaces, environmental stewardship, economic development, and especially what I heard many, many times in the testimony today is creating a specialness of place, creating a there, there, if you will, in Lorton, not just a pass-through, but truly a destination.

[06:06:57] What makes this plan especially meaningful is that it has been community-driven from the very beginning. Over the past eight years, the Lorton Visioning Task Force worked alongside county staff and consultants, Team Mount Vernon, to shape this vision, and I want to thank them for their dedication, thoughtful dialogue.

[06:07:15] The many difficult conversations that I know took place, which is one of the reasons maybe it took a little bit longer, is that we had to have those difficult conversations and the commitment that they all made to finding common ground. It's never easy, and this process proves that you can still do a good one by engaging and connecting and working hard at it. This has been one of the most robust public engagement efforts that I or I think we have ever undertaken. In addition to the dozens of newsletters and notices over the half decade, more than 45 public meetings, workshops, open houses, signposts that

[06:07:51] we heard, stakeholder discussions, online engagement opportunities gave meaningful opportunities to shape the plan. And I know it's never enough. I know there's always something more we could do, and I ask people in the audience or others who didn't feel like we communicated adequately, please share that with us.

[06:08:08] We would look for every other opportunity we could to public engage and ensure that we can do even better in the next and future engagements that we have. Even after the Planning Commission public hearing, we held two additional community meetings to continue listening and responding to community feedback.

[06:08:24] That engagement definitely made a difference. Many of the community associations and the homeowners associations of the South County Federation did, in fact, though, vote unanimously to support this amendment, including the Wildwood community. I especially want to recognize our outstanding task force chairs, Nick Firth and Waddle Clark, whose leadership, patience, and dedication kept this project moving forward for many, many years.

[06:08:50] Your commitment to this project has been remarkable. This plan would not be where it is today without your leadership. Again, my great thanks to both of you. And then every member of the task force played an important role in this effort. They brought diverse perspectives, ideas, challenged one another, worked collaboratively, and they shared, if you will, the vision and the values and the aspirations of the Lorton community.

[06:09:13] In particular, I want to thank Andy Casper, Brittany Choi, Tay Choi, Marlin Dubeson, Amon Fryer, Wendy Henley, Andrew Ling, Linwood Gorham, Kathy Martin, Christine Morin, Tim Reiser, Dale Rumberger, Tim Sargent, Peter Whelan, and I know there are many, many more, but I especially want to recognize Keith Shovlin and Tony Martin for their continued engagement through this process, and Keith is president of the community station, and you're coming today to speak.

[06:09:43] Additionally, after hearing the very recent concerns of several residents in the Wildwood subdivision and neighborhood communities, and after two community meetings, which I referenced earlier, since the public hearing deferral, And again, you can go and look at that virtual meeting.

[06:10:01] It's all recorded. You can see and hear the conversations much like what we shared today. As a result of all that, I am submitting these modifications to delete the conceptual lines representing new street grid links between Pohick Road, Lorton Station Boulevard, and Lorton Road from the transportation maps.

[06:10:19] I'm also submitting modified plan text to clarify that any consideration for new grid links would only be necessary to address any potential for future infill development or neighborhood consolidation in the same area, which, again, as we've been continually advising folks, does not happen if 75% of the property owners, i.e. especially their neighbors, essentially their neighbors, don't want to do it.

[06:10:47] So in the end, neighbors, you got a chance to work with each other and decide for yourself whether or not these are the kinds of things you want to do. This plan represents more than eight years of collaboration, thoughtful planning, genuine community engagement. It protects what residents value most about Lorton while providing a balanced framework for thoughtful, sustainable growth in the decades ahead.

[06:11:10] Again, destination, not a pass-through community. I respectfully ask for the board's support. Mr. Chairman, I move, I therefore move that the board adopt the Planning Commission's recommendation for plan amendment PA-2021-IV-LP1 as shown in the board item with further modifications as shown in bold and yellow highlighted font and attachment A of my board handout dated July 10th, 2026.

[06:11:40] And the chair will second that motion. Discussion on the motion. I'll be very, very brief because I think you captured it well, Supervisor Stork. I do want to just thank the task force members, those who are here and not here. These are the core folks that have a passion about everything that happens in Lorton, not just today, but every day.

[06:12:01] And I couldn't agree more with much of the testimony we heard about the untapped potential that exists in this part of the county. I can remember like some of us sitting up here when Lorton was nothing more than what some of the folks described it as, you know, a prison and a lot of industrial uses.

[06:12:19] And it is a thriving community now with a mix of retail, residential, and we are still, despite all of those things, and a lot of county infrastructure, despite all of those things, still lacking kind of some complete pieces that are needed to make Lorton really thrive the way we all had originally envisioned and the way that this vision will help capitalize on.

[06:12:46] And so I know this has been a long, long process. I think all of us would confess too long. We know that plans are living documents, and they can change over time. But if you don't have a plan, you don't know where you're going. And this plan is a much better place to go than the plan that it replaces.

[06:13:04] And I would call this modernization more than anything else. But a particular thanks to the staff who also have been a part of this journey. Some of the names that you mentioned have moved on to other things. through this process. A lot of people have had their fingers and their mind attached to this, and it is appreciated. And again, we wouldn't be here without the work of those task force members, and this is tough work. It's not easy, and it's appreciated. So with that, I think we're ready to vote. All those in favor of the motion, please say aye. Aye. Any opposed? Any abstentions? And that

[06:13:41] motion carries. Supervisor Stork. Thank you, Mr. Chairman. And I have to take a moment. There's a lot of staff involved, but we know that they're the lifeblood. They're how we get things done, and I particularly want to start with Stephen Waller, who's devoted, maybe feels like a lifetime, but you've done a fantastic job of engaging and being patient and connecting and working with folks. Graham Owen, especially, also was very, very involved. Tom Burke, thank you. Salem Bush, Peyton Smith, Andy Galusha, Katie Torgeson, Michael Linsky, Aaron Kilbainer, Michael Garcia,

[06:14:17] Allie Malone, Leanna O'Donnell, Kelly Atkinson, Leah Niebuer, Katie Herman, and Megan Van Dam. And I know many, many, many others who maybe are no longer with us in terms of working with the county. So, again, my deep thanks to all of you.

[06:14:33] Thank you very much, Supervisor Stork. And with that, we are going to move on to our last item on the agenda, which is public comment. And I do want to remind some folks about the rules for

public comment. The board may hear public comment on any issue, except issues under litigation, issues that have been scheduled for a public hearing before the board, and personnel matters and or comments regarding specific individuals.

[06:14:57] Speakers must register in advance, and each speaker is given three minutes for their remarks. A maximum of 10 speakers may address the board during any public comment period, and speakers may address the board once during a six-month period. With that, we do have three speakers who have signed up for public comment this afternoon.

[06:15:15] Speaker number one is a caller, Fahri Russell, are we connected? Can you hear me okay? Yes, sir. Welcome. The floor is yours. Thank you. Good afternoon everyone, Mr. Chairman, and dear board members.

[06:15:32] Thank you for your time on your long day, and thank you for giving me time for today. I hope you have a conversation about my time. I'm here today not only for myself, but for many people who feel invisible.

[06:15:49] I served our country one year in Afghanistan during COVID. I was injured during my deployment, and left behind over five and a half weeks in combat zone by my on-care deployment employer and their unaccountable self-insured.

[06:16:10] In a state of any care and support that I expected, my term was just the same day when I came back from one year deployment with my injured body. I got the title of the Penn Space Act, but my employer, which is in Fairfax, and their celebrity tour denied my DBA rights and even hiding their denied letter that I can't appeal.

[06:16:39] And, of course, Labor Department did nothing. My injury has cost me my life, health, career, civilization, financial stability, home, family, and future of me and my daughter.

[06:16:55] After a while, I'm sorry, that I lost nearly everything, I came to Virginia, hoping for a friendship start. I reached out to sheltered workforce programs, human services, county, officers, and housing, employment, medical care, and guidance.

[06:17:19] Too often, my calls, emails, letters went unanswered, or I was left without clear direction. And I met people in their cars, tents, including seniors, pregnant women, all desperately trying to rebuild their lives, but with poor service and misleadership, they left behind and hopeless.

[06:17:45] These experiences convict me that many vulnerable people are struggling to access timely help in this state, but it seems illegal immigrants were eligible for one-year rent, helping with getting IDs or other social services when American citizen has no roof and is sleeping on the streets of Virginia or in their cars.

[06:18:13] Please have more authority, more auditing and controlling of the taxpayer money budget that you are giving to the shelters and like shelter house and misleadership management. As my name is in the blacklist of no job, no justice, no medical treatment, my life becomes miserable, hopeless and harder.

[06:18:40] And my sin is my injury, which happened during observing this country and sacrificed my life on risky COVID time in the world. I also receive financial assistance from jobs that I see that I continue to grow even when I have no income.

[06:19:06] Without ability to renew my car registration, I risked losing my car only assets that I have to survive under my special situation. For someone trying to recover from injury and homelessness, these failures become impossible to cover, to overcome.

[06:19:26] Thank you. And our failure system in trust tries to bring us down in the place of the support. Thank you for your testimony. You've gone quite a bit over time, but thank you for your testimony and for calling in. Speaker number two is Bradley Wursterfer.

[06:19:45] Is he here? He is here to be followed by our final speaker of the day, Robert Whitfield. Welcome. Hello, Mr. Chairman and board.

[06:20:08] Thank you for your time and support of the community. My name is Bradley Worstever, and I'm the resident of the Mason District. I'm here to request that each of you commits to the week without driving for 2026. This is a national pledge from America Walks spanning from October 1st to October 8th of this year, where elected officials spend seven days reducing the number of trips they personally drive themselves for. It can be as much as not driving yourselves for the full week or as little as reflecting about how you would get around if you did not have that luxury. The truth is that one-third of Americans do not drive. This includes the young, the elderly, people with chronic health

[06:20:47] concerns, epilepsy, autism, mobility, or vision disabilities. It includes people with suspended licenses, who cannot afford gas, who do not own a car, or who share a vehicle for their household. How would these people speak at this hearing?

[06:21:03] As someone who took half a day off of work and the bus for two hours to speak for these three minutes tonight, I can attest that it's possible, but how many of these people will be excluded from these hearings or from basic necessities like getting groceries or going out for a night?

[06:21:22] By reducing your driving for a week, you put yourselves in the shoes of these people, whether that's biking, walking, using public transit, taking rideshare, or having errands delivered. You can ask family or friends to drive you to work or commitments. If you truly feel that there is no way to go a week without driving, then ask yourself, what would the one in three Americans who cannot drive do in that situation?

[06:21:46] The National Week Without Driving is a tax-free way to drive meaningful change. It was started in 2023 and already adopted by many officials in the D.C. region. Examples of successful policy shifts include new safe streets policies, which are sorely needed as the county already faces double-digit pedestrian deaths for 2026.

[06:22:07] Using the same streets that your residents do firsthand can reveal a lack of many quick and cheap improvements like bus stop benches or leading pedestrian intervals, which the Federal Highway Administration notes reduce crash rates by 13%. Thank you again, Mr. Chairman and Board, for your time guarding the community and listening to us.

[06:22:26] All that I ask is that you spend a week of your time giving the other third of your residents a voice at the table and sharing when you do. Thank you again. Thank you for your testimony. I appreciate it. Our final speaker is Robert Whitfield. Thank you, Chair and Supervisors, for your fortitude in making it through. I don't even know what time it is. Tomorrow,

[06:23:00] a special event will occur in which England will face Argentina. I was there in 1966 for the semi-cup final, and England won. So, Supervisor Polczyk, we have a score to settle maybe soon.

[06:23:17] I'm here to talk about our transit situation. I moved to New York City in 1977, and I moved to Fairfax County, and I rode the early days of the Metro, which of course then was a new, shiny, clean, compared to the Lexington Avenue subway, it was heaven. And I met Joe Alexander in 1979 with the opening of the, excuse me, the funding approval of the Blue Line from Van Dorn Street.

[06:23:46] So I've been involved in, and I became a member of the board of the Committee for Dulles in 19, I joined 1987, became a board member later. I met Delegate Vivian Watts when she was the Secretary of Transportation. So I've been involved, in fact, I suggested to Jim Wilding in 1994, they should update the Dulles Master Plan to incorporate a rail line to Dulles.

[06:24:08] So this was all in the past. In the year 2000, the WMATA metrorail system had a farebox recovery of 75 to 80 percent. Do you know what it is now? Under 25 percent. And the bus system, it's even worse.

[06:24:26] And I attended 100 board meetings and board committee meetings at WMARA between 2011 and the end of 2019. I promise you that they did not act in a fiscally responsible manner, and they still are not. And this whole DMV moves plan is one more example of fiscal irresponsibility.

[06:24:48] And I didn't get to go. I watched a couple of the meetings online. And I was dismayed on December the 3rd when County Executive Hill recommended adoption of DMV moves without telling the board that no fare increase was required for the Metro Rail Metro Bus passengers.

[06:25:08] I subsequently met with Supervisor Alcorn on the 5th of January this year, along with Tom Cranmer and Sean Ensley. And we discussed how important coming up with some – I told the late January Connelly back in 2023, whenever it was, 2022 in the second phase, I said, now that we've committed the capital to the silver line, we have to make it a success.

[06:25:35] And that's how I believe. But the problem is the present DMV moves plan doesn't take account for the fact the taxpayers of western Fairfax County and Loudoun have paid better part of \$5 billion towards the \$7 billion silver line.

[06:25:52] And now you're expecting us out in the western part of Fairfax County to pony up more money for rail improvements on the red line? Give me a break. So please, we need a task force now in the next 90 days to come up with what realistic options have to be considered to replace the DMV move plan.

[06:26:14] Thank you. Thank you very much, Rob, for your testimony. And that brings us to the end of our board meeting of July 14, 2026. And with that, the board is adjourned.

