FAIRFAX COUNTY
BOARD OF SUPERVISORS
January 13, 2026

AGENDA

9:30	**Done**	Presentations
9:30	**Done**	Presentation Honoring Members of the Fairfax County Police Department for their Service During the January 6, 2021 Incident
10:00	**Done**	Board Organization and Appointments of Board Members to Various Regional and Internal Boards and Committees
10:00	**Done**	Board Appointments to Citizen Boards, Authorities, Commissions, and Advisory Groups
10:30	**Done**	Matters Presented by Board Members
10:30	**Done**	Items Presented by the County Executive
	ADMINISTRATIVE ITEMS	
1	**Approved**	Approval of Streets Into the Secondary System – Busby Tract (Providence District)
2	**Approved**	Approval of Streets Into the Secondary System – Marshall Hills (Braddock District)
3	**Approved**	Approval of Streets Into the Secondary System –Rainwater Run Subdivision (Springfield District)
4	**Approved**	Additional Time to Establish Use or Commence Construction for Special Exception Amendment SEA-95-M-029-02, McDonald's Corporation (Mason District)
5	**Approved**	Extension of Review Period for 2232 Application for the Willston Water Tank Replacement (Mason District)
6	**Approved**	Extension of Review Period for 2232 Application for Hollin Hall Substation (Mount Vernon District)
7	**Approved**	Authorization to Advertise Public Hearings on a Proposed Zoning Ordinance Amendment Re: Large-Scale Battery Energy Storage Systems
8	**Approved**	Authorization to Advertise Public Hearings on a Proposed Zoning Ordinance Amendment Re: Congregate Living Facilities

FAIRFAX COUNTY
BOARD OF SUPERVISORS
January 13, 2026

ADMINISTRATIVE ITEMS (continued)

9	**Approved**	Authorization to Advertise a Public Hearing to Consider an Ordinance Expanding the Reston Community Parking District (Hunter Mill District)
10	**Approved**	Authorization to Advertise a Public Hearing to Consider Including 6133 Brook Drive in the Munson Hill Residential Permit Parking District, District 15 (Mason District)
11	**Approved**	Authorization to Advertise a Public Hearing to Lease County-Owned Properties, The Commons and Willard Sherwood Health and Community Center in the City of Fairfax, for the Purpose of Installing Solar (Braddock, and Providence, and Mount Vernon Districts
12	**Approved**	Supplemental Appropriation Resolution AS 26158 for the Department of Family Services to Accept Grant Funding from Virginia Works to Implement the Northern Virginia Rapid Response Initiative for Dislocated Workers and Contractors Grant

ACTION ITEMS

1	**Approved**	Approval of the Board of Supervisors' Regular Meeting Schedule for Calendar Year 2026 and Authorization for the Chairman to Postpone a Scheduled Meeting in the Event of Weather or Other Hazardous Conditions
2	**Approved**	Approval of Project Agreements Between the Virginia Department of Rail and Public Transportation and Fairfax County for Fiscal Year 2026 Transit Assistance Grant Funds
3	**Approved**	Resolution to Support the Abandonments and Additions Associated with the Roberts Parkway Extension, Routes 6197, 651, and 6591 (Braddock District)

CLOSED SESSION

	Held	Closed Session

ANNUAL MEETING

3:30	**Held**	Annual Meeting of the Fairfax County Solid Waste Authority

FAIRFAX COUNTY
BOARD OF SUPERVISORS
January 13, 2026

	PUBLIC HEARINGS	
3:30	**Deferred to 02/03/2026**	Public Hearing on SE-2024-MV-00008 (Alusine Conteh) (Mount Vernon District)
3:30	**Approved**	Public Hearing on RZ-2024-MA-00017 (Phillips Programs) (Mason District) (Concurrent with SEA-85-M-101-04)
3:30	**Approved**	Public Hearing on SEA-85-M-101-04 (Phillips Programs) (Mason District) (Concurrent with RZ-2024-MA-00017)
3:30	**Deferred to 02/03/2026**	Public Hearing on SEA-00-Y-004-002 (Mount Olive Baptist Church) (Sully District)
3:30	**Approved**	Public Hearing on SE-2024-PR-00039 (VIP Management, LLC) (Providence District)
3:30	**Approved**	Public Hearing on RZ-2024-DR-00019 (MCP Dulles Tech Center LLC) (Dranesville District) (Concurrent with PCA-79-C-037-010 (RZPA-2024-DR-00047))
3:30	**Approved**	Public Hearing on PCA-79-C-037-010 (RZPA-2024-DR-00047) (MCP Dulles Tech Center LLC) (Dranesville District) (Concurrent with RZ-2024-DR-00019)
4:00	**Approved**	Public Hearing on a Proposal to Vacate and Abandon a Portion of Luckett Avenue (Providence District)
4:00	**Approved**	Public Hearing on a Proposal to Vacate a Portion of a 20-Foot-Wide Alley (Mount Vernon District)
4:00	**Approved**	Public Hearing to Extend a Lease of County-Owned Property at 4618 West Ox Road to Republic Services of Virginia, LLC (Springfield District)
4:00	**Approved**	Public Hearing to Consider an Ordinance Expanding the Cedar Residential Permit Parking District, District 35 (Providence District)
4:00	**Held**	Public Comment

Fairfax County, Virginia

BOARD OF SUPERVISORS AGENDA

Tuesday
January 13, 2026

9:30 a.m.

PRESENTATIONS

RESOLUTIONS — To recognize and honor the Fairfax County Public Schools 2025 fall sports team and individual champions.

STAFF:
Tony Castrilli, Director, Office of Public Affairs
Jeremy Lasich, Office of Public Affairs
Imtiaz Ali, Office of Public Affairs

Board Agenda Item
January 13, 2026

9:30 a.m.

Presentation Honoring Members of the Fairfax County Police Department for their Service During the January 6, 2021 Incident

ENCLOSED DOCUMENTS:
None.

PRESENTED BY:
Deputy Chief Wilson Lee, Fairfax County Police Department

Board Agenda Item
January 13, 2026

10:00 a.m.

Board Organization and Appointments of Board Members to Various Regional and Internal Boards and Committees

ENCLOSED DOCUMENTS:
Attachment 1 - Listing of Interjurisdictional Committees and Inter- and Intra-Governmental Boards and Committees for Calendar Year 2026

STAFF:
Jill G. Cooper, Clerk for the Board of Supervisors

INTERJURISDICTIONAL COMMITTEES AND INTER- AND INTRA-GOVERNMENTAL BOARD AND COMMITTEESS FOR CALENDAR YEAR 2026

December 18, 2025

INTERJURISDICTIONAL COMMITTEES

ALEXANDRIA
Dan Storck, Chairman
Jeffrey McKay
Andres Jimenez
Rodney Lusk

ARLINGTON
Jeffrey McKay, Chairman
Andres Jimenez
James Bierman
Dalia Palchik

DISTRICT OF COLUMBIA
Jeffrey McKay, Chairman
Dalia Palchik
Dan Storck
Rachna Sizemore Heizer
~~*Vacant*~~

FAIRFAX CITY
Rachna Sizemore Heizer, Chairman
Jeffrey McKay
Dalia Palchik
Patrick Herrity
~~*Vacant Seat, Chair*~~

FALLS CHURCH
Jeffrey McKay, Chair
James Bierman
Andres Jimenez
Dalia Palchik

FORT BELVOIR (Board of Advisors/Base Realignment and Closure)
Jeffrey McKay
Patrick Herrity
Rodney Lusk
Dan Storck

HERNDON
Jeffrey McKay, Chairman
James Bierman
Walter Alcorn

LOUDOUN COUNTY
Kathy Smith, Chairman
Jeffrey McKay
James Bierman
Walter Alcorn

PRINCE WILLIAM COUNTY
(Includes UOSA, City of Manassas, and City of Manassas Park)
Kathy Smith, Chairman
Jeffrey McKay
Patrick Herrity
Dan Storck

VIENNA
Walter Alcorn, Chairman
Jeffrey McKay
James Bierman
Dalia Palchik

INTERGOVERNMENTAL BOARD AND COMMITTEES
(Including Federal and State)

COMMUNITY CRIMINAL JUSTICE BOARD
James Bierman

METROPOLITAN WASHINGTON COUNCIL OF GOVERNMENTS (COG)

COG BOARD OF DIRECTORS
Jeffrey McKay, Principal
Rodney Lusk, Principal
James Bierman, Principal
Andres Jimenez, Alternate
Dan Storck, Alternate
Walter Alcorn, Alternate

COG METROPOLITAN WASHINGTON AIR QUALITY COMMITTEE
Dan Storck, Principal
James Bierman, Principal
Dalia Palchik, Alternate
John Morrill (Staff), Alternate
~~*Alternate (for any member)*~~

COG CHESAPEAKE BAY AND WATER RESOURCES POLICY COMMITTEE
Kathy Smith, Principal
Rachna Sizemore Heizer, Alternate
~~*Alternate (for any member)*~~

COG CLIMATE, ENERGY AND ENVIRONMENTAL POLICY COMMITTEE
~~*Andres Jimenez, Principal*~~
Dalia Palchik, Principal
John Morrill (Staff)

COG EMERGENCY PREPAREDNESS COUNCIL
Rodney Lusk, Principal

COG HUMAN SERVICES POLICY COMMITTEE
~~*Dalia Palchik, Principal*~~
Rachna Sizemore Heizer, Principal
James Bierman, Principal
Rodney Lusk, Alternate

COG FOOD AND AGRICULTURE REGIONAL MEMBER POLICY COMMITTEE
Dalia Palchik, Principal
Rodney Lusk, Alternate

COG TRANSPORTATION PLANNING BOARD
Walter Alcorn, Principal
James Bierman, Principal
Jeffrey McKay, Alternate
Dalia Palchik, Alternate

GEORGE MASON UNIVERSITY FAIRFAX CAMPUS ADVISORY BOARD
Patrick Herrity
Rachna Sizemore Heizer
Jim Zook
~~*Vacant, Fairfax Campus Advisory Board Seat*~~

INOVA HEALTH CARE QUALITY AND RELIABILITY
James Bierman

INOVA HEALTH SYSTEMS BOARD
Jeffrey McKay

NORTHERN VIRGINIA REGIONAL COMMISSION (NVRC)
Patrick Herrity
James Bierman
Dalia Palchik
Walter Alcorn
Rodney Lusk
Kathy Smith
Rachna Sizemore Heizer
~~*Vacant, Commissioner Seat*~~

NORTHERN VIRGINIA TRANSPORTATION COMMISSION (NVTC)
(Including WMATA and VRE Representatives)
Dalia Palchik
Andres Jimenez, Alternate
Walter Alcorn, WMATA
Dan Storck, Principal, VRE Operation
Rachna Sizemore Heizer, Principal, VRE Operation
James Bierman, Alternate, VRE Operation
~~*Vacant Seat, Principal, VRE Operation*~~

PHASE I DULLES RAIL TRANSPORTATION IMPROVEMENT DISTRICT COMMISSION
Jeffrey McKay
James Bierman
Walter Alcorn
Dalia Palchik

PHASE II DULLES RAIL TRANSPORTATION IMPROVEMENT DISTRICT COMMISSION
Jeffrey McKay
James Bierman
Walter Alcorn
Kathy Smith

POTOMAC WATERSHED ROUNDTABLE
Dan Storck
Eleanor Ku Codding, P.E., Alternate

ROUTE 28 HIGHWAY TRANSPORTATION IMPROVEMENT DISTRICT COMMISSION
Jeffrey McKay
James Bierman
Walter Alcorn
Kathy Smith

VIRGINIA ASSOCIATION OF COUNTIES (VACo) BOARD OF DIRECTORS (REGIONAL DIRECTORS)
Jeffrey McKay
Andres Jimenez
Kathy Smith
Dan Storck

WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY (WMATA)
(Appointed by NVTC. The Board of Supervisors makes recommendations for consideration.)
Walter Alcorn

INTRAGOVERNMENTAL AND OTHER COMMITTEES

AUDIT COMMITTEE
Dan Storck, Chairman
James Bierman
Andres Jimenez
Patrick Herrity

BUDGET POLICY COMMITTEE
(Committee of the Whole)
Jeffrey McKay, Chairman
Kathy Smith, Vice-Chairman
Dalia Palchik, Vice-Chairman

COUNCIL FOR ECONOMIC OPPORTUNITY
(Committee of the Whole)
Dan Storck, Chairman
Jeffrey McKay, Vice-Chairman

ECONOMIC INITIATIVES COMMITTEE
(Committee of the Whole)
Dan Storck, Chairman
Jeffrey McKay, Vice-Chairman

ENVIRONMENTAL COMMITTEE
(Committee of the Whole)
Dalia Palchik, Chairman
Rachna Sizemore Heizer, Vice-Chairman
~~*Andres Jimenez, Vice-Chairman*~~
~~*Vacant, Chairman*~~

HEALTH AND HUMAN SERVICES COMMITTEE
(Committee of the Whole)
~~Dalia Palchik, Chairman~~
Rachna Sizemore Heizer, Chairman
Rodney Lusk, Vice-Chairman

HOUSING COMMITTEE
(Committee of the Whole)
~~Dalia Palchik, Chairman~~
Rachna Sizemore Heizer, Chairman
Rodney Lusk, Vice-Chairman

INFORMATION TECHNOLOGY COMMITTEE
(Committee of the Whole)
Patrick Herrity, Chairman
Walter Alcorn, Vice-Chairman

LAND USE POLICY COMMITTEE
(Committee of the Whole)
Kathy Smith, Chairman
James Bierman, Vice-Chairman

LEGISLATIVE COMMITTEE
(Committee of the Whole)
Andres Jimenez, Chair
Jeffrey McKay, Vice-Chairman

OLDER ADULTS COMMITTEE
(Committee of the Whole)
Walter Alcorn, Chairman
Dalia Palchik, Vice-Chairman

PERSONNEL AND REORGANIZATION COMMITTEE
(Committee of the Whole)
Kathy Smith, Chairman
Andres Jimenez, Vice Chairman

SAFETY AND SECURITY COMMITTEE
(Committee of the Whole)
Rodney Lusk, Chairman
Jeffrey McKay, Vice-Chairman

SUCCESSFUL CHILDREN AND YOUTH POLICY TEAM (SCYPT)
Dalia Palchik
~~Rodney Lusk~~
Rachna Sizemore Heizer

TRANSPORTATION COMMITTEE
(Committee of the Whole)
James Bierman, Chairman
Walter Alcorn, Vice Chairman

Board Agenda Item
January 13, 2026

10:00 a.m.

Board Appointments to Citizen Boards, Authorities, Commissions, and Advisory Groups

ENCLOSED DOCUMENTS:
Attachment 1: Appointments to be heard January 13, 2026

STAFF:
Jill G. Cooper, Clerk for the Board of Supervisors

FINAL COPY

APPOINTMENTS TO BE HEARD JANUARY 13, 2026
(ENCOMPASSING VACANCIES PROJECTED THROUGH JANUARY 31, 2026)
(Unless otherwise noted, members are eligible for reappointment)

A. HEATH ONTHANK MEMORIAL AWARD SELECTION COMMITTEE (1-year terms)

Incumbent History	Requirement	Nominee	Supervisor	District
VACANT (Formerly held by Clifford L. Fields; appointed 2/09-1/20 by Bulova) Term exp. 1/21 *Resigned*	At-Large Chairman's Representative		McKay	At-Large Chairman's
Jane Gwinn (Appointed 3/25 by Walkinshaw) Term exp. 1/26	Braddock District Representative	**Jane Gwinn**	Sizemore Heizer	Braddock
Kerrie Wilson (Appointed 2/24 by Bierman) Term exp. 1/25	Dranesville District Representative		Bierman	Dranesville
Renko Hardison (Appointed 2/25 by Lusk) Term exp. 1/26	Franconia District Representative		Lusk	Franconia

Continued on next page

A. HEATH ONTHANK MEMORIAL AWARD SELECTION COMMITTEE (1-year term)
Continued from previous page

Incumbent History	Requirement	Nominee	Supervisor	District
Paul Davis (Appointed 1/25 by Alcorn) Term exp. 1/26	Hunter Mill District Representative	**Paul Davis**	Alcorn	Hunter Mill
Suzanne Holland (Appointed 3/25 by Jimenez) Term exp. 1/26	Mason District Representative	**Suzanne Holland**	Jimenez	Mason
Wesley Speer (Appointed 1/25 by Storck) Term exp. 1/26	Mount Vernon District Representative		Storck	Mount Vernon
Ernestine Heastie (Appointed 1/25 by Palchik) Term exp. 1/26	Providence District Representative		Palchik	Providence
VACANT (Formerly held by Philip Rosenthal; appointed 1/92-1/25 by Herrity) Term exp. 1/26 *Deceased*	Springfield District Representative		Herrity	Springfield
Michael Coyle (Appointed 1/25 by Smith) Term exp. 1/26	Sully District Representative	**Michael Coyle**	Smith	Sully

ADVISORY SOCIAL SERVICES BOARD
(4-year terms – limited to 2 full terms)

Incumbent History	Requirement	Nominee	Supervisor	District
Jessica DuBois (Appointed 5/24 by Walkinshaw) Term exp. 9/25	Braddock District Representative		Sizemore Heizer	Braddock
VACANT (Formerly held by Ben Zuhl; appointed 12/21 by Foust) Term exp. 9/25 *Resigned*	Dranesville District Representative		Bierman	Dranesville

AFFORDABLE DWELLING UNIT ADVISORY BOARD (4-year terms)

Incumbent History	Requirement	Nominee	Supervisor	District
Richard N. Rose (Appointed 7/97-4/01 by Hanley; 9/05-5/09 by Connolly; 6/13-6/17 by Bulova) Term exp. 5/21	Builder (Multi-Family) Representative		By Any Supervisor	At-Large
James H. Scanlon (Appointed 6/93-5/17 by Bulova) Term exp. 5/21	Engineer/Architect/ Planner #1 Representative		By Any Supervisor	At-Large
Mark Drake (Appointed 2/09-5/12 by McKay) Term exp. 5/16	Engineer/Architect/ Planner #2 Representative		By Any Supervisor	At-Large

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AFFORDABLE DWELLING UNIT ADVISORY BOARD (4-year terms)
Continued from previous page

Incumbent History	Requirement	Nominee	Supervisor	District
VACANT (Formerly held by James Francis Carey; appointed 5/06 by Connolly) Term exp. 5/10 *Resigned*	Lending Institution Representative		By Any Supervisor	At-Large
Francis C. Steinbauer (Appointed 8/02-5/18 by Hudgins) Term exp. 5/22	Non-Profit Housing Representative		By Any Supervisor	At-Large

AFFORDABLE HOUSING ADVISORY COUNCIL (AHAC) (2-year terms)

Incumbent History	Requirement	Nominee	Supervisor	District
Jeremy Allen (Appointed 6/23 by Gross) Term exp. 6/25	Mason District Representative		Jimenez	Mason
VACANT (Formerly held by Keary Kincannon; appointed 6/23 by Storck) Term exp. 6/25 *Resigned*	Mount Vernon District Representative		Storck	Mount Vernon

AGRICULTURAL AND FORESTAL DISTRICT ADVISORY BOARD
(Serves at the pleasure of the Board)

Incumbent History	Requirement	Nominee	Supervisor	District
VACANT (Formerly held by Mariette Newcomb; appointed 2/88 by Richards) *Resigned*	Farmer #2 Representative		By Any Supervisor	At-Large

ALCOHOL SAFETY ACTION PROGRAM LOCAL POLICY BOARD (ASAP) (3-year terms)

Incumbent History	Requirement	Nominee	Supervisor	District
Ronald Boggio (Appointed 5/22 by McKay) Term exp. 10/23	At-Large #1 Representative		By Any Supervisor	At-Large
Grant J. Nelson (Appointed 10/95-5/01 by Hanley; 6/04-9/07 by Connolly; 6/10-9/19 by Bulova) Term exp. 6/22	At-Large #2 Representative		By Any Supervisor	At-Large
Darren Dickens (Appointed 11/96-5/01 by Hanley; 6/04-10/07 by Connolly; 6/10-9/19 by Bulova) Term exp. 6/22	At-Large #3 Representative		By Any Supervisor	At-Large
VACANT (Formerly held by Linda Perlstein; appointed 11/22 by Alcorn) Term exp. 10/25 *Resigned*	At-Large #6 Representative		By Any Supervisor	At-Large

ARCHITECTURAL REVIEW BOARD (3-year terms)

NOTE: Members shall be appointed by the Board as follows: At least two (2) members shall be certified architects; one member shall be a landscape architect authorized to practice in Virginia; one member shall be a lawyer with membership in the Virginia Bar; six (6) members shall be drawn from the ranks of related professional groups such as archaeologists, historians, lawyers, and real estate brokers.

Incumbent History	Requirement	Nominee	Supervisor	District
Jason Zellman (Appointed 5/18-12/22 by Herrity) Term exp. 9/25	Attorney Representative		By Any Supervisor	At-Large
Kaye Orr (Appointed 6/18-9/21 by Gross) Term exp. 9/24	Related Professional Group #1 Representative		By Any Supervisor	At-Large
VACANT (Formerly held by Ali A. Sohanghpurwala; appointed 9/23 by Smith) Term exp. 9/24 *Resigned*	Related Professional Group #2 Representative		By Any Supervisor	At-Large

ATHLETIC COUNCIL (2-year terms)

Incumbent History	Requirement	Nominee	Supervisor	District
VACANT (Formerly held by Marc Fernandes; appointed 10/20-1/22 by McKay) Term exp. 12/23 *Resigned*	Diversity-At-Large Principal Representative		By Any Supervisor	At-Large

Continued on next page

ATHLETIC COUNCIL (2-year terms)
Continued from previous page

Incumbent History	Requirement	Nominee	Supervisor	District
Eric Sohn (Appointed 4/10-3/24 by Herrity) Term exp. 11/25	Diversity At-Large Alternate Representative		By Any Supervisor	At-Large
Ian Harper (Appointed 10/23 by Foust) Term exp. 3/25	Dranesville District Principal Representative		Bierman	Dranesville
Brian Luwis (Appointed 7/19-6/21 by Foust) Term exp. 3/23	Dranesville District Alternate Representative		Bierman	Dranesville
VACANT (Formerly held by William Bright; appointed 1/20-3/22 by Lusk) Term exp. 4/26 *Resigned*	Franconia District Alternate Representative		Lusk	Franconia
VACANT (Formerly held by Hillary Richardson; appointed 9/20-6/22 by Alcorn) Term exp. 6/24 *Resigned*	Women's Sports Alternate Representative		By Any Supervisor	At-Large

AUDIT COMMITTEE (2-year terms)

Incumbent History	Requirement	Nominee	Supervisor	District
Paul Svab (Appointed 1/20-3/24 by McKay) Term exp. 1/26	At-Large #1 Representative		By Any Supervisor	At-Large
Lester Myers (Appointed 1/20-2/24 by McKay) Term exp. 1/26	At-Large #2 Representative	**Lester Myers** (McKay)	By Any Supervisor	At-Large

BARBARA VARON VOLUNTEER AWARD SELECTION COMMITTEE (1-year terms)

Incumbent History	Requirement	Nominee	Supervisor	District
VACANT (Formerly held by Ken Balbuena; appointed 7/20-8/22 by McKay) Term exp. 6/23 *Resigned*	At-Large Chairman's Representative		McKay	At-Large Chairman's
VACANT (Formerly held by Barbara Glakas; appointed 1/12-6/19 by Foust) Term exp. 6/21 *Resigned*	Dranesville District Representative		Bierman	Dranesville
VACANT (Formerly held by Nancy Hall; appointed 6/24 by Jimenez) Term exp. 6/25 *Resigned*	Mason District Representative		Jimenez	Mason

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BARBARA VARON VOLUNTEER AWARD SELECTION COMMITTEE (1-year terms)
Continued from previous page

Incumbent History	Requirement	Nominee	Supervisor	District
VACANT (Formerly held by Diana Maria Rhodes; appointed 7/23-6/24 by Smith) Term exp. 6/25 *Resigned*	Sully District Representative		Smith	Sully

BOARD OF BUILDING AND FIRE PREVENTION CODE APPEALS (4-year terms)
NOTE: No official, technical assistant, inspector or other employee of the Department of Public Works and Environmental Services, Department of Planning and Development, or Fire and Rescue Department shall serve as a member on this Board.

Incumbent History	Requirement	Nominee	Supervisor	District
VACANT (Formerly held by Amado Fernandez; appointed 6/16-2/23 by Smith) Term exp. 2/27 *Resigned*	Alternate #3 Representative		By Any Supervisor	At-Large
VACANT (Formerly held by Michael Sanio; appointed 2/23 by Alcorn) Term exp. 2/27 *Resigned*	Alternate #4 Representative		By Any Supervisor	At-Large
VACANT (Formerly held by Daren Shumate; appointed 2/16-7/20 by Gross) Term exp. 2/24 *Resigned*	Design Professional #5 Representative		By Any Supervisor	At-Large

BOARD OF EQUALIZATION OF REAL ESTATE ASSESSMENTS (BOE) (2-year terms)

Incumbent History	Requirement	Nominee	Supervisor	District
Saif Rahman (Appointed 2/22-3/24 by McKay) Term exp. 12/25	At-Large #2 Representative		By Any Supervisor	At-Large
VACANT (Formerly held by Robert Mansker; appointed 9/06-10/22 by Gross) Term exp. 12/24 *Resigned*	At-Large #3 Representative		By Any Supervisor	At-Large
Ryan Rauner (Appointed 1/18-3/24 by Herrity) Term exp. 12/25	Professional #3 Representative	**Ryan Rauner** (Herrity)	By Any Supervisor	At-Large

CATHY HUDGINS COMMUNITY CENTER ADVISORY COUNCIL (2-year terms)

Incumbent History	Requirement	Nominee	Supervisor	District
VACANT (Formerly held by Maryam Ovissi; appointed 3/21-5/23 by Alcorn) Term exp. 4/25 *Resigned*	Fairfax County #7 Representative		By Any Supervisor	At-Large

CELEBRATE FAIRFAX, INC. BOARD OF DIRECTORS
(2-year terms - limited to 3 full terms)

Incumbent History	Requirement	Nominee	Supervisor	District
Greg Dercach (Appointed 1/22 by Gross; 1/24 by Jimenez) Term exp. 9/25	At-Large #3 Representative		By Any Supervisor	At-Large

CHESAPEAKE BAY PRESERVATION ORDINANCE EXCEPTION REVIEW COMMITTEE (4-year terms)

Incumbent History	Requirement	Nominee	Supervisor	District
VACANT (Formerly held by Anne Kanter; appointed 9/11-10/18 by Bulova) Term exp. 9/23 *Resigned*	At-Large #1 Representative		McKay	At-Large Chairman's
VACANT (Formerly held by David W. Schnare; appointed 11/10-9/23 by Herrity) Term exp. 9/27 *Resigned*	Springfield District Representative		Herrity	Springfield

CHILD CARE ADVISORY COUNCIL (2-year terms)

Incumbent History	Requirement	Nominee	Supervisor	District
Thomas Fitzpatrick (Appointed 12/24 by Storck) Term exp. 9/25	Mount Vernon District Representative		Storck	Mount Vernon

CIVIL SERVICE COMMISSION (2-year terms)
NOTE: The Commission shall include at least 3 members who are male, 3 members who are female, and 3 members who are from a minority group.

Incumbent History	Requirement	Nominee	Supervisor	District
VACANT (Formerly held by Deborah Woolen; appointed 12/20-9/23 by Lusk) Term exp. 12/24 *Resigned*	At-Large #2 Representative		By Any Supervisor	At-Large
Abraham Haspel (Appointed 7/23 by Walkinshaw) Term exp. 12/25	At-Large #8 Representative	**Abraham Haspel** (Sizemore Heizer)	By Any Supervisor	At-Large
VACANT (Formerly held by Janice Hill; appointed 12/21 by Gross; 6/24 by Jimenez) Term exp. 12/25 *Deceased*	At-Large #9 Representative		By Any Supervisor	At-Large
Herbert Kemp (Appointed 9/13-12/21 by Foust; 2/24 by Bierman) Term exp. 12/25	At-Large #11 Representative		By Any Supervisor	At-Large
John Townes (Appointed 12/09-1/24 by Herrity) Term exp. 12/25	At-Large #12 Representative		By Any Supervisor	At-Large

COMMISSION FOR WOMEN (3-year terms)

Incumbent History	Requirement	Nominee	Supervisor	District
VACANT (Formerly held by Lynn Blandford; appointed 10/25 by Storck) Term exp. 10/28 *Resigned*	Mount Vernon District Representative		Storck	Mount Vernon
VACANT (Formerly held by Phylicia Woods; appointed 1/20-1/24 by Palchik) Term exp. 9/26 *Resigned*	Providence District Representative		Palchik	Providence
VACANT (Formerly held by Pamela Montesinos; appointed 10/22 by Smith) Term exp. 10/25 *Resigned*	Sully District Representative	**Lisa Magno**	Smith	Sully

COMMUNITY ACTION ADVISORY BOARD (CAAB) (3-year terms)

Incumbent History	Requirement	Nominee	Supervisor	District
VACANT (Formerly held by Philip Rosenthal; appointed 1/01-3/24 by Herrity) Term exp. 2/27 *Deceased*	Springfield District Representative		Herrity	Springfield
VACANT (Formerly held by Kevin Hickerson; appointed 3/22 by Smith) Term exp. 2/25 *Resigned*	Sully District Representative		Smith	Sully

CONSUMER PROTECTION COMMISSION (3-year terms)

Incumbent History	Requirement	Nominee	Supervisor	District
Jacqueline G. Rosier (Appointed 10/22 by McKay) Term exp. 7/25	Fairfax County Resident #1 Representative	**Jacqueline Rosier** (McKay)	By Any Supervisor	At-Large
Dennis Kirk (Appointed 6/98-8/22 by Gross) Term exp. 7/25	Fairfax County Resident #4 Representative		By Any Supervisor	At-Large
VACANT (Formerly held by Paul Svab; appointed 11/21-7/24 by Herrity) Term exp. 7/27 *Resigned*	Fairfax County Resident #11 Representative		By Any Supervisor	At-Large

CONTINUUM OF CARE BOARD (CoC) (2-year terms)

Incumbent History	Requirement	Nominee	Supervisor	District
NEW POSITION	Dranesville District Representative		Bierman	Dranesville
Ruth Pearson (Appointed 9/23 by Smith) Term exp. 6/25	Sully District Representative		Smith	Sully

CRIMINAL JUSTICE ADVISORY BOARD (CJAB) (3-year terms)

Incumbent History	Requirement	Nominee	Supervisor	District
Herbert Kemp (Appointed 12/21 by Foust) Term exp. 11/24	Dranesville District Representative		Bierman	Dranesville
Ricardo E. Coleman (Appointed 9/16-3/21 by Gross) Term exp. 3/24	Mason District Representative		Jimenez	Mason

DULLES RAIL TRANSPORTATION IMPROVEMENT DISTRICT ADVISORY BOARD, PHASE II (4-year terms)

Incumbent History	Requirement	Nominee	Supervisor	District
Richard Fernicola (Appointed 1/22 by McKay) Term exp. 1/24	BOS At-Large #6 Representative		By Any Supervisor	At-Large

ENGINEERING STANDARDS REVIEW COMMITTEE (3-year terms)

Incumbent History	Requirement	Nominee	Supervisor	District
VACANT (Formerly held by Maya Huber; appointed 12/09-1/14 by Confirmation; 5/18 by Bulova) Term exp. 3/21 *Resigned*	Citizen #4 Representative		By Any Supervisor	At-Large

ENVIRONMENTAL QUALITY ADVISORY COUNCIL (EQAC) (3-year terms)

Incumbent History	Requirement	Nominee	Supervisor	District
Bryan P. Campbell (Appointed 2/20-11/22 by Walkinshaw) Term exp. 11/25	Braddock District Representative	**Bryan P. Campbell**	Sizemore Heizer	Braddock
VACANT (Formerly held by James Albright; appointed 2/25 by Jimenez) Term exp. 1/27 *Resigned*	Mason District Representative		Jimenez	Mason

FAIRFAX AREA DISABILITY SERVICES BOARD
(3-year terms - limited to 2 full terms)

NOTE: Members may be reappointed after being off the Board for three years. State Code requires that the membership in the local disabilities board include at least 30 percent representation by individuals who have physical, visual, or hearing disabilities or their family members. For this 15-member board, the minimum number for this representation would be five members.

Incumbent History	Requirement	Nominee	Supervisor	District
VACANT (Formerly held by Courtney Cezair Mayers; appointed 6/21 by Foust) Term exp. 11/24 *Resigned*	Dranesville District Representative		Bierman	Dranesville
Deborah K. Hammer (Appointed 3/16-1/20 by Storck) Term exp. 11/22 ***Not eligible for reappointment***	Mount Vernon District Representative		Storck	Mount Vernon
Michael Ritter (Appointed 6/22 by Herrity) Term exp. 11/24	Springfield District Representative		Herrity	Springfield

FAIRFAX-FALLS CHURCH COMMUNITY SERVICES BOARD
(3-year terms – limited to 3 full terms)

NOTE: In accordance with *Virginia Code* Section 37.2-501, "prior to making appointments, the governing body shall disclose the names of those persons being considered for appointment." Members can be reappointed after 1-year break from initial 3 full terms, VA Code 37.2-502.

Incumbent History	Requirement	Nominee	Supervisor	District
VACANT (Formerly held by Alisha Keirstead; appointed 6/24 by Storck) Term exp 6/28 *Resigned*	Mount Vernon District Representative		Storck	Mount Vernon

HEALTH SYSTEMS AGENCY BOARD (3-year terms - limited to 2 full terms)
NOTE: Members may be reappointed after a 1-year break

Incumbent History	Requirement	Nominee	Supervisor	District
Lydia Lawrence (Appointed 2/22 by Foust) Term exp. 6/24	Consumer #5 Representative		By Any Supervisor	At-Large
Bridget Jennison (Appointed 5/22 by Walkinshaw) Term exp. 6/24	Provider #1 Representative		By Any Supervisor	At-Large
VACANT (Formerly held by Magalie Emile-Backer; appointed 1/19-6/21 by Storck) Term exp. 6/24 ***Not eligible for reappointment*** *Resigned*	Provider #2 Representative		By Any Supervisor	At-Large
VACANT (Formerly held by Maria Zlotnick; appointed 6/20 by Alcorn) Term exp. 6/25 *Resigned*	Provider #4 Representative		By Any Supervisor	At-Large

HISTORY COMMISSION (3-year terms)
NOTE: The Commission shall include at least one member who is a resident from each District.

Incumbent History	Requirement	Nominee	Supervisor	District
VACANT (Formerly held by Joseph Imamura; appointed 7/23 by McKay) Term exp. 12/24 *Resigned*	Architect Representative		By Any Supervisor	At-Large
VACANT (Formerly held by Jenee Lindner; appointed 12/21-1/25 by Herrity) Term exp. 12/27 *Resigned*	Citizen #4 Representative		By Any Supervisor	At-Large
Margaret Coleman (Appointed 6/24 by Jimenez) Term exp. 12/25 *Mason District*	Citizen #7 Representative	**Margaret Coleman** (Jimenez)	By Any Supervisor	At-Large
VACANT (Formerly held by Steve Sherman; appointed 9/21 by Lusk) Term exp. 12/23 *Resigned*	Citizen #9 Representative		By Any Supervisor	At-Large
VACANT (Formerly held by Lynne Garvey-Hodge; appointed 12/21 by Gross) Term exp. 12/24 *Resigned*	Historian #1 Representative		By Any Supervisor	At-Large

HUMAN RIGHTS COMMISSION (3-year terms)

Incumbent History	Requirement	Nominee	Supervisor	District
VACANT (Formerly held by Eduardo Conde; appointed 1/20-10/23 by Gross) Term exp. 9/26 *Resigned*	At-Large #8 Representative	**Kate Bogan** (Jimenez)	By Any Supervisor	At-Large
Meena Bhinge (Appointed 9/21 Walkinshaw) Term exp. 9/24	At-Large #10 Representative		By Any Supervisor	At-Large

HUMAN SERVICES COUNCIL (4-year terms)

Incumbent History	Requirement	Nominee	Supervisor	District
VACANT (Formerly held by Jane Edmondson; appointed 10/23 by Foust) Term exp. 7/27 *Deceased*	Dranesville District #1 Representative		Bierman	Dranesville
Anthony Santelises (Appointed 7/24 by Palchik) Term exp. 7/25	Providence District #1 Representative		Palchik	Providence
VACANT (Formerly held by Edward Yost appointed 3/23 by Smith) Term exp. 7/27 *Resigned*	Sully District #2 Representative		Smith	Sully

INDUSTRIAL DEVELOPMENT AUTHORITY (4-year terms)

Incumbent History	Requirement	Nominee	Supervisor	District
Inge Gedo (Appointed 11/09-10/21 by Herrity) Term exp. 10/25	At-Large #3 Representative	**Inge Gedo** (Herrity)	By Any Supervisor	At-Large
VACANT (Formerly held by Christopher Glaser; appointed 11/21 by Alcorn) Term exp. 10/25 *Resigned*	At-Large #4 Representative		By Any Supervisor	At-Large

INFORMATION TECHNOLOGY POLICY ADVISORY COMMITTEE (ITPAC) (3-year terms)

Incumbent History	Requirement	Nominee	Supervisor	District
Rajni Goel (Appointed 1/20-12/22 by Foust) Term exp. 12/25	Dranesville District Representative		Bierman	Dranesville
VACANT (Formerly held by Edward Blum; appointed 12/20-1/24 by Palchik) Term exp. 12/26 *Resigned*	Providence District Representative		Palchik	Providence

JUVENILE AND DOMESTIC RELATIONS COURT CITIZENS ADVISORY COUNCIL (2-year terms)

Incumbent History	Requirement	Nominee	Supervisor	District
Crystopher Herrera (Appointed 2/22 by Foust) Term exp. 1/24	Dranesville District Representative		Bierman	Dranesville
Kevin Carson (Appointed 7/24 by Lusk) Term exp. 1/26	Franconia District Representative		Lusk	Franconia
Muhammad Elsayed (Appointed 6/24 by Jimenez) Term exp. 1/26	Mason District Representative	**Muhammad Elsayed**	Jimenez	Mason
Ayah Elwannas (Appointed 9/25 by Palchik) Term exp. 1/26	Providence District Representative	**Ayah Elwannas**	Palchik	Providence
Kim Farington (Appointed 7/20-3/24 by Herrity) Term exp. 1/26	Springfield District Representative		Herrity	Springfield

POLICE OFFICERS RETIREMENT SYSTEM BOARD OF TRUSTEES (4-year terms)

Incumbent History	Requirement	Nominee	Supervisor	District
Jay Jupiter (Appointed 2/17-3/22 by Storck) Term exp. 12/25	Citizen At-Large #1 Representative		By Any Supervisor	At-Large
Brendan D. Harold (Appointed 5/05-11/14 by Hyland; 12/18 by Storck) Term exp. 12/22	Citizen At-Large #2 Representative	**Deborah Gandy** (McKay)	By Any Supervisor	At-Large

RESTON TRANSPORTATION SERVICE DISTRICT ADVISORY BOARD (4-year terms)

Incumbent History	Requirement	Nominee	Supervisor	District
VACANT (Formerly held by Angela E. Roberts; appointed 9/21 by Alcorn) Term exp. 9/25 *Resigned*	Apartment or Rental Owner Associations Representative		By Any Supervisor	At-Large
VACANT (Formerly held by Margaret Parker; appointed 10/1 by Alcorn) Term exp. 9/25 *Resigned*	Commercial or Retail Ownership #1 Representative		By Any Supervisor	At-Large
VACANT (Formerly held by Peter Henry; appointed 9/21 by Alcorn) Term exp. 9/25 *Resigned*	Commercial or Retail Ownership #3 Representative		By Any Supervisor	At-Large
Michael Shindledecker (Appointed 9/21 by Foust) Term exp. 9/25	Dranesville District Representative		Bierman	Dranesville
VACANT (Formerly held by Stephanie Weber: appointed 8/22 by Alcorn) Term exp. 9/25 *Resigned*	Residential Owners/HOA/Civic Association #3 Representative		By Any Supervisor	At-Large

ROUTE 28 HIGHWAY TRANSPORTATION DISTRICT ADVISORY BOARD (4-year terms)

Incumbent History	Requirement	Nominee	Supervisor	District
Scott Crabtree (Appointed 1/18-1/22 by Smith) Term exp. 1/26	Resident/Owner Route 28 District #1 Representative	**Scott Crabtree** (Smith)	By Any Supervisor	At-Large
William H. Keech (Appointed 1/18-1/22 by Smith) Term exp. 1/26	Resident/Owner Route 28 District #2 Representative	**William H. Keech** (Smith)	By Any Supervisor	At-Large
Jeffrey J. Fairfield (Appointed 10/22 by Alcorn) Term exp. 1/26	Resident/Owner Route 28 District #3 Representative		By Any Supervisor	At-Large

SMALL BUSINESS COMMISSION (3-year terms)

Incumbent History	Requirement	Nominee	Supervisor	District
VACANT (Formerly held by Luis Lopez Stipes; appointed 1/25 by Storck) Term exp. 12/26 *Resigned*	Mount Vernon District Representative		Storck	Mount Vernon

TRAILS, SIDEWALKS AND BIKEWAYS COMMITTEE (2-year terms)

Incumbent History	Requirement	Nominee	Supervisor	District
Kenneth Comer (Appointed 1/20-1/24 by McKay) Term exp. 1/26	At-Large Chairman's Representative	**Kenneth Comer**	McKay	At-Large Chairman's
Robert W. Cosgriff (Appointed 1/20-9/24 by Walkinshaw) Term exp. 1/26	Braddock District Representative		Sizemore Heizer	Braddock
Lydia Lawrence (Appointed 9/24 by Bierman) Term exp. 1/26	Dranesville District Representative		Bierman	Dranesville
Erin Partlan (Appointed 12/21-1/24 by Lusk) Term exp. 1/26	Franconia District Representative		Lusk	Franconia
Daniel Eisert (Appointed 6/25 by Alcorn) Term exp. 1/26	Hunter Mill District Representative	**Daniel Eisert**	Alcorn	Hunter Mill
Henry Bankester (Appointed 8/25 by Jimenez) Term exp. 1/26	Mason District Representative	**Henry Bankester**	Jimenez	Mason
James Klein (Appointed 3/18-1/24 by Storck) Term exp. 1/26	Mount Vernon District Representative	**James Klein**	Storck	Mount Vernon
Brooks Stephens (Appointed 8/22-1/24 by Palchik) Term exp. 1/26	Providence District Representative	**Brooks Stephens**	Palchik	Providence

Continued on next page

TRAILS, SIDEWALKS AND BIKEWAYS COMMITTEE (2-year terms)
Continued from previous page

Incumbent History	Requirement	Nominee	Supervisor	District
Noel Popwell (Appointed 3/24 by Herrity) Term exp. 1/26	Springfield District Representative		Herrity	Springfield
Karen O. Ampeh (Appointed 2/18-1/24 by Smith) Term exp. 1/26	Sully District Representative	**Karen O. Ampeh**	Smith	Sully

TRESPASS TOWING ADVISORY BOARD (3-year terms)

Incumbent History	Requirement	Nominee	Supervisor	District
Alvin Leach (Appointed 10/10-11/22 by Foust) Term exp. 9/25	Towing #2 Representative		By Any Supervisor	At-Large

VOLUNTEER FIRE COMMISSION (2-year terms)

CONFIRMATION NEEDED:

- Mr. Frank C. Pappas as the Zone II Representative

WETLANDS BOARD (5-year terms)

Incumbent History	Requirement	Nominee	Supervisor	District
VACANT (Formerly held by Kimberly Larkin; appointed 12/22 by Storck) Term exp. 12/27 *Resigned*	At-Large #1 Representative		By Any Supervisor	At-Large

YOUNG ADULTS ADVISORY COMMITTEE
(2-year terms - limited to 2 full terms)

Incumbent History	Requirement	Nominee	Supervisor	District
Denver Supinger (Appointed 6/20-5/24 by McKay) Term exp. 1/26 ***Not eligible for reappointment***	At-Large #1 Chairman's Representative		McKay	At-Large Chairman's
Aaliyah Kissick (Appointed 7/25 by McKay) Term exp. 1/26	At-Large #2 Chairman's Representative	**Aaliyah Kissick**	McKay	At-Large Chairman's
Harry Chaklader (Appointed 6/24 by Walkinshaw) Term exp. 1/26	Braddock District Representative		Sizemore Heizer	Braddock
John Godwin (Appointed 4/25 by Bierman) Term exp. 1/26	Dranesville District Representative		Bierman	Dranesville

Continued on next page

YOUNG ADULTS ADVISORY COMMITTEE
(2-year terms - limited to 2 full terms)
Continued from previous page

Incumbent History	Requirement	Nominee	Supervisor	District
Timothy Klein (Appointed 7/25 by Lusk) Term exp. 1/26	Franconia District Representative		Lusk	Franconia
Elizabeth Merin (Appointed 5/24 by Alcorn) Term exp. 1/26	Hunter Mill District Representative	**Elizabeth Merin**	Alcorn	Hunter Mill
Kayla Delta (Appointed 9/23 by Gross) Term exp. 1/26	Mason District Representative		Jimenez	Mason
Zafar Mahnoor (Appointed 1/24 by Storck) Term exp. 1/26 ***Not eligible for reappointment***	Mount Vernon District Representative		Storck	Mount Vernon
Neel Daugherty-Shrivastava (Appointed 3/24 by Palchik) Term exp. 1/26	Providence District Representative		Palchik	Providence
Samuel Niner (Appointed 1/22-1/24 by Herrity) Term exp. 1/26 ***Not eligible for reappointment***	Springfield District Representative		Herrity	Springfield
VACANT (Formerly held by Eddy Sandoval; appointed 9/21 by Smith) Term exp. 1/24 *Resigned*	Sully District Representative		Smith	Sully

NEW BOARD

COUNCIL FOR ECONOMIC OPPORTUNITY (CEO)
(3-year terms - limited to 2 full terms for Voting Members)

Incumbent History	Requirement	Nominee	Supervisor	District
NEW POSITION	At-Large #11 Representative		Confirmed by the Board	Confirmation
NEW POSITION	At-Large #12 Representative		Confirmed by the Board	Confirmation

VETERANS AND MILITARY FAMILIES COMMISSION (3-year terms)

Incumbent History	Requirement	Nominee	Supervisor	District
NEW POSITION	Department of Housing and Community Development Representative		Confirmed by the Board	Confirmation

Board Agenda Item
January 13, 2026

10:30 a.m.

Matters Presented by Board Members

Board Agenda Item
January 13, 2026

10:30 a.m.

Items Presented by the County Executive

Board Agenda Item
January 13, 2026

ADMINISTRATIVE – 1

Approval of Streets Into the Secondary System – Busby Tract (Providence District)

ISSUE:
Board approval of streets to be accepted into the State Secondary System.

RECOMMENDATION:
The County Executive recommends that the street(s) listed below be added to the State Secondary System:

Subdivision	District	Street
Busby Tract	Providence	Madrillon Road, Maya Court

TIMING:
Board approval is requested on January 13, 2026.

BACKGROUND:
Inspection has been made of these streets, and they are recommended for acceptance into the State Secondary System.

EQUITY IMPACT:
None.

FISCAL IMPACT:
None.

ENCLOSED DOCUMENTS:
Attachment 1 – Street Acceptance Form for Board of Supervisors Resolution

STAFF:
Jennifer Miller, Deputy County Executive
William Hicks, P.E., Director, Land Development Services

ATTACHMENT 1

Print Form

Street Acceptance Form For Board Of Supervisors Resolution

FAIRFAX COUNTY BOARD OF SUPERVISORS FAIRFAX, VA	VIRGINIA DEPARTMENT OF TRANSPORTATION OFFICE OF LAND USE - FAIRFAX PERMITS
Pursuant to the request to inspect certain streets in the subdivisions as described, the Virginia Department of Transportation has made inspections, and recommends that same be included in the secondary system.	REQUEST TO THE PERMITS MANAGER, FOR INCLUSION OF CERTAIN SUBDIVISION STREETS INTO THE STATE OF VIRGINIA SECONDARY ROAD SYSTEM. **PLAN NUMBER:** 8400-SD-01 **SUBDIVISION PLAT NAME:** Busby Tract **COUNTY MAGISTERIAL DISTRICT:** Providence
VDOT PERMITS MANAGER: ROBERT H. BURTON **BY:** Robert H Burton	**FOR OFFICIAL USE ONLY** **VDOT INSPECTION APPROVAL DATE:** 05/19/2025

STREET NAME	LOCATION		LENGTH MILE
	FROM	TO	
Madrillon Road	Existing Madrillon Road, Route 839 - 688' SW CL Madrillon Estates Drive, Route 8108	132' SW to CL Maya Court	0.03
Maya Court	CL Madrillon Road - 820' SW CL Madrillon Estates Drive, Route 8108	358' NW to End of Cul-de-Sac	0.07
NOTES:		**TOTALS:**	0.10

Madrillon Road: 4' Concrete Sidewalk on the West Side to be maintained by VDOT.

Maya Court: 4' Concrete Sidewalk on Both Sides to be maintained by VDOT.

Board Agenda Item
January 13, 2026

ADMINISTRATIVE – 2

Approval of Streets Into the Secondary System – Marshall Hills (Braddock District)

ISSUE:
Board approval of street to be accepted into the State Secondary System.

RECOMMENDATION:
The County Executive recommends that the street listed below be added to the State Secondary System:

Subdivision	District	Street
Marshall Hills	Braddock	Marshall Hills Lane

TIMING:
Board approval is requested on January 13, 2026.

BACKGROUND:
Inspection has been made of this street and is recommended for acceptance into the State Secondary System.

EQUITY IMPACT:
None.

FISCAL IMPACT:
None.

ENCLOSED DOCUMENTS:
Attachment 1 – Street Acceptance Form for Board of Supervisors Resolution

STAFF:
Jennifer Miller, Deputy County Executive
William Hicks, P.E., Director, Land Development Services

Print Form

Street Acceptance Form For Board Of Supervisors Resolution

FAIRFAX COUNTY BOARD OF SUPERVISORS
FAIRFAX, VA

Pursuant to the request to inspect certain streets in the subdivisions as described, the Virginia Department of Transportation has made inspections, and recommends that same be included in the secondary system.

VIRGINIA DEPARTMENT OF TRANSPORTATION
OFFICE OF LAND USE - FAIRFAX PERMITS

REQUEST TO THE PERMITS MANAGER, FOR INCLUSION OF CERTAIN SUBDIVISION STREETS INTO THE STATE OF VIRGINIA SECONDARY ROAD SYSTEM.

PLAN NUMBER: 7507-SD-001

SUBDIVISION PLAT NAME: Marshall Hills

COUNTY MAGISTERIAL DISTRICT: Braddock

VDOT PERMITS MANAGER: ROBERT H. BURTON

BY: Burton Robert wav86274 Digitally signed by Burton Robert wav86274 Date: 2025.12.11 15:05:30 -05'00'

FOR OFFICIAL USE ONLY

VDOT INSPECTION APPROVAL DATE: 12/01/2025

STREET NAME	LOCATION		LENGTH MILE
	FROM	TO	
Marshall Hills Lane	CL Robertson Farm Circle, Route 10275 - 610' SE CL Ansary Way, Route 10554	944' SE to End of Cul-de-Sac	0.18

NOTES: **TOTALS:** 0.18

5' Concrete Sidewalk on Both Sides to be maintained by VDOT.

Board Agenda Item
January 13, 2026

ADMINISTRATIVE – 3

Approval of Streets Into the Secondary System –Rainwater Run Subdivision (Springfield District)

ISSUE:
Board approval of street to be accepted into the State Secondary System.

RECOMMENDATION:
The County Executive recommends that the street listed below be added to the State Secondary System:

Subdivision	District	Street
Rainwater Run Subdivision	Springfield	Orchid Pond Way

TIMING:
Board approval is requested on January 13, 2026.

BACKGROUND:
Inspection has been made of this street and is recommended for acceptance into the State Secondary System.

EQUITY IMPACT:
None.

FISCAL IMPACT:
None.

ENCLOSED DOCUMENTS:
Attachment 1 – Street Acceptance Form for Board of Supervisors Resolution

STAFF:
Jennifer Miller, Deputy County Executive
William Hicks, P.E., Director, Land Development Services

ATTACHMENT 1

Print Form

Street Acceptance Form For Board Of Supervisors Resolution

FAIRFAX COUNTY BOARD OF SUPERVISORS FAIRFAX, VA	VIRGINIA DEPARTMENT OF TRANSPORTATION OFFICE OF LAND USE - FAIRFAX PERMITS
Pursuant to the request to inspect certain streets in the subdivisions as described, the Virginia Department of Transportation has made inspections, and recommends that same be included in the secondary system.	REQUEST TO THE PERMITS MANAGER, FOR INCLUSION OF CERTAIN SUBDIVISION STREETS INTO THE STATE OF VIRGINIA SECONDARY ROAD SYSTEM. **PLAN NUMBER:** 8725-SD-001 **SUBDIVISION PLAT NAME:** Rainwater Run Subdivision **COUNTY MAGISTERIAL DISTRICT:** Springfield
VDOT PERMITS MANAGER: ROBERT H. BURTON **BY:** _____	**FOR OFFICIAL USE ONLY** **VDOT INSPECTION APPROVAL DATE:** 11/17/2025

STREET NAME	LOCATION		LENGTH MILE
	FROM	TO	
Orchid Pond Way	CL Oakton Road, Route 664 - 665' SE CL Waples Mill Road, Route 665	688' S to End of Cul-de-Sac	0.13
NOTES:		**TOTALS:**	0.13
5' Concrete Sidewalk on the East Side to be maintained by VDOT.			

Board Agenda Item
January 13, 2026

ADMINISTRATIVE – 4

Additional Time to Establish Use or Commence Construction for Special Exception Amendment SEA-95-M-029-02, McDonald's Corporation (Mason District)

ISSUE:
Board consideration of additional time to establish use or commence construction for SEA-95-M-029-02, pursuant to the provisions of *subsection 8100.3.D.(6) of the Zoning Ordinance.*

RECOMMENDATION:
The County Executive recommends that the Board approve 12 months additional time for SEA-95-M-029-02, to establish the use or commence construction, to November 23, 2026.

TIMING:
Board action is requested on January 13, 2026. The expiration date of the special exception was November 23, 2025.

BACKGROUND:
Under *subsection 8100.3.D.(6) of the Zoning Ordinance*, if a use is not established or if construction is not commenced within the time specified by the Board of Supervisors, an approved special exception shall automatically expire without notice unless the Board approves additional time. A request for additional time must be filed with the Zoning Administrator prior *to* the expiration date of the special exception. This request was filed on November 20, 2025, prior to the expiration date of November 23, 2025. The Board may approve additional time if it determines that the use is in accordance with the applicable provisions of the Zoning Ordinance and that approval of additional time is in the public interest.

The approximately 1-acre subject property is located at 5603 Leesburg Pike on a parcel currently identified as Tax Map No. 61-2 ((21)) 9A. The subject property is zoned to the C-8 District, and is within the Highway Corridor Overlay District, Sign Control Overlay District, and the Bailey's Crossroads Commercial Revitalization District. (See locator map, Attachment 1). The site is currently developed with a one-story, brick McDonald's building with a single drive-through lane, which was established pursuant to Board approval of SEA-95-M-029 on January 12, 1998, which permitted a fast-food restaurant with drive-through.

On November 23, 2023, the Board approved Special Exception Amendment SEA-95-M-029-02, subject to development conditions. The application was filed in the name of McDonald's Corporation (Applicant) to amend SEA-95-M-029 and to permit a redesign of the site consisting of a second drive-through lane, a 1,300 square foot building addition, and additional land area within the SEA limits to provide sufficient space for the proposed improvements. An existing office building on the property would also be demolished to allow for construction of the associated improvements. Restaurants with drive-throughs (as the use is currently classified by the Zoning Ordinance) are permitted in the C-8 District with approval of a special exception (SE).

SEA-95-M-029-02 was approved with a condition requiring that the use be established by issuance of a Non-Residential Use Permit, or at a minimum, that construction be commenced and diligently prosecuted within 30 months of the approval date, unless the Board grants additional time. The development conditions for SEA-95-M-029-02 are included as part of the Clerk to the Board's letter contained in Attachment 2. The Special Exception Amendment was due to expire, without notice, on November 23, 2025. On November 20, 2025, the Department of Planning and Development (DPD) received a letter, from Sheri L. Akin, agent for the Applicant, requesting 12 months of additional time (see Attachment 3).

Ms. Akin states additional time is necessary to commence construction and establish the use due to unforeseen delays encountered during the site plan process related to parcel consolidation issues. Despite that challenge, the Applicant has worked diligently in furtherance of commencing construction, as evidenced by site plan approval on October 22, 2025 (SP-2023-00061), and building permit issuance on December 3, 2025 (ALTC-2023-02848). Ms. Akin is requesting an additional 12 months to ensure the SEA approval remains valid and allow the Applicant to commence construction.

Staff has reviewed SEA-95-M-029-02 and has determined that the proposal is still in conformance with all applicable provisions of the Fairfax County Zoning Ordinance to permit a restaurant with drive-through within the C-8 zoning district. Further, staff knows of no change in land use circumstances which should require the filing of a new special exception amendment application and review through the public hearing process. Finally, the conditions associated with the Board's approval of SEA-95-M-029-02 are still appropriate and remain in full force and effect. The applicant has demonstrated that they are pursuing development of the property in good faith, and (as noted) have received site plan approval and building permit issuance. Staff believes that approval of the request for 12 months additional time is in the public interest and recommends that it be approved.

Board Agenda Item
January 13, 2026

EQUITY IMPACT:
None.

FISCAL IMPACT:
None.

ENCLOSED DOCUMENTS:
Attachment 1: Locator Map
Attachment 2: Clerk's Letter Dated May 30, 2023, to Sheri L. Akin
Attachment 3: Letter Dated November 20, 2025, to Leslie B. Johnson

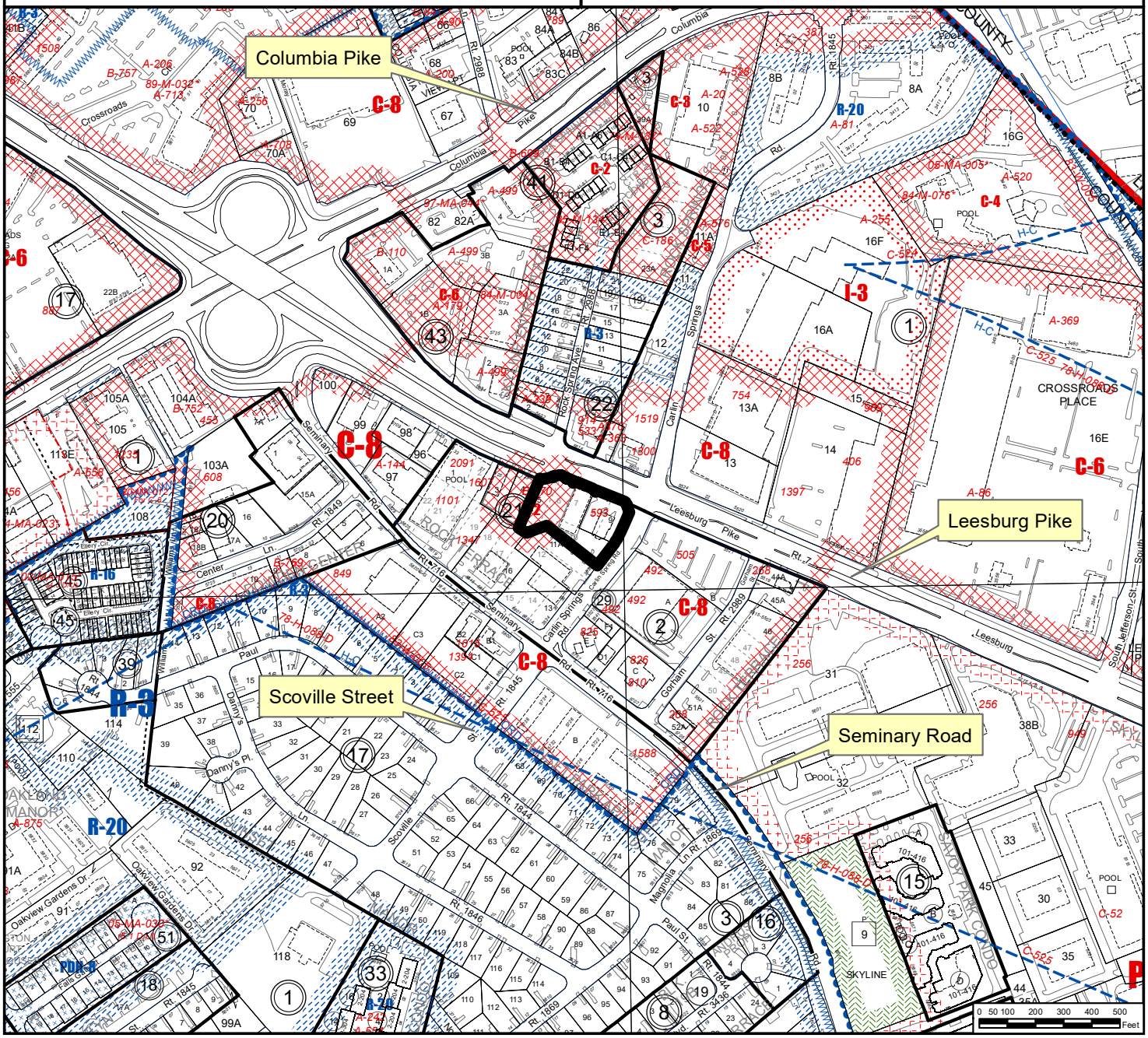
STAFF:
Jennifer Miller, Deputy County Executive
Tracy Strunk, Director, Department of Planning and Development (DPD)
Suzanne Wright, Director, Zoning Evaluation Division (ZED), DPD
Cathy Belgin, Chief, Conformance Review & Acceptance Branch, ZED, DPD
Ryan Johnson, Staff Coordinator, ZED, DPD

Special Exception Amendment

SEA-95-M-029-02



Applicant:	MCDONALDS CORPORATION
Accepted:	01/18/2022
Proposed:	Amend SE 95-M-029 previously approved for restaurant with drive through in a highway corridor overlay district to add land area and modify site and development conditions
Area:	1.04 AC; DISTRICT - MASON
Located:	Southwestern quadrant of the intersection of Leesburg Pike and Carlin Springs Road
Zoning:	C-8
Overlay District:	SC HC CD
Map Ref Num:	061-2-/21/ /0009 /21/ /0005 (pt.)



County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods, and diverse communities of Fairfax County

May 30, 2023

Sheri L. Akin
McGuireWoods LLP
1750 Tysons Boulevard, Suite 1800
Tysons, VA 22102

RE: Special Exception Amendment Application SEA 95-M-029-02
McDonald's Corporation
Mason District

Dear Ms. Akin:

At a regular meeting held on May 23, 2023, the Board of Supervisors approved Special Exception Amendment Application SEA 95-M-029-02, subject to the development conditions dated May 15, 2023, and the waivers and modifications dated May 23, 2023, as attached.

For additional information, please go to https://plus.fairfaxcounty.gov/CitizenAccess/ or contact the Zoning Evaluation Division at (703) 324-1290.

Sincerely,

Jill G. Cooper
Clerk for the Board of Supervisors

Cc: Supervisor Penelope A. Gross, Mason District
Thomas Reed, Director, Real Estate Division, Dept. of Tax Administration
Suzanne Wright, Director, Zoning Evaluation Division, Dept. of Planning and Development
Drew Hushour, Deputy Zoning Administrator, Dept. of Planning and Development
Michael Liddle, Director, GIS Services, Department of Information Technology
Jeff Hermann, Section Chief, Transportation Planning Division
Samantha Hudson, Park Planning Branch Manager, FCPA
Abdi Hamud, Program Administrator, DHCD/Design Development Division
Jessica Gillis, Coordinator, Facilities Planning, Fairfax County Public Schools
Michael Guarino, Chief Capital Projects Sections, Dept. of Transportation
Morgan Wolfe, Chief, Bonds & Agreements, Land Development Services

Attachments

Department of Clerk Services
Clerk for the Board of Supervisors
12000 Government Center Parkway, Suite 552
Fairfax, Virginia 22035
Phone: 703-324-3151 ♦ Fax: 703-324-3926 ♦ TTY: 711
Email: clerktothebos@fairfaxcounty.gov
http://www.fairfaxcounty.gov/bosclerk

APPROVED DEVELOPMENT CONDITIONS
SEA 95-M-029-02
May 15, 2023

The Board of Supervisors approved SEA 95-M-029-02 located at Tax Map 61-2 ((21)) 9 and 61-2 ((21)) 5 pt (the "Property") for a drive-through restaurant. The Board of Supervisors condition its approval by requiring conformance with the following development conditions, which supersede all previously approved conditions for the subject property:

1. This Special Exception Amendment is granted for and runs with the land indicated in this application and is not transferable to other land.

2. This Special Exception Amendment is granted only for the purpose(s), structure(s) and/or uses(s) indicated on the SEA Plat approved with this application, as qualified by these development conditions.

3. Any site plan submitted pursuant to this Special Exception Amendment must be in substantial conformance with the approved SEA Plat entitled "McDonald's" prepared by Bohler, consisting of thirteen sheets dated March 24, 2023, and these conditions. Prior to site plan approval for McDonald's and prior to demolition of the existing 2-story brick building at 5613 Leesburg Pike, the landowner shall establish a principle use for the existing parking lot (located on the remainder of T.M. 61-2 ((21)) 5 excluded from Special Exception amendment) as permitted by Zoning Ordinance in coordination with Zoning Administration Division (ZAD) and Site Development & Inspection Division (SDID/LDS). Minor modifications to the approved Special Exception may be permitted pursuant to Sect. 8100.5 of the Zoning Ordinance.

4. Routine maintenance of the proposed landscaping as shown on the SEA Plat must be conducted, specifically, for the plantings along Carlin Springs Road and the south parking lot. These plants must be trimmed regularly in a manner that will not preclude use of sidewalks and parking spaces.

5. The applicant must maintain and replace all site furnishings on the subject property such as, but not limited to, benches, tables and trash receptacles if damaged or destroyed.

6. The applicant must screen roof-mounted equipment. Such screening must use materials and colors that are architecturally compatible with those shown on the building elevations on the SEA Plat.

7. The applicant will conduct regular loose litter pick-ups across the McDonald's property including along Leesburg Pike and Carlin Springs Road frontages.

8. The applicant must install 100 percent transparent windows capable of two-way visual penetration into and out of the building frontages along Leesburg Pike (Route 7).

9. The applicant will use the dark-skies friendly, full cut-off Acorn fixtures for all streetlights installed along Leesburg Pike and Carlin Springs Road.

10. To eliminate large expanses of blank walls along the building façade, the applicant may place the McDonald's "M" logo on either the front or rear portion of the building's western façade. Logo placement must be in conformance with Article 7 of the Zoning Ordinance.

11. As depicted on the SEA Plat, the crosswalks on-site must be designed with specialty paving to differentiate from other striping and demarcations on-site.

12. Truck deliveries must occur during non-peak hours of the restaurant.

13. The applicant will seek a maintenance agreement with VDOT for the proposed street trees in the right of way at time of site plan.

14. The applicant must coordinate with VDOT at the time of site plan to find possible areas for more street trees along the Carlin Springs Road frontage, as approved by VDOT.

15. Road frontage improvements, as shown on the SEA Plat, between the Leesburg Pike access point to the subject property and the service road to the west (approximately 40 feet in length) must be completed prior to Non-RUP, if not agreed to be provided by others.

16. The applicant will construct the 10-foot-wide sidewalk along Leesburg Pike and the 8-foot-wide sidewalk along Carlin Springs Road, as shown on the SEA Plat, prior to issuance of the Non-RUP.

17. Road Dedication. Subject to VDOT and FCDOT approval, the applicant will dedicate at no cost and convey in fee simple with no liens to the Board, right-of-way measuring approximately 7,739 square feet along the Application Property's Leesburg Pike and Carlin Springs Road frontage as shown on the SEA Plat. Dedication must be made at time of site plan or upon written demand of either Fairfax County or VDOT, whichever occurs first.

18. Storm Water Management and Best Management Practices. The property must be developed as depicted on Sheets C-3 of the SEA Plat and in accordance with the current Fairfax County Storm Water Ordinances and Fairfax County Public Facilities Manual, as reviewed and approved by LDS. The pre-development existing conditions will be considered those shown on Sheet C-2 of the SEA Plat regardless of any phased demolition by others prior to the applicant's site plan

submission. The applicant must implement storm water management techniques to control the quantity and quality of storm water runoff from the Property, as determined by LDS. The storm water management techniques may include but are not limited to the following: rain gardens, dry ponds, filtera systems, infiltration ditches, bay filters, storm tech chambers underground systems, stone reservoir, and drainage swales. The applicant reserves the right to pursue additional or alternative storm water management measures, provided those measures are in substantial conformance with the SEA.

19. Soil Remediation. Soil in all planting areas and under adjacent walkways must be the subject of remedial action to restore planting areas to satisfy the cultural requirements of trees, shrubs and groundcovers specified in the landscape planting plan, with attention to deep soil aeration, the addition of organic matter throughout the soil profile to at least 12 inches, and the addition of organic matter on top of the soil. The applicant will provide notes and details specifying how the soil will be restored for the establishment and long-term survival of landscape plants for review by UFMD.

20. Landscaping. Landscaping must be generally consistent with the quality, quantity and the locations shown on the SEA Plat and must be non-invasive, predominantly native species. At the time of planting, the minimum caliper for deciduous trees must be three (3) inches and the minimum height for evergreen trees must be seven (7) to eight (8) feet as depicted on the SEA Plat. Actual types, locations and species of vegetation must be determined pursuant to more detailed landscape plans submitted at the time of submission of the subdivision/ site plan for review and approval by the Urban Forestry Management Division (UFMD), provided that, to the extent possible, all species are locally common native species. Such landscape plans must provide tree coverage and species diversity consistent with the PFM criteria, as determined by the Urban Forester. The landscape planting plan and specifications must incorporate sustainable landscape planting techniques designed to reduce maintenance requirements and contribute to a cleaner and healthier environment with improved air quality, stormwater management, and resource conservation capabilities that can be provided by trees and other desirable vegetation. A diverse selection of native or adapted species that are non-invasive plants must be incorporated to encourage native pollinators to reduce the need for supplemental watering and the use of chemical fertilizers, herbicides and pesticides. The applicant reserves the right to make minor modifications to such landscaping to reasonably accommodate utilities and other design considerations, as approved by UFMD, provided such relocated landscaping must retain a generally equivalent number of plantings as shown on the approved SEA Plat. Additional landscaping in the form of small trees or shrubs may be provided along Carlin Springs Road to the extent possible.

21. Electric Vehicle Charging. Concurrent with the first site plan submission, the applicant will designate at least 2% of the parking spaces to be equipped with universal, Level 2 electric vehicle charging stations, fully wired and functional.

22. Green Building. The applicant will select one of the following programs to be implemented and will inform EDRB of the Department of Planning and Development which program the applicant has chosen:

    a. EarthCraft Light Commercial. The applicant will, prior to building plan submission for the renovated restaurant with drive through, post a "Green Building Escrow" in the form of cash or a letter of credit from a financial institution authorized to do business in the Commonwealth of Virginia in the amount of $64,830 which is 5% of the total value of the proposed assessed value as estimated by the Department of Tax Administration and provide documentation from the assigned EarthCraft Light Commercial ("ECLC") project manager demonstrating that the renovated restaurant with drive through has had both the ECLC Design and Planning Review and the ECLC Pre-Construction Meeting, and is meeting all requirements to obtain ECLC certification.

       Prior to issuance of the Non-RUP for the renovated restaurant with drive through, the applicant will provide documentation from the assigned ECLC Project Manager demonstrating that the project has met all requirements pertaining to the ECLC Final Site Visit and has applied for the ECLC certification.

       If prior to Non-RUP the applicant provides to EDRB documentation demonstrating that ECLC Certification has not been attained but the project is within 3 points of attainment of ECLC Certification, fifty percent of the green building escrow will be released to the applicant; the other fifty percent will be released to Fairfax County and will be posted to a fund within the County budget supporting the implementation of County environmental initiatives. If prior to Non-RUP the applicant demonstrates that the project has fallen short of ECLC Certification by three points or more, the entirety of the Green Building Escrow will be released to Fairfax County and will be posted to a fund within the County budget supporting the implementation of County environmental initiatives.

    b. Alternative Program. The applicant reserves the right to utilize an equivalent program in consultation with and approved by the Environmental and Development Review Branch of the DPD prior to the issuance of the Non-RUP.

23. Heritage Resources. Prior to approval of the site plan required for demolition of the mid-century office building located on Tax Map 61-2 ((21)) 5, the applicant will have a Phase 1 Architectural Survey of the building conducted. The resulting

report will be submitted to DPD-Heritage Resources and the Virginia Room of the Fairfax County Library system. The survey must be completed by a professional that meets the Secretary of the Interior's Professional Qualification Standards.

24. Pursuant to the Zoning Ordinance, this Special Exception (SE) will automatically expire, without notice, 30 months after the date of approval unless, at a minimum, the use has been established as evidenced by the issuance of a Non-RUP for the use or the approved construction has commenced and is diligently being pursued. The Board of Supervisors may grant additional time to establish the use if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the SE. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

This approval, contingent on the above noted conditions, does not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant must be themselves responsible for obtaining the required Non-Residential Use Permit through established procedures, and this Special Exception will not be valid until this has been accomplished.

McGuireWoods

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Sheri L. Akin, AICP
Direct: 703.712.5483
sakin@mcguirewoods.com

November 20, 2025

Ms. Leslie Johnson
Zoning Administrator
Attn: Ryan Johnson, CZA
Fairfax County Department of Planning & Development
12055 Government Center Parkway
Fairfax, Virginia 22035

Re: Special Exception Amendment SEA 95-M-029-02
McDonald's – Leesburg Pike
Tax Map Nos. 61-2-((21))-9 and 61-2-((21))-5 (portion) (the "Property")
Request for Additional Time

Dear Leslie:

Special Exception 95-M-029-02 (the "SEA") was approved by the Board of Supervisors (the "Board") on May 23, 2023, to permit the remodel and expansion of an existing restaurant with drive-through on the Property. The applicant, McDonald's Corporation ("McDonald's"), was provided thirty (30) months after the date of its SEA approval to either obtain issuance of a Non-RUP or until construction commences and is being diligently pursued.

We respectfully request a twelve (12) month extension to November 23, 2026, to commence construction. We note that as part of the SEA approval, an existing office building located on adjacent Tax Map 61-2-((21))-5 was to be demolished. The expanded parking area for McDonald's would then occupy a portion of that parcel. In pursuit of the governing approvals, RGP-2023-00015 was approved by Fairfax County on September 1, 2023, for demolition of the office building, and the building was recently razed. Further, McDonald's has been actively pursuing approval of its site plan which has been delayed while working through parcel consolidation issues. The site plan for the McDonald's expansion is nearing completion, and McDonald's anticipates finalizing its site plan process, obtaining permits, and commencing construction of the restaurant expansion in Q1 2026.

Based upon our review, no changes in land use circumstances or with Comprehensive Plan recommendations have occurred that would warrant further review through the public hearing process, and McDonald's will continue to diligently pursue approval of its site plan in order to begin construction.

Thank you for your time and consideration of this request. Please contact me at the number above if you have any questions or require additional information.

Sincerely,

Sheri L. Akin, AICP
Senior Land Use Planner

cc: McDonald's Corporation

213824806_1

Board Agenda Item
January 13, 2026

ADMINISTRATIVE – 5

Extension of Review Period for 2232 Application for the Willston Water Tank Replacement (Mason District)

ISSUE:
Extension of review period for 2232 applications to ensure compliance with review requirements of *Section 15.2-2232 of* the *Code of Virginia.*

PROJECT DESCRIPTION:
Fairfax Water submitted a 2232 application to replace an existing 200,000-gallon water tank with a 1,000,000-gallon water tank. The existing tank is 75 years old, in deteriorating condition, and does not provide sufficient storage capacity to meet current system needs. The new water tank is necessary to meet Virginia Department of Health (VDH) storage requirements, improve system resiliency during high demands and emergencies, and support future growth of the Seven Corners area, consistent with the Comprehensive Plan. The proposal also requires special exception approval; SE-2025-MA-00043 is under review and will be reviewed in concurrently with the 2232 application. The extension review request is to allow the applicant, review agencies, and the Planning Commission sufficient time to complete the 2232 review, concurrently with the SE.

The review period for the following application should be extended:

2232-2025-MA-00011	Fairfax County Water Authority Willston Water Tank Replacement Tax Map 51-3 ((18)) E1 2921 Patrick Henry Drive, Falls Church, VA 22044 Mason District Accepted on December 11, 2025 Request Extension to November 30, 2026

RECOMMENDATION:
The County Executive recommends that the Board extend the review period for the following applications: 2232-2025-MA-00011

Board Agenda Item
January 13, 2026

TIMING:
Board action is requested on January 13, 2026, to extend the review period to November 30, 2026, prior to the expiration of the initial 60-day review period on February 9, 2026.

BACKGROUND:
Subsection B of Section 15.2-2232 of the Code of Virginia states: “Failure of the commission to act within 60 days of a submission, unless the time is extended by the governing body, shall be deemed approval.” The full length of an extension period may not be necessary and any extension is not intended to set a date for final action.

EQUITY IMPACT:
None.

FISCAL IMPACT:
None.

ENCLOSED DOCUMENTS:
None.

STAFF:
Jennifer Miller, Deputy County Executive
Tracy Strunk, Director, Department of Planning and Development (DPD)
Salem Bush, Branch Chief, Public Facilities and Development Review Branch, Planning Division (PD), DPD
David Stinson, Planner III, Public Facilities and Development Review Branch, PD, DPD

Board Agenda Item
January 13, 2026

ADMINISTRATIVE – 6

Extension of Review Period for 2232 Application for Hollin Hall Substation (Mount Vernon District)

ISSUE:
Extension of review period for 2232 application to ensure compliance with review requirements of *Section 15.2-2232 of the Code of Virginia.*

PROJECT DESCRIPTION:
Dominion Energy is requesting 2232 approval to expand an existing electrical distribution substation facility to continue serving the electrical demands of the surrounding area. The proposal also requires special exception review; SE-2024-MV-00015 is under review and will be reviewed concurrently with the 2232 application. The extension review request is to allow the applicant, review agencies, and the Planning Commission sufficient time to complete the 2232 review, concurrent with the SE review.

The review period for the following application should be extended:

2232-2025-MV-00012	Dominion Energy Tax Map No. 93-1 ((1)) 63 2420 Ross St, Alexandria, VA 22306 Mount Vernon District Accepted on December 4, 2025 Request Extension to November 20, 2026

RECOMMENDATION:
The County Executive recommends that the Board extend the review period for the following application: 2232-2025-MV-00012.

TIMING:
Board action is requested on January 13, 2026, to extend the review period for the application prior to the expiration of the current 60 day review period.

Board Agenda Item
January 13, 2026

BACKGROUND:
Subsection B of Section 15.2-2232 of the Code of Virginia states: “Failure of the commission to act within 60 days of a submission, unless the time is extended by the governing body, shall be deemed approval.” The full length of an extension period may not be necessary, and any extension is not intended to set a date for final action.

EQUITY IMPACT:
None.

FISCAL IMPACT:
None.

ENCLOSED DOCUMENTS:
None.

STAFF:
Jennifer Miller, Deputy County Executive
Tracy Strunk, Director, Department of Planning and Development (DPD)
Salem Bush, Branch Chief, Public Facilities and Development Review Branch, Planning Division, (DPD)
Mohamed Ali, Planner II, Public Facilities and Development Review Branch, Planning Division, (DPD)

Board Agenda Item
January 13, 2026

ADMINISTRATIVE – 7

Authorization to Advertise Public Hearings on a Proposed Zoning Ordinance Amendment Re: Large-Scale Battery Energy Storage Systems

ISSUE:
The proposed Zoning Ordinance amendment revises the definition of Light Public Facility to include Large-Scale Battery Energy Storage System (BESS), adds a new definition for BESS, and adds new permissions, use standards, and special exception and development plan submission requirements for a large-scale BESS to provide for public safety and compatibility with surrounding uses.

RECOMMENDATION:
The County Executive recommends the authorization of the proposed Zoning Ordinance amendment by adopting the Resolution set forth in Attachment 1.

TIMING:
Board action is requested on January 13, 2026, to provide sufficient time to advertise the proposed Planning Commission public hearing on February 25, 2026, at 7:30 p.m., and the proposed Board of Supervisors public hearing on March 17, 2026, at 4:00 p.m.

BACKGROUND:
BESS use rechargeable batteries to store energy from various sources, such as the electrical grid and renewable energy sources like solar or wind power, then provide that power back to a use or the grid when needed, such as during peak demand or when there is a power outage. BESS can help reduce energy waste and improve grid efficiency, which, over the long term, can translate into lower electricity rates for customers. BESS facilities also support clean energy incentives and decarbonization goals. The 2020 Virginia Clean Economy Act set a renewable portfolio standard of 100 percent carbon-free energy by 2050 for its two largest investor-owned utilities, Dominion Energy and Appalachian Power. Most Fairfax County residents are served by Dominion Energy. The Act sets energy storage targets to be achieved by the end of 2035; Dominion's target is to construct or acquire 2,700 megawatts (MW) of energy storage capacity by 2035, including an additional mandate that at least 35% of the energy storage facilities be purchased from a private entity that sells its capacity to the utility. BESS is a Priority 1 Topic that was first introduced in the FY 2025-2026 Zoning Ordinance Work Program and was carried over to the FY 2026-2027 Work Program approved by the Board on July 15, 2025.

The proposed Zoning Ordinance amendment includes large-scale BESS as a new use within the Light Utility Facility use category and proposes new permissions and standards specific to large-scale BESS to include setbacks, landscaping and screening, and other use-specific standards, such as additional special exception and development plan application submission requirements.

Permissions

The proposed amendment includes the following permissions for a large-scale battery energy storage system:

- Not permitted in residential districts and the PDH, PRC, PRM, and PCC Districts, unless co-located with a substation or solar power facility, and would be required to meet the Zoning Ordinance requirements for a large-scale BESS through a special exception or development plan approval, in addition to any other Zoning Ordinance requirements for the electrical substation or solar power facility.
- A special exception is required in all commercial districts, all industrial districts (other than I-I), and in the PDC and PTC districts (unless shown on an approved development plan).
- Not permitted in the R-A or I-I Districts.

Standards

The proposed substantive changes to the use-specific standards are highlighted below:

- Definition – The amendment adds large-scale battery energy storage system to the definition of Utility Facility, Light; and adds a specific definition for BESS.
- Large-scale BESS setbacks– The amendment adds specific standards for setbacks. The proposed setbacks are as follows:
    - From all lot lines: 100 feet (range 50 – 100 feet)
    - Abutting an R district or a property developed with a residential use: 200 feet (range 50 – 300 feet)
- Fencing – A fence or wall integral to a large-scale BESS site can exceed the maximum height allowed in the Zoning Ordinance.
- Emergency operations plan – A preliminary emergency operation plan will be required at time of special exception or development plan submission, with the final emergency operations plan submitted to and approved by the Office of Fire Marshal prior to issuance of a building permit.
- Decommissioning plan and security – A preliminary decommissioning plan will be required at time of special exception or development plan submittal, with the final plan and a financial security for implementation of the plan submitted to and approved by the Director prior to site plan approval.
- Noise study – A noise study would be required prior to site plan approval.

- Codes and standards – A large-scale BESS must meet the National Fire Protection Association 855 and Underwriters Laboratories Standard 9540A, among other applicable codes and standards.
- Transitional screening and barriers – The amendment adds large-scale battery energy storage system to the same use classification column and row as the solar power facility use in Table 5108.2; adds requirement for transitional screening when adjacent to other public, institutional, and community uses, commercial uses, and craft beverage establishments; and requires more extensive screening (Type 3) adjacent to all residential.

A more detailed discussion of these and other proposed changes is contained in the Staff Report (Attachment 2).

EQUITY IMPACT:
This Zoning Ordinance amendment relates to One Fairfax Policy Area of Focus 11, which encourages a quality built and natural environment that supports a high quality of life for all people. The proposed amendment would regulate large-scale BESS facilities Countywide and establish new permissions and standards to mitigate potential safety, visual, and noise impacts of a large-scale BESS on surrounding properties. One specific proposed standard that advances equity requires a setback from adjacent properties that are zoned to a residential district and from properties that are developed with a residential use, even if the zoning is not residential, such as existing manufactured home parks that are zoned to commercial or industrial districts. In addition, the One Fairfax policy encourages expansive community engagement to ensure that all people are heard and considered. Community meetings were broadly advertised and held to obtain public input on the proposed amendment as described in the Staff Report.

REGULATORY IMPACT:
The proposed amendment adds large-scale BESS as a new use and proposes use-specific permissions and standards. These proposed regulations are intended to address compatibility with and mitigate potential visual, noise, and safety impacts on surrounding uses and are more restrictive than current regulations in terms of permissions and additional required standards. In addition, per Table 8102.1 of the Zoning Ordinance, as a large-scale BESS would be a light utility facility, the special exception is subject to the current general special exception fee.

FISCAL IMPACT:
None.

Board Agenda Item
January 13, 2026

ENCLOSED DOCUMENTS:
Attachment 1 – Resolution
Attachment 2 – Staff Report

STAFF:
Jennifer Miller, Deputy County Executive
Tracy Strunk, Director, Department of Planning and Development (DPD)
Leslie Johnson, Zoning Administrator, DPD
William Mayland, Assistant Zoning Administrator, DPD
Carmen Bishop, Deputy Zoning Administrator, DPD
Jacqui Kamp, Principal Planner, DPD

ASSIGNED COUNSEL:
T. David Stoner, Deputy County Attorney
Laura S. Gori, Senior Assistant County Attorney

RESOLUTION

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, on January 13, 2026, at which meeting a quorum was present, the following resolution was adopted:

WHEREAS, the Battery Energy Storage System (BESS) Zoning Ordinance Amendment was a Priority 1 topic first introduced in the FY 2025-2026 Zoning Ordinance Work Program and carried over to the FY 2026-2027 Work Program approved by the Board on July 15, 2025, to consider establishing a new use for energy storage facilities with appropriate permissions and use standards; and

WHEREAS, a large-scale battery energy storage system uses rechargeable batteries to store energy from various sources, such as the electrical grid and renewable energy sources like solar or wind power, and provides that power back to the grid when needed, such as during peak demand or when there is a power outage; and

WHEREAS, a large-scale battery energy storage system can help reduce energy waste and improve grid efficiency, which, over the long term, can translate into lower electricity rates for customers, and support clean energy incentives and decarbonization goals; and

WHEREAS, by Zoning Administrator interpretation, a large-scale battery energy storage system is currently considered a type of light utility facility under the Zoning Ordinance, which, along with other light utility facilities, is currently allowed by right in certain zoning districts and is exempt from zoning district setbacks; and

WHEREAS, based on extensive research and outreach it has been determined that these types of facilities have safety, visual, and noise impacts, and establishing new permissions and use related standards are necessary to address these impacts; and

WHEREAS, establishing new permissions, including but not limited to prohibiting this use in certain residential and planned zoning districts unless co-located with an electrical substation or solar power facility through approval of a special exception by the Board, and requiring special exception approval by the Board in most other zoning districts; and establishing new use-specific standards for this type of light utility facility would allow the Board to review these applications for compatibility with surrounding land uses; and

WHEREAS, additional standards such as requiring a noise study, submission of a decommissioning plan, and additional setback and screening requirements would help address and mitigate potential safety, noise, and visual impacts; and

WHEREAS, the public necessity, convenience, general welfare, and good zoning practice require consideration of the proposed revisions to the Zoning Ordinance; and

NOW THEREFORE BE IT RESOLVED, for the foregoing reasons and as further set forth in the Staff Report, the Board of Supervisors authorizes the advertisement of public hearings on the proposed Zoning Ordinance amendment as recommended by staff.

A Copy Teste:

_____

Jill G. Cooper
Clerk for the Board of Supervisors

FAIRFAX COUNTY

PROPOSED ZONING ORDINANCE AMENDMENT

STAFF REPORT

Large-Scale Battery Energy Storage Systems

January 13, 2026

Hearing Dates
Planning Commission: February 25, 2026 @ 7:30 p.m.
Board of Supervisors: March 17, 2026 @ 4:00 p.m.

Staff Contact
Jacqui Kamp, AICP, Principal Planner

Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call 703-324-1334 or TTY 711 (Virginia Relay Center).

PLANNING & DEVELOPMENT

Zoning Administration Division
12055 Government Center Parkway, 8th Floor
Fairfax, Virginia 22035-5507
Phone 703-324-1314
www.fairfaxcounty.gov/planning-development

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Introduction

The Battery Energy Storage System (BESS) Zoning Ordinance Amendment was a Priority 1 topic first introduced in the FY 2025-2026 Zoning Ordinance Work Program and carried over to the FY 2026-2027 Work Program approved by the Board on July 15, 2025. BESS facilities use rechargeable batteries to store energy from various sources, such as the electrical grid and renewable energy sources like solar or wind power, then provide that power back to a use or the grid when needed, such as during peak demand or when there is a power outage. BESS can help reduce energy waste and improve grid efficiency, which, over the long term, can translate into lower electricity rates for customers.

Background

In addition to its benefits for the electrical grid, BESS facilities also support clean energy incentives and decarbonization goals. The 2020 Virginia Clean Economy Act set a renewable portfolio standard of 100 percent carbon-free energy by 2050 for its two largest investor-owned utilities, Dominion Energy and Appalachian Power. Most Fairfax County residents are served by Dominion Energy. The Act sets energy storage targets to be achieved by the end of 2035; Dominion's target is to construct or acquire 2,700 megawatts (MW) of energy storage capacity by 2035, including an additional mandate that at least 35% of the energy storage facilities be purchased from a private entity that sells its capacity to the utility.

Fairfax County does not currently have any large-scale BESS facilities. In 2024, a pre-application was submitted by a private utility for a proposed 20 MW BESS project; however, the application has not progressed past the pre-application phase. Loudoun County approved at least one 20 MW BESS facility in 2024 and Fauquier County approved their first BESS, a 100 MW facility, in September 2025.

Battery Energy Storage System (Dominion Energy 20 MW/80 MWh)



Credit: Dominion Energy

Current Regulations

Zoning Ordinance: By zoning interpretation, a battery energy storage system that is a principal use, and not accessory to another principal use of the property, is considered a type of light utility facility, which includes facilities for the distribution or collection of utility services or products, rather than production of those products or services. Under current zoning regulations, a battery energy storage system would be allowed in almost all zoning districts as follows:

- By right: I-3, I-4, I-5, and I-6
- Special exception (SE): residential districts, commercial districts, I-2
- SE, or if shown on the development plan: planned districts
- Not allowed: R-A, I-I, PCC

The light utility facility use-specific standards are in subsection 4102.4.X; the standards that currently apply to a battery energy storage system are summarized below.

- Light utility facilities (except electrical substations that have setback requirements) are not subject to lot size or bulk regulations of the zoning district where they are located. Bulk regulations include setbacks, floor area ratio, and building height.
- Except in I-5 and I-6, light utility facilities are prohibited from storing materials or equipment, repairing or servicing vehicles, and parking vehicles (except for employees connected with the immediate facility).
- If a light utility facility is proposed to be located in an R district (residential districts and residential areas of planned districts) by special exception, the Board must find that either the proposed location is a co-location or expansion of an existing facility and would minimize adverse effects on the R district; or there is no alternative site in a commercial or industrial district within 500 feet for all light utility facilities, except an electrical substation which requires one mile.

In addition, a 35-foot-wide transitional screening yard (Type 2) and a six-foot-high solid wall or fence (Barrier D or E) are required for light utility facilities abutting or across the street from residential uses.

2232 Process: BESS facilities are typically subject to 2232 review in accordance with Virginia Code Sect. 15.2-2232 to determine whether the general or approximate location, character, and extent of the proposed facility is in substantial accord with the Comprehensive Plan.[1] An accessory BESS (developed with and accessory to a principal use, such as a hospital) would not require a 2232 approval. Additional details about the process is available online. When both a 2232 and an SE are required, the applications are usually processed concurrently.

Other County Reviews: BESS facilities are also subject to site plan review (subsection 8100.7) through the Department of Land Development Services. This includes review for access to the site, transitional screening, tree preservation, water availability, stormwater management systems, and other site requirements. Building permits are issued for certain structures and a Nonresidential Use Permit (NonRUP) is required upon completion and inspection of the improvements.

State and Other Reviews: BESS facilities with a rated capacity not exceeding 150 MW are eligible for the Virginia Department of Environmental Quality's Small Energy Storage Permit by Rule regulation. Projects that are not eligible for permit-by-rule, either because they are too large or because they do not meet the definition in the legislation, are required to apply for a permit with the State Corporation Commission. Per 9VAC15-100-20 of the Code of Virginia, the application requires BESS projects to submit a certification by the County that they comply with all applicable land use ordinances. The permit also requires review and coordination with the regional transmission organization or transmission owner, by requiring a copy of an interconnection agreement between the project and the regional transmission organization or transmission owner, or both.

Related County Goals/Policies

This Zoning Ordinance Amendment helps promote other County initiatives, including the Community-wide Energy and Climate Action Plan and Resilient Fairfax. The Community-wide Energy and Climate Action Plan (CECAP), accepted by the Board on September 14, 2021, is a community driven greenhouse gas emissions reduction plan that provides recommendations and strategies with a goal to be carbon neutral by 2050. The CECAP Implementation Plan, presented to the Board on December 13, 2022, details actionable steps that can be taken. Strategies include increasing the amount of renewable energy in the electric grid and increasing production of onsite renewables to help curtail consumption of fossil fuels with a recommended action to increase grid-scale and onsite battery storage technologies to support the growth of renewable electricity. This Zoning Ordinance amendment is connected to supporting the strategies for the growth of renewable energy by providing for BESS development while ensuring compatibility with surrounding uses and protecting public safety.

[1] Under Virginia Code Sect. 15.2-2316.9, a BESS facility is deemed to be substantially in accord with the comprehensive plan, satisfying the requirements of 15.2-2232, if the local governing body approves a siting agreement.

The Resilient Fairfax Climate Adaptation and Resilience Plan was officially adopted by the Board in November of 2022. It is a plan and program to help Fairfax County adapt and become more resilient to changing climate related conditions such as extreme heat, severe storms, and flooding. As energy infrastructure can be affected by climate change impacts, including extreme storms, flooding, and heat, these impacts can cause service disruptions and cascading effects across many sectors. Power outage impacts were identified as a top risk in the Resilient Fairfax Vulnerability and Risk Assessment. Resilient Fairfax includes a strategy (RIB.2a) for energy resilience which promotes battery storage at both the grid and building scale to help manage peak electricity demands and provide backup energy sources during outages. This Zoning Ordinance amendment supports the plan's goal to develop infrastructure resilience outside of County control by proposing provisions to ensure compatible and safe large-scale BESS development.

Other Jurisdictions

As BESS projects are an emerging component of the energy system infrastructure, the number of local governments that specifically regulate BESS is limited but growing. Jurisdictional research for this Zoning Ordinance amendment has included a review of Virginia jurisdictions that have incorporated standards specifically for BESS in their zoning ordinances, including Loudoun County, King George County, Hanover County, Prince George County, Albermarle County, and the City of Virginia Beach. Other resources include Dominion Energy's Model Ordinance for BESS, New York's Battery Energy Storage System Model Law, the University of Michigan's Guide for Michigan Local Governments, American Clean Power, and the Pacific Northwest National Laboratory's Energy Storage in Local Zoning Ordinances. The table below provides an overview of other Virginia jurisdictions' zoning ordinance standards for a large-scale battery energy storage system compared to the Fairfax County proposal, which is explained in more detail below.

	Loudoun County	King George County	Prince George County	Hanover County	City of Virginia Beach	Dominion Energy Model Ordinance	Fairfax County BESS Proposal
Size	>600 kWh	Not specified	>600 kWh	>600 kWh	Not specified	10 MWh	>600 kWh ***[>600 kWh-10 MWh]****
Use permissions	**SE**: PD-RDP; Commercial/Light Industry; Transition Rural; JLMA; Office Park **Minor SE:** Industrial Park; General Industry; Mineral Resource-Heavy Industry Districts	**SE:** Agriculture and Industrial Districts	**SE:** Agricultural and Industrial Districts	**SE:** Agricultural and Industrial Districts	**Conditional use:** Industrial Districts	Not specified	**SE:** Commercial, Industrial, PDC, and PTC Districts *Not allowed in Residential districts unless co-located with a substation or solar power facility*
Setbacks	50 feet to nonresidential; 100 feet to residential (unless more restrictive in underlying zoning)	100 feet to nonresidential 200 feet to residential	Underlying zoning or 100 feet (whichever is greater)	Underlying zoning district	100 feet	50 feet to nonresidential; 100 feet to residential	100 feet to non-residential ***[50-300 ft]**** ; 200 feet ***[50-300 ft]**** to residential
Noise study	Yes	No	No	No	Yes	No	Yes
Decommissioning Plan and security	Plan only	Plan and security	Plan and security	Plan and security	Plan and security	Plan and security	Plan and security

Bracketed numbers under Fairfax County proposal are the range of options for Board consideration.

Proposed Changes

While BESS facilities offer several benefits to communities, their development often raises concerns related to safety, noise, and visual impacts. Zoning and safety standards can help communities address and mitigate these concerns. Using the information provided in the resources mentioned above, as well as the use standards for other uses in the Zoning Ordinance, such as data centers and solar power facilities, the proposed permissions and standards are intended to address public safety and compatibility with surrounding uses. Except as noted below, these proposed changes will only apply to a large-scale battery energy storage system; other light utility uses will continue to be subject to the current permissions and standards. The proposed amendment would not permit a large-scale battery energy storage system in residential districts, the PDH, PRC, PRM, or PCC, unless co-located with a substation or solar power facility, and would be required to meet the Zoning Ordinance requirements for a large-scale BESS through an SE[2] approval, in addition to any other Zoning Ordinance requirements for the electrical substation or solar power facility. If a large-scale BESS project is proposed for co-location, the BESS would have to be shown on the substation or solar power facility SE approval, or an amendment to the SE would be required. An SE would be required for large-scale BESS in all commercial districts, all industrial districts, and in the PDC and PTC districts (unless shown on the development plan and subject to the large-scale BESS Zoning Ordinance requirements). It would not be allowed in the R-A or I-I districts. Proposed changes in permissions are summarized in Table 1 below.

Table 1: Proposed Battery Energy Storage System Permissions

Zoning District	Current Permission	Proposed Permission
Residential-Agricultural (R-A)	Not allowed	No change/not allowed
All other conventional R districts (R-E – R-MHP)	SE	SE, but only if co-located with an electrical substation or solar power facility
Commercial districts (C-1 – C-8)	SE	No change/SE
Industrial-Institutional (I-I)	Not allowed	No change/not allowed
I-2	SE	No change/SE
I-3, I-4, I-5, and I-6	By right	SE
PDH, PRC, PRM, and PCC	Development plan or SE	Development plan or SE, but only if co-located with an electrical substation or solar power facility.
PDC and PTC	Development plan or SE	No change/development plan or SE

[2] Per Table 8102.1 of the Zoning Ordinance, the special exception is subject to the general special exception fee.

The proposed changes in standards and definitions are summarized in Table 2 below.

Table 2: Proposed Changes to Standards and Definitions

Subsection	Proposed Change
4102.4.X(1) **Permissions**	Adds proposed permissions (as noted above) for a large-scale battery energy storage system.
New 4102.4.X(8)(a) **Setbacks**	This proposed standard requires use-specific setback requirements for large-scale BESS. One hundred feet from all property lines and 200 feet from an abutting lot line of an R district or a property developed with a residential use.
New 4102.4.X(8)(b) and 4102.7.A(7) **Fencing**	This proposed standard allows a fence or wall that is an integral part of a large-scale BESS site to exceed the maximum height allowed in the Zoning Ordinance.
New 4102.4.X(8)(c), 8101.2.E(13) and 8101.3.D(14)(e)1 **Emergency operations plan**	This proposed standard requires a preliminary emergency options plan at special exception or development plan submission and a final emergency operations plan approved by the Office of Fire Marshal (OFM) prior to issuance of a building permit.
New 4102.4.X(8)(d), 8100.7.F(5), 8101.2.E(13) and 8101.3.D(14)(e)2 **Decommissioning plan**	This proposed standard requires a preliminary plan at special exception or development plan submission and a final decommissioning plan approved by the Director, LDS, prior to site plan approval. Also, financial security would be required to ensure implementation of the plan.
New 4102.4.X(8)(e) **Noise study**	This proposed standard requires the submission of a noise study prior to site plan approval.
New 4102.4.X(8)(f) **Codes and standards**	This proposed standard requires large-scale BESS to meet all applicable codes and standards, the National Fire Protection Association 855 and the Underwriters Laboratories Standard 9540A.
Table 5108.2 **Transitional Screening and Barriers**	Adds large-scale battery energy storage system to the solar power facility use in Table 5108.2; adds requirement for transitional screening when adjacent to other public, institutional, and community uses, commercial uses, and craft beverage establishments; and requires more extensive screening (Type 3) adjacent to all residential.
New 9103.4.E **Definition**	Adds a new definition of large-scale battery energy storage system as a type of Utility Facility, Light.

Definition: The proposed amendment revises the Light Utility Facility definition to include "large-scale battery energy storage system" and adds a new sub-definition for "Battery energy storage system, Large-Scale" that would define it as a system with a maximum stored energy greater than 600 kWh *[range for consideration >600 kWh - 10 MWh]*. The proposed definition provides that a BESS may be permitted as an accessory use and subject to accessory use

standards if it (1) has a maximum stored energy of 600 kWh or less; or (2) exceeds 600 kWh of maximum stored energy but will be located within a building with a separate principal use and exclusively serves that use. Additional research and feedback found that some commercial or industrial uses, such as hospitals and data centers, may use BESS larger than 600 kWh within the building to support their energy needs. To be constructed, those buildings were subject to zoning, building, fire, and any other applicable code review and approval, including permits for electrical equipment operating within the building. Furthermore, being located within the commercial or industrial building negates any adverse noise or visual impacts related to BESS.

Watt hours versus Watts

A watt hour refers to the total amount of energy that a system can store.

1,000 kWh = 1 MWh

A watt is a unit of power. It is how much energy is produced or used at any point in time (rate of energy).

1 MW = 1,000 KW

The review of zoning ordinances with BESS standards indicates that many jurisdictions use the threshold of 600 kWh to distinguish between an accessory and principal use. The 600 kWh threshold comes from the National Fire Protection Association's standard for energy storage, NFPA 855, which requires additional safety standards, such as hazard mitigation analysis and fire and explosion testing, when a BESS site has a maximum stored energy greater than 600 kWh. Staff research has also found other thresholds, including the American Clean Energy Model Ordinance which requires zoning standards for when a system has a capacity of equal to or greater than 1,000 kilowatts (or one megawatt). King County, Washington requires zoning review for a principal use BESS with a capacity of more than two megawatts.[3] An example of a larger threshold is Dominion Energy's Model Ordinance for BESS which proposes zoning standards when a BESS has a maximum stored energy greater than 10 MWh.

New standards for BESS: While large-scale BESS facilities offer significant electric grid and community benefits, they can also pose safety, auditory, and visual impacts on the community. The requirements proposed in the draft text are intended to minimize impacts on surrounding uses and protect public safety.



BESS container (credit: Dominion Energy)

- **Applicability:** The proposed new standards would only apply to a large-scale battery energy storage system through approval of a special exception or development plan in the

[3] The American Clean Energy Model Ordinance and King County thresholds use units of watts, instead of watt hours. See explanation of watt hours versus watts in the blue box. The watt hours for a facility will be represented with a larger number than the watt rating.

specified permitted zoning districts and can be modified by the Board with approval of proffered conditions or a special exception.

- **Setbacks:**
  - From all property lines: 100 feet (range 50 – 300 feet)
  - From an R district, or a property developed with a residential use: 200 feet (range 50 – 300 feet). For the purpose of these provisions, an R district does not include a property that is developed with an international airport and its related uses.

  For large-scale BESS, the setback would be measured from the lot line to the nearest structure or piece of equipment of the BESS. The setback would not be measured to the perimeter fence or wall. As indicated above, these use-specific setbacks are intended to mitigate adverse visual and noise impacts and are similar to the County's requirement for data centers and substations, and those required by certain other local jurisdictions.

- **Fence or wall**: A fence or wall that is an integral part of a large-scale BESS would be exempt from the maximum fence or wall height limitations in subsection 4102.7.A(7)(b)5. The Zoning Ordinance currently requires a six-foot high solid fence or wall when abutting or across the street from residential uses. Otherwise, a fence or wall would be limited to four to eight feet in height, depending on the location. Feedback received noted that BESS containers can be taller than six feet with the potential for noise generating components, such as HVAC equipment, located close to the top of the container. A fence or wall that conceals the container and equipment can also mitigate noise and increase security. The special exception or development plan review process would include consideration of the appropriate fence or wall height, taking into account the equipment height and site characteristics such as topography.

- **Emergency operations plan:** An Emergency Operations Plan is required for any BESS facility to outline procedures and requirements for the safe operation of the BESS, including how equipment and systems will be safely shut down under emergency conditions; procedures to follow in case of a fire; and information related to drills and training of local first responders, among other requirements. Details such as system specifications that are needed to finalize an emergency operations plan may not be feasibly available at the time of applying for an SE. Therefore, the proposed amendment requires submission of a preliminary plan with the SE or development plan application and a final emergency operations plan to be submitted for approval by the OFM prior to issuance of a building permit.



Fire panel for BESS facility (Credit: DPD staff with permission from Dominion Energy)

- **Decommissioning plan:**
Decommissioning is the process of removing the equipment and infrastructure associated with a project and restoring the land. Since lithium-ion batteries are considered hazardous waste, the project owner is responsible for managing them appropriately. A decommissioning plan details how the project equipment will be removed and the land restored after the BESS is no longer required or desired. Local governments often require financial security to guarantee the availability of funding to implement the plan. Similar to the emergency operations plan, details such as system specifications that are needed to finalize a decommissioning plan may not be feasibly available at the time of applying for an SE. Therefore, the proposed amendment requires a preliminary plan, including how the land will be restored, with submission of the SE or development plan application, and a final decommissioning plan to be submitted for approval to the Director of LDS prior to site plan approval. The final plan would include a security fund agreement to ensure that the decommissioning plan is implemented.



Landscaped screening at BESS facility (Credit: DPD staff with permission from Dominion Energy)

- **Noise study:** The operation of BESS involves noise generated by inverters, ventilation systems, and transformers. Based on a noise study report provided to the County by an acoustical consultant, the large container units associated with BESS, and their accompanying cooling fans and condensing units, can produce noise levels exceeding 90 dBA at the source. In addition, power conversion devices, which convert direct current (DC) into alternating current (AC) for integration into the power grid, also contribute significantly to the overall noise and can exceed 80 dBA at the source. The County's Noise Ordinance provides the maximum allowed sound levels at the property boundary based on land use. The noise levels at the source provided in the consultant report exceed the maximum dBA allowed by the noise ordinance for all land uses (residential, commercial, mixed use, and industrial). Given the possibility that the noise generated by a BESS could exceed the maximum sound levels allowed under the Noise Ordinance and the many variables that affect sound propagation, appropriate setbacks and documentation (noise study) of any noise mitigation that might be needed for a proposed BESS could provide assurance for noise concerns. The proposed amendment requires a noise study acceptable to the Zoning Administrator, prior to site plan approval. Final system specifications are needed for the noise study, and those details may not be known at the time of the SE or development plan application submittal, therefore submittal with the site plan is appropriate.

- **Codes and standards:** A proposed use standard requires that a large-scale BESS is subject to the National Fire Protection Association (NFPA) 855, Standard for the Installation of Stationary Energy Storage Systems; Underwritings Laboratories (UL) 9540A, Standard for Test Method for Evaluating Thermal Runaway Fire Propagation in Battery Energy Storage Systems; and all applicable codes and standards. NFPA 855 provides guidelines and requirements for the safe design, installation, operation, and maintenance of energy storage systems. Under UL 9540A, BESS undergo thorough testing to assess fire propagation related to thermal runaway events. These large-scale fire tests ensure battery enclosures are designed and installed so that any incidents that do happen are contained and do not spread to other units. The reference to NFPA 855 and UL 9540A ensures that the facility is up to date with the most recent safety standards for the rapidly advancing technology.

- **Transitional screening and barriers:** Large-scale BESS facilities are typically housed in specially engineered containers that resemble shipping containers. These systems generally range between about eight to twelve feet in height. Currently, a large-scale BESS would need to meet the requirements in Table 5108.2 for "All Other Public, Institutional, and Community Uses" in subsection 5108.5.B, which requires Type 2 (35-foot wide) transitional screening and a six-foot high solid fence or wall (Barriers D or E) for sites adjacent to or across the street from residential uses. The proposed amendment adds Large-Scale BESS to the same use classification column and row as the Solar Power Facility use in Table 5108.2, and revises the existing standards to require a Type 3 (50-foot wide) transitional screening and Barrier D or E when a BESS or Solar Power Facility use is located adjacent to any residential use and a requirement for Type 1 (25-foot wide) transitional screening when adjacent to other public, institutional, and community uses; commercial uses; and craft beverage establishments; along with the existing requirement for a Barrier D or E. A Large-Scale BESS is a Light Utility Facility, therefore, per subsection 5180.5.A(1), is required to also provide the transitional screening across the street from the adjacent uses as noted in the table. The requirement for the screening across the street from the use would only apply to a large-scale BESS, not a solar power facility, as a solar power facility is not a Light Utility Facility. The transitional screening and barrier could be located within the required setbacks.

Water availability for firefighting: Staff considered including a standard that would have required an applicant to demonstrate that an existing public water supply was available for fire protection. After further consultation with OFM staff, it was determined that there is already a review and approval process in place for water supply requirements for all developments. During site plan review, potential water supplies are evaluated by the OFM plan reviewer based on the operational firefighting needs of the scope of work. With this information, an adequate water supply is approved based on requirements within the County's Public Facilities Manual and Insurance Services Office fire flow calculations. The most common approved water supply is an existing or proposed public utility. In addition to the OFM review, a public water supply must be reviewed and approved by the utility provider. If an adequate public water supply is

not available, a fire code modification is required to be submitted proposing alternative or additional measures to provide at least an equivalent level of fire protection. If the water supply is an alternative source, such as a river, pond, swimming pool, or tank, fire flow calculations must include a predetermined length of time for firefighting operations to extinguish the fire. Furthermore, the preferred firefighting strategy for BESS is to allow a BESS fire to burn itself out without using water directly on the structure. Rather, water will more than likely be used to protect surrounding areas from fire spread. The general SE standard in subsection 4102.1.F(2)(e) requires adequate utility, drainage, and other necessary facilities to be provided for the proposed use. Therefore, the adequacy of the water supply will be reviewed as part of the SE and the site plan review processes.

Community Outreach

In addition to meetings with Dominion Energy (including a site visit to their Dry Bridge Battery Energy Storage System) and private utility providers, the table below indicates the project's outreach initiatives. Draft text was posted in advance of the July community meetings, which were broadly advertised, and the recordings are posted on the project website. Feedback received included suggestions regarding transitional screening adjacent to residential uses, appropriate fence height, the timing for the submittal of a noise study, the emergency and decommissioning plans, the financial security for decommissioning, references to applicable codes and standards, the definition of accessory BESS, and other minor edits. Based on the input received on the initial draft and additional research, a revised draft was posted online on November 14, 2025. Staff sent an email notifying those that have expressed interest in being notified on project updates that a revised draft text was available for review and comment.

Date	Meeting/Event
Jan. 28, 2025	Board of Supervisors Land Use Policy Committee (Intro to BESS)
Jan. 30, 2025	Planning Commission Infrastructure Committee (Intro to BESS)
Feb. 20, 2025	Northern Virginia Business Industry Association (NVBIA) and NAIOP Northern Virginia (Intro to BESS)
April 7 & 8, 2025	Community Meetings (Intro to BESS)
June 11, 2025	Environmental Quality Advisory Council (Draft BESS ZOA text)
June 12, 2025	Planning Commission Infrastructure Committee (Draft BESS ZOA text)
June 17, 2025	Board of Supervisors Land Use Policy Committee (Draft BESS ZOA text)
July 21 & 22, 2025	Community Meetings (Draft BESS ZOA text)
Nov. 14, 2025	Revised draft text posted online and email notification sent
Dec. 18, 2025	Northern Virginia Business Industry Association (NVBIA) and NAIOP Northern Virginia (Updated BESS ZOA text)

Summary

Overall, the proposed permissions and standards are intended to provide for the siting of BESS, while addressing public safety and compatibility with surrounding uses. Staff recommends that the amendment become effective at 12:01 a.m. on the day following adoption.

Proposed Text

In the revisions shown below, text to be deleted is identified with strike-through and text to be added is underlined. Options for consideration are provided ***[in brackets, italics, and bold]***. The proposed changes are based on the adopted Zoning Ordinance in effect as of December 10, 2025.

INSTRUCTION: Revise the standards in subsection 4102.4.X for Utility Facility, Light, to include large-scale battery energy storage system, as shown below.

4. Public, Institutional, and Community Uses

Community, Cultural, and Educational Facilities

X. Utility Facility, Light

Standards applicable to all light utility facilities:

(1) The permissions for light utility facilities are as shown in the table below.

Light Utility Facility Permissions		
Zoning District	**Uses Permitted By Right**	**Uses Permitted By SE**
R-A	None	Telecommunication facilities Utility transmission facilities Water storage, control, and pumping facilities
All other R districts	None	All light utility facilities Large-scale battery energy storage system, but only if co-located with an electrical substation or solar power facility
Commercial districts	Telecommunication facilities	All other light utility facilities
I-I	None	Sewerage pumping facilities
I-2	Telecommunication facilities	All other light utility facilities
I-3, I-4, I-5, and I-6	All light utility facilities, except large-scale battery energy storage system	~~Not applicable, except to modify~~ Modification of standards for electrical substations Large-scale battery energy storage system

Light Utility Facility Permissions		
Zoning District	**Uses Permitted By Right**	**Uses Permitted By SE**
P districts	All light utility facilities if shown on development plan, except a large-scale battery energy storage system in PDH, PRC, PRM, and PCC, where it must be co-located with an electrical substation or solar power facility	All light utility facilities, except a large-scale battery energy storage system in PDH, PRC, PRM, and PCC, where it must be co-located with an electrical substation or solar power facility

Standards when permitted by development plan or special exception:

(8) Large-scale battery energy storage system

(a) Setbacks: The setback is measured to the nearest battery energy storage system structure or associated equipment, not a fence or wall.
   1. A minimum setback of 100 feet ***[50 to 300 feet]*** is required from all lot lines.
   2. A minimum setback of 200 feet ***[50 to 300 feet]*** is required from an abutting lot line of an R district or a property developed with a residential use. For the purpose of these provisions, an R district does not include a property that is developed with an international airport and its related uses.

(b) A fence or wall that is an integral part of a large-scale battery energy storage system may exceed the maximum fence or wall height in accordance with subsection 4102.7.A(7)(b)5.

(c) A final emergency operations plan with all information required by subsection 8101.3.D(14)(e)1 must be submitted to and approved by the Office of Fire Marshal prior to issuance of a building permit.

(d) A final decommissioning plan with all information required by subsections 8100.7.F and 8101.3D(14)(e)2 must be submitted to and approved by the Director prior to site plan approval.

(e) Prior to site plan approval, a noise study must be submitted to the Zoning Administrator demonstrating that the operation of the battery energy storage system will comply with the Noise Ordinance, Chapter 108.1 of the County Code.

(f) A large-scale battery energy storage system is subject to National Fire Protection Association (NFPA) 855, Standard for the Installation of Stationary Energy Storage Systems; Underwriters Laboratories (UL) 9540A, Standard for Test Method for Evaluating Thermal Runaway Fire Propagation in Battery Energy Storage Systems; in addition to all applicable codes and standards.

INSTRUCTION: Revise subsection 4102.7.A(7) to allow a fence or wall for a large-scale battery energy storage system to exceed the fence or wall height in Table 4102.4.

7. Accessory Uses

A. General Standards for Accessory Uses and Structures

(7) Fences and Walls

(b) Height

5. A fence or wall may exceed the maximum fence or wall height in Table 4102.4 above when it is an integral part of:

a. An electrical substation;

b. A wireless facility; ~~or~~

c. Screening of equipment for a data center in accordance with subsection 4102.6.A(1)~~.~~; or

d. A large-scale battery energy storage system.

INSTRUCTION: Revise Table 5108.2 to include large-scale battery energy storage system with solar power facility and revise the transitional screening and barrier requirements required when located adjacent to certain uses.

5. Transitional Screening and Barriers

TABLE 5108.2: Transitional Screening and Barrier Type Requirements

Numbers in individual cells represent transitional screening type required (1, 2, or 3)
Letters in individual cells represent barrier type required (A through E)

	Adjacent Use								
Use Classification	**Single-Family Dwelling, Attached and Detached**	**All Other Residential Uses**	**Solar Power Facility, Battery Energy Storage System, Large-scale**	**Utility Facility, Heavy**	**All Other Public, Institutional, and Community Uses**	**Vehicle Repair and Maintenance, Heavy**	**All Other Commercial Uses**	**Craft Beverage Establishment**	**All Other Industrial Uses**
Public, Institutional, and Community Uses									
Solar Power Facility, Battery Energy Storage System, Large-scale	Type 3 Barrier D or E	Type ~~2~~ 3 Barrier D or E	None	None	Type 1 Barrier D or E	None	Type 1 Barrier D or E	Type 1 Barrier D or E	None
Utility Facility, Heavy	Type 3 Barrier D or E	Type 3 Barrier D or E	None	None	Type 1 Barrier A, B, or C	None	Barrier D or E	Barrier D or E	None
All Other Public, Institutional, and Community Uses	Type 2 Barrier D or E	Type 2 Barrier D or E	None	None	None	None	None	None	None
All Other Industrial Uses	Type 3 Barrier D or E	Type 3 Barrier D or E	Barrier D or E	Barrier D or E	Type 1 Barrier D or E	Type 1 Barrier D or E	Type 1 Barrier A, B, or C	Type 1 Barrier D or E	None

INSTRUCTION: Revise subsection 8100.7 to require a development agreement for a decommissioning plan and a funding requirement to implement the plan for a large-scale battery energy storage system.

7. Site Plans and Minor Site Plans

F. Staff Review and Action

(5) Agreements and Security

(a) Except as provided below, the owner or developer must execute an agreement to construct or demolish the physical improvements shown on the plan ("development agreement") and must submit an agreement for a construction permit with the application before a construction permit will be issued for:

1. Clearing and grading;

2. The installation of the physical improvements and facilities; ~~or~~

3. ~~For the~~ The decommissioning of solar power facilities and associated equipment or devices subject to Va. Code Sect. 15.2232 shown on an approved site plan or minor site plan~~.~~; or

4. The decommissioning of a large-scale battery energy storage system and associated equipment or devices shown on an approved site plan or minor site plan in accordance with subsection 8101.3.D(14)(e)2.

(b) The development agreement must be accompanied by a fee in accordance with Section 8102 and a security package acceptable to the County in the amount of the estimated cost of construction or removal of those physical improvements that are:

1. Located within public rights-of-way or easements and the construction of which is not otherwise secured in its entirety with the Virginia Department of Transportation;

2. For vehicular ingress and egress, for public access streets, for structures necessary to ensure stability of critical slopes and for storm water management facilities;

3. Required by a proffered condition or required to be bonded by a development condition of an approved special exception, special permit, or variance. Agreements and security packages for such plans for which approvals are conditions of record plat approvals are required under Chapter 101 of the County Code, The Subdivision Ordinance; ~~or~~

4. Solar power facilities and associated equipment or devices subject to Va. Code Sect. 15.2232 to be decommissioned and required to be bonded under Va. Code Sect. 15.2-2241.2~~.~~; and/or

5. Decommissioning of large-scale battery energy storage systems and associated equipment or devices. The estimated cost of decommissioning must be guaranteed by bond, letter of credit, or other security approved by the County. The decommissioning cost guarantee must remain valid until the battery energy storage system has been fully decommissioned. The cost estimate must be recalculated every five years and the security increased

when the recalculated estimate exceeds the guarantee amount by ten percent.

INSTRUCTION: Revise subsection 8101.2 and subsection 8101.3 to add submission requirements for rezonings and special exceptions for large-scale battery energy storage systems.

2. Zoning Map Amendments (Rezonings)

E. Supporting Reports and Studies

The following additional information must be submitted:

(13) If the proposal includes a Large-scale Battery Energy Storage System, the application must include the information as required in subsection 8101.3.D(14)(e).

3. Special Exceptions, Special Permits, and Variances

D. Additional or Modified Submission Requirements for Specific Special Exception Applications

The following are additional or modified submission requirements for special exception applications for:

(14) Light Utility Facility, Heavy Utility Facility, and Wireless Facility

(a) A map showing the utility system of which the proposed use will be an integral part, together with a written statement outlining the functional relationship of the proposed use to the utility system.

(b) A statement, prepared by a certified engineer, describing in detail the technical reasons for selecting the property as the location for the proposed facility and certifying that the proposed use will meet the performance standards of the district in which located.

(c) In complying with subsections (a) and (b) above, the applicant is not required to provide any proprietary, confidential, or other business information to justify the need for the project.

(d) An application for a landfill must also include a list of the types of debris and materials proposed to be deposited on the site.

(e) An application for a large-scale battery energy storage system must also include the following:

1. A preliminary emergency operations plan that contains the following:

a. Procedures for safe shutdown, de-energizing, or isolation of equipment and systems under emergency conditions to reduce the risk of fire, electric shock, and personal injuries, and for safe start-up following cessation of emergency conditions;

b. Procedures for inspection and testing of associated alarms, interlocks, and controls;

c. Procedures to be followed in response to notifications of system alarms or out-of-range conditions that could signify potentially dangerous conditions, including shutting down equipment; summoning service or repair personnel; and providing agreed-upon notification to fire department personnel, if required;

d. Emergency procedures to be followed in case of fire, explosion, release of liquids or vapors, damage to critical moving parts, or other potentially dangerous conditions;

e. Response considerations similar to a safety data sheet (SDS) that will address response safety concerns and extinguishment even if an SDS is not required by another code or standard;

f. Procedures for handling energy storage system equipment damaged in a fire or other emergency event, including contact information for personnel qualified to safely remove damaged energy storage system equipment from the facility; and

g. Procedures and schedules for conducting drills and training exercises for local first responders on the contents of the plan and appropriate response procedures.

2. A preliminary decommissioning plan that is certified by an engineer or contractor with demonstrated expertise in large-scale battery energy system removal, and contains the following:

a. The anticipated life of the project;

b. A narrative description of the activities to be accomplished, including who will perform that activity, and the timeline for complete physical removal of all components of the battery energy storage facility;

c. A description of mitigation procedures for the release of hazardous materials or other emergency events during the decommissioning process;

d. The estimated decommissioning cost in current dollars and a description of the methodology for determining such estimate;

e. A listing of any contingencies for removing intact operational battery energy storage systems or individual components and for removing a battery energy storage system that has been damaged by a fire or other event;

f. A statement that the owner or operator of the facility will notify the Zoning Administrator at least 60 days prior to the planned date of discontinued operations; and

g. In addition to the special exception plat requirements of subsection 8101.3.B, a plan for the restoration of the site, prepared by an engineer or surveyor licensed by the State.

INSTRUCTION: Revise subsection 9103 to add large-scale battery energy storage facilities to the light utility facility definition and include a new definition for battery energy storage facility, large-scale.

9103. Uses

4. Public Institutional and Community Uses

E. Utilities

Utility Facility, Light

A structure or facility generally related to the distribution or collection of utility products or services, rather than the production of those products or services, that needs to be in or near the neighborhood or near utility consumers. Examples of light utility facilities include water and sewage pump stations, telecommunication facilities, water storage facilities, large-scale battery energy storage systems, and electrical substations. This use does not include (1) ordinary distribution facilities for delivery of utilities to customers that are in the public right-of-way or in easements or strips of property owned in fee simple not more than 25 feet in width; or (2) transmission lines approved by the State Corporation Commission.

Battery energy storage system, Large-Scale

An energy storage facility consisting of rechargeable batteries typically enclosed in a physical container, capable of collecting and storing electrical energy from the grid or energy generation facility and then discharging that energy at a future time, with a maximum stored energy greater than 600 kWh ***[600 kWh - 10 MWh]***. A facility is not a large-scale battery energy storage system if it (a) has a total maximum stored energy of 600 kWh ***[600 kWh - 10 MWh]*** or less, or (b) is located inside a building with a separate principal use and primarily serves that use.

Board Agenda Item
January 13, 2026

ADMINISTRATIVE – 8

Authorization to Advertise Public Hearings on a Proposed Zoning Ordinance Amendment Re: Congregate Living Facilities

ISSUE:
The proposed Zoning Ordinance amendment revises the definition of a congregate living facility, expands permissions into additional districts, and provides additional use-specific standards to accompany the expanded permissions. These changes are intended to offer additional opportunities for housing with supportive services while maintaining compatibility with surrounding land uses.

RECOMMENDATION:
The County Executive recommends the authorization of the proposed Zoning Ordinance amendment by adopting the Resolution set forth in Attachment 1.

TIMING:
Board action is requested on January 13, 2026, to provide sufficient time to advertise the proposed Planning Commission public hearing on February 25, 2026, at 7:30 p.m., and the proposed Board of Supervisors (Board) public hearing on March 17, 2026, at 4:00 p.m.

BACKGROUND:
The Fiscal Year (FY) 2025/2026 Zoning Ordinance Work Program includes Congregate Living Facilities as a Priority 1 item (Topic #5). This item directs staff to review zoning provisions for congregate living facilities to potentially expand the zoning districts where congregate living facilities are permitted and to broaden the definition and standards. This item was carried over from the FY 2023/2024 work program (Topic 2B) and December 6, 2022, Board matter. The Work Program item is also a response to a Board Housing Committee meeting on November 22, 2022, which discussed zoning considerations to address homelessness.

The following changes are proposed:

Definition
The proposed definition includes examples of the range of populations served including persons experiencing homelessness; survivors of domestic violence, sexual assault, or child abuse; youth in crisis; patients or families in need of behavioral health, mental

health, or medical services; and facilities that do not meet the requirements *of Va. Code Sect. 15.2-2291* due to the type(s) of provided services and/or the number of residents. The proposed definition also specifies that a recovery residence, which is defined in *Va. Code Sect. 37.2-431.1*, may be considered a congregate living facility but is not required to provide on-site supportive services or staff, in accordance with state code.

Use Permissions
The proposed amendment expands the zoning districts where congregate living facilities may be allowed with special exception approval by adding the C-5 through C-8 Districts and I-2 through I-4 Districts.

Use-Specific Standards
The proposed changes to the use standards:

- Include a standard that requires congregate living facilities in commercial and industrial districts to be located within a reasonable distance of employment areas, public transportation, and community services.
- Include a standard prohibiting congregate living facilities in areas identified as Industrial in the Concept for Future Development Map in the Comprehensive Plan.
- Include a requirement to provide on-site staff and support services in a congregate living facility (other than a recovery residence).

Submission Requirements
The proposed amendment requires applicants to provide sufficient details regarding the proposed operation of the congregate living facility. This would include information about the population that would be served and how the facility would meet that population's specific needs.

A more detailed discussion of these and other proposed changes is contained in the Staff Report (Attachment 2).

EQUITY IMPACT:
This Zoning Ordinance amendment relates to One Fairfax Policy Area of Focus 11, which encourages "[a] quality built and natural environment that . . . supports a high quality of life . . . for all people." The proposed amendment would reduce regulatory barriers that limit where congregate living facilities may be located and would update the definition to better reflect the range of housing with supportive services for individuals in need of such services. By broadening the districts where a congregate living facility may be permitted and clarifying the definition to reflect the breadth of supportive services that may be provided, the amendment supports increased access to safe, supervised housing options for individuals who rely on or are in need of supportive services.

Expanded opportunities for locating congregate living facilities may also help reduce geographic disparities in access to such facilities. In addition, the proposed standards are intended to ensure compatibility with surrounding land uses and that the occupants of these facilities have reasonable access to essential resources.

REGULATORY IMPACT:
The proposed amendment revises the permissions and standards for congregate living facilities. Changes include updating the definition and expanding the zoning districts where a congregate living facility may be permitted by special exception. This expansion of use permissions is paired with new standards requiring congregate living facilities in commercial and industrial districts to be located within a reasonable distance of employment areas and community services. The standards would also prohibit congregate living facilities in areas designated as Industrial (Areas 30, 31, and 32) on the Concept for Future Development Map in the Comprehensive Plan. In addition, a new submission requirement would require applicants to provide information about the population to be served and how the facility would meet that population's specific needs.

FISCAL IMPACT:
None.

ENCLOSED DOCUMENTS:
Attachment 1 – Resolution
Attachment 2 – Staff Report
Attachment 3 – December 6, 2022 Board Matter
https://www.fairfaxcounty.gov/boardofsupervisors/sites/boardofsupervisors/files/assets/meeting-materials/2022/board/dec06-board-summary.pdf

STAFF:
Jennifer Miller, Deputy County Executive
Tracy Strunk, Director, Department of Planning and Development (DPD)
Leslie Johnson, Zoning Administrator, DPD
William Mayland, Assistant Zoning Administrator, DPD
Carmen Bishop, Deputy Zoning Administrator, DPD
Jennan Qato, Senior Planner, DPD

ASSIGNED COUNSEL:
T. David Stoner, Deputy County Attorney
Laura S. Gori, Senior Assistant County Attorney

RESOLUTION

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, on January 13, 2026, at which meeting a quorum was present, the following resolution was adopted:

WHEREAS, the Board of Supervisors endorsed the Zoning Ordinance Work Program on June 24, 2025, which lists Congregate Living Facilities as a Priority 1 item directing staff to review zoning provisions for congregate living facilities to potentially expand the zoning districts where congregate living facilities are permitted and to broaden the definition and standards; and

WHEREAS, congregate living facilities typically provide housing and supportive services in a supervised setting; and

WHEREAS, congregate living facilities were added as a use through a Zoning Ordinance amendment approved on May 19, 2003, and that use has not been changed except for minor edits for plain language; and

WHEREAS, congregate living facilities are currently permitted by special exception in certain zoning districts; and

WHEREAS, the proposed amendment would revise the definition of a congregate living facility to better reflect the range of supportive services provided in a supervised setting and to specify that a recovery residence, as defined in Va. Code § 37.2-431.1, may be considered a congregate living facility though it is not required to provide on-site supportive services or staff; and

WHEREAS, the proposed amendment would expand the districts where congregate living facilities may be permitted by special exception and add special exception submission requirements; and

WHEREAS, the proposed amendment would introduce new use standards for congregate living facilities in commercial and industrial districts; and

WHEREAS, the public necessity, convenience, general welfare, and good zoning practice require consideration of the proposed revisions to the Zoning Ordinance.

NOW, THEREFORE BE IT RESOLVED, for the foregoing reasons and as further set forth in the Staff Report, the Board of Supervisors authorizes the advertisement of public hearings on the proposed Zoning Ordinance amendment as recommended by staff.

A Copy Teste:

_____

Jill G. Cooper
Clerk for the Board of Supervisors

FAIRFAX COUNTY

PROPOSED ZONING ORDINANCE AMENDMENT

STAFF REPORT
Congregate Living Facilities

January 13, 2026

Hearing Dates
Planning Commission: February 25, 2026, at 7:30 p.m.
Board of Supervisors: March 17, 2026, at 4:00 p.m.

Staff Contact
Jennan Qato, Senior Planner

Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call 703-324-1334 or TTY 711 (Virginia Relay Center).

PLANNING & DEVELOPMENT

Zoning Administration Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5507
Phone 703-324-1314
www.fairfaxcounty.gov/planning-development

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Introduction

The Zoning Ordinance Work Program (Work Program), endorsed by the Board of Supervisors (Board) on June 24, 2025, lists Congregate Living Facilities as a Priority 1 item (Topic #5). This item directs staff to review zoning provisions for congregate living facilities to potentially expand the zoning districts where congregate living facilities are permitted and to broaden the definition. This item was carried over from the 2023/2024 Work Program Topic 2B and the December 6, 2022, Board matter. The Work Program item is also a response to a Board Housing Committee meeting on November 22, 2022, which discussed zoning considerations to address the issue of people experiencing homelessness.

Background and Existing Provisions

The Zoning Ordinance currently classifies a congregate living facility as a residential use within the group living category. A congregate living facility provides housing and supportive services to individuals requiring such services and is distinguished from other similar uses, as shown in Table 1 below, by allowing larger residential capacities, permitting a broader range of support services without restrictions relating to age or medical condition, and serving a wider range of populations. A homeless shelter, supportive housing, or other similar facility that is operated by the County and meets the definition of a public use is not considered a congregate living facility.

Existing Provisions

The Zoning Ordinance currently defines a congregate living facility as follows:

> A facility that provides housing and general care on a permanent or temporary basis, including the provision of on-site supportive services, such as special care and treatment, in a supervised setting with on-site counselors or other staff. This use includes facilities providing in-patient alcohol and addiction treatment and services and facilities for the care of more than eight persons with disabilities. This term does not include a group household unit, group residential facility, assisted living facility, specialized instruction center, or any facility providing services or treatment to nonresidents of the facility.

A congregate living facility is permitted with special exception (SE) approval by the Board of Supervisors (Board) in all conventional residential districts except for the R-A (Rural Agricultural) District, and in some commercial districts (C-1 through C-4). A congregate living facility is permitted in the planned districts if shown on a development plan or by SE (✓/SE).

Under the use standard found in subsection 4102.3.E, a congregate living facility that has the external form and character typical of a single-family detached dwelling must comply with the setback requirements for a single-family detached dwelling in the zoning district in which it is located; any other congregate living facility must be located at least 100 feet from any lot line that abuts the R-1, R-2, R-3, or R-4 District and 45 feet from any other lot line, or as determined by the Board. The use is also subject to the maximum floor area ratio of the applicable zoning district.

Tables 1 and 2 below provide a summary of the features of a congregate living facility as compared to other similar uses in the Zoning Ordinance.

Table 1: Comparison of Similar Uses

Use	Type of Support	Zoning Permissions	Key Distinctions
Congregate Living Facility	On-site supportive services in a supervised setting; includes in-patient alcohol and addiction treatment and the care of more than eight persons with disabilities	SE in R-C to R-MHP and C-1 to C-4; ✓/SE in PDH, PRM, PDC, PTC, and PCC; ✓/SE in PRC except convention/conference center	Addresses a broad range of populations needing care; allows more than 8 residents; not specifically age or disability based
Group Residential Facility	Facility with up to 8 residents that is (i) state licensed by VDBHDS and residents have mental illness, intellectual or developmental disabilities; (ii) state licensed by VDSS and residents are aged, infirm, or disabled; or (iii) not licensed and residents have a disability; includes on-site staff; does not include treatment for those currently using or addicted to a controlled substance.	Permitted in all districts where residential uses are allowed by right in accordance with Va. Code § 15.2-2291	Typically state-licensed, but license isn't required when occupied by up to 8 disabled residents; protected as a by-right residential use under state code; facilities exceeding 8 residents or not meeting these criteria are considered a congregate living facility

Use	Type of Support	Zoning Permissions	Key Distinctions
Assisted Living Facility	Licensed supervised residential care with daily living assistance; includes facilities for memory care	SE in R-E to R-MHP; SE in C-1 to C-8, SE in I-2 to I-6; ✓/SE in PDH, PRM, PDC and PTC; ✓/SE in PRC except convention/ conference center; type of medical care facility	Licensed medical facility; includes memory care services for older adults or persons with disabilities who are unable to live independently
Independent Living Facility	Residential development with services for older adults or persons with disabilities (e.g., meals, recreation, emergency systems) with on-site staff	SE in R-E to R-MHP and C-1 to C-4; ✓ in PDH, and PRM, ✓/SE in PRC except convention/conference center, ✓/SE in PTC	Limited to older adults or persons with disabilities
Group Household	Shared living among 5-10 unrelated people or a family with more than two roomers/boarders in a single household.	SP in R-E to R-MHP; ✓/SE in PDH, PDC and PTC; ✓/SE in PRC except convention/ conference center	No on-site services

Table 2: Key differences between similar uses

Key Element	Congregate Living Facility	Group Residential Facility	Assisted Living Facility	Independent Living Facility	Group Household
Supervised setting	Yes (except recovery residences)	Varies	Yes	No	No
On-site services	Yes	Varies	Yes	Yes	No
State licensing required	Varies	Yes	Yes	No	No
Population served	Broad range of populations needing supportive services	Elderly or persons with disabilities	Older adults or adults needing daily assistance	Older adults or persons with disabilities	General population
Number of residents	May exceed 8	Up to 8	No fixed maximum	No fixed maximum	5-10

Overall, congregate living facilities provide the broadest range of support and may serve a larger number of residents. By contrast, group residential facilities serve a limited number of residents, assisted living facilities serve older adults or persons with disabilities, independent

living facilities offer residential communities with optional services for older adults or persons with disabilities, and group households function as shared housing with no provided services.

Zoning Ordinance History and Recent Approvals of Congregate Living Facilities

Congregate living facilities were added as a use in the Zoning Ordinance through a Zoning Ordinance amendment approved on May 19, 2003, which redefined and renamed the previous use of "institutions providing housing and general care to the indigent, orphans, and the like." The term was updated to remove outdated language and to reflect the broader range of support services that could be provided in a congregate living facility. The amendment retained the special exception standards for the use related to setbacks. The definition and standards were carried forward with the adoption of the new Zoning Ordinance in 2021, with minor edits for plain language.

Since the 2003 Zoning Ordinance Amendment referenced above, six SE applications have been approved as detailed in Table 3:

Table 3: Recent Approvals of Congregate Living Facilities

Application Number	Approval Date	Zoning District	Population Served	Number of Residents/Staff
SE 2022-SU-00004	April 22, 2025	R-C	Survivors of human trafficking	12 (including two resident staff)
SE-2022-BR-00042	September 12, 2023	R-3	Women escaping domestic violence	7 residents (including one resident staff)[1]
SE 2021-SP-00023	August 2, 2022	R-C, WS	Adolescents with eating disorders	12 residents, 12 nonresident staff
SE 2019-SP-006	July 30, 2019	R-C, WS	Adolescents with eating disorders	12 residents, 12 nonresident staff
SE-2014-MA-003	July 29, 2014	R-2, HC	Women survivors of domestic violence and their children	16 residents (including children and one resident staff)
SE-2006-MA-031; SEA 2006-MA-031 (SEA to permit addition of nursery to church)	June 4, 2007; May 14, 2013	R-4	Retired and current priests and church staff	21 residents (including one resident staff), 3 nonresident staff

[1] Although this facility is limited to seven residents, the use does not otherwise meet the definition of a group residential facility, since state licensure is not required and the facility was not proposed to be occupied by persons with a disability.

Jurisdictional Research

Staff researched the zoning regulations relating to congregate living facilities, including shared housing and supportive services, in neighboring jurisdictions. That research is summarized in the table below.

Across the jurisdictions reviewed, congregate living uses that provide on-site supportive services are generally permitted in a range of commercial, industrial, mixed-use, and residential districts, with most requiring a public hearing. Loudoun County and Prince William County allow the use by right in some of their mixed-use areas, while otherwise requiring a public hearing. In Montgomery County, the use is allowed by right for up to eight residents in all residential, commercial/residential and some employment zones; see below for permissions for more than eight residents. Other than Montgomery County, none of the jurisdictions specify an occupancy limit for the uses listed below. Overall, the prevailing approach is to permit these uses in multiple districts while maintaining oversight through a legislative approval process.

Table 4: Comparable Uses in Neighboring Jurisdictions

Jurisdiction	Comparable Use	Permissions	Definition
City of Alexandria	Congregate housing facility	Allowed in most **commercial and mixed-use districts** with a **special use permit** (public hearing required)	A structure other than a single-unit, two-unit, townhouse, or multi-unit dwelling where unrelated persons reside under supervision or 24-hour on-site management and may receive special care, treatment or training, on a temporary or permanent basis.
Loudoun County	Congregate housing	**By right** in most **Transit Related Center and Town Center districts;** requires **special exception** approval, (public hearing by the Board of Supervisors) in **Suburban Neighborhood and Suburban Compact Neighborhood** districts	Establishments providing housing services such as: (A) emergency shelter for victims of violence/abuse; (B) temporary shelter for homeless/runaway youths/medical crises; (C) transitional housing; (D) more than 8 aged, infirm, or disabled residents; or (E) other facilities for care, treatment, training, including orphanages.
Arlington County	Social Service Institution	Allowed with a **use permit** (public hearing by the Board of Zoning Appeals) in **most residential, commercial, and all industrial districts**	Includes: alternative/post-incarceration facilities; counseling; occupational therapy; psychiatric/alcohol/drug treatment residences; halfway houses; neighborhood resource centers; rehabilitative clinics; rescue missions; soup kitchens; transient lodging or homeless shelters; treatment centers.

Jurisdiction	Comparable Use	Permissions	Definition
Arlington County	Group Home	Allowed with a **use permit** in **all residential and industrial** districts and in **most commercial** districts	A residential facility for more than eight individuals with mental illness, an intellectual disability, or a developmental disability, with one or more resident or nonresident staff.
Montgomery County, MD	Residential Care Facility	Categorized by size: (a) **Up to 8 residents:** permitted **by right** in all residential, commercial/residential, and some employment zones; (b) **9 to 16 residents: Conditional use** (public hearing) in low-density residential, by right in multi-unit and some commercial/ residential, **Limited use** (no public hearing but includes additional standards) in some employment zones; (c) **16+ residents: Conditional use** in all residential, by right in commercial/ residential, **Limited use** in other commercial/residential; not permitted in industrial zones	Group-care arrangement providing personal services, supervision, or assistance for daily living. Must meet applicable federal/state/county licensing. Staff may live on-site. Resident count includes staff. Includes nursing homes, assisted living, continuing care communities, hospices, group residential facilities. Excludes hospitals or independent living facilities.
Prince William County, VA	Recovery Home	Allowed with a **special use permit**, requiring a public hearing by the Board of County Supervisors, in all **residential and agricultural districts** and in residential areas of the **Planned Mixed Residential District**; permitted **by right** in **mixed-use community and mixed-use urban districts**	Use of single-family dwelling to provide group residence for persons needing special accommodations (e.g., battered spouses, children in need). Conditions: (a) Dwelling exterior must maintain single-family appearance; (b) At least one adult supervisor on-site at all times; (c) No more than two adults per bedroom. Does not include group homes as defined by Code of Virginia, § 15.2-2291.

Community Outreach

Staff provided an overview of the proposed updates for congregate living facilities to the Board's Land Use Policy Committee, the Planning Commission's Land Use Process Review Committee, the Health Care Advisory Board, the Affordable Housing Advisory Council, and a land use attorneys work group. Staff additionally consulted with other County agencies and community organizations involved in housing and human services. Staff also hosted two virtual community meetings, which were recorded and posted on the Congregate Living Facilities Zoning Ordinance Amendment webpage. Throughout the amendment process, the webpage was updated to include the staff summary, draft text, and presentation materials.

Proposed Zoning Ordinance Changes

The proposed amendment updates the definition, use permissions, development standards, and submission requirements for congregate living facilities, as discussed below. The intent of these changes is to provide greater flexibility and access to housing for individuals in need of supportive services while maintaining compatibility with surrounding land uses.

Definition

The proposed amendment includes a revised definition that clarifies the range of populations served, to include persons experiencing homelessness; survivors of domestic violence, sexual assault, or child abuse; youth in crisis; and individuals in need of behavioral health or mental health services. The proposed definition also includes facilities that do not meet the requirements of Va. Code Sect. 15.2-2291 due to the type(s) of provided services and/or the number of residents. These clarifications align with existing congregate living facilities, distinguish them from other similar uses, and reflect the breadth of populations these facilities may serve. Also, the term "youth in crisis" is not intended to be age restrictive but rather refers to children aging out of the foster care system, runaways, youth experiencing homelessness, and others in similar crises. The proposed definition also specifies that a recovery residence, which is defined in Va. Code Sect. 37.2-431.1, may be considered a congregate living facility but is not required to provide on-site supportive services or staff. This reflects state law, which does not require recovery residences to provide on-site staff or supportive services.

The proposed definition also distinguishes a congregate living facility from other uses by specifying that it does not include any use that meets the definition of a group household, group residential facility, independent living facility, medical care facility, or any facility providing services or treatment to nonresidents of the facility. Although a congregate living facility may include mental and medical health services, it is distinguished from a medical care facility in that it is principally a residential use that provides temporary or permanent housing with supportive services.

Use Permissions

The amendment also proposes to expand where congregate living facilities may be located (with a special exception) by adding certain industrial districts and additional commercial districts. This expansion aims to provide greater siting flexibility, which may be beneficial for providers seeking larger sites, more affordable land, or locations near transit and community services, and may also support the adaptive reuse of vacant buildings. In nonresidential districts, the use is currently allowed with SE approval in the C-1 to C-4 Districts; this amendment would expand those same permissions (SE approval) into the C-5 to C-8 Districts and I-2 to I-4 Districts (with certain exclusions, discussed below). In an effort to ensure these facilities are located in areas compatible with residential uses, the amendment does not extend permissions to the I-5 and I-6 industrial districts. There are no changes proposed to the permissions for congregate living facilities in Planned Districts.

Use Specific Standards

The proposed use standards would require congregate living facilities in commercial and industrial districts to be located within a reasonable distance of employment areas and community services. The standards would also prohibit them in areas identified as Industrial (areas 30, 31, and 32) on the Concept for Future Development map in the Comprehensive Plan. These standards would ensure compatibility with surrounding uses, ensure that residents have access to essential resources, and maintain harmony with the Comprehensive Plan. Prohibiting congregate living facilities in areas identified as Industrial on the Concept for Future Development map would also support the retention of industrial land, as recommended in the 2024 Industrial Land Trends report, and would generally limit congregate living facilities to locations in I districts that are planned for mixed use centers.

The proposed use standards also include a requirement to provide on-site staff and support services (except in a recovery residence). These requirements would help to ensure that the residents receive the necessary supervision, support, and assistance to improve outcomes.

Submission Requirement

Applicants would be required to provide sufficient details regarding the proposed operation of the congregate living facility. This would include information about the population that would be served and how their specific needs would be met. This information would clarify the purpose and scope of the proposed congregate living facility and confirm how the use is designed to meet the specific needs of its residents. It would also include the necessary information to assess potential land use impacts.

Summary

Overall, the proposed amendment clarifies the definition of congregate living facility by identifying potential populations that may be served and broadens where these facilities can be located by allowing them in additional nonresidential zoning districts. This expansion is paired with clear standards to ensure that proposed locations are suitable for permanent or temporary residential use, including proximity to public transit and essential services. The intent is to encourage more diverse housing options while maintaining compatibility with surrounding land uses. It is recommended that the amendment become effective at 12:01 a.m. on the day following adoption.

Proposed Text

In the revisions shown below, text to be deleted is identified with ~~strike-through~~ and text to be added is underlined. The proposed changes are based on provisions of the adopted Zoning Ordinance in effect as of December 10, 2025.

Revise the definition of congregate living facility in Section 9103 with the following text shown below.

Congregate Living Facility

A facility that provides housing, ~~and general care,~~ and on-site supportive services on a permanent or temporary basis~~including the provision of on-site supportive services, such as special care and treatment~~, in a supervised setting with on-site counselors or other staff. This use ~~includes facilities providing in-patient alcohol and addiction treatment and services and facilities for the care of more than eight persons with disabilities.~~ is occupied by individuals in need of such services, including but not limited to: (a) survivors of domestic violence, sexual assault, or child abuse; (b) persons experiencing homelessness; (c) youth in crisis; or (d) patients and families in need of behavioral health or mental health services. This use includes a facility that does not meet the requirements of Va. Code Sect. 15.2-2291 due to the services provided and/or the number of residents. This use also includes a recovery residence, as defined in Va. Code Sect. 37.2-431.1, that does not meet the definition of a group residential facility; such a facility is not required to provide on-site supportive services or staff. This ~~term~~ use does not include a group household ~~unit~~, group residential facility, independent living facility, medical care facility, ~~assisted living facility, specialized instruction center,~~ or any facility providing services or treatment to nonresidents of the facility.

Revise Table 4101.1 to include permissions for congregate living facilities in the C-5, C-6, C-7, C-8, I-2, I-3, and I-4 Districts.

3. Use Table for Residential, Commercial, and Industrial Districts

TABLE 4101.1: Use Table for Residential, Commercial, and Industrial Districts

P = permitted; SE = special exception; SP = special permit; blank cell = not allowed
A = allowed as accessory use only; A+ = permitted as an associated service use; AP = allowed with approval of administrative permit

Use	Residential Districts														Commercial Districts								Industrial Districts						Use-Specific Standards NOTE: General Standards also apply
	R-A	R-C	R-E	R-1	R-2	R-3	R-4	R-5	R-8	R-12	R-16	R-20	R-30	R-MHP	C-1	C-2	C-3	C-4	C-5	C-6	C-7	C-8	I-I	I-2	I-3	I-4	I-5	I-6	
Residential Uses																													
Group Living: uses characterized by residential occupancy by a group of persons who do not constitute a household																													
Congregate Living Facility		SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE		SE	SE	SE			4102.3.E

Revise subsection 4102.3.E to update the use-specific standards for congregate living facilities approved by special exception.

E. Congregate Living Facility

Standards when permitted by special exception:

(1) If ~~a~~A congregate living facility ~~that~~ has the external form and character typical of a single-family detached dwelling, it must comply with the setback requirements for a single-family detached dwelling in the zoning district in which it is located. Any other congregate living facility must be located: ~~a minimum~~ at least 100 feet from ~~all~~ any lot line~~s~~ that abut~~s~~ the R-1, R-2, R-3, or R-4 District~~s~~ and 45 feet from ~~all~~ any other lot line~~s~~~~;~~, or as determined by the Board.

(2) A congregate living facility may not be located in an industrial area as shown on the Concept for Future Development map in the Comprehensive Plan.

(3) In commercial districts and in the I-2, I-3, and I-4 Districts, a congregate living facility must be located where public transportation and community services are within reasonable walking distance and employment areas are within reasonable commuting distance.

(4) A congregate living facility must provide on-site staff and on-site support services to meet the needs of the residents, except as otherwise stated in the definition. These services may include, but are not limited to, transportation assistance, employment support, case management, and healthcare services.

Revise subsection 8101.3.D to include additional submission requirements for congregate living facilities approved by special exception. Renumber subsequent subsections.

D. Additional or Modified Submission Requirements for Specific Special Exception Applications

(7) Congregate Living Facility

The application must identify the primary population(s) served and describe how the facility will meet the needs of that group or groups by providing the following information:

(a) The maximum number of residents and on-site staff at the facility;

(b) The types of supportive services to be provided;

(c) Typical length of stay;

(d) Evidence of licensing if required by state code; and

(e) Intake criteria for residents.

Board Agenda Item
January 13, 2026

ADMINISTRATIVE – 9

Authorization to Advertise a Public Hearing to Consider an Ordinance Expanding the Reston Community Parking District (Hunter Mill District)

ISSUE:
Board authorization to advertise a public hearing to consider a proposed amendment to *Appendix M of The Code of the County of Fairfax, Virginia* (Fairfax County Code), to expand the Reston Community Parking District (CPD). The existing Reston CPD would be expanded in accordance with and subject to the provisions set forth in Article 5B of Chapter 82 of the Fairfax County Code to encompass all residential communities located within the area described as West Ox Road from Monroe Street to Centreville Road then southwest along Centreville Road to the Sully District boundary; southeast along the Sully District boundary to the Hunter Mill District boundary; northwest along the Sully District boundary from Centreville Road, then northeast along the Sully District boundary to the Dranesville District boundary; east along the Dranesville District boundary, then north and east along the Dranesville District boundary to the north side of Dulles Toll Road, south along Dulles Toll Road to the Monroe Street Bridge, and south along Monroe Street from Dulles Toll Road to West Ox Road.

RECOMMENDATION:
The County Executive recommends that the Board authorize the advertisement of a public hearing for February 17, 2026, at 4:00 p.m., to consider adoption of an amendment to Fairfax County Code (Attachment 1) to expand the large area Reston CPD in accordance with Chapter 82-5B of Fairfax County Code.

TIMING:
The Board of Supervisors should take action on January 13, 2026, to provide sufficient time for advertisement of the proposed public hearing scheduled for February 17, 2026, at 4:00 p.m.

BACKGROUND:
On December 8, 2008, the Fairfax County Board of Supervisors established the large area Reston CPD. The Reston CPD was then expanded following Board of Supervisors approval on April 27, 2010. The proposed expansion has been requested to include portions of the Hunter Mill District south and west of the existing large area Reston CPD.

Fairfax County Code Section 82-5B authorizes the Board to expand a CPD for the purpose of prohibiting or restricting the parking of any of the following vehicle types on streets in the CPD: watercraft; boat trailers; motor homes; camping trailers; and any other trailer or semi-trailer, regardless of whether such trailer or semi-trailer is attached to another vehicle; any vehicle with three or more axles; any vehicle that has a gross vehicle weight rating of 12,000 or more pounds, except school buses used on a current and regular basis to transport students; any vehicle designed to transport 16 or more passengers including the driver, except school buses used on a current and regular basis to transport students; and any vehicle of any size that is being used in the transportation of hazardous materials as defined in *Virginia Code § 46.2-341.4.*

No such CPD shall apply to: (i) any commercial vehicle when discharging passengers or when temporarily parked pursuant to the performance of work or service at a particular location, (ii) utility generators located on trailers and being used to power network facilities during a loss of commercial power, (iii) restricted vehicles temporarily parked on a public street within any such CPD for a maximum of 48 hours for the purpose of loading, unloading, or preparing for a trip, or (iv) restricted vehicles that are temporarily parked on a public street within any such CPD for use by federal, state, or local public agencies to provide services.

Pursuant to Fairfax County Code Section 82-5B-3(2), the Board may establish or modify a large area CPD if: (1) an initial submission identifying the requested perimeter has been directed to the appropriate district supervisor, (2) upon written request and verification of community support by the district supervisor, the Department of Transportation shall review the proposed district boundaries and process the request, (3) the proposed District must contain all of a magisterial district, excluding certain areas that meet minimum size requirements, and (4) areas to be excluded from the large area CPD must meet at least one of the following minimum size criteria: at least 3,500 addresses, at least 35 miles of secondary roads, or at least five-square miles in area.

The proposed expansion was requested by the Hunter Mill Supervisor in response to reports of an excessive number of watercrafts, recreational vehicles, and trailers parking on public streets abutting multiple residential communities in the proposed expansion area. A well-attended community meeting was hosted by the Hunter Mill Supervisor's Office on September 2, 2025, during which overwhelming community support for the proposed expansion was demonstrated. Staff have verified that the portion of the Hunter Mill District to be excluded from the large area CPD meets minimum size criteria.

The proposed expansion of the Reston CPD will encompass areas up to the Hunter Mill District boundaries with both Sully District and Dranesville District as set forth in

Attachments 1 and 2. Additional housekeeping amendments to the perimeter description of the existing large area Reston CPD are also included on Attachment 1. The parking restriction identified above would be in effect at all times in the proposed expansion area.

EQUITY IMPACT:
The project area encompasses five census tracts designated under Fairfax County's Vulnerability Index. Overall, the project area spans the full spectrum of the Vulnerability Index, with two tracts rated very low, one average, and two very high. Generally, establishment of restrictions to prohibit parking in communities during restriction hours supports One Fairfax Focus Area 8, neighborhoods that support all communities and individuals through strong social networks, trust among neighbors, and the ability to work together to achieve common goals that improve the quality of life for everyone in the neighborhood. However, parking restrictions in one area can lead to additional parking in other areas. As such, at this time, there is insufficient information to determine an overall equity impact related to this change.

FISCAL IMPACT:
The recommended changes should have minimal fiscal impact. In accordance with Appendix M-60, Section (c), signs will not be installed.

ENCLOSED DOCUMENTS:
Attachment 1: Amendment to the Fairfax County Code, Appendix M (Community Parking District Restrictions)
Attachment 2: Area Map of Proposed Reston CPD Expansion

STAFF:
Jennifer Miller, Deputy County Executive
Gregg Steverson, Director, Fairfax County Department of Transportation (FCDOT)
Lisa Witt, Chief, Administrative Services, FCDOT
Mena Nakhla, Equity Manager, FCDOT
Eric Teitelman, Chief, Active Transportation, Capital Projects and Traffic Engineering Division, FCDOT
Neil Freschman, Chief, Traffic Engineering Section, FCDOT
Henri Stein McCartney, Sr. Transportation Planner, FCDOT

ASSIGNED COUNSEL:
F. Hayden Codding, Assistant County Attorney

Attachment 1

PROPOSED CODE AMENDMENT

THE CODE OF THE COUNTY OF FAIRFAX, VIRGINIA
APPENDIX M

Amend *The Code of the County of Fairfax*, *Virginia,* to modify the following provisions of Appendix M-60, Section (a)(3), Reston Community Parking District, in accordance with Article 5B of Chapter 82 as follows:

(3) Blocks included in the Reston Community Parking District are described below:

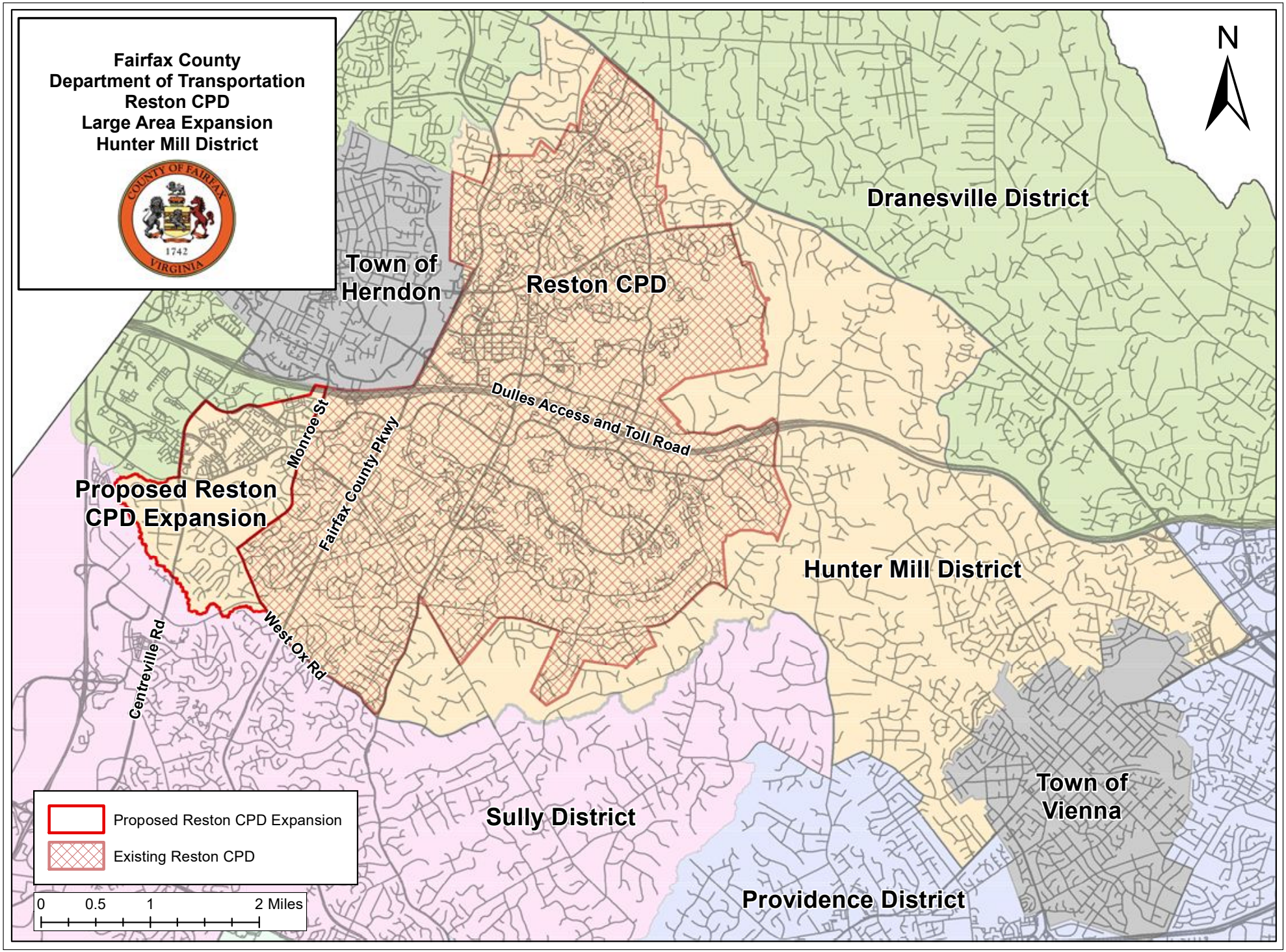
All existing and future public secondary streets in residential areas within Reston, all existing and future public secondary streets in the following residential communities adjacent to Reston to include Carter Woods, Deepwood, Estates at Wyndham Hills, New Bedford, Polo Fields, Stratton Woods, and Sutton Ridge, and all existing and future public secondary streets in the residential areas within the perimeter of the Reston Community Parking District that is set forth below.

The Reston Community Parking District also includes the previously established Community Parking Districts of Golf Course Square and Vantage Hill.

The perimeter for the Reston Community Parking District is:

From the north side of the Dulles Toll Road at the Monroe Street bridge, east then follow along the Town of Herndon Corporate Line to the northern boundary of Reston Section 51; east then follow along the Reston boundary to Route 7; east along Route 7 to 12.5 outlet road located west of the property at 11131 Leesburg Pike (Tax Map No. 12-1((1)) parcel 51); south along said outlet road to Reston boundary; east then south along Reston boundary to southern boundary of the property located at 1144 ~~Meadowbrook~~ Meadowlook Court (Tax Map No. 12-1((1)) parcel 43); ~~east along southern boundary of 1114 Meadowlook Court to Jordon Road; south on Jordon Road to end;~~ east then south along Reston boundary to Baron Cameron Avenue; east along Baron Cameron Avenue to Lake Fairfax Drive, south along Lake Fairfax Drive to Lake Fairfax Park; east then south along the eastern boundary of Lake Fairfax Park and then along unnamed Colvin Run southern stream extension connecting to 30’ outlet road at the property located at Tax Map No. 18-3((9)) parcel A; west along 30’ outlet road to Reston boundary; southeast along Reston boundary to the northwestern boundary of the property located at Tax Map No. 18-3((1)) parcel 13B1; southwest along the properties located at Tax Map Nos. 18-3((1)) parcels 13B1 and 13B; southeast along the properties located at Tax Map Nos. 18-3((1)) parcels 13B and 13A to Sunset Hills Road; east along Sunset Hills Road to Hunter Mill Road at Dulles Toll Road; south along Hunter Mill Road to Sunrise

Valley Drive; south along Reston boundary to Snakeden Branch; west and then south along Reston boundary to Lawyers Road; west along Lawyers Road to eastern boundary of Reston Section 18; south and west along Reston boundary to 400 feet southeast of cul-de-sac at Soapstone Drive; west then north along Reston boundary to Lawyers Road; west along Lawyers Road to 275 feet west of Blue Spruce Road; southwest along Reston boundary to Fox Mill Road; northwest along Fox Mill Road to Lawyers Road; southwest along Lawyers Road to West Ox Road; northwest along West Ox Road to ~~Monroe Street~~ Centreville Road, then southwest along Centreville Road to the Sully District boundary; southeast along the Sully District boundary to the Hunter Mill District boundary; northwest along the Sully District boundary from Centreville Road, then northeast along the Sully District boundary to the Dranesville District boundary; east along the Dranesville District boundary, then north and east along the Dranesville District boundary to the north side of Dulles Toll Road; and south along Dulles Toll Road at the Town of Herndon boundary to the Monroe Street bridge. ~~north along Monroe Street to north side of Dulles Toll Road.~~


Fairfax County
Department of Transportation
Reston CPD
Large Area Expansion
Hunter Mill District
N
Dranesville District
Town of
Herndon
Reston CPD
Dulles Access and Toll Road
Monroe St
Fairfax County Pkwy
Proposed Reston
CPD Expansion
West Ox Rd
Centreville Rd
Hunter Mill District
Town of
Vienna
Sully District
Providence District
Proposed Reston CPD Expansion
Existing Reston CPD
0 0.5 1 2 Miles

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January 13, 2026

ADMINISTRATIVE – 10

Authorization to Advertise a Public Hearing to Consider Including 6133 Brook Drive in the Munson Hill Residential Permit Parking District, District 15 (Mason District)

ISSUE:
Board authorization to advertise a public hearing to consider a proposed amendment to *Appendix G of The Code of the County of Fairfax, Virginia* (Fairfax County Code), to the Munson Hill Residential Permit Parking District (RPPD), District 15, to include the previously excluded address 6133 Brook Drive.

RECOMMENDATION:
The County Executive recommends that the Board of Supervisors authorize the advertisement of a public hearing for February 17, 2026, at 4:00 p.m., to consider adoption of the proposed amendment to Appendix G to include 6133 Brook Drive in the Munson Hill RPPD, District 15.

TIMING:
Board Action is requested on January 13, 2026, to provide sufficient time for advertisement of a public hearing for February 17, 2026, at 4:00 p.m.

BACKGROUND:
Section 82-5A-4(b) of the Fairfax County Code authorizes the Board to establish and/or expand a RPPD in any residential area of the County if: (1) the Board receives a petition requesting establishment or expansion of a RPPD that contains signatures representing at least 60 percent of the eligible addresses of the proposed District and representing more than 50 percent of the eligible addresses on each block of the proposed District, (2) the proposed District contains a minimum of 100 contiguous or nearly contiguous on-street parking spaces 20 linear feet in length per space, unless the subject area is to be added to an existing district, (3) 75 percent of the land abutting each block within the proposed District is developed residential, and (4) 75 percent of the total number of on-street parking spaces of the petitioning blocks are occupied, and at least 50 percent of those occupied spaces are occupied by nonresidents of the petitioning blocks, as authenticated by a peak-demand survey. In addition, an application fee of $10 per petitioning address is required for the establishment or expansion of an RPPD.

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The Munson Hill RPPD (District 15) was established by the Board of Supervisors in accordance with the provisions of Chapter 82-5A on February 24, 1992. At that time, FCDOT found that all addresses on Brook Drive qualified for inclusion in District 15 and proposed such inclusion to the Board of Supervisors. At the public hearing to establish this RPPD district, the owner of the residence located at 6133 Brook Drive spoke and requested that the address be excluded from the RPPD district. The Board of Supervisors agreed to exclude the address and established District 15 to include all proposed addresses except 6133 Brook Drive.

Since that time, the home has been acquired by a new owner who has requested that the address be included in District 15. Because the address qualified for inclusion upon the original establishment of the RPPD district and was only excluded at the request of the previous homeowner, FCDOT staff finds that the address is qualified for inclusion at this time.

EQUITY IMPACT:
The project area is located within a very high vulnerability index. Approximately 43% of residents in this Census tract are in low-income occupations, and approximately 23% of the residents speak English less than well. The inclusion of one address in an established RPPD is unlikely to have a measurable equity impact, either positive or negative, for the community.

FISCAL IMPACT:
Funding of approximately $200 is required for signage and installation. Funds are currently available in Fairfax County Department of Transportation Fund 100-C10001, General Fund.

ENCLOSED DOCUMENTS:
Attachment 1: Proposed Amendment to the Fairfax County Code, Appendix G
Attachment 2: Map Depicting Brook Drive in Munson Hill RPPD, District 15

STAFF:
Jennifer Miller, Deputy County Executive
Gregg Steverson, Director, Fairfax County Department of Transportation (FCDOT)
Lisa Witt, Chief, Administrative Services, FCDOT
Mena Nakhla, Equity Manager, FCDOT
Eric Teitelman, Chief, Active Transportation, Capital Projects and Traffic Engineering Division, FCDOT

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January 13, 2026

Neil Freschman, Chief, Traffic Engineering Section, FCDOT
Henri Stein McCartney, Sr. Transportation Planner, FCDOT
Beverly Duran, Transportation Planner, FCDOT

ASSIGNED COUNSEL:
F. Hayden Codding, Assistant County Attorney

Attachment 1

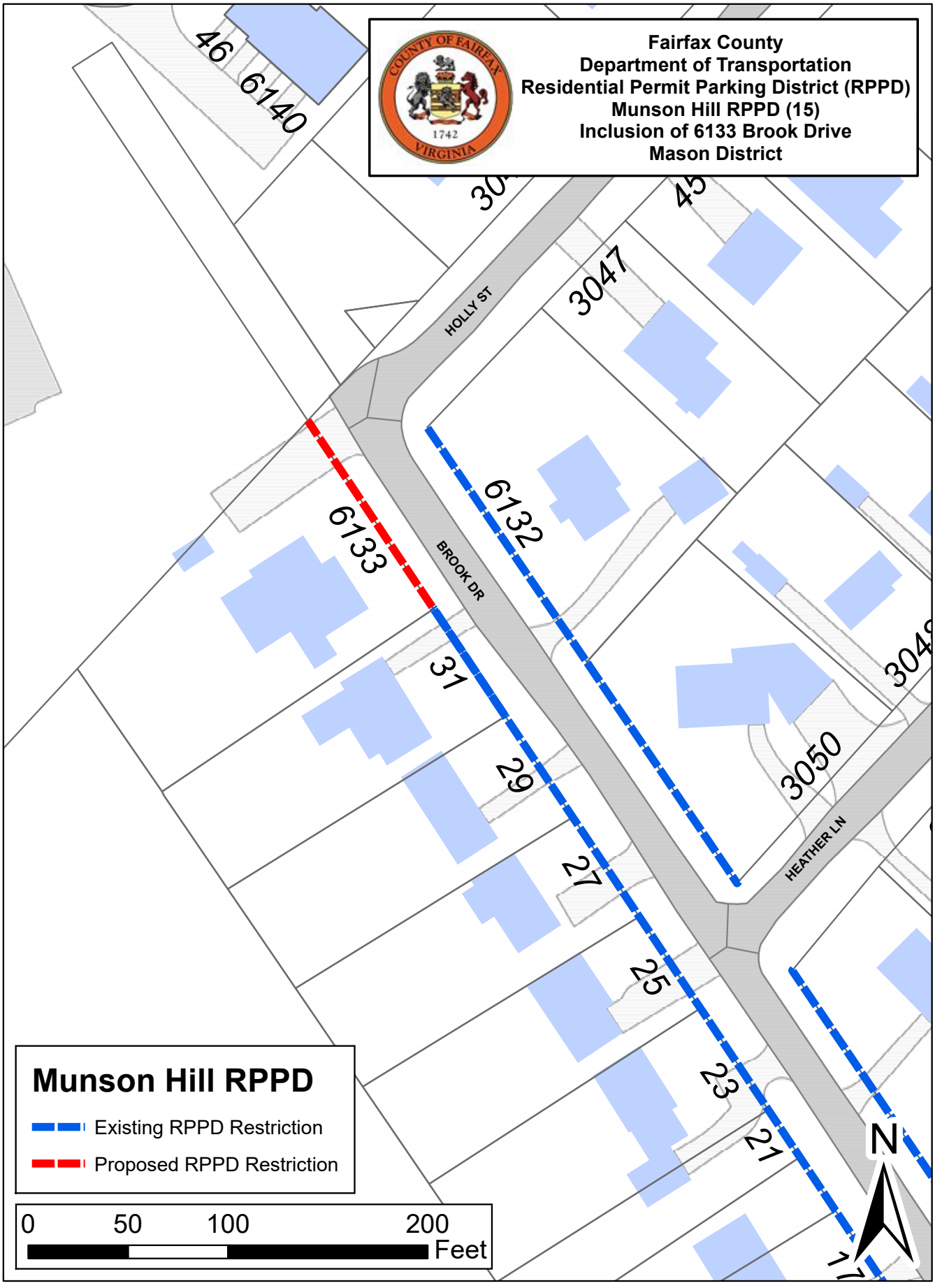
PROPOSED CODE AMENDMENT

THE CODE OF THE COUNTY OF FAIRFAX, VIRGINIA
APPENDIX G

Amend *The Code of the County of Fairfax*, *Virginia*, by revising the following street in Appendix G-15, Section (b)(2), Munson Hill Residential Permit Parking District, in accordance with Article 5A of Chapter 82:

Brook Drive (Route 1740) ~~*(Excluding: 6133 Brook Drive)*~~*:*
From Holly Street to Celadon Lane

Attachment 2



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ADMINISTRATIVE – 11

Authorization to Advertise a Public Hearing to Lease County-Owned Properties, The Commons and Willard Sherwood Health and Community Center in the City of Fairfax, for the Purpose of Installing Solar (Braddock, and Providence, and Mount Vernon Districts)

ISSUE:
Authorization to advertise a public hearing to lease county-owned property to Sun Tribe Solar for the installation, operation and maintenance of solar photovoltaic panels for the purpose of on-site electric generation at the Willard Sherwood Health and Community Center which is in the design phase at 3750 Blenheim Boulevard in City of Fairfax, and The Commons Mount Vernon (formerly known as the Original Mount Vernon High School) which is in the construction phase at 8333 Richmond Highway.

RECOMMENDATION:
The County Executive recommends that the Board authorize advertisement of a public hearing to be held on February 17, 2026, at 4:00 p.m. to consider leases with Sun Tribe Solar for the identified county properties.

If the Board authorizes staff to enter into the lease agreements following the public hearing, the subsequent execution of the lease agreements will be subject to the final Power Purchase Agreement (PPA) terms remaining favorable to the county.

TIMING:
Board action is requested on January 13, 2026, to provide sufficient time to advertise the proposed public hearing on February 17, 2026, at 4:00 p.m.

BACKGROUND:
The Joseph Willard Health Center will be redeveloped into the Willard-Sherwood Health and Community Center as a joint venture between the City of Fairfax and Fairfax County. The property will be owned by Fairfax County, which will cover the utility costs. The Original Mount Vernon High School is undergoing a renovation project that will transform the building into The Commons, a human development center for the Mount Vernon District. Maps of the properties are included in Attachments 1 – 2, and site-specific information is provided for each property below:

- The Willard Sherwood Health and Community Center is being constructed at 3750 Blenheim Boulevard in the City of Fairfax, identified as Tax Map Parcel Identification Number 57 2 02 172. Upon the expected substantial completion date of November 2028, a 102,000 sq ft building will be located on the property.
- The Commons Mount Vernon is being renovated at 8333 Richmond Highway on county-owned parcels identified as Tax Map Parcel Identification Numbers 1014 01 0005A and 1014 07 0001. Upon the expected substantial completion date of November 2026, a 140,000 sq ft building will be located on the property.

Sun Tribe Solar, LLC designs and installs solar photovoltaic panels and is a solar power purchase agreement (PPA) service provider. In December 2019, Fairfax County announced a contract with Sun Tribe Solar for rooftop solar PPA installations on buildings owned by Fairfax County Government, Fairfax County Public Schools, Fairfax County Park Authority, and Fairfax County Redevelopment and Housing Authority (collectively, the "Fairfax Entities"). Under the contract, Sun Tribe Solar will design, permit, install, and operate rooftop solar panels at facilities that participate in the PPA program and sell the electricity generated by the solar panels to the participating facility at a fixed rate and over a fixed term (20, 25 or 30 years). The contract with Sun Tribe Solar allows Fairfax County to purchase on-site renewable energy with little or no upfront or operational costs. Participation in the solar PPA program is expected to reduce the county's greenhouse gas emissions and electricity costs.

Sun Tribe Solar requires access to and use of the rooftop space at Willard-Sherwood Health and Community Center and The Commons Mount Vernon to install, operate, and maintain solar photovoltaic panels over the course of the PPA program (an expected 25 year-term).

Virginia Code Ann. § 15.2-1800 requires a locality to hold a public hearing before it may lease its real property. The County Executive recommends that the Board authorize staff to advertise a public hearing to lease county properties to Sun Tribe Solar, which will allow for the installation, operation, and maintenance of solar panels on county-owned facilities.

EQUITY IMPACT:
This action supports the following One Fairfax areas of focus: a healthy and quality environment, and a quality built and natural environment.

Leasing county-owned properties for the installation of solar photovoltaic panels advances the goals and targets of the Operational Energy Strategy (OES). Adopted in 2021, the OES includes an overarching goal to achieve carbon neutrality in county government operations by 2040 and targets to produce 25% of county electricity from

renewable energy generation by 2030 and 50% by 2040, using FY 2018 as the baseline.

Through its efforts to achieve carbon neutrality, the county is significantly reducing its greenhouse gas emissions and doing its part to curb the regional impacts of climate change. Climate hazards, including extreme heat, flooding and severe storms, often disproportionately harm certain populations, such as low-income, disabled, or elderly populations, communities of color, those experiencing homelessness, and outdoor workers. This action does not address the direct impacts of climate change on vulnerable populations; such efforts are being conducted through the Resilient Fairfax program. However, implementation of the OES and related climate mitigation efforts is expected to reduce the severity of climate change, generating long-term benefits for the residents of Fairfax County.

In addition, The Commons Mount Vernon is located in an area with High Vulnerability, according to the Fairfax County Vulnerability Index. The presence of a solar-powered, sustainable structure in this neighborhood serves to advance equitable access to climate-friendly design and construction.

FISCAL IMPACT:
Initially, Fairfax County would pay slightly more per kWh for electric power delivered by the fixed-price PPA versus utility-delivered power for Willard-Sherwood Health and Community Center, but the PPA rate for The Commons Mount Vernon is projected to be lower during the life of the solar array. As the cost of utility-delivered power is expected to increase, the PPAs would save more than $377,000 in electricity costs over the 25-year contract term. Cost parity would be achieved approximately in year five through the combined contract terms. Any additional electricity costs would need to be absorbed within the Facilities Management Department (FMD) budget.

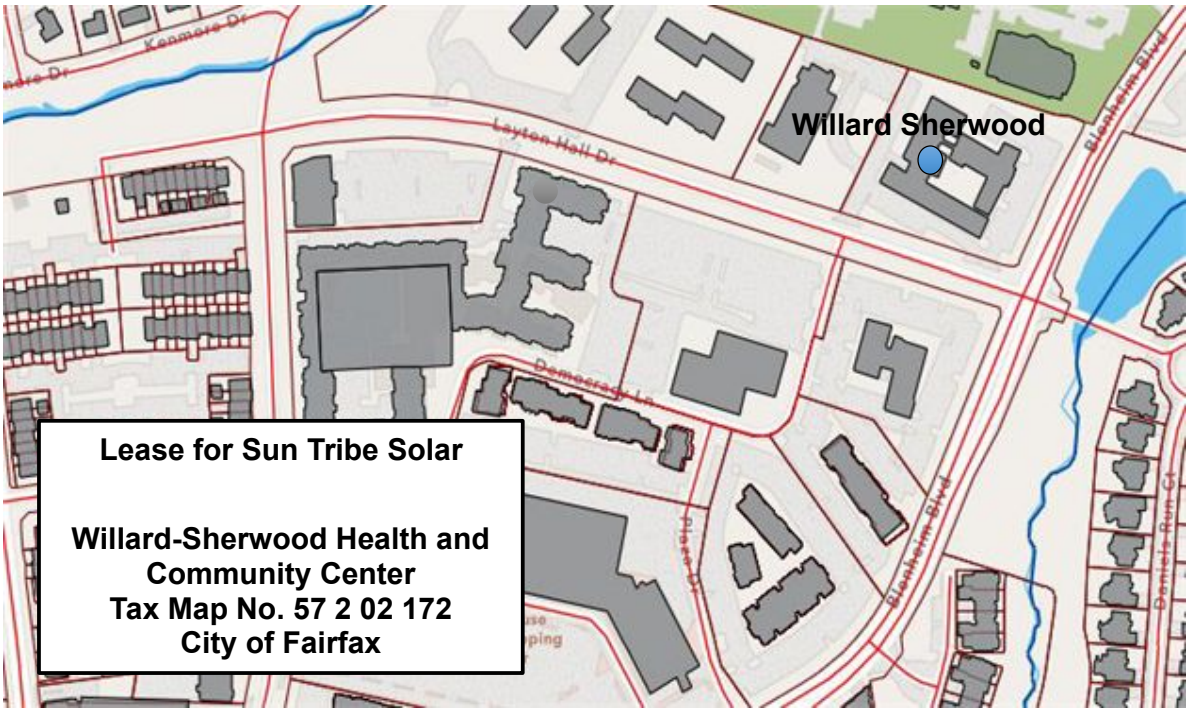
ENCLOSED DOCUMENTS:
Attachment 1 – Location Map 57 2 02 172
Attachment 2 – Location Maps 1014 01 0005A and 1014 07 0001

STAFF:
Jennifer Miller, Deputy County Executive
Ellicia Seard-McCormick, Deputy County Executive
John Morrill, Director, Office of Environmental and Energy Coordination (OEEC)
Chandler Crumlin, Analyst, Office of Environmental and Energy Coordination (OEEC)

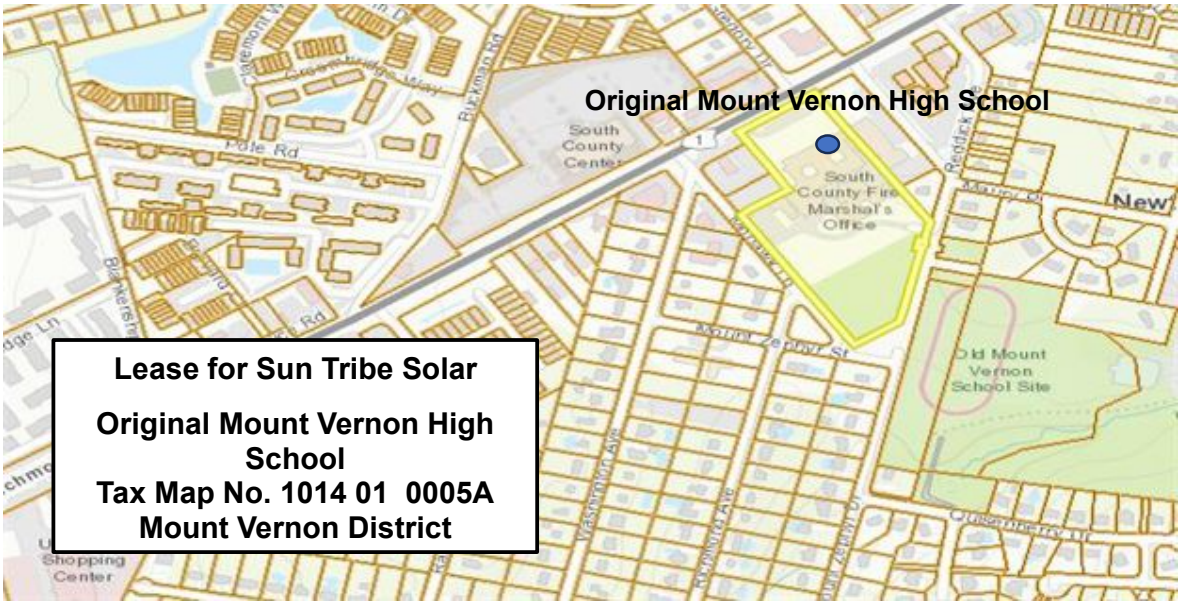
Board Agenda Item
January 13, 2026

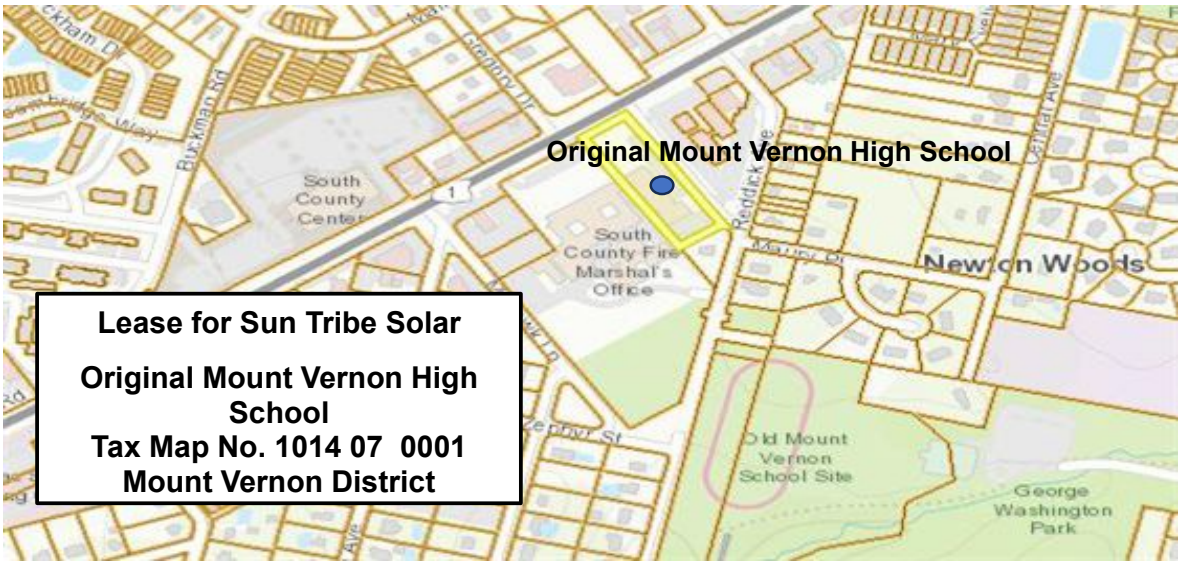
ASSIGNED COUNSEL:
Joanna Faust, Assistant County Attorney

Attachment 1



Attachment 2





Board Agenda Item
January 13, 2026

ADMINISTRATIVE – 12

Supplemental Appropriation Resolution AS 26158 for the Department of Family Services to Accept Grant Funding from Virginia Works to Implement the Northern Virginia Rapid Response Initiative for Dislocated Workers and Contractors Grant

ISSUE:
Board of Supervisors approval of Supplemental Appropriation Resolution AS 26158 for the Department of Family Services (DFS) to accept grant funding totaling $551,035 from Virginia Works, also known as the Virginia Department of Workforce Development and Advancement. The funding is part of the Statewide Rapid Response Funds under Workforce Innovation and Opportunity Act (WIOA) Title I Adult, Youth, and Dislocated Work Programs. Funding received will provide comprehensive workforce development services to at least 125 federal employees and contractors who have been impacted by workforce reductions and agency closures. The initiative will deliver reemployment services, career navigation, and targeted training opportunities that support rapid labor market reattachment. No Local Cash Match is required. Board authorization is also requested for the Chairman of the Board of Supervisors, the County Executive, and/or a designee appointed by the County Executive to enter into the grant agreement and any related agreements, including but not limited to Federal Subaward Agreements, on behalf of the County.

RECOMMENDATION:
The County Executive recommends that the Board of Supervisors approve Supplemental Appropriation Resolution AS 26158 from Virginia Works in the amount of $551,035 to support the delivery of high-quality services to regional employers and dislocated workers. No Local Cash Match is required, and no positions are associated with this award. The County Executive also recommends the Board authorize the Chairman of the Board of Supervisors, the County Executive, and/or a designee appointed by the County Executive to enter into the grant agreement and any related agreements, including but not limited to Federal Subaward Agreements, on behalf of the County.

TIMING:
Board approval is requested on January 13, 2026.

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January 13, 2026

BACKGROUND:
Fairfax County is part of the Virginia Career Works - Northern (VCWN) region and has been designated as Chief Local Elected Official for the area serving the Counties of Fairfax, Loudoun, and Prince William and the Cities of Fairfax, Falls Church, Manassas, and Manassas Park. The County is the designated WIOA Grant Recipient, with DFS being the One-Stop operator contracted to deliver the services under the grant. SkillSource Group Inc., (SSG) a local non-profit organization, is the fiscal agent and federal subaward recipient for WIOA. Virginia Works administers the WIOA program at the state level and supports innovation in the delivery of workforce development services. SSG submitted the grant proposal on October 17, 2025, in accordance with the Rapid Response Initiative for Dislocated Workers and Contracts.

VCWN is the largest local workforce board by population in the Commonwealth of Virginia, representing over 2.1 million residents and tens of thousands of businesses in the Counties of Fairfax, Loudoun, and Prince William and the Cities of Fairfax, Falls Church, Manassas, and Manassas Park. This region is densely populated with low unemployment and a high median household income, as well as high educational levels.

The project will engage with regional employers to minimize further dislocations and align talent supply with evolving industry demand. This additional funding will support VCWN to provide responsive and high-quality service to regional employers and dislocated jobseekers through a period of high demand that could otherwise overwhelm current WIOA formula funding resources that have already been reduced from prior years, as well as supporting WIOA staff already carrying a heavy jobseeker caseload.

EQUITY IMPACT:
The proposed initiative addresses inequities experienced by laid-off former federal employees, a group that is disproportionately mid-career aged 45 and older. These workers often face systemic barriers to re-employment, including age discrimination. Workers over age 50 tend to remain unemployed longer on average than younger peers and have skills gaps as federal roles do not always align with private sector hiring requirements. Women and people of color, who represent a growing share of the federal workforce, are also more vulnerable to displacement during downsizing, compounding existing labor market inequities. They are also less likely to have strong social capital they could leverage as they try to transition to their next job. By providing employment services, this program mitigates income insecurity during retraining, reduces barriers to accessing in-demand credentials, and ensures equitable access to career pathways that promote long-term economic resilience among diverse communities.

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FISCAL IMPACT:
Funding in the amount of $551,035 from Virginia Works will support Northern Virginia jobseekers, particularly those impacted by the ongoing federal workforce reductions, in providing opportunities to secure jobs within high demand occupations. No Local Cash Match is required. This grant does not allow the recovery of indirect costs. This action does not increase the expenditure level in the Federal-State Grant Fund, as funds are held in reserve for unanticipated grant awards in FY 2026.

CREATION OF NEW POSITIONS:
There are no new grant positions associated with this award.

ENCLOSED DOCUMENTS:
Attachment 1: Notice of Obligation: Northern Virginia Rapid Response Initiative for Dislocated Federal Workers and Contractors
Attachment 2: Supplemental Appropriation Resolution AS 26158

STAFF:
Christopher Leonard, Deputy County Executive
Michael Becketts, Department of Family Services (DFS)
Marie Gibbon, Deputy Director, DFS
Lisa Tatum, Public Assistance and Employment Services Director, DFS

Virginia Department Of Workforce Development and Advancement
2221 Edward Holland Drive, Suite 500
Richmond, Virginia 23230

WORKFORCE INNOVATION AND OPPORTUNITY ACT
ISSUED BY: U. S. DEPARTMENT OF LABOR, EMPLOYMENT AND TRAINING ADMINISTRATION
PASS-THROUGH ENTITY: VIRGINIA DEPARTMENT OF WORKFORCE DEVELOPMENT AND ADVANCEMENT
ISSUE DATE: November 5, 2025
Grant Award #: 25A55AW000121

NOTICE OF OBLIGATION
Northern Virginia Rapid Response Initiative for Dislocated Federal Workers and Contractors
Period of Performance: November 1, 2025 – October 31, 2026

Subrecipient:	Fairfax County	**NOO No.:**	**RR Initiative DFWC 25-11-01**
DUNS #:	74837626	**Effective Date:**	**October 28, 2025**
Unique Entity ID:	W2ZUFMBDM378	**Program Code:**	**2100**
CFDA	17.278		
Fund Type	Statewide Rapid Response Funds		
Amount Awarded:	$ 551,035.00		

This Notice of Obligation awards U.S. Department of Labor Workforce Innovation and Opportunity Act (WIOA) funds to undertake activities in the approved Northern Virginia Rapid Response Initiative for Dislocted Federal Workers and Contractors proposal Submitted September 16, 2025. VCWN is requesting $551,035 in Rapid Response funds for twelve months, to provide comprehensive workforce development services to at least 125 federal employees and contractors who have been impacted by workforce reductions and agency closures. Using Rapid Response funds, the initiative will deliver reemployment services, career navigation, and targeted training opportunities that support rapid labor market reattachment. The project will engage with regional employers to minimize further dislocations and align talent supply with evolving industry demand. Monthly requests for reimbursements must be submitted by the 25th day following the month that was completed. Request for budget revisions or no cost extensions will only be considered and processed 90 days prior to end of the Period of Performance. Note: This is not a Research and Development (R&D) Grant.

This award is made under the WIOA Title I 2025 Grant Award Agreement between The Virginia Department of Workforce Development and Advancement and the Local Area grant subrecipient. The subrecipient must adhere to PY 25 WIOA Terms and Conditions, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards at 2 Code of Federal Regulations (CFR) Part 200, and U.S. Department of Labor exceptions codified at 2 CFR Part 2900.

Approved by: *Nicole Overley* Date Nov 6, 2025
Nicole Overley (Nov 6, 2025 08:08:29 EST)

Commissioner
Virginia Department of Workforce Development and Advancement
Nicole.Overley@virginiaworks.gov

cc: Virginia Career Works - Northern
SkillSource Group, Inc.
County of Fairfax, Department of Procurement and Material Management

Nicole Overley
Commissioner

MEMORANDUM

TO: David Hunn, Executive Director

FROM: Nicole Overley, Commissioner

RE: Northern Virginia Workforce Development Board Rapid Response request for additional funding

DATE: 10/28/2025

Thank you for your Rapid Response funding request to assist federal workers and contractors displaced by the recent the recent federal cuts in the Northern Virginia Region. Virginia Works is pleased to share that your request for funding has been reviewed and approved as proposed.

Virginia Works will send the Northern Virginia Workforce Development Board a Notice of Obligation soon. The effective date of the funding will be November 1, 2025, through October 31, 2026. The grant will be awarded in the full requested amount. The proposal will be used as the scope of work for the project and the outcomes proposed in the document are accepted as is. A six-month review of progress towards project enrollments and expenditures will start May 25, 2026, after the due date of the 6th monthly progress report.

If you have any questions, please contact brett.tavel@virginiaworks.gov for programmatic questions or gladys.nieves@virginiaworks.gov for fiscal questions.

Congratulations and thank you for continuing your hard work in helping Virginians connect with their best future jobs.

Sincerely,

Nicole Overley

Nicole Overley, Commissioner

RR Initiative DFWC 25-11-01 NOO packet

Final Audit Report 2025-11-06

Created:	2025-11-06
By:	Gladys Nieves (Gladys.Nieves@virginiaworks.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAA-_kHg-M8Nf58lcE_dgJJLUABtGammai2

"RR Initiative DFWC 25-11-01 NOO packet" History

Document created by Gladys Nieves (Gladys.Nieves@virginiaworks.gov)
2025-11-06 - 1:01:01 PM GMT

Document emailed to nicole.overley@virginiaworks.gov for signature
2025-11-06 - 1:02:01 PM GMT

Email viewed by nicole.overley@virginiaworks.gov
2025-11-06 - 1:08:09 PM GMT

Signer nicole.overley@virginiaworks.gov entered name at signing as Nicole Overley
2025-11-06 - 1:08:27 PM GMT

Document e-signed by Nicole Overley (nicole.overley@virginiaworks.gov)
Signature Date: 2025-11-06 - 1:08:29 PM GMT - Time Source: server

Agreement completed.
2025-11-06 - 1:08:29 PM GMT

Adobe Acrobat Sign

SUPPLEMENTAL APPROPRIATION RESOLUTION AS 26158

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium in the Government Center at 12000 Government Center Parkway, Fairfax, Virginia, on January 13, 2026, at which a quorum was present and voting, the following resolution was adopted:

BE IT RESOLVED by the Board of Supervisors of Fairfax County, Virginia, that in addition to appropriations made previously for FY 2026, the following supplemental appropriation is authorized and the Fiscal Planning Resolution is amended accordingly:

Appropriate to:

Fund:	500-C50000, Federal-State Grant Fund	
Agency:	G6767, Department of Family Services	
Grant:	1670117-2026, Northern Virginia Rapid Response Initiative for Dislocated Federal Workers and Contractors	$551,035

Reduce Appropriation to:

Agency:	G8787, Unclassified Admin	$551,035
Fund:	500-C50000, Federal-State Grant Fund	

Source of Funds: Virginia Works (VA Department of Workforce Development and Advancement), $551,035

A Copy - Teste:

_____

Jill G. Cooper
Clerk for the Board of Supervisors

Board Agenda Item
January 13, 2026

ACTION – 1

Approval of the Board of Supervisors' Regular Meeting Schedule for Calendar Year 2026 and Authorization for the Chairman to Postpone a Scheduled Meeting in the Event of Weather or Other Hazardous Conditions

ISSUE:
Board approval of its regular meeting schedule for January through December 2026.

RECOMMENDATION:
The County Executive recommends that the Board (1) approve the Board regular meeting schedule for January through December 2026 and (2) authorize the Chairman to defer any scheduled regular meeting to the Tuesday following the deferred regular meeting if the Chairman, or the Vice Chairman if the Chairman is unable to act, finds and declares that the weather or other conditions are such that it is hazardous for members to attend.

TIMING:
Board action is required on January 13, 2026. Virginia law requires the Board to adopt its regular meeting schedule for calendar year 2026 at the first meeting in January.

BACKGROUND:
On July 15, 2025, staff presented the Board with a draft regular meeting schedule for calendar year 2026 for planning purposes. *Virginia Code Section 15.2-1416* requires a governing body of each county to establish the days, times, and places of its regular meetings at the annual meeting, which is the first meeting of the year. For that reason, the draft regular meeting schedule for calendar year 2026 is being presented to the Board again for formal adoption. Scheduled meetings may be adjourned and reconvened but not beyond the time fixed for the next regular meeting. The Board may schedule additional meetings or adjust the schedule of meetings approved at the annual meeting by following the procedures established in the statute cited above, which include provision of adequate notice of all such meetings. In accordance with the requirement of *Virginia Code Section 15.2-1416* and the regular practice of the Board to provide members of the general public with the opportunity for public comment during a regular meeting at least quarterly, proposed Public Comment dates can be found on Attachment 1.

In addition, *Virginia Code Section 15.2-1416* authorizes the Board to fix the day or days to which a regular meeting shall be continued if the Chairman, or the Vice-Chairman if the Chairman is unable to act, finds and declares that weather or other conditions are such that it is hazardous for members to attend a regularly scheduled meeting. If those provisions are made, and the finding is communicated to the members and the press as promptly as possible, then all hearings and other matters previously advertised for that date shall be conducted at the continued meeting without a requirement for further advertisement. In order to take advantage of that authority in such an emergency, staff recommends that the Board also authorize the Chairman to continue any scheduled meeting to the following Tuesday when weather or other conditions make attendance at the previously scheduled regular meeting hazardous.

EQUITY IMPACT:
None.

FISCAL IMPACT:
None.

ENCLOSED DOCUMENTS:
Attachment 1– Proposed Meeting Schedule for Calendar Year 2026
Attachment 2 – Virginia Code Section 15.2-1416
Attachment 3 – Proposed Resolution Establishing the Regular Meeting Schedule for Calendar Year 2026 and Authorizing the Chairman to Continue a Meeting in the Event of Weather or Other Hazardous Conditions

STAFF:
Ellicia Seard-McCormick, Deputy County Executive
Jill G. Cooper, Clerk for the Board of Supervisors

ASSIGNED COUNSEL:
Daniel Robinson, Deputy County Attorney

REVISED

Attachment 1

DRAFT

2026 Board of Supervisors Meeting Schedule

January 13, 2026 - **Public Comment**

February 3, 2026

February 17, 2026 - **Public Comment**

March 3, 2026

March 17, 2026 - **Public Comment**

April 14, 2026
- 9:30 to 4:00 p.m. Board Meeting
- 4:00 p.m. Budget Public Hearing

April 15 and April 16, 2026
- 3:00 p.m. – Budget Public Hearings

April 28, 2026 (Budget Mark-up)

May 5, 2026

May 19, 2026 - **Public Comment**

June 9, 2026

June 23, 2026 - **Public Comment**

July 14, 2026 - **Public Comment**

August 25, 2026 - **Public Comment**

September 15, 2026

September 29, 2026 - **Public Comment**

October 13, 2026

October 27, 2026 - **Public Comment**

November 17, 2026 - **Public Comment**

December 8, 2026 - **Public Comment**

Potential 2026 Tuesday Dates for Board Committee Meetings

(Listed below are Tuesday dates that would be available for scheduling of Board Committee meetings in 2026)

January 27
February 10
February 24
March 10
March 24
April 7
May 12
June 2
June 16
July 7
September 1
September 22
October 6
October 20
November 24
December 1
December 15

Code of Virginia
Title 15.2. Counties, Cities and Towns
Chapter 14. Governing Bodies of Localities

§ 15.2-1416. Regular meetings.

A. The governing body shall assemble at a public place as the governing body may prescribe, in regular session in January for counties and in July for cities and towns. Future meetings shall be held on such days as may be prescribed by resolution of the governing body but in no event shall less than six meetings be held in each fiscal year.

B. The days, times and places of regular meetings to be held during the ensuing months shall be established at the first meeting which meeting may be referred to as the annual or organizational meeting; however, if the governing body subsequently prescribes any public place other than the initial public meeting place, or any day or time other than that initially established, as a meeting day, place or time, the governing body shall pass a resolution as to such future meeting day, place or time. The governing body shall cause a copy of such resolution to be posted on the door of the courthouse or the initial public meeting place and inserted in a newspaper having general circulation in the county or municipality at least seven days prior to the first such meeting at such other day, place or time. Should the day established by the governing body as the regular meeting day fall on any legal holiday, the meeting shall be held on the next following regular business day, without action of any kind by the governing body.

At its annual meeting the governing body may fix the day or days to which a regular meeting shall be continued if the chairman or mayor, or vice-chairman or vice-mayor if the chairman or mayor is unable to act, finds and declares that weather or other conditions are such that it is hazardous for members to attend the regular meeting. Such finding shall be communicated to the members and the press as promptly as possible. All hearings and other matters previously advertised shall be conducted at the continued meeting and no further advertisement is required.

C. Regular meetings may be adjourned from day to day or from time to time or from place to place, not beyond the time fixed for the next regular meeting, until the business before the governing body is completed. Notice of any regular meeting continued under this section shall be reasonable under the circumstances and be given as provided in subsection E of § 2.2-3707.

D. The governing body shall provide members of the general public with the opportunity for public comment during a regular meeting at least quarterly.

E. Notwithstanding the provisions of this section, any city or town that holds an organizational meeting in compliance with its charter or code shall be deemed to be in compliance with this section.

Code 1950, § 15-241; 1950, p. 8; 1954, c. 286; 1958, c. 291; 1960, c. 33; 1962, cc. 218, 623, § 15.1-536; 1964, c. 403; 1980, c. 420; 1994, cc. 371, 591; 1997, c. 587; 2004, c. 549; 2017, c. 616; 2020, c. 1144; 2023, c. 536.

RESOLUTION ESTABLISHING THE BOARD REGULAR MEETING SCHEDULE FOR CALENDAR YEAR 2026 AND AUTHORIZING THE CHAIRMAN TO CONTINUE A MEETING IN THE EVENT OF WEATHER OR OTHER HAZARDOUS CONDITIONS

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium of the Government Center in Fairfax, Virginia, on Tuesday, January 13, 2026, at which meeting a quorum was present and voting, the following resolution was adopted:

WHEREAS, Virginia Code Section 15.2-1416 requires the Board of Supervisors of Fairfax County, Virginia, to assemble at its first meeting in January to establish the days, times, and places of its regular meetings in calendar year 2026; and

WHEREAS, Virginia Code Section 15.2-1416 authorizes the Board of Supervisors of Fairfax County, Virginia, to fix the day or days to which a regularly scheduled meeting shall be continued if the Chairman, or the Vice-Chairman if the Chairman is unable to act, finds and declares that weather or other conditions are such that it is hazardous for members to attend the regular meeting;

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Fairfax County:

1. During Calendar Year 2026, the Board of Supervisors will meet on January 13, February 3, February 17, March 3, March 17, April 14, April 15, April 16, April 28, May 5, May 19, June 9, June 23, July 14, August 25, September 15, September 29, October 13, October 27, November 17, and December 8; and

2. All such meetings will take place at 12000 Government Center Parkway, Fairfax, Virginia. The Board may alternatively meet electronically as permitted by statute or ordinance; and

3. Such meetings shall generally begin at 9:30 a.m., except that the Board meetings on April 15 and 16 begin at 3:00 p.m.; and

4. If the Chairman, or the Vice-Chairman if the Chairman is unable to act, finds and declares that weather or other conditions are such that it is hazardous for members to attend a regularly scheduled meeting, then that meeting shall be continued to the following Tuesday. All hearings and other matters shall be conducted at the continued meeting without further advertisement.

Such finding shall be communicated to the members and the press as promptly as possible.

Notice of the continued meeting must be given to the public in a manner reasonable under the circumstances, and contemporaneous with notice given to Board members.

A Copy - Teste:

_____
Jill G. Cooper
Clerk for the Board of Supervisors

Board Agenda Item
January 13, 2026

ACTION – 2

Approval of Project Agreements Between the Virginia Department of Rail and Public Transportation and Fairfax County for Fiscal Year 2026 Transit Assistance Grant Funds

ISSUE:
Board of Supervisors' approval for the Director of the Fairfax County Department of Transportation (FCDOT), or designee, to sign fourteen Fiscal Year (FY) 2026 Project Agreements (and subsequent amendments) with the Virginia Department of Rail and Public Transportation (DRPT) to enable the receipt of $93,726,925 in FY 2026 transit capital and operating assistance.

RECOMMENDATION:
The County Executive recommends that the Board approve a resolution (Attachment 1) authorizing the Director of FCDOT, or designee, to sign fourteen Project Agreements between DRPT and Fairfax County, in substantial form as those attached (as discussed below), for FY 2026 transit capital and operating assistance. The resolution also authorizes the Director of FCDOT, or designee, to execute subsequent amendments to the Project Agreements.

TIMING:
The Board of Supervisors should act on this item on January 13, 2026, so that DRPT can release transit capital and operations funding to Fairfax County.

BACKGROUND:
Fairfax County and DRPT entered into a revised Master Agreement for the Use of Commonwealth Transportation Funds on November 18, 2025. This agreement forms the basis for allocating numerous transportation project grant funds to Fairfax County, including transit capital and operating assistance for the Fairfax Connector. The Master Agreement governs the allocation of funds for all the projects listed below.

DRPT Capital and Operating Assistance Project Agreements - Total Grant Funds: $89,743,002 (including $50,591,220 in federal funds, $35,961,734 in state funds, and local matches totaling $3,190,048):

- For more than 30 years, the Commonwealth has disbursed state transit assistance to Northern Virginia jurisdictions through the Northern Virginia Transportation Commission (NVTC). NVTC uses a Subsidy Allocation Model (SAM) to distribute

regional transit funding among the jurisdictions. Funds from the following agreements (in Attachments 2 through 9 will be distributed through NVTC):

- Attachment 2: Grant 71726-29 Agreement – Vehicle Support Equipment (Farebox Replacement) – 2026 ($2,215,000, including $1,506,200 in state funds and a $708,800 local match)
- Attachment 3: Grant 72026-30 Agreement – State Operating Assistance – 2026 ($23,974,960, fully state-funded)
- Attachment 4: Grant 73026-45 Agreement – Rehab/Renovation of Rail Related Facilities (Parking Deck at Burke VRE Station) – 2026: ($350,000, including $238,000 in state funds and a $112,000 local match)
- Attachment 5: Grant 73026-46 Agreement – Rehab/Renovation of Yards and Shops (Garage Upgrades at 3 Facilities) – 2026: ($1,660,000, including $1,128,800 in state funds and a $531,200 local match)
- Attachment 6: Grant 73026-47 Agreement – 3rd Party Project Management (Consultant Services - Fleet and Facilities Maintenance) – 2026: ($498,960, including $339,293 in state funds and a $159,667 local match)
- Attachment 7: Grant 73026-48 Agreement – Rehab/Renovation of Rail Related Facilities (Parking Lot at Backlick Road VRE Station) – 2026: ($150,000, including $102,000 in state funds and a $48,000 local match)
- Attachment 8: Grant 73026-73 Agreement – Vehicle Mid-life Overhaul - Large, Heavy-duty Bus (11) – 2026: ($1,375,000, including a $935,000 in state funds and a $440,000 local match)
- Attachment 9: Grant 73026-74 Agreement – Replacement - Heavy-duty, Large bus (60) – 2026: ($59,519,082, including $50,591,220 in federal funds, $7,737,481 in state funds and a local match of $1,190,381)

For FY 2026, Fairfax County was awarded the following DRPT grants, which will be distributed directly to the County – *Total Grant Funds: $3,983,923 (there is no local match required):*

- Fairfax Connector Route 393 Operating Assistance Project Agreement*:* Connector Route 393 operates from the Saratoga Park-and-Ride Lot and the Gambrill Road Park-and-Ride Lot in the Springfield area to the Mark Center and the Pentagon. This route operates during peak hours with a 40-minute headway. Route 393 provides access to Routes 305, 306, 310, 321, 322, 341, and 494. At the Pentagon, riders can also transfer to the Metrorail Blue and Yellow lines, ART, DASH, and OmniRide routes.

  - Attachment 10: Grant 72026-60 Agreement – Operating - Route 393 – 2026: ($429,599)

- DRPT I-66 Outside the Beltway Transit Operating Assistance, Fairfax Connector Route 610: Connector Route 610 provides service along Route 29 between Centreville, the Fairfax County Government Center, and George Mason University. This route links local areas to key park-and-ride lots in Centreville, as well as the Stringfellow lot, and the new Monument Drive facility. The route operates with a 30-minute headway during weekday peak hours and a 60-minute headway during weekday off-peak hours and Saturdays. Route 610 provides access to 27 other bus routes, including express Routes 660, 662, 663, 670, 671, 697, 698, and 699, as well as Metrobus and CUE.

    - Attachment 11: Grant 79326-01 Agreement – FY 26 Route 610 Operating – 2026: ($669,650)

- DRPT I-66 Outside the Beltway Transit Operating Assistance, Fairfax Connector Route 660: Connector Route 660 provides service between the Centreville (Stone Road) Park-and-Ride and the Tysons Corner Metrorail Station via the I-66 toll express lanes and I-495, with intermediate stops at the Monument Drive Commuter Garage and the Vienna Metrorail Station. The route operates during weekday peak hours with 10 to 15-minute headways. Route 660 provides access to 34 other bus routes (including Metrobus, CUE, and OmniRide) as well as the Metrorail system, thereby extending access to employment centers in Fairfax County, Arlington County, and Washington, D.C.

    - Attachment 12: Grant 79326-02 Agreement – FY 26 Route 660 Operating – 2026: ($1,742,561)

- DRPT I-66 Outside the Beltway Transit Operating Assistance, Fairfax Connector Route 670: Connector Route 670 provides service between Avion Parkway in Chantilly and the Franconia-Springfield Metrorail/VRE Station via the I-66 toll express lanes and I-495, with intermediate stops at the Monument Drive Commuter Garage and the Vienna Metrorail Station. The route operates during weekday peak hours with a 30-minute headway. Combined with Route 671, the effective headway is 15 minutes along Route 50 and at the Monument Drive facility and the Vienna Metrorail Station. Route 670 provides access to 42 other bus routes (including Metrobus and CUE), as well as the Metrorail system, thereby extending access to employment centers in Fairfax County, Arlington County, the City of Alexandria, and Washington, D.C.

    - Attachment 13: Grant 79326-03 Agreement – FY 26 Route 670 Operating – 2026: ($401,861)

- DRPT I-66 Outside the Beltway Transit Operating Assistance, Fairfax Connector Route 698: Connector Route 698 provides service between the Stringfellow Park-and-Ride Lot and the Pentagon via Route 110 and the I-66 express lanes (to achieve consistent travel times), with an intermediate stop at the Vienna Metrorail Station. This route is a peak direction express route, with eastbound trips in the morning and westbound trips in the afternoon. The route operates during weekday peak hours with a 15-minute headway. Route 698 provides access to 58 bus routes (including Metrobus, Loudoun County, ART, CUE, DASH, and OmniRide) as well as the Metrorail system, thereby extending access to major employment centers in Fairfax County, Arlington County, the City of Alexandria, and Washington, D.C.

    - Attachment 14: Grant 79326-04 Agreement – FY 26 Route 698 Operating – 2026: ($491,271)

- DRPT I-66 Outside the Beltway Transit Operating Assistance, Fairfax Connector Route 663: Connector Route 663 provides service between the Stringfellow Road Park-and-Ride Lot and the Vienna Metrorail Station via the I-66 express lanes, with an intermediate stop at the Monument Drive Commuter Garage. The route operates during weekday peak hours with a 20-minute headway. Route 663 provides access to 20 other bus routes (including Metrobus and CUE), as well as the Metrorail system, thereby extending access to employment centers in Fairfax County, Arlington County, and Washington, D.C.

    - Attachment 15: Grant 79326-05 Agreement – FY 26 Route 663 Operating – 2026: ($248,981)

EQUITY IMPACT:
All agreements are for transit capital and operating assistance. Fairfax Connector bus service is required by statute to meet the requirements of Title VI of the Civil Rights Act of 1964, which prohibits discrimination based on race, color, or national origin in federally funded programs, including public transportation.

These projects are in alignment with the One Fairfax area of focus supporting the economic growth, health, congestion mitigation, and prosperity goals of Fairfax County. Extending bus routes will contribute to increased access to employment hubs supporting Fairfax County's economic growth and success. As such, the outcome from this Board Item has the potential to advance equity.

FISCAL IMPACT:
The fourteen attached agreements include funding in the amount of $93,726,925 for approved Fairfax County transit capital projects and operating assistance for FY 2026. These awards include $50,591,220 in federal funds, state funding of $39,945,657, and $3,190,048 in local funds.

It should be noted that the federal funds, state funds, and local funds associated with Grant 73026-74 Agreement – Replacement - Heavy-duty, Large bus (60) – 2026 (Attachment 9) are also part of a grant agreement with the Federal Transit Administration previously approved by the Board of Supervisors on June 10, 2025, and appropriated to the Low or No Emissions Hybrid Electric Bus Replacement Grant, 1400175-2025, in Fund 50000, Federal-State Grant Fund, as part of the *FY 2025 Carryover Review*.

The remaining awards are budgeted in Fund 40000, County Transit Systems. This funding was anticipated and the FY 2026 Revised Budget Plan for Fund 40000, County Transit Systems, includes the portions that will be utilized in FY 2026. The balance of the awards will be held at NVTC and incorporated in a similar manner in FY 2027 through the upcoming budget process. The County will be responsible for any costs beyond the amounts supported by the agreements. There is no additional fiscal impact associated with these agreements.

ENCLOSED DOCUMENTS:
Attachment 1 – Agreement Execution Resolution
Attachment 2 – Grant 71726-29 Agreement – Vehicle Support Equipment (Farebox Replacement)
Attachment 3 – Grant 72026-30 Agreement – FY 26 - State Operating Assistance
Attachment 4 – Grant 73026-45 Agreement – Rehab/Renovation of Rail Related Facilities (Parking Deck at Burke VRE Station)
Attachment 5 – Grant 73026-46 Agreement – Rehab/Renovation of Yards and Shops (Garage Upgrades at 3 Facilities)
Attachment 6 – Grant 73026-47 Agreement – 3rd Party Project Management (Consultant Services - Fleet and Facilities Maintenance)
Attachment 7 – Grant 73026-48 Agreement – Rehab/Renovation of Rail Related Facilities (Parking Lot at Backlick Road VRE Station)
Attachment 8 – Grant 73026-73 Agreement – Vehicle Mid-life Overhaul - Large, Heavy-duty Bus (11)
Attachment 9 – Grant 73026-74 Agreement – Replacement - Heavy-duty, Large bus (60)
Attachment 10 – Grant 72026-60 Agreement – Operating - Route 393
Attachment 11 – Grant 79326-01 Agreement – FY 26 Route 610 Operating
Attachment 12 – Grant 79326-02 Agreement – FY 26 Route 660 Operating

Board Agenda Item
January 13, 2026

Attachment 13 – Grant 79326-03 Agreement – FY 26 Route 670 Operating
Attachment 14 – Grant 79326-04 Agreement – FY 26 Route 698 Operating
Attachment 15 – Grant 79326-05 Agreement – FY 26 Route 663 Operating

STAFF:
Jennifer Miller, Deputy County Executive
Gregg Steverson, Director, Fairfax County Department of Transportation (FCDOT)
Noelle Dominguez, Chief, Coordination and Funding Division, FCDOT
Ray Johnson, Chief, Coordination Section, FCDOT
Scott C. Patchan, Financial Specialist III, FCDOT

ASSIGNED COUNSEL:
Joanna L. Faust, Assistant County Attorney

Attachment 1

RESOLUTION

AGREEMENT EXECUTION RESOLUTION
A RESOLUTION FOR THE BOARD OF SUPERVISORS OF THE COUNTY OF FAIRFAX, VIRGINIA
FOR THE EXECUTION OF FOURTEEN PROJECT AGREEMENTS FOR THE ADMINISTRATION OF FAIRFAX CONNECTOR OPERATING AND CAPITAL GRANTS FROM THE VIRGINIA DEPARTMENT OF RAIL AND PUBLIC TRANSPORTATION

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium of the Government Center in Fairfax, Virginia, on Tuesday, January 13, 2026, at which meeting a quorum was present and voting, the following resolution was adopted:

NOW, THEREFORE, BE IT RESOLVED, that the Board of Supervisors of Fairfax County, Virginia, authorizes the Director of the Fairfax County Department of Transportation, or designee, to execute, on behalf of the County of Fairfax, the grant agreements and all subsequent amendments with the Virginia Department of Rail and Public Transportation (DRPT) for the projects/grants and amounts listed below:

- 71726-29 – Vehicle Support Equipment (Farebox Replacement)-2026: $2,215,000.00
- 72026-30 – State Operating Assistance-2026: $23,974,960.48
- 73026-45 – Rehab/Renovation of Rail Related Facilities (Parking Deck at Burke VRE Station)-2026: $350,000.00
- 73026-46 – Rehab/Renovation of Yards and Shops (Garage Upgrades at 3 Facilities)-2026: $1,660,000.00
- 73026-47 – 3rd Party Project Management (Consultant Services - Fleet and Facilities Maintenance)-2026: $498,960.00
- 73026-48 – Rehab/Renovation of Rail Related Facilities (Parking Lot at Backlick Road VRE Station)-2026: $150,000.00
- 73026-73 – Vehicle Mid-life Overhaul - Large, Heavy-duty Bus (11)-2026: $1,375,000.00
- 73026-74 – Replacement - Heavy-duty, Large bus (60)-2026: $59,519,082.00
- 72026-60 – Operating - Route 393 – 2026: $429,599.00
- 79326-01 – FY 26 Route 610 Operating – 2026: $669,650.00
- 79326-02 – FY 26 Route 660 Operating – 2026: $1,742,561.00
- 79326-03 – FY 26 Route 670 Operating – 2026: $401,861.00
- 79326-04 – FY 26 Route 698 Operating – 2026: $491,271.00
- 79326-05 – FY 26 Route 663 Operating – 2026: $248,981.00

ADOPTED this 13th day of January, 2026

A Copy Teste:

_____
Jill G. Cooper
Clerk to the Board of Supervisors

7172629 - Vehicle Support Equipment (Farebox Replacement) - 2026

Contract Details

Funding Opportunity:

10064-Transit Ridership Incentive Program (TRIP) - Regional Connectivity - FY26

Program Area: Transit Program

Status: Approved

Contract Number: 001

Contract Template:

2 717 (FY26) Transit Ridership Incentive Program (TRIP) Regional Connectivity

Contract Title: FY26 TRIP Regional Connectivity - County of Fairfax 71726-29

Contract Period: 07/01/2025 - 06/30/2027

Executed Date:

Signatures

Level	Signed By	Signed Date	Status	Typed Name	Typed Date	Comments
1	Deanna Oware	Aug 11, 2025 4:40 PM	Signed	Deanna J Oware	08/11/2025	Signed by DRPT

Contract Text

Contract Text

Agreement for Use of
Commonwealth Transportation Funds for
TRIP – Regional Connectivity
Six Year Improvement Program Approved Project
Fiscal Year 2026
Project Number 71726-29

This Project Agreement (“Agreement”) by and between the Commonwealth of Virginia, Department of Rail and Public Transportation (“Department”) and Fairfax County (“Grantee”) (each a “Party” and collectively, the “Parties”), is for the provision of funding for County of Fairfax (“Project”), and is made and entered into on the date this document is signed by the last signing Party.

WHEREAS**,** Section §33.2-1526.3 of the *Code of Virginia* ("Code") was passed by the Virginia General Assembly in the 2020 legislative session to establish the Transit Ridership Incentive Program ("TRIP") as part of the Omnibus Transportation Bill; and

WHEREAS, Section §33.2-1526.3 was amended in the 2023 General Assembly to expand funding eligibility to not exceed 30 percent of the funds available for projects that improve accessibility of transit bus passenger facilities and improve crime prevention and public safety for transit passengers, operators and employees; and

WHEREAS, the Department has developed guidelines for the additional eligible project types and recommended improvements to the existing policy; and

WHEREAS on September 9, 2023, the CTB adopted the updated policy to govern the structure and prioritization of projects for TRIP Regional Connectivity funding pursuant to §33.2-1526.3 of the Code of Virginia; and

WHEREAS, on February 1, 2025, the Grantee submitted an application to the Department for the Project; and

WHEREAS, on June 25, 2025, the CTB allocated and approved funding for the Project; and

WHEREAS, the Parties wish to define the extent of the Project, the responsibilities of the Parties, the manner of performing the necessary work, the method and time of payment, and other terms and conditions associated with the Project.

NOW, THEREFORE, in consideration of the covenants and agreements set forth, and other good and valuable consideration, the sufficiency of which is acknowledged, the Parties agree as follows:

DEFINITIONS

Application means the Work proposed by the Grantee in their submission to the Department and incorporated into and attached as Exhibit A to this document.

Fiscal Year means the period beginning July 1 and ending June 30.

Eligible Project Cost means a cost directly associated with the Work that is reimbursable by the Department.

Project Budget means the budget for the Work in single or multiple years, broken into total costs, and Department and Grantee participation.

Work means any and all tasks, duties, obligations, services, requirements, and activities of whatever kind or nature, express or implied, direct or incidental, to be performed, and all items, tangible and intangible, to be provided by the Grantee under this Agreement.

ARTICLE 1. SCOPE OF WORK, TERM AND BUDGET

§ 1.1 The Work under the terms of this Agreement will accomplish the following:

a. The Work set forth in the Application.

b. Submit for Department approval a plan and timeline to complete the Work as set forth in the Application.

c. Timely submit quarterly reports in accordance with the template to be provided by the Department and the schedule below. This template will include tracking procurement, construction, and installation timelines as applicable for capital projects, narrative reports for planning activities, or public safety metrics as identified by the grantee and the Department measuring the implementation of the funded training and programming. An annual report must be submitted with the fourth quarterly report.

- First quarterly report to be submitted no later than April 15th of each year.
- Second quarterly report to be submitted no later than July 15th of each year.
- Third quarterly report to be submitted no later than October 15th of each year.
- Fourth quarterly report and the annual report to be submitted no later than January 15th of each year.

d. Submit reimbursement requests on a quarterly basis coinciding with the quarterly reports.

e. Promptly address any Project timeline updates, concerns, and questions with the Department's Program Manager for this Project. Work with the Department's Program Manager to schedule site visits and Project update meetings, as needed.

§ 1.2 The maximum funding available to be paid by the Department to the Grantee for the Project under this Agreement is $1,506,200. The Project Budget is as follows:

Total Project Budget	$2,215,000
Maximum Department Participation of State Funding	$1,506,200
Grantee Contribution	$ 708,800

It is agreed that the maximum funding available for reimbursement by the Department for the period July 1, 2025 through June 30, 2027, shall be as follows; $1,506,200.

§ 1.3 The Project Agreement may be amended only prior to the Project Expiration Date identified in Section 1.2 of this Agreement and upon written agreement of the Parties.

§ 1.4 State grant funding for this grant cannot exceed the amount appropriated by the General Assembly of Virginia and allocated by the CTB. Should appropriations or allocations for any Fiscal Year included in this Agreement be insufficient to fund the Department's participation contemplated in Section 1.2 of this Agreement, the Department will reduce the Department participation percentage in the Project Budget in keeping with the appropriation and the allocation.

§ 1.5 Any cost of completing the Work in excess of the Project Budget shall be the responsibility of the Grantee.

§ 1.6 Grantee acknowledges that the funding shall not be used for any purpose other than the Work.

ARTICLE 2. INCORPORATION OF MASTER AGREEMENT FOR USE OF COMMONWEALTH TRANSPORTATION FUNDS

§ 2.1 The Master Agreement for Use of Commonwealth Transportation Funds agreed to and executed by the Parties dated June 23, 2025 (“Master Agreement”), is hereby incorporated by reference, as if set out in full herein. Terms not defined in this Agreement are defined in the Master Agreement. It is understood that the Master Agreement may be revised during the course of this Agreement, and that the terms of the latest Master Agreement signed as of the beginning of each Fiscal Year shall apply to the Work performed during that Fiscal Year.

Contract Attachments

Order By	Attachment	Description
No Data for Table		

Attachment 3

7202630 - FY26 - State Operating - 2026

Contract Details

Funding Opportunity:	8830-MERIT Operating Assistance - Urban - FY26
Program Area:	Transit Program
Status:	Approved
Contract Number:	001
Contract Template:	1 720 (FY26) State Operating Assistance Agreement - Schedule C
Contract Title:	FY26 Fairfax Connector State Operating Agreement
Contract Period:	07/01/2025 - 06/30/2026
Executed Date:	

Signatures

Level	Signed By	Signed Date	Status	Typed Name	Typed Date	Comments
1	Deanna Oware	Jul 24, 2025 8:42 AM	Signed	Deanna J Oware	07/24/2025	Signed by DRPT

Contract Text

Contract Text

Project Agreement for Use of
Commonwealth Transportation Funds
Fiscal Year 2026
Six Year Improvement Program Approved Project
Grant Number 72026-30

This Project Agreement (“Agreement”) by and between the Commonwealth of Virginia Department of Rail and Public Transportation (“Department” or “VDRPT”) and **Fairfax County** (“Grantee”) (collectively, the “Parties”), is for the provision of funding for the Project as defined by the work set forth in Article 1, Section 1, and is made and entered into on the date this document is signed by the last signing party.

WHEREAS, the Grantee submitted an application for the Operating Assistance Program for funding for the Project; and

WHEREAS, the Department has approved funding for the Project and on June 25, 2025, the Commonwealth Transportation Board (“CTB”) allocated funding for the Project; and

WHEREAS, the Parties wish to define the extent of the Project, the responsibilities of the Parties, the manner of performing the necessary work, the method and time of payment, and other terms and conditions associated with the Project.

NOW, THEREFORE, in consideration of the covenants and agreements set forth, and other good and valuable consideration, the sufficiency of which is acknowledged, the Parties agree as follows:

ARTICLE 1. SCOPE OF WORK, TERM AND BUDGET

1. Under the terms of this Project Agreement, the Grantee shall:

   a. Provide Fiscal Year 2026 transit services for Fairfax Connector.

2. The Department agrees to provide funding as detailed below:

   a. State grant funding in the amount of **$23,974,960.48** for the Project approved in the Fiscal Year 2026 Six Year Improvement Program. Details concerning this funding are contained in Grantee's application for funding and in Appendix 1, which is attached and made a part of this Agreement.

3. The Project Agreement may be amended only upon written agreement of the Parties prior to the Project Expiration Date identified in Appendix 1.

4. The Grantee acknowledges that state grant funding for this grant is subject to appropriation by the General Assembly and allocation by the CTB.

ARTICLE 2. INCORPORATION OF MASTER AGREEMENT FOR USE OF COMMONWEALTH TRANSPORTATION FUNDS

The Master Agreement for Use of Commonwealth Transportation Funds agreed and executed by the Parties dated **June 23, 2025** ("Master Agreement"), is hereby incorporated by reference as if set out in full herein. Terms not defined in this Project Agreement are defined in the Master Agreement.

Appendix 1

Grantee: Fairfax County

Project: Fairfax Connector

FY 26 State Operating Project Assistance

Project Number: 72026-30

Project Start Date: July 1, 2025
Project Expiration Date: June 30, 2026

Operating Assistance Payment Schedule

Payment No.	Estimated Payment Date	Payment Amount
1	August 15, 2025	$ 5,993,740.12
2	November 15, 2025	$ 5,993,740.12
3	February 15, 2026	$ 5,993,740.12
4	May 15, 2026	$ 5,993,740.12
TOTAL GRANT AMOUNT		**$23,974,960.48**

In no event shall this grant exceed **$23,974,960.48**

Contract Attachments

Order By	Attachment	Description
No Data for Table		

7302645 - Rehab/Renovation of Rail Related Facilities (Parking Deck at Burke VRE Station) - 2026

Contract Details

Funding Opportunity:	8825-MERIT Capital Assistance - Minor Enhancement (MIN) - FY26
Program Area:	Transit Program
Status:	Approved
Contract Number:	001
Contract Template:	2 730 (FY26) MERIT Capital Assistance - MIN State & Local Agreement
Contract Title:	FY26 Capital Assistance Agreement (MIN) - County of Fairfax, 73026-45
Contract Period:	07/01/2025 - 06/30/2027
Executed Date:	

Signatures

Level	Signed By	Signed Date	Status	Typed Name	Typed Date	Comments
1	Deanna Oware	Aug 13, 2025 3:20 PM	Signed	Deanna J Oware	08/13/2025	Signed by DRPT

Contract Text

Contract Text

Project Agreement for Use of
Commonwealth Transportation Funds
Fiscal Year 2026
Six Year Improvement Program Approved Project
Project Number 73026-45

This project agreement (“Project Agreement”) by and between the Commonwealth of Virginia Department of Rail and Public Transportation (“Department”) and NVTC - Fairfax County (“Grantee”) (collectively, the “Parties”), is for the provision of funding for the Project as defined by work set forth in Article 1, sub-section 1, and is made and entered into on the date this document is signed by the last signing party

WHEREAS, the Grantee submitted an application for the Capital Assistance Program for funding for the Project; and

WHEREAS, the Department has approved funding for the Project and on June 25, 2025, the Commonwealth Transportation Board (“CTB”) approved the Project and allocated funding for it as part of the Fiscal Year 2026 Six Year Improvement Program; and

WHEREAS, the Department provides state matching funds to local match funds for approved projects in the Six Year Improvement Program; and

WHEREAS, the Parties wish to define the extent of the Project, the responsibilities of the Parties, the manner of performing the necessary work, the method and time of payment, and other terms and conditions associated with the Project.

NOW, THEREFORE, in consideration of the covenants and agreements set forth, and other good and valuable consideration, the sufficiency of which is acknowledged, the Parties agree as follows:

ARTICLE 1. SCOPE OF WORK, TERM AND BUDGET

1. Under the terms of this Project Agreement, the Grantee shall:

   a. Complete rehabilitation and renovation of rail-related facilities (Parking Deck at Burke VRE Station).

2. The Department agrees to provide funding as detailed below:

   a. State grant funding in the amount of $238,000 to match Local funds for the Project approved in the Fiscal Year 2026 Six Year Improvement Program. Details concerning this funding are contained in Appendix 1, which is attached and made a part of this Project Agreement.

3. The Project Agreement may be amended only upon written agreement of the Parties prior to the Project Expiration Date identified in Appendix 1.

4. The Grantee acknowledges that state grant funding for this grant is subject to appropriation by the General Assembly and allocation by the CTB.

ARTICLE 2. INCORPORATION OF MASTER AGREEMENT FOR USE OF COMMONWEALTH TRANSPORTATION FUNDS

The Master Agreement for Use of Commonwealth Transportation Funds agreed and executed by the Parties dated June 23, 2025 (“Master Agreement”), is hereby incorporated by reference, as if set out in full herein. Terms not defined in this Project Agreement are defined in the Master Agreement.

Appendix 1

Grantee: NVTC - Fairfax County

Project: Rehab/Renovation of Rail-Related Facilities (Parking Deck at Burke VRE Station) – NVTC – Fairfax County

Capital Assistance Program Project Agreement – Minor Enhancement (MIN)

Project Number: 73026-45
Project Start Date: July 1, 2025
Project Expiration Date: June 30, 2027

Fund Code		Item Amount
0477	Grant Amount (State share of Project cost - 68%)	$238,000
1400	Local expense (Local share of Project cost - 32%)	$112,000
	Total Project Expense:	$350,000

In no event shall this grant exceed: $238,000.

Contract Attachments

Order By	Attachment	Description

No Data for Table

7302646 - Rehab/Renovation of Yards and Shops (Garage Upgrades at 3 Facilities) - 2026

Contract Details

Funding Opportunity:	8825-MERIT Capital Assistance - Minor Enhancement (MIN) - FY26
Program Area:	Transit Program
Status:	Approved
Contract Number:	001
Contract Template:	2 730 (FY26) MERIT Capital Assistance - MIN State & Local Agreement
Contract Title:	FY26 Capital Assistance Agreement (MIN) - County of Fairfax, 73026-46
Contract Period:	07/01/2025 - 06/30/2027
Executed Date:	

Signatures

Level	Signed By	Signed Date	Status	Typed Name	Typed Date	Comments
1	Deanna Oware	Aug 13, 2025 3:20 PM	Signed	Deanna J Oware	08/13/2025	Signed by DRPT

Contract Text

Contract Text

Project Agreement for Use of
Commonwealth Transportation Funds
Fiscal Year 2026
Six Year Improvement Program Approved Project
Project Number 73026-46

This project agreement (“Project Agreement”) by and between the Commonwealth of Virginia Department of Rail and Public Transportation (“Department”) and NVTC - Fairfax County (“Grantee”) (collectively, the “Parties”), is for the provision of funding for the Project as defined by work set forth in Article 1, sub-section 1, and is made and entered into on the date this document is signed by the last signing party

WHEREAS, the Grantee submitted an application for the Capital Assistance Program for funding for the Project; and

WHEREAS, the Department has approved funding for the Project and on June 25, 2025, the Commonwealth Transportation Board (“CTB”) approved the Project and allocated funding for it as part of the Fiscal Year 2026 Six Year Improvement Program; and

WHEREAS, the Department provides state matching funds to local match funds for approved projects in the Six Year Improvement Program; and

WHEREAS, the Parties wish to define the extent of the Project, the responsibilities of the Parties, the manner of performing the necessary work, the method and time of payment, and other terms and conditions associated with the Project.

NOW, THEREFORE, in consideration of the covenants and agreements set forth, and other good and valuable consideration, the sufficiency of which is acknowledged, the Parties agree as follows:

ARTICLE 1. SCOPE OF WORK, TERM AND BUDGET

1. Under the terms of this Project Agreement, the Grantee shall:

   a. Complete rehabilitation and renovation of yards and shops (garage upgrades at 3 facilities).

2. The Department agrees to provide funding as detailed below:

   a. State grant funding in the amount of $1,128,800 to match Local funds for the Project approved in the Fiscal Year 2026 Six Year Improvement Program. Details concerning this funding are contained in Appendix 1, which is attached and made a part of this Project Agreement.

3. The Project Agreement may be amended only upon written agreement of the Parties prior to the Project Expiration Date identified in Appendix 1.

4. The Grantee acknowledges that state grant funding for this grant is subject to appropriation by the General Assembly and allocation by the CTB.

ARTICLE 2. INCORPORATION OF MASTER AGREEMENT FOR USE OF COMMONWEALTH TRANSPORTATION FUNDS

The Master Agreement for Use of Commonwealth Transportation Funds agreed and executed by the Parties dated June 23, 2025 (“Master Agreement”), is hereby incorporated by reference, as if set out in full herein. Terms not defined in this Project Agreement are defined in the Master Agreement.

Appendix 1

Grantee: NVTC - Fairfax County

Project: Rehab/Renovation of Yards and Shops (Garage Upgrades at 3 Facilities) – NVTC – Fairfax County

Capital Assistance Program Project Agreement – Minor Enhancement (MIN)

Project Number: 73026-46
Project Start Date: July 1, 2025
Project Expiration Date: June 30, 2027

Fund Code		Item Amount
0477	Grant Amount (State share of Project cost - 68%)	$1,128,800
1400	Local expense (Local share of Project cost - 32%)	$531,200
	Total Project Expense:	$1,660,000

In no event shall this grant exceed: $1,128,800.

Contract Attachments

Order By	Attachment	Description

No Data for Table

7302647 - 3rd Party Project Management (Consultant Services - Fleet & Facilities Maintenance) - 2026

Contract Details

Funding Opportunity:	8825-MERIT Capital Assistance - Minor Enhancement (MIN) - FY26
Program Area:	Transit Program
Status:	Approved
Contract Number:	001
Contract Template:	2 730 (FY26) MERIT Capital Assistance - MIN State & Local Agreement
Contract Title:	FY26 Capital Assistance Agreement (MIN) - County of Fairfax, 73026-47
Contract Period:	07/01/2025 - 06/30/2027
Executed Date:	

Signatures

Level	Signed By	Signed Date	Status	Typed Name	Typed Date	Comments
1	Deanna Oware	Aug 13, 2025 3:21 PM	Signed	Deanna J Oware	08/13/2025	Signed by DRPT

Contract Text

Contract Text

Project Agreement for Use of
Commonwealth Transportation Funds
Fiscal Year 2026
Six Year Improvement Program Approved Project
Project Number 73026-47

This project agreement (“Project Agreement”) by and between the Commonwealth of Virginia Department of Rail and Public Transportation (“Department”) and NVTC - Fairfax County (“Grantee”) (collectively, the “Parties”), is for the provision of funding for the Project as defined by work set forth in Article 1, sub-section 1, and is made and entered into on the date this document is signed by the last signing party

WHEREAS, the Grantee submitted an application for the Capital Assistance Program for funding for the Project; and

WHEREAS, the Department has approved funding for the Project and on June 25, 2025, the Commonwealth Transportation Board (“CTB”) approved the Project and allocated funding for it as part of the Fiscal Year 2026 Six Year Improvement Program; and

WHEREAS, the Department provides state matching funds to local match funds for approved projects in the Six Year Improvement Program; and

WHEREAS, the Parties wish to define the extent of the Project, the responsibilities of the Parties, the manner of performing the necessary work, the method and time of payment, and other terms and conditions associated with the Project.

NOW, THEREFORE, in consideration of the covenants and agreements set forth, and other good and valuable consideration, the sufficiency of which is acknowledged, the Parties agree as follows:

ARTICLE 1. SCOPE OF WORK, TERM AND BUDGET

1. Under the terms of this Project Agreement, the Grantee shall:

   a. Procure a 3rd party project manager (consultant services – fleet & facilities maintenance).

2. The Department agrees to provide funding as detailed below:

   a. State grant funding in the amount of $339,292.80 to match Local funds for the Project approved in the Fiscal Year 2026 Six Year Improvement Program. Details concerning this funding are contained in Appendix 1, which is attached and made a part of this Project Agreement.

3. The Project Agreement may be amended only upon written agreement of the Parties prior to the Project Expiration Date identified in Appendix 1.

4. The Grantee acknowledges that state grant funding for this grant is subject to appropriation by the General Assembly and allocation by the CTB.

ARTICLE 2. INCORPORATION OF MASTER AGREEMENT FOR USE OF COMMONWEALTH TRANSPORTATION FUNDS

The Master Agreement for Use of Commonwealth Transportation Funds agreed and executed by the Parties dated June 23, 2025 (“Master Agreement”), is hereby incorporated by reference, as if set out in full herein. Terms not defined in this Project Agreement are defined in the Master Agreement.

Appendix 1

Grantee: NVTC - Fairfax County

Project: 3rd Party PM (Consultant Services – Fleet & Facilities Maintenance) – NVTC – Fairfax County
Capital Assistance Program Project Agreement – Minor Enhancement (MIN)

Project Number: 73026-47
Project Start Date: July 1, 2025
Project Expiration Date: June 30, 2027

Fund Code		Item Amount
0477	Grant Amount (State share of Project cost - 68%)	$339,292.80
1400	Local expense (Local share of Project cost - 32%)	$159,667.20
	Total Project Expense:	$498,960.00

In no event shall this grant exceed: $339,292.80.

Contract Attachments

Order By	Attachment	Description

No Data for Table

7302648 - Rehab/Renovation of Rail Related Facilities (Parking Lot at Backlick Road VRE Station) - 2026

Contract Details

Funding Opportunity:	8825-MERIT Capital Assistance - Minor Enhancement (MIN) - FY26
Program Area:	Transit Program
Status:	Approved
Contract Number:	001
Contract Template:	2 730 (FY26) MERIT Capital Assistance - MIN State & Local Agreement
Contract Title:	FY26 Capital Assistance Agreement (MIN) - County of Fairfax, 73026-48
Contract Period:	07/01/2025 - 06/30/2027
Executed Date:	

Signatures

Level	Signed By	Signed Date	Status	Typed Name	Typed Date	Comments
1	Deanna Oware	Aug 18, 2025 3:38 PM	Signed	Deanna J Oware	08/18/2025	Signed by DRPT

Contract Text

Contract Text

Project Agreement for Use of
Commonwealth Transportation Funds
Fiscal Year 2026
Six Year Improvement Program Approved Project
Project Number 73026-48

This project agreement (“Project Agreement”) by and between the Commonwealth of Virginia Department of Rail and Public Transportation (“Department”) and NVTC - Fairfax County (“Grantee”) (collectively, the “Parties”), is for the provision of funding for the Project as defined by work set forth in Article 1, sub-section 1, and is made and entered into on the date this document is signed by the last signing party

WHEREAS, the Grantee submitted an application for the Capital Assistance Program for funding for the Project; and

WHEREAS, the Department has approved funding for the Project and on June 25, 2025, the Commonwealth Transportation Board (“CTB”) approved the Project and allocated funding for it as part of the Fiscal Year 2026 Six Year Improvement Program; and

WHEREAS, the Department provides state matching funds to local match funds for approved projects in the Six Year Improvement Program; and

WHEREAS, the Parties wish to define the extent of the Project, the responsibilities of the Parties, the manner of performing the necessary work, the method and time of payment, and other terms and conditions associated with the Project.

NOW, THEREFORE, in consideration of the covenants and agreements set forth, and other good and valuable consideration, the sufficiency of which is acknowledged, the Parties agree as follows:

ARTICLE 1. SCOPE OF WORK, TERM AND BUDGET

1. Under the terms of this Project Agreement, the Grantee shall:

   a. Complete rehabilitation/renovation of rail-related facilities (parking lot at Backlick Road VRE Station).

2. The Department agrees to provide funding as detailed below:

   a. State grant funding in the amount of $102,000 to match Local funds for the Project approved in the Fiscal Year 2026 Six Year Improvement Program. Details concerning this funding are contained in Appendix 1, which is attached and made a part of this Project Agreement.

3. The Project Agreement may be amended only upon written agreement of the Parties prior to the Project Expiration Date identified in Appendix 1.

4. The Grantee acknowledges that state grant funding for this grant is subject to appropriation by the General Assembly and allocation by the CTB.

ARTICLE 2. INCORPORATION OF MASTER AGREEMENT FOR USE OF COMMONWEALTH TRANSPORTATION FUNDS

The Master Agreement for Use of Commonwealth Transportation Funds agreed and executed by the Parties dated June 23, 2025 (“Master Agreement”), is hereby incorporated by reference, as if set out in full herein. Terms not defined in this Project Agreement are defined in the Master Agreement.

Appendix 1

Grantee: NVTC - Fairfax County

Project: Rehab/Renovation of Rail-Related Facilities (Parking Lot at Backlick Road VRE Station) – NVTC, Fairfax County

Capital Assistance Program Project Agreement – Minor Enhancement (MIN)

Project Number: 73026-48
Project Start Date: July 1, 2025
Project Expiration Date: June 30, 2027

Fund Code		Item Amount
0477	Grant Amount (State share of Project cost - 68%)	$102,000
1400	Local expense (Local share of Project cost - 32%)	$48,000
	Total Project Expense:	$150,000

In no event shall this grant exceed: $102,000.

Contract Attachments

Order By	Attachment	Description

No Data for Table

7302673 - Vehicle Mid-life Overhaul - Large, Heavy-duty Bus (11) - 2026

Contract Details

Funding Opportunity:	8827-MERIT Capital Assistance - State of Good Repair (SGR) - Vehicles - FY26
Program Area:	Transit Program
Status:	Approved
Contract Number:	001
Contract Template:	2 730 (FY26) MERIT Capital Assistance - SGR Vehicle State & Local Agreement
Contract Title:	FY26 Capital Assistance Agreement (SGR) - County of Fairfax, 73026-73
Contract Period:	07/01/2025 - 06/30/2027
Executed Date:	

Signatures

Level	Signed By	Signed Date	Status	Typed Name	Typed Date	Comments
1	Deanna Oware	Aug 27, 2025 9:58 AM	Signed	Deanna J Oware	08/27/2025	Signed by DRPT

Contract Text

Contract Text

Project Agreement for Use of
Commonwealth Transportation Funds
Fiscal Year 2026
Six Year Improvement Program Approved Project
Project Number 73026-73

This project agreement (“Project Agreement”) by and between the Commonwealth of Virginia Department of Rail and Public Transportation (“Department”) and NVTC - Fairfax County (“Grantee”) (collectively, the “Parties”), is for the provision of funding for the Project as defined by work set forth in Article 1, sub-section 1, and is made and entered into on the date this document is signed by the last signing party.

WHEREAS, the Grantee submitted an application for the Capital Assistance Program for funding for the Project; and

WHEREAS, the Department has approved funding for the Project and on June 25, 2025 , the Commonwealth Transportation Board (“CTB”) approved the Project and allocated funding for it as part of the Fiscal Year 2026 Six Year Improvement Program; and

WHEREAS, the Parties wish to define the extent of the Project, the responsibilities of each Party, the manner of performing the necessary work, the method and time of payment, and to set out additional conditions associated with the Project.

NOW, THEREFORE, in consideration of the covenants and agreements set forth, and other good and valuable consideration, the sufficiency of which is acknowledged, the Parties agree as follows:

ARTICLE 1. SCOPE OF WORK, TERM AND BUDGET

1. Under the terms of this Project Agreement the grantee shall:

a. Complete vehicle mid-life overhaul – large, heavy-duty bus (11).

2. The Department agrees to provide funding as detailed below:

a. State grant funding in the amount of $935,000 for the Project approved in the Fiscal Year 2026 Six Year Improvement Program. Details concerning this funding are contained in Appendix 1, which is attached and made a part of this Project Agreement.

3. The Project Agreement may be amended only prior to the Project Expiration Date identified in Appendix 1 and upon written agreement of the Parties.

4. The Grantee acknowledges that state grant funding for this grant is subject to appropriation by the General Assembly of Virginia and allocation by the CTB.

ARTICLE 2. INCORPORATION OF MASTER AGREEMENT FOR USE OF COMMONWEALTH TRANSPORTATION FUNDS

The Master Agreement for Use of Commonwealth Transportation Funds agreed and executed by the Parties dated June 23, 2025 ("Master Agreement"), is hereby incorporated by reference, as if set out in full herein. Terms not defined in this Project Agreement are defined in the Master Agreement.

Appendix 1

Grantee: NVTC - Fairfax County
Project: Vehicle Mid-Life Overhaul – Large, Heavy-Duty Bus (11) – NVTC – Fairfax County
VINs to be Replaced: 5FYD8FV07HB050903, 5FYD8KV18JB053977, 5FYD8KV17JB053971 5FYD8KV14JB053975, 5FYD8KV10JB053973, 5FYD8KV11JB053979, 5FYD8KV12JB053974 5FYD8KV19JB053972, 5FYD8FV17JB053816, 5FYD8FV19JB053817, 5FYD8KV1XJB053978

Capital Assistance Program Project Agreement – State of Good Repair (SGR) – Vehicle

Project Number: 73026-73
Project Start Date: July 1, 2025
Project Expiration Date: June 30, 2027

Fund Code		Item Amount
0477	Grant Amount (State share of Project cost - 68%)	$935,000
1400	Local expense (share of Project cost - 32%)	$440,000
	Total Project Expense	$1,375,000

In no event shall this grant exceed: $935,000.

Contract Attachments

Order By	Attachment	Description

No Data for Table

7302674 - Replacement - Heavy-duty, Large bus (60) - 2026

Contract Details

Funding Opportunity: 8827-MERIT Capital Assistance - State of Good Repair (SGR) - Vehicles - FY26
Program Area: Transit Program
Status: Approved
Contract Number: 001
Contract Template: 2 730 (FY26) MERIT Capital Assistance - SGR Vehicle State & Local Agreement

Contract Title: FY26 Capital Assistance Agreement (SGR) - County of Fairfax, 73026-74
Contract Period: 07/01/2025 - 06/30/2027
Executed Date:

Signatures

Level	Signed By	Signed Date	Status	Typed Name	Typed Date	Comments
1	Deanna Oware	Aug 27, 2025 12:46 PM	Signed	Deanna J Oware	08/27/2025	Signed by DRPT

Contract Text

Contract Text

Project Agreement for Use of
Commonwealth Transportation Funds
Fiscal Year 2026
Six Year Improvement Program Approved Project
Project Number 73026-74

This project agreement ("Project Agreement") by and between the Commonwealth of Virginia Department of Rail and Public Transportation ("Department") and NVTC - Fairfax County ("Grantee") (collectively, the "Parties"), is for the provision of funding for the Project as defined by work set forth in Article 1, sub-section 1, and is made and entered into on the date this document is signed by the last signing party.

WHEREAS, the Grantee submitted an application for the Capital Assistance Program for funding for the Project; and

WHEREAS, the Department has approved funding for the Project and on June 25, 2025 , the Commonwealth Transportation Board ("CTB") approved the Project and allocated funding for it as part of the Fiscal Year 2026 Six Year Improvement Program; and

WHEREAS, the Parties wish to define the extent of the Project, the responsibilities of each Party, the manner of performing the necessary work, the method and time of payment, and to set out additional conditions associated with the Project.

NOW, THEREFORE, in consideration of the covenants and agreements set forth, and other good and valuable consideration, the sufficiency of which is acknowledged, the Parties agree as follows:

ARTICLE 1. SCOPE OF WORK, TERM AND BUDGET

1. Under the terms of this Project Agreement the grantee shall:

a. Replacement of heavy-duty, large bus (60).

2. The Department agrees to provide funding as detailed below:

a. State grant funding in the amount of $7,737,480.66 for the Project approved in the Fiscal Year 2026 Six Year Improvement Program. Details concerning this funding are contained in Appendix 1, which is attached and made a part of this Project Agreement.

3. The Project Agreement may be amended only prior to the Project Expiration Date identified in Appendix 1 and upon written agreement of the Parties.

4. The Grantee acknowledges that state grant funding for this grant is subject to appropriation by the General Assembly of Virginia and allocation by the CTB.

ARTICLE 2. INCORPORATION OF MASTER AGREEMENT FOR USE OF COMMONWEALTH TRANSPORTATION FUNDS

The Master Agreement for Use of Commonwealth Transportation Funds agreed and executed by the Parties dated June 23, 2025 ("Master Agreement"), is hereby incorporated by reference, as if set out in full herein. Terms not defined in this Project Agreement are defined in the Master Agreement.

Appendix 1

Grantee: NVTC - Fairfax County

Project: Replacement – Heavy-Duty, Large Bus (60) – NVTC – Fairfax County

VINs to be Replaced: 5FYD8FV10BC039347, 5FYD8FV19BC039346, 5FYD8FV17BC039345 5FYD8FV15BC039344, 5FYD8FV13BC039343, 5FYD8FV11BC039342, 5FYD8FV1XBC039341 5FYD8FV18BC039340, 5FYD8FV11BC039339, 5FYD8FV12BC039348, 5FYD8FV14BC039349 5FYD8FV10BC039350, 5FYD8FV12BC039351, 5FYD8FV14BC039352, 5FYD8FV16BC039353 5FYD8FV18BC039354, 5FYD8FV1XBC039355, 5FYD8FV11BC039356, 5FYD8FV13BC039357 5FYD8FV15BC039358, 5FYD8FV17BC039359, 5FYD8FV13BC039360, 5FYD8FV15BC039361 5FYD8FV17BC039362, 5FYD8FV10BC039364, 5FYD8FV12BC039365, 5FYD8FV14BC039366 5FYD8FV16BC039367, 5FYD8FV18BC039368, 5FYD8FV1XBC039369, 5FYD8FV16BC039370 5FYD8FV18BC039371, 5FYD8FV1XBC039372, 5FYD8FV11BC039373, 5FYD8FV13BC039374 5FYD8FV15BC039375, 5FYD8FV17BC038759, 5FYD8FV15BC038789, 5FYD8FV15BC038761 5FYD8FV17BC038762, 5FYD8FV19BC038763, 5FYD8FV10BC038764, 5FYD8FV16BC038784 5FYD8FV14BC038766, 5FYD8FV16BC038767, 5FYD8FV1XBC038786, 5FYD8FV13BC038788 5FYD8FV18BC038785, 5FYD8FV18BC038771, 5FYD8FV1XBC038772, 5FYD8FV11BC038773 5FYD8FV13BC038774, 5FYD8FV15BC038775, 5FYD8FV17BC038776, 5FYD8FV19BC038777 5FYD8FV16CC041332, 5FYD8FV11BC038787, 5FYD8FV10BC038781, 5FYD8FV12BC038782 5FYD8FV14BC038783

Capital Assistance Program Project Agreement – State of Good Repair (SGR) – Vehicle

Project Number: 73026-74
Project Start Date: July 1, 2025
Project Expiration Date: June 30, 2027

Fund Code		Item Amount
0477	Grant Amount (State share of Project cost - 13%)	$7,737,480.66
1400	Local expense (share of Project cost - 87%)	$51,781,601.34

Total Project Expense	$59,519,082.00

In no event shall this grant exceed: $7,737,480.66.

Contract Attachments

Order By	Attachment	Description
No Data for Table		

7202660 - Operating - Route 393 - 2026

Contract Details

Funding Opportunity:	10421-I-95 Operating Program - FY26
Program Area:	Transit Program
Status:	Approved
Contract Number:	001
Contract Template:	2 720 (FY26) I-95 Operating Program Agreement
Contract Title:	FY26 I-95 Operating Agreement - Fairfax Connector 72026-60
Contract Period:	07/01/2025 - 06/30/2026
Executed Date:	

Signatures

Level	Signed By	Signed Date	Status	Typed Name	Typed Date	Comments
1	Deanna Oware	Sep 10, 2025 12:21 PM	Signed	Deanna J Oware	09/10/2025	Will update DRPT M.A. at October Board Meeting

Contract Text

Contract Text

Project Agreement for Use of
Commonwealth Transportation Funds
Fiscal Year 2026
Six Year Improvement Program Approved Project
Project 72026-60

This Project Agreement by and between the Commonwealth of Virginia Department of Rail and Public Transportation ("Department") and Fairfax County ("Grantee") (collectively, the "Parties"), is for the provision of funding the Project, and is made and entered into on the date this document is signed by the last signing party.

WHEREAS, the Grantee submitted an application for the I-95 HOT Lanes Operating Assistance Program for funding for the Project; and

WHEREAS, the Department has approved funding for the Project and on June 25, 2026, the Commonwealth Transportation Board ("CTB") allocated funding for the Project; and

WHEREAS, the Parties wish to define the extent of the Project, the responsibilities of each Party, the manner of performing the necessary work, the method and time of payment, and to set out additional conditions associated with the Project.

NOW, THEREFORE, in consideration of the covenants and agreements set forth, and other good and valuable consideration, the sufficiency of which is acknowledged, the Parties agree as follows:

ARTICLE 1. SCOPE OF WORK, TERM AND BUDGET

1. Under the terms of this Project Agreement, the Grantee shall:

a. Provide I-95 HOT lanes operating assistance.

2. The Department agrees to provide funding as detailed below:

a. State grant funding in the amount of $429,599 for the Project approved in the Fiscal Year 2026 Six Year Improvement Program. Details concerning this funding are contained in Grantee's application for funding and in Appendix 1, which is attached and made a part of this Project Agreement.

3. The Project Agreement may be amended only upon written agreement of the Parties prior to the Project Expiration Date identified in Appendix 1.

4. The Grantee acknowledges that state grant funding for this grant is subject to appropriation by the General Assembly and allocation by the CTB.

5. The State grant funding amount is calculated based on a 20 percent farebox recovery rate. If the farebox recovery rate exceeds 20 percent for the grant period, the Department will reduce future grants to the Grantee by the overfunded amount. If the actual farebox recovery rate falls below 20 percent for the grant period, the Grantee can request an amendment to this Project Agreement to provide for the additional net operating costs incurred.

ARTICLE 2. INCORPORATION OF MASTER AGREEMENT FOR USE OF COMMONWEALTH TRANSPORTATION FUNDS

The Master Agreement for Use of Commonwealth Transportation Funds agreed and executed by the Parties dated August 19, 2020 ("Master Agreement"), is hereby incorporated by reference, as if set out in full herein. Terms not defined in this Project Agreement are defined in the Master Agreement.

Appendix 1

Grantee: Fairfax County

Project: I-95 HOT Lanes Operating Assistance

State Project Agreement

Project Number: 72026-60
Project Start Date: July 1, 2025
Project Expiration Date: June 30, 2026

Fund Code		Item Amount
0477	Grant Amount (State share of Project cost - 100%)	$429,599
	Total Project Expense	$429,599

In no event shall this grant exceed $429,599.

Contract Attachments

Order By	Attachment	Description
No Data for Table		

7932601 - FY 26 Route 610 Operating - 2026

Contract Details

Funding Opportunity:	10409-I-66 Operating Program - FY26
Program Area:	Transit Program
Status:	Approved
Contract Number:	001
Contract Template:	2 793 (FY26) I-66 Operating Program Agreement
Contract Title:	FY26 I-66 Operating Agreement - Fairfax Connector 79326-01
Contract Period:	07/01/2025 - 12/31/2026
Executed Date:	

Signatures

Level	Signed By	Signed Date	Status	Typed Name	Typed Date	Comments
1	Deanna Oware	Sep 10, 2025 12:22 PM	Signed	Deanna J Oware	09/10/2025	County will update DRPT MA at the October 28th board meeting.

Contract Text

Contract Text

Project Agreement for Use of
Commonwealth Transportation Funds
Fiscal Year 2026
Six Year Improvement Program Approved Project
Project 79326-01

This Project Agreement by and between the Commonwealth of Virginia Department of Rail and Public Transportation (“Department”) and Fairfax County (“Grantee”) (collectively, the “Parties”), is for the provision of funding the Project, and is made and entered into on the date this document is signed by the last signing party.

WHEREAS, the Grantee submitted an application the I-66 Operating Assistance Program for funding for the Project; and

WHEREAS, the Department has approved funding for the Project and on June 25, 2025, the Commonwealth Transportation Board (“CTB”) allocated funding for the Project; and

WHEREAS, the Parties wish to define the extent of the Project, the responsibilities of each Party, the manner of performing the necessary work, the method and time of payment, and to set out additional conditions associated with the Project.

NOW, THEREFORE, in consideration of the covenants and agreements set forth, and other good and valuable consideration, the sufficiency of which is acknowledged, the Parties agree as follows:

ARTICLE 1. SCOPE OF WORK, TERM AND BUDGET

1. Under the terms of this Project Agreement the grantee shall:

a. Provide I-66 Commuter Service - Centreville to Fairfax (Route 610).

b. Submit quarterly performance reports, by electronic mail, to the Department, by the 30th day of each month following the end of a calendar quarter (i.e. January 30, April 30, July 30 and October 30), a report on services provided during the previous calendar quarter. In order to receive reimbursement by the Department under this Project Agreement, the Grantee must be current on its quarterly performance reporting requirements. The quarterly report shall include the following data:

1. Identification of transit services provided during the quarter (by dates, times, route numbers and run/trip numbers).
2. Total ridership for the previous quarter for all trips provided on the specified eligible routes.
3. Monthly ridership totals for the previous quarter for all trips provided on the specified eligible routes.
4. Daily ridership totals for the previous quarter for all trips provided on the specified eligible routes.
5. Running month to month comparison of monthly ridership totals for all trips provided on the specified eligible routes.
6. Monthly ridership totals for all trips provided on the specified eligible routes for the same months in the previous year (for year to year comparison).
7. Passengers per revenue hour for the previous quarter for the specified eligible routes.
8. Passengers per revenue mile for the previous month for the specified eligible routes.

2. The Department agrees to provide funding as detailed below:

a. State grant funding in the amount of $669,650.00 for the Project approved in the Fiscal Year 2026 Six
Year Improvement Program. Details concerning this funding are contained in Appendix 1, which is
attached and made a part of this Project Agreement.

3. The Project Agreement may be amended only prior to the Project Expiration Date identified in Appendix 1 and upon written agreement of the Parties.

4. The Grantee acknowledges that state grant funding for this grant is subject to appropriation by the General Assembly of Virginia and allocation by the CTB.

ARTICLE 2. INCORPORATION OF MASTER AGREEMENT FOR USE OF COMMONWEALTH TRANSPORTATION FUNDS

The Master Agreement for Use of Commonwealth Transportation Funds agreed and executed by the Parties dated August 19, 2020 ("Master Agreement"), is hereby incorporated by reference, as if set out in full herein. Terms not defined in this Project Agreement are defined in the Master Agreement.

Appendix 1

Grantee: Fairfax County
Project: Provide I-66 Commuter Service - Centreville to Fairfax (Route 610)
Operating Assistance Program Project Agreement

Project Number: 79326-01
Project Start Date: July 1, 2025
Project Expiration Date: December 31, 2026

Fund Code		Item Amount
04314	Grant Amount (State share of Project cost - 100%)	$669,650
	Total Project Expense	$669,650

In no event shall this grant exceed $669,650.

Contract Attachments

Order By	Attachment	Description
No Data for Table		

7932602 - FY 26 Route 660 Operating - 2026

Contract Details

Funding Opportunity:	10409-I-66 Operating Program - FY26
Program Area:	Transit Program
Status:	Approved
Contract Number:	001
Contract Template:	2 793 (FY26) I-66 Operating Program Agreement
Contract Title:	FY26 I-66 Operating Agreement - Fairfax Connector 79326-02
Contract Period:	07/01/2025 - 12/31/2026
Executed Date:	

Signatures

Level	Signed By	Signed Date	Status	Typed Name	Typed Date	Comments
1	Deanna Oware	Sep 10, 2025 12:22 PM	Signed	Deanna J Oware	09/10/2025	County will update DRPT MA at the October 28th board meeting.

Contract Text

Contract Text

Project Agreement for Use of
Commonwealth Transportation Funds
Fiscal Year 2026
Six Year Improvement Program Approved Project
Project 79326-02

This Project Agreement by and between the Commonwealth of Virginia Department of Rail and Public Transportation (“Department”) and Fairfax County (“Grantee”) (collectively, the “Parties”), is for the provision of funding the Project, and is made and entered into on the date this document is signed by the last signing party.

WHEREAS, the Grantee submitted an application the I-66 Operating Assistance Program for funding for the Project; and

WHEREAS, the Department has approved funding for the Project and on June 25, 2025, the Commonwealth Transportation Board (“CTB”) allocated funding for the Project; and

WHEREAS, the Parties wish to define the extent of the Project, the responsibilities of each Party, the manner of performing the necessary work, the method and time of payment, and to set out additional conditions associated with the Project.

NOW, THEREFORE, in consideration of the covenants and agreements set forth, and other good and valuable consideration, the sufficiency of which is acknowledged, the Parties agree as follows:

ARTICLE 1. SCOPE OF WORK, TERM AND BUDGET

1. Under the terms of this Project Agreement the grantee shall:

a. Provide I-66 Commuter Service – Stone Road in Centreville to Tysons with connections at the Monument Drive multimodal facility and Vienna Metrorail Station. (Route 660).

b. Submit quarterly performance reports, by electronic mail, to the Department, by the 30th day of each month following the end of a calendar quarter (i.e. January 30, April 30, July 30 and October 30), a report on services provided during the previous calendar quarter. In order to receive reimbursement by the Department under this Project Agreement, the Grantee must be current on its quarterly performance reporting requirements. The quarterly report shall include the following data:

1. Identification of transit services provided during the quarter (by dates, times, route numbers and run/trip numbers).
2. Total ridership for the previous quarter for all trips provided on the specified eligible routes.
3. Monthly ridership totals for the previous quarter for all trips provided on the specified eligible routes.
4. Daily ridership totals for the previous quarter for all trips provided on the specified eligible routes.
5. Running month to month comparison of monthly ridership totals for all trips provided on the specified eligible routes.
6. Monthly ridership totals for all trips provided on the specified eligible routes for the same months in the previous year (for year to year comparison).
7. Passengers per revenue hour for the previous quarter for the specified eligible routes.
8. Passengers per revenue mile for the previous month for the specified eligible routes.

2. The Department agrees to provide funding as detailed below:

a. State grant funding in the amount of $1,742,561.00 for the Project approved in the Fiscal Year 2026 Six
Year Improvement Program. Details concerning this funding are contained in Appendix 1, which is
attached and made a part of this Project Agreement.

3. The Project Agreement may be amended only prior to the Project Expiration Date identified in Appendix 1 and upon written agreement of the Parties.

4. The Grantee acknowledges that state grant funding for this grant is subject to appropriation by the General Assembly of Virginia and allocation by the CTB.

ARTICLE 2. INCORPORATION OF MASTER AGREEMENT FOR USE OF COMMONWEALTH TRANSPORTATION FUNDS

The Master Agreement for Use of Commonwealth Transportation Funds agreed and executed by the Parties dated August 19, 2020 ("Master Agreement"), is hereby incorporated by reference, as if set out in full herein. Terms not defined in this Project Agreement are defined in the Master Agreement.

Appendix 1

Grantee: Fairfax County
Project: Provide I-66 Commuter Service - (Route 660)
Operating Assistance Program Project Agreement

Project Number: 79326-02
Project Start Date: July 1, 2025
Project Expiration Date: December 31, 2026

Fund Code		Item Amount
04314	Grant Amount (State share of Project cost - 100%)	$1,742,561
	Total Project Expense:	$1,742,561

In no event shall this grant exceed: $1,742,561.

Contract Attachments

Order By	Attachment	Description

No Data for Table

7932603 - FY 26 Route 670 Operating - 2026

Contract Details

Funding Opportunity:	10409-I-66 Operating Program - FY26
Program Area:	Transit Program
Status:	Approved
Contract Number:	001
Contract Template:	2 793 (FY26) I-66 Operating Program Agreement
Contract Title:	FY26 I-66 Operating Agreement - Fairfax County 79626-03
Contract Period:	07/01/2025 - 12/31/2026
Executed Date:	

Signatures

Level	Signed By	Signed Date	Status	Typed Name	Typed Date	Comments
1	Deanna Oware	Sep 10, 2025 12:23 PM	Signed	Deanna J Oware	09/10/2025	County will update DRPT MA at the October 28th board meeting.

Contract Text

Contract Text

Project Agreement for Use of
Commonwealth Transportation Funds
Fiscal Year 2026
Six Year Improvement Program Approved Project
Project 79326-03

This Project Agreement by and between the Commonwealth of Virginia Department of Rail and Public Transportation (“Department”) and Fairfax County (“Grantee”) (collectively, the “Parties”), is for the provision of funding the Project, and is made and entered into on the date this document is signed by the last signing party.

WHEREAS, the Grantee submitted an application the I-66 Operating Assistance Program for funding for the Project; and

WHEREAS, the Department has approved funding for the Project and on June 25, 2025, the Commonwealth Transportation Board (“CTB”) allocated funding for the Project; and

WHEREAS, the Parties wish to define the extent of the Project, the responsibilities of each Party, the manner of performing the necessary work, the method and time of payment, and to set out additional conditions associated with the Project.

NOW, THEREFORE, in consideration of the covenants and agreements set forth, and other good and valuable consideration, the sufficiency of which is acknowledged, the Parties agree as follows:

ARTICLE 1. SCOPE OF WORK, TERM AND BUDGET

1. Under the terms of this Project Agreement the grantee shall:

a. Provide I-66 Commuter Service – Chantilly to Franconia-Springfield (FC Route 670).

b. Submit quarterly performance reports, by electronic mail, to the Department, by the 30th day of each month following the end of a calendar quarter (i.e. January 30, April 30, July 30 and October 30), a report on services provided during the previous calendar quarter. In order to receive reimbursement by the Department under this Project Agreement, the Grantee must be current on its quarterly performance reporting requirements. The quarterly report shall include the following data:

1. Identification of transit services provided during the quarter (by dates, times, route numbers and run/trip numbers).
2. Total ridership for the previous quarter for all trips provided on the specified eligible routes.
3. Monthly ridership totals for the previous quarter for all trips provided on the specified eligible routes.
4. Daily ridership totals for the previous quarter for all trips provided on the specified eligible routes.
5. Running month to month comparison of monthly ridership totals for all trips provided on the specified eligible routes.
6. Monthly ridership totals for all trips provided on the specified eligible routes for the same months in the previous year (for year to year comparison).
7. Passengers per revenue hour for the previous quarter for the specified eligible routes.
8. Passengers per revenue mile for the previous month for the specified eligible routes.

2. The Department agrees to provide funding as detailed below:

a. State grant funding in the amount of $401,861.00 for the Project approved in the Fiscal Year 2026 Six
Year Improvement Program. Details concerning this funding are contained in Appendix 1, which is
attached and made a part of this Project Agreement.

3. The Project Agreement may be amended only prior to the Project Expiration Date identified in Appendix 1 and upon written agreement of the Parties.

4. The Grantee acknowledges that state grant funding for this grant is subject to appropriation by the General Assembly of Virginia and allocation by the CTB.

ARTICLE 2. INCORPORATION OF MASTER AGREEMENT FOR USE OF COMMONWEALTH TRANSPORTATION FUNDS

The Master Agreement for Use of Commonwealth Transportation Funds agreed and executed by the Parties dated August 19, 2020 ("Master Agreement"), is hereby incorporated by reference, as if set out in full herein. Terms not defined in this Project Agreement are defined in the Master Agreement.

Appendix 1

Grantee: Fairfax County
Project: Provide I-66 Commuter Service - (FC Route 670)
Operating Assistance Program Project Agreement

Project Number: 79326-03
Project Start Date: July 1, 2025
Project Expiration Date: December 31, 2026

Fund Code		Item Amount
04314	Grant Amount (State share of Project cost - 100%)	$401,861.00
	Total Project Expense:	$401,861.00

In no event shall this grant exceed: $401,861.00.

Contract Attachments

Order By	Attachment	Description
No Data for Table		

7932604 - FY 26 Route 698 Operating - 2026

Contract Details

Funding Opportunity:	10409-I-66 Operating Program - FY26
Program Area:	Transit Program
Status:	Approved
Contract Number:	001
Contract Template:	2 793 (FY26) I-66 Operating Program Agreement
Contract Title:	FY26 I-66 Operating Agreement - Fairfax Connector 79326-04
Contract Period:	07/01/2025 - 12/31/2026
Executed Date:	

Signatures

Level	Signed By	Signed Date	Status	Typed Name	Typed Date	Comments
1	Deanna Oware	Sep 10, 2025 12:23 PM	Signed	Deanna J Oware	09/10/2025	County will update DRPT MA at the October 28th board meeting.

Contract Text

Contract Text

Project Agreement for Use of
Commonwealth Transportation Funds
Fiscal Year 2026
Six Year Improvement Program Approved Project
Project 79326-04

This Project Agreement by and between the Commonwealth of Virginia Department of Rail and Public Transportation (“Department”) and Fairfax County (“Grantee”) (collectively, the “Parties”), is for the provision of funding the Project, and is made and entered into on the date this document is signed by the last signing party.

WHEREAS, the Grantee submitted an application the I-66 Operating Assistance Program for funding for the Project; and

WHEREAS, the Department has approved funding for the Project and on June 25, 2025, the Commonwealth Transportation Board (“CTB”) allocated funding for the Project; and

WHEREAS, the Parties wish to define the extent of the Project, the responsibilities of each Party, the manner of performing the necessary work, the method and time of payment, and to set out additional conditions associated with the Project.

NOW, THEREFORE, in consideration of the covenants and agreements set forth, and other good and valuable consideration, the sufficiency of which is acknowledged, the Parties agree as follows:

ARTICLE 1. SCOPE OF WORK, TERM AND BUDGET

1. Under the terms of this Project Agreement the grantee shall:

a. Provide I-66 Commuter Service - Operate the Route 698 extension between the Stringfellow Park-and-Ride Lot and Vienna Metrorail Station prior to continuing to the Pentagon Transit Center. (Route 698).

b. Submit quarterly performance reports, by electronic mail, to the Department, by the 30th day of each month following the end of a calendar quarter (i.e. January 30, April 30, July 30 and October 30), a report on services provided during the previous calendar quarter. In order to receive reimbursement by the Department under this Project Agreement, the Grantee must be current on its quarterly performance reporting requirements. The quarterly report shall include the following data:

1. Identification of transit services provided during the quarter (by dates, times, route numbers and run/trip numbers).
2. Total ridership for the previous quarter for all trips provided on the specified eligible routes.
3. Monthly ridership totals for the previous quarter for all trips provided on the specified eligible routes.
4. Daily ridership totals for the previous quarter for all trips provided on the specified eligible routes.
5. Running month to month comparison of monthly ridership totals for all trips provided on the specified eligible routes.
6. Monthly ridership totals for all trips provided on the specified eligible routes for the same months in the previous year (for year to year comparison).
7. Passengers per revenue hour for the previous quarter for the specified eligible routes.
8. Passengers per revenue mile for the previous month for the specified eligible routes.

2. The Department agrees to provide funding as detailed below:

a. State grant funding in the amount of $491,271.00 for the Project approved in the Fiscal Year 2026 Six
Year Improvement Program. Details concerning this funding are contained in Appendix 1,

which is
attached and made a part of this Project Agreement.

3. The Project Agreement may be amended only prior to the Project Expiration Date identified in Appendix 1 and upon written agreement of the Parties.

4. The Grantee acknowledges that state grant funding for this grant is subject to appropriation by the General Assembly of Virginia and allocation by the CTB.

ARTICLE 2. INCORPORATION OF MASTER AGREEMENT FOR USE OF COMMONWEALTH TRANSPORTATION FUNDS

The Master Agreement for Use of Commonwealth Transportation Funds agreed and executed by the Parties dated August 19, 2020 (“Master Agreement”), is hereby incorporated by reference, as if set out in full herein. Terms not defined in this Project Agreement are defined in the Master Agreement.

Appendix 1

Grantee: Fairfax County
Project: Provide I-66 Commuter Service - (Route 698)
Operating Assistance Program Project Agreement

Project Number: 79326-04
Project Start Date: July 1, 2025
Project Expiration Date: December 31, 2026

Fund Code		Item Amount
04314	Grant Amount (State share of Project cost - 100%)	$491,271.00
	Total Project Expense:	$491,271.00

In no event shall this grant exceed: $491,271.00.

Contract Attachments

Order By	Attachment	Description
No Data for Table		

7932605 - FY 26 Route 663 Operating - 2026

Contract Details

Funding Opportunity:	10409-I-66 Operating Program - FY26
Program Area:	Transit Program
Status:	Approved
Contract Number:	001
Contract Template:	2 793 (FY26) I-66 Operating Program Agreement
Contract Title:	FY26 I-66 Operating Agreement - Fairfax Connector 79326-05
Contract Period:	07/01/2025 - 12/31/2026
Executed Date:	

Signatures

Level	Signed By	Signed Date	Status	Typed Name	Typed Date	Comments
1	Deanna Oware	Sep 10, 2025 12:24 PM	Signed	Deanna J Oware	09/10/2025	County will update DRPT MA at the October 28th board meeting.

Contract Text

Contract Text

Project Agreement for Use of
Commonwealth Transportation Funds
Fiscal Year 2026
Six Year Improvement Program Approved Project
Project 79326-05

This Project Agreement by and between the Commonwealth of Virginia Department of Rail and Public Transportation ("Department") and Fairfax County ("Grantee") (collectively, the "Parties"), is for the provision of funding the Project, and is made and entered into on the date this document is signed by the last signing party.

WHEREAS, the Grantee submitted an application the I-66 Operating Assistance Program for funding for the Project; and

WHEREAS, the Department has approved funding for the Project and on June 25, 2025, the Commonwealth Transportation Board ("CTB") allocated funding for the Project; and

WHEREAS, the Parties wish to define the extent of the Project, the responsibilities of each Party, the manner of performing the necessary work, the method and time of payment, and to set out additional conditions associated with the Project.

NOW, THEREFORE, in consideration of the covenants and agreements set forth, and other good and valuable consideration, the sufficiency of which is acknowledged, the Parties agree as follows:

ARTICLE 1. SCOPE OF WORK, TERM AND BUDGET

1. Under the terms of this Project Agreement the grantee shall:

a. Provide I-66 Commuter Service – Operate Route 663 between the Stringfellow Road Park-and-Ride Lot and the Vienna Metrorail Station via the I-66 toll express lanes. (Route 663).

b. Submit quarterly performance reports, by electronic mail, to the Department, by the 30th day of each month following the end of a calendar quarter (i.e. January 30, April 30, July 30 and October 30), a report on services provided during the previous calendar quarter. In order to receive reimbursement by the Department under this Project Agreement, the Grantee must be current on its quarterly performance reporting requirements. The quarterly report shall include the following data:

1. Identification of transit services provided during the quarter (by dates, times, route numbers and run/trip numbers).
2. Total ridership for the previous quarter for all trips provided on the specified eligible routes.
3. Monthly ridership totals for the previous quarter for all trips provided on the specified eligible routes.
4. Daily ridership totals for the previous quarter for all trips provided on the specified eligible routes.
5. Running month to month comparison of monthly ridership totals for all trips provided on the specified eligible routes.
6. Monthly ridership totals for all trips provided on the specified eligible routes for the same months in the previous year (for year to year comparison).
7. Passengers per revenue hour for the previous quarter for the specified eligible routes.
8. Passengers per revenue mile for the previous month for the specified eligible routes.

2. The Department agrees to provide funding as detailed below:

a. State grant funding in the amount of $248,981.00 for the Project approved in the Fiscal Year 2026 Six
Year Improvement Program. Details concerning this funding are contained in Appendix 1, which is
attached and made a part of this Project Agreement.

3. The Project Agreement may be amended only prior to the Project Expiration Date identified in Appendix 1 and upon written agreement of the Parties.

4. The Grantee acknowledges that state grant funding for this grant is subject to appropriation by the General Assembly of Virginia and allocation by the CTB.

ARTICLE 2. INCORPORATION OF MASTER AGREEMENT FOR USE OF COMMONWEALTH TRANSPORTATION FUNDS

The Master Agreement for Use of Commonwealth Transportation Funds agreed and executed by the Parties dated August 19, 2020 ("Master Agreement"), is hereby incorporated by reference, as if set out in full herein. Terms not defined in this Project Agreement are defined in the Master Agreement.

Appendix 1

Grantee: Fairfax County

Project: Provide I-66 Commuter Service - (Route 663)

Operating Assistance Program Project Agreement

Project Number: 79326-05

Project Start Date: July 1, 2025

Project Expiration Date: December 31, 2026

Fund Code		Item Amount
04314	Grant Amount (State share of Project cost - 100%)	$248,981
	Total Project Expense:	$248,981

In no event shall this grant exceed: $248,981.

Contract Attachments

Order By	Attachment	Description

No Data for Table

Board Agenda Item
January 13, 2026

ACTION – 3

Resolution to Support the Abandonments and Additions Associated with the Roberts Parkway Extension, Routes 6197, 651, and 6591 (Braddock District)

ISSUE:
Board adoption of the attached resolution (Attachment 1), supporting the abandonments and additions associated with the Roberts Parkway Extension (Routes 6197, 651 and 6591).

RECOMMENDATION:
The County Executive recommends that the Board adopt the attached resolution (Attachment 1) supporting the abandonments and additions of the Roberts Parkway Extension (Routes 6197, 651 and 6591).

TIMING:
The Board should take action on January 13, 2026, so that the Virginia Department of Transportation (VDOT) has the support of the Board to finalize the abandonments and additions in the State maintenance inventory.

BACKGROUND:
The Fairfax County Department of Transportation (FCDOT) received a request from VDOT for the support of the County by a Board Resolution, pursuant to *Sections 33.2-705 of the Code of Virginia*, to add a portion of Roberts Parkway (Route 6197) and Premier Court (Route 6591) into the State's Secondary System of Highways; and *33.2-912 of the Code of Virginia*, to abandon a portion of the old alignment of Roberts Parkway (Route 6197) and portions of Guinea Road (Route 651) from the State's Secondary System of Highways.

The subject additions and abandonments noted below and shown in Attachment III are the result of the completion of # 6197-029-325 C501, the Roberts Parkway Widening and Extension project, which was realigned, extended and widened in the late 90's. As a result of the realignment, a 0.34 mile portion of Roberts Parkway (Route 6197) will be added to the state system as well as 0.24 miles of Premier Court (Route 6591). The realignment eliminated the need for 010 miles of Roberts Parkway (Route 6197) and 0.26 miles Guinea Road (Route 651), which will be abandoned. The VDOT Secondary Highway Maintenance Systems will be updated accordingly.

Board Agenda Item
January 13, 2026

EQUITY IMPACT:
None.

FISCAL IMPACT:
None.

ENCLOSED DOCUMENTS:
Attachment 1 – Resolution
Attachment 2 – Roberts Parkway Aerial Exhibits
Attachment 3 – Roberts Parkway Extension and Widening Plan Sheets
Attachment 4 – Roberts Parkway Extension and Widening Link Sheet
Attachment 5 – Roberts Parkway Extension Vicinity Map

STAFF:
Jennifer Miller, Deputy County Executive
Gregg Steverson, Director, Fairfax County Department of Transportation (FCDOT)
Martha Coello, Deputy Director, FCDOT
Jeffrey Hermann, Chief, Site Analysis & Transportation Planning Division, FCDOT
Gregory Fuller, Jr., Chief, Site Analysis Section (SAS), FCDOT
Brittany Nixon, Transportation Planner IV, SAS, FCDOT
Jeffrey Edmondson, Transportation Planner III, SAS, FCDOT
Colleen Campbell, Transportation Planner I, SAS, FCDOT

ASSIGNED COUNSEL:
Randall T. Greehan, Assistant County Attorney

ATTACHMENT 1

RESOLUTION

FAIRFAX COUNTY DEPARTMENT OF TRANSPORTATION
ABANDONMENTS AND ADDITIONS
ROBERTS PARKWAY EXTENSION, ROUTES 6197, 651 & 6591

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Fairfax County Government Center in Fairfax, Virginia, on Tuesday, January 13, 2026, at which meeting a quorum was present and voting, the following resolution was adopted:

WHEREAS, the completion of VDOT Construction Project # 6197-029-325 C501, Roberts Parkway Widening and Extension, caused various roadway alterations for multiple routes in the Braddock Magisterial District on Tax Map 77-2; and

WHEREAS, a portion of Guinea Road, Route 651 was eliminated; and a portion of Roberts Parkway, Route 6197 was realigned; and

WHEREAS, Roberts Parkway, Route 6197 was extended in the northern direction; and Premier Court, Route 6591 was constructed to provide access to the VRE Burke Station; and

WHEREAS, the eliminated roadway portions need to be removed from the Secondary System of State Highways, and the new connections need to be added; and

WHEREAS, the subject eliminated roadway is hereby abandoned pursuant to Section §33.2-912 of the Code of Virginia, and the new roadway connections are hereby requested to be added pursuant to Section §33.2-705 of the Code of Virginia; and

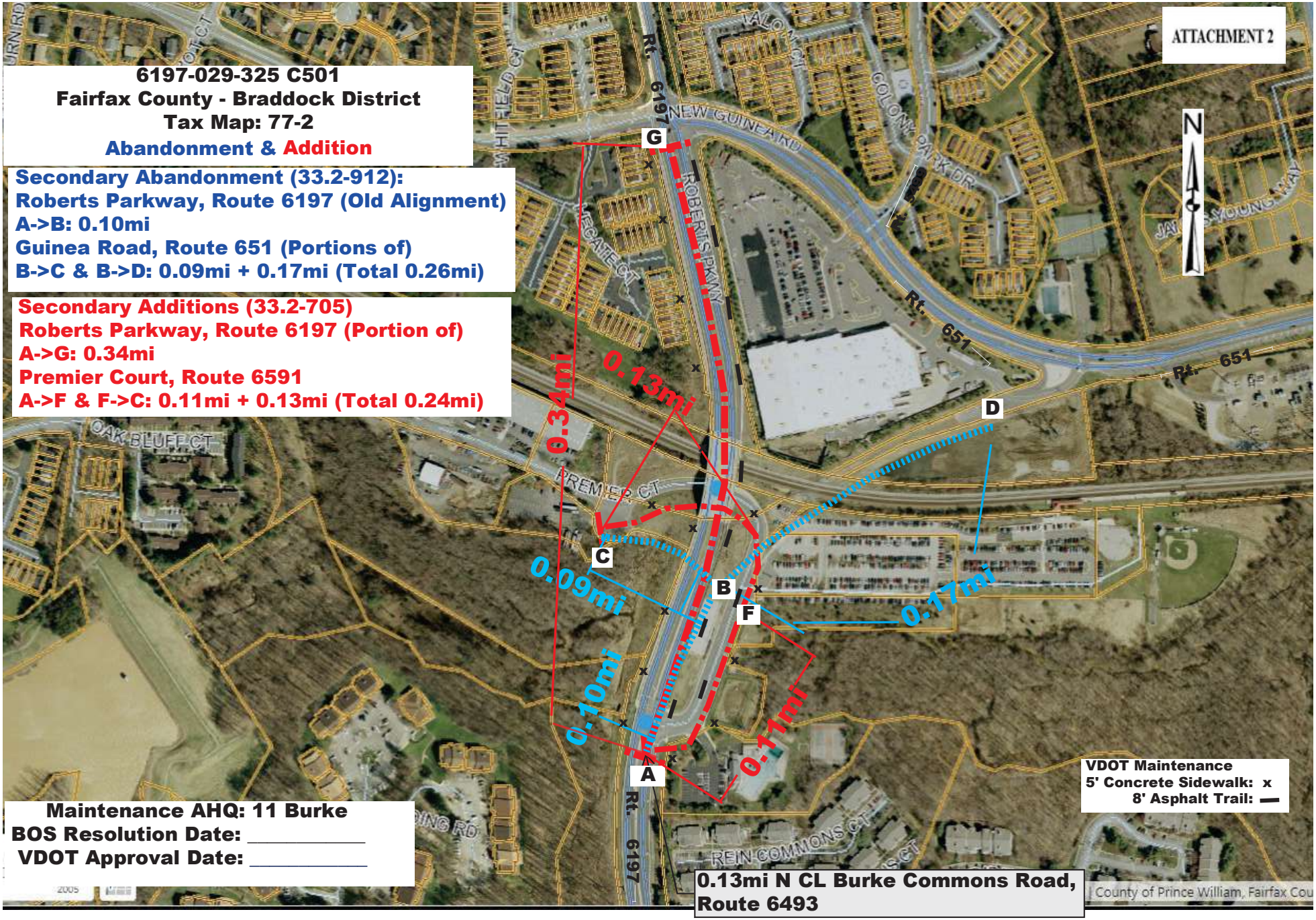
NOW THEREFORE, BE IT RESOLVED, that this Board supports the abandonment of the portions of Guinea Road and Roberts Parkway old alignment; and requests the addition of Roberts Parkway new alignment and Premier Court as depicted on the Attachments hereto. A copy of this resolution will be forwarded to the Resident Engineer for the Virginia Department of Transportation.

ADOPTED this 13th day of January 2026

A Copy Teste:

_____

Jill G. Cooper
Clerk for the Board of Supervisors


ATTACHMENT 2
6197-029-325 C501
Fairfax County - Braddock District
Tax Map: 77-2
Abandonment & Addition
Secondary Abandonment (33.2-912):
Roberts Parkway, Route 6197 (Old Alignment)
A->B: 0.10mi
Guinea Road, Route 651 (Portions of)
B->C & B->D: 0.09mi + 0.17mi (Total 0.26mi)
Secondary Additions (33.2-705)
Roberts Parkway, Route 6197 (Portion of)
A->G: 0.34mi
Premier Court, Route 6591
A->F & F->C: 0.11mi + 0.13mi (Total 0.24mi)
Maintenance AHQ: 11 Burke
BOS Resolution Date: _____
VDOT Approval Date: _____
VDOT Maintenance
5' Concrete Sidewalk: x
8' Asphalt Trail: —
0.13mi N CL Burke Commons Road, Route 6493
G
A
B
C
D
F
0.34mi
0.13mi
0.09mi
0.10mi
0.17mi
0.11mi
Rt. 6197
Rt. 651
NEW GUINEA RD
ROBERTS PKWY
PREMIER CT
OAK BLUFF CT
COLONY PARK DR
N

• fitfM • UVIXV • ntftnr nero& tmftm rnttax

ADV-F35

THS PROJECT WAS DEVELOPED UTIIZING THE DEPARTMENTS WTERACTIVE GRAPHIC ROADWAY DESIGN SYSTEM (IC<dt). THE PROJECT ENGNEER SHALL CONTACT THE DESIGNER IN WRITING TO ORDER SPEOFC LIST AND/OR ELECTRONS FLES ICrd* COt»>UTER JOB NO.»132

INDEX OF SHEETS -SEE SHEET IA

COMMONWEALTH OF VIRGINIA

DEPARTMENT OF TRANSPORTATION

FIHWA 534 DATA 3H002

IM** HOON	STATE	»1XC'		rawer	»«r No.	ror* v<ia
3	VA.	srp^atsroi	6«7	6^7-029-325 SEE TABULATION BELON FOB SECTION NuUBEBS	/	

FUNCTIONAL CLASSIFICATION AND TRAFFIC DATA

URBAN MINOR ARTERIAL-DIVIDED-R0LLING-80km/h DESIGN SPEED

Fr 0.20 km North of Burke Center Porkwoy (Vo 643)
Toi 0.05KM North o< New Guineo Rood (Vo 7137)

ADT 1996	ADT 14.700
ADT 2019	ADT 28.260
OHV	AM 2520 PM= 3147
0 <?>	55
t on	2
V (km/h)	••

* See and Profile* Sheet* for horizontal and vertical curve design. speeds
** Vertical curve PVC Sto 56-97.5 to PVT Sto. 58-42 5 hae a detign speed of 64km/h (40mph).

PLAN AND PROFILE OF PROPOSED
STATE HIGHWAY

COUNTY OF FAIRFAX
ROUTE 6197-WIDEN AND EXTEND ROBERT'S PARKWAY
FROM: 0.20 km NORTH OF BURKE CENTRE PARKWAY (VA.643)
T0:0.50KM NORTH OF NEW GUINEA ROAD (VA 7137)

6197-029-325.PE-IOt.RW-201.C-501.B-617.L-801

MSUWnM REFERENCE
Conetruction t O.MV" Rt.

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anatr view DNW

ONLY THE COMPLETE PAPER COPY Of THE PI.AN ASSEMBLY AS AWARDED, INCLUDING ALL SUBSEQUENT REVISIONS, WILL BE THE OFFICIAL CONSTRUCTION PLANS.

DESIGN FEATURES RELATING To CONSTRUCTION 0« TO REGULATION ANO CONTROL OF TRAFFIC MAY BE SUBJECT TO CHANCE AS DEEMED NECESSARY BY THE DEPARTMENT.

THIS PROJECT IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE DEPARTMENT'S ROAD ANO BROGE SPECIFICATIONS DATED JANUARY 1997, THE 1996 METRIC ROAD AND BRIDGE STANDARDS WORK AREA PROTECTION MANUAL DATED JANUARY 1, '396 AND AS AMENDED BY CONTRACT PROVISIONS ANO THE COMPLETE PAPER COPY OF PLAN ASSEMBLY.

ALL CURVES ARE TO BE SUPERELEVATED. TRANS1T.0NED ANO WIDENED »1 ACCORDANCE WITH STANDARD IC:5(U8BAN_MtIRIC). EXCEPT WHERE OTHERWISE NOTED.

CONVENTIONAL SIGNS

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TRIG SCALE 1'3000
0 60 m IM m

NOTE: LENGTHS ARE BASED ON RTE. 6197 CCWSTRUCTCN BASE UNE BETWEEN STA «7.50.000 AM) STA 65-70 000.

STATE PWOJEC' NO	SECTOR	FfCERA. NO PROJECI NO.	TYPE CODE	PPMS NO	EQUAL)ICS ICTERS	LENGTH NCLUDNG <RDGEIS) METERS	KLIMTERS	LENGTH ExaUONG BRDCE(S) ICTERS	•1CMETERS	TYPE PROJECT	CESCRFT10N
6NZ 0SD	PE-101	STP 5401(370)		15132		1820.00	1.820	1745.22	1.745	Prei. Engr.	FR:0.20 km N. OF BURKE CENTER PKWY. (VA 643)
	RW-201	STP 5431(370)		15132		1820.00	1.820	1745.22	1.745	Right of Way	
	C-501	STP 5401(370)	W00	15132		1820.00	1.820	1745.22	1.745	Contraction	TO' 0.50KM NORTH OF NEW GUINEA ROAD (VA 7137)
	B-617	STP 5401(370)	X540	15132		74.78	0.075			Bridge	
	L-801	STP 5401(370)		15132						Environmental	

FOR KQ TEDaCLOCES.K
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REVISED

RECOMMENDED FOR APPROVAL FOR RIGHT AY ACQUISITION
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APPROVED FOR RIGHT OF WAY ACQUISITION

RECOMMENDED FOR APPROVAL FOR CONSTRUCTS*
ditto. DATE
<2J) 99 CMR

APPROVED FOR CONSTRUCTION

APPROVED
MTT OMSOM <tMMSrAtC» <tM»" «>«"> MUMSrumM 1T y nurggu-a.

Copyright 1999, Commonwealth of Virginie

tTIUESSTAMPt CODE NO. 6010

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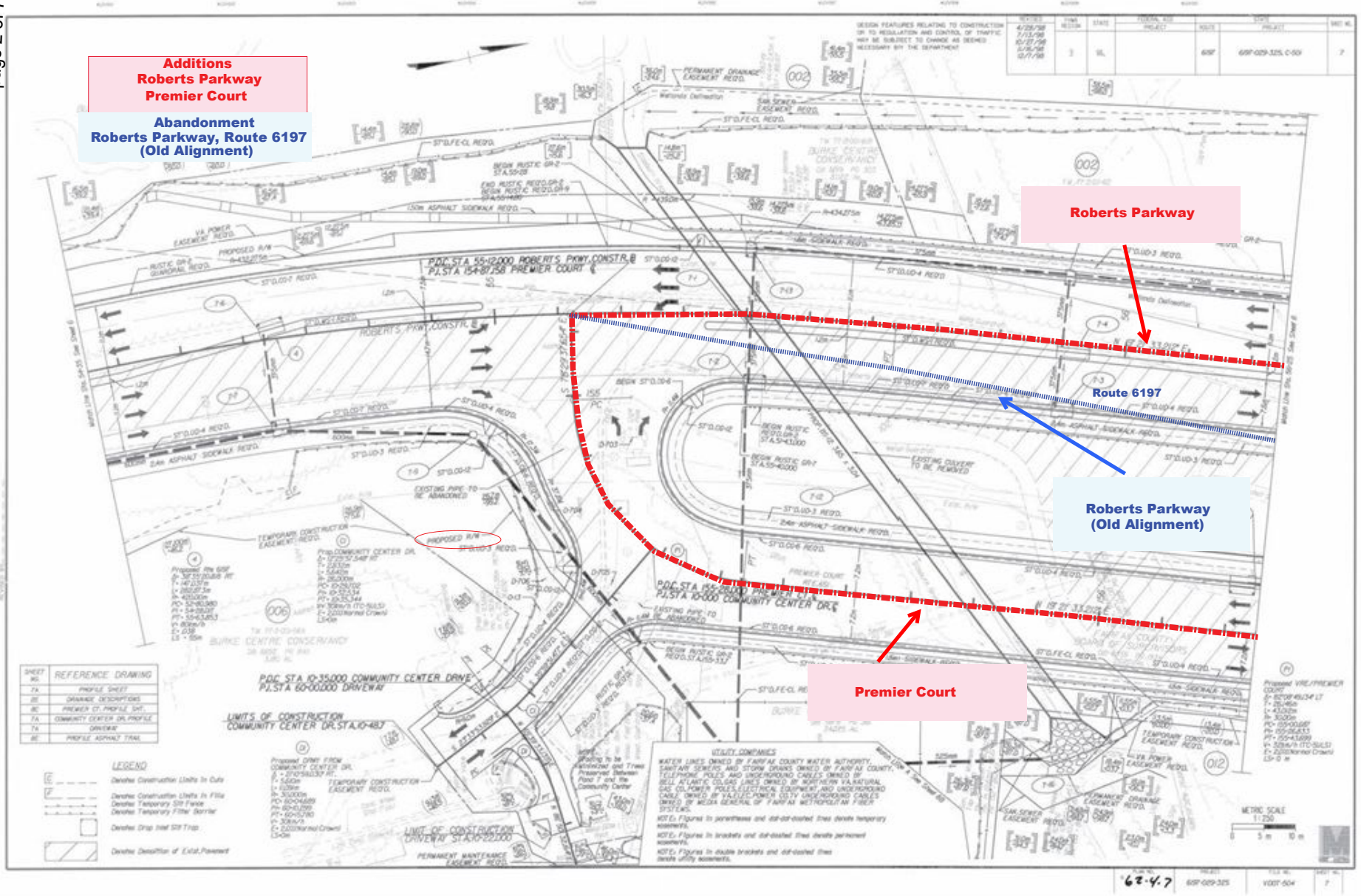
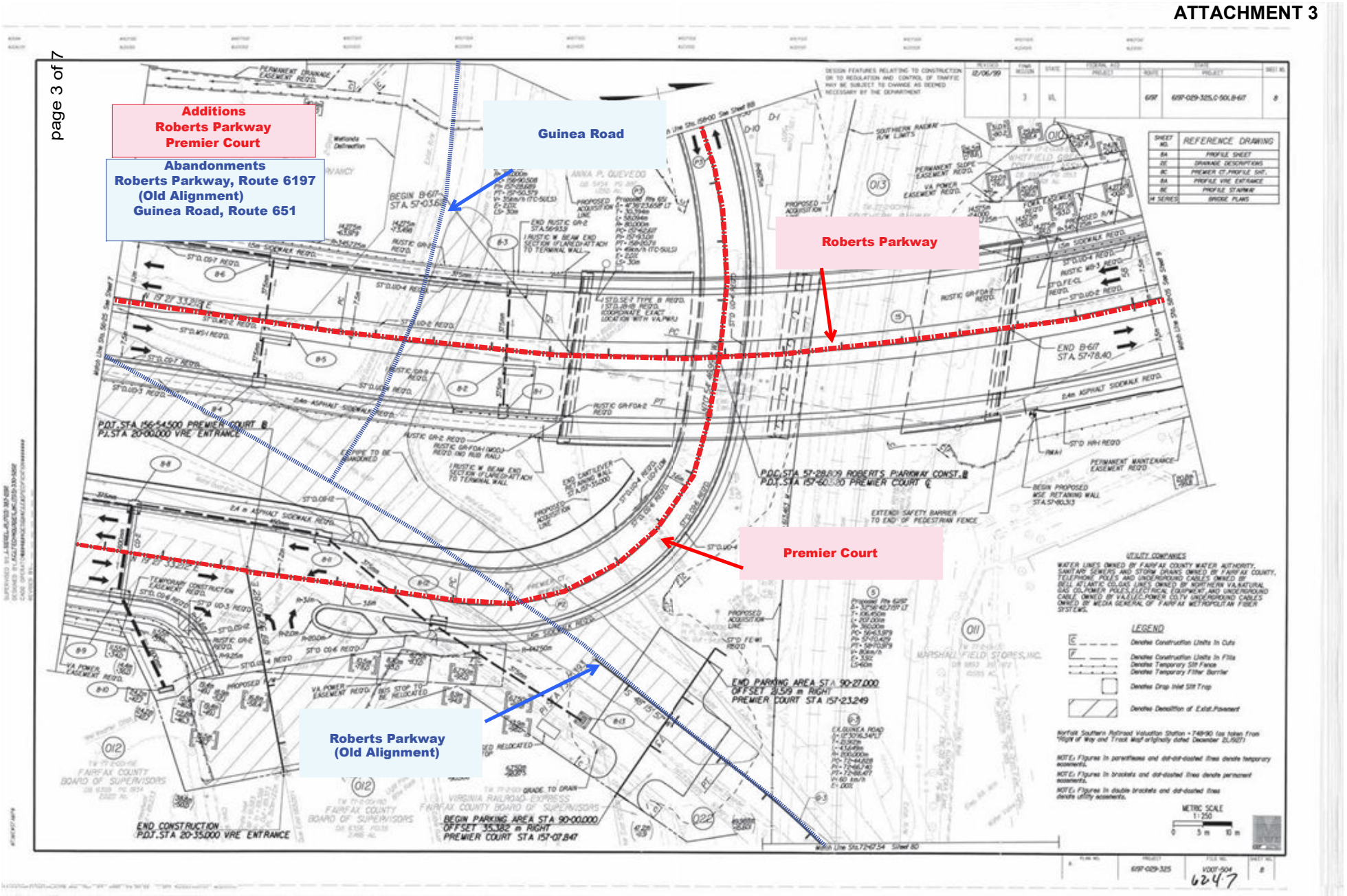
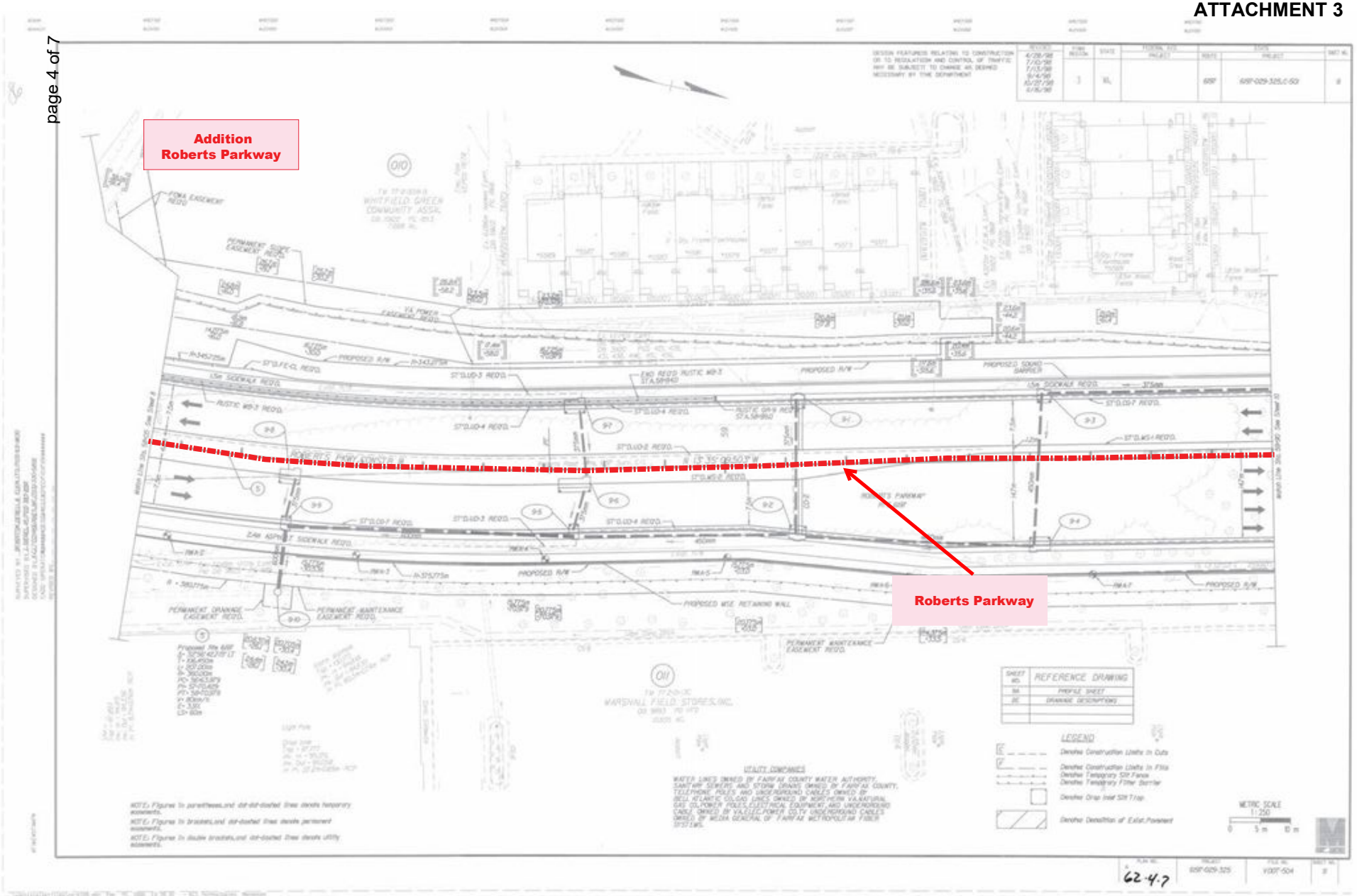
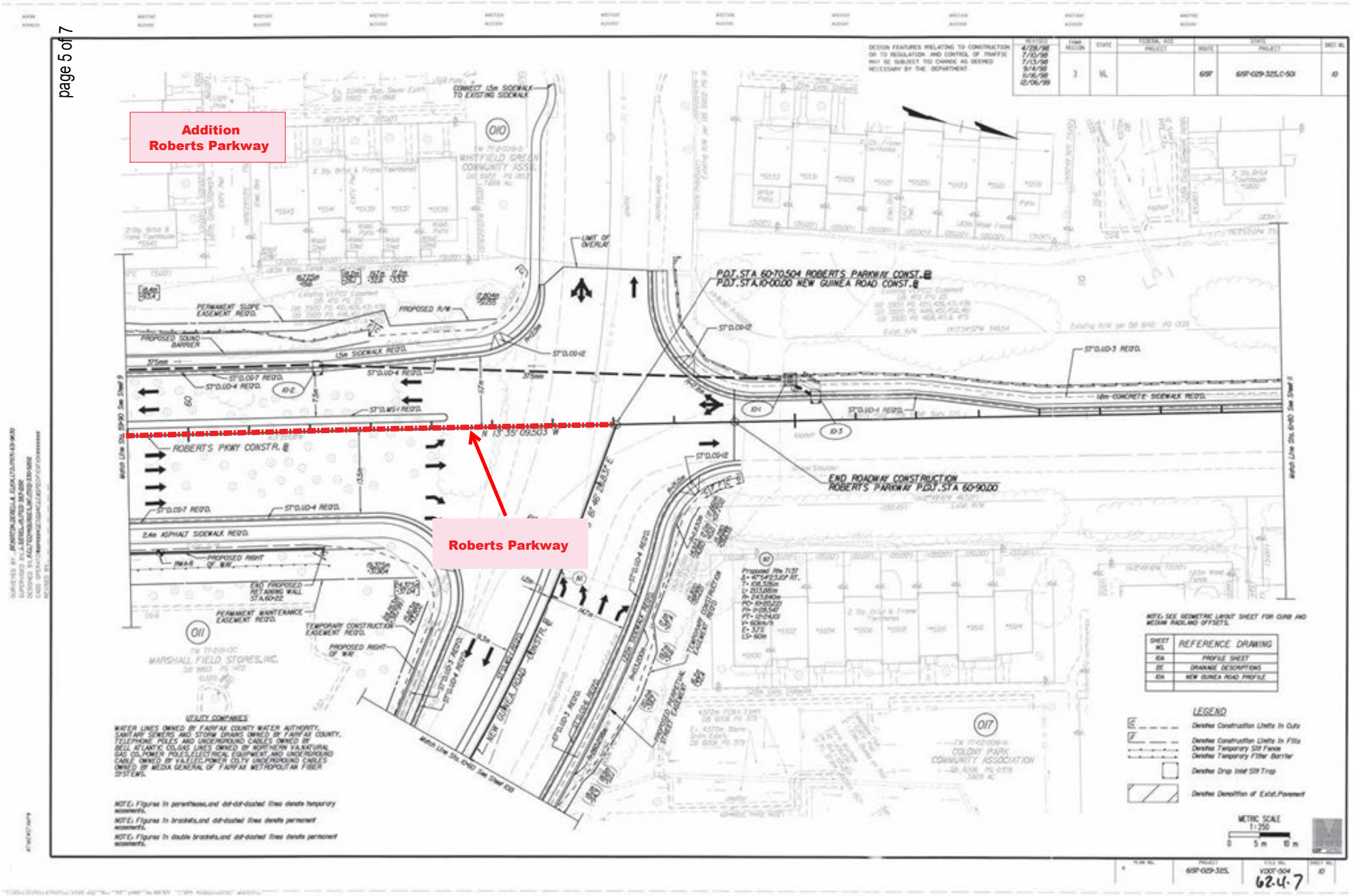
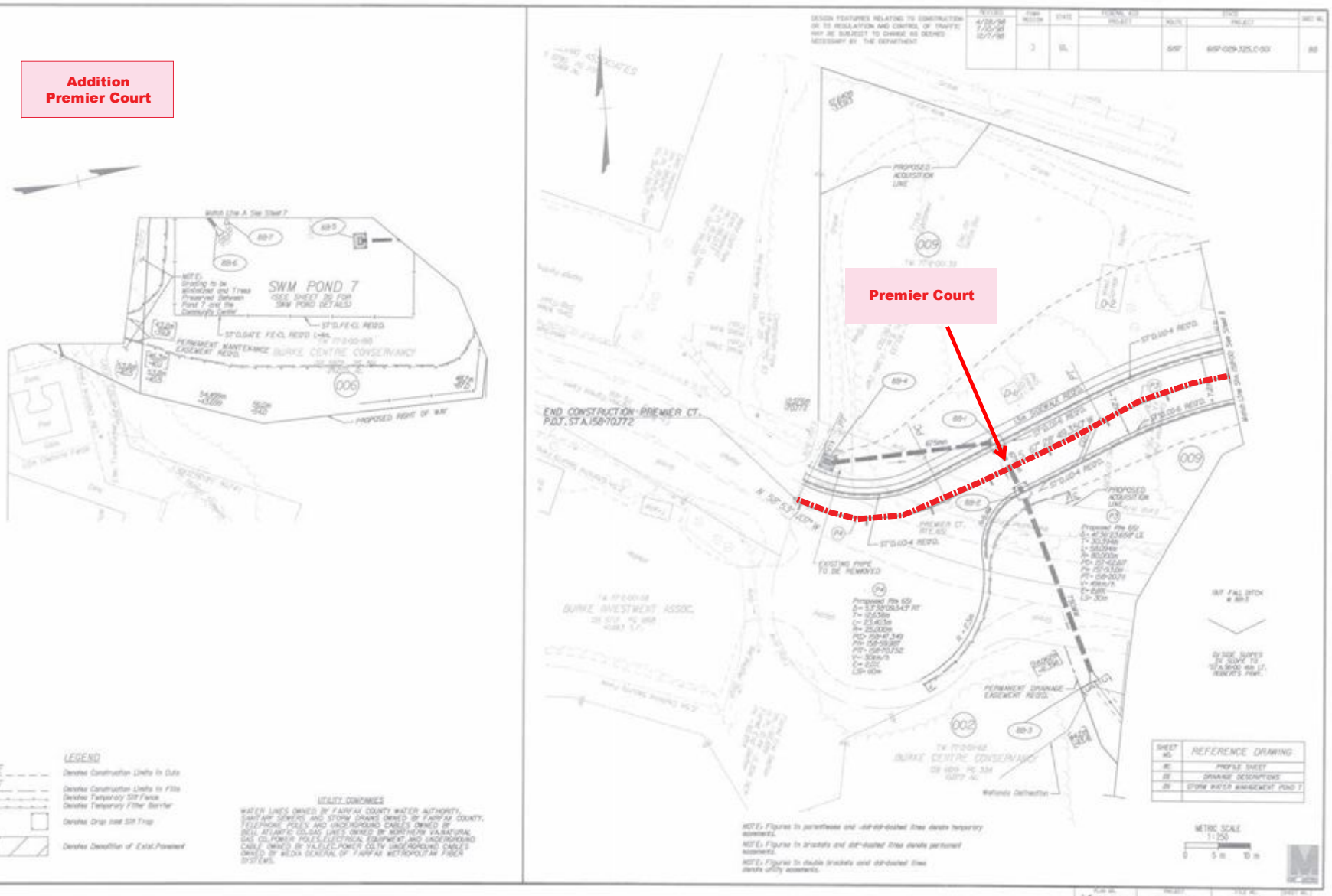

Additions
Roberts Parkway
Premier Court
Abandonment
Roberts Parkway, Route 6197
(Old Alignment)
Roberts Parkway
Route 6197
Roberts Parkway
(Old Alignment)
Premier Court

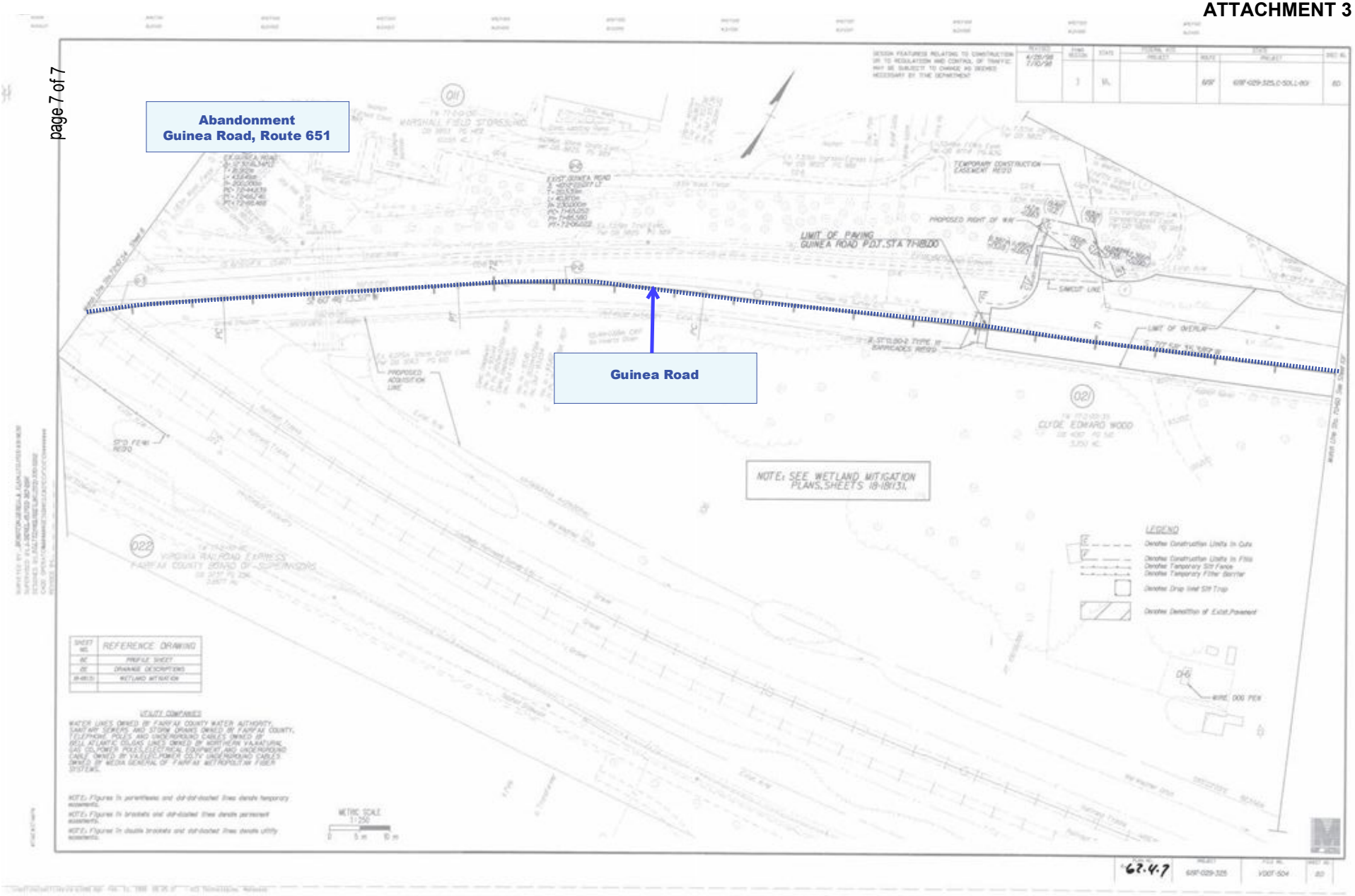

Additions
Roberts Parkway
Premier Court
Abandonments
Roberts Parkway, Route 6197
(Old Alignment)
Guinea Road, Route 651
Guinea Road
Roberts Parkway
Premier Court
Roberts Parkway
(Old Alignment)
REFERENCE DRAWING
LEGEND
END CONSTRUCTION
P.O.T. STA 20-35.000 VRE ENTRANCE
BEGIN PARKING AREA STA 90-00.000
OFFSET 35.382 m RIGHT
PREMIER COURT STA 157-07.847
END PARKING AREA STA 90-27.000
OFFSET 8.59 m RIGHT
PREMIER COURT STA 157-23.249
P.O.C. STA 57-28.809 ROBERTS PARKWAY CONST. ℄
P.O.T. STA 157-60.580 PREMIER COURT ℄
END B-617
STA 57-78.40
P.O.T. STA 156-54.500 PREMIER COURT ℄
P.I. STA 20-00.000 VRE ENTRANCE
METRIC SCALE
1:250


Addition
Roberts Parkway
Roberts Parkway
REFERENCE DRAWING
LEGEND


Addition
Roberts Parkway
Roberts Parkway
ROBERTS PKWY CONSTR. ℄
P.D.J. STA 60+70.504 ROBERTS PARKWAY CONST. ℄
P.D.J. STA 10+00.00 NEW GUINEA ROAD CONST. ℄
END ROADWAY CONSTRUCTION
ROBERTS PARKWAY P.D.J. STA 60+90.00
NEW GUINEA ROAD CONSTR. ℄
WHITFIELD GREEN COMMUNITY ASSN.
MARSHALL FIELD STORES, INC.
COLONY PARK COMMUNITY ASSOCIATION
REFERENCE DRAWING
LEGEND
METRIC SCALE
1:250
62.4.7

Addition Premier Court




Abandonment
Guinea Road, Route 651
Guinea Road
LIMIT OF PAVING
GUINEA ROAD P.O.T. STA 7+18.00
NOTE: SEE WETLAND MITIGATION PLANS, SHEETS 18-18(13).
LEGEND
REFERENCE DRAWING
PROFILE SHEET
DRAINAGE DESCRIPTIONS
WETLAND MITIGATION
METRIC SCALE
1:250

6197-029-325 C501

Roberts Parkway Extension and Widening Link Sheet

Roberts Parkway, Route 6197 (Old Alignment) &

Guinea Road, Route 651 (Portion of) Abandonments

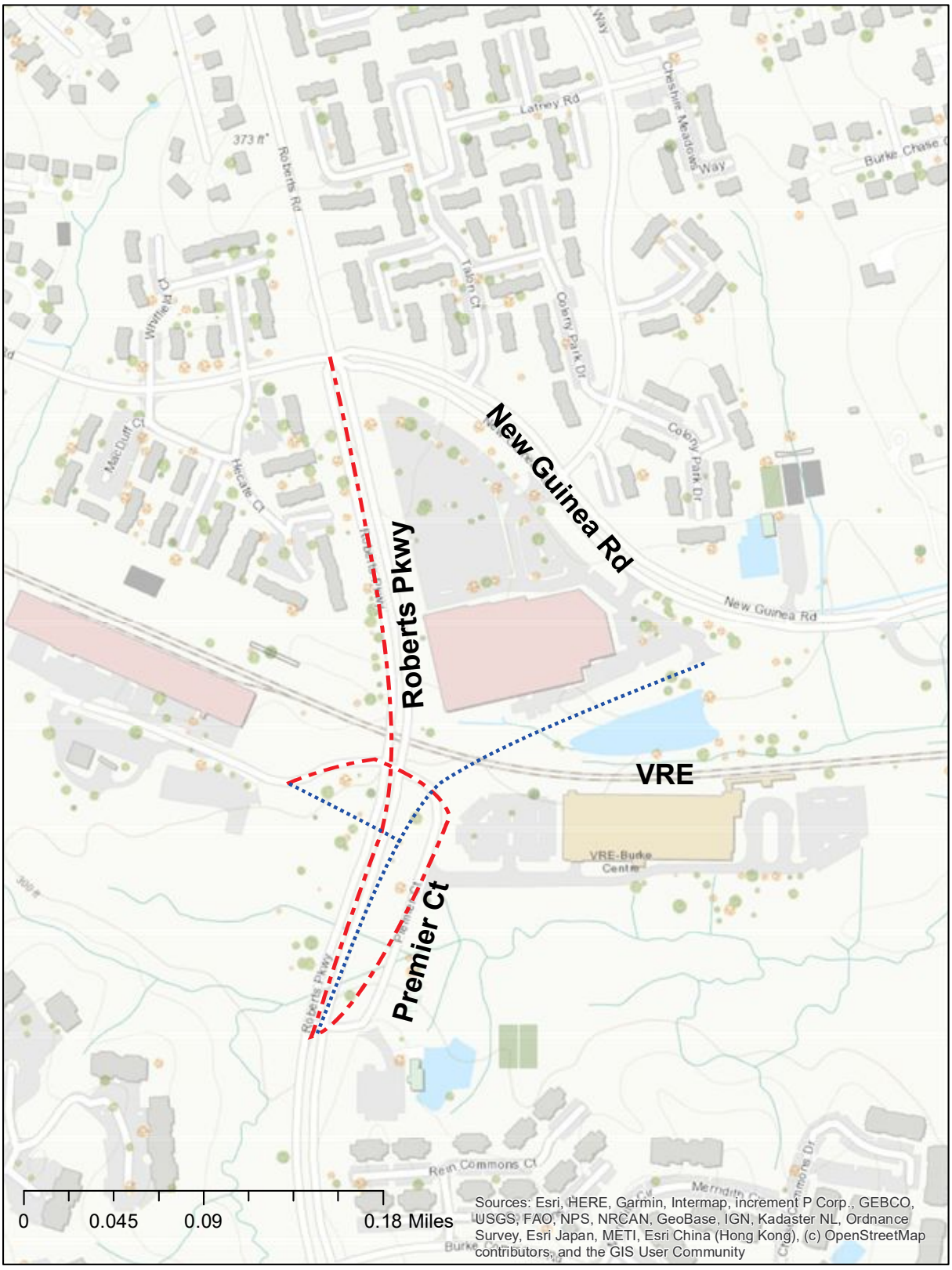
Roberts Parkway, Route 6197 & Premier Court, Route 6591 Additions

Fairfax County - Braddock District - Tax Map: 77-2

Segment	Street Name/Route #	Addition	Abandonment	Discontinuance	From	To
A->B	Roberts Parkway, Route 6197 (Old Alignment)	--	-0.10 mi	--	CL Roberts Parkway, Route 6197 - 0.13 mi N CL Burke Commons Road, Route 6493 (A)	0.10 mi N to CL Guinea Road, Route 651 (B)
B->C	Guinea Road, Route 651	--	-0.09 mi	--	CL Roberts Parkway, Route 6197 (Old Alignment) (B)	0.09 mi W to End of Cul-de-Sac (C)
B->D	Guinea Road, Route 651	--	-0.17 mi	--	CL Roberts Parkway, Route 6197 (Old Alignment) (B)	0.17mi NE to End of Guinea Road Old Alignment, Route 763 (Formerly 651) (D)
A->G	Roberts Parkway, Route 6197 (New Alignment)	0.34 mi	--	--	CL Roberts Parkway, Route 6197 - 0.13 mi N CL Burke Commons Road, Route 6493 (A)	0.34 mi N to CL New Guinea Road, Route 651 (G)
A->F	Premier Court, Route 6591	0.11 mi	--	--	CL Roberts Parkway, Route 6197 - 0.13 mi N CL Burke Commons Road, Route 6493 (A)	0.11 mi NE to VRE Burke Station Entrance (F)
F->C	Premier Court, Route 6591	0.13 mi	--	--	VRE Burke Station Entrance (F)	0.13 mi NW to End of Cul-de-Sac (C)

Abandonments and Additions Associated with the Roberts Parkway Extension Vicinity Map

Braddock District



N

Denotes Area to be Abandoned

Denotes Area to be Added

Tax Map 77-2

Board Agenda Item
January 13, 2026

CLOSED SESSION:

(a) Discussion or consideration of personnel matters pursuant to Virginia Code § 2.2-3711(A) (1).

(b) Discussion or consideration of the acquisition of real property for a public purpose, or of the disposition of publicly held real property, where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the public body, pursuant to Virginia Code § 2.2-3711(A) (3).

(c) Consultation with legal counsel and briefings by staff members or consultants pertaining to actual or probable litigation, as identified below, where discussion in an open session would adversely affect the negotiating or litigating posture of the public body, as well as consultation with legal counsel regarding specific legal matters listed below requiring the provision of legal advice by such counsel, all as permitted by Virginia Code § 2.2-3711(A) (7) and (8).

1. *Patrick Winston Lynch, administrator of the estate of Jasper Aaron Lynch, Deceased v. Chief Kevin Davis, Officer First Class Edward George, Officer Pak Kyoung, Officer Nicholas Kirsch, and John Does 1-3*, Case No. CL-2024-0008384 (Fx. Co. Cir. Ct.)

2. *Gabriel M. Zakkak, Property Maintenance Code Official for Fairfax County, Virginia v. Brent Thomas Burford,* Case No. CL-2025-0015454 (Fx. Co. Cir. Ct.) (Braddock District)

3. *Gabriel M. Zakkak, Property Maintenance Code Official for Fairfax County, Virginia v. Danbury Forest Community Association,* Case No. GV25-028266 (Fx. Co. Gen. Dist. Ct.) (Braddock District)

4. *Jay Riat, Fairfax County Building Official v. Sam Chuong and Hoa T. Nguyen,* Case No. GV25-030157 (Fx. Co. Gen. Dist. Ct.) (Braddock District)

5. *Jay Riat, Fairfax County Building Official v. Thien Phong Thai,* Case No. GV25-033953 (Fx. Co. Gen. Dist. Ct.) (Braddock District)

6. *Leslie B. Johnson, Fairfax County Zoning Administrator v. Youngdae Kim and Jennifer Park,* Case No. CL-2025-0018141 (Fx. Co. Cir. Ct.) (Dranesville District)

7. *Leslie B. Johnson, Fairfax County Zoning Administrator v. Joseph W. Emrico and Lisa S. Emrico,* Case No. CL-2025-0014505 (Fx. Co. Cir. Ct.) (Franconia District)

8. *Jay Riat, Fairfax County Building Official v. Fernando Ovalle,* Case No. GV24-021842 (Fx. Co. Gen. Dist. Ct.) (Franconia District)

9. *Leslie B. Johnson, Fairfax County Zoning Administrator v. Evaristo M. Gonzalez and Ana M. Gonzalez,* Case No. GV25-024588 (Fx. Co. Gen. Dist. Ct.) (Franconia District)

10. *Jay Riat, Fairfax County Building Official v. Evaristo M. Gonzalez and Ana M. Gonzalez,* Case No. GV25-024618 (Fx. Co. Gen. Dist. Ct.) (Franconia District)

11. *Leslie B. Johnson, Fairfax County Zoning Administrator v. Angel-Faith-Hope, LLC,* Case No. GV25-024292 (Fx. Co. Gen. Dist. Ct.) (Franconia District)

12. *Jay Riat, Fairfax County Building Official v. 8410-8420 Richmond Highway LLC and Ministerio Maranatha,* Case No. GV25-034556 (Fx. Co. Gen. Dist. Ct.) (Franconia District)

13. *Jay Riat, Fairfax County Building Official v. Hien Phong Dang,* Case No. CL-2023-0009668 (Fx. Co. Cir. Ct.) (Mason District)

14. *Jay Riat, Fairfax County Building Official v. SNS 7601, LLC and Forever Smile Dental, LLC,* Case No. CL-2025-0001961 (Fx. Co. Cir. Ct.) (Mason District)

15. *Jay Riat, Fairfax County Building Official v. Griselda G. Fernandez,* Case No. CL-2023-0014759 (Fx. Co. Cir. Ct.) (Mason District)

16. *Leslie B. Johnson, Fairfax County Zoning Administrator v. Skyline Legacy, LLC,* Case No. CL-2025-0018468 (Fx. Co. Cir. Ct.) (Mason District)

17. *Jay Riat, Fairfax County Building Official v. Antonio Mariscal,* Case No. GV24-027555 (Fx. Co. Gen. Dist. Ct.) (Mason District)

18. *Jay Riat, Fairfax County Building Official v. Shafiqul Islam and Salina Khatun,* Case No. GV25-032775 (Fx. Co. Gen. Dist. Ct.) (Mason District)

19. *Jay Riat, Fairfax County Building Official v. Viraj David and Tania David,* Case No. CL-2023-0009967 (Fx. Co. Cir. Ct.) (Mount Vernon District)

20. *Leslie B. Johnson, Fairfax County Zoning Administrator, and Jay Riat, Fairfax County Building Official v. Chad West Harris,* Case No. CL-2024-0013079 (Fx. Co. Cir. Ct.) (Mount Vernon District)

21. *Jay Riat, Fairfax County Building Official v. AYR Properties,* Case No. CL-2025-0013956 (Fx. Co. Cir. Ct.) (Mount Vernon District)

22. *Jay Riat, Fairfax County Building Official v. Michael J. Pawlowski and AG Service Solutions LLC,* Case No. CL-2025-0017669 (Fx. Co. Cir. Ct.) (Mount Vernon District)

23. *Gabriel M. Zakkak, Property Maintenance Code Official for Fairfax County, Virginia v. Sandra Enoch,* Case No. GV25-017876 (Fx. Co. Gen. Dist. Ct.) (Mount Vernon District)

24. *Jay Riat, Fairfax County Building Official v. Travis Arnold and Gabriela Catalina Barrera Gutierrez,* Case No. GV25-027789 (Fx. Co. Gen. Dist. Ct.) (Mount Vernon District)

25. *Jay Riat, Fairfax County Building Official v. Jose A. Cruz,* Case No. GV25-032052 (Fx. Co. Gen. Dist. Ct.) (Mount Vernon District)

26. *Jay Riat, Fairfax County Building Official v. Milestone Properties in Fairfax, LLC,* Case No. CL-2025-0010446 (Fx. Co. Cir. Ct.) (Providence District)

27. *Leslie B. Johnson, Fairfax County Zoning Administrator v. Arlington-Fairfax Lodge No. 2188 BPO Order of Elks,* Case No. CL-2025-0019254 (Fx. Co. Cir. Ct.) (Providence District)

28. *Jay Riat, Fairfax County Building Official v. J. Troy Swackhammer and Rowshanak Heydarian,* Case No. GV25-033987 (Fx. Co. Gen. Dist. Ct.) (Providence District)

29. *Leslie B. Johnson, Fairfax County Zoning Administrator v. Shaghayegh Noorishad,* Case No. CL-2024-0016242 (Fx. Co. Cir. Ct.) (Springfield District)

30. *Leslie B. Johnson, Fairfax County Zoning Administrator v. Michael A. Ficco and Pamela G. Ficco,* Case No. CL-2025-0003536 (Fx. Co. Cir. Ct.) (Springfield District)

31. *Leslie B. Johnson, Fairfax County Zoning Administrator v. Michael A. Ficco and Pamela G. Ficco,* Case No. CL-2025-0017593 (Fx. Co. Cir. Ct.) (Springfield District)

32. *Leslie B. Johnson, Fairfax County Zoning Administrator v. Zabiullah Ahmed,* Case No. CL-2025-0018964 (Fx. Co. Cir. Ct.) (Springfield District)

Board Agenda Item
January 13, 2026

3:30 p.m.

Annual Meeting of the Fairfax County Solid Waste Authority

ISSUE:
Fairfax County Solid Waste Authority annual meeting.

RECOMMENDATION:
The County Executive recommends that the Fairfax County Solid Waste Authority hold its annual meeting in accordance with the Bylaws for the Authority; appoint officers; approve the minutes of the last annual meeting on January 14, 2025; and review the financial statements.

TIMING:
Immediate. The Bylaws of the Fairfax County Solid Waste Authority require the annual meeting to coincide with the time for the first regular meeting of the Board of Supervisors set in January.

BACKGROUND:
According to the Bylaws of the Fairfax County Solid Waste Authority, the regular annual meeting of the Authority shall coincide with the time for the first regular meeting of the Board of Supervisors set in January. The proposed agenda of the Authority meeting is included (Attachment 1). The Bylaws further require a review and approval of the minutes of the previous year's meetings (Attachment 2) and that officers of the Authority be appointed to serve for a one-year term.

Fairfax County residents provide an annual waste amount up to 682,500 tons and the remaining waste processed at the ReWorld Fairfax plant is merchant waste. Fairfax waste includes some waste from Prince William County, Ft. Belvoir and other entities outside Fairfax County.

In FY 2025, Fairfax County met all its contractual obligations.

Additional financial information is contained in the Financial Statements (Attachment 3).

Board Agenda Item
January 13, 2026

EQUITY IMPACT:
Upon review, the topic of the Board item does not relate to any of the 17 One Fairfax Policy Areas of Focus or other determinants of equity.

FISCAL IMPACT:
Minimal.

ENCLOSED DOCUMENTS:
Attachment 1: Fairfax County Solid Waste Authority Meeting Agenda, January 13, 2026
Attachment 2: Minutes of January 14, 2025, Solid Waste Authority Annual Meeting
Attachment 3: Financial Statements

STAFF:
Bryan J. Hill, County Executive
Christopher Herrington, Director, Department of Public Works and Environmental Services (DPWES)
Eric Forbes, Deputy Director, Solid Waste Management Program, DPWES

ASSIGNED COUNSEL:
Joanna Faust, Assistant County Attorney

Attachment 1

FAIRFAX COUNTY SOLID WASTE AUTHORITY

Annual Meeting Agenda

January 13, 2026

1. Call-to-Order

2. Appointment of Officers

- Chairman	- Jeffrey C. McKay, Chairman, Fairfax County Board of Supervisors
- Vice-Chairman	- Kathy L. Smith, Vice-Chairman, Fairfax County Board of Supervisors
- Secretary	- Jill Cooper, Clerk to the Fairfax County Board of Supervisors
- Treasurer	- Christopher Pietsch, Director, Department of Finance
- Attorney	- Elizabeth Teare, County Attorney
- Executive Director	- Bryan Hill, County Executive
- Authority Representative	- Eric Forbes, Deputy Director, Department of Public Works and Environmental Services, Solid Waste Management Program

3. Approval of the minutes of the January 14, 2025, meeting.

4. Approval of the financial statement for the Authority.

Attachment 2

MINUTES OF THE ANNUAL MEETING OF THE SOLID WASTE AUTHORITY

January 14, 2025

At the Annual Meeting of the Fairfax County Solid Waste Authority held in accordance with Article III, Section I of the bylaws, in the Board Auditorium of the Government Center in Fairfax, Virginia, on Tuesday, January 14, 2025, at 3:49 p.m., there were present:

MEMBERS OF THE BOARD OF DIRECTORS AND OFFICERS:

Chairman Jeffrey C. McKay, presiding

Supervisor James R. Walkinshaw, Braddock District

Supervisor James N. Bierman, Jr., Dranesville District

Supervisor Rodney L. Lusk, Franconia District

Supervisor Walter L. Alcorn, Hunter Mill District

Supervisor Andres F. Jimenez, Mason District

Supervisor Daniel G. Storck, Mount Vernon District

Supervisor Dalia A. Palchik, Providence District

Supervisor Patrick S. Herrity, Springfield District

Supervisor Kathy L. Smith, Sully District

Bryan Hill, County Executive; Authority Executive Director

Jill G. Cooper, Clerk for the Board of Supervisors; Authority Secretary

Christopher Pietsch, Director, Department of Finance; Treasurer

Elizabeth Teare, County Attorney; Authority Attorney

Eric Forbes, Deputy Director, Solid Waste Management Program, Department of Public Works and Environmental Services (DPWES); Authority Representative

Meeting Minutes
The Fairfax County Solid Waste Authority
January 14, 2025

Supervisor Smith moved that the Board appoint the following officers and officials to the Fairfax County Solid Waste Authority:

OFFICERS

Jeffrey C. McKay Chairman, Fairfax County Board of Supervisors	Chairman
Supervisor Kathy L. Smith Vice Chairman, Fairfax County Board of Supervisors	Vice-Chairman
Jill G. Cooper Clerk to the Fairfax County Board of Supervisors	Secretary
Christopher Pietsch Director, Department of Finance	Treasurer
Elizabeth Teare County Attorney	Attorney
Bryan Hill County Executive	Executive Director
Eric Forbes Deputy Director, Solid Waste Management Program, DPWES	Authority Representative

Supervisor Palchik seconded the motion and it carried by unanimous vote.

Supervisor Smith moved approval of the minutes from the January 23, 2024, meeting of the Fairfax County Solid Waste Authority. Supervisor Palchik seconded the motion and it carried by unanimous vote.

Supervisor Smith moved approval of the financial statements for the Authority. Supervisor Palchik seconded the motion and it carried by unanimous vote.

Supervisor Smith moved to adjourn the annual meeting of the Fairfax County Solid Waste Authority. Supervisor Palchik seconded the motion and it carried by unanimous vote.

At 3:50 p.m., the annual meeting of the Fairfax County Solid Waste Authority was adjourned.

Meeting Minutes
The Fairfax County Solid Waste Authority
January 14, 2025

The foregoing minutes record the actions taken by the Fairfax County Solid Waste Authority at its meeting held on Tuesday, January 14, 2025, and reflects matters discussed by the Authority. Audio or video recordings of all proceedings are available in the Office of the Clerk for the Board of Supervisors of Fairfax County, Virginia.

Respectfully submitted,

Jill G. Cooper, Secretary
Solid Waste Authority

FAIRFAX COUNTY SOLID WASTE AUTHORITY

Fiduciary Report

June 30, 2025 and 2024

FAIRFAX COUNTY SOLID WASTE AUTHORITY

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FAIRFAX COUNTY SOLID WASTE AUTHORITY

Notes to Fiduciary Report

June 30, 2025 and 2024

FAIRFAX COUNTY SOLID WASTE AUTHORITY

Statements of Fiduciary Assets and Liabilities
June 30, 2025 and 2024

	2025	2024
Assets:		
Investments	$0	$0
Liabilities:		
Liability under reimbursement agreement	$0	$0

See accompanying notes to fiduciary report

FAIRFAX COUNTY SOLID WASTE AUTHORITY

Notes to Fiduciary Report

June 30, 2025 and 2024

1. Organization

The Fairfax County Solid Waste Authority (the Authority) was formed by resolution of the Board of Supervisors of the County of Fairfax, Virginia (the County), on July 27, 1987. The Authority's board consists of the County's Board of Supervisors.

The Authority was formed for the purpose of constructing and overseeing the operations of a resource recovery facility (the Facility) in Lorton, Virginia, on a site that was purchased in July 2002 by the County from the United States. Prior thereto, legal title to the site was vested in the United States to the benefit of the District of Columbia; the site was leased by the District to the County, and the County assigned the leased site to the Authority. The Assignment of Site Lease to the Authority, dated as of February 1, 1988, has not been amended, terminated, rescinded, or revoked, and remains in full force and effect in accordance with its terms.

The construction of the Facility was partially financed by $237,180,000 and $14,900,000 of Series 1988A tax-exempt and Series 1988B taxable industrial revenue bonds, respectively, issued by the Fairfax County Economic Development Authority (EDA) during 1988. The Series 1988B Bonds were retired in February 1996. The Authority invested all bond proceeds through a trust account with a major bank. The Authority was responsible for making all investment decisions and authorizing all disbursements from the trust.

On February 1, 1988, an Installment Sales Agreement between the EDA and the Authority was executed whereby the Facility and the bond proceeds were sold to the Authority. Concurrent with this Installment Sales Agreement, the Authority entered into a Conditional Sale Agreement whereby the Facility, the bond proceeds and the Authority's leasehold interest in the site were sold to Covanta Fairfax, Inc. Under a related service agreement, between the Authority, Fairfax County and Covanta, Covanta designed, constructed, and operated the Facility. The Facility was completed and began commercial operations in June 1990. The County and the Authority had agreed to provide guaranteed minimum annual amounts of waste and annual tipping fees to the Facility. Under the terms of the Conditional Sale Agreement, debt service on the bonds was paid by Covanta through the Authority solely from solid waste system revenues generated by the Facility. The bonds were not general obligations of the Authority, the County, or the EDA.

During the fiscal year ended June 30, 1995, the EDA sold, at the request of the Authority for the benefit of the Facility, a call option on the Series 1988A Bonds to a financial institution for $10,250,000. The option, which was exercised in November 1998, required the EDA to issue new bonds to the institution at certain agreed–upon interest rates. The proceeds of the new Series 1998A Resource Recovery Revenue Refunding Bonds together with certain proceeds remaining from the Series 1988A Bonds and certain other available funds were used to refund the remaining outstanding Series 1988A Bonds in February 1999. The final principal and interest payments on the Series 1998A Resource Recovery Revenue Refunding Bonds were made on February 1, 2011 and the full ownership of the facility reverted to Covanta Fairfax. The bank accounts held with the fiscal agent,

FAIRFAX COUNTY SOLID WASTE AUTHORITY

Notes to Fiduciary Report

June 30, 2025 and 2024

US Bank, to service the debt payments and invest the debt service reserve were closed in FY2011.As a result, there were no fiduciary assets, obligations, or transactions to record or report in FY2025.

REVISED

Intent to Defer to 02/03/2026 at 3:30p.m.

Board Agenda Item
January 13, 2026

3:30 p.m.

Public Hearing on SE-2024-MV-00008 (Alusine Conteh) to Permit Vehicle Repair and Maintenance, Light. Located on Approximately 32,451 Square Feet of Land Zoned C-8, CRD and HC (Mount Vernon District)

This property is located in the Mount Vernon District. Tax Map 101-2 ((1)) 75 (pt).

PLANNING COMMISSION RECOMMENDATION:
On December 10, 2025, the Planning Commission voted 11-0 (Commissioner Thomas was absent from the meeting) to defer the decision only for SE-2024-MV-00008 to January 7, 2026, with the record remaining open for written comments. The Planning's Commission Recommendation will be forwarded upon decision.

On January 7, 2026, the Planning Commission voted 12-0 to defer the decision only for SE-2024-MV-00008 to January 14, 2026, with the record remaining open for written comments.

ENCLOSED DOCUMENTS:
Additional information available online at:
https://www.fairfaxcounty.gov/planning-development/board-packages

Planning Commission Meetings Video Archive available online at:
https://www.fairfaxcounty.gov/cableconsumer/channel-16/planning-commission-meetings-video-archives

STAFF:
Suzanne L. Wright, Director, Zoning Evaluation Division (ZED), Department of Planning and Development (DPD)
Savannah Murray, Planner, ZED, DPD

Board Agenda Item
January 13, 2026

3:30 p.m.

Public Hearing on RZ-2024-MA-00017 (Phillips Programs) to Rezone from R-1 and R-5 to R-5 to Permit the Expansion of the Existing Private School and Modify Existing School Facilities with an Overall Floor Area Ratio (FAR) of 0.24. Located on Approximately 9.70 Acres of Land Comp. Plan (Mason District) (Concurrent with SEA-85-M-101-04)

and

Public Hearing on SEA-85-M-101-04 (Phillips Programs) to Amend SE-85-M-101 Previously Approved for a Telecommunications Facility and a Private School to Permit an Increase in Land Area and Enrollment of the Private School from 198 up to 270, and Associated Modifications to Site Design and Development Conditions. Located on Approximately 10.32 Acres of Land zoned R-1 and R-5 (Mason District) (Concurrent with RZ-2024-MA-00017)

This property is located in the N.W. quadrant of the intersection of Braddock Rd. (Route 620) and Backlick Rd. (Route 617). Tax Map 71-3 ((8)) 5; 71-4 ((20)) 1, 3 and 4.

This property is located in the Mason District. Tax Map 71-3 ((8)) 5; 71-4 ((20)) 1, 3 and 4; 71-4 ((21)) 42.

PLANNING COMMISSION RECOMMENDATION:
On November 12, 2025, the Planning Commission voted 11-0 (Commissioner Landgraf was absent from the meeting) to recommend to the Board of Supervisors approval of the following actions:

- RZ-2024-MA-00017 subject to the proffers consistent with those dated November 7, 2025;

- SEA-85-M-101-04 subject to the development conditions consistent with those dated November 7, 2025;

- The Parking Reduction Request (PKS-2024-00028) for the site based on the proximity of bus service to the use and subject to the conditions dated August 12, 2025, contained in Appendix 9 of the staff report;

- Modification of the transitional screening and barrier requirements in favor of those shown on the GDP/SEA Plat; and

- Modification of the peripheral parking lot landscaping requirements along Braddock Road in favor of the landscaping shown on the GDP/SEA Plat.

ENCLOSED DOCUMENTS:
Additional information available online at:
https://www.fairfaxcounty.gov/planning-development/board-packages

Planning Commission Meetings Video Archive available online at:
https://www.fairfaxcounty.gov/cableconsumer/channel-16/planning-commission-meetings-video-archives

STAFF:
Suzanne L. Wright, Director, Zoning Evaluation Division (ZED), Department of Planning and Development (DPD)
Ciarra Downing, Planner, ZED, DPD

Intent to Defer to 02/03/2026 at 3:30p.m.

Board Agenda Item
January 13, 2026

3:30 p.m.

Public Hearing on SEA-00-Y-004-002 (Mount Olive Baptist Church) to Amend SE-00-Y-004 Previously Approved for a Religious Assembly with Child Care Center to Allow Modifications to Development Conditions Related to Signage. Located on Approximately 12.27 Acres of Land Zoned R-2 and WS (Sully District)

This property is located in the Sully District. Tax Map 65-1 ((1)) 34A and 65-3 ((1)) 8B.

PLANNING COMMISSION RECOMMENDATION:
On November 19, 2025, the Planning Commission voted 12-0 to recommend to the Board of Supervisors the approval of SEA-00-Y-004-002, subject to the development conditions consistent with those dated November 6, 2025.

ENCLOSED DOCUMENTS:
Additional information available online at:
https://www.fairfaxcounty.gov/planning-development/board-packages

Planning Commission Meetings Video Archive available online at:
https://www.fairfaxcounty.gov/cableconsumer/channel-16/planning-commission-meetings-video-archives

STAFF:
Suzanne L. Wright, Director, Zoning Evaluation Division (ZED), Department of Planning and Development (DPD)
Carl Schumate, Planner, ZED, DPD

Board Agenda Item
January 13, 2026

3:30 p.m.

Public Hearing on SE-2024-PR-00039 (VIP Management, LLC) to Permit an Adult Day Care Center. Located on Approximately 36,822 Square Feet of Land Zoned C-2 and HC (Providence District)

This property is located in the Providence District. Tax Map 49-3 ((1)) 60.

PLANNING COMMISSION RECOMMENDATION:
On October 22, 2025, the Planning Commission voted 11-0 (Commissioner Bennett was not present for the vote) to recommend to the Board of Supervisors approval of SE-2024-PR-00039, subject to the development conditions consistent with those dated October 9, 2025, as included in the staff report.

ENCLOSED DOCUMENTS:
Additional information available online at:
https://www.fairfaxcounty.gov/planning-development/board-packages

Planning Commission Meetings Video Archive available online at:
https://www.fairfaxcounty.gov/cableconsumer/channel-16/planning-commission-meetings-video-archives

STAFF:
Suzanne L. Wright, Director, Zoning Evaluation Division (ZED), Department of Planning and Development (DPD)
Savannah Murray, Planner, ZED, DPD

Board Agenda Item
January 13, 2026

3:30 p.m.

Public Hearing on RZ-2024-DR-00019 (MCP Dulles Tech Center LLC) to Rezone from I-4 to PRM to Permit Residential Development with a Maximum Floor Area Ratio (FAR) of 1.41 and Approval of the Conceptual Development Plan. Located on Approximately 12.14 Acres of Land (Dranesville District) (Concurrent with PCA-79-C-037-010 (RZPA-2024-DR-00047))

and

Public Hearing on PCA-79-C-037-010 (RZPA-2024-DR-00047) (MCP Dulles Tech Center LLC) to Amend the Proffers for RZ-79-C-037 Previously Approved for Industrial Development to Permit Land Deletion and Associated Modifications to Proffers and Site Design with an Overall Floor Area Ratio (FAR) of 1.41. Located on Approximately 12.14 Acres of Land Zoned I-4 (Dranesville District) (Concurrent with RZ-2024-DR-00019)

This property is located S. of the Dulles Toll Rd. at the S.W. corner of the intersection of Dulles Technology Dr. and Sunrise Valley Dr. Tax Map 16-3 ((1)) 31.

This property is located S. of the Dulles Toll Rd. at the S. W. corner of the intersection of Dulles Technology Dr. and Sunrise Valley Dr. Tax Map 16-3 ((1)) 31.

PLANNING COMMISSION RECOMMENDATION:
On December 10, 2025, the Planning Commission voted 11-0 (Commissioner Thomas was absent from the meeting) to recommend to the Board of Supervisors approval of the following actions:

- RZ 2024-DR-00019 and its associated CDP, subject to the execution of proffers consistent with those dated December 10, 2025;
- PCA 79-C-037-010;
- Waiver of the 200-square foot privacy yard requirement for the single-family attached dwelling units in lieu of the community open space; and
- Waiver of the private street length limitation of 600 feet.

In a related action, the Planning Commission voted 11-0 (Commissioner Thomas was absent from the meeting) to approve FDP 2024-DR-00019, subject to the Board of Supervisors' approval of the concurrent rezoning application.

ENCLOSED DOCUMENTS:
Additional information available online at:
https://www.fairfaxcounty.gov/planning-development/board-packages

Planning Commission Meetings Video Archive available online at:
https://www.fairfaxcounty.gov/cableconsumer/channel-16/planning-commission-meetings-video-archives

STAFF:
Suzanne L. Wright, Director, Zoning Evaluation Division (ZED), Department of Planning and Development (DPD)
Sharon Williams, Planner, ZED, DPD

Board Agenda Item
January 13, 2026

4:00 p.m.

Public Hearing on a Proposal to Vacate and Abandon a Portion of Luckett Avenue (Providence District)

ISSUE:
Public hearing on a proposal to vacate and abandon a portion of Luckett Avenue north of the intersection of Luckett Avenue and Aponi Road.

RECOMMENDATION:
The County Executive recommends that the Board adopt the attached Order of Abandonment (Attachment 3) and Vacation Ordinance (Attachment 4) of the subject right-of-way.

TIMING:
On November 18, 2025, the Board authorized advertisement of the public hearing for the vacation and abandonment of the proposed right-of-way, to be held on January 13, 2026, at 4:00 p.m.

BACKGROUND:
The applicants, Ali Hanif and Nasrin Shah, are requesting that a portion of Luckett Avenue be vacated under *§15.2-2272 of the Virginia Code* and abandoned under *§33.2-909 of the Virginia Code*. The applicants are trying to build a house on the lot adjacent to the subject vacation proposal. Their lot is encumbered by a floodplain and Resource Protection Area (RPA). This vacation proposal would allow the applicants to build a home without encroaching into the RPA or floodplain. The portion of the road to be vacated and abandoned has no historic value.

The subject portion of Luckett Avenue, north of the intersection of Luckett Avenue and Aponi Road, is unbuilt and outside of the travel-way. The subject vacation and abandonment areas were dedicated for public street purposes by Deed of Dedication (Deed Book 5081 Page 481), and Deed (Liber M-5 Page 252). The subject portion of Luckett Avenue is not in the Virginia Department of Transportation (VDOT) Secondary System of Highways. The vacated area of Luckett Avenue will be returned to the adjacent property owner as shown on the vacation plat (Attachment 5).

Board Agenda Item
January 13, 2026

EQUITY IMPACT:
None.

FISCAL IMPACT:
None.

ENCLOSED DOCUMENTS:
Attachment 1: Letter of Request and Justification
Attachment 2: Notice of Public Hearing
Attachment 3: Order of Abandonment
Attachment 4: Vacation Ordinance
Attachment 5: Vacation and Abandonment Plat
Attachment 6: Vicinity Map
Attachment 7: Preliminary Layout Exhibit

STAFF:
Jennifer Miller, Deputy County Executive
Gregg Steverson, Director, Fairfax County Department of Transportation (FCDOT)
Martha Coello, Deputy Director, FCDOT
Jeffrey Hermann, Chief, Site Analysis & Transportation Planning Division, FCDOT
Gregory Fuller, Jr., Chief, Site Analysis Section (SAS), FCDOT
Brittany Nixon, Transportation Planner IV, SAS, FCDOT
Jeffrey Edmondson, Transportation Planner III, SAS, FCDOT

ASSIGNED COUNSEL:
Randall T. Greehan, Assistant County Attorney

September 11,2024

Fairfax County Department of Transportation

4050 Legato Road

Suite 400

Fairfax, Virginia 22033

Attn: Jeffrey Edmondson

Re : The Vacation of Luckett Ave. Right-of-Way

Dear Jeffrey,

We would like to submit this request for vacation of 2,867 square feet of Luckett Ave (State Route #1163) Right-of-Way (R/W) as shown on the enclosed vacation and consolidation plat.

The site is .5808 Acres, zoned R-2 located in Fairfax County Wedderburn Station Subdivision, Lot 11 section 2, within the Providence District. There is no Wedderburn Station HOA.

Lot 11 has a floodplain / storm drainage easement and Resource Protection Areas (RPA) designated on the parcel. Currently if new development were to take place it would require extensive intrusion into the RPA, granted by the loss of buildable area provision.

The proposed vacation of the Luckett Avenue R/W involves abandoning 2,867 square feet of the R/W and consolidating that area into Lot 11, resulting in the creation of Lot 11a. The consolidation request enables future development to proceed without encroaching on the RPA or floodplain, thereby preserving the RPA's intended purpose of safeguarding watershed resources.

Also, important to note, the proposed amount of R/W on Luckett Ave. is not currently being used or maintained. It is full of aging trees with some recently collapsed onto the sidewalk. I respectfully request the vacation as outlined above.

If you have any questions, concerns or require any additional information to aid in your review of this request, please feel free to contact me. I appreciate your time and help on these matters.

Sincerely,

Ali Hanif and Nasrin Shah

ATTACHMENT 2

NOTICE OF INTENT TO
ADOPT AN ORDINANCE VACATING AND ORDER ABANDONING
A PORTION OF A PLAT AND ROADWAY ON WHICH IS SHOWN

(Luckett Avenue – State Route 1163)

Providence District,
Fairfax County, Virginia

Notice is hereby given that the Board of Supervisors of Fairfax County, Virginia, will hold a public hearing on January 13, 2026, at 4:00pm during its regular meeting in the Board Auditorium of the Fairfax County Government Center Parkway, Fairfax, Virginia pursuant to Virginia Code Ann. §§15.2-2204, 15.2-2722, and 33.2-909, to consider vacating and abandoning a total of 2,867 square feet portion of Luckett Avenue (Route 1163) at the intersection with Aponi Road, which was dedicated for public street purposes pursuant to that certain Deed dated January 26, 1892 under Liber M-5 at Page 252 and Deed of Dedication dated December 1, 1978 under Deed Book 5081 at Page 481 in the land records of Fairfax County, Virginia. The road is located adjacent to Tax Map Parcel Number: 039-3-38-0011 and is shown on the plat prepared by ACG LLC Consulting Engineers, which is on file in the Fairfax County Department of Transportation, 4050 Legato Road, Suite 400, Fairfax, Virginia 22033, Telephone Number (703) 877-5600.

Public hearings are available to view live on Channel 16 and stream live online at www.fairfaxcounty.gov/cableconsumer/channel-16/live-video-stream. Live audio of the meeting may be accessed at 703-324-7700. Those wishing to testify may do so in person, unless the meeting is held electronically, or via phone or pre-recorded YouTube video. Speakers wishing to testify via video must register by signing up online at the web address shown below or by calling the Department of Clerk Services at 703-324-1315, TTY 711, and must submit their video no later than 9 a.m. on the day prior to the hearing. Speakers wishing to testify via phone must sign up to testify no later than 12:00 p.m. the day of the hearing to be placed on the Speakers List. Speakers not on the Speakers List may be heard after the registered speakers have testified.

In addition, written testimony and other submissions will be received by mail at 12000 Government Center Parkway, Suite 552, Fairfax, Virginia 22035 or by email at clerktotheBOS@fairfaxcounty.gov. More information on the ways to testify can be found at www.fairfaxcounty.gov/clerkservices/ways-provide-public-hearing-testimony.

Questions regarding this proposal may be directed to the Fairfax County Department of Transportation at 703-877-5600.

Fairfax County supports the Americans with Disabilities Act by making reasonable accommodations for persons with disabilities. Open captioning will be provided in the Board Auditorium. For sign language interpreters or other accommodation, please call the Clerk's Office, 703-324-3151, TTY: 711, as soon as possible, but no later than 48 hours before the public hearing. Assistive listening devices are available at the meeting.

PROVIDENCE DISTRICT

ATTACHMENT 3

ORDER OF ABANDONMENT OF
A PORTION OF LUCKETT AVENUE

Providence District,
Fairfax County, Virginia

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held this 13th day of January, 2026, it was duly moved and seconded that:

WHEREAS, after conducting a public hearing pursuant to notice as required by Virginia Code § 33.2-909, and after giving due consideration to the historic value, if any, of such road, the Board has determined that no public necessity exists for the continuance of these portions of the road as a public road, and that the safety and welfare of the public will be served best by an abandonment,

WHEREFORE, BE IT ORDERED:

That the portions of the existing Luckett Avenue (Route 1163), comprising a total of 2,867 square feet, located adjacent to Tax Map Parcel Number: 039-3-38-0011, shown on the plat prepared by ACG LLC Consulting Engineers, each attached hereto and incorporated herein, be and the same are hereby abandoned as a public road pursuant to Virginia Code § 33.2-909.

This abandonment is subject to any right, privilege, permit, license, or easement in favor of any public service company, utility, or other person or entity, including any political subdivision, whether located above, upon, or under the surface, either presently in use or of record, including the right to operate, maintain, replace, alter, extend, increase or decrease in size any facilities in the abandoned roadway, without any permission of the landowner(s).

A Copy Teste:

_____
Jill G. Cooper
Clerk for the Board of Supervisors

ADOPTION OF AN ORDINANCE VACATING
A PORTION OF A ROAD

(Luckett Avenue – Route 1163)

Providence District,
Fairfax County, Virginia

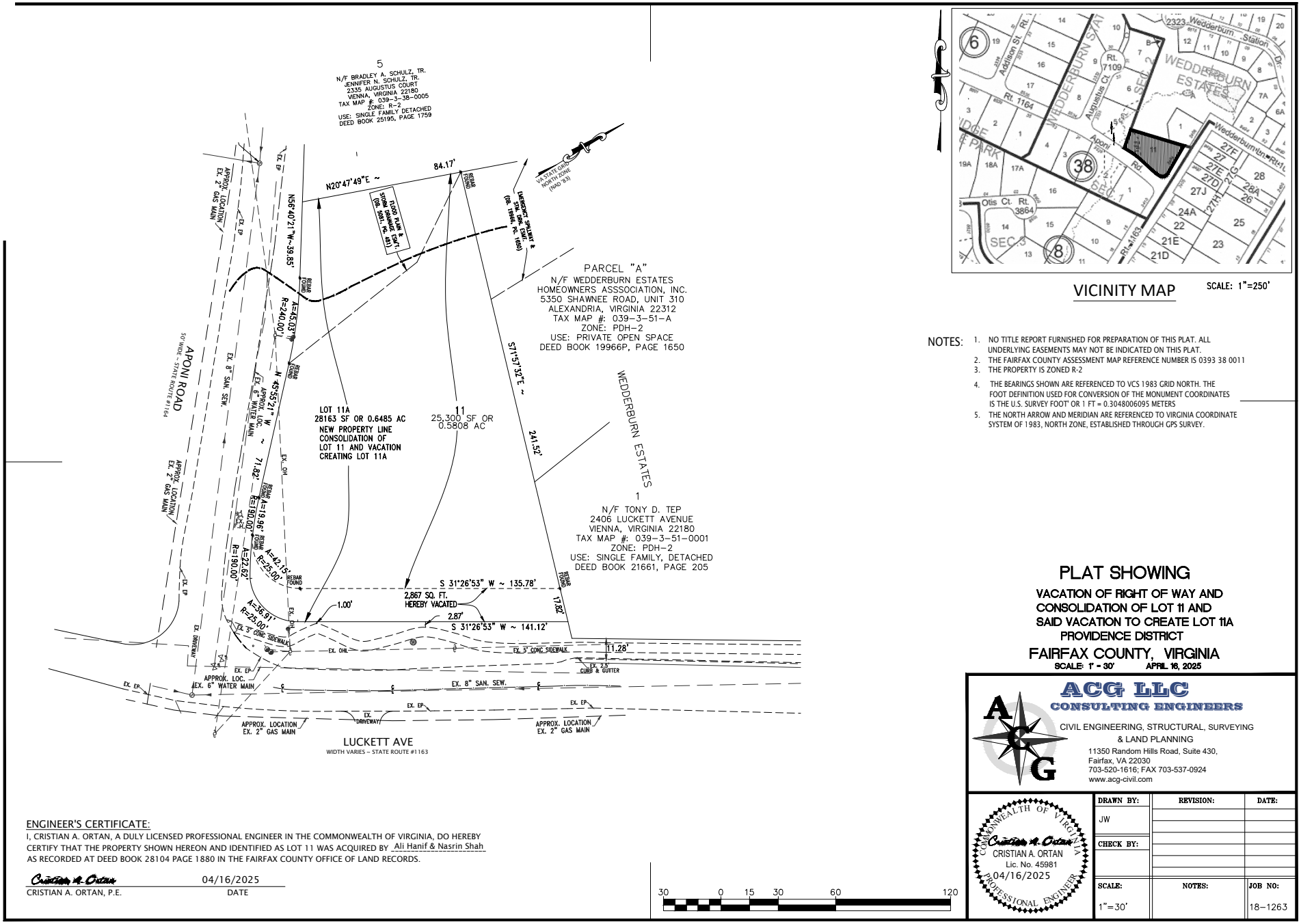
At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held on January 13, 2026, at which meeting a quorum was present and voting, the Board, after conducting a public hearing upon due notice given pursuant to Virginia Code Ann. §15.2-2204 and as otherwise required by law, adopted the following ordinance, to-wit:

BE IT ORDAINED by the Board of Supervisors of Fairfax County, Virginia, pursuant to Virginia Code §15.2-2272, does hereby vacate Luckett Avenue as formerly dedicated in a Deed of Dedication, recorded in Deed Book 5081, at Page 481, and Liber M-5 at Page 252. The road vacated is currently shown on Tax Map 39-3 and is shown on the plat prepared by ACG LLC Consulting Engineers.

This vacation is subject to any right, privilege, permit, license, easement, in favor of any public service company, utility, or other person or entity, including any political subdivision, whether located above, upon, or under the surface, either currently in use or of record, including the right to operate, maintain, replace, alter, extend, increase, or decrease in size any facilities in the vacated roadway, without any permission of the landowner.

A Copy Teste:

_____
Jill G. Cooper
Clerk for the Board of Supervisors



VICINITY MAP SCALE: 1"=250'

NOTES:
1. NO TITLE REPORT FURNISHED FOR PREPARATION OF THIS PLAT. ALL UNDERLYING EASEMENTS MAY NOT BE INDICATED ON THIS PLAT.
2. THE FAIRFAX COUNTY ASSESSMENT MAP REFERENCE NUMBER IS 0393 38 0011
3. THE PROPERTY IS ZONED R-2
4. THE BEARINGS SHOWN ARE REFERENCED TO VCS 1983 GRID NORTH. THE FOOT DEFINITION USED FOR CONVERSION OF THE MONUMENT COORDINATES IS THE U.S. SURVEY FOOT' OR 1 FT = 0.3048006095 METERS
5. THE NORTH ARROW AND MERIDIAN ARE REFERENCED TO VIRGINIA COORDINATE SYSTEM OF 1983, NORTH ZONE, ESTABLISHED THROUGH GPS SURVEY.

PLAT SHOWING

VACATION OF RIGHT OF WAY AND CONSOLIDATION OF LOT 11 AND SAID VACATION TO CREATE LOT 11A
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE: 1" = 30' APRIL 16, 2025

ENGINEER'S CERTIFICATE:
I, CRISTIAN A. ORTAN, A DULY LICENSED PROFESSIONAL ENGINEER IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THE PROPERTY SHOWN HEREON AND IDENTIFIED AS LOT 11 WAS ACQUIRED BY Ali Hanif & Nasrin Shah AS RECORDED AT DEED BOOK 28104 PAGE 1880 IN THE FAIRFAX COUNTY OFFICE OF LAND RECORDS.

Cristian A. Ortan 04/16/2025
CRISTIAN A. ORTAN, P.E. DATE

30 0 15 30 60 120

ACG LLC
CONSULTING ENGINEERS
CIVIL ENGINEERING, STRUCTURAL, SURVEYING & LAND PLANNING
11350 Random Hills Road, Suite 430,
Fairfax, VA 22030
703-520-1616; FAX 703-537-0924
www.acg-civil.com

COMMONWEALTH OF VIRGINIA
Cristian A. Ortan
CRISTIAN A. ORTAN
Lic. No. 45981
04/16/2025
PROFESSIONAL ENGINEER

DRAWN BY:	REVISION:	DATE:
JW		
CHECK BY:		
SCALE: 1"=30'	NOTES:	JOB NO: 18-1263

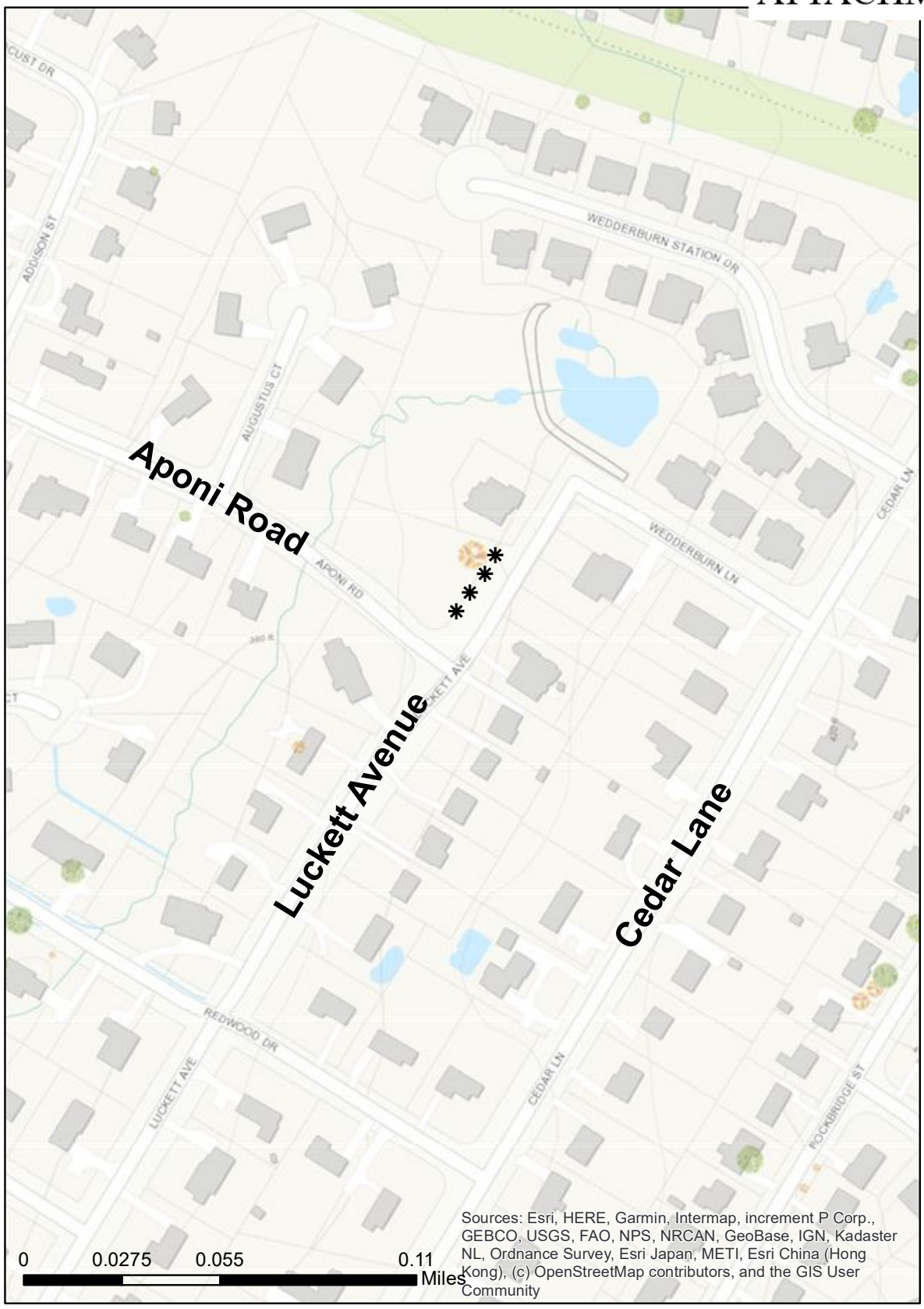
SHEET 1 OF 1

\\ACG-DATA\Data\ACG\DATA\18-1263-SAUM (2404 Luckett Ave)\DWG\SUR\18-1263 VDOT (PLAT FOR VACATION) (04-16-25).dwg, 4/16/2025 11:19:38 AM, DWG To PDF.pc3

Luckett Avenue Vacation and Abandonment Vicinity Map

Providence District

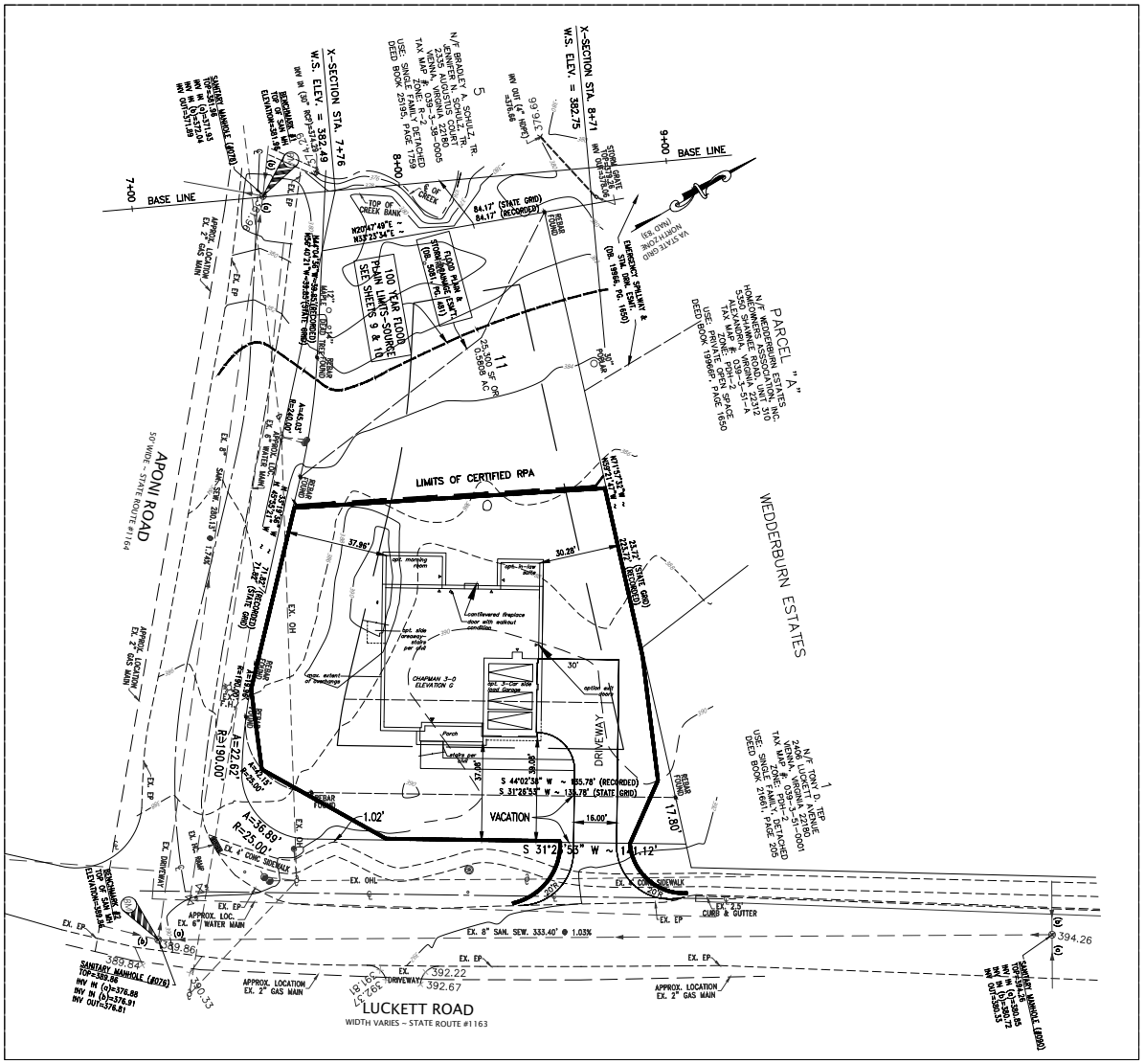
ATTACHMENT 6



N

Tax Maps 39-3

✱ Denotes Area to be Vacated and Abandoned



ACG, LLC
CONSULTING ENGINEERS
CIVIL ENGINEERING, STRUCTURAL, SURVEYING & LAND PLANNING
11350 Random Hills Road
Suite 800
Fairfax, VA 22030
Tel: 703.620-1616
Tel: 703.537-0922
Fax: 703.537-0924
www.acgcivil.com
www.acgcivil.net
www.acgcivil.info

COMMONWEALTH OF VIRGINIA
CRISTIAN A. ORTAN
Lic. No. 45981
09/06/2024
PROFESSIONAL ENGINEER

WEDDERBURN STATION
2404 LUCKETT ROAD, LT 11 SEC 2
DRANESVILLE DISTRICT #1A
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=20'
DATE: 09/06/2024
REVISIONS:

SHEET OF 1
FILE NO. 18-1263

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Board Agenda Item
January 13, 2026

4:00 p.m.

Public Hearing on a Proposal to Vacate a Portion of a 20-Foot-Wide Alley (Mount Vernon District)

ISSUE:
Public hearing on a proposal to vacate a portion of a 20-foot-wide Alley south of Belle Haven Road (Route 632).

RECOMMENDATION:
The County Executive recommends that the Board adopt the attached ordinance (Attachment III) for vacation of the subject right-of-way.

TIMING:
On November 18, 2025, the Board authorized advertisement of the public hearing for the vacation of the proposed right-of-way, to be held on January 13, 2026, at 4:00 p.m.

BACKGROUND:
The applicant, 1401 Belle Haven LLC, is requesting that a portion of a 20-foot-wide alley be vacated under *§15.2-2272(2) of the Virginia Code*. The applicant is seeking this request to resolve a Code Compliance issue that was identified with their business. The applicant maintains a vegetable garden and shed that have encroached into the alley right-of-way. The subject vacation would alleviate the Code Compliance issue with the above-mentioned structures in the right-of-way.

The subject portion of the alley to be vacated located south of Belle Haven Road and Tax Parcels #83-4-((02))-29-0012, -0013, -0014, -0015, and -0016, and shown on Attachment IV as Outlots A and B. The 20-foot-wide portion of the alley was dedicated as part of the “Subdivision 1 of New Alexandria” (Deed Book N No.5 at Page 254) on the plat dated October 21, 1892. The subject portion of the alley was never constructed and is not in the Virginia Department of Transportation (VDOT) Secondary System of Highways. No other owners of lots shown on the 1892 plat will be damaged by the proposed vacation. The area to be vacated is not needed for the County’s public road system, has been untouched for public street purposes for over 125 years and will not be needed for public street purposes in the future.

Board Agenda Item
January 13, 2026

EQUITY IMPACT:
None.

FISCAL IMPACT:
None.

ENCLOSED DOCUMENTS:
Attachment I: Letter of Request and Justification
Attachment II: Notice of Public Hearing
Attachment III: Vacation Ordinance
Attachment IV: Vacation Plat
Attachment V: Vicinity Map

STAFF:
Jennifer Miller, Deputy County Executive
Gregg Steverson, Director, Fairfax County Department of Transportation (FCDOT)
Martha Coello, Deputy Director, (FCDOT)
Jeffrey Hermann, Chief, Site Analysis & Transportation Planning Division, FCDOT
Gregory Fuller, Jr., Chief, Site Analysis Section (SAS), FCDOT
Brittany Nixon, Transportation Planner IV, SAS, FCDOT
Jeffrey Edmondson, Transportation Planner III, SAS, FCDOT

ASSIGNED COUNSEL:
Randall T. Greehan, Assistant County Attorney

Tad Lunger, Esq.
Arlington Land Use Group

ARLINGTON
LAND USE GROUP
ATTORNEYS AT LAW

Direct: 703-919-4314
tadlunger@arlingtonlandusegroup.com

January 6, 2026

Via Electronic Delivery

Mr. Gregg Steverson, Director
Fairfax County Department of Transportation
4050 Legato Road, Suite 400
Fairfax, VA 22033

Re: Vacation Application relating to portions of right-of-way located at and adjacent to 1401 Belle Haven Road (Map Nos. 0834-02290013; 0834-02290012; 0834-02290015; 0834-02290016), Mt. Vernon District, Fairfax County, Virginia (the "Property")
Applicant: 1401 Belle Haven LLC

Dear Mr. Steverson:

Please accept the following Statement of Justification for a Vacation Application for the public right-of-way (a dedicated alley) adjacent to the above-referenced Property. This request is made on behalf of 1401 Belle Haven LLC, owner of the Property.

The Applicant requests the vacation of a portion of right-of-way (the "Alley") located in the Mt. Vernon District located between 1401 and 1451 Belle Haven Road consisting of 2,250 SF of land, more or less, as shown on the plat enclosed herewith entitled "Plat showing the Vacation of a Portion of an Alley, Creating Outlot A and Outlot B" prepared by RC Fields, signed by Gary M. Faulhaber, and dated July 14, 2025 (the "Plat") as Outlot A (the "Area to be Vacated"). The Area to be Vacated is proposed to be vacated by Fairfax County and conveyed to the Applicant, and is proposed to consist of half the existing Alley adjacent to the Property to the centerline of the existing Alley as shown on the Plat. This request is made pursuant to Virginia Code Sections 15.2-006 and 33.2-909.

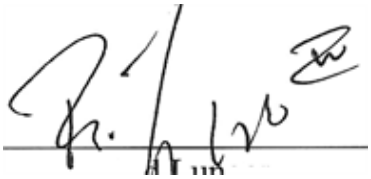
By way of background, the Alley was dedicated for public use in 1892 pursuant to and upon the dedication and creation of Subdivision 1 of New Alexandria as recorded in Deed Book N, No. 5 at Page 254 (the "Original Subdivision"), inclusive of Block 29 of that subdivision, among the land records of Fairfax County, Virginia (attached hereto as Exhibit A). The Applicant is the record owner of the adjoining lots of the Area to be Vacated, owning Lots 12 through 16 of Block 29, the land adjacent to the Alley to the north. Prior to this request, a portion of the Alley system created by the Original Subdivision was also vacated pursuant to an Ordinance of Vacation dated

March 3rd, 1975, show as Alley "A" recorded in Deed Book 4260 at Page 386 among land records of Fairfax County, Viriginia (attached for reference as Exhibit B).

The Alley was never constructed, and is merely a “paper alley” shown on plats that are part of the title of the Property. The Area to be Vacated is part of and located at the bottom of a steep embankment located between the properties, is largely unusable and is currently serving no beneficial public use. Included with this request are the relevant records of title establishing the creation of the Alley.

Should you require additional information or wish to discuss this request in more detail after reviewing this request and associated material, please feel free to contact me at any time.

Thank you,



Tad Lunger, Esq.

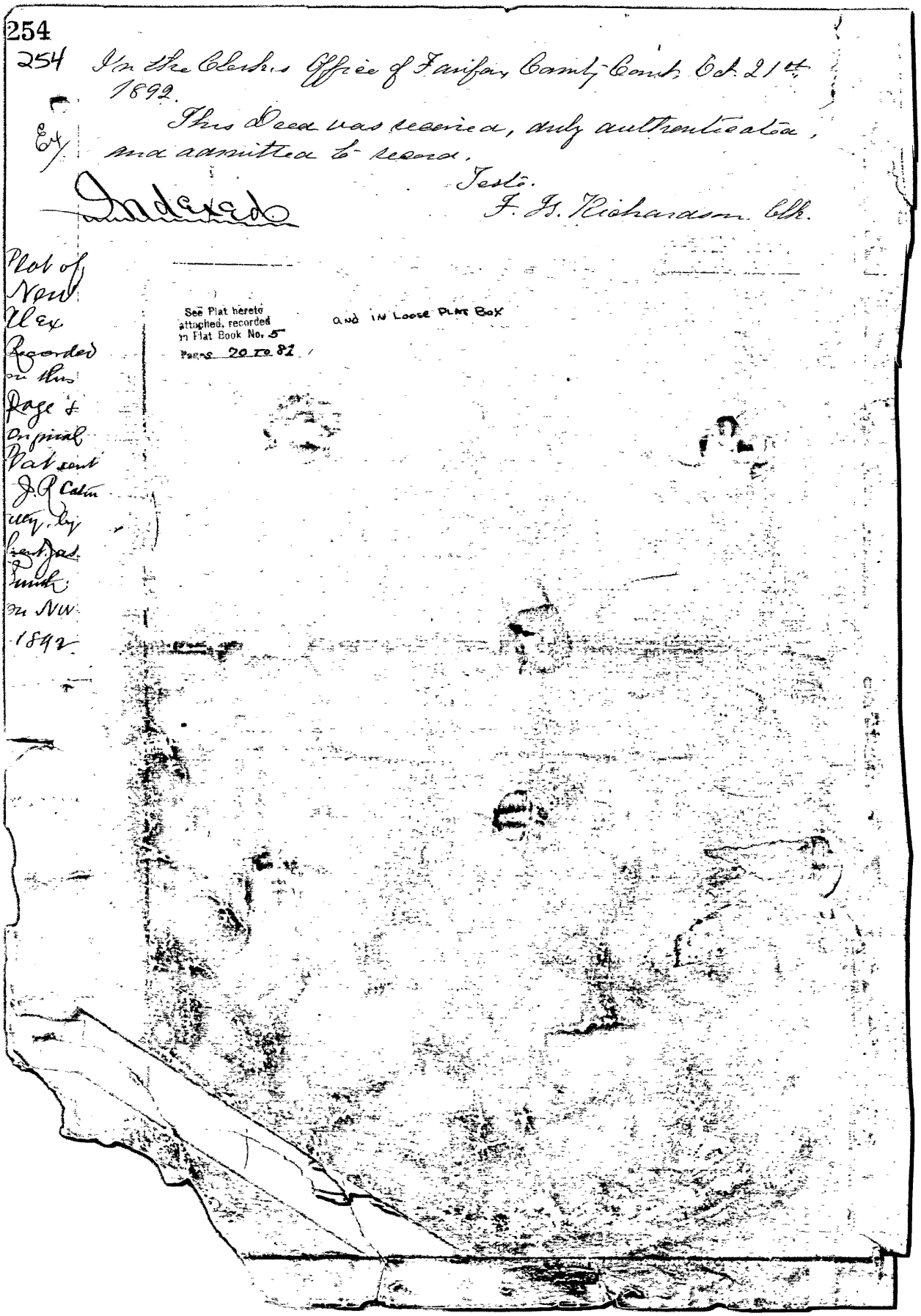
cc: Jeffery Edmonson, Transportation Planner
Roaya Higazi, Transportation Planner

Attached Exhibits:

Exhibit A: 1892 Subdivision 1 of New Alexandria as recorded in Deed Book N, No. 5 at Page 254
Exhibit B: Ordinance of Vacation dated March 3rd, 1975, of Alley "A" recorded in Deed Book 4260 at Page 386

Exhibit A

1892 Subdivision 1 of New Alexandria
Recorded in Deed Book N, No. 5 at Page 254



254

254 In the Clerk's Office of Fairfax County Court, Oct. 21st 1892.

This Deed was received, duly authenticated, and admitted to record.

Ex/

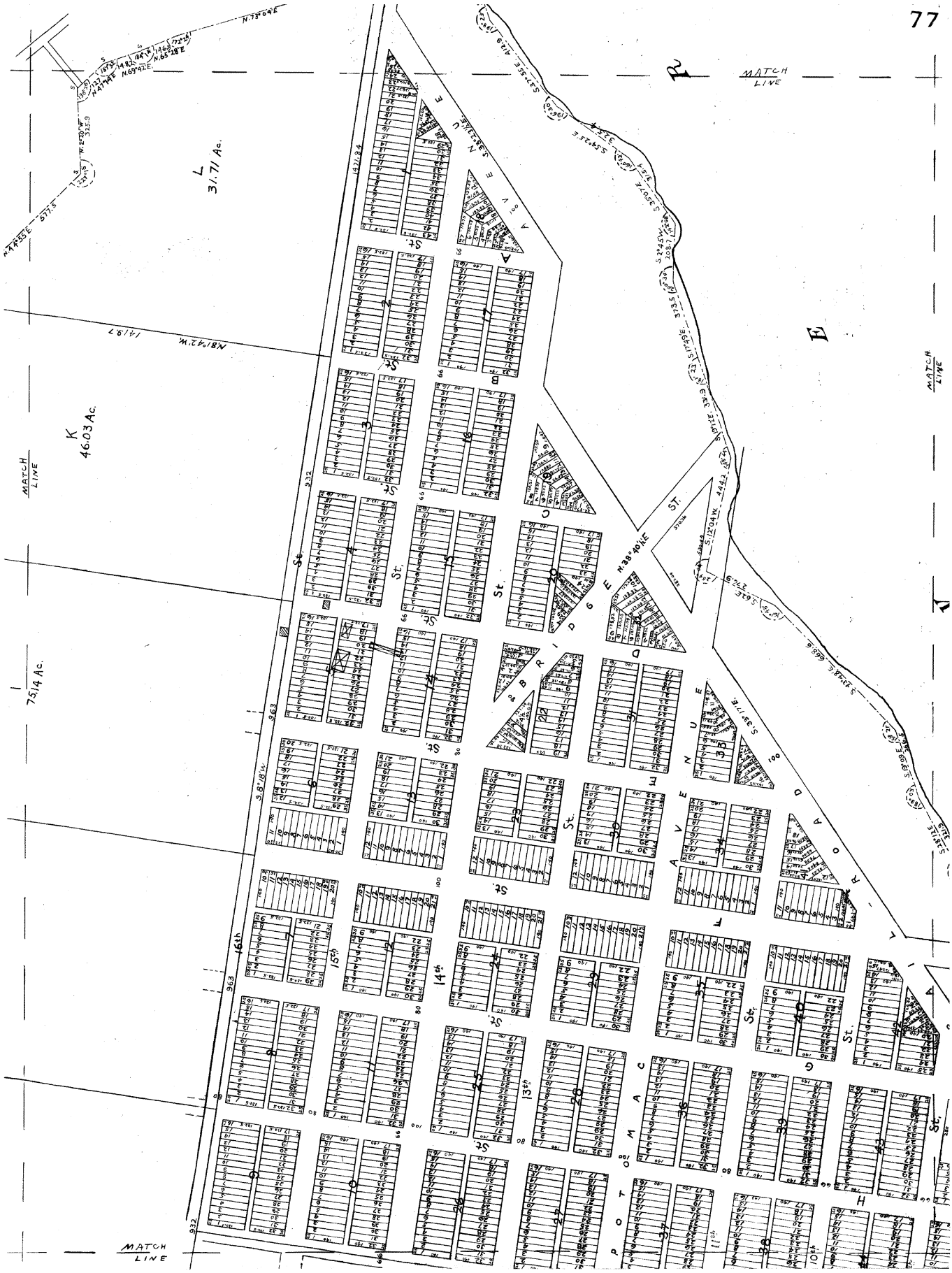
Indexed

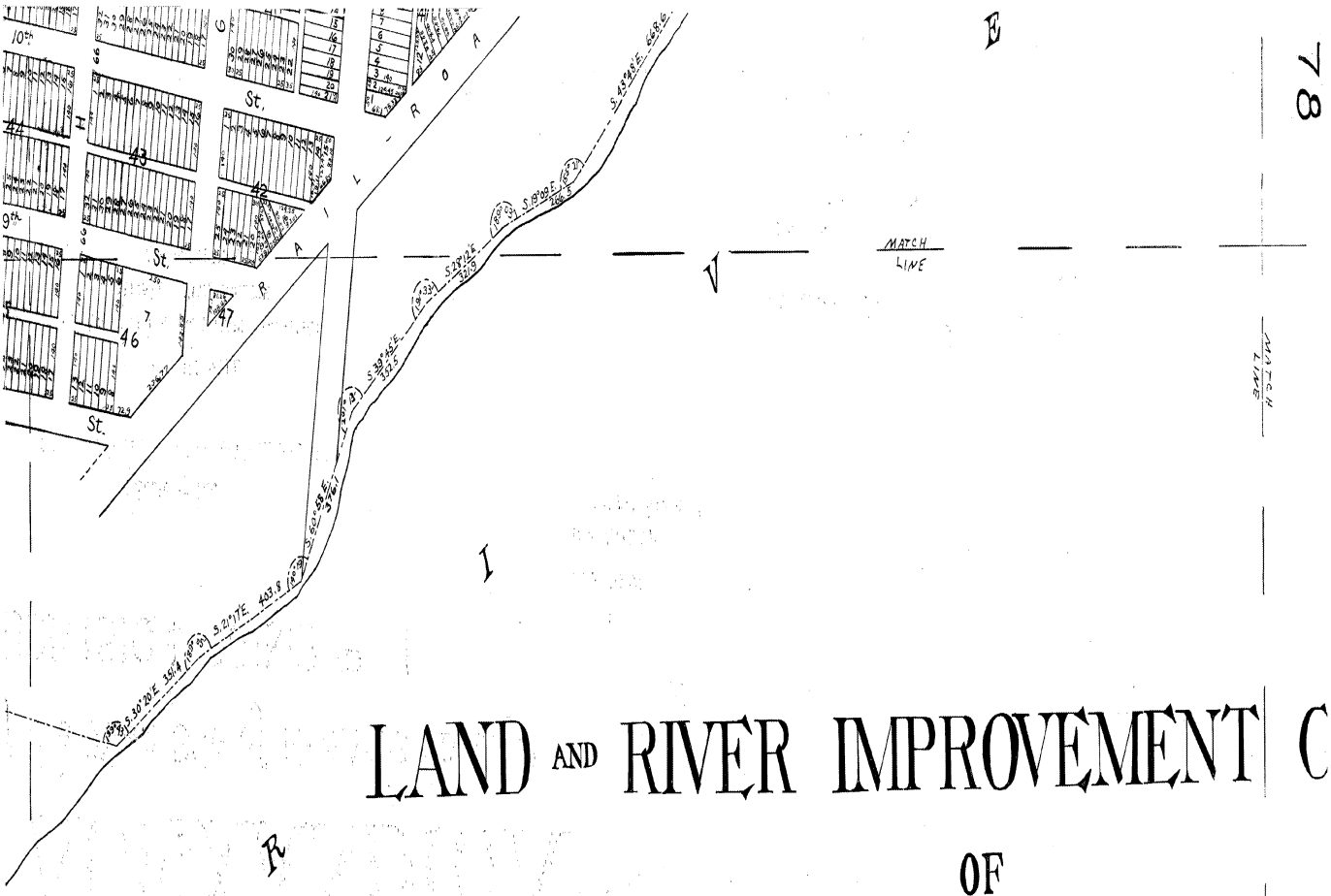
Teste.
F. G. Richardson Clk.

Plat of New Alex Recorded on this Page & Original Plat sent J. R. Caton Atty. by Lieut. Jas. Smith on Nov. 1892

See Plat hereto attached, recorded in Plat Book No. 5 Pages 70 to 81

and in Loose Plat Box


77
MATCH LINE
L
31.71 Ac.
K
46.03 Ac.
75.14 Ac.
BRIDGE ST.
POTOMAC AVENUE
16th
15th
14th
13th
MATCH LINE



LAND AND RIVER IMPROVEMENT C

OF

NEW ALEXANDRIA

Proprietor of the Town Site of NEW ALEXANDRIA V.

SUBDIVISION NUMBER 1

SURVEYED
1892

Scale of Feet

0 50 100 200 300 400 700 1000

D. J. HOWELL
CIVIL ENGINEER & LANDSCAPE ARCHITECT
NATIONAL UNION BUILDING
WASHINGTON D.C.

NOTE: S. Indicates where stones are planted. All alleys 20 feet wide.

Exhibit B

Ordinance of Vacation dated March 3rd, 1975, of Alley "A"
Recorded in Deed Book 4260 at Page 386

BOOK 4260 PAGE 386 31051

ADOPTION OF AN ORDINANCE
VACATING ALLEY "A",
SUBDIVISION OF NEW ALEXANDRIA,
MT, VERNON DISTRICT
IN FAIRFAX COUNTY, VIRGINIA

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Room of the Massey Building at Fairfax, Virginia, on Monday, March 3, 1975, at which meeting a quorum was present and voting, the said Board, after having given notice of its intention so to do in the manner prescribed by law, adopted the following ordinance, to-wit:

BE IT ORDAINED by the Board of Supervisors of Fairfax County, Virginia:

Ordinance vacating Alley "A", Subdivision of New Alexandria, Mt, Vernon District, Fairfax County, Virginia, as shown on a plat of dedication recorded in Liber N - 5 Page 254 of the land records of Fairfax County, Virginia, and more particularly described as follows:

(See metes and bounds description attached)

Be and the same hereby is vacated and any right, title, and interest which the said Board may have in said Alley "A" as above described is hereby released but subject to the rights of the owners of any public utility installations which may have been previously erected therein or thereon, and pursuant to Section 15,1-482 and 15,1-483, Code of Virginia, 1950, as amended, this ordinance shall operate to destroy the force and effect of the recording of the plat, or part thereof so vacated and to vest fee simple title to the hereinabove described parcel of land in the owners of the abutting lots free and clear of any rights of the public or other owners of lots shown on the plat.

Return to - Clerk of the Board Fairfax, Va.

BE IT FURTHER ORDAINED that the Clerk of the Board of Supervisors of Fairfax County, Virginia, shall furnish the property owner with the original ordinance to be recorded among the land records of said County,

GIVEN under my hand this 3rd day of March, 1975.

Ethel Wilcox Register
Ethel Wilcox Register
Clerk to the Board

uU(4260 Pm388

D◆scription of Alley "A"
{To Be Vacated}
Subdivision of "New Alexandria"
Mount Vernon District
Fairfax County, Virginia

Beginning at a point on the present westerly right of *way* line of Potomac Avenue (State Route #1501), said point lying S 08° 18' 00" W 160.00 feet from the intersection of the present southerly right of way line of Bellehaven Road (State Route 632) with the present westerly right of way line of Potomac Avenue; thence N 81° 42' 00" W, 149.89 feet to a point; thence N 08° 18' 00" E, 10,00 feet to a point; thence S 81° 42' 00" E, 24.89 feet to a point; thence N 08° 18' 00" E, 10.00 feet to a point; thence S 81° 42' 00" E, 125.00 feet to a point on the aforementioned right of way fine; thence with the right of way line S 08° 18' 00" W, 20. 00 feet to the point of beginning, containing 2749 square feet or 0.0631 acres.

I.li \lie Clerk's Ott1ao ot tho Clroult Court,
Fairfax County, Virginia AUG 29197Sav.".d169
This 1nstMlllent was received and, 1111h thJ. "
ttert1t1oato annexed, admitted to record

Return to: County Attorney
Fairfax County

EASEMENT AGREEMENT

420U f 112 16C21

THIS EASEMENT AGREEMENT made this day of April, 1975, by and between Herbert H, Hughes and Molly Jane Hughes, his wife, hereinafter known as the Granters, and Patrick W, Arnold and catherine J, Arnold, his wife, hereinafter known as the Grantees,

WHEREAS, the Grantors are the owners of a certain parcel of land designated on the attached Plat as Block No, 29, NEW ALEXANDRIA SUBDIVISION, Fairfax County, Virginia, said Plat having been prepared by Dennis Dorn, certified land surveyor, dated October 4, 1974, and

WHEREAS, the Grantees are the owners of a certain parcel of land abutting the westerly side of he property of the Granters and fronting on Bellehaven Road, and

WHEREAS, the Grantors wish to establish by this instrument an easement eleven (11) feet in width for ingress and egress for the benefit of the Grantees, their heirs, successors, and assigns, said easement to abut the easterly boundary line of the Grantees property, now, therefore,

W I T N E S S E T H

that for and in consideration of the sum of $10,00 and other good and valuable considerations the receipt of which is hereby acknowledged, the Grantors do hereby grant and convey unto the Grantees, their heirs, successors, personal representatives, and assigns, an easement eleven (11) feet in width for the purpose of ingress and egress to the property of the Grantees, said onsomont being moro particularly doscribod nnd shown on tho Plnt dated October 4, 1974 showing a portion of Block No, 29, NEW ALEXANDRIA SUBDIVISION, said Plat having been prepared by Dennis Dorn, certified land surveyor, which Plat is attached hereto and made a part hereof.

WITNESS THE FOLLOWING SIGNATURES AND SEALS:

Herbert H. Hughes (SEAL)
HERBERT H. HUGHES

Molly Jane Hughes (SEAL)
MOLLY JANE HUGHES

STATE OF VIRGINIA

COUNTY OF &itf'd 11, to-wit:

I, the undersigned, a Notary Public in and for the said State and County, do hereby certify that this day personally appeared before me in my said State and County, +Ju-6-d +J.-H11qbrs and J"\?' lq :Z:ra of ±luqbu-1, whose names are signed to the foregoing Easement Agreement dated the day of April, 1975, and acknowledged the same before me it my said County,

GIVEN under my hand this l.[!_ day of April, 1975,

My Commission expires:CDcc !;)JS, Jqr;e,.

Charlotte A. Steele
Notry Publ1q
(Q°h_ LCri::,·l 0 G/!9-ViUj_/4&)

CHARLOTTE A. SEALE NOTARY PUBLIC FAIRFAX CO., VA.

In the Clerk's Office of the Circuit 01 ,& Fairfax cowity, Vlrslnla Jtlff"4 1975 11 .!lo instrument was received and, with th•un lat. a d aertifioate an.nexed, admitted to record I P ru. Test.ea Clerl'

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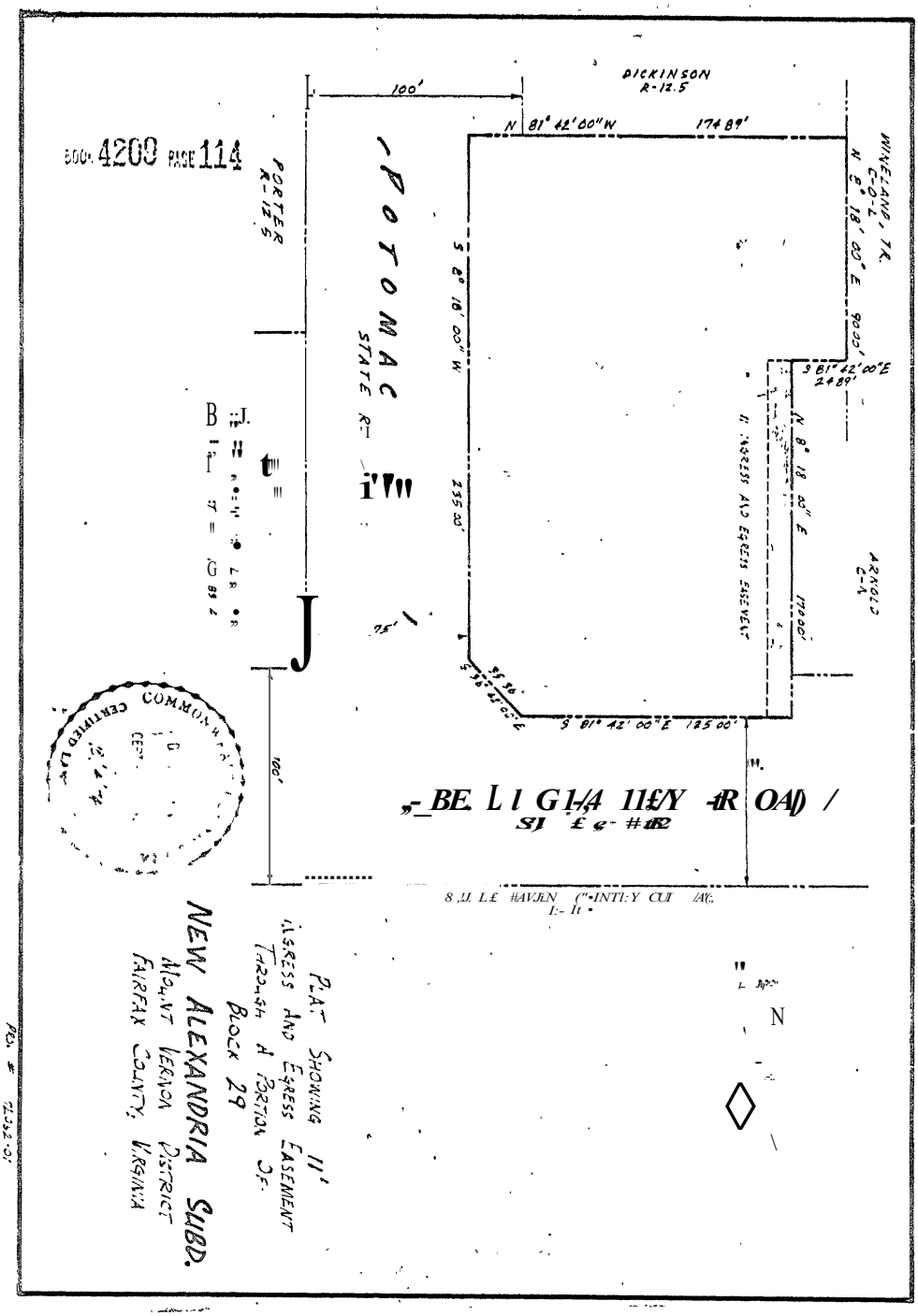

BOOK 4209 PAGE 114
DICKINSON
R-12.5
100'
N 81° 42' 00" W
174 89'
WINELAND, TR.
C-D-L
N 8° 18' 00" E
90 00'
S 81° 42' 00" E
24 89'
N 8° 18' 00" E
170 00'
ARNOLD
C-A
S 81° 42' 00" E 125 00'
S 8° 18' 00" W
235 00'
11' INGRESS AND EGRESS EASEMENT
POTOMAC
STATE R-
PORTER
R-12.5
100'
PLAT SHOWING 11'
INGRESS AND EGRESS EASEMENT
THROUGH A PORTION OF
BLOCK 29
NEW ALEXANDRIA SUBD.
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA
N

NOTICE OF INTENT TO
ADOPT AN ORDINANCE VACATING
A PART OF A PLAT ON WHICH IS SHOWN

(20-Foot-Wide Alley South of Belle Haven Road)

Mount Vernon District,
Fairfax County, Virginia

Notice is hereby given that the Board of Supervisors of Fairfax County, Virginia, will hold a public hearing on, January 13 2026, pursuant to Virginia Code Ann. § 15.2-2204 and §15.2-2272, to consider vacating a 20-foot-wide alley, a currently platted street located south of Belle Haven Road and behind Tax Map Parcels 83-4-((02))-(29)-0012, -0013, -0014, -0015, and -0016, in Subdivision 1 of New Alexandria subdivision, recorded in Deed Book N-5 at Page 254, said platted alley being approximately 125 feet in length. The right-of-way to be vacated is shown on Tax Map 83-4 and as Outlots A and B on the vacation plat prepared by RC Fields & Associates dated July 14th, 2025, which is on file for review in the Fairfax County Department of Transportation, 4050 Legato Road, Suite 400, Fairfax, Virginia, 22033, Telephone Number (703) 877-5600.

Public hearings are available to view live on Channel 16 and stream live online at www.fairfaxcounty.gov/cableconsumer/channel-16/live-video-stream. Live audio of the meeting may be accessed at 703-324-7700. Those wishing to testify may do so in person, unless the meeting is held electronically, or via phone or pre-recorded YouTube video. Speakers wishing to testify via video must register by signing up online at the web address shown below or by calling the Department of Clerk Services at 703-324-1315, TTY 711, and must submit their video no later than 9 a.m. on the day prior to the hearing. Speakers wishing to testify via phone must sign up to testify no later than 12:00 p.m. the day of the hearing to be placed on the Speakers List. Speakers not on the Speakers List may be heard after the registered speakers have testified.

In addition, written testimony and other submissions will be received by mail at 12000 Government Center Parkway, Suite 552, Fairfax, Virginia 22035 or by email at clerktotheBOS@fairfaxcounty.gov. More information on the ways to testify can be found at www.fairfaxcounty.gov/clerkservices/ways-provide-public-hearing-testimony.

Questions regarding this proposal may be directed to the Fairfax County Department of Transportation at 703-877-5600.

Fairfax County supports the Americans with Disabilities Act by making reasonable accommodations for persons with disabilities. Open captioning will be provided in the Board Auditorium. For sign language interpreters or other accommodation, please call the Clerk's Office, 703-324-3151, TTY: 711, as soon as possible, but no later than 48 hours before the public hearing. Assistive listening devices are available at the meeting.

MOUNT VERNON DISTRICT

ADOPTION OF AN ORDINANCE VACATING
A PART OF A PLAT ON WHICH IS SHOWN

(20-Foot-Wide Alley South of Belle Haven Road)

Mount Vernon District,
Fairfax County, Virginia

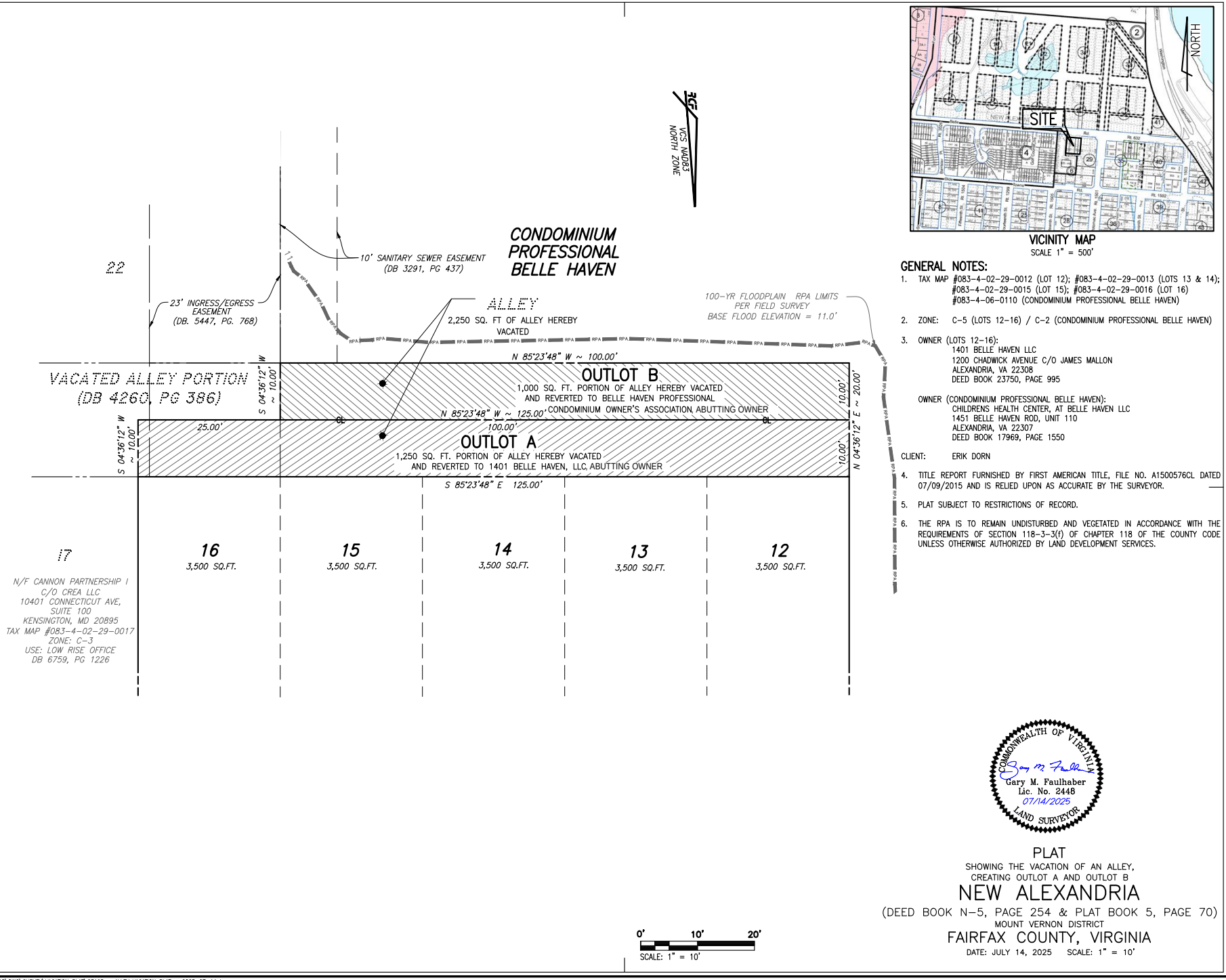
At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held on January 13, 2026, at which meeting a quorum was present and voting, the Board, after conducting a public hearing upon due notice given pursuant to Virginia Code Ann. §15.2-2204 and as otherwise required by law, adopted the following ordinance, to-wit:

BE IT ORDAINED by the Board of Supervisors of Fairfax County, Virginia, pursuant to Virginia Code §15.2-2272, does hereby vacate a 20-foot-wide alley as formerly platted south of Belle Haven Road and behind Tax Map Parcels 83-4-((02))-(29)-0012, -0013, -0014, -0015, and -0016 in Subdivision 1 of the New Alexandria subdivision, recorded in Deed Book N-5 at Page 254, said platted alley being approximately 125 feet in length. The portion of the alley vacated is shown on Tax Map 83-4 and is shown on the vacation plat prepared by RC Fields & Associates, dated July 14, 2025, as Outlots A and B.

This vacation is subject to any right, privilege, permit, license, easement, in favor of any public service company, utility, or other person or entity, including any political subdivision, whether located above, upon, or under the surface, either currently in use or of record, including the right to operate, maintain, replace, alter, extend, increase, or decrease in size any facilities in the vacated roadway, without any permission of the landowner.

A Copy Teste:

_____
Jill G. Cooper
Clerk for the Board of Supervisors



VICINITY MAP
SCALE 1" = 500'

GENERAL NOTES:

1. TAX MAP #083-4-02-29-0012 (LOT 12); #083-4-02-29-0013 (LOTS 13 & 14); #083-4-02-29-0015 (LOT 15); #083-4-02-29-0016 (LOT 16) #083-4-06-0110 (CONDOMINIUM PROFESSIONAL BELLE HAVEN)
2. ZONE: C-5 (LOTS 12-16) / C-2 (CONDOMINIUM PROFESSIONAL BELLE HAVEN)
3. OWNER (LOTS 12-16):
   1401 BELLE HAVEN LLC
   1200 CHADWICK AVENUE C/O JAMES MALLON
   ALEXANDRIA, VA 22308
   DEED BOOK 23750, PAGE 995

   OWNER (CONDOMINIUM PROFESSIONAL BELLE HAVEN):
   CHILDRENS HEALTH CENTER, AT BELLE HAVEN LLC
   1451 BELLE HAVEN ROD, UNIT 110
   ALEXANDRIA, VA 22307
   DEED BOOK 17969, PAGE 1550

   CLIENT: ERIK DORN
4. TITLE REPORT FURNISHED BY FIRST AMERICAN TITLE, FILE NO. A1500576CL DATED 07/09/2015 AND IS RELIED UPON AS ACCURATE BY THE SURVEYOR.
5. PLAT SUBJECT TO RESTRICTIONS OF RECORD.
6. THE RPA IS TO REMAIN UNDISTURBED AND VEGETATED IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 118-3-3(f) OF CHAPTER 118 OF THE COUNTY CODE UNLESS OTHERWISE AUTHORIZED BY LAND DEVELOPMENT SERVICES.

COMMONWEALTH OF VIRGINIA
Gary M. Faulhaber
Lic. No. 2448
07/14/2025
LAND SURVEYOR

PLAT

SHOWING THE VACATION OF AN ALLEY,
CREATING OUTLOT A AND OUTLOT B

NEW ALEXANDRIA

(DEED BOOK N-5, PAGE 254 & PLAT BOOK 5, PAGE 70)
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA
DATE: JULY 14, 2025 SCALE: 1" = 10'

ENGINEERING • LAND SURVEYING • PLANNING
625 N. Washington Street, Suite 250
Alexandria, VA 22314
www.rcfassoc.com
(703) 549-6422

RCFIELDS & ASSOCIATES, INC.

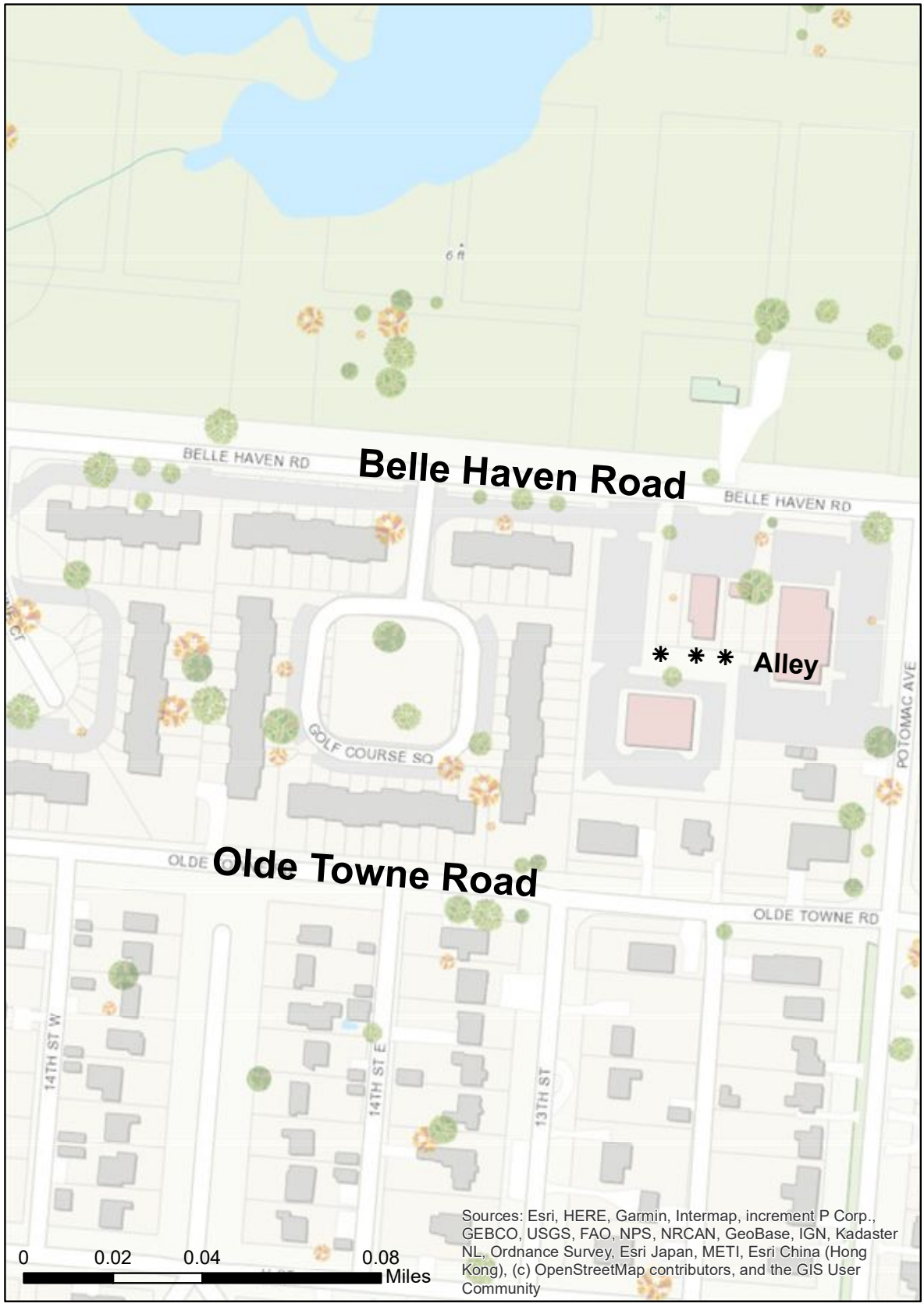
DRAWN: ZZ/KKH
CHECK: GMF
SCALE: 1"=10'
DATE: 07/14/2025
FILE: 23-195
SHEET 1 OF 1

J:\2023\23195\DWG\SURVEY\VACATION PLAT\23195 - ALLEY VACATION PLAT - 2025-07-14.dwg
Tue, Jul 15 2025 - 8:12:29am

20' Alley Vacation

ATTACHMENT V

Mount Vernon District



N

Tax Map 83-4

* Denotes Area to be Vacated

Board Agenda Item
January 13, 2026

4:00 p.m.

Public Hearing to Extend a Lease of County-Owned Property at 4618 West Ox Road to Republic Services of Virginia, LLC (Springfield District)

ISSUE:
Public hearing for the extension of a lease of County-owned property at 4618 West Ox Road to Republic Services of Virginia, LLC that expires January 31, 2026.

RECOMMENDATION:
The County Executive recommends that the Board approve the extension of the lease, substantially in the form of Attachment 1,of County-owned property at 4618 West Ox Road to Republic Services of Virginia, LLC.

TIMING:
The Board authorized the advertisement on December 9, 2025, for a public hearing to be held on January 13, 2026, at 4:00 p.m.

BACKGROUND:
The Board of Supervisors is the owner of the I-66 Solid Waste Transfer Station, an approximately 119-acre parcel of land with an address of 4618 West Ox Road on a parcel identified as Tax Map No. 56-1 ((1)) 2 (I-66 Transfer Station). County and private hauler collection vehicles enter the I-66 Transfer Station site to deposit commercially and residentially generated waste, where it is consolidated into tractor trailers for transfer to the ReWorld complex in Lorton and other disposal facilities. The I-66 Transfer Station property also includes a closed municipal landfill and a recycling and disposal center for County residents and businesses.

Republic Services of Virginia, LLC, also known as AAA Waste Services (Republic), is a privately owned and licensed waste collection company in Fairfax County. Their administrative offices and maintenance facilities are located on West Ox Road directly across from the I-66 Transfer Station. For the past 20 years, Republic drivers have parked their collection vehicles at the I-66 Transfer Station pursuant to a license agreement with the County.

Prior to securing the right to park at the I-66 Transfer Station, Republic's trucks were forced to idle their trucks on West Ox Road as they waited to enter the Republic

maintenance facility, causing traffic congestion on West Ox and requiring vehicles to run for long periods of time before being checked in and serviced. Relocating the parking of a large number of these trucks to the I-66 Transfer Station therefore provided benefits to the County in the form of fewer traffic accidents and reduced ozone emissions. In addition to these safety and environmental benefits, this parking arrangement enhanced operational efficiencies by ensuring that Republic trucks could unload their waste at the I-66 Transfer Station in time to meet the schedule for outbound deliveries.

In recent years, Republic has added an above-ground fuel tank and mobile office trailers to the 5.8 acre parking area they occupy at the I-66 Transfer Station (Property) in order to further reduce traffic to and from their main offices on West Ox Road and third party fueling stations. On-site fuel facilities help to reduce energy consumption incurred in trips to off-site fueling stations, while the non-permanent modular office trailers allow Republic to monitor employees accessing the Property without having a significant impact on ongoing operations at the I-66 Transfer Station. Each of these uses for the premises was approved by the Planning Commission through the process set forth in *Va. Code § 15.2-2232*.

Given the 2232 approvals and the more permanent nature of the office trailer use, in 2021, the parties entered into a lease to formally memorialize Republic's occupancy of the Property. The lease will expire on January 31, 2026. The proposed extension will extend the lease term to January 31, 2027, which will allow Republic sufficient time to transition its equipment to a new property purchased by Republic. In addition, the proposed lease extension provides that Republic will agree to certain conditions regarding the condition of the Property after the lease term expires.

Virginia Code Ann. § 15.2-1800 requires a locality to hold a public hearing before it may lease its real property.

EQUITY IMPACT:
Extension of the land lease addresses One Fairfax areas of focus:

11. "A quality built and natural environment that accommodates anticipated growth and change in an economically, socially, and environmentally sustainable and equitable manner that includes mixes of land use that protects existing stable neighborhoods and green spaces, supports sustainability, supports a high quality of life, and promotes employment opportunities, housing, amenities and services for all people."

12. "A healthy and quality environment to live and work in that acknowledges the need to breathe clean air, to drink clean water now and for future generations."
The extension enables an orderly removal of heavy equipment from a closed county

disposal site to a site that is purpose-built to accommodate a large fleet of heavy vehicles. This new site will have infrastructure that controls surface water runoff so that it can be properly monitored and treated.

At this time, no negative impacts have been observed or are projected.

FISCAL IMPACT:
The lease generates rent in excess of $270,000 per year. All rental revenue will be deposited in the 400-040150 Fund.

ENCLOSED DOCUMENTS:
Attachment 1: Draft Extension of Ground Lease Agreement

STAFF:
Jennifer Miller, Deputy County Executive
Christopher Herrington, Director, Department of Public Works and Environmental Services (DPWES)
Eric Forbes, Deputy Director, Solid Waste Management Program (SWMP), DPWES
Matt Adams, Division Director, SWMP, DPWES

ASSIGNED COUNSEL:
Joanna Faust, Assistant County Attorney

EXTENSION OF GROUND LEASE AGREEMENT
I-66 TRANSFER STATION

THE GROUND LEASE AGREEMENT ("Lease"), dated February 2, 2021 (the "Effective Date"), by and between THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA, a body politic of the Commonwealth of Virginia, with principal offices at 12055 Government Center Parkway, Fairfax Virginia 22035 ("Landlord") and REPUBLIC SERVICES OF VIRGINIA, LLC, a Virginia limited liability company, with principal offices at 4619 West Ox Road, Fairfax, Virginia ("Tenant"), is amended as follows:

R E C I T A L

Whereas, per the Lease (attached, "Attachment 1"), the Landlord granted to the Tenant a non-exclusive lease to use the parking spaces available within the area designated as "Premises" in Exhibit A (pg. 16 of Attachment 1);

Whereas, the original term of the Lease expired January 31, 2024, but was extended for an additional twelve (12) months twice, administratively, according to Article 1.1 of the Lease so that the current term will expire January 31, 2026, and there is no existing option to renew the Lease;

Whereas, the Tenant has advised the Landlord of its desire to continue to utilize the Premises for a period of one to eleven additional months to enable it to transition its equipment to a new site and meet the terms of the Lease related to surrender of the Premises;

Whereas, the Landlord and the Tenant have agreed to extend the term of the Lease;

Whereas the Landlord and the Tenant must comply with Article 6.4 (Surrender of Leased Premises), a checklist of site (Premises) condition items, to include any needed repairs and mitigation of the soil, be agreed to by the Landlord as being in satisfactory condition as of the Expiration date;

The terms of the Lease are modified in the manner hereinafter set forth.

NOW, THEREFORE, for and in consideration of the covenants herein contained and other good and valuable considerations, the receipt and adequacy of which are confessed and acknowledged by each of the parties hereto, it is mutually agreed as follows:

1. Subject to section 1.2 (Term) of the Lease, the Landlord and the Tenant mutually agree to extend (Extension) the term by an additional eleven (11) months, beginning February 1, 2026 (Commencement date) and ending December 31, 2026 (Expiration date).

2. The Tenant will have the right to terminate the Extension before the Expiration date by providing the Landlord with a full calendar month notice.

3. As consideration for the extension of the Lease, and in accordance with ARTICLE 3 RENT of the Lease, the Tenant agrees and promises to pay to the Landlord on or before the

Commencement Date, and upon the first day of each subsequent month during the Extension, the sum of $26,462.88 (twenty six thousand four hundred sixty two dollars eighty eight cents).

4. In accordance with Article 6.4 (Surrender of Leased Premises), the Tenant agrees that the items listed in the attached (Attachment 2) '**Premises condition checklist'** (Checklist) are left in a satisfactory (as defined by the Landlord) condition, with photographic evidence attached as part of the checklist and each items signed by the designated Landlord representative. The Checklist does not preclude any other obligations of Article 6.4.

EXCEPT AS EXPRESSLY MODIFIED in this Extension of the Lease, all the terms, covenants and conditions of said Lease shall remain in full force and effect, shall be binding on the parties hereto, and are hereby ratified and affirmed.

IN WITNESS WHEREOF, the parties hereto have set their hand and seal the day and year first above written and declare this Second Extension of License Agreement to be binding on them, their respective successors and permitted assigns.

LANDLORD:

BOARD OF SUPERVISORS FOR FAIRFAX COUNTY, VIRGINIA

By: _____

Name: _____

Title: Deputy County Executive Administration

Date: _____

REPUBLIC SERVICES OF VIRGINIA, L.L.C.

By: _____

Name: _____

Title: _____

Date: _____

Board Agenda Item
January 13, 2026

4:00 p.m.

Public Hearing to Consider an Ordinance Expanding the Cedar Residential Permit Parking District, District 35 (Providence District)

ISSUE:
Public hearing to consider a proposed amendment to Appendix G of *The Code of the County of Fairfax, Virginia* (Fairfax County Code), to expand the Cedar Residential Permit Parking District (RPPD), District 35, to include Acorn Circle (Route 992) from Cedar Lane to the cul-de-sac inclusive.

RECOMMENDATION:
The County Executive recommends that the Board adopt an amendment to Appendix G of the Fairfax County Code (Attachment 1) to expand the Cedar RPPD, District 35.

TIMING:
On October 28, 2025, the Board authorized advertisement of a public hearing to consider the proposed amendment to Appendix G of the Fairfax County Code to take place on December 9, 2025, at 4:30 p.m. By Supervisor motion at the December 9, 2025, meeting, the public hearing was deferred to January 13, 2026, at 4:00 pm.

BACKGROUND:
Section 82-5A-4(b) of the Fairfax County Code authorizes the Board to establish and/or expand a RPPD in any residential area of the County if: (1) the Board receives a petition requesting establishment or expansion of a RPPD that contains signatures representing at least 60 percent of the eligible addresses of the proposed District and representing more than 50 percent of the eligible addresses on each block of the proposed District, (2) the proposed District contains a minimum of 100 contiguous or nearly contiguous on-street parking spaces 20 linear feet in length per space, unless the subject area is to be added to an existing district, (3) 75 percent of the land abutting each block within the proposed District is developed residential, and (4) 75 percent of the total number of on-street parking spaces of the petitioning blocks are occupied, and at least 50 percent of those occupied spaces are occupied by nonresidents of the petitioning blocks, as authenticated by a peak-demand survey. In addition, an application fee of $10 per petitioning address is required for the establishment or expansion of an RPPD. In the case of an amendment expanding an existing District, the foregoing provisions apply only to the area to be added to the existing District.

Residents of Acorn Circle requested inclusion in the Cedar RPPD, District 35, to provide relief from non-resident vehicles that regularly park on their street. On August 7, 2025, FCDOT conducted a peak parking demand survey for the requested area. The results of this survey verified that more than 75 percent of the total number of on-street parking spaces of the petitioning block faces were occupied by parked vehicles, and more than 50 percent of those occupied spaces were filled with vehicles registered to nonresidents of the petitioning block. Staff have verified that all other requirements to expand the RPPD discussed above have been met.

EQUITY IMPACT:
The project area is located within a very low vulnerability index. Approximately 8% of residents in this Census tract are in low-income occupations, and approximately 3% of the residents speak English less than well. Establishing residential parking restrictions to prohibit non-resident vehicles during restriction hours through community engagement and public hearing supports One Fairfax Focus Area 8 by fostering trust among neighbors, and the ability to work together to achieve common goals that improve the quality of life for everyone in the neighborhood. However, at this time, there is insufficient information to determine an overall equity impact related to this change.

FISCAL IMPACT:
Funding of approximately $1,250 is required for signage and installation. Funds are currently available in Fairfax County Department of Transportation Fund 100-C10001, General Fund.

ENCLOSED DOCUMENTS:
Attachment 1: Proposed Amendment to the Fairfax County Code, Appendix G
Attachment 2: Map Depicting Proposed Expansion of Cedar RPPD, District 35

STAFF:
Jennifer Miller, Deputy County Executive
Gregg Steverson, Director, Fairfax County Department of Transportation (FCDOT)
Lisa Witt, Chief, Administrative Services, FCDOT
Mena Nakhla, Equity Manager, FCDOT
Eric Teitelman, Chief, Active Transportation, Capital Projects and Traffic Engineering Division, FCDOT
Neil Freschman, Chief, Traffic Engineering Section, FCDOT
Henri Stein McCartney, Sr. Transportation Planner, FCDOT
Beverly Duran, Transportation Planner, FCDOT

Board Agenda Item
January 13, 2026

ASSIGNED COUNSEL:
F. Hayden Codding, Assistant County Attorney

Attachment 1

PROPOSED CODE AMENDMENT

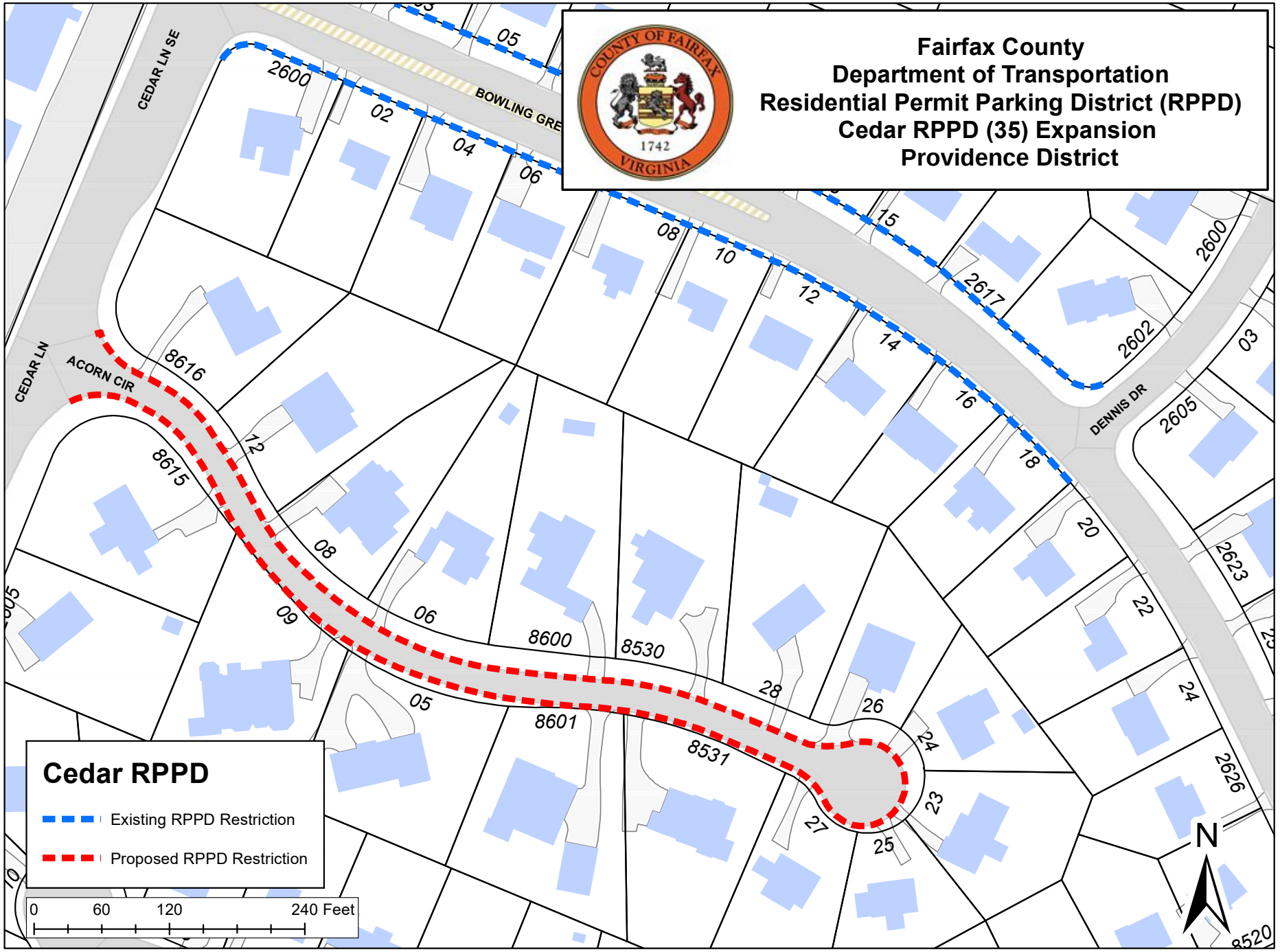
THE CODE OF THE COUNTY OF FAIRFAX, VIRGINIA
APPENDIX G

Amend *The Code of the County of Fairfax*, *Virginia*, by adding the following street block in Appendix G-35, Section (b)(2), Cedar Residential Permit Parking District, in accordance with Article 5A of Chapter 82:

Acorn Circle (Route 992):

From Cedar Lane to the cul-de-sac inclusive

Attachment 2



Board Agenda Item
January 13, 2026

4:00 p.m.

Public Comment on Issues of Concern