FAIRFAX COUNTY
BOARD OF SUPERVISORS
October 27, 2026

AGENDA

9:30	Presentations
9:30	History Commission Annual Report Presentation
9:30	Board Appointments to Citizen Boards, Authorities, Commissions, and Advisory Groups
10:00	Matters Presented by Board Members
10:00	Items Presented by the County Executive

ADMINISTRATIVE ITEMS

1	Authorization to Advertise a Public Hearing on Proposed Ordinance to Amend the Code of the County of Fairfax, Chapter 3, County Employees, Article 5, Financial Disclosures, Section 3-5-2.1
2	Authorization to Advertise a Public Hearing to Consider an Ordinance to Amend and Readopt Fairfax County Code Sections 7-2-5, 7-2-6, and 7-2-13, to Divide and Create Precincts in Hunter Mill and Dranesville Districts; Move Polling Places in Mason and Providence Districts; and Adjust Precinct Boundaries in Hunter Mill, Providence, and Sully Districts (Hunter Mill, Dranesville, Mason, Providence, and Sully Districts)
3	Authorization to Advertise a Public Hearing to Adopt an Ordinance Establishing an Economic Revitalization Zone for Skyline Buildings 4, 5, and 6 (Mason District)
4	Extension of Review Period for 2232 Application for AT&T Boulevard Estates Telecommunication Site (Braddock District)
5	Approval of a Resolution to Authorize Execution of a Low-No Emission Grant and Bus Transfer Agreement with the Washington Metropolitan Area Transit Authority
6	Approval of Traffic Calming Measures as Part of the Residential Traffic Administration Program – Oak Drive (Mount Vernon District)

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ADMINISTRATIVE ITEMS (continued)

7 Approval of Traffic Calming Measures as Part of the Residential Traffic Administration Program – Middle Run Drive (Springfield District)

8 Approval of "$200 Additional Fine for Speeding" Signs as Part of the Residential Traffic Administration Program – Lacy Boulevard (Mason District)

9 Authorization for the Office of Environmental and Energy Coordination to Apply for and Accept Grant Funding from Virginia Department of Energy to Support the Interconnection of Distributed Solar Energy Systems to the Electric Grid (Mount Vernon District)

10 Authorization for the Fairfax County Park Authority to Apply for Grant Funding from the U.S. National Park Service to Support the Reinvigoration of South Lakes Drive Park (Hunter Mill District)

ACTION ITEMS

1 Endorsement of Design Plans for the Rolling Road and Grigsby Drive Traffic Signal Project (Braddock and Springfield Districts)

2 Authorization of an Amendment to the Amended and Restated Interim Real Estate Exchange Agreement Between the Fairfax County Board of Supervisors and Inova Health Care Services Regarding the Joint Redevelopment at Reston Town Center North (Hunter Mill District)

3 Authorization to Execute a Memorandum of Agreement with the Virginia Department of Transportation for the Joint Operations and Maintenance Plan of the Richmond Highway Bus Rapid Transit Project (Franconia and Mount Vernon Districts)

4 Approval of the Second Amended and Restated Memorandum of Understanding Between the Fairfax County Board of Supervisors and the Fairfax County Convention and Visitors Corporation

INFORMATION ITEMS

1 County Holiday Schedule – Calendar Year 2027

FAIRFAX COUNTY
BOARD OF SUPERVISORS
October 27, 2026

CLOSED SESSION

Closed Session

PUBLIC HEARINGS

3:00	Public Hearing on RZ-2025-DR-00017 (APB Woodland Park JV LLC) (Dranesville and Hunter Mill Districts) (Concurrent with PCA-77-C-098-06 (RZPA-2025-DR-00046) and PCA-80-C-028-09 (RZPA-2025-DR-00049))
3:00	Public Hearing on PCA-77-C-098-06 (RZPA-2025-DR-00046) (APB Woodland Park JV LLC) (Dranesville District) (Concurrent with RZ-2025-DR-00017 and PCA-80-C-028-09 (RZPA-2025-DR-00049))
3:00	Public Hearing on PCA-80-C-028-09 (RZPA-2025-DR-00049) (APB Woodland Park JV LLC) (Dranesville and Hunter Mill Districts) (Concurrent with RZ-2025-DR-00017 and PCA-77-C-098-06 (RZPA-2025-DR-00046))
3:00	Public Hearing on SE-2026-FR-00020 (Lucila Catalina Araujo and Gary Antonio Araujo de la Cruz) (Franconia District)
3:00	Public Hearing on SE-2023-DR-00036 (Laura Winfield Berkebile and Julia Helena Eugenia Berkebile Fazio) (Dranesville District)
3:00	Public Hearing on RZ-2025-DR-00021 (Sekas Homes, Ltd) (Dranesville District)
3:30	Public Hearing on Proposed Plan Amendment 2025-I-J4 (Gate House Plaza) (Providence District) (Concurrent with SEA-95-P-008-02)
3:30	Public Hearing on SEA-95-P-008-02 (Silver Gatehouse LLC) (Providence District) (Concurrent with Plan Amendment 2025-I-J4)
3:30	Public Hearing on SE-2025-MA-00043 (Fairfax County Water Authority) (Mason District)
3:30	Public Hearing on PCA-2017-PR-015-002/CDPA-2017-PR-015 (RZPA-2025-PR-00071) (B9 Sequoia the Mile Owner LLC) (Providence District)

FAIRFAX COUNTY
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PUBLIC HEARINGS (continued)

3:30	Public Hearing on RZ-2024-MA-00004 (MS-Gallows, LLC) (Mason District)
3:30	Public Hearing on SE-2026-PR-00004 (INOVA Health Care Services) (Providence District)
4:00	Public Hearing on PCA-2017-DR-012/CDPA-2017-DR-012 (RZPA-2022-DR-00149) (Pomeroy Investments, Inc. and the Pomeroy Companies Inc.) (Dranesville District)
4:00	Public Hearing on Proposed Plan Amendment 2013-III-FC1(C), Fairfax Center Area, Phase III, Core Area (Braddock and Springfield Districts)
4:00	Public Hearing on the Acquisition of Certain Land Rights Necessary for the Construction of the Richmond Highway Bus Rapid Transit (RHBRT) Project 2G40-162-000 (Franconia and Mount Vernon Districts)
4:00	Public Hearing on a Proposed Zoning Ordinance Amendment Re: 2026 Code of Virginia Updates
4:00	Public Hearing to Sell Easement Rights in Board of Supervisors Owned Property at Wolf Trap Fire Station at 1315 Beulah Road to Castleton, L.C. (Dranesville District)
4:30	Public Hearing for the Enlargement of a Sanitary District to Include 1945 Valley Wood Road for Refuse/Recycling Collection Service (Dranesville District)
4:30	Public Hearing for the Enlargement of a Sanitary District to Include 1941 Valley Wood Road for Refuse/Recycling Collection Service (Dranesville District)
4:30	Public Hearing for the Contraction of a Sanitary District to Remove 612 N Oak Street from Refuse/Recycling Collection Service (Dranesville District)
4:30	Public Hearing for the Enlargement of a Sanitary District to Include Ivy Hill Drive Area for Refuse/Recycling Collection Service (Dranesville District)

FAIRFAX COUNTY
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PUBLIC HEARINGS (continued)

4:30	Public Hearing for the De-Creation/Re-Creation of a Sanitary District to Remove Vacuum Leaf Collection Service from Woodland Terrace Area (Dranesville District)
5:00	Public Hearing for the Contraction of a Sanitary District to Remove 6614 Edsall Road Sanitary District from Refuse/Recycling Collection Service (Mason District)
5:00	Public Hearing for the De-Creation/Re-Creation of a Sanitary District to Remove Vacuum Leaf Collection Service from Walnut Hill Community (Mason District)
5:00	Public Comment

Fairfax County, Virginia

BOARD OF SUPERVISORS AGENDA

Tuesday
October 27, 2026

9:30 a.m.

PRESENTATIONS

RESOLUTION — To recognize Marlene Blum for dedicating more than four decades to public service and volunteer leadership in Fairfax County. Requested by Chairman McKay and Supervisor Palchik.

RESOLUTION — To recognize the Shepherd's Center of Fairfax-Burke on its 20th anniversary and celebrate its dedication to supporting older adults through volunteer services, educational programs and community connections. Requested by Chairman McKay and Supervisor Sizemore Heizer.

RESOLUTION — To recognize the Fairfax Women's Soccer Association on its 50th anniversary and celebrate its longstanding commitment to promoting women's soccer and community engagement. Requested by Chairman McKay.

RESOLUTION — To recognize Celebrate Fairfax on its 43rd anniversary and honor its contributions to community engagement, cultural celebrations and bringing residents together across Fairfax County. Requested by Chairman McKay.

PROCLAMATION — To designate November 14, 2026, as Fairfax Recycles Day and Stormwater Day in the County. Requested by Chairman McKay, Supervisor Herrity, Supervisor Palchik and Supervisor Lusk.

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

Board Agenda Item
October 27, 2026

9:30 a.m.

History Commission Annual Report Presentation

ENCLOSED DOCUMENTS:
Attachment 1 – Fairfax County History Commission Annual Report

PRESENTED BY:
Subhi Mehdi, Chair, Fairfax County History Commission

Fairfax County History Commission
2026 Annual Report



FAIRFAX COUNTY
HISTORY COMMISSION

A PROCLAMATION

Commemorating the 250th Anniversary of American Independence by the Fairfax County History Commission

WHEREAS, 2026 marks 250 years since the Declaration of Independence, when the American colonies asserted their right to self-governance and embraced the belief that everyone is created equal, with fundamental rights to life, liberty, and the pursuit of happiness; and

WHEREAS, Fairfax County, Virginia, holds an eminent place in this history as the home of George Washington and George Mason, whose leadership and ideas helped shape the foundations of our republic; and

WHEREAS, the County's people, places, and events reflect the broader story of a nation working hard to fulfill the promise of freedom, including the experiences of those whose voices were not fully realized at the nation's founding; and

WHEREAS, the Fairfax County History Commission is entrusted with preserving, interpreting, and promoting this rich history for the education and benefit of present and future generations; and

NOW, THEREFORE, BE IT PROCLAIMED that the Fairfax County History Commission hereby commemorates the 250th Anniversary of American Independence, and encourages all residents to learn, reflect, and participate in the preservation and celebration of our nation's history.

Given this year of our Nation's 250th Anniversary,
by the Fairfax County History Commission.

Executive Summary

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Front Cover (from top moving left to right): Fairfax Resolves booklets, Dunn Loring Elementary School Historic plaque, Commissioner Michelle Arcari Rose; Commissioners Subhi Mehdi and Brian Heintz presenting History Commission Award, unveiling of the James Goins historical marker, History Conference speaker Richard Bell; Interactive exhibit at Fairfax County History Conference; Commissioner Anne Stuntz at the Legato Schoolhouse; Supervisor Dalia Palchik and Commissioner Sue Kovach Shuman with a drawing of the Historic Fairfax County Courthouse.

Executive Summary

The Fairfax County History Commission is pleased to present its FY 2026 annual report, which aligns with the county's strategic plan, particularly the key drivers of equity and inclusive engagement. The Commission positively impacts Fairfax County residents through activities for lifelong education and learning, cultural and recreational opportunities, and effective and efficient government.

We thank the Board of Supervisors for the opportunity to preserve and promote the history of our county. Highlights of our achievements during this reporting period include:

- Leading and supporting the commemoration of the nation's semiquincentennial through our partnership with and membership in the Fairfax County 250th Commission.
- Organizing and presenting our record-breaking 2026 Fairfax County History Conference.
- Creating and launching the video series *Revolutionary Voices: The Fairfax Story.*
- Reprinting the popular revolutionary document, the *Fairfax Resolves.*
- Rewarding outstanding historical research and writing in our community.
- Advocating for the preservation and protection of Dunn Loring Elementary School, the Bowman Distillery, Laurel Hill House and other properties on our Threatened Sites List.
- Ongoing outreach for preservation and recognition of historic sites including the Fairfax County Historic Courthouse and William H. Randall Estates Historic District.
- Participating in Section 106 reviews as a consulting party with positive outcomes.
- Engaging with county residents at Oakton Day, Charles Broadwater Day, Mount Vernon Summerpalooza, and Juneteenth Celebrations in Gum Springs and Vienna.
- Updating and maintaining the Fairfax County Inventory of Historic Sites.
- Expanding our coverage of African American history by advancing markers for First Baptist Church of Merrifield and Spring Bank Colored School.

The Commission acknowledges and thanks staff from the Department of Planning and Development, the Architectural Review Board, the Park Authority, the Virginia Room, and Channel 16 for their contributions and support.

We look forward to another productive year in FY 2027!



Subhi Mehdi
Chair, Fairfax County History Commission



Major Initiatives

250th Commemoration



History Commission display at History Conference.

In FY 2026, the History Commission prioritized county and regional efforts to observe and commemorate the semiquincentennial of the American Revolution, the Revolutionary War, and the Independence of the United States of America. The resources of the History Commission supported the efforts of the Fairfax County 250th Commission and partner organizations in executing activities and events commemorating the past, present and future of America across the nine supervisory districts of Fairfax County.

Four history commissioners serve directly on the Fairfax 250 Commission. Two commissioners, Gretchen Bulova and Tammy Mannarino, served as officers during this fiscal year, leading the creation, enhancement and amplification of hundreds of activities and events. Both regularly speak on behalf of Fairfax 250 to arts, military and community organizations. Commissioners Mannarino and Bulova led the publication of two booklets interpreting and reprinting foundational documents written by Fairfax County residents in the Revolutionary period: *The Fairfax Resolves* and *The Virginia Declaration of Rights.* They supported a third booklet published by Fairfax 250, *Honoring the Fairfax County, Virginia Patriots of the Revolution*. Commissioners Subhi Mehdi (Dranesville) and Jen Macpherson (Franconia) represented their Supervisory Districts on the body, assisting in planning and public outreach.

Additionally, other commissioners supported 250th efforts within Fairfax County through their related activities and networks outside the History Commission. Commissioners Anne Stuntz and Holly Irwin, for example, shared opportunities for cross-promotion of community efforts in their work with Vienna 250 and Falls Church 250, respectively. Similarly, in her role at the Fairfax County Park Authority, Commissioner Cheryl-Ann Repetti supported Fairfax 250 by providing outreach and historical content for exhibits.



The History Commission printed and distributed more than 1000 copies of The Fairfax Resolves.

Commissioner Sue Kovach Shuman led two efforts that provided depth to the county's marking of this important period: the 2026 History Conference and the Oral History project, *Revolutionary Voices: The Fairfax Story*, both of which are detailed later in this report. All history commissioners supported 250th events through their advocacy of an amazing array of historical sites in Fairfax County. Their support of the 2026

Major Initiatives

Conference made it the largest and most interactive to date. Finally, History Commission Advisory Member Mary Lipsey represented the Springfield District on the Fairfax 250 Commission, providing educational expertise and experience to appreciative audiences.

Strengthening Ties with Fairfax County Park Authority

The Fairfax County History Commission (FCHC) and the Fairfax County Park Authority (FCPA) both execute core functions in support of Fairfax County's history and heritage resources. They are both committed to their roles -- which sometimes overlap. Notably, the FCPA stewards more than 40 sites on the History Commission's Inventory of Historic Sites. The FCPA routinely attends FCHC's Inventory Committee meetings and the FCHC tracks FCPA's Resident Curator program. The History Commission's Advocacy Committee often makes use of outreach opportunities provided by FCPA events. This year's celebration of America's 250th saw additional collaborations between the FCHC and the FCPA on public education. Having experienced the benefits of this close collaboration and recognizing their common function as county cultural resource stewards, the commission observed that overall coordination and cooperation between the two entities could be improved.

In a bid to enhance strategic communication, the History Commission appointed Commissioner Todi Carnes as a formal liaison to the FCPA. Commissioner Carnes worked previously with FCPA Friends groups as an advocate for parks. The commission hopes to develop processes and programs that will facilitate a more synergistic relationship between the FCHC and the FCPA, leading to better support for the county's history and heritage resources. Toward this end, Commissioner Carnes has met with key Park Authority personnel, attended Park Authority Board meetings, and has been observing interactions between the two organizations. Increased engagement is planned in FY 2027.



FCPA Archaeology and Collections Branch staff at Fairfax County History Conference.

Consistent with one of the Commission's purposes stipulated in the Board of Supervisors 2019 authorizing resolution, Commissioner Carnes will also explore how the creation of trusts and endowments might be implemented to secure financing in support of FCPA-owned historic structures and properties.

Outreach

Historic Courthouse and Historic Records Center

On December 18, 2025, The Fairfax County Historic Courthouse and Circuit Courts Historic Records Center experienced a catastrophic HVAC System failure. Operations at the Historic Courthouse were suspended and historic documents were relocated to the Main Courthouse, Merrifield (Prosperity Avenue) and a Springfield warehouse. The History Commission wrote a letter to the Board of Supervisors on January 15, requesting that the County prioritize the historic building restoration while the staff and tenants have been evacuated instead of adhering to the judicial center master plan timetable approved in 2021. The Commission also urged that the irreplaceable historic records being temporarily rehoused be safely stored. It is unfortunate that the timing of this failure encumbered research efforts and canceled events that would have enhanced the County's commemoration of the nation's 250th anniversary.

William H. Randall Estates Historic District

In September 2025, the History Commission wrote a letter to the Virginia Department of Historic Resources in support of the nomination of the William H. Randall Estates Historic District to the Virginia Landmarks Register and to the National Register of Historic Sites. The William H. Randall Estates Historic District was listed on the Fairfax County Inventory of Historic Sites in 2022 for its significance to Fairfax County's cultural heritage, its association with influential people and groups, and its association with a discrete population, ethnic group, or community. The subdivision additionally reflects mid-20th century residential architecture with many of the homes retaining the custom features selected by the original owners. Randall Estates, now more than sixty years old, exemplifies a successful neighborhood of quality homes built by a Black developer, Jube Shiver Sr., and available to African American families during a period when racially restrictive deed covenants, financial redlining and other discriminatory practices excluded or limited their access to other neighborhoods. The Historic District was added to the Virginia Landmarks Register on September 18, 2025, and to the National Register of Historic Places on March 23, 2026.

Section 106

Section 106 of the National Historic Preservation Act of 1966 requires federal agencies to consider the effects of any changes to historic properties when they carry out, fund, permit, license, or approve projects. The History Commission often serves as a consulting party on 106 projects. During the 2026 fiscal year, the Commission participated in the review process for the proposed Terminal/Concourse Redevelopment and Associated Projects at Washington Dulles International Airport (IAD). This is a multiphase project and more opportunities for review are anticipated.

Recent events have put the routine procedures associated with Section 106 in jeopardy. Below is a summary highlighting impacts of the History Commission's participation as a consulting party. Since 2010, the FCHC has participated in at least 11 undertakings, not including local cell towers. Notable projects include:

Capital One Lounge, Dulles Airport Historic District: Located in the airport restaurant designed

Outreach

by Eero Saarinen, the new lounge was designed in 2020 -2021. As a consulting party, the History Commission raised concerns in 2021 that the proposed modifications could adversely affect the historic integrity of Saarinen's design. During 2022, the Commission continued evaluating proposed updates, responding to developer revisions, and providing feedback intended to mitigate possible adverse effects.

> **Impact:** In September 2023 the Capital One Lounge opened in the Dulles Airport Historic District. The Commission's input contributed to design revisions that helped to avoid or minimize potential adverse effects. The successful redevelopment of the original restaurant into the Capital One Lounge now represents an appropriate and compatible adaptive reuse of the historic space.

Soapstone/Association Drive: The Soapstone Connector is a joint project of the Federal Highway Administration and Fairfax Department of Transportation to extend Soapstone Drive a half a mile over the Dulles Toll Road to connect Sunset Hills Road and Sunrise Valley Drive in Reston. The History Commission became a consulting party for the project in 2017. The connector threatened buildings within the Association Drive complex. Built between 1972 and 1991, Association Drive was part of the initial concept and implementation of the Reston Plan. In 2019, the Association Drive Historic District was determined to be eligible for the National Register. The Commission participated in consultation to identify and agree upon measures to mitigate the adverse effect on the historic district.

> **Impact:** In August 2022, an agreement was reached that included mitigation supported by the Commission: documentation of the buildings, three wayside markers, and a publicly available report documenting the significance of Association Drive. The commission awaits the mitigation plan to be implemented when the Soapstone project, not yet under construction, draws to a close.

McMillen Farm: This 550-acre dairy farm in the Dranesville District was built between 1850 and 1900. The property was determined eligible for the National Register in 1994 and was listed on the Fairfax County Inventory of Historic Sites in 1996. In October 2020, the History Commission became a consulting party for the project which included residential development of the historic dairy farm. The home, Coomber Hall, and several other structures were unsuccessfully offered for sale and removal.

> **Impact:** A memorandum of agreement (MOA) with the developer, the Army Corps of Engineers, Virginia Department of Historical Resources, the county, and the History Commission called for HABS level III documentation of the buildings and an interpretive installation. In Fall 2021, following documentation in accordance with the MOA, the structures were demolished to make way for new residential housing. Reportedly, the historic barn was deconstructed with some materials salvaged to build a private barn within Fairfax County. Commissioner Stuntz and DPD staff worked with Dovetail Consulting to produce the signage called for in the MOA. It was installed in 2023.

Outreach

Richmond Highway Bus Rapid Transit Project – The Richmond Highway Bus Rapid Transit (BRT) project (branded as "The One") extends 7.4 miles, from the Huntington Metro Station to Fort Belvoir. This project required widening along the Richmond Highway corridor in an area that contains numerous historic buildings and communities. The Commission began providing comments in September 2019, pressing for National Register eligibility for Gum Springs, Walsh Hall (a former Fairfax County one-room school), and a Wells Fargo Bank (formerly the Colonial Home, a tourist Inn that was built in 1941 as a replica of Mount Vernon). In May 2020, the History Commission asked to be named as a consulting party. Fairfax County Department of Transportation and the Federal Transit Authority determined that The Fairfax County History Commission and Architectural Review Board fell under the purview of the Department of Planning and Development and therefore had to coordinate their comments through DPD.

> **Impact:** In May 2020, Virginia Department of Historic Resources (DHR) concurred that Gum Springs should be treated as eligible for listing in the National Register of Historic Places (NRHP). The BRT plans were modified to mitigate impacts near the community. While Walsh Hall and the Wells Fargo Bank were not deemed National Register eligible, later roadway designs reduced effects near these properties.







Above left: the Capital One Lounge.

Above right: Walsh Hall, now a part of Saint Louis School was the Groveton School House. It was protected from possible demolition as part of the Richmond Highway Bus Rapid Transportation project by discussions that emerged from the Section 106 process.

At left: Mitigating signage at McMillen farm site.

Outreach

Threatened Sites

The History Commission has noted a growing trend of historic buildings threatened by demolition. In 2023, the commission compiled its first list of threatened sites. The commission acknowledges that not every historic building can be preserved. We are examining how we may more proactively address the issue of what should be more vigilantly protected. Threatened sites noted by the commission in 2026 include the following:



Olander and Margaret Banks House
District: Franconia
Listing(s): N/A
Threat: Scheduled for Demolition

Olander Banks, Sr., a successful Alexandria businessman and his wife Margaret Lomax Banks bought 10-acres in Fairfax County and built a custom home in the late 1950s. The house was designed from plans Margaret pulled from a popular women's magazine. They lived in the home, which ultimately had 27 rooms, for more than 40 years with their nine children. Olander Banks, Sr. was recognized as a business leader in the Alexandria African American Hall of Fame in 2013. In 2001, the Banks family sold the property to Fairfax County for a community park with an easement to continue living there. In 2011, the Fairfax County Park Authority (FCPA) approved the master plan for the Olander and Margaret Banks Neighborhood Park. The Banks House has remained vacant over the past decade since the park was created. In March 2026, three concepts for the Olander and Margaret Banks Park were presented to the FCPA Park Authority Board (PAB). All three concepts involved demolition of the house. The Fairfax County PAB voted to adopt the next steps in the demolition and left the selection of one of the presented concepts to be determined.



Laurel Hill House (in DC Workhouse and Reformatory Historic District, Lorton)
District: Mount Vernon
Listing(s): National Register, Virginia Landmarks Register, FCHC Inventory
Threat: Demolition by Neglect

Major William Lindsay, a Colchester carpenter and tavern-keeper, served in the Revolutionary War and was wounded at the Battle of Guilford Courthouse in 1781. He built the frame house, known as Laurel Hill, between 1787-1790 and lived there with his wife Ann Calvert and their large family. The house was renovated in the early twentieth century to serve as the superintendent's residence for the reformatory. In the late 1930s, prison labor was used to

Outreach

construct the classically designed, terraced gardens adjacent to the house. Made almost entirely of brick, the garden's hardscaping is also a contributing structure in the Historic District. A cemetery associated with the Lindsay family also sits adjacent to the house.

A 2008 Historic Structure Report provided options for preservation of the Laurel Hill house, that were never acted upon. The report concluded that it is likely that undisturbed land around the house includes archaeological resources associated with the use and occupation of the house, both before and during the period of significance. There is community interest in this property. It has been the recent site of Eagle Scout projects and of Sons of the American Revolution and Daughters of the American Revolution projects and commemorations. Neighboring communities are concerned about the state of the neglected building.



Robert Wiehle House
District: Hunter Mill
Listing(s): FCHC Inventory
Threat: Storm Damage/Demolition by Neglect
Built in 1895, this privately-owned Victorian home is one of only three buildings remaining from the Town of Wiehle planned by Dr. Carl A. Max Wiehle, a German-born doctor, and incorporated in 1898. On July 5, 2026, the roof and at least one second-floor bedroom were damaged by a falling tree. The home was not insured and funds are not available for repair. The homeowner has reached out in the media seeking a partnership to restore the home.



Bowman Distillery/Wiehle Town Hall
District: Hunter Mill
Listing(s): National Register, Virginia Landmarks Register, FCHC Inventory
Threat: Demolition by Neglect
In 1892, this brick Classical revival building was the centerpiece of German immigrant and businessman C.A. Max Wiehle's planned "utopian community." The first floor served as the Town Hall and the second floor was the Wiehle Methodist Episcopal Church. In 1927 the A. Smith Bowman Distillery converted the building into one of the first legal post-Prohibition whiskey distilleries in the United States, operating it through the 1950s. In May 2026, Preservation Virginia placed the Wiehle Town Hall on its **Virginia's Most Endangered Historic Places List 2026.**

Outreach



Clifton Elementary School
District: Springfield
Listing(s): FCHC Inventory
Threat: Demolition
Clifton Elementary school was built in 1953 on the site of an earlier school. The school was designed by Earl B. Bailey, the architect for Luther Jackson High School and other Fairfax County and Prince William County Public Schools. The design of the Clifton school reflects the Mid-Century Modern style prominent after World War II. In late June 2025, the Fairfax County Public School Board voted to update Policy 8258 - Building Evaluation, Building Renovation, and Infrastructure Maintenance to read: "Buildings deemed uninhabitable shall be removed from service immediately and demolished within 36 months of the uninhabitable determination, unless granted an extension by the School Board for documented extenuating circumstances."
This decision was followed immediately by a vote to declare Clifton Elementary School uninhabitable.



DeBell House (Sunnyside)
District: Sully
Listings: A recent Phase II Level Survey recommended the house eligible for the National Register of Historic Places.
Threat: Demolition for Development
A well-known landmark in the Centreville community, the earliest section of the DeBell House was constructed before 1854. The house was sold in 2019. When the new owners determined that they could not adaptively reuse the building, they began planning to demolish the house and build a church. This required a special permit. The case was brought to the commission's attention by staff and by concerned citizens in the Centreville area, including the DeBell family. The commission offered testimony to the Board of Zoning Appeals (BZA) and asked that the building be allowed to remain in place, consistent with the Comprehensive Plan recommendation for properties that are eligible for the Register. Though the BZA deferred its decision to allow community advocates time to devise a solution, none was forthcoming. The special permit was granted on February 26, 2025, but the owners have not yet taken steps to demolish Sunnyside.

Outreach



Dunn Loring School
District: Providence
Listing(s): FCHC Inventory
Threat: Demolition for New School
Demolition of the historic school is imminent. Work has begun on fencing the property and disconnecting the utilities. FCPS has completed its proffers of a Phase II Intensive Level Documentation, photography that meets Historic American Buildings Survey (HABS) standards, a written report, preservation of the historic Works Progress Administration (WPA) plaque, and design of an interpretive exhibit including all or a portion of the pediment and salvaged bricks, and on-site historic markers. The historic front entrance (door 4) will be preserved and reconstructed in the main hall of the new school building.







At left: Signage developed for Dunn Loring school. At right: Commissioner Kovach Shuman with alumni and members of the public at Dunn Loring Day.

Sustained Efforts

Advocacy

The Advocacy Committee promotes interest in county history by participating in a variety of community events. It assists in the commission's mission to advise and inform the Board of Supervisors on matters of preservation. During this reporting period, the Advocacy Committee staffed information tables at numerous county events including:

- Oakton Day in the Park
- Oak Hill Open House
- Commemoration of the 251st anniversary of the Fairfax County Independent Company of Volunteers
- Mount Vernon Town Hall
- Charles Broadwater Day
- Viva Vienna
- Mount Vernon District Summerpalooza
- Fort Belvoir Commemoration of the 251st Army Birthday
- Juneteenth Celebrations in Gum Springs and Vienna

At each event, the Advocacy Committee provides a professional exhibit displaying History Commission efforts across the county. We share current materials promoting our efforts such as the African American History Inventory, supporting Fairfax 250 and engaging the public regarding their historical interests and concerns. We engage children with activity pages and old-fashioned games.

Committee members also worked on several complex preservation issues regarding Dunn Loring School (see the Threatened Sites section) and at Fort Belvoir. On March 5, 2026, Fort Belvoir Leadership broke ground on a new housing development named Young Village to honor Brigadier General Charles Young in accordance with the recommendation of History Commission members







Top: Broadwater headstone, Vienna.

Middle, from left edge: Commissioners Stuntz, Meyer and Macpherson honoring the contributions of Colonel Charles Broadwater to American Independence.

Bottom: Groundbreaking for Young Village housing complex. Commissioner Mannarino stands with descendant Vincent Carter, County Liaison to Fort Belvoir, Vance Zavela, Colonel David Stewart and Command Sargeant Major Brandon Creel.

Sustained Efforts

and other representatives of the community.

The committee continues to enhance the commission's outreach, research historic preservation tools and maintain a list of threatened historic properties to keep the Board informed. The committee supports and complements the work of other commission committees and prepares the Annual Report and presentation for the Board of Supervisors.

The Advocacy Committee is chaired by Anne Stuntz and has six members.

History Conference





Top: Commissioner Sue Kovach Shuman co-chaired the Fairfax County History Conference and led the Commission's Conference Committee, a key organizing body for the 2026 conference.

Bottom: The History Conference was held in the Government Center for the first time.

On April 18, 2026, the history conference was held at the Fairfax County Government Center for the first time. It drew a record-breaking crowd of nearly 250 attendees. The theme was *Revolutionary Ideas: Fairfax County's American Revolution.* Several partners (George Mason University's Center for Mason Legacies, the Fairfax County Park Authority, the Fairfax 250 Commission, and the Historical Society of Fairfax County) worked with the History Commission to coordinate and fund the conference.

Chaired and organized by Commissioner Sue Kovach Shuman and George Oberle, Director of the Center for Mason Legacies, the conference featured both traditional presentations and interactive activities. Fairfax County Board Chairman Jeff McKay welcomed attendees.

The morning began with keynote speaker Dr. Richard Bell, author of *The American Revolution and the Fate of the World*. Commissioner Brian Heintz, with Commissioner David Meyer and Chair Subhi Mehdi presented two History Commission awards. Esther White, founding director of History Revealed, Inc, was presented with the Beth Mitchell Award for work creating an index for the John Glasgow & Company

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records. The Edith Sprouse Moore Prize went to Dan Johnson for his biographical study "Amos Fox's World."

A session on "The Big Picture" followed, featuring GMU faculty. Dr. Oberle spoke about slavery in Fairfax County in the Revolutionary era. Dr. Rosemarie Zagarri discussed politics in Revolutionary Fairfax, and Dr. Cynthia Kierner presented "Living the Revolution." History Commission Chair Subhi Mehdi moderated the session.

Afternoon sessions focused on interactive exhibits and presentations. Three GMU PhD candidates presented original research on impacts of the Revolution on domestic life and women's roles in the Mason family. David Armstrong examined property transfers to women, Anne Champlin explored the Mason family account books, and Alessandra DelDonna presented on the life of Ann Eilbeck Mason. The Fairfax County Park Authority presented "Dig Archaeology," an interactive guessing game featuring county artifacts.



Interactive activities at the History Conference.

There was a trivia competition with four high school students facing off against Fairfax County School Board members Mateo Dunne and Kyle McDaniel and a Northern Virginia Community College (NVCC) student, Stephanie Greene. Marc Dluger, director of NVCC's Public History and Historic Preservation Program, and Fairfax High School teacher Rishi Agrawal ran the competition.

Commissioner Anne Barnes invited attendees to share concept of freedom on a community poster. Former commissioner Mary Lipsey presented a program on African American cemeteries. She also created "Live Like a Colonial," an interactive program where participants could make a toy, explore jobs of the past, and learn slang terms. County staff, Stephanie Newman and Laura Kviklys, showcased projects from the Department of Planning and Development, Heritage Resources Branch.

Dr. Krystyn Moon of the University of Mary Washington led an interactive research and mapping workshop on using land records to reveal racially restricted covenants. Members of Gunston Hall's Descendants Advisory Board presented a film on Mason Neck's free Black community. The Fairfax Genealogical Society had an interactive session to help participants explore their own family history. GMU scholars and faculty shared a few tips for using Artificial Intelligence effectively in historical research.

The work of younger historians was featured in an exhibition of comparing the "then and now" status of various Fairfax County historic sites. The posters were created by West Springfield students overseen by Commissioner Brian Heintz. Also included was a poster summarizing the 14 finalist submissions for the Black/African American Historical Marker Project.

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Behind the scenes, the conference relied on the support of History Commissioners Todi Carnes, Brian Heintz, Carmen Powell, Margo Coleman and former Commissioners Mary Lipsey and Esther McCullough. Ellen Gipko was a liaison with Fairfax County Public Schools and oversaw the essential morning coffee break. The Historical Society of Fairfax County donated its 2026 yearbook to presenters, trivia competition participants, and other volunteers who helped. Portions of the 2026 History Conference are available online.

The Conference Committee was Chaired by Sue Kovach Shuman and had five members.

Awards

History Commission 2025 Awards were announced and presented at the History Conference at the Fairfax County Government Center Fairfax, Virginia Saturday, April 18, 2026.

2025 Beth Mitchell Prize

This award honors the memory of Beth Mitchell who conducted valuable research into the land grants and deeds of Fairfax County. The Beth Mitchell Award recognizes research that consolidates and indexes primary source materials into a format that can be used to support further understanding and interpretation of Fairfax County's history.



Esther White, at left, receives the Beth Mitchell Prize from History Commission Chair, Subhi Medhi.

This year's recipient, History Revealed, Inc., is an independent, 501(c)(3) non-profit, historical research organization, located in Alexandria, Virgina. The organization emphasizes individuals and communities whose stories have not been previously told. History Revealed, Inc., created "John Glassford & Company--Index of Account Holders, Alexandria and Colchester Stores, 1758-1769." This is a project that contributes new insight into life in Fairfax County from both micro and macro perspectives. The information collated covers eleven critical years in the history of Fairfax County and provides insights into the social and economic histories of individuals and groups in the County's colonial era. The Fairfax County History Commission congratulates History Revealed, Inc., and presents the Beth Mitchell Prize to Molly Kerr and Esther White, Founding Directors.

2025 Edith Moore Sprouse Prize

The Edith Moore Sprouse Prize is named after a founding member of the Fairfax County History Commission who authored books and monographs on Fairfax County history and served as a

Sustained Efforts

mentor to many researchers. This award recognizes the best, fully documented, short monographs of ten or more pages dealing with any aspect of Fairfax County history.

The award was presented this year to Dan Johnson who authored a study entitled "Amos Fox's World." Originally published on the Old Bad Road website, this study tells the story of Amos Fox, a less-than-honorable citizen in Fairfax County's past. Johnson's research reminds us that not everyone can be George Washington. Fox's life is an interesting tale that spans the County and the City of Alexandria. This story is a narrative that includes a life that is sometimes nefarious and sometimes even downright criminal. This tale reminds us that truth comes from the mosaic of many forgotten lives of the past.

The Awards Committee is Chaired by Brian Heintz and has four members.

Oral History

To commemorate the 250th anniversary of American independence, the Oral History Committee, in partnership with the 250th Committee, led the creation of a video series to explore the meaning of the values and ideas of the American Revolution among Fairfax County residents today. The residents interviewed represent all walks of life in the county. Some are immigrants or children of immigrants. Others have ancestors who lived here during the American Revolution. Community activists, artists, coaches, business owners, and a former politician all generously shared their reflections and stories.



"Revolutionary Voices: The Fairfax Story," was produced by Channel 16 under the leadership of Leonard Orange. The four-part series examines four themes: "The American Dream," "Equality," "Diversity," and "A More Perfect Union."

The committee is chaired by Sue Kovach Shuman and has six members.

Inventory of Historic Sites

The committee makes recommendations regarding the expansion and maintenance of the Fairfax County Inventory of Historic Sites, a catalog of historically significant sites in the county, established in 1969. There are more than 350 sites on the inventory. It is an honorary designation and does not impose restrictions or limits as to what an owner can do with his property. Unfortunately, at least sixty of these sites have been demolished since the creation of the Inventory and more are threatened (see the Outreach section for a discussion of threatened sites). During this reporting period, the Inventory Committee worked with the Heritage Resources Branch to create the Comprehensive Plan Amendment that will incorporate all sites added to the Inventory since 2018. The committee also reviewed and supported staff

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recommendations to:

- Revise definitions and records to ensure consistency and accuracy
- Rename several inventory sites to better reflect their current condition
- Recommend sixteen properties for delisting due to a loss of integrity

The Comprehensive Plan Amendment is scheduled to go in front of the Board of Supervisors in FY 2027.

The Inventory Committee also supported Heritage Resources staff to add historical information to the Fairfax County GIS map. Users can now click on Inventory locations to see a description, architectural style and builder (if known), the construction and listing dates, and if the site is included on Virginia or National registers.

While no additional sites have been added to the Inventory during this reporting period, two sites have been slated for demolition, Clifton Elementary School (Springfield District) and Dunn Loring Elementary School (Providence District). Both Inventory Sites are under the purview of Fairfax County Public Schools. The History Commission is seeking solutions to limit avoidable demolitions in the future.

The Inventory Committee is Chaired by Tammy Mannarino and has six members.

Historic Markers

In September 2025, the last of the Black African American Experience Project markers was unveiled at Louise Archer Elementary school. The marker recognized Louise Archer's work as a "Champion of Education." Current students, educators, community leaders and former students joined together in a joyful celebration of Ms. Archer's achievements and those of the communities she served. Archer was nominated for a marker by students at Louise Archer school, Luther Jackson Middle school, and James Madison High School.

Also in September, the Marker Committee recommended approval for a marker about the First Baptist Church of Merrifield. The committee also identified locations for two previously approved markers: the Spring Bank Colored School will be located at the Quander School in the Spring Bank community; Dolley Madison's Flight from Washington will be located in McLean Central Park near Dolley Madison Blvd. Installation of these markers has been delayed by a backlog of orders with the manufacturer.

On June 6, 2026, the James M. Goins marker was unveiled at the Pinn Community Center. The ceremony was marked by a community spirit Mr. Goins would have recognized and appreciated. Descendant William Root Jr. deeply moved the gathered audience with his recollections of his grandfather. Braddock District Supervisor Rachna Sizemore Heizer,

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Congressman James Walkinshaw, and History Commission Chair Subhi Mehdi, and others shared their observations on Mr. Goins' legacy. The committee wishes to express its appreciation for the support of Neighborhood and Community Services and special thanks to Department of Planning and Development Heritage Resources staff member Stephanie Newman, who located and coordinated with Goins family members, researched James M. Goins' life, and wrote the text of the marker.

The Marker Committee is chaired by Cheryl Repetti and has five members.







Top: Alumni and present staff of Louise Archer Elementary School pose in front of the Louise Archer historical marker.

Above left: The great-grand-daughter of James Goins reads the text of the marker aloud to the gathered crowd.

Above right: William Root Jr. shares his memories of his grandfather with Representative Walkinshaw, Supervisor Sizemore Heizer and others in the audience.

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Resident Curator Program

The Fairfax County History Commission was instrumental in the creation of the Resident Curator Program in 2014 to preserve publicly owned historic buildings listed on or deemed eligible for the Inventory of Historic Sites by entering long-term leases with qualified tenants who agree to rehabilitate and maintain under-utilized historic properties. There are currently nine properties in the Resident Curator Program. A tenth property, the Barrett House, is a contributing structure in the District of Columbia Workhouse and Reformatory Historic District and is under consideration for the program.

Name	District	Status
Fairfax Arms	Mount Vernon	Application Process
Dranesville Tavern	Dranesville	Lease Development
Lahey Lost Valley	Hunter Mill	Active Curatorship
Ash Grove House	Hunter Mill	Active Curatorship
Mount Gilead	Sully	Active Curatorship
Ellmore Farmhouse	Hunter Mill	Active Curatorship
Clark/Enyedi House	Mount Vernon	Active Curatorship
Turner Farmhouse	Dranesville	Active Curatorship
Stempson House	Mount Vernon	Active Curatorship



Clockwise from top left: Interior of Dranesville Tavern; windows at Lahey Lost Valley; Fairfax Arms exterior; and stairs at Ash Grove House.

Budget

	FY 2026 Actual	FY 2027 Adopted Budget Plan	FY 2027 Estimate	FY 2028 Request
	1	2	3	4
Beginning Balance July 1	$46,822.93	$ -	$53,783.29	$33,346.29
Revenues				
Fairfax County	$21,013.00	$21,013.00	$21,013.00	$21,013.00
Proffers	$ -		$ -	$ -
Other*	$6,000.00		$ -	$ -
Total Revenues	$7,013.00	$21,013.00	$21,013.00	$21,013.00
Total Available	$73,835.93		$74,796.29	$54,353.29
Expenditures				
Operating Expenses	$20,052.64	$21,013.00	$41,450.00	$45,000.00
Total Expenditure	$20,052.64		$41,450.00	$45,000.00
Ending Balance June 30	$53,783.29		$33,346.29	$9,353.29

***The Commission received a grant from Fairfax 250 for the History Conference.**

The Commission employs a part-time clerk who prepares the minutes.

An independent audit is not required for the Commission.



Items from Historic Sully Site at Fairfax History Conference.

Membership

Meet Our Members – Stewards of Our History

The Fairfax County History Commission is fortunate to be guided by dedicated individuals who bring a wide range of professional expertise, community service, and passion for preserving our local history. Our members include educators, public servants, archaeologists, veterans, and civic leaders who volunteer their time and talents to advance the commission's mission of protecting and promoting Fairfax County's rich history for generations to come.

Commissioner	Supervisor District
Subhi Mehdi – Chair	Dranesville
Tammy Mannarino – Vice Chair	Mount Vernon
Jennifer Macpherson – Secretary	Franconia
Sue Kovach Shuman – Treasurer	Providence
Michelle Arcari Rose	Dranesville
Anne Barnes	Mount Vernon
Gretchen Bulova	Braddock
Todi Carnes	Franconia
Margo Coleman	Mason
Brian Heintz	Braddock
Holly Irwin	Mount Vernon
Jenee Lindner[1]	Springfield
David Meyer	Fairfax City
Carmen Powell	Hunter Mill
Cheryl-Ann Repetti	Sully
Anne Stuntz	Hunter Mill
Jordan Tannenbaum	Springfield

Advisory Members

The Commission leverages Advisory Members to preserve institutional knowledge, continue ongoing projects such as the African American History Inventory, and expand or maintain subject matter expertise. Advisors are non-voting members appointed by the Commission.

Name	Areas of Expertise
Marion Dobbins	African American history in Fairfax County; Merrifield, the Pines, Williamstown, James Lee Center
Phyllis Walker Ford	African American History Inventory, African American history in Fairfax County; Laurel Grove Museum
Mary Lipsey	Braddock District history, African American History Inventory; Cemeteries
Barbara Naef	African American History Inventory, Confederate Names Index; Reston history, FCPA site history
Barbara Peters	Perspectives from the Mason District
Philip Wilkerson	African American History; George Mason University

[1] Term ended December 2025

Membership



Front row from left to right: Subhi Mehdi, Anne Barnes, Brian Heintz, Holly Irwin, Tammy Mannarino, Carmen Powell; Second row from left to right: Russell Brooks[2], Cheryl-Ann Repetti, Jordan Tannenbaum, Jennifer Macpherson, Sue Kovach Shuman, Gretchen Bulova, Anne Stuntz, Todi Carnes.
Not pictured: David Meyer, Michelle Arcari Rose, Margo Coleman

[2] Russell Brooks was appointed to the History Commission in July 2026.

Board Agenda Item
October 27, 2026

9:30 a.m.

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

ENCLOSED DOCUMENTS:
Attachment 1: Appointments to be heard October 27, 2026

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

NOTE: This document is current as of October 14, 2026. The final document – as approved by the Board of Supervisors - will be included in the final board package that is posted to the website the day following the meeting.

APPOINTMENTS TO BE HEARD OCTOBER 27, 2026
(ENCOMPASSING VACANCIES PROJECTED THROUGH OCTOBER 31, 2026)

(Unless otherwise noted, members are eligible for reappointment)

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

Incumbent History	Requirement	Nominee	Supervisor	District
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

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

Incumbent History	Requirement	Nominee	Supervisor	District
Mark Drake (Appointed 2/09-5/12 by McKay) Term exp. 5/16	Engineer/Architect/ Planner #2 Representative		By Any Supervisor	At-Large
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
VACANT (Formerly held by Jeremy Allen; appointed 6/23 by Gross) Term exp. 6/25 *Resigned*	Mason District Representative		Jimenez	Mason

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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

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

Incumbent History	Requirement	Nominee	Supervisor	District
VACANT (Formerly held by Ronald Boggio; appointed 5/22 by McKay) Term exp. 10/23 *Resigned*	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
Bill Shuttleworth (Appointed 6/26 by Lusk) Term exp. 10/26	At-Large #5 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

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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
Christopher Daniel (Appointed 10/23 by McKay) Term exp. 9/26	Architectural Historian 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

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ATHLETIC COUNCIL (2-year terms)

Incumbent History	Requirement	Nominee	Supervisor	District
NEW POSITION	At-Large #2 Representative		By Any Supervisor	At-Large
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
Brian Luwis (Appointed 7/19-6/21 by Foust) Term exp. 3/23	Dranesville District Alternate Representative		Bierman	Dranesville
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

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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

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

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CHILD CARE ADVISORY COUNCIL (2-year terms)

Incumbent History	Requirement	Nominee	Supervisor	District
NEW POSITION	At-Large Chairman's #2 Representative		McKay	At-Large Chairman's
NEW POSITION	At-Large Chairman's #3 Representative		McKay	At-Large Chairman's
NEW POSITION	At-Large Chairman's #4 Representative		McKay	At-Large Chairman's
Valerie Inman (Appointed 6/25 by Bierman) Term exp. 9/26	Dranesville District Representative		Bierman	Dranesville
VACANT (Formerly held by Mercedes Dash; appointed 10/25 by Palchik) Term exp. 9/27 *Resigned*	Providence District Representative		Palchik	Providence

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 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

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COMMISSION FOR WOMEN (3-year terms)

Incumbent History	Requirement	Nominee	Supervisor	District
VACANT (Formerly held by Shira Zemel; appointed 2/26 by Palchik) Term exp. 10/26 *Resigned*	Providence District Representative		Palchik	Providence

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
Ricardo E. Coleman (Appointed 9/16-3/21 by Gross) Term exp. 3/24	Mason District Representative		Jimenez	Mason

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

Incumbent History	Requirement	Nominee	Supervisor	District
VACANT (Formerly held by Richard Fernicola; appointed 1/22 by McKay) Term exp. 1/24 *Resigned*	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

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ENVIRONMENTAL COMMISSION (3-year terms)

Incumbent History	Requirement	Nominee	Supervisor	District
NEW POSITION	At-Large Chairman's Representative		McKay	At-Large Chairman's
NEW POSITION	At-Large #1 Representative		By Any Supervisor	At-Large
NEW POSITION	At-Large #2 Representative		By Any Supervisor	At-Large
NEW POSITION	At-Large #3 Representative		By Any Supervisor	At-Large
NEW POSITION	Braddock District Representative		Sizemore Heizer	Braddock
NEW POSITION	Dranesville District Representative		Bierman	Dranesville
NEW POSITION	Franconia District Representative	**R. Dean Costello**	Lusk	Franconia
NEW POSITION	Hunter Mill District Representative		Alcorn	Hunter Mill
NEW POSITION	Mason District Representative	**Laura Anderko**	Jimenez	Mason
NEW POSITION	Mount Vernon District Representative	**Larry Zaragoza**	Storck	Mount Vernon
NEW POSITION	Providence District Representative	**Kathryn Alsegaf**	Palchik	Providence
NEW POSITION	Springfield District Representative		Herrity	Springfield

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ENVIRONMENTAL COMMISSION (3-year terms)
Continued from previous page

Incumbent History	Requirement	Nominee	Supervisor	District
NEW POSITION	Sully District Representative	**Richard Weisman**	Smith	Sully
NEW POSITION	College/University Student Representative		Confirmed by the Board	Confirmation

CONFIRMATION NEEDED:

- Ms. Nethra Purushothaman as the Student Representative

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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
VACANT (Formerly held by Michael Ritter; appointed 6/22 by Herrity) Term exp. 11/24 *Resigned*	Springfield District Representative		Herrity	Springfield

FAIRFAX COUNTY EMPLOYEES' RETIREMENT SYSTEM BOARD OF TRUSTEES (4-year terms)

Incumbent History	Requirement	Nominee	Supervisor	District
VACANT (Formerly held by Anthony Griffin; appointed 9/20-10/23 by Gross) Term exp. 6/27 *Resigned*	At-Large #2 Representative		By Any Supervisor	At-Large

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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
VACANT (Formerly held by Cody J. Hennelly; appointed 3/25 by Lusk) Term exp. 6/27 *Resigned*	Consumer #3 Representative		By Any Supervisor	At-Large
Maria Zlotnik (Appointed 9/22 by McKay) Term exp. 6/25	Consumer #4 Representative		By Any Supervisor	At-Large
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 Maria Zlotnick; appointed 6/20 by Alcorn) Term exp. 6/25 *Resigned*	Provider #4 Representative		By Any Supervisor	At-Large

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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
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

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HUMAN RIGHTS COMMISSION (3-year terms)

Incumbent History	Requirement	Nominee	Supervisor	District
Gloria Crawford (Appointed 10/23 by Alcorn) Term exp. 9/26	At-Large #2 Representative		By Any Supervisor	At-Large
Adnan Bokhari (Appointed 5/23 by McKay) Term exp. 9/26	At-Large #9 Representative		By Any Supervisor	At-Large
Shahid Malik (Appointed 1/24 by McKay) Term exp. 9/26	At-Large #11 Representative		By Any Supervisor	At-Large
Julia Boone (Appointed 9/25 by Alcorn) Term exp. 9/26	At-Large #12 Representative		By Any Supervisor	At-Large

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HUMAN SERVICES COUNCIL (4-year terms)

Incumbent History	Requirement	Nominee	Supervisor	District
VACANT (Formerly held by Paul Thomas: appointed 8/22 by Alcorn) Term exp. 7/26 *Resigned*	Hunter Mill District #1 Representative		Alcorn	Hunter Mill
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
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

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

Incumbent History	Requirement	Nominee	Supervisor	District
VACANT (Formerly held by Richard Kostro; appointed 12/25 by Storck) Term exp. 12/28 *Resigned*	Mount Vernon District Representative		Storck	Mount Vernon
VACANT (Formerly held by Dennis Carlton; appointed 11/25 by Smith) Term exp. 12/28 *Resigned*	Sully District Representative		Smith	Sully

JUVENILE AND DOMESTIC RELATIONS DISTRICT 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

DRAFT

PARK AUTHORITY (4-year terms)

Incumbent History	Requirement	Nominee	Supervisor	District
VACANT (Formerly held by Johna Toomey; appointed 1/24 by McKay) Term exp. 12/27 *Resigned*	At-Large #1 Representative		By Any Supervisor	At-Large

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

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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

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

Incumbent History	Requirement	Nominee	Supervisor	District
Lydia Lawrence (Appointed 9/24 by Bierman) Term exp. 1/26	Dranesville District Representative		Bierman	Dranesville
VACANT (Formerly held by Henry Bankester; appointed 1/26 by Jimenez) Term exp. 1/28 *Resigned*	Mason District Representative		Jimenez	Mason

TRANSPORTATION ADVISORY COMMISSION (2-year terms)

Incumbent History	Requirement	Nominee	Supervisor	District
Michael Champness (Appointed 9/13-9/24 by Foust) Term exp. 6/26	Dranesville District Representative		Bierman	Dranesville
Keith Foxx (Appointed 2/24 by Lusk) Term exp. 6/26	Franconia District Representative		Lusk	Franconia

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TRESPASS TOWING ADVISORY BOARD (3-year terms)

Incumbent History	Requirement	Nominee	Supervisor	District
VACANT (Formerly held Denver Supinger; appointed 9/24 by McKay) Term exp. 9/27 *Resigned*	Citizen Alternate Representative		By Any Supervisor	At-Large
Ashley Miller (Appointed 6/26 by McKay) Term exp. 9/26	Towing #1 Representative		By Any Supervisor	At-Large
Alvin Leach (Appointed 10/10-11/22 by Foust) Term exp. 9/25	Towing #2 Representative		By Any Supervisor	At-Large

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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
VACANT (Formerly held by Bert Cramer; appointed 1/21-12/21 by Storck) Term exp. 12/26 *Resigned*	Mount Vernon District #2 Representative		Storck	Mount Vernon
VACANT (Formerly held by John Collins; appointed 1/22-12/24 by Storck) Term exp. 12/29 *Resigned*	Mount Vernon District #3 Representative		Storck	Mount Vernon

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

Incumbent History	Requirement	Nominee	Supervisor	District
VACANT (Formerly held by Timothy Klein; appointed 7/25 by Lusk) Term exp. 1/26 *Resigned*	Franconia District Representative		Lusk	Franconia

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

Incumbent History	Requirement	Nominee	Supervisor	District
VACANT (Formerly held by Daniel Morgan; appointed 2/26 by Jimenez) Term exp. 1/28 *Resigned*	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

DRAFT

Board Agenda Item
October 27, 2026

10:00 a.m.

Matters Presented by Board Members

Board Agenda Item
October 27, 2026

10:00 a.m.

Items Presented by the County Executive

Board Agenda Item
October 27, 2026

ADMINISTRATIVE – 1

Authorization to Advertise a Public Hearing on Proposed Ordinance to Amend the Code of the County of Fairfax, Chapter 3, County Employees, Article 5, Financial Disclosures, Section 3-5-2.1

ISSUE:
Authorization to advertise a public hearing to consider an ordinance to amend *The Code of the County of Fairfax*, Chapter 3, County Employees, Article 5, Financial Disclosures, Section 3-5-2.1

RECOMMENDATION:
The County Executive recommends that the Board authorize the advertisement of a public hearing for December 8, 2026, at 4:30 p.m., to consider adoption of this ordinance.

TIMING:
Board action is requested on October 27, 2026, to provide sufficient time to advertise a December 8, 2026, at 4:30 p.m., public hearing on the proposed ordinance. The amendment will be effective January 1, 2027.

BACKGROUND:
Va. Code § 2.2-3115 authorizes the Board of Supervisors to require certain employees and appointees to complete an annual financial disclosure form. The Board implemented this authority in Chapter 3, Article 5 of The Code of the County of Fairfax, which sets forth the employees and appointees that are designated to file.

Historically, Va. Code § 2.2-3115 required such employees and appointees to file the financial disclosure form with the Clerk to the Board of Supervisors. However, Chapter 504 of the 2026 Acts of Assembly amended Va. Code § 2.2-3115 as well as other statutes relating to the filing of financial disclosures. In accordance with the 2026 amendments, the designated employees and appointees are required to file the financial disclosure statements electronically with the Virginia Conflict of Interest and Ethics Advisory Council (Council) in 2028 and they have the option to file electronically with the Council in 2027.

The proposed amendments to Section 3-5-2.1 bring the County Code in line with the new State requirements and make additional housekeeping edits.

EQUITY IMPACT:
None.

FISCAL IMPACT:
None.

ENCLOSED DOCUMENTS:
Attachment 1: Proposed Ordinance to Amend *The Code of the County of Fairfax*, Chapter 3, County Employees, Article 5, Financial Disclosures, Section 3-5-2.1 (with amendment tracked)

STAFF:
Ellicia Seard-McCormick, Deputy County Executive
Christina Peterson, Director, Department of Human Resources

ASSIGNED COUNSEL:
Daniel Robinson, Deputy County Attorney

AN ORDINANCE AMENDING
ARTICLE 5 OF CHAPTER 3 OF THE FAIRFAX COUNTY CODE, RELATING TO FILING OF FINANCIAL DISCLOSURES

Draft of September 23, 2026

AN ORDINANCE to amend the Fairfax County Code by amending and readopting Section 3-5-2.1, relating to Filing of Financial Disclosures.

Be it ordained by the Board of Supervisors of Fairfax County:

1. That Section 3-5-2.1 of the Fairfax County Code is amended and readopted as follows:

CHAPTER 3 – County Employees.

Article 5. – Financial Disclosures.

Section 3-5-2.1. Disclosures of Financial Interest.

(a) As a condition to assuming or holding office or employment, members appointed by the Board of Supervisors to the following entities shall file a disclosure statement of their personal interests and other information as is specified in the form or forms identified in Virginia Code §§ 2.2-3115 and 2.2-3117 at such times and for such periods as is required by state law: (1) the Planning Commission, (2) the Board of Zoning Appeals, (3) the Fairfax County Economic Development Authority, (4) the Fairfax County Industrial Development Authority, (5) the Fairfax County Library Board, (6) the Fairfax County Employees' Retirement System Board of Trustees, (7) the Fairfax County Police Officers Retirement System Board of Trustees, (8) the Fairfax County Uniformed Retirement System Board of Trustees, (9) the Fairfax County Park Authority, (10) the Fairfax County Redevelopment and Housing Authority, (11) the Fairfax County Water Authority, (12) the Mosaic District Community Development Authority, (13) the Fairfax County Wetlands Board, and (14) the Upper Occoquan Sewage Authority.

No person described in this subsection shall enter office and participate or vote as a member of any board, authority, or commission until a completed disclosure form, as required by this subsection, has been filed in accordance with Virginia Code § 2.2-3115. For purposes of this subsection, the word "appointment" shall include any person who is appointed directly by the Board of Supervisors or any person whose appointment is confirmed after being elected, nominated, or recommended by any community group or group of employees for any of the boards, authorities, and commissions listed above.

(b) As a condition to assuming or holding office or employment, the following persons shall file a disclosure statement of their personal interests and other information as is specified on the form or forms identified in Virginia Code §§ 2.2-3115 and 2.2-3117 at such times and for such periods as is required by state law: the County Executive, all Deputy County Executives, the County Attorney and all deputy, senior assistant, and assistant county attorneys, all County

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Department heads, and County employees who hold positions classified at or above the following pay grades: A-1, M-1, S-33, P-27, F-29, and 0-28, except psychiatrists who are employed as such by the Fairfax-Falls Church Community Services Board.

(c) As a condition to assuming or holding employment, the following employees also shall file a disclosure statement of their personal interests and other information as is specified on the form or forms identified in Virginia Code §§ 2.2-3115 and 2.2-3117 at such times and for such periods as is required by state law:

(1) Health Department: Public Health Laboratory Director.

(2) Department of Finance: The Insurance Manager.

(3) Department of Transportation: All Transportation Planners V; all Engineers V.

(4) Retirement Administration Agency: All Senior Investment Managers.

(d) The individuals listed in subsections (a), (b) and (c) shall file a completed disclosure form, as required by subsections (a), (b) and (c), in accordance with Virginia Code § 2.2-3115 on or before the day such office or position of employment is assumed.

(e) The County Executive is hereby authorized and directed to issue procedural memoranda governing the administration of the filing of the Statement of Economic Interests forms identified in Virginia Code § 2.2-3117, the financial disclosure forms identified in Virginia Code § 2.2-3118, and the real estate disclosure forms required under Virginia Code § 2.2-3115(G). The procedural memoranda shall address the filing of such forms by any individual required to file by this Article, by designation by the Board of Supervisors or by state law.

2. That the provisions of this ordinance are severable, and if any provision of this ordinance or any application thereof is held invalid, that invalidity will not affect the other provisions or applications of this ordinance that can be given effect without the invalid provision or application.

3. That this Ordinance will become effective on January 1, 2027.

GIVEN under my hand this _____ day of _____, 2026

_____

Jill G. Cooper
Clerk to the Board of Supervisors

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Board Agenda Item
October 27, 2026

ADMINISTRATIVE – 2

Authorization to Advertise a Public Hearing to Consider an Ordinance to Amend and Readopt Fairfax County Code Sections 7-2-5, 7-2-6, and 7-2-13, to Divide and Create Precincts in Hunter Mill and Dranesville Districts; Move Polling Places in Mason and Providence Districts; and Adjust Precinct Boundaries in Hunter Mill, Providence, and Sully Districts (Hunter Mill, Dranesville, Mason, Providence, and Sully Districts)

ISSUE:
Authorization to advertise a public hearing to consider an ordinance that proposes to amend and readopt Fairfax County Code Sections 7-2-5, 7-2-6, and 7-2-13 to divide Cameron Glen precinct and adjust the boundary of Reston #1 precinct to create a new precinct, Reston #4, in Hunter Mill District; divide Coates precinct to create a new precinct, Coppermine, in Dranesville District; move the polling places for Skyline and Holmes precincts in Mason District; move the polling place for Tysons precinct in Providence District; adjust precinct boundaries between Tysons and Jones Branch precincts in Providence District; and adjust the precinct boundaries between Green Trails and Old Mill precincts in Sully District.

RECOMMENDATION:
The County Executive recommends that the Board authorize the advertisement of a public hearing on Tuesday, December 8, 2026, at 4:30 p.m. to consider this ordinance.

TIMING:
Board action is requested on October 27, 2026, to provide sufficient time to advertise the proposed public hearing for adoption of this ordinance on December 8, 2026, at 4:30 p.m.

BACKGROUND:
The Virginia Code permits the governing body of each county and city to establish by ordinance as many precincts as it deems necessary with one polling place for each precinct. The Board of Supervisors is authorized to change polling place locations subject to the requirements of Virginia Code §§ 24.2-307, -310, and -310.1.

Virginia Code § 24.2-129 also requires that certain “covered practices” go through either a statutorily specified public comment process or receive a Certification of No Objection from the Attorney General before the practices can be given effect. The public comment process takes a minimum of 75 days to complete, while the Attorney General

process takes a maximum of 60 days to complete. Among the “covered practices” identified are any changes that adjust precinct boundaries or relocate polling places in the County. The Board must first adopt an ordinance making the boundary and polling place changes. If and after the Board adopts the ordinance, the County Attorney will file a request for a Certification of No Objection with the Virginia Attorney General, in accordance with Virginia Code § 24.2-129(D).

In Hunter Mill District, staff recommend dividing Cameron Glen precinct and adjusting the boundary of Reston #1 precinct, both of which currently have over 5,400 registered voters. This proposal will create a new precinct to be named “Reston #4,” and its polling place will be established at the Reston Teen Center located at 12196 Sunset Hills Road, Reston. The new precinct is expected to have 2,449 voters, reducing the size of Cameron Glen precinct by 2,021 voters, and Reston #1 precinct by 428 voters. The polling place for Cameron Glen voters will remain at the North County Human Services Building. The polling place for Reston #1 voters will remain at Lake Anne Elementary School.

In Dranesville District, staff recommend dividing Coates precinct which currently has over 7,500 voters. This proposal will create a new precinct to be named “Coppermine,” and its polling place will be established at the Floris United Methodist Church, 13600 Frying Pan Road, Herndon. The new precinct will reduce the size of Coates precinct by approximately 2,200 voters. The polling place for Coates voters will remain at Coates Elementary School.

In Mason District, staff recommend moving the polling place for Skyline precinct from Minnie H. Peyton Community Center at Bailey’s, 5920 Summers Lane, Falls Church, to Arlington Moose Lodge #1315, 5710 Scoville Street, Falls Church, to provide voters in Skyline precinct a polling place more proximate to the precinct boundaries. This change will remove one of the co-located precincts from the Minnie H. Peyton Community Center at Bailey’s, thus relieving parking congestion, and providing more flexibility at the center for choosing a voting room location. Also, in Mason District, with the anticipated completion of HVAC repair in early 2027, staff recommend returning the polling place for Holmes precinct from Bailey’s Elementary School, 6111 Knollwood Drive, Falls Church, to the Culmore Community Library, 6101 Knollwood Drive, Falls Church.

In Providence District, staff recommend adjusting the boundaries of Tysons and Jones Branch precinct to move approximately 460 voters from Tysons to Jones Branch precinct because they live within walking distance of the Providence Committee Meeting Room, the polling place for Jones Branch precinct. Additionally, staff recommend moving the polling place for Tysons precinct currently located at The PARC at Tysons, 8508 Leesburg Pike, Vienna, to Boro Station, 1775 Greensboro Station Place, McLean. The PARC at Tysons has closed and therefore will no longer be available for voting.

In Sully District, staff recommend adjusting the precinct boundary between Green Trails and Old Mill precincts to move 27 voters from Green Trails precinct to Old Mill precinct. This small section of Green Trails precinct was created after the decennial redistricting in 2010. Relocating these 27 voters to Old Mill is expected to improve accessibility because these voters live closer to the Old Mill polling place, Centreville United Methodist Church, than to the Green Trails polling place, Centreville Elementary School. Additionally, the widening of Sully Road (Route 28) to six lanes and the installation of sound barrier walls that now impede access to Centreville Elementary School for these voters.

EQUITY IMPACT:
None.

FISCAL IMPACT:
Each new precinct is estimated to have a one-time cost of $29,653 and annual recurring costs of $9,224, resulting in a first-year total of $38,877 per precinct, or $77,754 for the two new precincts.

ENCLOSED DOCUMENTS:
Attachment 1: Virginia Code Pertaining to Election Precincts and Polling Places
Attachment 2: Summary of Proposed Precinct and Polling Place Changes
Attachment 3: Descriptions and Maps of Proposed Precinct and Polling Place Changes
Attachment 4: Proposed Ordinance

STAFF:
Ellicia Seard-McCormick, Deputy County Executive
Katherine K. Hanley, Chairman of the Fairfax County Electoral Board
Beth Dixon Methfessel, Clerk to the Fairfax County Electoral Board

ASSIGNED COUNSEL:
Martin R. Desjardins, Assistant County Attorney

§ 24.2-129. Covered practices; actions required prior to enactment or administration.

A. For the purposes of this section:

"Certification of no objection" means a certification issued by the Attorney General that there is no objection to the enactment or administration of a covered practice by a locality because the covered practice neither has the purpose or effect of denying or abridging the right to vote based on race or color or membership in a language minority group nor will result in the retrogression in the position of members of a racial or ethnic group with respect to their effective exercise of the electoral franchise.

"Covered practice" means:

1. Any change to the method of election of members of a governing body or an elected school board by adding seats elected at large or by converting one or more seats elected from a single-member district to one or more at-large seats or seats from a multi-member district;

2. Any change, or series of changes within a 12-month period, to the boundaries of the locality that reduces by more than five percentage points the proportion of the locality's voting age population that is composed of members of a single racial or language minority group, as determined by the most recent American Community Survey data;

3. Any change to the boundaries of election districts or wards in the locality, including changes made pursuant to a decennial redistricting measure;

4. Any change that restricts the ability of any person to provide interpreter services to voters in any language other than English or that limits or impairs the creation or distribution of voting or election materials in any language other than English; or

5. Any change that reduces the number of or consolidates or relocates polling places in the locality, except where permitted by law in the event of an emergency.

"Voting age population" means the resident population of persons who are 18 years of age or older, as determined by the most recent American Community Survey data available at the time any change to a covered practice is published pursuant to subsection B.

B. Prior to enacting or seeking to administer any voting qualification or prerequisite to voting, or any standard, practice, or procedure with respect to voting, that is a covered practice, the governing body shall cause to be published on the official website for the locality the proposed covered practice and general notice of opportunity for public comment on the proposed covered practice. The governing body shall also publicize the notice through press releases and such other media as will best serve the purpose and subject involved. Such notice shall be made at least 45 days in advance of the last date prescribed in the notice for public comment.

Public comment shall be accepted for a period of no fewer than 30 days. During this period, the governing body shall afford interested persons an opportunity to submit data, views, and arguments in writing by mail, fax, or email, or through an online public comment forum on the official website for the locality if one has been established. The governing body shall conduct at least one public hearing during this period to receive public comment on the proposed covered practice.

The governing body may make changes to the proposed covered practice in response to public comment received. If doing so, the revised covered practice shall be published and public

comment shall be accepted in accordance with this subsection, except the public comment period shall be no fewer than 15 days.

C. Following the public comment period or periods prescribed in subsection B, the governing body shall publish the final covered practice, which shall include a plain English description of the practice and the text of an ordinance giving effect to the practice, maps of proposed boundary changes, or other relevant materials, and notice that the covered practice will take effect in 30 days. During this 30-day waiting period, any person who will be subject to or affected by the covered practice, or any organization whose membership includes persons who will be subject to or affected by the covered practice, may challenge in the circuit court of the locality where the covered practice is to be implemented the covered practice as (i) having the purpose or effect of denying or abridging the right to vote on the basis of race or color or membership in a language minority group or (ii) resulting in the retrogression in the position of members of a racial or ethnic group with respect to their effective exercise of the electoral franchise. In such action, the court may, in its discretion, allow a private plaintiff a reasonable attorney fee as part of the costs, if such plaintiff is the prevailing party.

D. The governing body of a locality seeking to administer or implement a covered practice, in lieu of following the provisions of subsections B and C, may submit the proposed covered practice to the Office of the Attorney General for issuance of a certification of no objection. Such practice shall not be given effect until the Attorney General has issued such certification. A certification of no objection shall be deemed to have been issued if the Attorney General does not interpose an objection within 60 days of the governing body's submission or if, upon good cause shown and to facilitate an expedited approval within 60 days of the governing body's submission, the Attorney General has affirmatively indicated that no such objection will be made. An affirmative indication by the Attorney General that no objection will be made or the absence of an objection to the covered practice by the Attorney General shall not bar a subsequent action to enjoin enforcement of such qualification, prerequisite, standard, practice, or procedure.

2021, Sp. Sess. I, cc. 528, 533; 2026, c. 717.

§ 24.2-307 (in part). Requirements for county and city precincts.

The governing body of each county and city shall establish by ordinance as many precincts as it deems necessary. Each governing body is authorized to increase or decrease the number of precincts and alter precinct boundaries subject to the requirements of this chapter.

At the time any precinct is established, it shall have no more than 5,000 registered voters. The general registrar shall notify the governing body whenever the number of voters who voted in a precinct in an election for President of the United States exceeds 4,000. Within six months of receiving the notice, the governing body shall proceed to revise the precinct boundaries, and any newly established or redrawn precinct shall have no more than 5,000 registered voters.

At the time any precinct is established, each precinct in a county shall have no fewer than 100 registered voters and each precinct in a city shall have no fewer than 500 registered voters.

Each precinct shall be wholly contained within a single congressional district, Senate district, House of Delegates district, and election district used for the election of one or more members of the governing body or school board for the county or city.

The governing body shall establish by ordinance one polling place for each precinct.

Code 1950, §§ 24-45, 24-46; 1954, c. 375; 1956, c. 378; 1962, cc. 185, 536; 1970, c. 462, §§ 24.1-36, 24.1-37; 1971, Ex. Sess., c. 119; 1976, c. 616; 1977, c. 30; 1978, c. 778; 1980, c. 639; 1992, c. 445; 1993, c. 641; 1999, c. 515; 2020, c. 1268.

§ 24.2-310. Requirements for polling places.

A. The polling place for each precinct shall be located within the county or city and either within the precinct or within one mile of the precinct boundary, unless a waiver has been granted pursuant to subsection G. The polling place for a county precinct may be located within a city (i) if the city is wholly contained within the county election district served by the precinct or (ii) if the city is wholly contained within the county and the polling place is located on property owned by the county. The polling place for a town precinct may be located within one mile of the precinct and town boundary. For town elections held in November, the town shall use the polling places established by the county for its elections.

B. The governing body of each county, city, and town shall provide funds to enable the general registrar to provide adequate facilities at each polling place for the conduct of elections. Each polling place shall be located in a public building whenever practicable. If more than one polling place is located in the same building, each polling place shall be located in a separate room or separate and defined space.

C. Polling places shall be accessible to qualified voters as required by the provisions of the Virginians with Disabilities Act (§ 51.5-1 et seq.), the Voting Accessibility for the Elderly and Handicapped Act (52 U.S.C. § 20101 et seq.), and the Americans with Disabilities Act relating to public services (42 U.S.C. § 12131 et seq.). The State Board shall provide instructions to the local electoral boards and general registrars to assist the localities in complying with the requirements of the Acts.

D. If an emergency makes a polling place unusable or inaccessible, the electoral board or the general registrar shall provide an alternative polling place and give notice of the change in polling place, including to all candidates, or such candidate's campaign, appearing on the ballot to be voted at the alternative polling place, subject to the prior approval of the State Board. The general registrar shall provide notice to the voters appropriate to the circumstances of the emergency. For the purposes of this subsection, an "emergency" means a rare and unforeseen combination of circumstances, or the resulting state, that calls for immediate action.

E. It shall be permissible to distribute campaign and referendum materials on the election day on the property on which a polling place is located and outside of the building containing the room where the election is conducted except as specifically prohibited by law including, without limitation, the prohibitions of § 24.2-604 and the establishment of the "Prohibited Area" within 40 feet of any entrance to the polling place. However, and notwithstanding the provisions of clause (i) of subsection A of § 24.2-604, and upon the approval of the local electoral board, campaign and referendum materials may be distributed outside the polling place and inside the structure where the election is conducted, provided that the "Prohibited Area" (i) includes the area within the structure that is beyond 40 feet of any entrance to the polling place and the area within the structure that is within 40 feet of any entrance to the room where the election is conducted and (ii) is maintained and enforced as provided in § 24.2-604. The local electoral board may approve campaigning activities inside the building where the election is conducted when an entrance to the building is from an adjoining building, or if establishing the 40-foot prohibited area outside the polling place would hinder or delay a qualified voter from entering or leaving the building.

F. Any local government, local electoral board, or the State Board may make monetary grants to any non-governmental entity furnishing facilities under the provisions of § 24.2-307 or 24.2-308 for use as a polling place. Such grants shall be made for the sole purpose of meeting the accessibility requirements of this section. Nothing in this subsection shall be construed to obligate any local government, local electoral board, or the State Board to appropriate funds to any non-governmental entity.

G. The general registrar or the governing body of the locality may request from the Department of Elections a waiver to establish a polling place that does not meet the location requirements of subsection A in the event that there is no suitable building that could be used within the precinct or within one mile of the precinct boundary. The Department shall grant such a waiver and may impose any conditions on the waiver that it deems necessary or appropriate to ensure accessibility and security of the polling place and compliance with any other requirements of state or federal law.

Code 1950, §§ 24-45, 24-46, 24-171, 24-179 through 24-181; 1954, c. 375; 1956, c. 378; 1962, cc. 185, 536; 1970, c. 462, §§ 24.1-36, 24.1-37, 24.1-92, 24.1-97; 1971, Ex. Sess., c. 119; 1976, c. 616; 1977, c. 30; 1978, c. 778; 1980, c. 639; 1981, c. 425; 1984, c. 217; 1985, c. 197; 1986, c. 558; 1992, c. 445; 1993, cc. 546, 641; 1994, c. 307; 2003, c. 1015; 2004, c. 25; 2005, c. 340; 2008, cc. 113, 394; 2010, cc. 639, 707; 2012, cc. 488, 759; 2016, cc. 18, 492; 2022, c. 5; 2025, c. 584.

§ 24.2-310.1. Polling places; additional requirement.

The requirement stated in this section shall be in addition to requirements stated in §§ 24.2-307, 24.2-308, and 24.2-310, including the requirement that polling places be located in public buildings whenever practical. No polling place shall be located in a building which serves primarily as the headquarters, office, or assembly building for any private organization, other than an organization of a civic, educational, religious, charitable, historical, patriotic, cultural, or similar nature, unless the State Board has approved the use of the building because no other building meeting the accessibility requirements of this title is available.

1993, c. 904, § 24.1-37.1; 1993, c. 641.

Attachment 2

DECEMBER 2026 SUMMARY OF PRECINCT AND POLLING PLACE CHANGES

SUPERVISOR DISTRICT	OLD PRECINCT(S)	REGISTERED VOTERS*	OLD POLLING PLACE(S)	NEW PRECINCT(S)	PROJECTED REGISTERED VOTERS	NEW POLLING PLACE(S)	NOTES ON CHANGES
HUNTER MILL	238 Cameron Glen 208 Reston #1	5,484 5,445	North County Human Services Building Lake Anne Elementary School	238 Cameron Glen 208 Reston #1 246 Reston #4	3,463 5,017 2,449	North County Human Services Building Lake Anne Elementary School Reston Teen Center	Divide Cameron Glen precinct and adjust boundary with Reston #1 precinct to create Reston #4 precinct.
DRANESVILLE	332 Coates	7,571	Coates Elementary School	332 Coates 333 Coppermine	5,366 2,205	Coates Elementary School Floris United Methodist Church	Divide Coates precinct to create Coppermine precinct
MASON	520 Skyline	3,391	Minnie H. Peyton Community Center at Bailey's	520 Skyline	3,391	Arlington Moose Lodge #1315	Move Skyline polling place to eliminate co-located precincts at Minnie Peyton CC
MASON	506 Holmes	887	Bailey's Elementary School	506 Holmes	887	Culmore Community Library	Move polling place back to library since HVAC repair is complete.
PROVIDENCE	738 Jones Branch 731 Tysons	2,898 3,750	Providence Committee Meeting Room The PARC	738 Jones Branch 731 Tysons	3,362 3,286	Providence Committee Meeting Room Boro Station	Readjust Tysons and Jones Branch precinct boundaries; move polling place for Tysons precinct
SULLY	925 Old Mill 919 Green Trails	2,107 5,025	Centreville United Methodist Church Centreville Elementary School	925 Old Mill 919 Green Trails	2,134 4,998	Centreville United Methodist Church Centreville Elementary School	A boundary adjustment to move a small section of Green Trails precinct (27 voters) into Old Mill precinct to provide voters with a more accessible polling place

***** VERIS registered voters as of 09/14/2026 - Reports Library_Statistics_Registrant_Counts_By_Locality

Commonwealth of Virginia

COUNTY OF FAIRFAX

HUNTER MILL District

PRECINCT: **208 RESTON #1**

CONGRESSIONAL DISTRICT: **11**

VIRGINIA SENATORIAL DISTRICT: **38**

HOUSE OF DELEGATES DISTRICT: **7**

DESCRIPTION:

Beginning at the intersection of Reston Parkway and Baron Cameron Avenue, thence with Baron Cameron Avenue in a northeasterly direction to its intersection with Village Road, thence with Village Road in a southeasterly direction to its intersection with North Shore Drive, thence with North Shore Drive in a generally southwesterly direction to its intersection with Fairway Drive, thence with Fairway Drive in a southerly, then easterly direction to its intersection with Wiehle Avenue, thence with Wiehle Avenue in a southerly direction to its intersection with the Washington Dulles Access and Toll Road, thence with the Washington Dulles Access and Toll Road in a westerly direction to its intersection with ~~Reston Parkway, thence with Reston Parkway in a northerly direction to its intersection with Sunset Hills Road, thence with Sunset Hills Road in an easterly direction~~ Dominion Energy's utility easement thence with Dominion Energy's utility easement in a northerly direction to its intersection with the service road of Plaza American Drive, thence with the service road of Plaza American Drive in a northerly direction to its intersection with Sunset Hills Road, thence with Sunset Hills Road in a westerly direction to its intersection with American Dream Way, thence with American Dream Way in a northerly, then westerly direction to its intersection with Old Reston Avenue, thence with Old Reston Avenue in a northwesterly direction to its intersection with Temporary Road, thence with Temporary Road in a westerly direction to its intersection with Reston Parkway, thence with Reston Parkway in a northerly direction to its intersection with Baron Cameron Avenue, point of beginning

POLLING PLACE: Lake Anne Elementary School
11510 North Shore Dr, Reston

NOTES: Established 1971
Precinct description revised and readopted – March 2003
Precinct divided – January 2008
Congressional District changed from 8th to 11th – January 2012
Senatorial and House Districts changed – December 2021
Boundary adjusted to create Reston #4 – December 2026

Commonwealth of Virginia

COUNTY OF FAIRFAX

HUNTER MILL District

PRECINCT: **238 CAMERON GLEN**

CONGRESSIONAL DISTRICT: **11**

VIRGINIA SENATORIAL DISTRICT: **38**

HOUSE OF DELEGATES DISTRICT: **7**

DESCRIPTION:

Beginning at the intersection of the east corporate boundary of the Town of Herndon and Baron Cameron Avenue, thence with Baron Cameron Avenue in a easterly direction to its intersection with Reston Parkway, thence with Reston Parkway in a southerly direction to its intersection with Temporary Road, thence with Temporary Road in an easterly direction to its intersection with Old Reston Avenue, thence with Old Reston Avenue in a southeasterly direction to its intersection Sunset Hills Road, thence with Sunset Hills Road in a westerly direction to its intersection with Reston Parkway, thence with Reston Parkway in a southerly direction to its intersection with the Washington Dulles Access and Toll Road, thence with the Washington Dulles Access and Toll Road in a westerly direction to its intersection Market Street, thence with Market Street in a westerly direction to its intersection with Town Center Parkway, thence with Town Center Parkway in a northerly direction to its intersection with New Dominion Parkway, thence with New Dominion Parkway in a westerly direction to its intersection with the east corporate boundary of the Town of Herndon, thence with the corporate boundary of the Town of Herndon in a northeasterly direction (along the Fairfax County Parkway) to its intersection with Baron Cameron Avenue, point of beginning

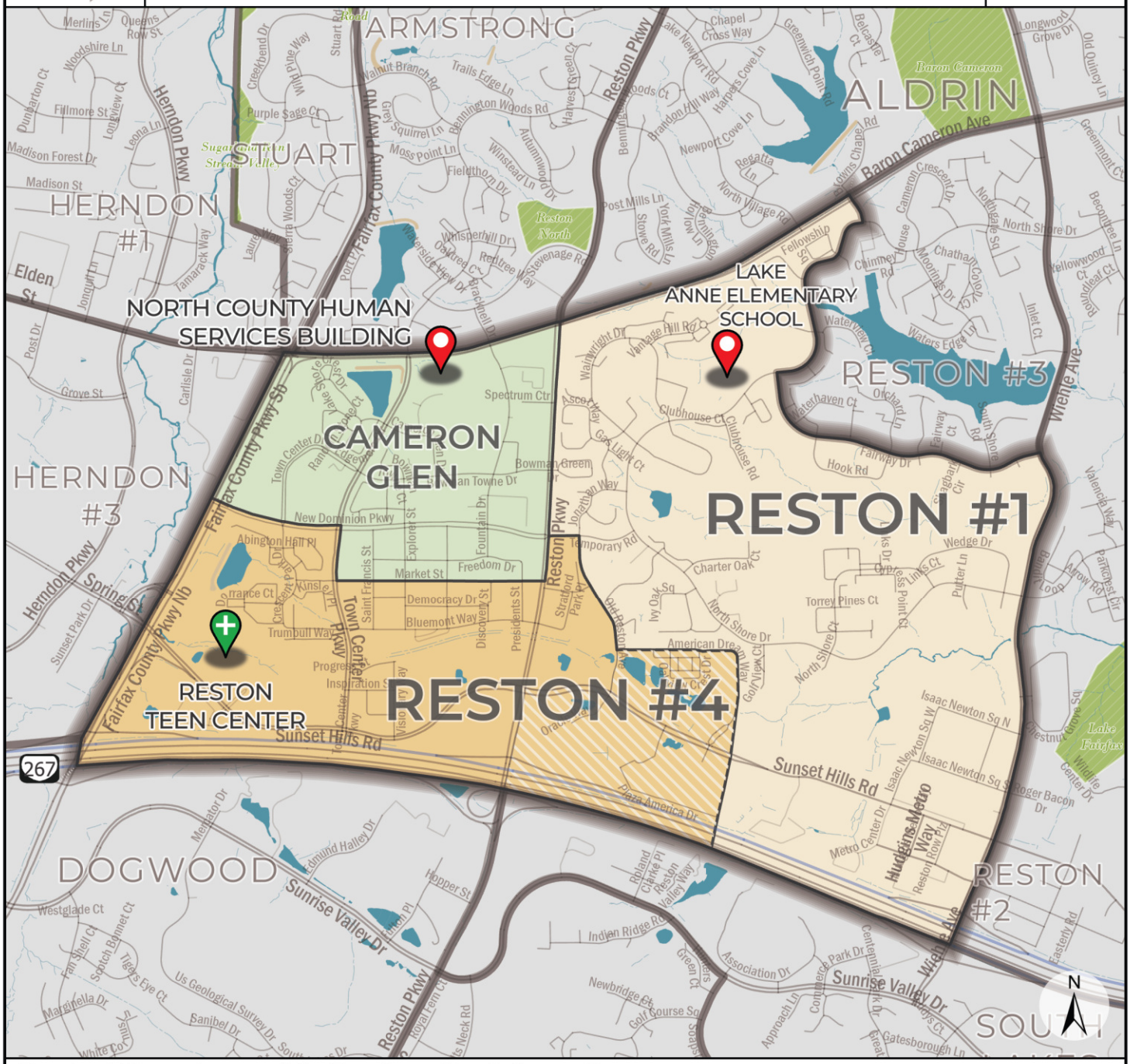
POLLING PLACE: North County Human Services Building
1850 Cameron Glen Dr, Reston

NOTES: Established January 2008
Congressional District changed from 8th to 11th – January 2012
Senatorial and House Districts changed – December 2021
Precinct divided to create Reston #4 – December 2026

Commonwealth of Virginia

County of Fairfax

Hunter Mill District



Precinct Boundary and Polling Location Information

December 2026

- Remaining Cameron Glen Precinct Boundary
- Remaining Reston #1 Precinct Boundary
- Proposed Reston #4 Precinct Boundary
- Portion of Reston #4 that was previously Reston #1
- Reston Teen Center - 12196 Sunset Hill Road, Reston, 20190
- Polling Locations - No Changes

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Miles

Commonwealth of Virginia

COUNTY OF FAIRFAX

HUNTER MILL District

PRECINCT: **246 RESTON #4**

CONGRESSIONAL DISTRICT: **11**

VIRGINIA SENATORIAL DISTRICT: **38**

HOUSE OF DELEGATES DISTRICT: **7**

DESCRIPTION:

Beginning at the intersection of the east corporate boundary of the Town of Herndon and New Dominion Parkway, thence with New Dominion Parkway in an easterly direction to its intersection with Town Center Parkway, thence with Town Center Parkway in a southerly direction to its intersection with Market Street, thence with Market Street in a westerly direction to its intersection with the Reston Parkway, thence with the Reston Parkway in a northerly direction to its intersection with Temporary Road, thence with Temporary Road in an easterly direction to its intersection with Old Reston Avenue, thence with Old Reston Avenue in a southeasterly direction to its intersection with American Dream Way, thence with American Dream Way in an easterly, then southerly direction to its intersection with Sunset Hills Road, thence with Sunset Hills Road in an easterly direction to its intersection with the service road of Plaza American Drive, thence with the service road of Plaza American Drive to its intersection with Dominion Energy's utility easement, thence with the Dominion Energy's utility easement to its intersection with the Washington Dulles Access and Toll Road, thence with the Washington Dulles Access and Toll Road in a westerly direction to its intersection with the east corporate boundary of the Town of Herndon, thence with the corporate boundary of the Town of Herndon in a northeasterly direction (along the Fairfax County Parkway) to its intersection with New Dominion Parkway, point of beginning

POLLING PLACE: Reston Teen Center
12196 Sunset Hills Road, Reston

NOTES: Established December 2026

Commonwealth of Virginia

COUNTY OF FAIRFAX

DRANESVILLE District

PRECINCT:	**332 COATES**
CONGRESSIONAL DISTRICT:	**11**
VIRGINIA SENATORIAL DISTRICT:	**38**
HOUSE OF DELEGATES DISTRICT:	**8**

DESCRIPTION:

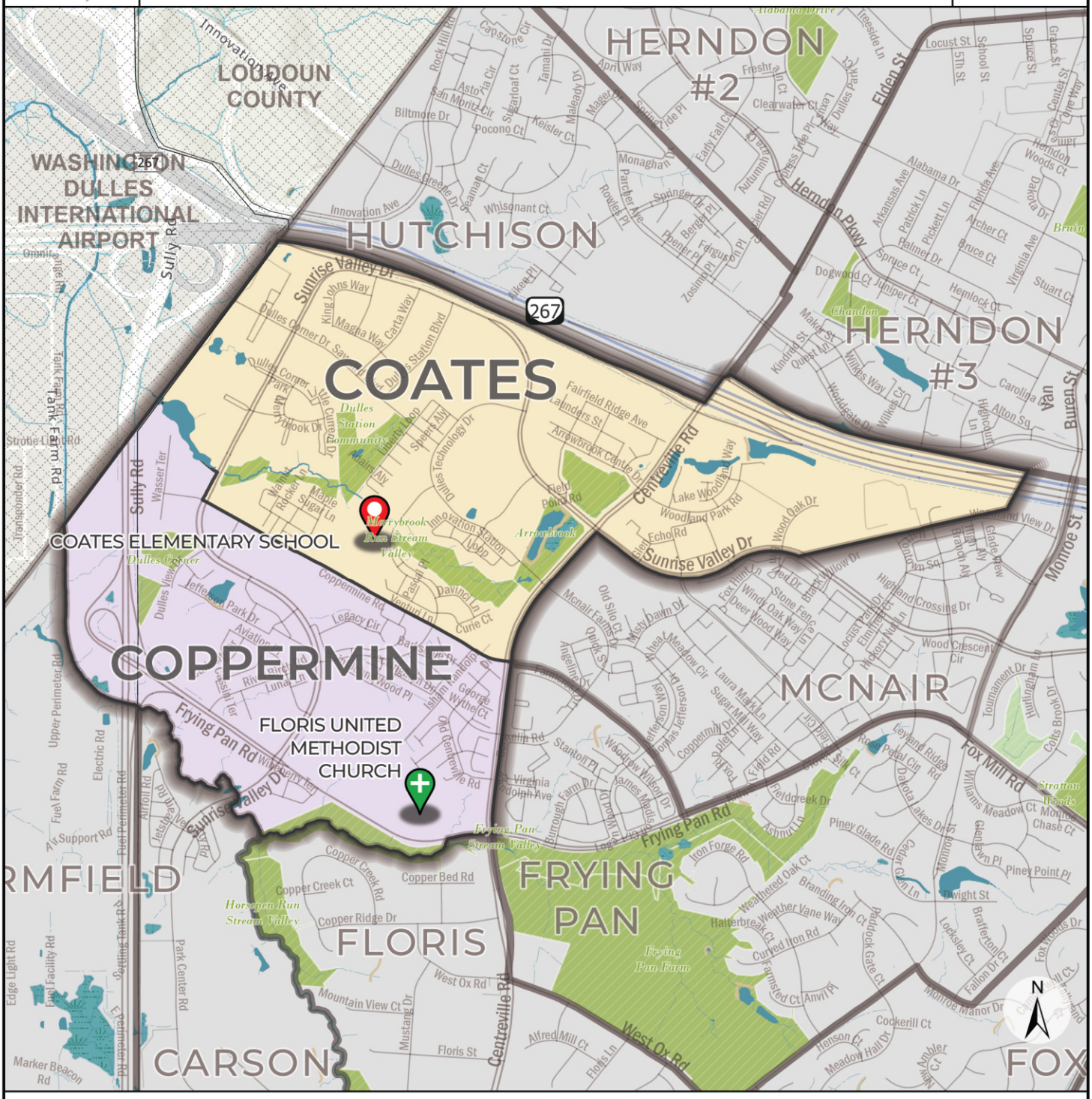
Beginning at the intersection of the Loudoun County/Fairfax County Line and the Washington Dulles Access and Toll Road, thence with the Washington Dulles Access and Toll Road in an easterly direction to its intersection with the south corporate boundary of the Town of Herndon at Centreville Road, thence with the corporate boundary of the Town of Herndon in an easterly direction to its intersection with the Virginia Power Easement, thence with the Virginia Power Easement in a southwesterly direction to its intersection with Sunrise Valley Drive, thence with Sunrise Valley Drive in a generally westerly direction to its intersection with Centreville Road, thence with Centreville Road in a southwesterly direction to its intersection <u>with Coppermine Road, thence with Coppermine Road in a northwesterly direction to its intersection with Sunrise Valley Drive, thence with Sunrise Valley Drive in a northeasterly direction to its intersection with a tribuary of Horsepen Run (stream), thence with the meanders of the tributary of Horsepen Run in a northwesterly direction to its intersection</u> with the Loudoun County/Fairfax County Line, thence with the Loudoun County/Fairfax County Line in a northeasterly direction to its intersection with the Washington Dulles Access and Toll Road, point of beginning

POLLING PLACE:	Coates Elementary School 2480 River Birch Rd, Herndon
NOTES:	Established January 2009 Polling place relocated and precinct renamed – March 2010 Precinct moved from Hunter Mill District to Dranesville District – April 2011 Congressional District changed from 10th to 11th – January 2012 Senatorial and House Districts changed – December 2021 <u>Precinct divided to create Coppermine precinct – December 2026</u>

Commonwealth of Virginia

County of Fairfax

Dranesville District



Proposed Coppermine Precinct Boundary

Floris United Methodist Church - 13600 Frying Pan Road

Remaining Coates Precinct Boundary

Coates Elementary School - 2480 River Birch Road

December 2026

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Miles

Commonwealth of Virginia

COUNTY OF FAIRFAX

DRANESVILLE District

PRECINCT:	**333 COPPERMINE**
CONGRESSIONAL DISTRICT:	**11**
VIRGINIA SENATORIAL DISTRICT:	**38**
HOUSE OF DELEGATES DISTRICT:	**8**

Beginning at the intersection of Centreville Road and Coppermine Road, thence with Centreville Road in a southerly direction to its intersection with Frying Pan Road, thence with Frying Pan Road in a westerly direction to its intersection with Frying Pan Branch (stream), thence with the meanders of Frying Pan Branch in a westerly direction to its intersection with Horsepen Run (stream), thence with the meanders of Horsepen Run in a northwesterly direction to its intersection with the Loudoun County/Fairfax County Line, thence with the Loudoun County/Fairfax County Line in a northeasterly direction to its intersection with a tribuary of Horsepen Run (stream), thence with the meanders of the tributary of Horsepen Run in a southeasterly direction to its intersection with Sunrise Valley Drive, thence with Sunrise Valley Drive in a southeasterly direction to its intersection with Coppermine Road, thence with Coppermine Road in a southeasterly direction to its intersection with Centreville Road, point of beginning

POLLING PLACE: Floris United Methodist Church
13600 Frying Pan Road, Herndon

NOTES: Established December 2026

Commonwealth of Virginia

COUNTY OF FAIRFAX

MASON District

PRECINCT: **506 HOLMES**

CONGRESSIONAL DISTRICT: **8**

VIRGINIA SENATORIAL DISTRICT: **39**

HOUSE OF DELEGATES DISTRICT: **4**

DESCRIPTION:

Beginning at the intersection of Glenmore Drive and Leesburg Pike (Route 7), thence with Leesburg Pike (Route 7) in a southeasterly direction to its intersection with Columbia Pike at Bailey's Crossroads; thence with Columbia Pike in a southwesterly direction to its intersection with Blair Road; thence with Blair Road in a northwesterly direction to its intersection with Beachway Drive; thence with Beachway Drive in a northwesterly direction to its intersection with Nevius Street; thence with Nevius Street in a northeasterly direction to its intersection with Knollwood Drive; thence with Knollwood Drive in a southeasterly direction to its intersection with Glenmore Drive; thence with Glenmore Drive in a northeasterly direction to its intersection with Leesburg Pike (Route 7), the point of beginning.

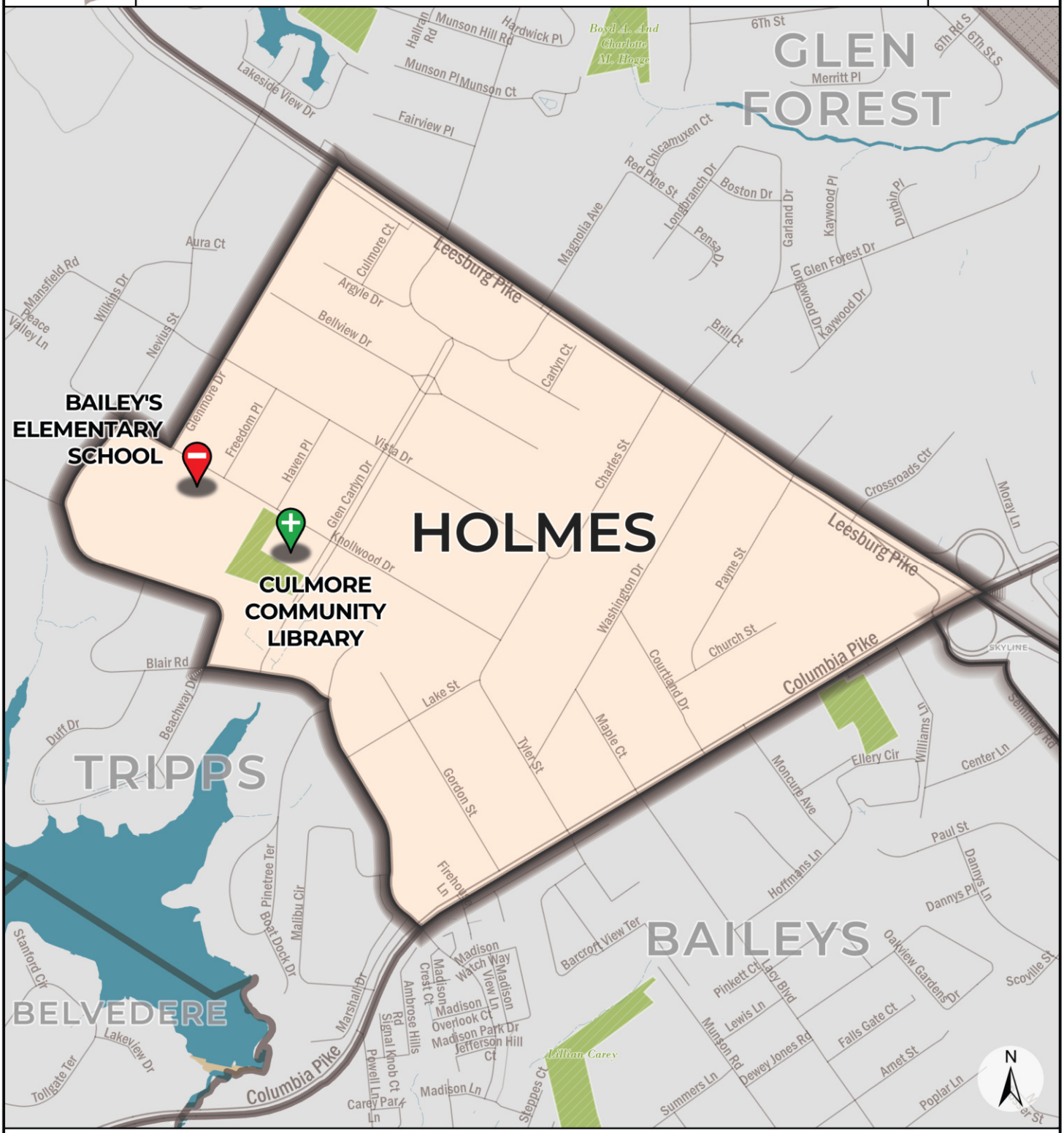
POLLING PLACE: ~~Bailey's Elementary School~~ Culmore Community Library
~~6111 Knollwood Dr, Falls Church~~ 6101 Knollwood Dr, Falls Church

NOTES:
Established July 2011
Precinct combined Holmes No. 1 and Holmes No. 2 – July 2011
Precinct re-divided – November 2014
Polling place moved – December 2015
Senatorial and House Districts changed – December 2021
Precinct combined Holmes #1 and Holmes #2 – March 2022
Precinct boundary adjusted to create Tripps precinct – March 2022
Polling place renamed – July 2024
Emergency relocation of polling place – February 2026
Polling place relocated – May 2026
Polling place moved – December 2026

Commonwealth of Virginia

County of Fairfax

Mason District



Current Precinct Name, Polling Place and Address:

506 Holmes, Bailey's Elementary School, 6111 Knollwood Dr.

Proposed Precinct Name, Polling Place and Address:

506 Holmes, Culmore Community Library, 6101 Knollwood Dr.

December 2026

0 0.1 0.2

Miles

Commonwealth of Virginia

COUNTY OF FAIRFAX

MASON District

PRECINCT: **520 SKYLINE**

CONGRESSIONAL DISTRICT: **8**

VIRGINIA SENATORIAL DISTRICT: **39**

HOUSE OF DELEGATES DISTRICT: **4**

DESCRIPTION:

Beginning at the intersection of Seminary Road and Leesburg Pike (Route 7) thence with Leesburg Pike in a southeasterly direction to its intersection with South George Mason Drive, thence with South George Mason Drive in a southwesterly direction to its intersection with an unnamed parking lot access road along the southwestern boundary of the Skyline Plaza property, thence with the access road and a projection of the access road along the Skyline Plaza property line in a southeasterly direction to its intersection with the corporate boundary of the City of Alexandria, thence with the Corporate Boundary of the City of Alexandria in a southwesterly direction to its intersection with Seminary Road, thence with Seminary Road in a generally northwesterly direction to its intersection with Leesburg Pike, point of beginning.

POLLING PLACE: ~~Minnie H. Peyton Community Center at Bailey's~~ Arlington Moose Lodge #1315 ~~5920 Summers Ln, Falls Church~~ 5710 Scoville Street, Falls Church

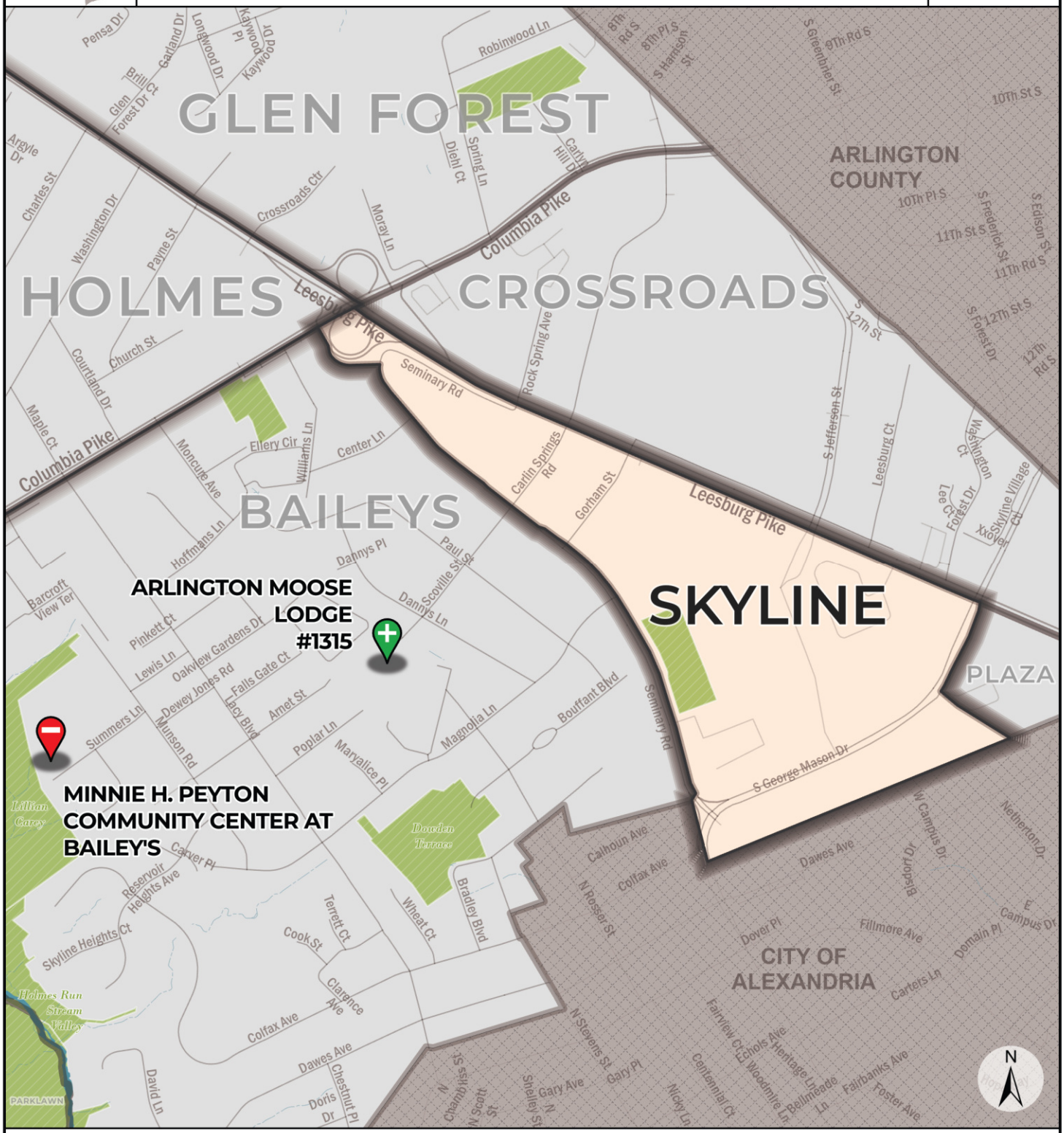
NOTES:

Established July 1981
Polling place moved from Skyline Mall – March 2003
Precinct description revised and readopted – March 2003
Polling place moved – March 2010
Boundary adjusted, polling place moved – July 2011
Senate District changed from 31st to 35th – July 2011
Delegate District changed from 46th to 49th – July 2011
Precinct divided – July 2013
Precinct divided – November 2014
Polling place moved – March 2021
Senatorial and House Districts changed – December 2021
Polling place name changed – July 2024
Polling place moved – December 2026

Commonwealth of Virginia

County of Fairfax

Mason District



Current Precinct Name, Polling Place and Address:

520 Skyline, Minnie H. Peyton Community Center, 5920 Summers Ln.

Proposed Precinct Name, Polling Place and Address:

520 Skyline, Arlington Moose Lodge # 1315, 5710 Scoville St.

December 2026

0 0.1 0.2

Miles

Commonwealth of Virginia

COUNTY OF FAIRFAX

PROVIDENCE District

PRECINCT: **731 TYSONS**

CONGRESSIONAL DISTRICT: **11**

VIRGINIA SENATORIAL DISTRICT: **37**

HOUSE OF DELEGATES DISTRICT: **12**

DESCRIPTION:

Beginning at the intersection of Leesburg Pike (Route 7) and the Washington Dulles Access and Toll Road, thence with the Washington Dulles Access and Toll Road in an easterly direction to its intersection with Spring Hill Road, thence with Spring Hill Road in a southerly and then westerly direction to its intersection with Greensboro Drive, thence with Greensboro Drive in a southerly direction to its intersection with Westpark Drive, thence with Westpark Drive in a northeasterly and then southeasterly and then southerly direction to its intersection with Westbranch Drive, thence with Westbranch Drive in a southwesterly then southerly direction to its intersection ysons Boulevard, thence with Tysons Boulevard in a southerly direction to its intersection with Chain Bridge Road, thence with Chain Bridge Road in a northeasterly direction to its intersection with the Capital Beltway (Interstate 495), thence with the Capital Beltway in a southerly direction to its intersection with Leesburg Pike, thence with Leesburg Pike in a northwesterly direction to its intersection with the Washington Dulles Access and Toll Road, point of beginning.

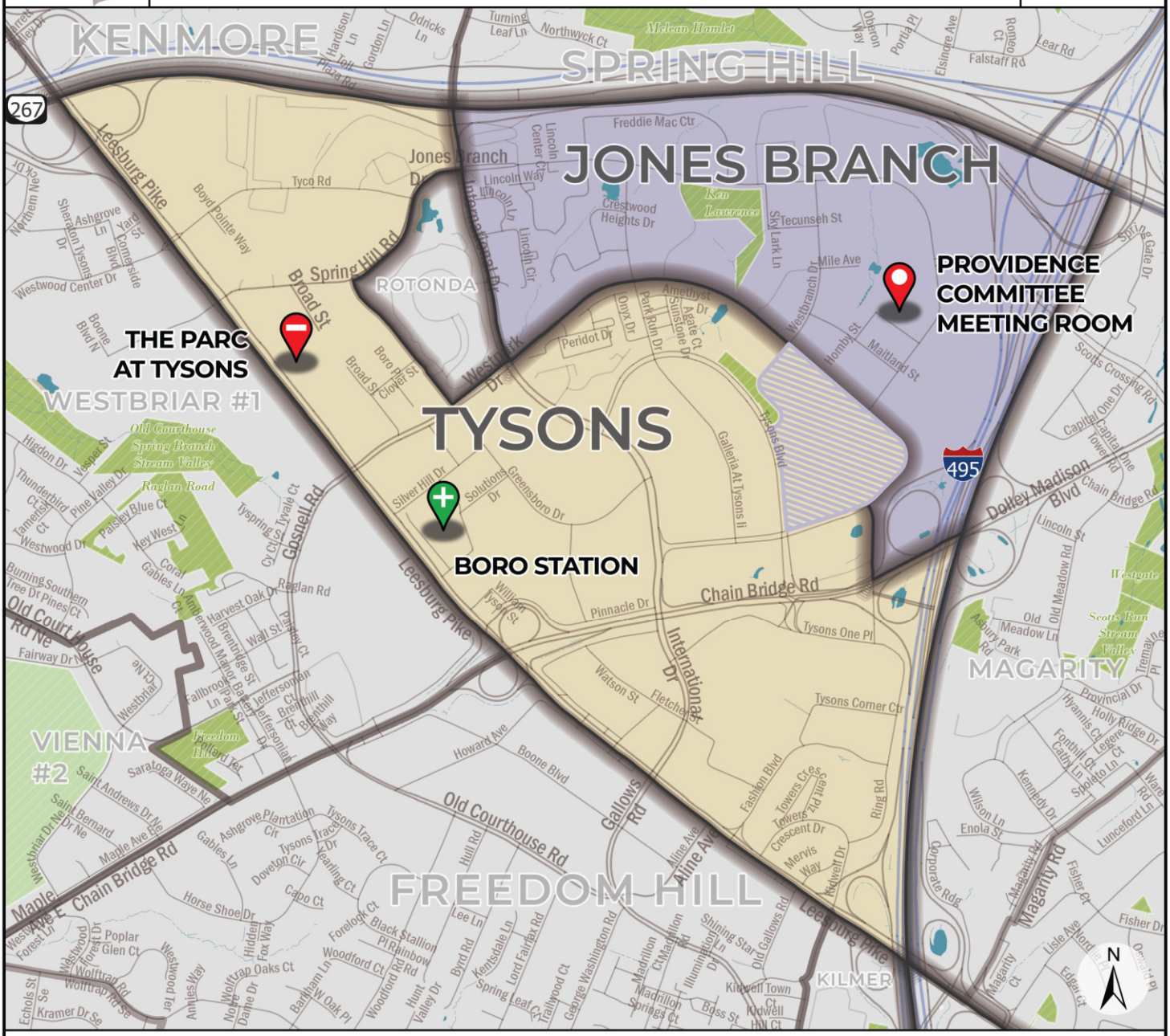
POLLING PLACE: ~~The Parc at Tysons~~ Boro Station
~~8508 Leesburg Pike, Vienna~~ 1775 Greensboro Station Place, McLean

NOTES:
Established June 1991
Precinct description revised and readopted – March 2003
Polling place moved – July 2011
Boundary adjusted to conform to Congressional District line – July 2012
Delegate District changed from 34th to 35th - July 2011
Congressional District changed from 8th to 11th – July 2012
Precinct divided – July 2016
Boundary adjusted – July 2017
Senatorial and House Districts changed – December 2021
Precinct divided – March 2023
Polling place moved – March 2023
Polling place moved – December 2026
Boundary adjusted with Jones Branch precinct – December 2026

Commonwealth of Virginia

County of Fairfax

Providence District



Precinct 738 Jones Branch:

December 2026

- Existing Jones Branch Precinct Boundary
- New Portion added to Jones Branch from Tysons
- No Change - Providence Committee Meeting Room

Precinct 731 Tysons:

- Remaining Tysons Precinct Boundary
- The PARC at Tysons - 8508 Leesburg Pike, Vienna 22182
- Boro Station - 1775 Greensboro Station Pl., McLean, 22102

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Miles

Commonwealth of Virginia

COUNTY OF FAIRFAX

PROVIDENCE District

PRECINCT: **738 JONES BRANCH**

CONGRESSIONAL DISTRICT: **11**

VIRGINIA SENATORIAL DISTRICT: **37**

HOUSE OF DELEGATES DISTRICT: **12**

DESCRIPTION:

Beginning at the intersection of the Washington Dulles Access and Toll Road and Spring Hill Road, thence with Spring Hill Road in a southerly direction to its intersection with Westpark Drive, thence with Westpark Drive in a northeasterly and then southeasterly and then southerly direction to its intersection with Westbranch Drive, thence with Westbranch Drive in a southwesterly then southerly direction to its intersection withTysons Boulevard, thence with Tysons Boulevard in a southerly direction to its intersection with Chain Bridge Road, thence with Chain Bridge Road in a northeasterly direction to its intersection with the Capital Beltway (Interstate 495), thence with the Capital Beltway in a northeasterly direction to its intersection with the Washington Dulles Access and Toll Road, thence with the Washington Dulles Access and Toll Road in a westerly direction to its intersection with Spring Hill Road, point of beginning,

POLLING PLACE: Providence Committee Meeting Room
7921 Jones Branch Drive, McLean

NOTES: Precinct established – March 2023
Precinct boundary adjusted with Tysons precinct – December 2026

Commonwealth of Virginia

COUNTY OF FAIRFAX

SULLY District

PRECINCT: **919 GREEN TRAILS**

CONGRESSIONAL DISTRICT: **11**

VIRGINIA SENATORIAL DISTRICT: **36**

HOUSE OF DELEGATES DISTRICT: **10**

DESCRIPTION:

Beginning at the intersection of Centreville Road (Route 28) and New Braddock Road, thence with New Braddock Road in an easterly direction to its intersection with Little Rocky Run (stream), thence with the meanders of Little Rocky Run in a generally southwesterly direction to its intersection with the Virginia Power Easement, the Virginia Power Easement in a southerly direction to its intersection with the Virginia Power and Columbia Liquefied Natural Gas Easement, thence with the Virginia Power and Columbia Liquefied Natural Gas Easement in a northwesterly direction to its intersection with a projection of Hartwood Lane along a pathway between residences numbered 6700 and 6701, thence with this projection and Hartwood Lane in a southerly direction to its intersection with Hart Forest Drive, thence with Hart Forest Drive and a projection of Hart Forest Drive along the pipe_x0002_stem between residences numbered 14258 and 14259 in a westerly direction to its intersection with an unnamed stream, thence with the meanders of the unnamed stream in a southwesterly direction to its intersection with Compton Road, thence with Compton Road in a northwesterly direction to its intersection with Centreville Road, thence with Centreville Road in a northeasterly direction to its intersection with ~~a projection of Grainery Road, thence with this projection and Grainery Road in a southwesterly direction to its intersection with Harvest Mill Court, thence with Harvest Mill Court in a generally northerly direction to its intersection with a pipe-stem driveway, thence with the pipe-stem driveway and a projection of the driveway between residences numbered 6513 and 6515 in an easterly direction to its intersection with Centreville Road, thence with Centreville Road in a northeasterly direction to its intersection with~~ New Braddock Road, point of beginning

POLLING PLACE: Centreville Elementary School
14330 Green Trails Blvd, Centreville

NOTES: Established May 1993
Precinct description revised and readopted – March 2003
Precinct divided – July 2011
Boundary adjusted – July 2012
Senatorial and House Districts changed – December 2021
Boundary adjusted with Old Mill precinct – December 2026

Commonwealth of Virginia

COUNTY OF FAIRFAX

SULLY District

PRECINCT: **925 OLD MILL**

CONGRESSIONAL DISTRICT: **11**

VIRGINIA SENATORIAL DISTRICT: **36**

HOUSE OF DELEGATES DISTRICT: **10**

DESCRIPTION:

~~The precinct is bounded by I-66 on the north, a segment of Old Mill Rd on the east, Mount Olive Rd and Compton Rd on the south and is comprised of census blocks 2010 and 2012 of tract 491301 in their entirety.~~ Beginning at the intersection Old Centreville Road and New Braddock Road, thence with New Braddock Road in an easterly direction to its intersection with Centreville Road (Route 28), thence with Centreville Road (Route 28) in a southwesterly direction to its intersection with ~~a projection of a pipe-stem driveway from Harvest Mill Court, thence with this projection and the pipe-stem driveway in an westerly direction between residences numbered 6513 and 6515 to its intersection with Harvest Mill Court, thence with Harvest Mill Court in a generally southerly direction to its intersection with Grainery Road, thence with Grainery and a projection of Grainery Road in a northeasterly direction to its intersection with~~ Centerville Road, thence with Centreville Road in a southwesterly direction to its intersection with the Prince William County/Fairfax County Line (Bull Run), thence with the Prince William County/Fairfax County Line in a southerly, then westerly direction to its intersection with Cub Run (stream), thence with the meanders of Cub Run in a generally northwesterly direction to its intersection with Interstate 66, thence with Interstate 66 in a northeasterly direction to its intersection with the Virginia Power Easement, thence with the Virginia Power Easement in a southeasterly direction to its intersection with the Colonial Pipe Line Company Easement, thence with the Colonial Pipe Line Company Easement in a northeasterly direction to its intersection with Old Mill Road, thence with Old Mill Road in a southeasterly direction to its intersection with Old Centreville Road, thence with Old Centreville Road in a northeasterly direction to its intersection with New Braddock Road, point of beginning

POLLING PLACE: Centreville United Methodist Church
6400 Old Centreville Rd, Centreville

NOTES: Established August 2001
Precinct description revised and readopted – March 2003
Boundary adjusted – July 2012
Congressional, Senatorial, and House Districts changed – December 2021
Boundary adjusted with Bull Run precinct – March 2022
<u>Boundary adjusted with Green Trails precinct – December 2026</u>

Commonwealth of Virginia

County of Fairfax

Sully District



Precinct Boundary and Polling Location Information:

December 2026

- Portion of Green Trails to be merged into Old Mill
- Green Trails Precinct Boundary
- Old Mill Precinct Boundary
- Polling Locations - No Changes

0 0.15 0.3

Miles

AN ORDINANCE AMENDING AND READOPTING FAIRFAX COUNTY CODE SECTIONS 7-2-5, 7-2-6, AND 7-2-13, TO DIVIDE AND CREATE PRECINCTS IN HUNTER MILL AND DRANESVILLE DISTRICTS; MOVE POLLING PLACES IN MASON AND PROVIDENCE DISTRICTS; AND ADJUST PRECINCT BOUNDARIES IN HUNTER MILL, PROVIDENCE, AND SULLY DISTRICTS

AN ORDINANCE to amend the Fairfax County Code by amending and readopting Sections 7-2-5, 7-2-6, and 7-2-13, to divide and create precincts in Hunter Mill and Dranesville Districts; move polling places in Mason and Providence Districts; and adjust precinct boundaries in Hunter Mill, Providence, and Sully Districts.

Draft of October 27, 2026

Be it ordained by the Board of Supervisors of Fairfax County:

1. **That Sections 7-2-5, 7-2-6, and 7-2-13 of the Fairfax County Code are amended and readopted, as follows:**

ARTICLE 2. – Election Districts for the Board of Supervisors.

Section 7-2-5. – Hunter Mill District.

The Hunter Mill District shall consist of these election precincts: Aldrin, Armstrong, Cameron Glen, Colvin, Dogwood, Flint Hill No. 1, Flint Hill No. 2, Floris, Fox Mill No. 1, Fox Mill No. 2, Frying Pan, Glade, Hughes, Hunters Woods, Madison, McNair, North Point, Piney Run, Reston No. 1, Reston No. 2, Reston No. 3, Reston No. 4, South Lakes, Stuart, Sunrise Valley No. 1, Sunrise Valley No. 2, Vienna No. 1, Vienna No. 2, Vienna No. 4, Vienna No. 6, Westbriar No. 1, Westbriar No. 2, and Wolftrap.

Section 7-2-6. – Dranesville District.

The Dranesville District shall consist of these election precincts: Chain Bridge, Chesterbrook, Churchill, Clearview, Coates, Cooper, Coppermine, El Nido, Forestville, Great Falls, Haycock, Herndon No. 1, Herndon No. 2, Herndon No. 3, Hickory, Hutchison, Kenmore, Kirby, Langley, Longfellow, McLean, Pimmit, Salona, Seneca, Shouse, Spring Hill, Sugarland, Westhampton, and Westmoreland.

Section 7-2-13. – General Provisions.

All references to election precincts refer to those precincts, together with the descriptions and maps of the boundaries and polling places for each of those precincts, which were adopted by the Board of Supervisors on March 24, 2003, as amended on March 8, 2004, March 21, 2005, March 27, 2006, March 26, 2007, September 10, 2007, March 10, 2008, January 12, 2009, March 9, 2010, July 27, 2010, April 26, 2011, July 26, 2011, January 10, 2012, July 10, 2012,

March 19, 2013, July 9, 2013, November 18, 2014, June 23, 2015, December 8, 2015, July 12, 2016, July 11, 2017, March 20, 2018, December 4, 2018, April 9, 2019, December 3, 2019, March 24, 2020, March 23, 2021, June 22, 2021, December 7, 2021, March 8, 2022, June 7, 2022, March 7, 2023, December 5, 2023, March 19, 2024, June 25, 2024, January 14, 2025; June 24, 2025; ~~and~~ May 5, 2026; and December 8, 2026, kept on file with the ~~clerk~~ Clerk ~~to~~ for the Board of Supervisors. Whenever a road, a stream, or other physical feature describes the boundary of a precinct, the center of such road, stream, or physical feature is the dividing line between that precinct and any adjoining precinct.

2. That the election polling places for new precincts are established at:

Supervisor District	Precinct	Polling Place
Dranesville	Coppermine (New Precinct)	Floris United Methodist Church 13600 Frying Pan Road Herndon, VA 20171
Hunter Mill	Reston No. 4 (New Precinct)	Reston Teen Center 12196 Sunset Hills Road Reston, VA 20190

3. That the election polling place for the following existing precincts are established at:

Supervisor District	Precinct	Polling Place
Mason	Holmes (Polling Place Moved)	From: Bailey's Elementary School 6111 Knollwood Drive Falls Church, VA 22041 To: Culmore Community Library 6101 Knollwood Drive Falls Church, VA 22041
	Skyline (Polling Place Moved)	From: Minnie H. Peyton Community Center at Bailey's 5920 Summers Lane Falls Church, VA 22041 To: Arlington Moose Lodge #1315 5710 Scoville Street Falls Church, VA 22041

Providence	Tysons (Polling Place Moved)	From: The PARC at Tysons 8508 Leesburg Pike Vienna, VA 22182 To: Boro Station 1775 Greensboro Station Place McLean, VA 22102

4. **That precinct boundary alterations depicted in the maps and descriptions, and the GIS data on which both are based, held in the records of the Clerk for the Board of Supervisors as part of the December 8, 2026, public hearing on this matter, and related to the Hunter Mill, Dranesville, Providence, and Sully districts, are established.**

5. **That this ordinance shall become effective upon adoption, and shall be given effect after completion of the procedures set forth in Virginia Code § 24.2-129(D).**

6. **That the Clerk for the Board of Supervisors will send a certified copy of this ordinance to the Fairfax County Electoral Board, and staff from the Office of Elections will send a copy of this ordinance to the Virginia Department of Elections.**

GIVEN under my hand this _____ day of _____, 2026

_____
Jill G. Cooper
Clerk for the Board of Supervisors
Department of Clerk Services

Board Agenda Item
October 27, 2026

ADMINISTRATIVE – 3

Authorization to Advertise a Public Hearing to Adopt an Ordinance Establishing an Economic Revitalization Zone for Skyline Buildings 4, 5, and 6 (Mason District)

ISSUE:
Board authorization to advertise a public hearing to consider an ordinance establishing an Economic Revitalization Zone for Skyline Buildings 4, 5, and 6 at 5113, 5111, and 5109 Leesburg Pike under Chapter 4, Article 32 of the Fairfax County Code.

RECOMMENDATION:
The County Executive recommends that the Board authorize advertisement of a public hearing to occur on December 8, 2026, at 4:30 p.m.

TIMING:
Board action is requested on October 27, 2026, to allow sufficient time to advertise the proposed public hearing to occur on December 8, 2026, at 4:30 p.m.

BACKGROUND:
On May 5, 2026, the Board adopted Chapter 4, Article 32, establishing the Revitalization and Redevelopment Economic Incentive Program, effective May 6, 2026 known as the BUILD: Site Assembly and Redevelopment Program (Program). The Program is administered by the Department of Economic Initiatives (DEI), as the Director, Department of Planning and Development's designee, in coordination with the Department of Tax Administration (DTA). Under Fairfax County Code 4-32-6(e), eligible applications are presented to the Board to consider the adoption of an ordinance establishing individual Economic Revitalization Zones (ERZs).
Skyline 4 LLC, 5111 Leesburg LLC, and MTP-5109 Leesburg LLC (collectively, Applicant) propose an ERZ containing a newly proposed assemblage of three contiguous, separately owned parcels, which total approximately 6.52 acres. The site is located within the approved Bailey's Crossroads/Seven Corners Incentive Area. The parcels are identified as tax map numbers 62-3((1)) 37B, 62-3((1)) 39B, and 62-3((1))40A1 and all zoned Planned Development Commercial (PDC).

On February 21, 2023, the Board approved an application by Skyline 4 LLC and 5111 Leesburg LLC for participation in the former Economic Incentive Program for Buildings 4 and 5. However, the approved conversions have not been completed, and neither

property has received tax benefits under that approval. The current proposal constitutes a distinct assemblage from the 2023 approval by incorporating Building 6, which was not included in the prior EIP approval. The applicant will rescind any benefits under the prior EIP approval if this application is approved. Staff recommends Board approval of this ERZ application serve to terminate the former EIP and extinguish all benefits available under that approval.

The redevelopment proposal comprises commercial and multifamily residential development and combines the adaptive reuse of Buildings 4 and 5 with the renovation of Building 6. Under land use approvals PCA C-052-10 and CDPA C-052-03, the two existing nine-story office buildings will be converted to a combined maximum of 510 residential and live/work units. They will include at least 5,000 square feet of ground-floor amenities, retail, restaurant, personal service, or other activating uses. Building 6 is proposed for renovation and continued office use under the existing PDC zoning. The Department of Planning and Development has reviewed the proposal and determined that it is in conformance with the Comprehensive Plan.

The applicant has identified the reasons for the ERZ application based upon prolonged office vacancy, elevated construction costs, and financing constraints challenging to redevelopment and has stated that the ERZ incentive will help secure the capital required to implement the approved development plans.

The proposed ERZ effective date is January 1, 2030, with a termination date of December 31, 2039. Per Section 4-32-10, staff recommends an effective date that begins slightly beyond three years after adoption of the ERZ Ordinance so that it coincides with the beginning of the tax year. This prevents DTA from having to calculate and administer partial tax abatements at the beginning and end of the ERZ's life cycle. Staff recommends that this constitutes good cause sufficient to allow the Board to adopt an effective date longer than three years after adoption of the ERZ Ordinance in accordance with Section 4-32-10.

EQUITY IMPACT:
The proposed development will provide 510 new rental housing units, including eight percent of the total dwelling units as Workforce Dwelling Units (WDUs). The WDUs are subject to maximum household income limits of 60-80 percent of Area Median Income, contributing to the County's goal of expanding the supply of affordable housing. The project, located in the Baileys Crossroads Business Center, will expand housing opportunities in an area with high demand for rental housing and is accessible by bus and a future BRT route. This proposed project is consistent with the One Fairfax Policy's Areas of Focus 2, 11, and 14, which emphasize establishing housing opportunities in accessible, mixed-use areas with multimodal transportation.

This reinvestment will support the revitalization of Baileys Crossroads while advancing Comprehensive Plan goals for reinvestment, economic development, and more efficient use of existing developed land. Together, the project will strengthen the area's employment base, add housing options, and support continued revitalization.
As the three buildings are vacant or largely vacant, the proposed redevelopment is not expected to displace existing residents or businesses. Reactivating long-vacant buildings will benefit the surrounding community through more foot traffic, new community-serving ground-floor retail and services, improved safety and appearance, and a stronger tax base over the long term. Although new market-rate development may contribute modestly to rising rents and property values in the surrounding area over time, the addition of up to 510 housing units, including WDUs, would also expand supply, which can help moderate housing cost pressures in the broader market.

FISCAL IMPACT:
Qualifying BUILD Program developments receive economic benefits including a reduction in site plan review fees of 10 percent and a partial tax exemption on the real estate tax, calculated as the difference between the pre-redevelopment (base) assessed value and the post-development assessed value in accordance with Virginia Code. As the County will continue to receive real estate tax revenues on the base (pre-redevelopment) assessed value of the site, the partial tax exemptions of the real estate tax will not reduce the General Fund.

The Department of Tax Administration has determined that the 2026 base assessed value of the application property is $36,727,060, generating real estate taxes of $411,343 per year, with a base tax rate of $1.12 per $100 of assessed value. The applicant has estimated the post-development assessed value of the property to be $340,000,000. The partial tax abatement would be calculated on the $303,272,940 increment or difference between pre- and post-development values of the portion of the development. Thus, with a base tax rate of $1.12 per $100 of assessed value, the total tax abatement would be $3,396,657 per year for a maximum tax abatement of $33,966,569 over the maximum 10-year life of the program.
Under the BUILD Program, each approved project receives an individual ERZ with individual 10-year incentive periods as of the start of the ERZ ordinance's effective date. The program allows time for construction before the incentive period begins. Accordingly, qualifying developments are expected to receive the partial real estate tax exemption for the full 10-year period, subject to timely completion of improvements and compliance with program requirements.

Board Agenda Item
October 27, 2026

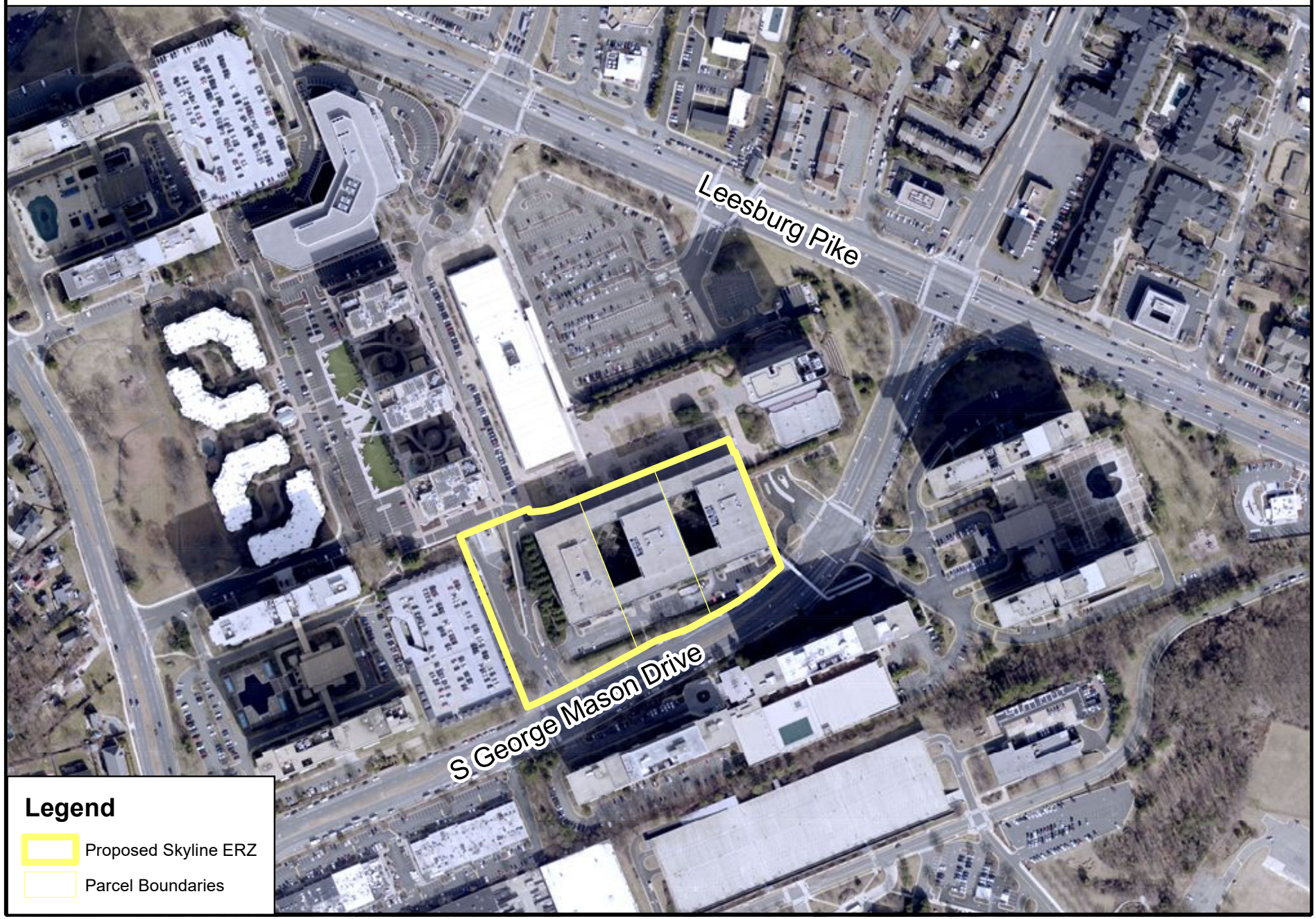
ENCLOSED DOCUMENTS:
Attachment 1 – Project Locator Map
Attachment 2 – BUILD Application and Narrative for Skyline Buildings 4, 5, and 6, transmitted September 25, 2026
Attachment 3 – ERZ Parcel and Development Exhibit
Attachment 4 – Staff Determination Letters
Attachment 5 – Proposed Ordinance Establishing an Economic Revitalization Zone for Skyline Buildings 4, 5, and 6

STAFF:
Jennifer Miller, Deputy County Executive
Rebecca Moudry, Director, Department of Economic Initiatives
JoAnne Fiebe, Division Manager, Department of Economic Initiatives
Tracy Strunk, Director, Department of Planning and Development
David Pellegrino, Assistant Director, Department of Tax Administration

ASSIGNED COUNSEL:
Cherie H. Mack, Assistant County Attorney
Daniel Robinson, Deputy County Attorney

ATTACHMENT 1

Proposed ERZ for Skyline Buildings 4, 5, and 6



Eligibility Application of Partial Tax Exemption for Economic Development (Effective May 6, 2026)

Fairfax County, Virginia
Dept. of Planning and Development
Community Revitalization Section
12055 Government Center Parkway
Suite 755
Fairfax, Virginia 22035

Telephone: 703-324-9300
TTY: 711
FAX: 703-653-1799
Visit our Web Site: www.fcrevit.org

Prior to filing this application, contact the Community Revitalization Section (CRS) of the Department of Planning and Development (DPD) staff to review the ordinance eligibility requirements to determine if the proposed development may qualify. Improvements made prior to the Department of Tax Administration's (DTA) base value appraisal inspection are not eligible for the partial tax abatement. Refer to the application procedures for additional information.

Only properties located within a Revitalization and Redevelopment Economic Incentive Area are eligible. Refer to the ordinance at www.fcrevite.org/economic-incentive-program or contact CRS for assistance in verifying whether your property is located in a designated location.

This application must include be complete and include a paper or electronic copy of the plan for development as well as any additional schedules, plans, specifications that support the request, as well as an estimated fair market value of the proposed development once completed.

Property Information

Tax Map Reference #(s):	Lot Size:	Current Zoning:	Proposed Zoning:	Estimated Project Future Fair Market Value
62-3((1))37B	3.001 AC	PDC	PDC	TBD
62-3((1))39B	1.799 AC	PDC	PDC	
62-3((1))40A1	1.718	PDC	PDC	

Note: For additional Tax Tap Numbers attach a separate sheet. Include all T parcels.

Owner Information

Tax Map Reference: 62-3((1))37B
Owner's Name: Skyline 4 LLC
Contact Person/Title: Robert Seldin, Managing Principal
Property Address: 5113 Leesburg Pike, Falls Church, VA 22041
Mailing Address: 1000 Maine Avenue, SW, Suite 300, Washington, D.C. 20024

Work Phone Number: 678-428-6889
E-mail: robseldin@2hsq.com

Tax Map Reference: 62-3((1))39B
Owner's Name: 5111 Leesburg LLC
Contact Person/Title: Robert Seldin, Managing Principal
Property Address: 5111 Leesburg Pike, Falls Church, VA 22041
Mailing Address: 1000 Maine Avenue, SW, Suite 300, Washington, D.C. 20024

Work Phone Number: 678-428-6889
E-mail: robseldin@2hsq.com

Note: Attach extra sheets, if necessary, for additional properties or owners.
Note: Contact Person needs to be the person that DTA can call to arrange on-site inspections.

Proposed Project:

1. What type of zoning application would the proposal require? Check all that apply.
Rezoning/Proffered Condition Amendment: X Special Exception: _____
Special Permit: _____ Site Plan: X

2. List the application number of any approved rezoning, special exception, special permit or site plans that currently governs development of each property. Separately, list the application number of any pending or concurrent zoning or site plan application.

Original Rezoning: RZ C-052
Governing Zoning: PCA C-052-10/CDPA C-052-03/FDPA C-052-16
As Built Site Plan: #4237-SP-01-02
Pending Site Plan: SP-2023-00057

3. Describe the proposed property consolidation and how it meets the minimum two parcels, two owners, and two-acre requirements of the program? See attached.

4. Describe the proposed project. Please include details related to proposed uses, density/intensity, existing buildings to be retained, demolished and /or repurposed, and new buildings proposed. Please include additional sheets as necessary to fully describe the application. Please attach or send electronically one **(1)** copy of the proposed development plan (either the rezoning application or site plan). If the project will be built in phases, provide a phasing plan including estimated timeframes for the completion of each phase. Electronic copies can be sent to Revitalization@fairfaxcounty.gov

See attached.

Tax Map Reference: 62-3((1))40A1
Owner's Name: MTP- 5109 LEESBURG LLC
Contact Person/Title: Brian Gribble, Manager, The Liberty Solution, LLC as court appointed receiver for MTP-5109 Leesburg, LLC
Property Address: 5109 Leesburg Pike, Falls Church, VA 22041
Mailing Address: 1464 Center Park Drive, Charlotte, NC 28217

Work Phone Number: 704-599-1010
E-mail: bgribble@lscarolinas.com

Note: Attach extra sheets, if necessary, for additional properties or owners.
Note: Contact Person needs to be the person that DTA can call to arrange on-site inspections.

5. A single parcel may contain multiple structures, but all structures must be fully contained within its parcel lot lines before the final inspection and valuation may be performed by the DTA. Based on the proposed concept plan, will parcels need to be created to meet this requirement? _____Yes _x_ No
Please Explain: _____

6. Please provide any other information that you feel is pertinent to the review of this proposal below.
See attached.

7. Would you have completed this development/repurposing without the partial tax exemption?
_____ Yes _x_ No
Please explain briefly how this incentive made the project possible: See attached.

We hereby request partial tax exemption from real estate taxes for qualifying property to be developed, redeveloped or repurposed as provided by Article 32 Chapter 4 of the Fairfax County Code. We certify that the statements and attachments contained in this application are true and correct to the best of our knowledge. We certify that we are the owners or have the authority of the owner to submit this application.

SIGNATURE:

Date of Application: 9/3/2026 ***Owner's or Agent's Signature:*** [signature]

Print Name: William ~~Sudlow~~ Skyline 4 LLC and 5111 Leesburg LLC Sudow

Date of Application: 9/3/2026 ***Owner's or Agent's Signature:*** _____

Print Name: Robert Seldin, Skyline 4 LLC and 5111 Leesburg LLC

Date of Application: 9/3/2026 ***Owner's or Agent's Signature:*** _____

Print Name: Brian Gribble, MTP- 5109 LEESBURG LLC

Date of Application: _____ ***Owner's or Agent's Signature:*** _____

Print Name: _____

NOTE: Failure to obtain signatures of all parties owning an interest in this real estate constitutes a material misstatement of fact.

5. A single parcel may contain multiple structures, but all structures must be fully contained within its parcel lot lines before the final inspection and valuation may be performed by the DTA. Based on the proposed concept plan, will parcels need to be created to meet this requirement? _____Yes __X__ No
Please Explain:_____

6. Please provide any other information that you feel is pertinent to the review of this proposal below.
See attached.

7. Would you have completed this development/repurposing without the partial tax exemption?
_____ Yes __X__ No
Please explain briefly how this incentive made the project possible: See attached.

We hereby request partial tax exemption from real estate taxes for qualifying property to be developed, redeveloped or repurposed as provided by Article 32 Chapter 4 of the Fairfax County Code. We certify that the statements and attachments contained in this application are true and correct to the best of our knowledge. We certify that we are the owners or have the authority of the owner to submit this application.

SIGNATURE:

Date of Application: 9/3/2026 ***Owner's or Agent's Signature:*** _____

Print Name: William Sudlow, Skyline 4 LLC and 5111 Leesburg LLC

Date of Application: 9/3/2026 ***Owner's or Agent's Signature:*** Robert Seldin Digitally signed by Robert Seldin Date: 2026.09.04 10:42:17 -04'00'

Print Name: Robert Seldin, Skyline 4 LLC and 5111 Leesburg LLC

Date of Application: 9/3/2026 ***Owner's or Agent's Signature:*** _____

Print Name: Brian Gribble, MTP- 5109 LEESBURG LLC

Date of Application: _____ ***Owner's or Agent's Signature:*** _____

Print Name: _____

NOTE: Failure to obtain signatures of all parties owning an interest in this real estate constitutes a material misstatement of fact.

5. A single parcel may contain multiple structures, but all structures must be fully contained within its parcel lot lines before the final inspection and valuation may be performed by the DTA. Based on the proposed concept plan, will parcels need to be created to meet this requirement? _____Yes _x_ No
Please Explain: _____

6. Please provide any other information that you feel is pertinent to the review of this proposal below.
See attached.

7. Would you have completed this development/repurposing without the partial tax exemption?
_____ Yes _x_ No
Please explain briefly how this incentive made the project possible: See attached.

We hereby request partial tax exemption from real estate taxes for qualifying property to be developed, redeveloped or repurposed as provided by Article 32 Chapter 4 of the Fairfax County Code. We certify that the statements and attachments contained in this application are true and correct to the best of our knowledge. We certify that we are the owners or have the authority of the owner to submit this application.

SIGNATURE:

Date of Application: 9/4/2026 ***Owner's or Agent's Signature:*** _____

Print Name: William Sudlow, Skyline 4 LLC and 5111 Leesburg LLC

Date of Application: 9/4/2026 ***Owner's or Agent's Signature:*** _____

Print Name: Robert Seldin, Skyline 4 LLC and 5111 Leesburg LLC

Date of Application: 9/4/2026 ***Owner's or Agent's Signature:*** _____

Print Name: Brian Gribble, The Liberty Solution, LLC, as court appointed receiver for MTP-5109 Leesburg, LLC

Date of Application: _____ ***Owner's or Agent's Signature:*** _____

Print Name: _____

NOTE: Failure to obtain signatures of all parties owning an interest in this real estate constitutes a material misstatement of fact.

OFFICE USE ONLY

Application #: _____
Date Application Submitted: __/__/__
Revitalization and Redevelopment Economic Incentive Area: _____
DPD Approval Date: __/__/__

Rezoning Case # _____
Rezoning Approval Date: __/__/__

Site Plan Case #: _____
Site Plan Approval Date: _/__/__
Site Plan Fee Reduction: Yes or No
Amount of Reduction: $_____
Date Issued: __/__/__

Application/Attachments to DTA: Yes or No
BOS Approval Date: __/__/__

Attachment 1: Narrative Statement in Support of RREIP Eligibility Application
Skyline Buildings 4, 5, and 6

This narrative statement is submitted as an attachment to the Application for Inclusion in the Revitalization and Redevelopment Economic Incentive Program ("RREIP") on behalf of Skyline 4 LLC, 5111 Leesburg LLC, and MTP-5109 Leesburg LLC (collectively, the "Applicant") for a coordinated revitalization initiative involving Skyline Buildings 4, 5, and 6 at 5111, 5113, and 5109 Leesburg Pike (Tax Map References 62-3((1))37B, 62-3((1))39B, and 62-3((1))40A1). The subject properties are part of Skyline Center, a 97.98-acre mixed-use development originally rezoned under RZ C-052 in December 1969. All three parcels are zoned PDC and are located within the Bailey's Crossroads and Seven Corners Commercial Revitalization District. This statement responds to paragraphs 3, 4, 6, and 7 of the RREIP Application Form.

3. Proposed Property Consolidation / Assemblage Requirements

Qualifying Uses. Section 4-32-7(a) permits commercial, industrial, or multifamily residential development, or any combination thereof, within a designated Revitalization and Redevelopment Economic Incentive Area. The Buildings 4 and 5 program proposes adaptive reuse of existing office buildings for residential and live/work units, together with ground-floor amenity, retail, restaurant, personal service, and similar activating uses. This mix of uses qualifies as multifamily residential development under Article 32, Section 4-32-2. Building 6's existing commercial office use independently qualifies under Section 4-32-7(a). For purposes of this application, Building 6 will initially proceed under the by-right redevelopment pathway in Section 4-32-6(e) as an office renovation, which is permitted by the existing PDC zoning. The RREIP is designed to cover either commercial or residential use. If the owner of Building 6 later elects to pursue a residential/live-work conversion prior to receiving any tax benefits under the program, that conversion will require a separate PCA and applicable zoning approvals.

Three Contiguous Parcels; Separate Ownership; Two-Acre Minimum. The proposed assemblage includes Tax Map 62-3((1))37B (approximately 3.001 acres, owned by Skyline 4 LLC), Tax Map 62-3((1))39B (approximately 1.799 acres, owned by 5111 Leesburg LLC), and Tax Map 62-3((1))40A1 (approximately 1.72 acres, owned by MTP-5109 Leesburg LLC). The parcels are contiguous, are held by three separate owners, and total approximately 6.5 acres, well above the two-acre minimum required by Section 4-32-7(b). The three buildings are physically connected by ground-level corridors, an exterior portico, a common façade, internal courtyards, and a shared parking structure. The enclosed exhibits include a conceptual unified development plan. The revised boundaries and separate ownership structure reflected in the application present a newly proposed three-parcel assemblage implemented through a unified development plan.

No Prior Rezoning or Site Plan Approval for the Proposed Conversion. The proposed three-parcel assemblage has not previously been approved for the proposed residential and live/work conversions. For Buildings 4 and 5, the 2023 approvals were limited to a proffer condition amendment, conceptual development plan amendment, and final development plan amendment. Building 6 was excluded from PCA C-052-10 and has no separate PCA or site plan related to its improvements.

Necessary Future Approvals. The Applicant will obtain all zoning, site plan, and other approvals required by the Zoning Ordinance and state and local law before receiving incentives, consistent with Section 4-32-7(d). Building 6's inclusion in the assemblage does not depend on completing a residential/live-work conversion before Economic Revitalization Zone approval; its existing commercial office use independently satisfies Section 4-32-7(a), and the existing PDC zoning permits the proposed by-right office renovation. If the Building 6 owner later elects to pursue a residential/live-work conversion, that conversion will require a separate PCA and applicable zoning approvals before incentives for Building 6 are received.

4. Proposed Project

The unified development plan combines the approved Buildings 4 and 5 program with Building 6 within one connected revitalization framework. Buildings 4 and 5 comprise the 2023-approved adaptive-reuse program for two existing nine-story office buildings totaling approximately 572,724 square feet, with a maximum of 510 residential and live/work units and ground-floor amenity, retail, restaurant, personal service, and similar activating uses. Building 6 is an existing commercial office property that independently satisfies the qualifying-use requirement. It will initially proceed as a by-right office renovation because the existing PDC zoning permits that use, satisfying the by-right redevelopment pathway in Section 4-32-6(e). The RREIP is designed to cover either commercial or residential use; if the Building 6 owner later elects a residential/live-work conversion, that conversion will require a separate PCA and applicable zoning approvals before incentives for Building 6 are received.

Retained and Reused Infrastructure. The three-building complex includes shared access and parking infrastructure, supporting reinvestment across all three parcels under the unified development plan. Each building will retain and repurpose its existing structural systems as part of its applicable renovation or conversion.

Building Improvements. For Buildings 4 and 5, the adaptive reuse generally retains the existing architectural structure, replaces windows with clear glass, provides an updated façade treatment, and replaces the existing office tenant improvements with residential/live-work improvements. Each building will include a minimum of 5,000 square feet of ground-floor space dedicated to amenities, retail, restaurants, personal service establishments, small-scale production, and/or similar activating uses. Building 6 will initially proceed as an office renovation under the by-right pathway—with a minimum of $75 million in building improvements and tenant improvement costs—and retains the option to pursue a residential/live-work conversion later through a separate PCA and applicable zoning approvals.

Public Realm and Open Space. As part of the Buildings 4 and 5 program, the project includes new publicly accessible open spaces with active features such as sport courts, yoga areas, game tables, plaza seating, and a proposed pedestrian bridge to a proposed art park along George Mason Drive. All of these facilities will be available for use by tenants in Building 6 as well. Approximately one-third of the existing surface parking behind Buildings 4 and 5 will be removed and replaced with open space. The Buildings 4 and 5 development will provide at least 25 percent open space on-site, exceeding the 15 percent PDC District requirement, including approximately 1.38 acres of publicly accessible urban park space. Open space for Building 6 is currently in conformance

with requirements from its prior zoning approval and any proposed future changes will be addressed in connection with its future renovation plans.

Phasing. Buildings 4 and 5 are expected to be renovated first, with Building 6 following as either a by-right office renovation or, if elected by the owner, a residential/live-work conversion after obtaining a separate PCA and applicable zoning approvals. Building 6 improvements may be phased to accommodate its longer development and prospective leasing timeline. Under Section 4-32-8(b), the tax exemption is recalculated for each parcel upon substantial completion and final inspection and valuation, allowing the unified development plan to proceed in phases.

6. Other Pertinent Information

Policy Alignment. The unified development plan advances the stated purpose of the RREIP: to incentivize private entities to purchase, assemble, revitalize, and redevelop real property in economically challenged areas that conform with the Comprehensive Plan. Including Building 6 completes the interconnected three-building complex and permits comprehensive reinvestment across three contiguous, separately owned parcels. No formal consolidation of ownership entities is required by the RREIP ordinance. Buildings 4 and 5 are chronically underutilized office assets that have experienced high vacancy rates for most of the last decade; their adaptive reuse will return substantial existing office space to productive use by creating much needed housing in this designated Revitalization Area. Building 6 has no natural assemblage partner other than Buildings 4 and 5; at approximately 1.72 acres, it cannot independently satisfy the two-acre assemblage requirement in Section 4-32-7(b). Market dynamics have demonstrated that an incentive is needed to attract the capital required for either an office renovation or a potential residential/live-work conversion—precisely the kind of outcome the RREIP was designed to support. Taken together, the unified development plan has the potential to attract approximately $300 million of private investment to revitalize the three buildings in a federal Opportunity Zone.

Location Within an Incentive Area. All three parcels—Tax Map References 62-3((1))37B, 62-3((1))39B, and 62-3((1))40A1—are located within the Bailey's Crossroads/Seven Corners Commercial Revitalization District, which Article 32, Section 4-32-5(b) identifies as a Revitalization and Redevelopment Economic Incentive Area. The assemblage therefore satisfies the geographic requirement for inclusion in an Economic Revitalization Zone.

Continuation of Proven Revitalization Concept. The unified development plan builds on the successful adaptive reuse of Skyline Buildings 1, 2, and 3, which were approved for conversion to 720 residential and live/work units in July 2020 and renovated and reopened in 2025 as Three Collective. Buildings 4 and 5 are the next phase of that revitalization strategy and received analogous land-use approvals in February 2023. Including Building 6 completes the interconnected complex and extends the proven adaptive-reuse model to the third contiguous parcel.

Comprehensive Plan Consistency and Public Benefits. The 2023 approvals for Buildings 4 and 5 established a redevelopment program that conformed with the Comprehensive Plan and applicable Zoning Ordinance provisions, followed the Guidelines for Commercial Building Repurposing, complemented surrounding development, and provided a quality layout for the PDC District. The

2023 equity impact statement recognized that this program would provide needed rental opportunities in a high-demand area accessible by bus and a planned future BRT route, provide workforce dwelling units equal to eight percent of total units, and support the County's goal of increasing affordable housing supply. Building 6 is located in the same PDC District, is physically connected to Buildings 4 and 5, and shares the site characteristics supporting the existing redevelopment program. A unified development plan for all three buildings therefore advances the same Comprehensive Plan and RREIP objectives.

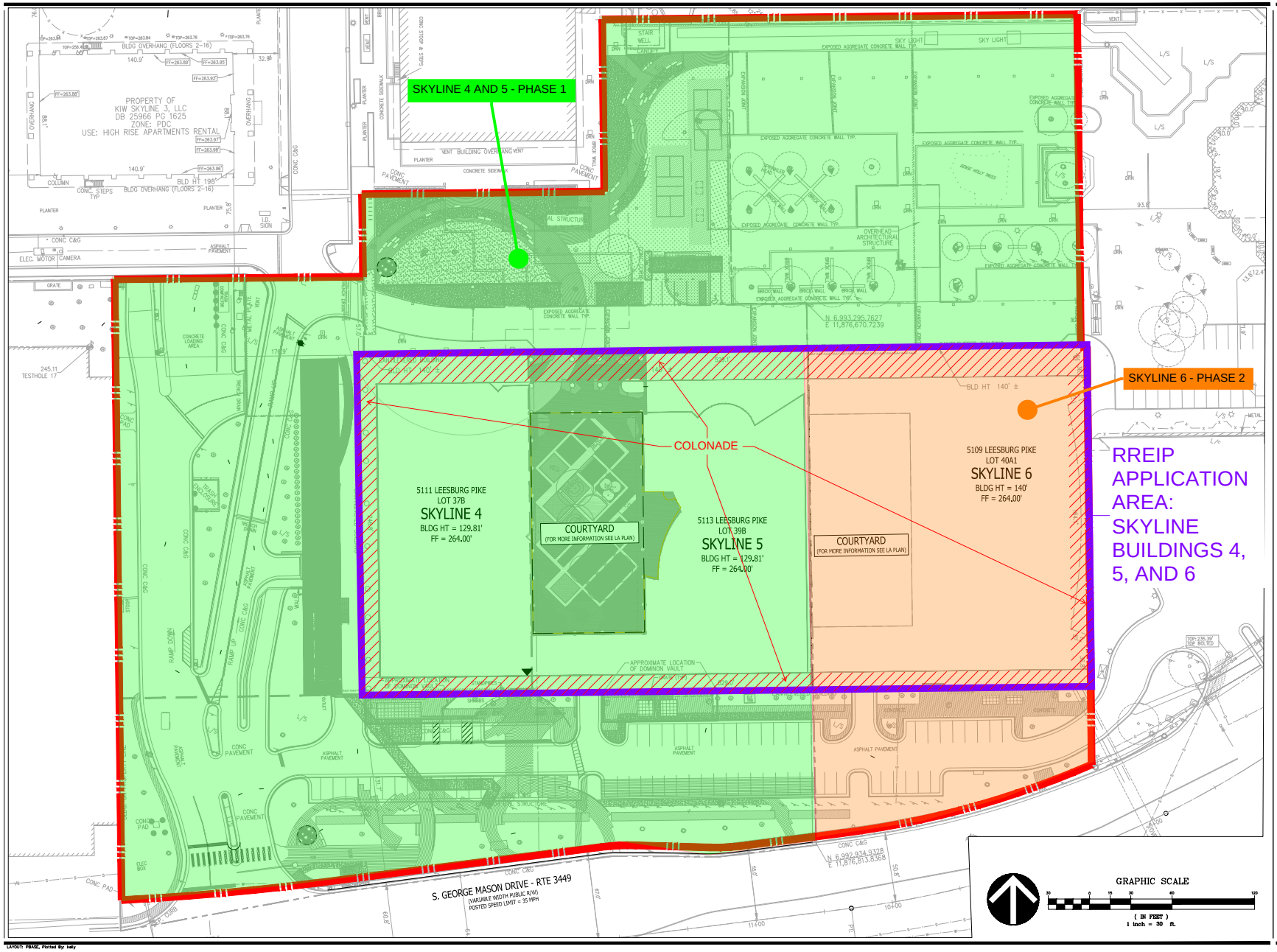
Prior EIP Approval. On February 21, 2023, the Board of Supervisors approved the inclusion of Buildings 4 and 5 in the prior Economic Incentive Program. Those properties have not received any tax benefits under that approval, and the Applicant proposes to disenroll or rescind any benefits under the prior EIP if the three-parcel assemblage is approved for inclusion in the 2026 RREIP. The prior EIP approval concerned Buildings 4 and 5; Building 6 is included here through the newly proposed three-parcel assemblage.

7. Necessity of Partial Tax Exemption

The Buildings 4 and 5 program has not been completed or placed in service, and those properties have not utilized the benefits of the prior EIP approval. The partial real estate tax exemption available under the RREIP is necessary to support capitalization of the complex office-to-residential/live-work conversion of Buildings 4 and 5. Building 6 faces the same market conditions—elevated material and labor costs, rising interest rates, and capitalization-rate pressures—that make adaptive reuse financing difficult to obtain. These market dynamics demonstrate that an incentive is needed to attract the capital required for either an office renovation or a residential/live-work conversion—exactly the kind of outcome the RREIP was designed to support. The tax benefit is not triggered for a parcel until its improvements are substantially complete and final inspection and valuation are completed, and the start of the benefit period can be delayed on a parcel-by-parcel basis. That flexibility accommodates Building 6's longer development timeline. The RREIP's 10-year benefit period also aligns with the Opportunity Zone investment hold period, and that symmetry is a meaningful factor in attracting Opportunity Zone capital.

The conversion of the two large, chronically vacant office buildings in the Buildings 4 and 5 program involves substantial construction complexity and cost. These challenges are compounded by elevated material and labor costs, rising interest rates, and capitalization-rate pressures that have materially affected the feasibility of adaptive reuse projects in the current market environment. Without the partial tax exemption, the Buildings 4 and 5 program could not achieve the financing structure necessary to support capitalization and proceed to construction.

For the Buildings 4 and 5 parcels, the 2023 base assessed value was $34,875,310, and the estimated post-development value upon stabilization is approximately $260 million. These figures relate to the Buildings 4 and 5 program; the final RREIP Base Value and post-improvement valuations for each parcel will be determined by the Department of Tax Administration under Article 32. The RREIP benefit for each parcel is calculated on the increment between its Base Value and its fair market value after that parcel's improvements are substantially complete.



VIKA VIRGINIA, LLC
8180 Greensboro Dr., Suite 200
Tysons, VA 22102
703.442.7800 | vika.com

Our Site Set on the Future.

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V 12.00

PLAN STATUS	DATE

POST-APPROVAL SHEET STATUS	DATE

PROFESSIONAL SEAL

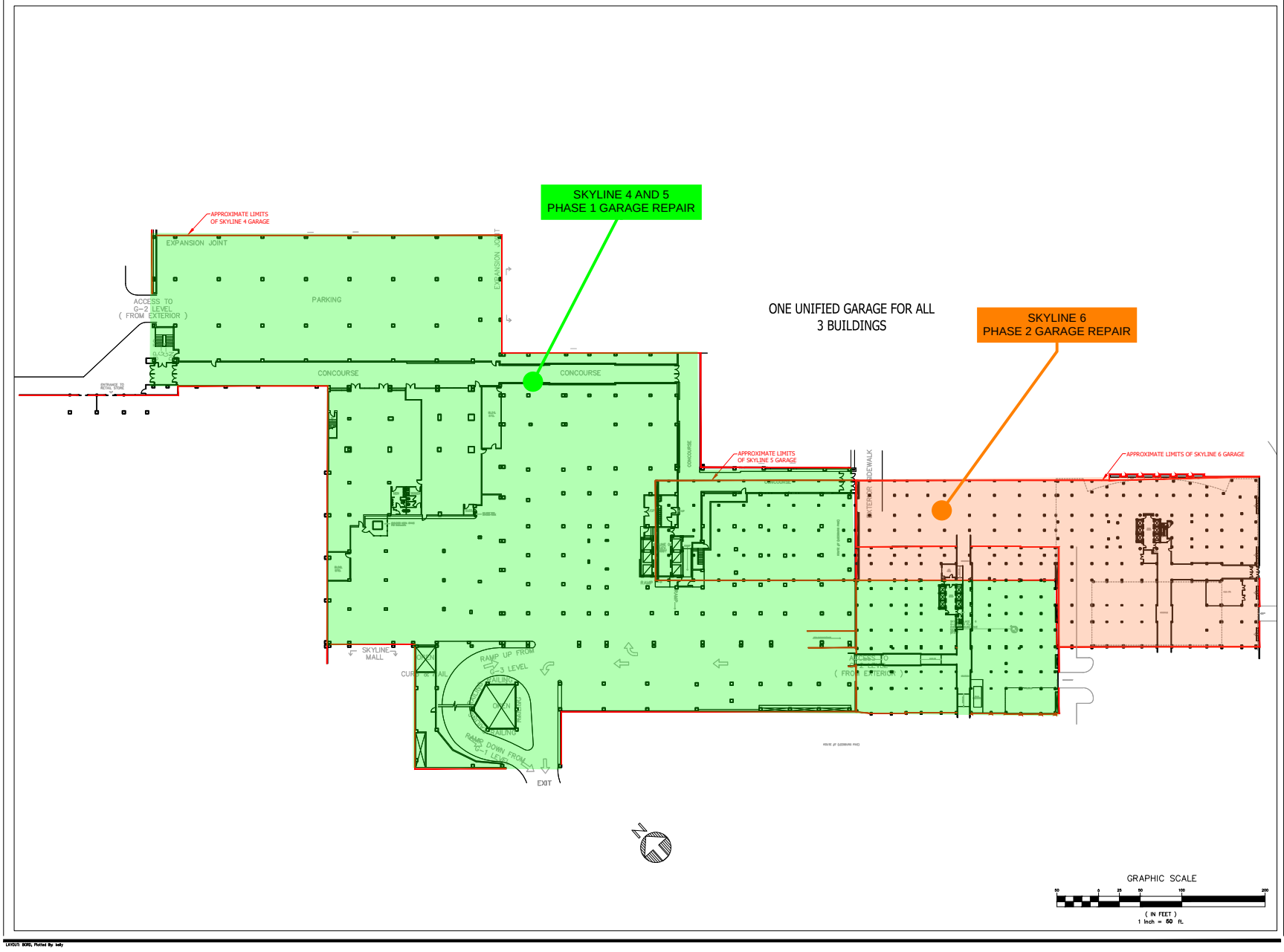
SKYLINE 4-6

FAIRFAX COUNTY, VIRGINIA

SITE PLAN EXHIBIT

DRAWN BY:	
DESIGNED BY:	
DATE ISSUED:	10/05/2026
DWG. SCALE:	1"=30'
VIKA NO.	5629AT
SHEET NO.	2 OF 2

FILE: O:\Projects\5629\SHEETS\ENGINEERING EXHIBITS\WORKING PHASE EXHIBITS\5629AT - 00 EX PHASE - SAVE: 10:47pm DATE: October 5, 2026 TIME: 4:17:15 PM USER: kelly LAYOUT: PHASE
LAYOUT: PHASE, Plotted By: kelly



VIKA VIRGINIA, LLC
8180 Greensboro Dr., Suite 200
Tysons, VA 22102
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V 12.00

PLAN STATUS	DATE

POST-APPROVAL SHEET STATUS	DATE

PROFESSIONAL SEAL

SKYLINE 4-6

FAIRFAX COUNTY, VIRGINIA

COMBINED GARAGE EXHIBIT

DRAWN BY:	
DESIGNED BY:	
DATE ISSUED:	10/05/2026
DWG. SCALE:	1"=50'
VIKA NO.	5629
SHEET NO.	1 OF 2

FILE: G:\Projects\5629\5629MTF\CAD\ENGINEERING\EXHIBITS\WORKING\COMBINED GARAGE EXHIBIT.dwg USER: Kelly DATE: October 5, 2026 TIME: 4:19:52 PM LAYOUT: BORD

LAYOUT: BORD, Plotted By: kelly

County of Fairfax, Virginia

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

October 5, 2026

Brian Gribble, Manager, The Liberty Solution LLC
MTP-5109 Leesburg LLC
1464 Center Park Drive
Charlotte, NC 28217

Tax Map Reference #(s): 62-3((1))40A1
Property Address(es): 5109 Leesburg Pike, Falls Church, VA 22041
Owner: MTP-5109 Leesburg LLC
Tax Abatement Case #: MA-001 2026

RE: DETERMINATION LETTER FOR SKYLINE BUILDINGS 4, 5, AND 6

Dear Mr. Gribble,

We have received your application for a partial real estate tax exemption under the Fairfax County BUILD Program, also known as the Revitalization and Redevelopment Economic Incentive Program, (Program) as provided by Article 32, Chapter 4 of the Fairfax County Code for the above referenced property(s). I have reviewed your application and find that the development as proposed is eligible for submission to the Board of Supervisors for consideration. Please note that, while the application does appear to conform with the statutory requirements of the program, final approval rests with the Board of Supervisors to determine whether the proposed development is a qualifying property under the ordinance. It is important to understand that the tax abatement is not guaranteed by virtue of the submission of this application.

A public hearing is required to establish the Economic Revitalization Zone (ERZ) for your property(s). The Board of Supervisors may approve the ERZ Ordinance and your program application at one of their regularly scheduled meetings. Please work with my staff to determine your Board meeting date for this matter.

If you have any questions, please contact JoAnne Fiebe at (703)324-9308 and/or joanne.fiebe@fairfaxcounty.gov.

Sincerely,

Rebecca Moudry, Director
Department of Economic Initiatives

cc:
Jay Doshi, Director, Department of Tax Administration
Vladimir Jadrijevic, Director of Real Estate, Department of Tax Administration
David Pellegrino, Assistant Director, Department of Tax Administration

Department of Economic Initiatives
Director's Office
12015 Route 50, Suite 510
Fairfax, Virginia 22033
Phone 703-324-9300
https://www.fairfaxcounty.gov/economic-initiatives/

County of Fairfax, Virginia

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

October 5, 2026

Rob Seldin, Managing Principal
5111 Leesburg LLC
1000 Maine Avenue, SW, Suite 300
Washington, DC 20024

Tax Map Reference #(s): 62-3((1))39B
Property Address(es): 5111 Leesburg Pike, Falls Church, VA 22041
Owner: 5111 Leesburg LLC
Tax Abatement Case #: MA-001 2026

RE: DETERMINATION LETTER FOR SKYLINE BUILDINGS 4, 5, AND 6

Dear Mr. Seldin,

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County of Fairfax, Virginia

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

October 5, 2026

Rob Seldin, Managing Principal
Skyline 4 LLC
1000 Maine Avenue, SW, Suite 300
Washington, DC 20024

Tax Map Reference #(s): 62-3((1))37B
Property Address(es): 5113 Leesburg Pike, Falls Church, VA 22041
Owner: Skyline 4 LLC
Tax Abatement Case #: MA-001 2026

RE: DETERMINATION LETTER FOR SKYLINE BUILDINGS 4, 5, AND 6

Dear Mr. Seldin,

We have received your application for a partial real estate tax exemption under the Fairfax County BUILD Program, also known as the Revitalization and Redevelopment Economic Incentive Program, (Program) as provided by Article 32, Chapter 4 of the Fairfax County Code for the above referenced property(s). I have reviewed your application and find that the development as proposed is eligible for submission to the Board of Supervisors for consideration. Please note that, while the application does appear to conform with the statutory requirements of the program, final approval rests with the Board of Supervisors to determine whether the proposed development is a qualifying property under the ordinance. It is important to understand that the tax abatement is not guaranteed by virtue of the submission of this application.

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Sincerely,

Rebecca Moudry, Director
Department of Economic Initiatives

cc:
Jay Doshi, Director, Department of Tax Administration
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David Pellegrino, Assistant Director, Department of Tax Administration

Department of Economic Initiatives
Director's Office
12015 Route 50, Suite 510
Fairfax, Virginia 22033
Phone 703-324-9300
https://www.fairfaxcounty.gov/economic-initiatives/

AN ORDINANCE AMENDING APPENDIX X OF THE FAIRFAX COUNTY CODE, RELATING TO ECONOMIC REVITALIZATION ZONE ORDINANCES

Draft of October 6, 2026

AN ORDINANCE to amend the Fairfax County Code by amending and readopting Appendix X, relating to Economic Revitalization Zone Ordinances to include new Section X-1 establishing the Skyline 4, 5, and 6 Economic Revitalization Zone.

Be it ordained by the Board of Supervisors of Fairfax County:

1. That Appendix X of the Fairfax County Code is amended and readopted as follows:

APPENDIX X. – Economic Revitalization Zone Ordinances.

The following ordinance has been adopted by the Board of Supervisors pursuant to Article 32 of Chapter 4 of the Code.

X-1. – Skyline 4, 5, and 6 Economic Revitalization Zone (MA-001 2026).

(a) Application Number MA-001 2026 is approved. The following parcels of land situated in the Baileys Crossroads/Seven Corners Incentive Area as described in Sec. 4-32-5(b), and more particularly described herein, comprise the Skyline 4, 5, and 6 Economic Revitalization Zone and collectively constitute a Qualifying Property under Article 32:

Initial Owners:	County Tax Map Parcel Number:	Acreage (approx.):
Skyline 4, LLC	62-3((1)) parcel 37B	3.001 acres
5111 Leesburg LLC	62-3((1)) parcel 39B	1.799 acres
MTP-5109 Leesburg LLC	62-3((1)) parcel 40A1	1.718 acres

(a) The Skyline 4, 5, and 6 Economic Revitalization Zone ordinance is subject to the following provisions:

1. The effective date of this ERZ will be January 1, 2030, and this ordinance will terminate on the termination date, which is December 31, 2039.
2. The timeframe enumerated above constitutes the incentive period for the Skyline 4, 5, and 6 Economic Revitalization Zone. Real estate tax incentives as set forth in Section 4-32-8 will be effective between January 1 of the tax year following the year in which substantial completion occurs or the effective date, whichever is later, and will terminate on the termination date. All incentives terminate no later than the termination

date for the Skyline 4, 5, and 6 Economic Revitalization Zone listed above, and subject to earlier termination as set forth in Article 32. The real estate assessment on the subject parcels will revert to full fair market value immediately after the termination date or earlier termination.

3. That the provisions of this ordinance are severable, and if any provision of this ordinance or any application thereof is held invalid, that invalidity will not affect the other provisions or applications of this ordinance that can be given effect without the invalid provision or application.
4. That this Ordinance will become effective on January 1, 2030.

GIVEN under my hand this _____ day of _____, 2026

_____
Jill G. Cooper
Clerk for the Board of Supervisors

Board Agenda Item
October 27, 2026

ADMINISTRATIVE – 4

Extension of Review Period for 2232 Application for AT&T Boulevard Estates Telecommunication Site (Braddock 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:
General Dynamics is requesting 2232 approval to expand an existing telecommunication compound to install a diesel generator, concrete pad, and fencing. The extension period request is to allow the applicant, county agency review, and the Planning Commission sufficient time to complete the 2232 review.

The review period for the following application should be extended:

2232-2026-BR-00006	General Dynamics Tax Map No. 56-4 ((1)) 20A 4904 Mattie Moore Ct, Fairfax, VA 20108 Braddock District Accepted September 16, 2026 Requesting extension to August 25, 2027

RECOMMENDATION:
The County Executive recommends that the Board extend the review period for the following application: 2232-2026-BR-00006.

TIMING:
Board action is requested on October 27, 2026, to extend the review period for the application prior to the expiration of the review period on November 15, 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.

Board Agenda Item
October 27, 2026

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
October 27, 2026

ADMINISTRATIVE – 5

Approval of a Resolution to Authorize Execution of a Low-No Emission Grant and Bus Transfer Agreement with the Washington Metropolitan Area Transit Authority

ISSUE:
Board of Supervisors' (Board) approval of a resolution (Attachment 1) for Fairfax County to execute a Low-No Emission Grant and Bus Transfer Agreement with the Washington Metropolitan Area Transit Authority (WMATA) for the purchase of hybrid-electric replacement buses for the Connector Fleet. Board approval is also requested to authorize the Director (or designee) of the Fairfax County Department of Transportation (FCDOT) to execute the agreement, substantially in the form of Attachment 2.

RECOMMENDATION:
The County Executive recommends that the Board approve a resolution (Attachment 1) authorizing the Director of FCDOT (or designee) to execute an agreement (Attachment 2) with WMATA, for the purchase of hybrid-electric replacement buses.

TIMING:
Board approval is requested on October 27, 2026, so that hybrid-electric replacement buses can be procured for the Connector fleet, thus allowing the County to continue to meet customer demands for safe, affordable, and environmentally sustainable public transportation.

BACKGROUND:
On April 11, 2023, the Fairfax County Board of Supervisors authorized support for WMATA's application to Federal Transit Administration's (FTA) Low or No Emission Grant Program and Buses and Bus Facilities Competitive Grant Program to assist with the conversion of the Cinder Bed Garage from storing and maintaining diesel buses to battery-electric buses. At that time, the County had envisioned using battery-electric buses on the Richmond Highway Bus Rapid Transit (BRT) project and had identified the Cinder Bed Garage as the most appropriate, cost-effective location to maintain the BRT fleet. Through this action, the Board also authorized local share match financial support for the grant application in the amount of $4.3 million.

On August 30, 2023, FTA awarded WMATA $104.0 million in discretionary, Section 5339c (Low or No Emission Grant) funding to support the conversion of the Cinder Bed Garage to a battery-electric facility. On July 23, 2025, FTA sent letters to all Low or No Emission Grant Program recipients informing them that they would be allowed to convert their grant awards away from electric bus infrastructure and electric buses to support the purchase of hybrid-electric buses, due to "the infeasibility of employing zero-emission technology or the economic burden and operational challenges associated with use of such technology, along with an interest in making prudent investment decisions with public dollars." In December 2025, WMATA leadership contacted the County Executive to confirm the County's interest in remaining partners in the grant and offered the County the opportunity to join in the purchase of hybrid-electric vehicles, to which the County agreed.

To facilitate the purchase and delivery of buses from WMATA to the County, WMATA explored alternatives with FTA. Based on those discussions, FCDOT staff believe it would be prudent to allow WMATA to purchase the buses on the County's behalf, using the Connector's specifications and FTA's regulations to do so.

On July 23, 2026, the WMATA Board approved a resolution to move forward with the purchase and transfer of hybrid-electric buses on behalf of the County. FTA is seeking a similar resolution from the County (Attachment 1) to verify the County's intent to enter into an agreement with WMATA for the purchase and transfer of the vehicles. If approved, WMATA will immediately begin the procurement process on behalf of the County.

EQUITY IMPACT:
Fairfax Connector buses support the economic growth, health, congestion mitigation, and prosperity goals of Fairfax County. The bus replacement program exists to replace rolling stock which has reached the end of its useful life. This grant request would maintain existing service levels. As such, this Board item has no inequity concerns identified.

FISCAL IMPACT:
Grant funding up to $17.0 million from the Low or No Emission Grant Program will be used for the purchase of replacement buses for Fairfax Connector. The Local Cash Match (LCM) required, $3.0 million, is 17.6 percent of the award. Budgetary adjustments required to reflect the LCM in Fund 40000, County Transit Systems,

supported by state aid, will be made as part of a future quarterly budget review. There is no General Fund impact associated with entering into this agreement.

ENCLOSED DOCUMENTS:
Attachment 1: Resolution for the Execution of a Bus Transfer Agreement with the Washington Metropolitan Area Transit Authority (WMATA)
Attachment 2: Low-No Emission Grant and Bus Transfer Agreement

STAFF:
Jennifer Miller, Deputy County Executive
Gregg Steverson, Director, Fairfax County Department of Transportation (FCDOT)
Martha Coello, Deputy Director, FCDOT
Dwayne Pelfrey, Chief, Transit Services Division, FCDOT
Noelle Dominguez, Chief, Coordination and Funding Division, FCDOT
Vanessa Aguayo, Chief, Capital Projects Section, FCDOT

ASSIGNED COUNSEL:
Joanna Faust, Senior Assistant County Attorney

RESOLUTION

AGREEMENT EXECUTION RESOLUTION
A RESOLUTION FOR THE BOARD OF SUPERVISORS OF THE COUNTY OF FAIRFAX, VIRGINIA
FOR THE EXECUTION OF A BUS TRANSFER AGREEMENT WITH
THE WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY (WMATA)

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, October 27, 2026, at which meeting a quorum was present and voting, the following resolution was adopted:

WHEREAS, Chapter IV, Section 3(r)(8)(a)(ii) of Federal Transit Administration (FTA) Circular 5010.1F requires a resolution from the Board of Supervisors for the transfer of rolling stock (e.g., transit vehicles); and

WHEREAS, FTA awarded WMATA discretionary grant funding under the Section 5339c Low-No Emission Vehicle Discretionary Grant program to procure replacement buses (the "Award"); and

WHEREAS, the Award includes $17,000,000.00 (the "Allocated Share") towards the purchase of replacement buses (the "Buses") for Fairfax County (the "County"); and

WHEREAS, the County will provide the required local match in the amount of $3,000,000.00 (the "Local Match"); and

WHEREAS, subject to FTA approval, and consistent with the requirements for the transfer of rolling stock to another transit entity set out in FTA Circular 5010.1F, WMATA and the County intend for WMATA to use the Allocated Share, including the Local Match, to purchase and subsequently transfer the Buses to the County.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Supervisors authorizes the transfer of replacement buses from WMATA to Fairfax County using $17,000,000 of the Section 5339c Low-No Emission Vehicle Discretionary Grant awarded to WMATA to procure replacement buses and, whereby, Fairfax County will provide the $3,000,000 local match.

FURTHER BE IT RESOLVED, that the Board of Supervisors authorizes the Director of the Fairfax County Department of Transportation, or his designee, to execute the Bus Transfer Agreement with WMATA, substantially in the form of that attached hereto as Attachment 2, along with any resulting bill of sale or other documents needed to transfer the buses to Fairfax County.

FURTHER BE IT RESOLVED, that to timely effectuate the transfer of the Buses to Fairfax County, this Resolution shall be effective immediately.

ADOPTED this 27th day of October 2026.
A Copy Teste:

_____
Jill G. Cooper
Clerk to the Board of Supervisors

LOW-NO EMISSION GRANT & BUS TRANSFER AGREEMENT BETWEEN THE WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY AND FAIRFAX COUNTY, VIRGINIA

THIS **LOW-NO EMISSION GRANT & BUS TRANSFER AGREEMENT** (this "***Agreement***") is executed and made effective as of the date last set forth below (the "***Effective Date***"), by and between (i) **WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY**, an interstate compact agency and instrumentality of the District of Columbia, the Commonwealth of Virginia and the State of Maryland, created with the consent of the United States Congress ("***WMATA***"); and (ii) **FAIRFAX COUNTY, VIRGINIA**, a Virginia body politic (the "***County***") (WMATA and the County, each referred to by name or as a "***Party***" and collectively the "***Parties***").

WHEREAS, the Federal Transit Administration ("***FTA***") awarded WMATA the total amount of One Hundred Four Million and No/100 Dollars ($104,000,000.00) in discretionary grant funding under the Section 5339(c) Low-No Emission Vehicle Discretionary Grant program to procure replacement buses, as set forth in Exhibit A (the "***Award***"); and

WHEREAS, the Award includes Eighty-Seven Million and No/100 Dollars ($87,000,000.00) for the purchase of replacement buses for WMATA and Seventeen Million and No/100 Dollars ($17,000,000.00) (the "***Allocated Share***") allocated towards the purchase of replacement buses for the County (the "***Fairfax Buses***"); and

WHEREAS, WMATA executed that certain Contract FBMNT233274-BTK with New Flyer of America, Inc. (the "***Vendor***") on or about November 24, 2024 for the procurement of buses (the "***Purchase Contract***"), and WMATA will exercise available Options to purchase the Fairfax Buses; and

WHEREAS, the County will provide the required local match toward the Allocated Share, in the amount of Three Million and No/100 ($3,000,000.00) (the "***Local Match***"); and

WHEREAS, WMATA will use the Allocated Share, including the Local Match provided by the County, to purchase and subsequently transfer the Fairfax Buses to the County, in accordance with FTA's approval and consistent with the requirements, including without limitation, those requirements of FTA Circular 5010.1F Chapter III, Section 7.i. (the "***Transfer***"); and

WHEREAS, the Parties desire to memorialize the terms and conditions under which the Transfer will occur in this Agreement; so

NOW, THEREFORE, based on the foregoing understanding and in consideration of the mutual covenants, obligations, terms and conditions provided herein, the Parties hereby agree as follows:

1. **LOCAL MATCH**. Concurrently with the execution of this Agreement, the County shall provide the Local Match to WMATA.

2. **PROCUREMENT**. WMATA shall maintain full control over the purchasing process set forth in the Purchase Contract. WMATA shall receive input from the County, but County shall not have the power to vote, select, or veto decisions related to the Purchase Contract. WMATA will make reasonable efforts to obtain any applicable modification, and FTA approval thereof, and to make any minor modifications, as may be allowed within the Purchase Contract, so long as such modification(s) do(es) not constitute a material or cardinal change under the terms of the Purchase Contract. Any other costs imposed under the Purchase Contract above and beyond the direct procurement of the Fairfax Buses, such as first article inspection and post-delivery audit, shall be at the cost and expense of the County.

3. **PURCHASE**. Upon receipt of the Award, execution of this agreement, and receipt of the Local Match, WMATA shall use the Allocated Share to purchase the Fairfax Buses.

4. **ACCEPTANCE**. WMATA and County representative shall perform a first article inspection (FAI) and review a first pilot bus at the Vendor's manufacturer's facility to confirm it matches the specifications that WMATA, the County, and the Vendor have agreed (the "***Specifications***") as well as an inspection of each of the Fairfax Buses by a resident inspector at the Vendor's manufacturing facility. Upon acceptance for shipping and Vendor's delivery to WMATA's Carmen Turner Facility, WMATA will perform a post-delivery inspection. Upon WMATA's and the County's satisfaction that the Fairfax Buses meet the Specifications, WMATA shall, upon delivery and acceptance of the production, enter the Fairfax Buses into WMATA's inventory.

5. **CONDITIONS PRECEDENT**. WMATA shall thereafter transfer the Fairfax Buses to the County upon the satisfaction of all of the following conditions precedent:

a. WMATA has received the Award.

b. The County has provided the Local Match to WMATA and shall have certified to WMATA and (if required) the FTA, that the County has buses in the disposition process to ensure the County satisfies the requirement to dispose of buses for each of the new replacement Fairfax Buses.

c. The Parties have satisfied all applicable requirements set forth in FTA Circular 5010.1F, the Award, and conditions of the FTA Master Agreement, including, without limitation, the requirement for documentation of a written request for approval to transfer vehicles, a board resolution from each recipient, a rolling stock status report, and FTA concurrence of the Transfer.

d. The Parties have performed all of their respective obligations set forth in Sections 1-4 above.

6. **TRANSFER**. Upon satisfaction of all of the conditions precedent set forth in Section 5 above, WMATA shall thereafter transfer the Fairfax Buses, including the FTA obligations attached thereto, to the County. The County will immediately incorporate the Fairfax Buses into the County's fleet status and provide documentation evidencing such incorporation to WMATA and the FTA and confirming disposal of the buses that have been replaced. All FTA required terms and conditions of the Award shall follow the Fairfax Buses. The County will notify the FTA of the transfer of assets and comply with and assume all obligations associated with the transfer of federally-assisted assets including the Satisfactory Continuing Control requirements. The County will assume the federal interests, obligations and any and all FTA required terms and conditions of the Award. WMATA will not be responsible for any costs associated with this Agreement, including, without limitation, the Award, Fairfax Buses, Transfer or any other transaction or assurance contemplated hereunder.

7. **TERM**. This Agreement is effective as of the Effective Date and will terminate upon the County's acceptance of the Fairfax Buses, provided, however, that the terms of Section 6 shall not terminate until the termination of the federal interest in the Fairfax Buses.

8. **REPRESENTATIONS**. The Parties represent to one another, each on behalf of themselves, as of the date of the execution of this Agreement, that (a) such Party has full power and authority to enter into the transactions contemplated by this Agreement and to carry out its obligations hereunder; (b) such Party has duly authorized the execution and delivery of this Agreement; (c) when executed and delivered by the Parties, this Agreement will constitute the legal, valid and binding obligation of the individual Party enforceable in accordance with its terms; and (d) no officer or employee of such Party who exercises or has exercised any functions or responsibilities over any procurement contract shall have or obtain a personal or financial interest or benefit from any activity in connection with any such procurement contract or have any interest in any contract, subcontract, or agreement with respect therewith during the term of this Agreement.

9. **MISCELLANEOUS**.

a. **Governing Law**. This Agreement shall be governed by the laws of the Commonwealth of Virginia, except where any law conflicts with the WMATA Compact, the Compact shall control.

b. **Disputes**. Any disputes between the parties arising out of this Agreement may be disposed of by the Parties by written agreement and/or amendment of this Agreement. If the Parties cannot resolve the dispute, then the Party seeking a resolution shall provide written notice of the nature of the dispute and the issue(s) to the other Party. If the dispute is not resolved by the Parties within thirty (30) days of such notice, the Parties agree that the Director of the Fairfax County Department of Transportation/the County Executive and the general manager and chief executive officer of WMATA shall attempt to resolve such dispute without court action within thirty (30) days thereafter. If the dispute is not resolve within such thirty (30) days, either Party may commence a civil action for resolution of the dispute in the United States District Court for the Eastern District of Virginia, Alexandria Division. Notwithstanding any provision to the contrary contained in this Agreement, prejudgment interest shall not be paid by one Party to the other Party.

c. **No Waiver of Immunity**. This Agreement shall not be construed as a waiver of either Party's respective immunities, including, without limitation, municipal and sovereign immunity.

d. **Notices**. Any notice required or permitted under this Agreement shall be in writing and shall be delivered by hand, sent by courier, sent by prepaid registered or certified mail with return receipt requested and addressed as appropriate to the following addresses (or to such other or further addresses as the Parties may designate by notice given in accordance with this paragraph), with copy sent by electronic mail, to the extent such recipient's email address is provided below:

If to WMATA:	General Manager and CEO Washington Metropolitan Area Transit Authority 300 7th Street SW Washington, DC 20024
with copy to:	Executive Vice President and Chief Financial Officer Washington Metropolitan Area Transit Authority 300 7th Street SW Washington, DC 20024
with copy to:	Executive Vice President, Chief Legal Officer, and General Counsel Washington Metropolitan Area Transit Authority 300 7th Street SW Washington, DC 20024
with copy to:	Executive Vice President and Chief Operations Officer Washington Metropolitan Area Transit Authority

300 7th Street SW
Washington, DC 20024

If to the County: Director
Fairfax County Department of Transportation
4050 Legato Road, Suite 400
Fairfax, VA 22033

with copy to: Office of the County Attorney
12000 Government Center Parkway, Suite 549
Fairfax, VA 22035

Such correspondence shall be deemed delivered, upon the earlier to occur of (i) the day delivered by hand delivery; (ii) the third day following the day on which the same shall have been mailed by U.S. registered or certified mail, return receipt requested, with all postal charges prepaid, to the respective addresses set forth below; (iii) the day delivered by email and acknowledged by the recipient; or (iv) actual receipt at the Parties' addresses.

e. **Legislative Compliance**.

i. Civil Rights & Nondiscrimination. The County shall comply with the requirements set forth in the FTA Master Agreement, as applicable to the Award, and any successor thereto, including, without limitation, those requirements set forth in thereof.

ii. Anti-Drug; Anti-Alcohol. The County shall comply with those federal laws, regulations, executive orders or guideline strictures regarding anti-drug and alcohol policy in transit work and operations, which include, but is not limited to, the following: "Drug-Free Workplace Act (DFWA) of 1988," 49 USC Sections 702 et seq.; "Requirements for a Drug-Free Workplace (Grants)," 49 C.F.R. Part 29; Prevention of Prohibited Drug Use in Transit Operations," 49 C.F.R. Part 653; and Prevention of Alcohol Misuse in Transit Operations," 49 C.F.R. Part 654.

f. **Entire Agreement**. Nothing in this Agreement shall be construed to modify or diminish or supersede any existing rights, agreements, or arrangements between WMATA and the County. Except for the representations contained in this Agreement, WMATA does not make, and hereby disclaims, any other representations.

g. **Amendments**. Except as otherwise provided herein, any amendment or modification in any respect to the terms and conditions of this Agreement shall be made by an instrument in writing signed by both Parties.

h. **Relationship**. This Agreement shall not be construed as creating a partnership, joint venture or other relationship between the Parties, it being understood that each Party shall be and remain a separate and independent entity for all purposes hereof. In no event shall WMATA be liable to the County or any third party, whether in contract or in tort or in any other legal theory (including, without limitation, strict liability, or negligence) for any claims, damages, losses, liabilities, or expenses arising out of or in connection with the performance of this Agreement.

i. **No Assignment**. No transfer or assignment of this Agreement, or of any part thereof or interest therein, directly or indirectly, voluntarily or involuntarily, shall be made unless consent for such transfer or assignment is first approved in writing by the Parties

j. **Headings**. The headings throughout this Agreement are for convenience and reference only and shall in no way be held to explain, modify, amplify or aid in the interpretation, construction, or meaning of the provisions of this Agreement.

k. **Counterparts**. This Agreement may be signed in one or more identical counterparts, whether transmitted by electronic mail or otherwise. Each such counterpart shall be deemed an original for purposes of this Agreement.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the date last set forth with their signatures hereto below.

WMATA:

THE WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY

By: _____ _____
Executive Vice President and Chief Financial Officer Dated

FAIRFAX COUNTY:

FAIRFAX COUNTY, VIRGINIA

By: _____ _____
Director, Fairfax County Department of Transportation Dated

LIST OF EXHIBITS

Exhibit A Low-No Emissions Grant Award

Board Agenda Item
October 27, 2026

ADMINISTRATIVE – 6

Approval of Traffic Calming Measures as Part of the Residential Traffic Administration Program – Oak Drive (Mount Vernon District)

ISSUE:
Board endorsement of Traffic Calming measures as part of the Residential Traffic Administration Program (RTAP).

RECOMMENDATION:
The County Executive recommends that the Board approve a resolution (Attachment 1) endorsing a traffic calming plan for Oak Drive (Attachment 2), consisting of the following:

- Two Speed Humps on Oak Drive (Mount Vernon District)

In addition, the County Executive recommends that the Fairfax County Department of Transportation (FCDOT) be requested to schedule the installation of the approved traffic calming measure(s) as soon as possible.

TIMING:
Board action is requested on October 27, 2026, to allow the proposed measure(s) to be installed as soon as possible.

BACKGROUND:
As part of RTAP, roads are reviewed for traffic calming when requested by a Board member on behalf of a homeowners or civic association. Traffic calming employs the use of physical devices such as speed humps, speed tables, raised pedestrian crosswalks, chokers, or median islands to reduce the speed of traffic on a residential street. Staff performs engineering studies documenting the attainment of qualifying criteria. Staff works with the local Supervisor's office and community to determine the viability of the requested traffic calming measure to reduce the speed of traffic. Once the plan for the road under review is approved and adopted by staff, that plan is then submitted for approval to the residents within the ballot area in the adjacent community.

On September 11, 2026, FCDOT received verification from the Mount Vernon District Supervisor's office confirming community support for the Oak Drive traffic calming plan.

Board Agenda Item
October 27, 2026

EQUITY IMPACT:
None.

FISCAL IMPACT:
Funding in the amount of $41,000 is necessary to fund the traffic calming measures associated with this traffic calming project. Funds are currently available in Project 2G25-076-000, Traffic Calming Program, Fund 300-C30050, Transportation Improvements.

ENCLOSED DOCUMENTS:
Attachment 1: Traffic Calming Resolution for Oak Drive
Attachment 2: Traffic Calming Plan for Oak Drive

STAFF:
Jennifer Miller, Deputy County Executive
Gregg Steverson, Director, Fairfax County Department of Transportation (FCDOT)
Martha Elena Coello, Deputy Director, FCDOT
Eric Teitelman, Chief, Active Transportation, Capital Projects and Traffic Engineering Division, FCDOT
Neil Freschman, Chief, Traffic Engineering Section, FCDOT
Nicole Machacuay, Transportation Planner, Traffic Engineering Section, FCDOT
Grace Vaughn, Planning Technician, Traffic Engineering Section, FCDOT

Attachment 1

RESOLUTION

FAIRFAX COUNTY DEPARTMENT OF TRANSPORTATION
RESIDENTIAL TRAFFIC ADMINISTRATION PROGRAM (RTAP)
TRAFFIC CALMING MEASURES
OAK DRIVE
MOUNT VERNON DISTRICT

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, October 27, 2026, at which a quorum was present and voting, the following resolution was adopted:

WHEREAS, the residents in the vicinity of Oak Drive have requested the Mount Vernon District Supervisor's Office of Fairfax County to consider remedial measures to reduce the speed of traffic on Oak Drive; and

WHEREAS, an engineering study by the Fairfax County Department of Transportation (FCDOT) for Oak Drive indicates that all basic traffic calming criteria are met pertaining to functional classification of the roadway, identification of a significant speeding concern, and proof of community support; and

WHEREAS, the proposed Traffic Calming Plan was properly presented to the community in the affected survey area for their review and consideration; and

WHEREAS, the Traffic Calming Plan was subsequently approved by the occupied residences within the appropriate surveyed area; and

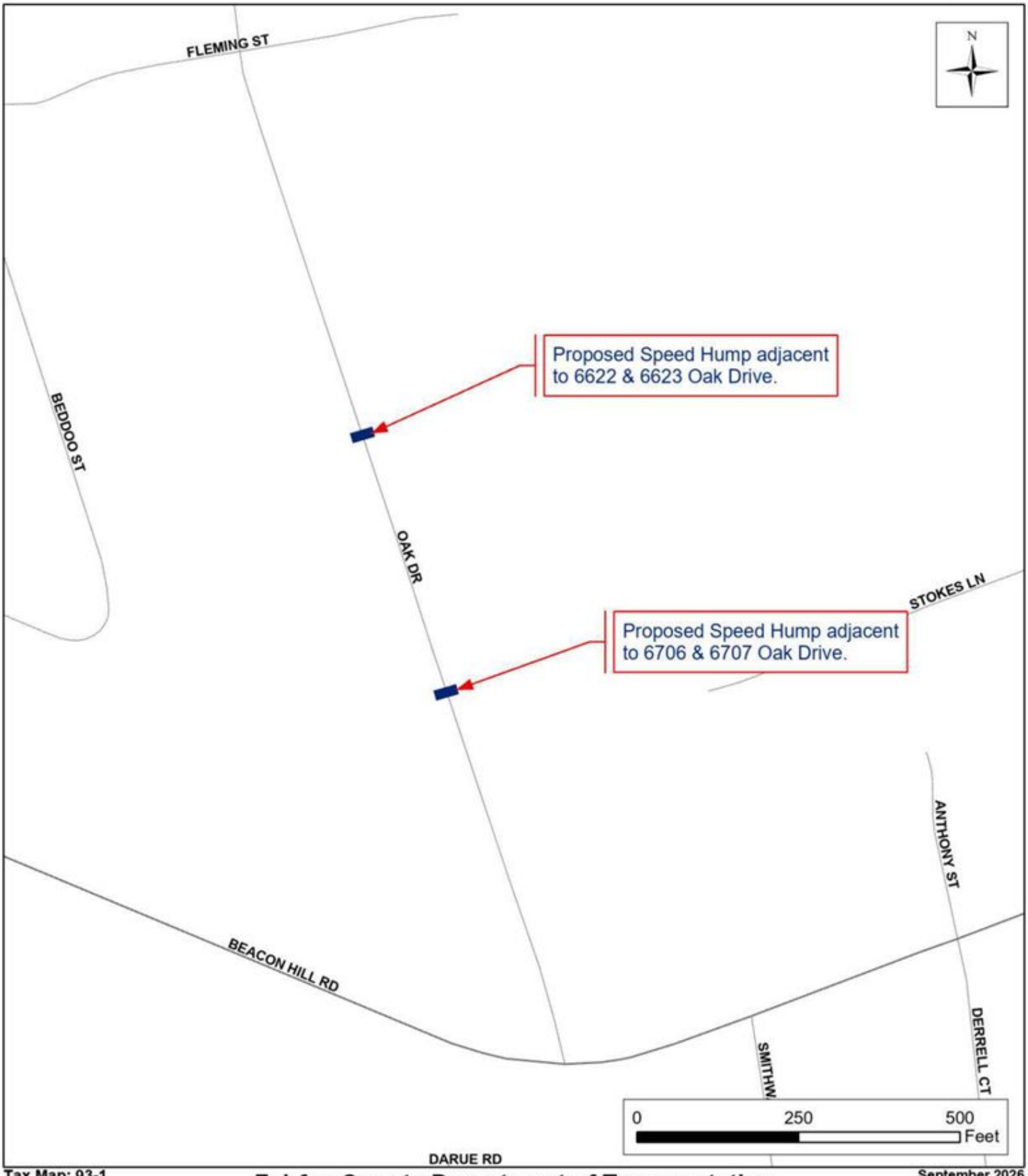
WHEREAS, the intended source of funding for the Traffic Calming Plan is Fairfax County.

NOW THEREFORE BE IT RESOLVED, that the Board of Supervisors endorses the proposed Traffic Calming Plan and requests that the Virginia Department of Transportation review and approve the feasibility of implementing traffic calming measures on Oak Drive as part of FCDOT's Residential Traffic Administration Program.

ADOPTED this 27th day of October, 2026.

A Copy Teste:

_____
Jill G. Cooper
Clerk to the Board of Supervisors



Tax Map: 93-1

September 2026

Fairfax County Department of Transportation
Residential Traffic Administration Program
Traffic Calming Device Map
Oak Drive
Mount Vernon District

Board Agenda Item
October 27, 2026

ADMINISTRATIVE – 7

Approval of Traffic Calming Measures as Part of the Residential Traffic Administration Program – Middle Run Drive (Springfield District)

ISSUE:
Board endorsement of Traffic Calming measures as part of the Residential Traffic Administration Program (RTAP).

RECOMMENDATION:
The County Executive recommends that the Board approve a resolution (Attachment 1) endorsing a traffic calming plan for Middle Run Drive (Attachment 2), consisting of the following:

- One Speed Hump on Middle Run Drive (Springfield District)

In addition, the County Executive recommends that the Fairfax County Department of Transportation (FCDOT) be requested to schedule the installation of the approved traffic calming measure(s) as soon as possible.

TIMING:
Board action is requested on October 27, 2026, to allow the proposed measure(s) to be installed as soon as possible.

BACKGROUND:
As part of RTAP, roads are reviewed for traffic calming when requested by a Board member on behalf of a homeowners or civic association. Traffic calming employs the use of physical devices such as speed humps, speed tables, raised pedestrian crosswalks, chokers, or median islands to reduce the speed of traffic on a residential street. Staff performs engineering studies documenting the attainment of qualifying criteria. Staff works with the local Supervisor's office and community to determine the viability of the requested traffic calming measure to reduce the speed of traffic. Once the plan for the road under review is approved and adopted by staff, that plan is then submitted for approval to the residents within the ballot area in the adjacent community.

On September 17, 2026, FCDOT received verification from the Springfield District Supervisor's office confirming community support for the Middle Run Drive traffic calming plan.

Board Agenda Item
October 27, 2026

EQUITY IMPACT:
None.

FISCAL IMPACT:
Funding in the amount of $28,000 is necessary to fund the traffic calming measures associated with this traffic calming project. Funds are currently available in Project 2G25-076-000, Traffic Calming Program, Fund 300-C30050, Transportation Improvements.

ENCLOSED DOCUMENTS:
Attachment 1: Traffic Calming Resolution for Middle Run Drive
Attachment 2: Traffic Calming Plan for Middle Run Drive

STAFF:
Jennifer Miller, Deputy County Executive
Gregg Steverson, Director, Fairfax County Department of Transportation (FCDOT)
Martha Elena Coello, Deputy Director, FCDOT
Eric Teitelman, Chief, Active Transportation, Capital Projects and Traffic Engineering Division, FCDOT
Neil Freschman, Chief, Traffic Engineering Section, FCDOT
Nicole Machacuay, Transportation Planner, Traffic Engineering Section, FCDOT
Grace Vaughn, Planning Technician, Traffic Engineering Section, FCDOT

Attachment 1

RESOLUTION

FAIRFAX COUNTY DEPARTMENT OF TRANSPORTATION
RESIDENTIAL TRAFFIC ADMINISTRATION PROGRAM (RTAP)
TRAFFIC CALMING MEASURES
MIDDLE RUN DRIVE
SPRINGFIELD DISTRICT

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, October 27, 2026, at which a quorum was present and voting, the following resolution was adopted:

WHEREAS, the residents in the vicinity of Middle Run Drive have requested the Springfield District Supervisor's Office of Fairfax County to consider remedial measures to reduce the speed of traffic on Middle Run Drive; and

WHEREAS, an engineering study by the Fairfax County Department of Transportation (FCDOT) for Middle Run Drive indicates that all basic traffic calming criteria are met pertaining to functional classification of the roadway, identification of a significant speeding concern, and proof of community support; and

WHEREAS, the proposed Traffic Calming Plan was properly presented to the community in the affected survey area for their review and consideration; and

WHEREAS, the Traffic Calming Plan was subsequently approved by the occupied residences within the appropriate surveyed area; and

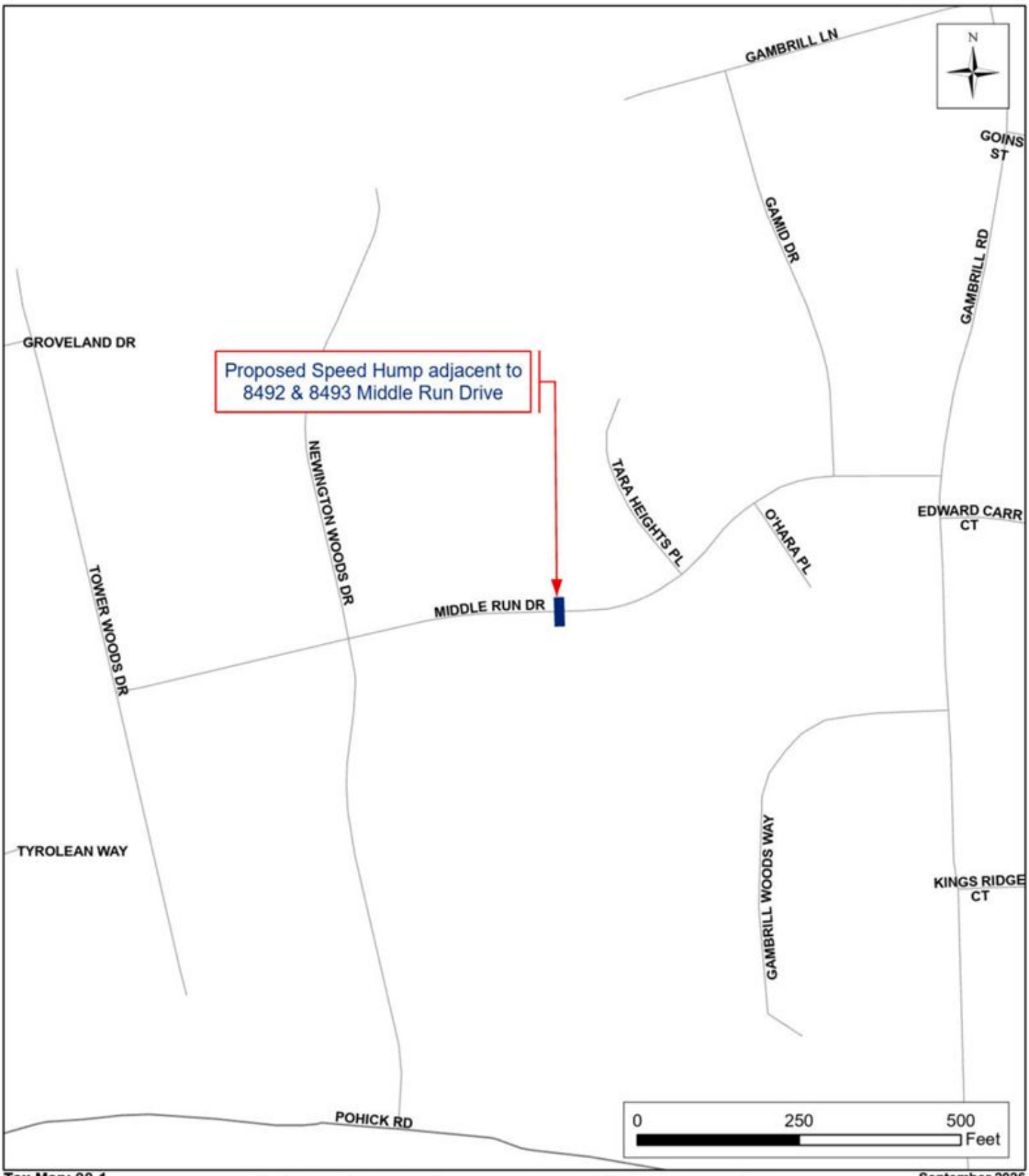
WHEREAS, the intended source of funding for the Traffic Calming Plan is Fairfax County.

NOW THEREFORE BE IT RESOLVED, that the Board of Supervisors endorses the proposed Traffic Calming Plan and requests that the Virginia Department of Transportation review and approve the feasibility of implementing traffic calming measures on Middle Run Drive as part of FCDOT's Residential Traffic Administration Program.

ADOPTED this 27th day of October, 2026.

A Copy Teste:

_____
Jill G. Cooper
Clerk for the Board of Supervisors



Tax Map: 98-1

September 2026

Fairfax County Department of Transportation
Residential Traffic Administration Program
Traffic Calming Plan
Middle Run Drive
Springfield District

Board Agenda Item
October 27, 2026

ADMINISTRATIVE – 8

Approval of "$200 Additional Fine for Speeding" Signs as Part of the Residential Traffic Administration Program – Lacy Boulevard (Mason District)

ISSUE:
Board endorsement of "$200 Additional Fine for Speeding" signs as part of the Residential Traffic Administration Program (RTAP).

RECOMMENDATION:
The County Executive recommends approval of the resolution (Attachment 1) for the installation of "$200 Additional Fine for Speeding" signs on the following road:

- Lacy Boulevard between Columbia Pike and Colfax Avenue (Mason District)

In addition, the County Executive recommends that the Fairfax County Department of Transportation (FCDOT) be requested to schedule the installation of the approved "$200 Additional Fine for Speeding" signs (Attachment 2) as soon as possible.

TIMING:
Board action is requested on October 27, 2026, to help facilitate a prompt installation of the proposed signage.

BACKGROUND:
Section 46.2-878.2 of the Code of Virginia permits a maximum fine of $200, in addition to other penalties provided by law, to be levied on persons exceeding the speed limit on appropriately designated residential roadways. These residential roadways must have a posted speed limit of 35 mph or less and must be shown to have an existing speeding problem. To determine that a speeding problem exists, staff performs an engineering review to ascertain that certain speed and volume criteria are met.

Lacy Boulevard (Mason District) meets the RTAP requirements for posting the "$200 Additional Fine for Speeding" signs. On August 18, 2026, FCDOT received verification from the Mason District Supervisor's office confirming community support.

EQUITY IMPACT:
None.

Board Agenda Item
October 27, 2026

FISCAL IMPACT:
Funding in the amount of $600 is available in Fund 100-C10001, Signage: $200 Fine for Speeding.

ENCLOSED DOCUMENTS:
Attachment 1: “$200 Additional Fine for Speeding” Signs Resolution – Lacy Boulevard
Attachment 2: Area Map of Proposed “$200 Additional Fine for Speeding” Signs – Lacy Boulevard

STAFF:
Jennifer Miller, Deputy County Executive
Gregg Steverson, Director, Fairfax County Department of Transportation (FCDOT)
Eric Teitelman, Chief, Active Transportation, Capital Projects and Traffic Engineering Division, FCDOT
Neil Freschman, Chief, Traffic Engineering Section, FCDOT
Steven K. Knudsen, Transportation Planner, Traffic Engineering Section, FCDOT
Nicole Machacuay, Transportation Planner, Traffic Engineering Section, FCDOT
Grace Vaughn, Planning Technician, Traffic Engineering Section, FCDOT

Attachment 1

RESOLUTION

FAIRFAX COUNTY DEPARTMENT OF TRANSPORTATION
RESIDENTIAL TRAFFIC ADMINISTRATION PROGRAM (RTAP)
$200 ADDITIONAL FINE FOR SPEEDING SIGNS
LACY BOULEVARD
MASON DISTRICT

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia ("Board of Supervisors"), held in the Board Auditorium of the Government Center in Fairfax, Virginia, on Tuesday, October 27, 2026, at which a quorum was present and voting, the following resolution was adopted:

WHEREAS, Section 46.2-878.2 of the *Code of Virginia* enables the Board of Supervisors to request signs alerting motorists of enhanced penalties for speeding on residential roads; and

WHEREAS, the Fairfax County Department of Transportation has verified that a bona-fide speeding problem exists on Lacy Boulevard. Such road also being identified as a Major Collector; and

WHEREAS, community support has been verified for the installation of "$200 Additional Fine for Speeding" signs on Lacy Boulevard; and

WHEREAS, the intended source of funding for the signs is Fairfax County.

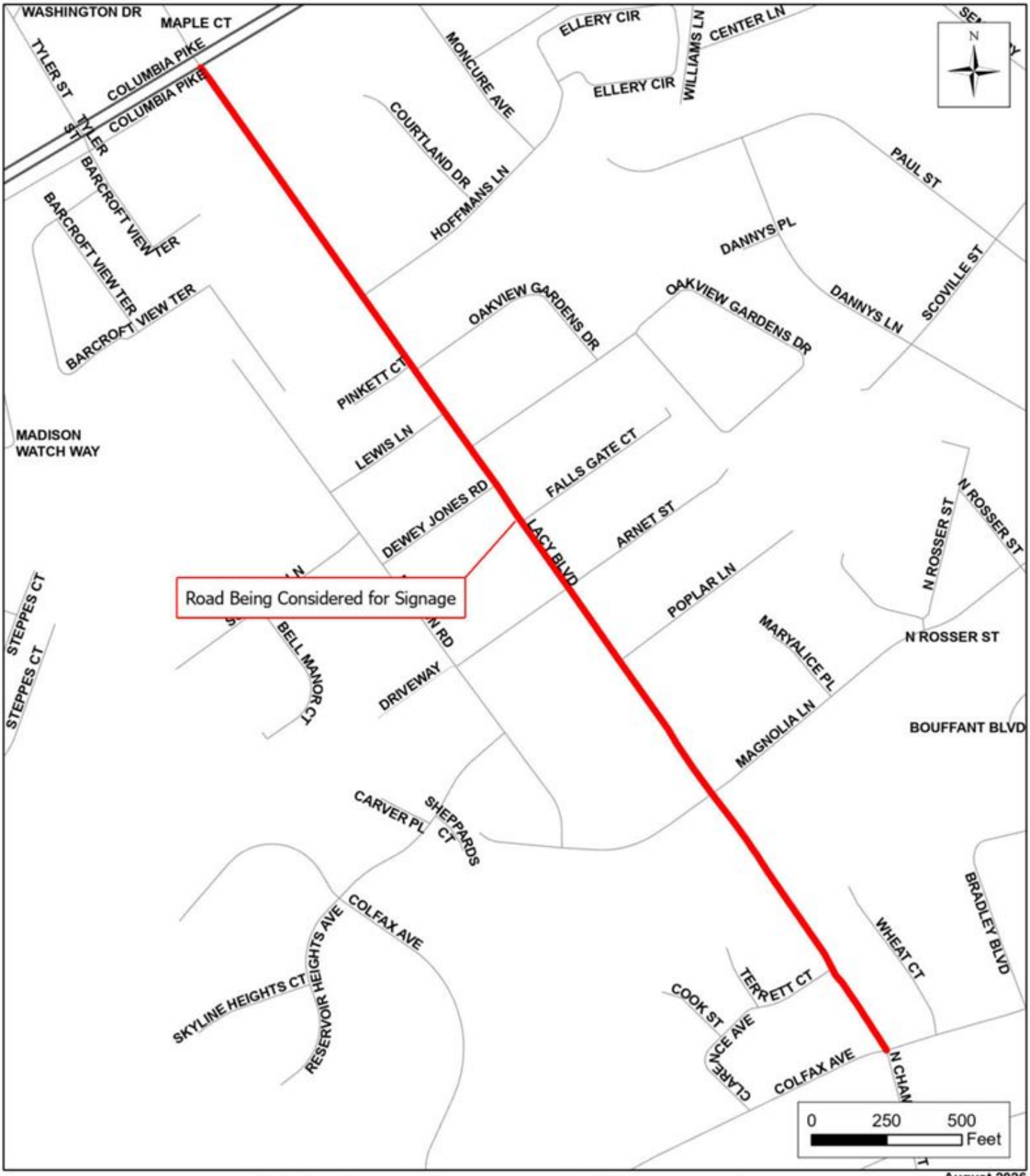
NOW, THEREFORE BE IT RESOLVED that the Board of Supervisors endorses "$200 Additional Fine for Speeding" signs for Lacy Boulevard.

AND FURTHER, the Virginia Department of Transportation is requested to allow Fairfax County to install "$200 Additional Fine for Speeding" signage.

ADOPTED this 27th day of October, 2026.

A Copy Teste:

_____
Jill G. Cooper
Clerk for the Board of Supervisors



August 2026

Fairfax County Department of Transportation
Residential Traffic Administration Program
Proposed $200 Additional Fine for Speeding
Lacy Boulevard
Mason District

Board Agenda Item
October 27, 2026

ADMINISTRATIVE – 9

Authorization for the Office of Environmental and Energy Coordination to Apply for and Accept Grant Funding from Virginia Department of Energy to Support the Interconnection of Distributed Solar Energy Systems to the Electric Grid (Mount Vernon District)

ISSUE:
Board of Supervisors authorization is requested for the Office of Environmental and Energy Coordination (OEEC) to apply for and accept grant funding, if received, from the Virginia Department of Energy (Virginia Energy), in the amount of $600,000. Funding will cover a portion of costs for interconnecting ground-mount solar photovoltaic (PV) panels at the I-95 Landfill Complex to the electric grid. Dominion Energy Virginia (DEV) will impose the solar interconnection fee after it completes electric grid upgrades deemed necessary to support the additional electric demand from the Landfill solar system. The anticipated period of performance is six to 18 months from grant award. 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. If the actual award received is significantly different from the application amount, another item will be submitted to the Board requesting appropriation of grant funds. Otherwise, staff will process the award administratively as per Board policy.

RECOMMENDATION:
The County Executive recommends that the Board of Supervisors authorize the Office of Environmental and Energy Coordination to apply for and accept $600,000 in grant funding, if awarded, from Virginia Energy to cover a portion of the utility-imposed fee for interconnecting solar photovoltaic panels at the I-95 Landfill Complex to the electric grid. No Local Cash Match is required. 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 October 27, 2026. Due to a grant application deadline of October 5, 2026, the application was submitted pending Board approval. This Board

item is being presented at the earliest subsequent Board meeting. If the Board does not approve this request, the application will be immediately withdrawn. The Board was also notified via email on October 1, 2026, of the agency's intent to apply for this grant.

BACKGROUND:
The Office of Environmental and Energy Coordination is seeking $600,000 in grant funding through a Virginia Department of Energy funding opportunity established through Senate Bill 659 and House Bill 683 (2026) to address one of the barriers facing public-sector solar development: the cost of interconnecting distributed solar energy systems to the electric grid. The funding, if awarded, will cover a portion of utility-owned costs for interconnecting five-megawatt solar photovoltaic system at the I-95 Landfill Complex to the electric grid.

Procured under a Power Purchase Agreement (PPA), the installing contractor owns and operates the solar PV panels and sells the electricity generated there to Fairfax County at a fixed dollar per kilowatt-hour rate (PPA rate) for a 30-year term. The PPA contract allows the County to purchase renewable energy generated on-site with little or no upfront or operational costs, thereby reducing the County's greenhouse gas emissions and long-term electricity costs.

Per the terms of the PPA, the PPA rate will be increased by a certain amount if the solar interconnection fee exceeds $500,000. Dominion Energy Virginia (DEV) estimated this fee to be $1,701,200. The $600,000 provided by the grant, if awarded, will mitigate the increase to the PPA rate significantly, actually resulting in more than $600,000 of additional savings over the 30-year term of the PPA.

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

Installing solar photovoltaic panels on county property 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 percent of county electricity from renewable energy generation by 2030 and 50 percent 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.

FISCAL IMPACT:
Grant funding in the amount of $600,000 is being requested from Virginia Energy to cover a portion of the utility-imposed fee for interconnecting solar photovoltaic panels at the I-95 Landfill Complex to the electric grid. This action does not increase the expenditure level of the Federal-State Grant Fund as funds are held in reserve for unanticipated grant awards in FY 2027. No Local Cash Match is required. This grant does not allow the recovery of indirect costs.

CREATION OF NEW POSITIONS:
No new positions will be created by this grant.

ENCLOSED DOCUMENTS:
Attachment 1: Solar Interconnection Grant Program Guidelines

STAFF:
Jennifer Miller, Deputy County Executive
Robert Sandoli, Director, Office of Environmental and Energy Coordination (OEEC)
Kevin Smith, Division Manager, OEEC
Christopher S. Herrington, Director, Department of Public Works and Environmental Services (DPWES)
Eric Forbes, Deputy Director, Solid Waste Management Program, DPWES

ASSIGNED COUNSEL:
Patricia McCay, Deputy County Attorney

COMMONWEALTH OF VIRGINIA
VIRGINIA DEPARTMENT OF ENERGY
1100 Bank Street (8th Floor), Richmond, VA 23219
Office: (804) 692-3200 | TDD: (800) 828-1120

Solar Interconnection

Grant Program Guidelines

HB683 / SB659 2026 – State Energy Office

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This document serves as a guide to applying for the Solar Interconnection Grant Program. The Program Overview section provides the program objectives, eligibility, metrics, and funding details. The Application section provides guidance for applying for this grant using the Virginia Energy Grant Portal. Included as addendum is the Commonwealth of Virginia's General Terms and Conditions. Applicants are not required to agree to these terms and conditions to submit an application for the award; however, acceptance of the terms and conditions will be required as a condition of proceeding with the award in the event their project is selected. Applications are due 11:59pm, October 2, 2026.

Any questions related to your grant should be sent using the Help & Communications tab in the Grant Portal (far left tab on the application). Virginia Energy staff will respond within five days. The last day to submit questions is **September 18, 2026.**

Solar Interconnection Grant Program Background

The Virginia General Assembly established the Solar Interconnection Grant Program through Senate Bill 659 and House Bill 683 (2026) to address one of the barriers facing public-sector solar development: the cost of interconnecting distributed solar energy systems to the electric grid. While the cost of solar equipment has declined substantially over the past decade, interconnection costs, including utility-required system upgrades, protection equipment, engineering studies, and other infrastructure improvements, have become an increasingly important factor affecting project feasibility.

These costs can present a challenge for local governments, school divisions, and other public bodies that seek to invest in clean energy while remaining responsible stewards of taxpayer funds. Even projects with strong economic returns may be delayed, downsized, or cancelled when interconnection costs exceed available capital budgets or available grant funding. As a result, otherwise viable public solar projects may fail to move forward despite providing long-term energy savings.

The Solar Interconnection Grant Program, administered by the Virginia Department of Energy (Virginia Energy), is intended to help offset these costs, enabling public bodies to pursue solar projects that reduce energy expenditures and increase the deployment of clean energy across the Commonwealth. The program also supports the Commonwealth's broader interest in understanding the nature and extent of interconnection challenges facing public-sector projects.

In addition to providing financial assistance, the Program serves an important data collection and policy development function. Current information regarding interconnection costs, timelines, study requirements, and upgrade drivers is limited and often project specific. By collecting standardized information from grant applicants and recipients, Virginia Energy will develop a more comprehensive understanding of the barriers affecting public solar deployment. This information will support the Department's required reports to the General Assembly and may help inform future policy efforts related to distributed energy resource interconnection.

Solar Interconnection Grant Program Overview

Solar Interconnection Grant Program offers grant funding to public bodies to offset costs associated with the interconnection of solar facilities located on previously developed project sites, as defined in § 56-576. Funding may be used for interconnection-related costs that are necessary to connect an eligible solar facility to the electric distribution system, including transformers, relays, direct transfer trip (DTT), SCADA/telemetry, metering modifications, protection equipment, engineering, and other utility-required infrastructure necessary to complete interconnection.

Eligibility: Virginia public bodies, as defined in § 2.2-3701, installing distributed solar projects
Total amount of funding available: Approximately $2,000,000
Anticipated Period of Performance: 6 -18 months

Proposal Amount: The Virginia Department of Energy seeks grant applications to fund interconnection upgrade costs, up to 25% of the total solar project cost (i.e., total solar installation + total interconnection costs) or $600,000, whichever is less. Projects that do not meet these criteria may apply. The Virginia Department of Energy (Virginia Energy) may elect to partially award proposals at its discretion.

Applications are due 11:59pm, October 2, 2026.

All prospective awardees must maintain an active registration in **eVA.virginia.gov**. Final award approval is contingent upon review and authorization by the Virginia Department of Energy.

Virginia Energy reserves the right to make an award to **one or more applicants** based upon the evaluation of applications in accordance with the requirements and evaluation criteria established in this solicitation. Virginia Energy may make a single award, multiple awards, or no award, as determined to be in the best interest of the Commonwealth and subject to the availability of funding. Virginia Energy reserves the right to award the full amount requested by an applicant, a portion of the amount requested, or amounts to multiple applicants, provided that such awards are consistent with the purposes of the grant opportunity, available funding, and applicable state and federal laws, regulations, and grant requirements.

Awards will be made only to applicants determined to be eligible and responsive to the requirements of this solicitation and whose applications are determined to provide the greatest overall benefit to the Commonwealth, consistent with the evaluation criteria stated herein. Issuance of an award is contingent upon the applicant's continued eligibility, availability of funding, satisfactory completion of all required pre-award documentation, and execution of the applicable grant agreement or other required award documents. No applicant shall have a right to funding until the applicable award documents have been fully executed by the authorized representatives of the parties.

Virginia Energy also reserves the right to reject any or all applications, waive minor informalities or irregularities when permitted by applicable law, and cancel, modify, or amend this solicitation when determined to be in the best interest of the Commonwealth.

Budget

This grant opportunity allows for interconnection-related costs that are necessary to connect an eligible solar facility to the electric distribution system, including transformers, relays, direct transfer trip (DTT), SCADA/telemetry, metering modifications, protection equipment, engineering, and other utility-required infrastructure necessary to complete interconnection.

Applicants must submit the budget spreadsheet provided detailing direct costs (specifically identifiable to the project), including personnel, fringe benefits, travel, equipment, supplies, and contractual services, and indirect costs (shared overhead expenses such as administrative salaries). Indirect costs must be limited to 10% or less of the applicant's requested funding.

This grant opportunity requires compliance with all relevant Virginia procurement laws.

Prevailing Wage Law

All awardees will be required to comply with Virginia laws per the terms and conditions of the award. Awardees are responsible for contractor and subcontractor compliance.

Projects funded through this grant are subject to Virginia's prevailing wage requirements, which mirror federal Davis-Bacon standards, requiring Department of Labor and Industry (DOLI) wage determinations. Awardees and their contractors must ensure that all laborers and mechanics are paid wages and fringe benefits at rates not less than those determined to be prevailing for the locality and type of work performed, in accordance with applicable state law (https://doli.virginia.gov/programs/labor-law/prevailing-wage-law/). Awardees will be responsible for maintaining payroll records and demonstrating compliance upon request.

Reporting Procedure

Projects will be required to submit quarterly reports that document completed work and applicable metrics listed above. Quarterly progress reports will be submitted using Virginia Energy's quarterly report template which requires outlining work accomplished, challenges faced, and status of project timeline.

Each project proposal should include plans for documenting invoiced work and submitting quarterly progress reports summarizing the work completed, in addition to reporting included with invoices.

Metrics to be used in reporting may consist of the following:

- Project location(s)
- Details on interconnection timing
- KW of generation (+ storage capacity installed, if applicable)
- Projected energy savings
- Projected carbon emissions avoided
- Community benefits achieved
- Community demographics served
- Stakeholders engaged
- Details related to interconnection upgrades, including transformers, relays, direct transfer trip (DTT), SCADA/telemetry, metering modifications, protection equipment, engineering, and other utility-required infrastructure necessary to complete interconnection.

Awardees must maintain and provide sufficient records to substantiate this information upon request. Upon project completion, awardees must provide lists and photos of any equipment installed using grant funding.

Each project proposal should include plans for documentation of invoiced work as well as quarterly progress reports summarizing completed work and providing applicable information discussed above.

Note: If the data is proprietary, generalized data and statistics should be provided to show the outcomes in the report.

Contracting and Invoice Payment

Grant awardees will be required to enter into a contract agreement with Virginia Energy after receiving the award. This agreement will include the required state terms and conditions. Contracts involving construction are subject to retainage amounts up to 5% of the total construction amount.

Invoices are required at least once a month and must be received by the 15th of each month. Invoices will only be paid upon completion and acceptance by the agency of any portion of the contracted work and upon submission of a properly itemized invoice. Final payments may be withheld until final internal auditing of each contract is completed.

FAQs

Can third parties support public bodies in their applications? Can third parties apply on behalf of public bodies?

Third parties, such as solar installers, contractors, non-profits, and other entities, may support public bodies in their applications. However, the application must be submitted by the public body. If awarded, the public body would receive and administer the grant. Please note that this grant opportunity requires compliance with all relevant Virginia procurement laws.

At what stage in the interconnection process can projects apply?

Due to the timeline of funding, projects are highly recommended to have a completed interconnection study and understanding of the costs of upgrades required at the time of application.

What types of projects are eligible?

This grant is to fund interconnection upgrade related costs for distributed solar installation on Virginia public bodies (behind-the-meter or front-of-the-meter). Non-interconnection related costs are not eligible for funding through this grant.

What is the timeline for selection?

Once the applications close, Virginia Energy staff will work diligently to select projects. We expect to score, select, and begin financial vetting and contracting within ten to twelve weeks of the final deadline.

Application

All grant applicants must use the application format provided and must apply via the Virginia Energy Grant Portal. If it is the first time using the system, applicants will be required to create a user account, or log into an existing account if the system has been used previously. Note that **applications will be linked to the applicant's account**. While additional contacts may be listed on the application, the applicant should be the primary point of contact for all grant-related communication. At this time, applications created under a user account cannot be accessed by other members of the same organization.

Follow word counts provided and note that any text longer than the provided word count will **not** be scored. Applications may include additional appendices or attachments to support the application, but these should be limited to essential information. Any non-essential information will **not** be considered in the applicant's score. Carefully review the program guidelines and example terms and conditions. Proposals will be evaluated on a competitive basis and will be awarded based on the perceived highest merit and alignment with objectives identified in the guidelines. Awards will be made based on the scoring indicated in the application sections below. Note that all proposals are subject to the Freedom of Information Act (FOIA).

Proposals for this funding will be accepted until **11:59pm, October 2, 2026**. Only applications that are complete and submitted by the stated deadline will be considered for review.

Help & Questions

If you have a question on your application, enter it in the Help & Questions tab of your application (far left tab) and Virginia Energy will respond. Please allow 5 business days for a response. The last day to submit questions is **September 18, 2026.**

This document serves as a guide to the application section tabs in the Virginia Energy Grant Portal. Applications will be evaluated by committee based on a 100-point scale, outlined below.

Save your responses in a master application document with the below headers (noting word count maximums) and submit the complete application document in the "Supporting Documents" section. From the master document, you may (but are not required to) copy your responses for each tab into the Grant Portal.

Applicant Info Tab (5pts)

Contact Information: Provide the name and all relevant contact information, including physical and email addresses and phone numbers, of the primary contact for purposes of application and administration of the grant.

Address: Provide a mailing address for your organization.

Secondary Contacts: Provide the name and all relevant contact information of any other staff you would like to receive correspondence about this application.

Organizational Summary (5 pts): Describe the background of key organizational leadership, project leadership, organizational qualifications to execute program goals, financial history, and grant management capacity. Describe any recent grant administration your organization has completed (in the last 36 months).

Project Summary Tab (20pts)

Provide a Project Title. Using the header provided in bold in this section, copy your "Project Summary" into the section on the bottom of this tab. *Limit each header section (I, II) to a maximum of 300 words.*

I. **Project Introduction (10pts)**: Provide a brief introduction to your proposal, to include a clear and concise description of the project. The description should include: an overview of the project location, the type of solar installation, the specific proposal, financial request and interconnection upgrade costs to be covered, and a brief introduction to the project need and benefits of the project for the local community. Briefly mention any partners and/or selected contractors.

II. **Project Scope of Work and Timeline (10pts):** Outline the proposed scope of work, including specific interconnection costs to be covered by this grant and timeline of work related to these interconnection costs. Include a brief description of your organization's plans for documentation of invoiced work as well as quarterly progress reports summarizing completed work and providing applicable information discussed above.

Project Details Tab (50pts)

The Grant Portal includes fields not used for this program; enter 'NA' for any required field not covered in Sections III–VIII below, except the proposed project start and end date, the county/city, and anticipated project partners (question a). Using the headers provided in bold in this section, copy your "Project Details" in the open-ended narrative field on the bottom of this tab.

For criteria that require documentation, upload the attachments with the provided naming convention. If you do not have the documentation, note that under the section header. *Limit each header (III, IV, etc) section to a maximum of 300 words.*

III. **Site Selection and Project Details (5pts)**: System designs or layouts are encouraged but not required.
   a. Project address/location (must be a previously developed project site, as defined in § 56-576)
   b. Type of solar installation (rooftop or ground mount, behind the meter or front of the meter)
   c. Total project size (kW)
   d. Total project cost
   e. Expected system production

IV. Project Readiness (10pts)
   a. Executed PPA and/or Public Procurement Award (ProjectReadinessA)
   b. Site control documents (ProjectReadinessB)
   c. Is the local zoning and permitting completed or is the project allowed by right? Any documentation related to zoning and permitting may be included. (ProjectReadinessC)
   d. Behind the Meter Systems only:
      i. Is the roof in good condition and will not need to be replaced within the solar system life? Any documentation related to the roof age and condition may be included. (ProjectReadinessDI)
      ii. Provide an electricity bill from the site. (ProjectReadinessDII)

V. Interconnection Study and Details (10pts)
   a. Interconnection Study (InterconnectionStudyA or InterconnectionStudyA1 etc.), which should include at a minimum:
      i. Utility cost estimate letter
      ii. Utility construction estimate

iii. Executed Feasibility, System Impact, and/or Facilities Study (if required and/or completed)
iv. Interconnection Agreement (if executed)
v. Other relevant details to the proposal provided in the Interconnection Study

b. Interconnection Study Details form, using the Excel sheet provided, to gain a greater understanding of interconnection requirements, costs, and timelines. (InterconnectionStudyB)

VI. **Community Benefits (15 pts):** Document clear benefit to the public achieved through the solar project. Briefly note how the applicant plans to utilize any cost savings or community benefits achieved through the solar project. Examples of benefits include, but are not limited to:

a. Behind the Meter Systems:
   i. Estimated project lifetime savings from solar install
   ii. Estimated annual Solar Renewable Energy Certificates (SRECs) for the project
b. Front of the Meter Systems:
   i. Lease and/or tax revenue benefits
   ii. Community Benefits Agreement (CBA)
c. Other benefits could include:
   i. The solar project primarily serves/benefits a historically economically disadvantaged community (HEDC) or other underserved communities.
   ii. The solar project includes battery energy storage and provides resilience benefits.
   iii. The solar project powers critical public facilities.
   iv. The solar project is developed on a brownfield.
   v. The solar project fulfills local sustainability, energy, or climate goals (site local planning documents).

VII. Project Need (10pts)

a. Provide a brief explanation of how the interconnection costs materially affected the solar project economics, schedule, or design.
b. Any documentation related to the capital budget available for the solar project compared to the interconnection costs required. (ProjectNeedB)

Financial Details Tab (25 pts)

VIII. **Financial Details (25pts)**:

a. Submit a detailed budget using the provided budget justification worksheet. Include a brief budget narrative, including a brief summary of costs and any information on additional funding, grants, or tax incentives that will be leveraged to complete the project, in your complete application document. Note if there are interconnection costs that the applicant will be covering outside of this grant.

b. Download, complete, and submit the OMB Financial Capabilities Questionnaire provided in the Financial Details tab.

Supporting Documents

Please save your responses in a master application document with the above headers and submit the complete application document in this section. This is the document that will ultimately be scored, along with any required attachments.

Evaluation and Scoring Criteria

Tab	Criteria	Possible Points	Score
Applicant Info Tab	Organizational Summary	5	
Project Summary Tab (20pts)	Project Introduction	10	
	Project Scope of Work and Timeline	10	
Project Details Tab (50pts)	Site Selection and Project Details	5	
	Project Readiness	10	
	Interconnection Study and Details	10	
	Community Benefits	15	
	Project Need	10	
Financial Details Tab	Financial Details	25	
Total		**100**	

Submit Your Application

Once all required documentation has been submitted and the terms and conditions have been accepted, submit your application through the Virginia Energy Grant Portal. You will receive a confirmation of application submission. Submitted applications may be rescinded and revised until the application deadline. A rescinded and revised application MUST be resubmitted to be evaluated. Previous copies of applications will not be available for reference or evaluation. Virginia Energy will notify you whether your project has been selected for with Intent to Award or notification that your project has not been selected.

Board Agenda Item
October 27, 2026

ADMINISTRATIVE – 10

Authorization for the Fairfax County Park Authority to Apply for Grant Funding from the U.S. National Park Service to Support the Reinvigoration of South Lakes Drive Park (Hunter Mill District)

ISSUE:
Board of Supervisors authorization is requested for the Fairfax County Park Authority (FCPA) to apply for $1,974,940 in federal grant funding from the U.S. National Park Service (NPS) for the modernization of South Lakes Drive Park. There is a local match requirement of $1,974,940 which would bring the total funding for the project to $3,949,880. Funding will be used to complete a comprehensive renovation of the South Lakes Drive Park to provide a safe, accessible, multi-generational neighborhood park. The park is located at 11851 South Lakes Drive, Reston in the Hunter Mill district. Successful applicants will be notified around May 2027 with an environmental compliance period of approximately six to 12 months to take place afterwards. Notice of financial award is expected by May 2028 with up to five years to complete the project. It is anticipated that the local match will be met through Park bond proceeds in Fund 30400, Park Authority Bond Construction. If the County is awarded funding, the specific bond funding will be identified, and another Board Item will be submitted to formally accept the award.

RECOMMENDATION:
The County Executive recommends that the Board of Supervisors authorize the FCPA to apply for $1,949,940 in federal grant funding from NPS for the redevelopment of South Lakes Drive Park. There is a local match requirement of $1,974,940 that will be met through Park bond proceeds. No new positions will be created.

TIMING:
Board approval is requested on October 27, 2026.

BACKGROUND:
On September 10, 2026, FCPA submitted a pre-application to the Virginia Department of Conservation and Recreation (DCR) for the Outdoor Recreation Legacy Partnership grant program entitled, “Safety, Accessibility and Recreation Modernization at South Lakes Drive Park.” On September 17, 2026, DCR invited FCPA to submit a full application to transform the 13.9-acre park. The final application is due to NPS on

November 1, 2026. The existing park facilities were planned and developed in the 1980's as a central green and recreational space for three residential villages surrounding the park. While tall, mature trees within the park offer plentiful shade, the original decentralized sports court and playground are each surrounded by trees, reducing visibility and are the furthest distance from the primary designated parking area. The park site contains a rectangular grass sport field, a 60' grass diamond sport field, a playground, a sport court, paved pedestrian paths and substantial wooded areas. South Lakes Drive forms the northern edge, with established residential development surrounding the park on the east, south and west. Currently, several park features have passed their life cycle and/or do not meet the Americans with Disabilities Act (ADA) standards for accessibility. Funding will be used to improve the rectangular sport field; relocate and replace the playground and sport court in a more visible location; add a community lawn and pavilion; construct a paved or natural surface loop trail and accessible connections; improve a nearby diamond sport field; and restore vacated facility areas. These improvements will create a safer, accessible, multi-generational neighborhood park. NPS expects to inform applicants of an award decision in May 2027. The project is a part of the FCPA 2026 Bond referendum workplan for the bond cycle. If the grant is not awarded, bond funds will be allocated for the entire cost of the project.

EQUITY IMPACT:
South Lakes Drive Park is a high priority target for a whole park renovation due to the poor condition of certain park amenities, lack of accessible features, and its location within a low-income area. Preliminary review identifies the park in or immediately associated with Fairfax County Census Tract 4823.02. The 2025 Federal Financial Institutions Examination Council's (FFIEC) census data classify Tract 4823.02 as Low Income, with tract median family income equal to 49.55 percent of the applicable metropolitan median family income, which is well below the 80 percent threshold to qualify for the grant program.

FISCAL IMPACT:
Grant funding in the amount of $1,949,940 is being requested from NPS for the South Lakes Drive Park project. The local match requirement of $1,949,940 will be supported by Park bond proceeds in Fund 30400, Park Authority Bond Construction. The current total project estimate is $3,949,880 and no new General Fund resources are required. To maximize the proposal's competitive position, indirect costs will not be included in the grant application.

Board Agenda Item
October 27, 2026

CREATION OF NEW POSITIONS:
There are no new grant positions associated with the application.

ENCLOSED DOCUMENTS:
Attachment 1: Grant Proposal Abstract from Pre- Application to VA DCR

STAFF:
Jessica Werder, Deputy County Executive
Jai Cole, Director, Fairfax County Park Authority (FCPA)
Nigel Fields, Deputy Directory, FCPA
Sara Baldwin, Deputy Director, FCPA
Joshua Colman, Business Administration Division Director, FCPA
Richard Chandler, Chief Financial Officer, FCPA

2026 ORLP Grant – Safety, Accessibility and Recreation Modernization at South Lakes Drive Park

(Each of these will need to be saved and submitted as separate files) - Please name all files with the Park Name followed by the document name. For example, Riverside Park-VA ORLP Preapplication Form and Riverside Park Project Abstract Summary

Project Abstract Summary

The Fairfax County Park Authority (FCPA) seeks Outdoor Recreation Legacy Partnership (ORLP) funding to comprehensively modernize South Lakes Drive Park in Reston, Virginia, and transform an underutilized13.9 acre neighborhood park into a safer, more accessible, and more inviting place for recreation. The award will modernize aging facilities and remove documented accessibility barriers at a site ranked among FCPA's highest priorities for ADA improvements. Crime prevention through environmental design (CPTED) methods will be employed in collaboration with Fairfax County Police Department to address concerns of safety, visibility and illicit activities. The project will upgrade the 195' x 360' ft rectangular sport field by adding irrigation and a refreshed turf; relocate and replace the playground and sport court from the wooded periphery to a central, open area with clear sightlines; create a flexible 28,200 sq ft community lawn and pavilion for gatherings and casual play; build a paved, ADA accessible loop trail that links all major amenities to existing neighborhood paths; and restore 12,748 sq ft of the vacated playground and court footprints to native mixed hardwood forest. In partnership with Fairfax County's Neighborhood and Community Services (NCS), FCPA will decommission the existing 60' ft diamond sport field to reorient and expand family recreation in a newly opened space for multigenerational use. An FCPA diamond sport field within four miles of South Lakes Drive Park will receive substantial upgrades to improve the experience and increase use for NCS youth sports organizations. Supporting work, such as new furnishings, signage, drainage and stormwater measures, and accessible connections, will combine these elements into a cohesive park experience. The project will deliver a visible,centrally organized recreation core with accessible routes throughout the park and more reliable field use for both community play and permitted sports. Ecological outcomes will include reforestation of the former facility areas, reduced pavement, increased tree canopy, and improved habitat connectivity. The intended beneficiaries are nearby residents, especially households that include a person with a disability, as well as the low-income, highly diverse, and densely populated community that relies on neighborhood parks for daily recreation and social connection.

Board Agenda Item
October 27, 2026

ACTION – 1

Endorsement of Design Plans for the Rolling Road and Grigsby Drive Traffic Signal Project (Braddock and Springfield Districts)

ISSUE:
Board of Supervisors' (Board) endorsement of the Virginia Department of Transportation's (VDOT's) design plans for the Rolling Road & Grigsby Drive Traffic Signal Project. The project will improve traffic operations and safety for students crossing at the intersection, especially during arrival and dismissal periods.

RECOMMENDATION:
The County Executive recommends that the Board endorse the design plans for the VDOT administered Rolling Road & Grigsby Drive Traffic Signal Project and authorizes the Director of the Fairfax County Department of Transportation (FCDOT) to transmit the Board's endorsement to VDOT (Attachment 1). A Notice of Willingness to hold a Design Public Hearing (Attachment 2) was posted on January 8, 2026, with an expiration date of January 29, 2026. During that timeframe, the design plans were made available by VDOT. There was one Public Hearing request received from a resident whose main concern was the potential for congestion that could result from installing the signal along Rolling Road. However, staff coordinated with the resident, explaining to them that the traffic analysis showed Levels of Service 'A' and 'B' during peak periods and that the traffic signal will effectively control and manage the intersection's approaches and crossings. After that discussion, the resident chose not to proceed with the request, stating their concerns were resolved. VDOT's letter to FCDOT requesting Board approval of the project is included as Attachment 3.

TIMING:
Board approval is requested on October 27, 2026, to allow VDOT to proceed with final design as soon as possible.

BACKGROUND:
This project will construct a new traffic signal at the intersection of Rolling Road and Grigsby Drive / the entrance to West Springfield High School. Improvements for the intersection will include installing four pedestrian crosswalks with Accessible Pedestrian Signals (APS), as well as upgrading curb ramps for ADA (Americans with Disabilities Act) compliance. The signal will include a Flashing Yellow Arrow (FYA) configuration

for the northbound and southbound Rolling Road left-turn movements. Attachment 4 illustrates the concept plan for the project.

Public Comment Period
In accordance with the statutes of the Commonwealth of Virginia and policies of the Commonwealth Transportation Board, a Notice of Willingness to hold a Design Public Hearing was posted on January 8, 2026. The posting expired on January 29, 2026, and during that period, there was one request received for a public hearing. However, upon further coordination with the requesting citizen, their concerns were resolved and they chose not to proceed with the request.

Project Schedule
The tentative schedule for construction advertisement is late 2028, utilizing local funds for design, right of way, and construction.

EQUITY IMPACT:
The project falls between a low and an average vulnerability area, with 3.5% to 6.2% of households lacking access to a vehicle. Residents without a vehicle rely more heavily on walking, biking, and transit. A safety-focused traffic signal provides a direct benefit to county road users by reducing crossing risk at this intersection. This project supports the One Fairfax Policy's focus on a multi-modal transportation system that promotes economic growth, public health, and congestion mitigation while improving accessible mobility. The project has the potential to advance equity by supporting equitable access to safe mobility for all residents in the area.

FISCAL IMPACT:
There is no General Fund impact associated with this Board item. The project is currently funded with $1,138,442 of local funds in Fund 30050, Transportation Improvements.

ENCLOSED DOCUMENTS:
Attachment 1: Endorsement Letter for the Rolling Road & Grigsby Drive Traffic Signal Project, UPC 127005 (October 27, 2026)
Attachment 2: VDOT Public Notice Concerning Willingness to Hold a Public Hearing (January 8, 2026)
Attachment 3: VDOT Letter Requesting Board Approval of the Rolling Road & Grigsby Drive Traffic Signal Project Design Plans, UPC No: 127005 (July 31, 2026)
Attachment 4: Rolling Road and Grigsby Drive Traffic Signal Project Concept Plan

Board Agenda Item
October 27, 2026

STAFF:
Jennifer Miller, Deputy County Executive
Gregg Steverson, Director, Fairfax County Department of Transportation (FCDOT)
Martha Coello, Deputy Director, FCDOT
Eric M. Teitelman, Chief, Active Transportation, Capital Projects and Traffic Engineering Division, FCDOT
Vanessa Aguayo, Chief, Capital Projects Section, FCDOT
Smitha Chellappa, Transportation Planner, FCDOT
Nick Alexandrow, Transportation Planner, FCDOT
Jay Lanigan, Transportation Planner, FCDOT

County of Fairfax, Virginia

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

October 27, 2026

Mr. William Cuttler, P.E., District Engineer
Virginia Department of Transportation
Northern Virginia District
4975 Alliance Drive
Fairfax, Virginia 22030

Subject: Board of Supervisors Endorsement of Rolling Road & Grigsby Drive Traffic Signal Project, UPC 127005

Dear Mr. Cuttler:

On October 27, 2026, the Fairfax County Board of Supervisors endorsed the design plans for the Rolling Road & Grigsby Drive Traffic Signal Project. The purpose of this project is to improve traffic operations and safety for students crossing at the intersection of Rolling Road and Grigsby Drive, especially during arrival and dismissal periods. The project will construct a new traffic signal at the intersection of Rolling Road and Grigsby Drive / the entrance to West Springfield High School. Improvements for the intersection will include installing four pedestrian crosswalks with Accessible Pedestrian Signals (APS), as well as upgrading curb ramps for ADA (Americans with Disabilities Act) compliance. The signal will include a Flashing Yellow Arrow (FYA) configuration for the northbound and southbound Rolling Road left-turn movements.

The design plans were made available as part of a Notice of Willingness to hold a Design Public Hearing that was posted on January 8, 2026. The Notice of Willingness posting expired on January 29, 2026, with one request letter received. It is our understanding; however, that after VDOT met with the citizens, answered their questions, and alleviated their concerns, the request for a Public Hearing was withdrawn.

Please call Jay Lanigan at (703) 324-9977, or me at (703) 877-5675, if you have any questions or need additional information. Thank you for your assistance with this important project.

Sincerely,

Gregg L. Steverson, P.E., PTOE
Director

cc: Martha Coello, Deputy Director, FCDOT
Eric M. Teitelman, Chief, Active Transportation, Capital Projects and Traffic Engineering Division, FCDOT

Fairfax County Department of Transportation
4050 Legato Road, Suite 400
Fairfax, VA 22033-2895
Phone: (703) 877-5600 TTY: 711
Fax: (703) 877-5723
www.fairfaxcounty.gov/transportation

VDOT Virginia Department of Transportation

Rolling Road and Grigsby Drive
Traffic Signal
Fairfax County

Willingness to Hold a Public Hearing

Find out about plans to construct a traffic signal at the intersection of Rolling Road (Route 638) and Grigsby Drive (Route 4179)/the main West Springfield High School entrance to improve traffic operations and safety for students crossing at the intersection, especially during school arrival and dismissal periods. The signal will have flashing yellow arrows for drivers turning left from northbound and southbound Rolling Road. The project also includes installing Accessible Pedestrian Signals at the three existing crosswalks, adding a fourth crosswalk with Accessible Pedestrian signals, and upgrading the curb ramps to be Americans with Disabilities Act (ADA) compliant.

Pursuant with the National Environmental Policy Act (NEPA) and 23 CFR 771, a Programmatic Categorical Exclusion (PCE) is being prepared under agreement with the Federal Highway Administration. When completed, the PCE will be available on the project website listed below and upon request. In compliance with the National Historic Preservation Act, Section 106 and 36 CFR Part 800, information concerning the potential effects of the project on properties listed in or eligible for listing in the National Register of Historic Places will be included with the PCE.

Review project information at **https://www.vdot.virginia.gov/Grigsby** or at VDOT's Northern Virginia District Office, 4975 Alliance Drive, Fairfax, VA 22030. Please call ahead at 703-259-1778 or TTY/TDD 711 to make an appointment with appropriate personnel.

If your concerns cannot be satisfied, VDOT is willing to hold a public hearing. You may request that a public hearing be held by sending a written request to Mr. Ahmad Al Kawabeh, EIT, Virginia Department of Transportation, 4975 Alliance Drive, Fairfax, VA 22030 on or prior to **January 29, 2026**. If upon receiving public comments it is deemed necessary to hold a public hearing, notice of date, time and place of the hearing will be posted.

VDOT ensures nondiscrimination and equal employment in all programs and activities in accordance with Title VI and Title VII of the Civil Rights Act of 1964, as amended. If you need more information or special assistance for persons with disabilities or limited English proficiency, contact VDOT Civil Rights at 703-259-1775 or TTY/TDD 711.

State Project: 0638-029-696, C501, P101, R201
UPC: 127005
Federal: STP-5B01(767)

COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION
4975 Alliance Drive
Fairfax, Virginia 22030

Stephen C. Brich, P.E.
Commissioner

July 31, 2026

Mr. Jay Lanigan
Capital Projects Section
Fairfax County Department of Transportation
4050 Legato Road, Suite 400
Fairfax, VA 22033

SUBJECT: Rolling Road & Grigsby Drive Traffic Signal Project
State Project: 0638-029-696
Federal Project: STP-5B01(767)
UPC No: 127005

In accordance with the statutes of the Commonwealth of Virginia and policies of the Commonwealth Transportation Board, a **Notice of Willingness to hold a Design Public Hearing** was posted on the above-mentioned project on January 8, 2026. The posting expired on January 29, 2026. There is one Public Hearing request received but upon additional coordination with the resident, their concerns were resolved and they chose not to proceed with the request.

Both the Springfield and Braddock District supervisors have been informed of the project improvements, and they have expressed their support for advancing the project. Additionally, Supervisor Herrity shared with us that there is broad community desire and support for this signal and the related improvements.

The purpose of this project to improve traffic operations and safety for students crossing at the intersection, especially during arrival and dismissal periods. Improvements include installing new traffic signal and four (4) protected pedestrian crosswalks with Accessible Pedestrian Signals (APS), upgrading curb ramps in four quadrants to be ADA compliant, and installing Flashing Yellow Arrow (FYA) for the northbound and southbound Rolling Road left-turn movements at the intersection.

The following information was available for review at posting:

- The scope of this project meets the criteria for a Programmatic Categorical Exclusion (PCE) in accordance with the National Environmental Policy Act (NEPA).
- The existing typical section for Rolling Rd provides one 11' northbound through lane, one 11' northbound left turn lane, one 12' northbound shared through-right turn lane, two 12' southbound through lanes, one 12' southbound left turn lane, one 12' southbound right turn lane, one 4' sidewalk, and one 10' shared use path.
- The existing typical section for Grigsby Drive provides one 15' eastbound shared through-right-and-left turn lane, one 16' westbound shared through-right-and-left turn lane, and two 4'sidewalks.
- The 2023 Annual Average Daily Traffic (AADT) on Rolling Road is 22,000 vehicles per day, and the 2019 AADT on Grigsby Drive is 620 vehicles per day.
- The construction of the project will not displace any families, businesses or non-profit organizations.
- The project cost based on 2022 pre-scoping estimate is $1,000 for preliminary engineering, $77,000 for right-of-way and utilities and $772,000 for construction, totaling $850,000. The current estimate, following Public Hearing posting, is $10,000 for preliminary engineering, $143,331 for right-of-way and utilities and $985,111 for construction, totaling $1,138,442. The updated project cost has been coordinated with Fairfax County, and funds have been secured by increasing the LNP to cover the deficit.
- The tentative schedule for advertising for construction is late 2028, utilizing local funds for design, right of way, and construction based on VDOT Administered Project Administration Agreement with Fairfax County. This project is included in Statewide Transportation Improvement Program Grouping: Construction: Safety/ITS/Operational Improvements.

The project has been processed in accordance with current VDOT policies and procedures. A Programmatic Categorical Exclusion (PCE) NEPA environmental document was obtained for this project on February 05, 2026.

In light of the above information, it is requested that the Fairfax County Board of Supervisors endorse the subject project, by resolution, as proposed in the attached exhibit. If you have any questions or require additional information, you may reach me by phone at 703-259-1778 or via email at ahmad.alkawabeh@vdot.virginia.gov.

Sincerely,

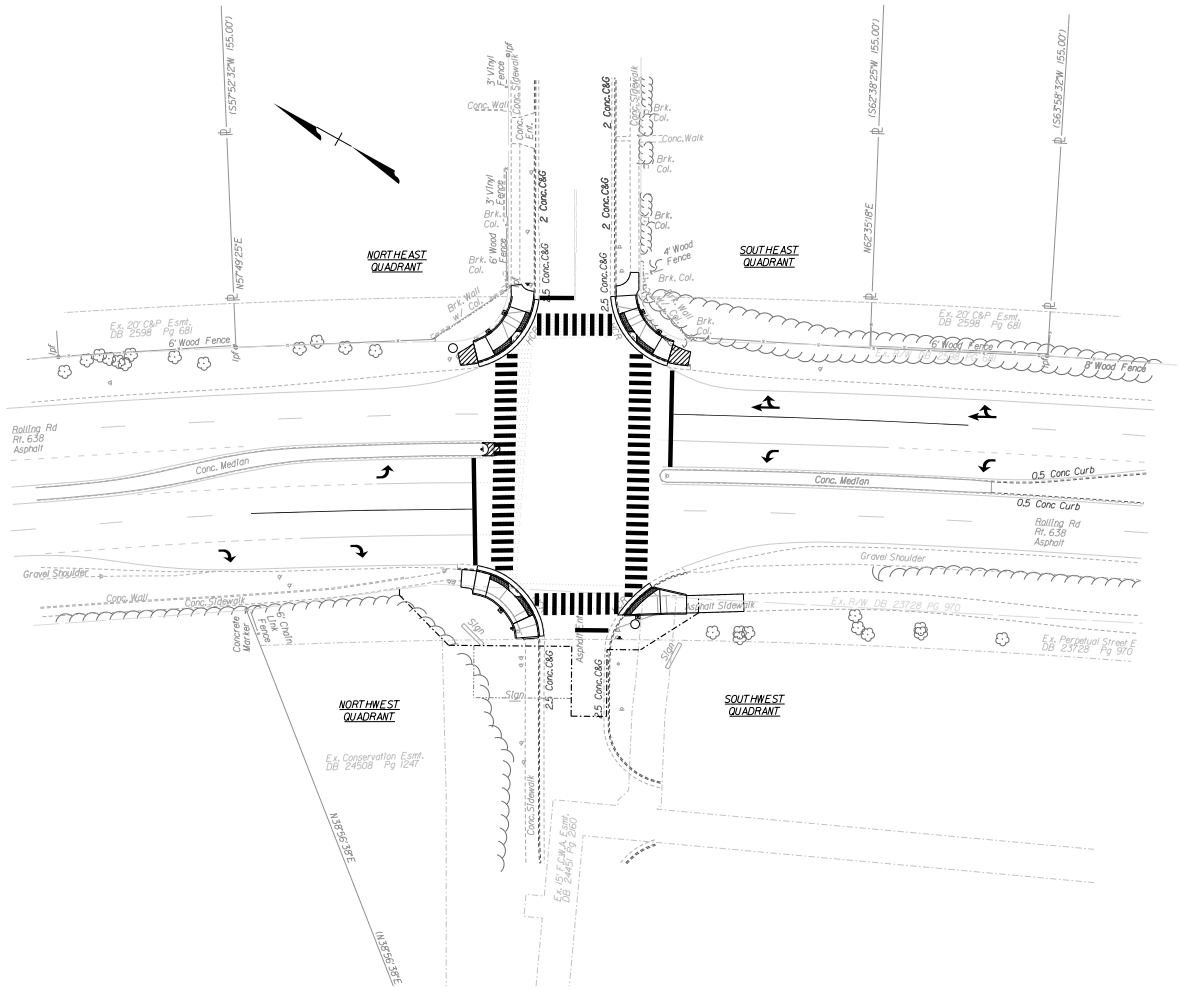
Ahmad Al Kawabeh, EIT
Project Manager
NOVA Traffic Operations
Virginia Department of Transportation

CC: Minwoo Ha, PE
Nick Dais, PE
William Dunn, PE

Attachments

• Conceptual Exhibit

Attachment 4



REVISIONS	
Date	Initial

CONCEPTUAL EXHIBIT

TRAFFIC SIGNAL INSTALLATION
ROLLING ROAD (RTE. 638) AND GRIGSBY DRIVE (RTE. 4179)/WEST SPRINGFIELD HIGH SCHOOL NORTH ENTRANCE (NIS)
FAIRFAX COUNTY

SCALE
0 25' 50'

PLAN NO.	PROJECT	FILE NO.	SHEET NO.
	0638-029-696		

Board Agenda Item
October 27, 2026

ACTION – 2

Authorization of an Amendment to the Amended and Restated Interim Real Estate Exchange Agreement Between the Fairfax County Board of Supervisors and Inova Health Care Services Regarding the Joint Redevelopment at Reston Town Center North (Hunter Mill District)

ISSUE:
Board of Supervisors (Board) authorization of the proposed Second Amendment to the Amended and Restated Interim Real Estate Exchange Agreement (Second Amendment) with Inova Health Care Services (Inova) for the purposes of enabling the Board and Inova to commence design work on certain shared infrastructure for the Reston Town Center North area.

RECOMMENDATION:
The County Executive recommends the Board approval of the Second Amendment, substantially in the form of Attachment 1, and the Board authorization for the Fairfax County (County) Executive to sign the Second Amendment.

TIMING:
The Board's action is requested on October 27, 2026.

BACKGROUND:
The Board and Inova own irregularly shaped parcels that make up the Reston Town Center North (RTCN) redevelopment area of approximately 48 acres, generally comprised of Tax Map No. 17-1 ((1)), parcels 3F, 12, 13, 14A, 14B, 14C, 14D, 14E, and 14F, as well as Tax Map No. 17-1 ((17)), parcels 4 and 5A, as shown on Exhibit A of Attachment 1. The existing County facilities located within the RTCN area include the Reston Regional Library, the Embry Rucker Shelter, the North County Human Services Building, a police station, and the North County Government Center.

The Board and Inova seek to re-subdivide or otherwise adjust the existing parcels into a grid of streets and developable blocks to promote the redevelopment of the overall site, as generally shown on Exhibit B of Attachment 1. To this end, the County staff and Inova have been coordinating on a joint redevelopment of this area since 2012. Pursuant to an Amended and Restated Interim Real Estate Exchange Agreement (IREEA), last approved by the Board in 2024, the County and Inova jointly pursued

certain initial land use approvals consisting of a “lot and block” plan (Initial Submission) that would establish the general boundaries of the new blocks and streets, the maximum possible building footprints on each block, details regarding the streetscape, and utility layouts. The Initial Submission does not, however, provide specific building footprints or designs; rather, each individual block would need further land use approvals before building development could proceed. The Board, in its governmental and regulatory capacity, recently approved the Initial Submission on September 15, 2026.

The IREEA also envisioned that the County and Inova would work towards transactional documents necessary to effectuate the re-subdivision of the RTCN site and the design and construction of the shared infrastructure necessary for the redevelopment. The project teams continue to negotiate the terms of those documents which will be brought to the Board for approval at a subsequent meeting. The proposed Second Amendment to the IREEA amends the IREEA such that unspent and available funds under the IREEA budget could be used to commence engineering design of the shared infrastructure while the project teams continue to develop and negotiate the transactional documents. The proposed Second Amendment also extends the deadline within the IREEA for completion of the transactional documents to December 31, 2027.

EQUITY IMPACT:
Funding for the expansion of the public facilities including the shelter, library, and the human services center promotes focus area 10 of the One Fairfax Policy associated with a health and human services system where opportunities exist for all individuals and families for the provision of accessible, high quality, affordable and culturally appropriate services.

FISCAL IMPACT:
The Second Amendment will not oblige the County to provide additional funding. To date, $3,200,000 has been appropriated to the project to support the preliminary planning required for the joint zoning application and development agreement with Inova. The IREEA obligated the County for up to $1,020,285 in new obligations, in addition to the $469,833 in obligations already spent as part of the Original Agreement. This project and the associated County facilities are referenced in the FY 2027 – FY 2031 Adopted Capital Improvement Program (With Future Fiscal Years to FY 2036).

ENCLOSED DOCUMENTS:
Attachment 1: Second Amendment to the Amended and Restated Interim Real Estate Exchange Agreement.

Board Agenda Item
October 27, 2026

STAFF:
Jessica Werder, Deputy County Executive
Jennifer Miller, Deputy County Executive
Christina Jackson, Deputy County Executive/Chief Financial Officer
Thomas Fleetwood, Director, Housing and Community Development
Thomas Barnett, Deputy Director, Housing and Community Development
Christopher Herrington, Director, Department of Public Works and Environmental Services (DPWES)
Tiya Raju, Deputy Director, Capital Facilities, DPWES
Vrushali Oak, Director, Capital Facilities, Building Design and Construction Division, DPWES

ASSIGNED COUNSEL:
Ryan Wolf, Senior Assistant County Attorney
Emily Smith, Assistant County Attorney

SECOND AMENDMENT TO AMENDED AND RESTATED INTERIM REAL ESTATE EXCHANGE AGREEMENT

THIS SECOND AMENDMENT TO AMENDED AND RESTATED INTERIM REAL ESTATE EXCHANGE AGREEMENT (this "**Amendment**") is entered into as of the ___day of October, 2026, by and between INOVA HEALTH CARE SERVICES, a Virginia non-stock corporation, f/k/a Inova Health System Services, f/k/a Inova Services, Inc. ("**Inova**") and the Board of Supervisors of Fairfax County, Virginia, a political subdivision of the Commonwealth of Virginia in its proprietary capacity and not in its governmental or regulatory capacity ("**County**").

Recitals

R-1 Inova and County are parties to that certain Amended and Restated Interim Real Estate Exchange Agreement effective as of September 23, 2024, as modified by Letter Agreement dated October 18, 2024, and amended by the First Amendment to Amended and Restated Interim Real Estate Exchange Agreement dated December 9, 2025 (collectively, "**IREEA 2.0**"). Capitalized terms used but not otherwise defined in this Amendment have the meaning given to such terms in IREEA 2.0.

R-2 The Phase I Zoning was approved by the Board of Supervisors of Fairfax County, acting in its governmental capacity, on September 15, 2026. As of the date of this Amendment, the parties have not yet completed negotiation of the REEA and the related definitive documents contemplated by IREEA 2.0.

R-3 The parties have mutually agreed upon an update to Exhibit D showing a remaining, unspent balance as of September 30, 2026 of $823,405 (the "**Remaining Funds**") under the total budget approved under IREEA 2.0, which Remaining Funds were not spent in support of the Phase I Zoning scope of work anticipated in IREEA 2.0. Inova and County desire to enter into this Amendment to (i) update the outside term of IREEA 2.0, (ii) apply the Remaining Funds to fund additional design work for a PI Plan (as defined below), as an expansion of the scope of the Phase I Zoning, and (iii) address other matters as set forth herein.

NOW, THEREFORE, for and in consideration of the mutual promises of the parties and of other good and valuable consideration, receipt and sufficiency of which are hereby acknowledged, the parties intending to be legally bound to hereby agree as follows.

1. Recitals. The Recitals above are incorporated herein by reference.
2. Outside Term. The date "December 31, 2026" set forth in Section 6.a.(ii) of IREEA 2.0 is superseded and replaced with the date "December 31, 2027".
3. Addition of Common Infrastructure Design Work. The County and Inova agree that it is in their mutual best interests to proceed with preliminary design work for a Public Improvement

Plan (the "**PI Plan**") concurrent with negotiations on the terms of a final REEA. In furtherance thereof, County and Inova agree as follows:

a. The heading of Section 3 of IREEA 2.0 is hereby deleted in its entirety and replaced with "Phase I Zoning and Common Infrastructure Design".

b. Section 3.a. of IREEA 2.0 is hereby amended to include the following text in a final paragraph to that section:

> "Common Infrastructure Design Work. The parties acknowledge and agree that it is in their mutual interest to proceed with initial design work, planning, and related permitting services (collectively, the "**Common Infrastructure Design Work**") for certain common infrastructure to be constructed in connection with "Anticipated Phase 1", including without limitation certain segments of the "Grid of Streets", the "Interim Central Green", and stormwater management and other utilities and infrastructure (as each such capitalized term is defined in the Proffers approved in connection with the Phase I Zoning). The specific scope, deliverables, and level of design completion will be developed by the parties and set forth in one or more Common Consultant Contracts approved pursuant to the terms and conditions of IREEA 2.0. The scope of the Common Infrastructure Design Work may include, without limitation: (a) conceptual or approximately thirty percent (30%) design development; (b) preparation and submission of an initial or subsequent PI Plan; (c) responding to regulatory comments and supporting the parties' efforts to obtain approval of the PI Plan or issuance of a land disturbance permit; and (d) design of certain streets, wet and dry utilities, stormwater management facilities, water quality treatment facilities, and the Interim Central Green. The Interim Central Green design will include those elements described in the Proffers approved in connection with the Phase I Zoning."

c. Solely for purposes of the budgeting, submission, process, invoicing, and cost-sharing provisions of Section 3 of IREEA 2.0, the phrase "Phase I Zoning" shall be deemed to include the Common Infrastructure Design Work such that the Common Infrastructure Design Work is administered within the existing budgeting, submission, process, invoicing, and cost sharing structure that applies to Common Consultant Contracts and Common Consultant Work under IREEA 2.0. For the avoidance of doubt, the Common Infrastructure Design Work shall not be deemed part of the "Phase I Zoning" for purposes of Section 4 (Components of REEA) or Section 6 (Termination) of IREEA 2.0, and neither the commencement, approval, nor completion of the Common Infrastructure Design Work is a condition to, or alters the conditions to, the parties' entry into the REEA. Nothing in this Amendment authorizes work outside an approved Common Consultant Contract or increases either

party's financial obligations beyond the applicable budget limitations in IREEA 2.0. The parties acknowledge and agree that the Common Infrastructure Design Work is to be funded from the Remaining Funds, that this Amendment does not increase the County Common Consultant Budget Limit or the Inova Common Consultant Budget Limit, and that the aggregate amounts payable by Inova and reimbursable by the County under IREEA 2.0 shall not exceed those respective budget limits.

d. In order to reflect the inclusion of the Common Infrastructure Design Work within the scope of Common Consultant Work under IREEA 2.0, the Exhibit D1 budget attached hereto is hereby made a part of IREEA 2.0 and, subject to Section 3(g), is intended to supersede and replace Exhibit D on a going forward basis such that Exhibit D1 is the operative budget for Common Consultant Work performed after the effective date of this Amendment. Exhibit D1 sets forth the estimated costs and line items for the Common Infrastructure Design Work and is funded from Remaining Funds; the amounts shown on Exhibit D1 as allocable to the County and to Inova are sub-allocations of, and do not increase or decrease, the County Common Consultant Budget Limit and the Inova Common Consultant Budget Limit, respectively. Notwithstanding such supersession and replacement, the County Common Consultant Budget Limit and the Inova Common Consultant Budget Limit remain as set forth in the First Amendment (i.e., $1,020,285 and $822,715, respectively), such budget limits are cumulative caps under IREEA 2.0 against which amounts previously spent, committed, or reimbursed under Exhibit D continue to count, and the references in Sections 3.e.iii and 3.e.iv of IREEA 2.0 to the estimated costs set forth on Exhibit D shall not be re-determined by reference to Exhibit D1. The parties acknowledge that further adjustment to the Exhibit D1 budget may be made as provided in IREEA 2.0 without requiring a formal amendment.

e. The last sentence of Section 3.c.ii. of IREEA 2.0 is hereby deleted in its entirety and replaced with the following: "The parties may mutually agree to update Exhibit D or Exhibit D1 from time to time during the term of this IREEA 2.0 so as to reallocate estimated costs among Common Consultant line items."

f. The Schedule B to Exhibit F attached hereto and made a part hereof sets forth additional subjects and protections to be addressed in each Common Consultant Contract for Common Infrastructure Design Work, the substance of which will be included in the Common Consultant Contract(s) for Common Infrastructure Design Work entered into after the effective date of this Amendment. The terms and conditions set forth in Schedule B to Exhibit F are in addition to, not in lieu of, the terms and conditions set forth in Exhibit F to IREEA 2.0. Before approving a Common Consultant Contract, the parties shall determine whether the particular scope and anticipated value of the improvements warrant any project specific increase in the professional liability limits or coverage period stated in Schedule A to Exhibit F. Unless the parties mutually approve such an increase, the existing requirements of

Schedule A to Exhibit F shall apply. Reference is made to Section 3(d)(ii)(1) of IREEA 2.0 which provides that all costs resulting from the inclusion of the Exhibit F, Schedule A insurance requirements within the Common Consultant Contracts shall be borne entirely by the County and paid for out of the County Reserve Contingency, provided any such costs shall be demonstrated by reasonably sufficient evidence, including a certification from the Common Consultant as to exactly which changes to its insurance it had to obtain. Costs resulting from any project specific increase in the professional liability limits or coverage period stated in Schedule A to Exhibit F requested by the County pursuant to this Section 3(f) shall be handled in the same manner as set forth in the immediately preceding sentence.

g. Notwithstanding the addition of Exhibit D1 and its supersession and replacement of Exhibit D under Section 3(d), all Common Consultant Work in process under IREEA 2.0 (as may be reflected on Exhibit D), and all Common Consultant invoices and payments in process under IREEA 2.0 (as may be reflected on Exhibit D), as of the effective date of this Amendment shall continue to be authorized, administered, invoiced, paid, and reimbursed under the applicable provisions of IREEA 2.0, notwithstanding the introduction of Exhibit D1. Amounts previously spent, committed, invoiced, or reimbursed under Exhibit D are unaffected by this Amendment. Once all Common Consultant Work, invoices, and payments in process under IREEA 2.0 (as may be reflected on Exhibit D) as of the effective date of this Amendment are complete, the parties will reconcile and, if necessary, amend Exhibit D and Exhibit D1 to reflect the completion of such work, invoices, and payments.

4. Ratification. Except as amended by the terms of this Amendment, the terms of IREEA 2.0 are ratified and confirmed. In the event of any conflict or inconsistency between this Amendment and IREEA 2.0, this Amendment shall control.
5. Counterparts. This Amendment may be executed in one or more counterparts and delivered electronically.

[Signatures begin on following page]

IN WITNESS WHEREOF, the parties have executed this Amendment to be effective as of the day and year first above written.

BOARD OF SUPERVISORS FOR COUNTY OF FAIRFAX, VIRGINIA, a political subdivision of the Commonwealth of Virginia

By: _____

Name: Bryan J. Hill

Title: County Executive

Date:_____

INOVA HEALTH CARE SERVICES, a Virginia non-stock corporation

By: _____

Name: H. Thomas McDuffie, Jr.

Title: Senior Vice President

Date:_____

Note: There is no Exhibit A, B, or C to this Amendment. The only exhibits to this Amendment are labeled “Exhibit D1” and “Schedule B to Exhibit F” to correspond to the exhibit labelling in IREEA 2.0.

Exhibit D1 - Common Consultants, Scope, and Preliminary Budget

9/30/2026

		Common Consultant		Budget Amount	Revision	Revised Budget Amount	Comments
1.1	**Consultants**						
	Civil Engineer -Infrastructure PI Plan						
	Preparation and processing of the Infrastructure PI plan	Urban					Proposed New Contract
	Task 1 A - Misc Survey		$15,000				Urban Proposal 26-428.R1, dated 9/24/2026, HNTE
	Task 1B - Subdivision Comments		$5,000				Urban Proposal 26-428.R1, dated 9/24/2026, HNTE
	Task 1C - Land Transaction Studies and Ownership Agreement Exhibits		$5,000				Urban Proposal 26-428.R1, dated 9/24/2026, HNTE
	Task 1D - Site Notices for Subdivision		$6,000				Urban Proposal 26-428.R1, dated 9/24/2026
	Task 2 - Preliminary Planning		$15,000				Urban Proposal 26-428.R1, dated 9/24/2026, HNTE
	Task 3 - Infrastructure Public Improvement Plan (PI Plan)		$85,000				Urban Proposal 26-428.R1, dated 9/24/2026
	Task 4 - SWM/BMP/Adequate Outfall		$95,000				Urban Proposal 26-428.R1, dated 9/24/2026
	Task 5A - Address PI Plan First Submission Comments		$50,000				Urban Proposal 26-428.R1, dated 9/24/2026, HNTE
	Task 6 - PI Plan Meetings and Coordination		$12,000				Urban Proposal 26-428.R1, dated 9/24/2026, HNTE
	Task 7 - Tree Preservation Plan		$8,800				Urban Proposal 26-428.R1, dated 9/24/2026
	Task 8 - Landscape Architect Meetings and Coordination		$2,500				Urban Proposal 26-428.R1, dated 9/24/2026, HNTE
	Task 9 - Civil Coordination with Dry Utility Consultant		$10,000				Urban Proposal 26-428.R1, dated 9/24/2026, HNTE
	Task 10 - Dry Utility Profiles		$25,000				Urban Proposal 26-428.R1, dated 9/24/2026, HNTE
	Task 11 - Proffer Compliance Coordination		$10,000				Urban Proposal 26-428.R1, dated 9/24/2026, HNTE
	Additional Services/Wage escalation (5%)		$17,200				Sittler Budget - 5% of tasks
	Reimbursables Budget		$5,000				Sittler Budget
	Subtotal			**$366,500**	**$0**	**$366,500**	
	Civil Engineer - Alternate Services	Urban					
	Task 31 - DRB Materials and Corrdination		$3,500				Urban Proposal 26-428.R1 HNTE
	Task 32 - Updated Tree Inventory		$23,000				Urban Proposal 26-428.R1
	Subtotal			**$26,500**	**$0**	**$26,500**	
	Landscape Architect - Initial Central Green Design	LandDesign					Proposed New Contract
	Phase 100 Pre-design/Project initiation		$6,500				Budget from LandDesign
	Phase 120 Central Green Schematic Design Confirmation		$15,000				Budget from LandDesign
	Phase 300 Limited PI Plan Design Advancement and Coordination		$15,000				Budget from LandDesign
	Phase 020 PI Plan Landscape Architecture Sheets and First Submission Support		$34,500				Budget from LandDesign
	Phase 070 Internal Project Meetings and coordination		$7,500				HNTE - Budget from LandDesign
	Phase 071 Community, Stakeholder and RA DRB outreach		$15,000				HNTE - Budget from LandDesign
	Phase 075 Presentation and Meeting Materials		$15,000				HNTE - Budget from LandDesign
	Phase 032 Streetlight Location and Vendor Photometric Coordination		$15,000				HNTE - Budget from LandDesign
	Additional Services/Wage escalation (15%)		$7,900				Sittler Budget - 15% of Phases 070,071,075 & 032,
	Misc. Graphics, Color Plots and presentations		$1,000				Sittler Budget
	Total Landscape Architect			**$132,400**	**$0**	**$132,400**	
	Architect -Central Green Structures	N/A	$0			**$0**	Assumed Not Required
	Traffic Consultant - Zoning TIS Amendment						
	Plan and Program Coordination	Galloway	$10,000				Sittler budget for PI Plan assistance
	Total Traffic Consultant			**$10,000**	**$0**	**$10,000**	
	Signage/Wayfinding Consultant	TBD	$0	**$0**		**$0**	Assumed to be a REEDA cost
	Lighting Photometrics	TBD	$0	**$0**		**$0**	To Be Determined
	Geotech Consultant	ECS					
	Base Proposal		$22,500				ECS proposal dated 9/18/2026
	SWM vault - Block 3 Infiltration		$3,500				ECS proposal dated 9/18/2026
	SWM vault - Block 5 Infiltration		$2,700				ECS proposal dated 9/18/2026
	Preliminary CBRs		$1,200				Sittler Budget - Assumes 2 at $600 each
	Meetings and Coordination		$2,500				Sittler Budget
	Total Geotech			**$32,400**	**$0**	**$32,400**	
	Noise Consultant	TBD	$0	**$0**		**$0**	Assumed Not Required
	Environmental Consultant	ECC	$0	**$0**		**$0**	ESA Phase I update assumed to be a REEDA cost
	Dry Utility Consultant	Davis Utility					
	Phase 1 Dry Utility Design		$56,800				Budget
	Utility Sweep along Public ROW		$25,000				Budget
	Meetings and Coordination		$8,000				Budget
	Total Dry Utilities			**$89,800**		**$89,800**	
	Utility Demarcation and Surveying	TBD		$0	**$0**	**$0**	Previously completed, New work is anticipated in the dry utility item for the sweep along the Public ROW
	Other Undefined Consultants	TBD				**$0**	
	Devel. Consultant - Contracted to Sittler Development Associates	SDA	$10,000	**$10,000**		**$10,000**	Budget
1.2	**Filing Fees**						
	Subdivision Submission fee	N/A		$2,600		**$2,600**	Two submissions $840 +$36/lot + 10% technology fee - Assume 6 lots and escalated through 2027 (10%)
	PI Plan First Submission Fee	N/A		$20,000		**$20,000**	$4,900 Base fee + $3,000 for an RZ plan + $8,700 for SWM + $1,500 for soils + 10% technology feee
	RA Design Review Board ("DRB")	N/A		$1,000		**$1,000**	$1,000 budget for Final Approval fee
1.3	**Misc. Other Reimbursables**	Varies		$2,500		**$2,500**	Consultant reimbursables in the Consultant line items
1.4	**Printing Costs**	Varies		$0		**$0**	Included in the Consultant line items
1.5	**Other**						
	Title Search						
	Estimating & Budgeting Breakdown for REEDA Exhibit C	Downey Scott		$15,000		**$15,000**	Budget
	Estimating ang Budgeting add 'l services	Downey Scott		$3,000		**$3,000**	Assumes additional breakdowns (20% of original proposal amount)
	Legal - Contracts/Proposal review			$0		**$0**	Assumed to be a REEDA cost
	Legal - Subdivision Deed preparation			$0		**$0**	Assumed to be a REEDA cost
	Subtotal Budget			**$711,700**	**$0**	**$711,700**	
	Basic Contingency			**$111,705**	**$0**	**$111,705**	
	Total Budget			**$823,405**		**$823,405**	This value represents unspent funds from Exhibit D

Allocations - Total A& R IREEA		**$**	
Inova Common Consultant Budget Limit	44.64%	**$367,568**	
County Common Consultant Budget Limit	55.36%	**$455,837**	
	Check	**TRUE**	

Schedule B to Exhibit F

Standard Terms and Conditions for Common Infrastructure Design Work

Each Common Consultant Contract for Common Infrastructure Design Work shall address the following matters in provisions reasonably acceptable to the parties.

- Include a reasonably detailed description of the authorized scope, anticipated level of design completion, deliverables, schedule, assumptions, exclusions, meetings, agency and utility coordination, regulatory submissions, cost estimating services, and required electronic file formats. Only mutually approved services shall constitute authorized Common Infrastructure Design Work.
- Identify applicable codes, regulations, manuals, and design criteria. These may include, as applicable, the Fairfax County Public Facilities Manual, Fairfax County Zoning Ordinance, applicable accessibility requirements, VDOT standards, and identified portions of the Fairfax County Guidelines for Architects and Engineers, Revised March 2026.
- Include an express professional standard of care appropriate for the services and shall require that services requiring professional licensure be performed by or under the responsible charge of professionals licensed in Virginia. The Common Consultant shall promptly identify material conflicts or ambiguities in the applicable design criteria and shall correct, without additional compensation, services that fail to satisfy the applicable professional standard of care.
- Provide for the establishment and mutual approval of appropriate design milestones, schedules, review periods, and submissions by the parties allowing reasonable opportunity to review and comment upon them. Material changes to the approved milestones or schedule shall require the approval of both parties.
- Include an agreed upon process for resolving conflicting comments or directions before the affected portion of the design is advanced.
- Review, comment, approval, acceptance, payment, or use of the Common Consultant's services by the parties shall not relieve the Common Consultant of responsibility for its services.
- Any review or approval by the County pursuant to the Common Consultant Contract shall be made solely in the County's proprietary capacity and shall not constitute governmental or regulatory approval.
- Each Common Consultant Contract shall include provisions reasonably acceptable to the County and Inova addressing compensation limitations, itemized invoices, prior approval of reimbursable expenses and material additional services, maintenance and audit of supporting records, the accuracy of rates and other factual cost information used to establish compensation, and the disclosure and approval of subconsultants and their costs.
- No material amendment affecting the scope, compensation, schedule, deliverables, design criteria, or key personnel, and no suspension or termination, shall be implemented without the prior written consent of County and Inova.

- Without limiting the County's and Inova's existing ownership and use rights under Exhibit F, each Common Consultant Contract shall require delivery of agreed milestone deliverables and work in progress in PDF and applicable native, editable electronic formats. The required files may include, as applicable, CAD, Civil 3D, BIM, GIS, survey, calculation, spreadsheet, database, and modeling files, together with associated reference and linked files reasonably necessary for their continued use.
- Upon completion, suspension, termination, or assignment of a Common Consultant Contract, the Common Consultant shall provide the County, Inova, and any successor design professional with its then current work in progress and reasonable transition information and cooperation. The Common Consultant Contract shall not prohibit their use by a successor design professional, subject to appropriate releases of liability by the successor(s) design professional(s).
- Provide for the Common Consultant's advance consent to assignment to the County or another entity designated by the County and Inova if IREEA 2.0 terminates pursuant to Section 6 before completion of the authorized Common Infrastructure Design Work. The assignment provisions may reasonably address payment of amounts earned before assignment and the successor's assumption of obligations arising after assignment.
- The insurance and indemnity requirements for the Common Consultant shall be as provided in Schedule A to Exhibit F or as otherwise may be required by Inova and the County.
- Any limitation of the Common Consultant's liability that differs materially from the requirements of Exhibit F shall require the prior written approval of County and Inova.
- The Common Consultant shall remain responsible for its subconsultants and shall incorporate the applicable requirements of Exhibit F and its Schedules A and B into its subconsultant agreements. Services performed separately for only Inova, the County, or an individual development block shall be separately authorized, tracked, and invoiced and shall not be charged as Common Infrastructure Design Work.
- No Common Consultant Contract shall give the Common Consultant any right or expectation that it will be retained for subsequent design, permitting, construction document finalization, procurement, or construction phase services. Any such services shall require separate written authorization pursuant to the REEA or another agreement approved by the County and Inova.

Board Agenda Item
October 27, 2026

ACTION – 3

Authorization to Execute a Memorandum of Agreement with the Virginia Department of Transportation for the Joint Operations and Maintenance Plan of the Richmond Highway Bus Rapid Transit Project (Franconia and Mount Vernon Districts)

ISSUE:
Board of Supervisors' (Board) approval of a Memorandum of Agreement for the Joint Operations and Maintenance Plan (the JOMP Agreement), substantially in the form of Attachment 1, with the Virginia Department of Transportation (VDOT) for the operation and maintenance of the Richmond Highway Bus Rapid Transit (RHBRT) system. Board approval is requested via resolution (Attachment 2), which will also authorize the County Executive, or designee, to execute the JOMP Agreement on behalf of the County.

RECOMMENDATION:
The County Executive recommends that the Board of Supervisors approve a resolution (Attachment 2) authorizing the County Executive, or designee, to execute the JOMP Agreement with VDOT, substantially in the form of Attachment 1, for the operation and maintenance of the RHBRT project.

TIMING:
Board approval is requested on October 27, 2026, to allow the Fairfax County Department of Transportation (FCDOT) to continue with implementation of third-party agreements required by the Federal Transit Administration (FTA) for the RHBRT project.

BACKGROUND:
Based on recommendations from a Virginia Department of Rail and Public Transportation (DRPT) study, FCDOT is working with residents, community stakeholders, and partner agencies to design, construct and operate a bus rapid transit system for the Richmond Highway Corridor.

The goal of the RHBRT system is to increase transit ridership along the corridor and ultimately lead to the future Metrorail extension to Hybla Valley. The system is planned to run along Richmond Highway (US Route 1) and North Kings Highway from Fort Belvoir to the Huntington Metrorail Station, in two sections. Section 1 of the project runs along North Kings Highway from the Huntington Metrorail Station to Richmond Highway,

and along Richmond Highway to Sherwood Hall Lane. Section 2 extends along Richmond Highway from Sherwood Hall Lane to Belvoir Road/Meade Road at Fort Belvoir.

This JOMP Agreement memorializes the operational and maintenance responsibilities for the RHBRT system. Detailed information on what elements will be maintained by either the County or VDOT can be found in the appendices of the JOMP Agreement. Generally, however, the County will be responsible for the maintenance of most stormwater management facilities within the project limits, the transitway (transit road infrastructure), the RHBRT stations, out-of-cycle transitway corridor signal optimization, most lighting, landscaping, and some maintenance elements of the underpasses. VDOT will have maintenance responsibility for various elements, including (but not limited to) most of the bridge infrastructure, the general-purpose lanes, the cycle track, and signage. More information can be found in Attachment 1 in Appendices A – K.

This JOMP Agreement is one of several required for the RHBRT project to further advance toward execution of a Full Funding Grant Agreement (FFGA) with the federal government and subsequent federal funding from the FTA.

EQUITY IMPACT:
The RHBRT corridor runs through some of Fairfax County's most diverse and economically vulnerable communities. Hybla Valley, which lies at the center of the project area, is 41.5% Hispanic and 24.6% Black. Additionally, 8.2% of Hybla Valley families live in poverty. The RHBRT project represents a direct, measurable investment in transit equity for residents who have historically had fewer transportation options.

The One Fairfax Policy calls for community engagement to be inclusive of diverse races, cultures, and other social statuses, to ensure that outreach overcomes barriers to participation. FCDOT conducted outreach for the RHBRT project, including meetings with community members, civic associations, and homeowner’s associations (HOAs) at different times and through different outreach media, such as virtual meetings, in-person public information meetings, open houses, and corridor pop-ups. This engagement approach reflects the county’s commitment to ensuring residents have a meaningful voice in shaping a project that directly affects daily mobility and transportation options

The RHBRT project aligns with multiple focus areas of the One Fairfax Policy. Construction of the proposed facility supports Focus Area 2, safely connecting more housing units to multiple modes of transport. Improved walkability advances Focus Area 8’s goal by enhancing the quality of life for everyone in the neighborhood and providing a safe, well-maintained travel route between neighborhoods. The overall goal of the project aligns with Focus Area 11’s guidance to protect existing stable neighborhoods

and green spaces and thereby allow residents to access transportation modes that promote employment opportunities, housing, amenities, and services for all. Finally, the project promotes Focus Area 14's goal of providing a multimodal transportation system that supports the economic growth, health, congestion mitigation, and prosperity goals of Fairfax County and provides accessible mobility solutions based on the principles of sustainability, diversity, and community health.

FISCAL IMPACT:
This JOMP Agreement establishes a framework for the operation and maintenance of the RHBRT, including the County's responsibility to fund maintenance of the system, but does not identify funding requirements at this time. The process of understanding the operating and maintenance costs for the system will be ongoing, as will the review for additional resources such as supplementary staffing levels that may be required. As the project moves closer to the start of revenue service, staff will return to the Board of Supervisors for operating and maintenance funding authorization. It is currently anticipated that these functions will be included in Fund 40000, County Transit Systems. There is no impact on the General Fund at this time.

ENCLOSED DOCUMENTS:
Attachment 1: Memorandum of Agreement for the Joint Operations and Maintenance Plan of the Richmond Highway Bus Rapid Transit Project
Attachment 2: Resolution for the Execution of the Memorandum of Agreement for the Joint Operations and Maintenance Plan of the Richmond Highway Bus Rapid Transit Project

STAFF:
Jennifer Miller, Deputy County Executive
Gregg Steverson, Director, Fairfax County Department of Transportation (FCDOT)
Eric Teitelman, Chief, Active Transportation, Capital Projects and Traffic Engineering Division, FCDOT
Noelle Dominguez, Chief, Coordination and Funding Division, FCDOT
Vanessa Aguayo, Chief, Capital Projects Section, FCDOT
Doug Miller, Transportation Planner, FCDOT

ASSIGNED COUNSEL:
Joanna Faust, Senior Assistant County Attorney

9/11/2026

AGREEMENT NO.

MEMORANDUM OF AGREEMENT

BETWEEN

THE COMMONWEALTH OF VIRGINIA,
DEPARTMENT OF TRANSPORTATION

AND

THE COUNTY OF FAIRFAX, VIRGINIA

FOR THE JOINT OPERATIONS AND MAINTENANCE PLAN

OF THE RICHMOND HIGHWAY BUS RAPID TRANSIT PROJECT

THIS MEMORANDUM OF AGREEMENT (Agreement) is made, as of the date of the final signature below, by and between the Commonwealth of Virginia, Department of Transportation (VDOT), and the County of Fairfax, Virginia Board of Supervisors (County) (each a Party, and together as the Parties). The purpose of this Agreement is to set forth the operational and maintenance responsibilities for the Richmond Highway Bus Rapid Transit Project.

I. RECITALS

WHEREAS, in accordance with the Embark Richmond Highway Comprehensive Plan Amendment (2015-IV-MV1), adopted by the County in 2018, significant infrastructure improvements are planned along U.S. Route 1 (Richmond Highway) between the Washington Metropolitan Area Transit Authority's Huntington Station and the US Army's Fort Belvoir; and

WHEREAS, the design and construction of these infrastructure improvements, known collectively as the "Richmond Highway Bus Rapid Transit Project" (Project), will be performed by the County, and comprise three distinct sections: Section 1, along North Kings Highway from Huntington Metro Station to Richmond Highway, and along Richmond Highway from North Kings Highway to Sherwood Hall Lane; Section 2, along Richmond Highway from Sherwood Hall Lane to Jeff Todd Way; and Section 3, along Richmond Highway from Jeff Todd Way to the southern terminus within Fort Belvoir (See Attachment A, Project Map); and

WHEREAS, construction of the Project requires the widening of Richmond Highway within Section 1 from North Kings Highway to Sherwood Hall Lane, and within Section 2 from Sherwood Hall Lane to Jeff Todd Way; and

WHEREAS, the widening of Richmond Highway within Section 1 will be completed by the County as part of the Project, and the widening for Section 2 will be completed by VDOT as part of the separate, VDOT-administered "Richmond Highway Route 1 Corridor Improvements Project"; and

WHEREAS, VDOT is the property owner and also operates and maintains the general purpose (non-transit) lanes of Richmond Highway throughout the length of the Project, with the exception of Section 3, where the United States is the property owner of the general purpose lanes and VDOT operates and maintains the lanes by easement; and

WHEREAS, Fairfax County will operate the Bus Rapid Transit (BRT) in mixed traffic along North Kings Highway in Section 1, within an easement from VDOT in the reconstructed median of Richmond Highway from North Kings Highway to Jeff Todd Way in Sections 1 and 2, and within an easement from the United States in the median of Richmond Highway in Section 3; and

WHEREAS, the County has incorporated features into design of the Project for Sections 1, 2 and 3, or requested such features be incorporated into the design of the VDOT-administered "Richmond Highway Route 1 Corridor Improvements Project," which are intended to be maintained solely by Fairfax County, or may require enhanced maintenance beyond VDOT standards and practices; and

WHEREAS, the Parties have agreed separately via the Richmond Highway Bus Rapid Transit Project Memorandum of Agreement (Programmatic Agreement) to enter into this Joint Operations and Maintenance Plan (JOMP) Agreement for the purposes of establishing operational and maintenance responsibilities within the corridor, including the individual component categories of drainage and

stormwater management, the transitway (roadway and bridges, located at Little Hunting Creek and Dogue Creek), bus rapid transit stations, intelligent transportation systems/bus priority systems, traffic signals, lighting, utilities, landscaping, liability/insurance and dispute resolution.

AGREEMENT

NOW, THEREFORE, for, and in consideration of, the mutual covenants and agreements contained herein, the Parties agree as follows:

I. DEFINITIONS

Unless specifically provided otherwise or the context otherwise requires, when used in this Agreement the term:

A. "Fairfax County Maintained Facilities" shall mean the BRT stations and any other facilities identified in this Agreement or the attachments hereto which identify the County as having responsibility for the Maintenance of the facility.

B. "Maintenance" or "to maintain", as the context may allow, shall mean and include care, inspection, upkeep, refurbishing, repair (whether ordinary or extraordinary), restoration, repainting, remodeling, renovation, alteration, replacement and reconstruction, including snow and ice removal from roadways and sidewalks, as required to keep the item in question in reasonably clean and orderly condition, free of debris and sediment, functional, in good repair, safe, sound condition performed in accordance with the ordinary procedures of each Party. All such work shall be performed in such a manner as to minimize any disruption, impairment, or obstruction of access to any portion of the appliable facilities.

C. "Reviewable Work" shall mean, with respect to any facility identified in this Agreement or the appendices and attachments thereto, owned or controlled by a Party:

1. A relocation, redevelopment, reconstruction, reconfiguration, major alteration, or major expansion of the facility;
2. Any work that, in the reasonable judgment of the Party undertaking or authorizing the work, can be expected to impact the use, operation or Maintenance of any facility of another Party adversely and materially;
3. Any work that, in the reasonable judgment of the Party undertaking or authorizing the work, poses a material safety risk to another Party's facilities;

D. "Stormwater Management Facility" or "Stormwater Management Facilities" shall mean the facilities identified in Table 1 and Table 2 of Appendix A. Storm drainage structures, including stormwater conveyance pipes, are also represented in Appendix A to illustrate connectivity between facilities and associated infrastructure.

E. "VDOT Maintained Facilities" shall mean the roadway facilities (other than the BRT lanes) and any other facilities identified in this Agreement or the attachments thereto which identify VDOT as having responsibility for the Maintenance of the facility.

II. PROJECT DESCRIPTION

A. The 7.4-mile-long BRT system is planned along a portion of VA 241 / North Kings Highway and US 1 / Richmond Highway from the Washington Metropolitan Area Transit Authority (WMATA) Metrorail station at Huntington in the north to US Army Garrison Fort Belvoir in the south (Attachment A). The Project includes construction of new BRT-

dedicated median lanes in a 52' wide BRT median (from the Richmond Highway intersection with North Kings Highway south to Fort Belvoir), nine BRT stations, roadway widening (from the Richmond Highway intersection with North Kings Highway to Jeff Todd Way), streetscape improvements, and improvements to sidewalks and bicycle facilities.

B. The Project components for which operational and Maintenance responsibilities are included in this Agreement are noted below.
1. Drainage and Stormwater Management (Appendix A)
2. Transitway: Roadway (Appendix B)
3. Transitway: Bridges (Appendix C)
4. Bus Rapid Transit Stations (Appendix D)
5. Intelligent Transportation Systems/Bus Priority System and Traffic Signals (Appendix E)
7. Lighting (Appendix F)
8. Utilities (Appendix G)
9. Landscaping (Appendix H)
10. Cost Sharing Information (Appendix I)
11. Underpasses (Appendix J)
12. Miscellaneous (Appendix K)

III. RESPONSIBILITIES OF THE PARTIES

A. General

1. Maintenance Responsibilities
   a. The County shall be responsible, at its sole cost and expense, for Maintenance of Fairfax County Maintained Facilities unless otherwise noted in this Agreement. The County's Maintenance of these facilities shall comply with:
      i. this Agreement, including all Appendices, and
      ii. any County criteria, specifications, and requirements in effect at the time of Maintenance.
   b. VDOT shall be responsible, at its sole cost and expense, for Maintenance of the VDOT Maintained Facilities unless otherwise noted in this Agreement. VDOT's Maintenance of these facilities shall comply with:
      i. this Agreement, including all Appendices, and
      ii. any VDOT criteria, specifications, and requirements in effect at the time of Maintenance.

2. Right of Entry and Access for Maintenance
   a. Each Party shall have a non-exclusive right of entry and access over and across the applicable portions of the property upon which the Project is constructed as necessary to perform Maintenance obligations set forth herein and for no other purpose whatsoever. The foregoing Right of Entry and Access for Maintenance shall be:
      i. limited to periods of actual Maintenance,
      ii. limited to the provision of access to only those portions of the property reasonably necessary to perform the Maintenance,
      iii. obtained by the most direct, safe, available, and allowed route across the property for the Maintenance to be performed, and
      iv. shall be in accordance with this Agreement.

3. Third Party Contractors
    a. Nothing herein shall preclude any Party from contracting with third parties to perform the Maintenance obligations hereunder. However, any work performed by third parties shall comply with this Agreement, including all Appendices. Unless a previously existing contract is used which cannot be modified to include these terms, the Party contracting with any third party shall require the third-party contractor to:
        i. Carry appropriate insurance and name both the contracting Party and the Party on whose property such work is performed as additional insureds;
        ii. Indemnify, hold harmless and defend the contracting Party and the non-contracting Party and their agents, successors, assigns, directors, officers, and employees harmless from all losses, damages, costs, and expenses (including but not limited to reasonable attorney's fees and costs) caused by the acts, errors, or omissions of the third party, its employees, subcontractors, or consultants in the performance of Maintenance pursuant to this Agreement; and
        iii. Abide by any conditions and regulations imposed by the Commonwealth Transportation Board on permittees.

4. Coordination of Work
    a. For all proposed construction activities and/or land development plans that are proposed by property owners, utility owners, or any other entity that is not a Party to this Agreement but would otherwise fall under the definition of Reviewable Work and for which activities or plans require approval by VDOT or the County, the Parties will provide copies of the construction plans or other construction activities for review and approval by the other Party. VDOT or the County will not issue formal approval prior to the date that is 15 business days after receipt of the plans/activities by the other Party.
    b. Any notice of Reviewable Work shall include the proposed start date of the Reviewable Work.
    c. Any Party undertaking Reviewable Work, or having a third party undertake Reviewable Work, shall be responsible for restoring the VDOT Maintained Facilities or Fairfax County Maintained Facilities not improved by the Reviewable Work to their as-built condition.
    d. Any Party may provide comments to the Party undertaking the work pursuant to this Section III.A.4. The Parties shall endeavor to resolve any such issues raised in the comments to their mutual satisfaction. If the Parties are unable to reach agreement on resolution of an issue, the Parties will use the procedures in the Dispute Resolution section of this Agreement (Section VI). If there is a dispute, commencement of the Reviewable Work will not take place unless the Parties agree in writing that it is necessary to protect public safety or infrastructure.

5. The Parties agree to review and update this Agreement as required, but no less than every five years. For avoidance of doubt, this JOMP Agreement shall continue until either terminated or otherwise amended by the Parties in writing.

B. Stormwater Management
1. The County, for itself and its successors and/or assigns, will maintain, inspect,

operate, repair, and replace, at its sole cost and expense, the Stormwater Management Facilities in Appendix A identified for County maintenance.

2. VDOT, for itself and its successors and/or assigns, will maintain, inspect, operate, repair, and replace, at its sole cost and expense, the Stormwater Management Facilities in Appendix A identified for VDOT maintenance.
3. When other stormwater management facilities not identified in Appendix A are approved by the County to be located in the right-of-way and incorporated into existing stormwater drainage facilities, VDOT is not responsible for the operation or maintenance of such stormwater management facilities.
4. The Parties acknowledge that neither the County nor VDOT shall have any responsibility or liability due to the presence of the Project Stormwater Management Facilities in the highway right-of-way.
5. Neither Party will seek indemnification or contribution from the other Party to correct damages arising from improper maintenance or construction of Stormwater Management Facilities identified after each Party has accepted Maintenance responsibility of their facilities. However, this provision does not represent an agreement to allow a violation of the terms of 24 Virginia Admin. Code § 30-21-30 (E), and any violation of that section shall be excepted from this provision and the party causing the violation shall be fully liable for any damage and actions necessary to remedy the condition.
6. Stormwater management surplus credits, and/or credits that need to be reported per Municipal Separate Storm Sewer System, shall be tracked per Appendix 11 B-2 of VDOT Road Design Manual, and the VDOT Form LD-458 (Attachment D), or the updated replacement forms, if any. Surplus credits from Fairfax County Maintained Facilities are assigned to the County.
7. Points of contact for issues pertaining to Stormwater Management Facilities are designated as follows:
    a. If to Fairfax County:
        Customer Communications Center
        Maintenance and Stormwater Management Division (M-F 7:30AM to 4PM): (703) 877-2800
        Wastewater Collections Division 24/7 Emergency Line: (703) 323-1211
        Stormwater and Wastewater
        6000 Freds Oak Rd.
        Burke, VA 22015

        Hours of Operation: continuous

    b. If to VDOT:
        VDOT Public Service Call Center
        1-800-367-7623
        VDOT Information Center
        1221 E. Broad St.
        Richmond, Virginia 23219

        Hours of Operation: continuous

C. Transitway: Roadway

1. The County, for itself and its successors and/or assigns, will maintain, inspect, operate, repair, and replace, at its sole cost and expense, the transitway components as described in Appendix B; and to restore, if necessary, the area affected by any

such Maintenance.

D. Transitway: Bridges

1. VDOT, for itself and its successors and/or assigns, will maintain, inspect, operate repair, and replace, at its sole cost and expense, the transitway bridges as described in Appendix C; and to restore, if necessary, the area affected by any such Maintenance.
2. Cost sharing for any future improvements will be determined and based upon the actual improvements planned and their effect on the transitway versus the general purpose lanes.

E. Bus Rapid Transit Stations

The County, for itself and its successors and/or assigns, will maintain, inspect, operate, repair, and replace, at its sole cost and expense, the Bus Rapid Transit Stations as described in Appendix D; and to restore, if necessary, the area affected by any such Maintenance.

F. Intelligent Transportation Systems/Bus Priority System, and Traffic Signals

1. VDOT and the County, for themselves and their successors and/or assigns, will maintain, inspect, operate, repair, and replace the intelligent transportation system as described in Appendix E; and to restore, if necessary, the area affected by any such Maintenance.
2. VDOT, for itself and its successors and/or assigns, will maintain, inspect, operate repair, and replace, at its sole cost and expense, the traffic signals as described in Appendix E; and to restore, if necessary, the area affected by any such Maintenance.
3. Cost sharing for any future improvements will be determined based upon the responsibility for asset and scope of the actual improvements planned and their effect on the transitway versus the general purpose lanes.
4. VDOT is responsible for signal timing optimization. The County will be apprised of the timing changes as part of the VDOT signal timing optimization effort as set forth in Appendix E. Similarly, the County should notify VDOT of the bus-schedule changes a minimum of 90 days in advance to accommodate any necessary timing analysis and plan for timing changes, if deemed necessary. See Appendix E for further obligations on signal timing optimization. The County may request and pay for out-of-cycle transitway corridor signal optimization by VDOT. The County shall reimburse VDOT upon complete and successful implementation of the updated signal timing plans.

G. Lighting

1. VDOT and the County, for themselves and their successors and/or assigns, will maintain, inspect, operate, repair, and replace the lighting as described in Appendix F; and to restore, if necessary, the area affected by any such Maintenance.
2. Cost sharing for any future improvements will be determined based upon the responsibility for asset and scope of the actual improvements planned and their effect on the transitway versus the general purpose lanes.

H. Utilities

Subject to Section III.A.3 (Third Party Contractors) of this Agreement, any proposed utility construction activities submitted through the VDOT Land Use Permit process shall be considered Reviewable Work and subject to review and approval by the County.

I. Landscaping

1. The County, for itself and its successors and/or assigns, will maintain, inspect, operate, repair, and replace, such elements as described in Appendix H; and to restore, if necessary, the area affected by any such Maintenance.
2. VDOT, for itself and its successors and/or assigns, will address safety concerns to remove hazardous conditions and mitigating risks to users by restoring minimum functionality or closing facilities, as set forth in Appendix H.
3. Cost sharing for any future improvements will be determined based upon the actual improvements planned and their effect on the transitway versus the general purpose lanes.

J. Cost Sharing Information

See Appendix I.

K. Underpasses

VDOT and the County, for themselves and their successors and/or assigns, will maintain, inspect, operate, repair, and replace the Dogue and Little Hunting Creek pedestrian underpasses as described in Appendix J; and to restore, if necessary, the area affected by any such Maintenance.

L. Miscellaneous

VDOT and the County, for themselves and their successors and/or assigns, will maintain, inspect, operate, repair, and replace the miscellaneous items as described in Appendix K; and to restore, if necessary, the area affected by any such Maintenance.

IV. APROPRIATIONS

All obligations of both Parties that require funding are subject to annual appropriation, and for VDOT, also allocation.

V. LIABILITY/INSURANCE

A. The Parties mutually agree and acknowledge, in entering this Agreement, that the individuals acting on behalf of the Parties are acting within the scope of their official authority and the County agrees that it will not bring a suit or assert a claim against any official, officer, or employee of any Party, in their individual or personal capacity for a breach or violation of the terms of this Agreement or to otherwise enforce the terms and conditions of this Agreement and VDOT agrees that it will not ask the Office of the Attorney General to do so. The foregoing notwithstanding, nothing in this subparagraph shall prevent the enforcement of the terms and conditions of this Agreement by or against any Party in the appropriate Virginia court.

B. Nothing in this Agreement shall be construed as a waiver of the sovereign immunity for either Party.

C. VDOT, with respect to VDOT Maintained Facilities and the rights granted to it and the obligations required of it hereunder; and the County, with respect to the Fairfax County Maintained Facilities and the rights granted to it and the obligations required of it hereunder, shall each procure and maintain at all times a liability insurance/self-insurance program as deemed appropriate by their management to cover the respective Party's obligations under this Agreement and liability for bodily injury, sickness or death or for damages to or destruction of property.

VI. DISPUTE RESOLUTION

A. VDOT and the County will first attempt to resolve any disputes or disagreements at the field level through best efforts and good faith negotiations between their respective points of contact for the Project.

B. Any dispute that cannot be resolved in accordance with the procedures set forth above in subsection A may, at the election of either Party, be presented in writing to VDOT's Northern Virginia District Administrator/Chief Engineer and the Director of the Fairfax County Department of Transportation, who shall meet and confer on the matter within sixty (60) days. Any resolution of the dispute reached in accordance with the procedures of this subsection B shall be reduced to writing signed by VDOT's Northern Virginia District Administrator/Chief Engineer and the Director of the Fairfax County Department of Transportation.

C. Any dispute that cannot be resolved in accordance with the procedures set forth in subsection B may, at the election of either Party, be presented in writing to VDOT's Commissioner of Highways and the County Executive of Fairfax County, who shall meet and confer on the matter within sixty (60) days. Any resolution of the dispute reached in accordance with the procedures of this subsection C shall be reduced to writing signed by VDOT's Commissioner of Highways and the County Executive of Fairfax County.

D. Upon the exhaustion of the multi-tiered alternative dispute resolution procedures set forth in this Article VI, either Party may initiate litigation of any claim or dispute arising under this Agreement; however, no such action shall be brought unless and until the Party seeking to file suit has fully complied with the procedures set forth in this Article VI.

[Signatures on Following Page]

IN WITNESS WHEREOF, each Party hereto has caused this Agreement to be executed by their duly authorized representatives.

COUNTY OF FAIRFAX, VIRGINIA

Signature Date

Bryan J. Hill
County Executive

NOTE: The official signing for the COUNTY must attach a certified copy of his or her authority to execute this Agreement.

COMMONWEALTH OF VIRGINIA, DEPARTMENT OF TRANSPORTATION

Signature Date

Stephen C. Brich, P.E.
Commissioner of Highways

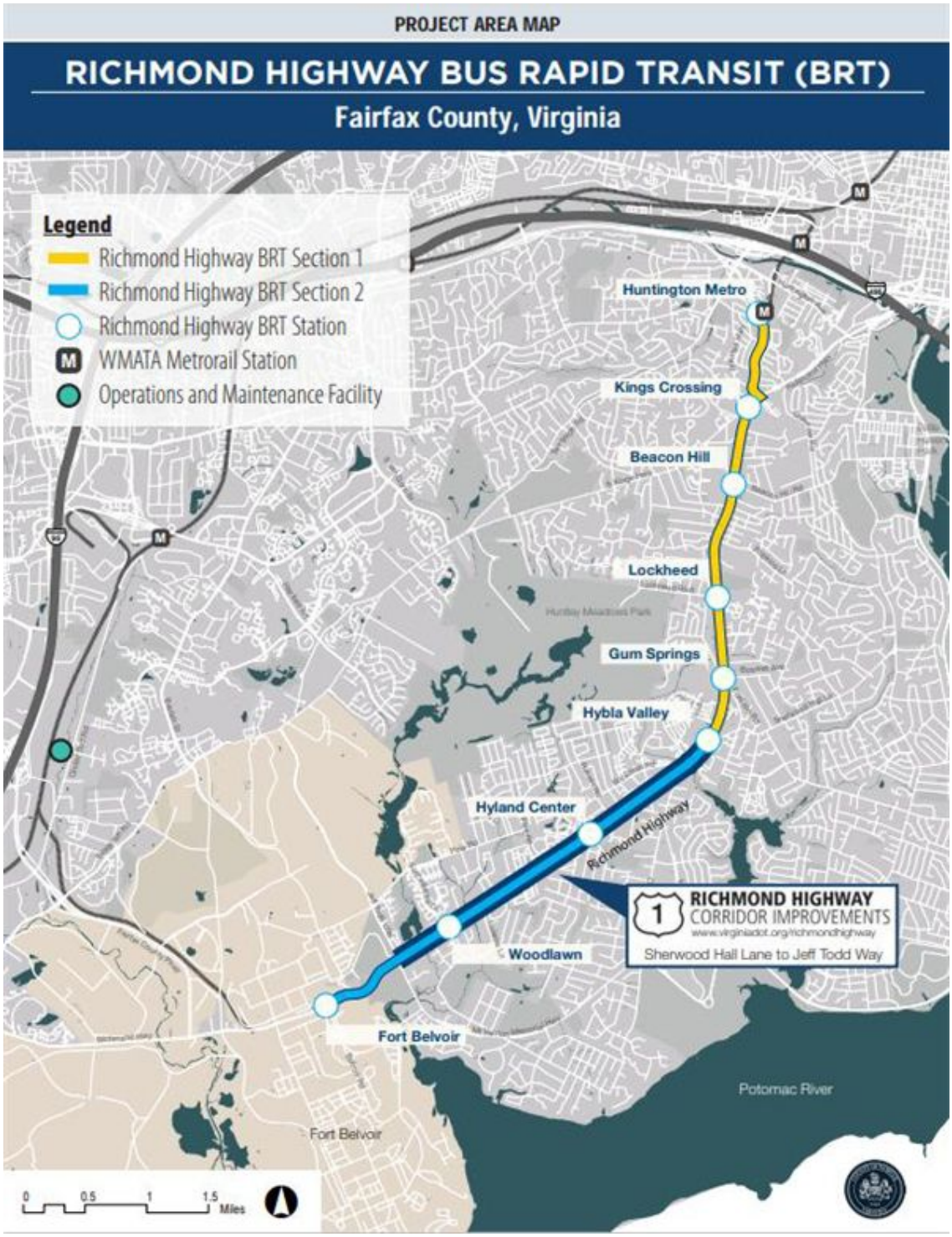
Attachments:

Attachment A — Project Map

Appendix A — Drainage and Stormwater Management
Appendix B — Transitway: Roadway
Appendix C — Transitway: Bridges
Appendix D — Bus Rapid Transit Stations
Appendix E — Intelligent Transportation Systems/Bus Priority System and Traffic Signals
Appendix F — Lighting
Appendix G — Utilities
Appendix H — Landscaping
Appendix I — Cost Sharing Information
Appendix J — Underpasses
Appendix K — Miscellaneous

Attachment A

Project Map



Appendix A

Drainage and Stormwater Management

Overall Stormwater Management Facilities Map Graphic

Figure 1- Proposed and Existing Stormwater Management Facilities

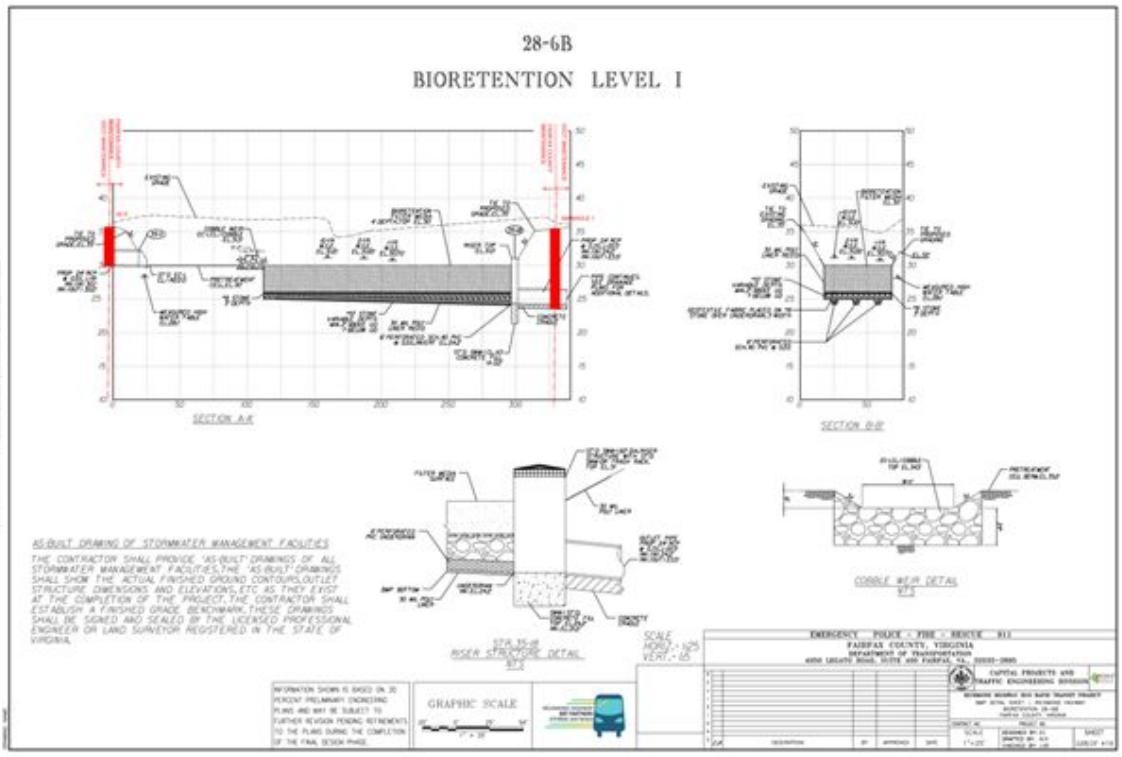


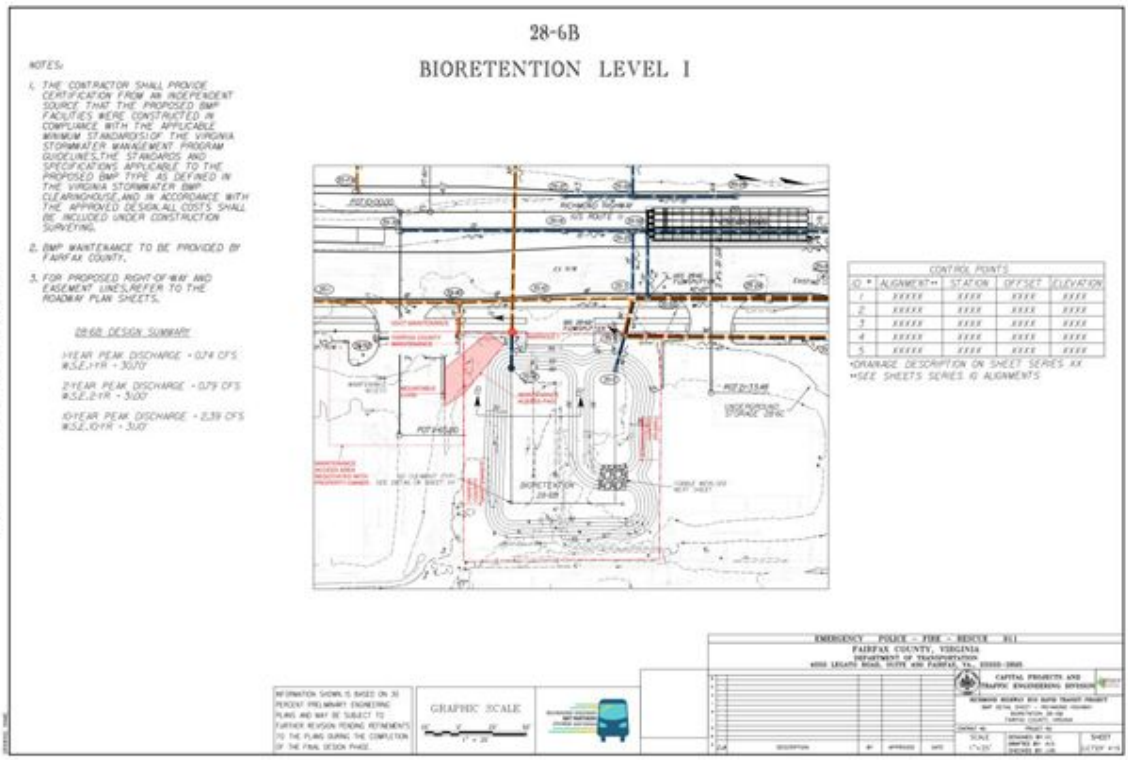
Table 1- List of Stormwater Management Facilities Constructed and Maintained by County

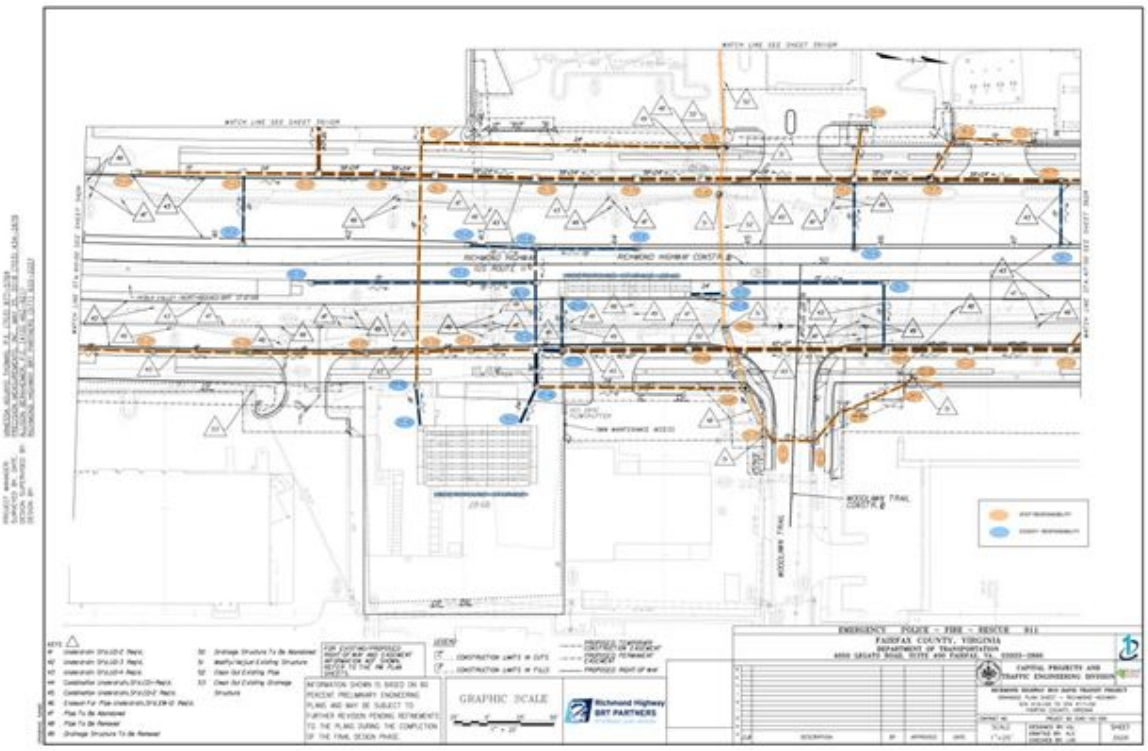
Facility ID	Type Maintenance	Surface Area (SF)	Location			Reference As-Built Plans
			BL STA. (VDOT)	BL STA. (FCDOT)	Address	
UGS 28-10A	Underground Storage	6,426	N/A	383+50 RT	7901 Richmond Highway	TBD
UGS 28-8C	Underground Storage	9,600	N/A	396+50 LT	7802 Richmond Highway	TBD
UGS 28-8B	Underground Storage	6,720	N/A	399+00 LT	7770 Richmond Highway	TBD
UGS 28-7A	Underground Storage	1,748	N/A	406+00 LT	7720 Richmond Highway	TBD
BIO 28-6A	Bioretention	13,557	N/A	412+00 LT	7622 Richmond Highway	TBD
BIO 28-6B	Bioretention	17,006	N/A	412+75 RT	7623-7627 Richmond Highway	TBD
UGS 28-6C	Underground Storage	3,000	N/A	414+00	7615 Richmond Highway	TBD
Wetland 28-4B	Wet Pond	37,492	N/A	425+00 LT	7500-7508 Richmond Highway	TBD
UGS 28-3G	Underground Storage	8,633	N/A	438+00 LT	7330 Richmond Highway	TBD
Wet Pond 28-3F	Wet Pond	22,649	N/A	439+00 RT	7321-7325 Richmond Highway	TBD
BIO 28-2H	Bioretention	12,402	N/A	471+00 RT	6951 Richmond Highway	TBD
UGS 28-2J	Underground Storage	2,486	N/A	472+00 RT	6945 Richmond Highway	TBD
BIO 28-2K	Bioretention	5,175	N/A	479+00 RT	6831-6839 Richmond Highway	TBD
UGS 28-1B	Underground Storage	4,806	N/A	484+50 RT	6817 Richmond Highway	TBD
BIO 28-1D	Bioretention	12,101	N/A	486+00 RT	6803-6809 Richmond Highway	TBD
Wet Pond 26-4B	Wet Pond	25,551	N/A	516+00 RT	6401-6411 Richmond Highway	TBD
UGS 26-3A	Underground Storage	8,186	N/A	523+50 LT	6300 Richmond Highway	TBD
UGS 26-3B	Underground Storage	9,215	N/A	525+00 LT	6300 Richmond Highway	TBD
*UGS 26-2A	Underground Storage	9,263	N/A	530+00 LT	6211 North Kings Highway	
BIO 26-1B	Bioretention	15,275	N/A	539+75 RT	6205 Richmond Highway	
BIO 26-1C	Bioretention	9,630	N/A	540+25 LT	6200 Richmond Highway	

Table 2- List of Stormwater Management Facilities Constructed by VDOT, Maintained by County

Facility ID	Type Maintenance	Surface Area (SF)	Location			Reference As Built Plans
			BL STA. (VDOT)	BL STA. (FCDOT)	Address	
BIO 7	Bioretention	4,370	124+00 RT	239+50 RT	8741 Richmond Highway	
BIO 9	Bioretention	12,646	139+00 RT	254+50 RT	8653-8655 Richmond Highway	
BIO 10A	Bioretention	8,165	150+00 LT	265+50 LT	8610 Richmond Highway	
BIO 10B	Bioretention	8,473	151+00 LT	266+50 LT	8610 Richmond Highway	
Wet Pond 14(1)	Wet Pond	27,591	170+50 RT	285+00 RT	8501 Richmond Highway	
BIO 15	Bioretention	12,003	180+50 RT	296+00 RT	8431 Richmond Highway	
18(1) Wet Pond	Wet Pond	32,569	201+50 LT	317+00 LT	8356 Richmond Highway	
Dry Pond 23	Dry Pond	12,007	238+50 LT	354+00 LT	8130 Richmond Highway	
BIO 24	Bioretention	12,041	249+00 RT	364+50 RT	8100 Richmond Highway	
BIO 24(1)A	Bioretention	5,523	248+50 LT	364+00 LT	3419 Buckman Road	
BIO 24(1)B	Bioretention	6,919	249+50 LT	365+00 LT	3419 Buckman Road	
BIO 25A	Bioretention	18,437	250+50 RT	366+00 RT	8099 Richmond Highway	
Wet Pond 25B	Wet Pond	13,249	254+75 LT	370+25 LT	8010 Richmond Highway	


28-6B
BIORETENTION LEVEL I
SECTION A-A
SECTION B-B
AS-BUILT DRAWING OF STORMWATER MANAGEMENT FACILITIES
THE CONTRACTOR SHALL PROVIDE "AS-BUILT" DRAWINGS OF ALL STORMWATER MANAGEMENT FACILITIES. THE "AS-BUILT" DRAWINGS SHALL SHOW THE ACTUAL FINISHED GROUND CONTOURS, OUTLET STRUCTURE DIMENSIONS AND ELEVATIONS, ETC. AS THEY EXIST AT THE COMPLETION OF THE PROJECT. THE CONTRACTOR SHALL ESTABLISH A FINISHED GRADE BENCHMARK. THESE DRAWINGS SHALL BE SIGNED AND SEALED BY THE LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR REGISTERED IN THE STATE OF VIRGINIA.
STA 35+48
RISER STRUCTURE DETAIL
COBBLE WEIR DETAIL
GRAPHIC SCALE
EMERGENCY - POLICE - FIRE - RESCUE 911
FAIRFAX COUNTY, VIRGINIA
DEPARTMENT OF TRANSPORTATION
CAPITAL PROJECTS AND TRAFFIC ENGINEERING DIVISION


28-6B
BIORETENTION LEVEL I
NOTES:
1. THE CONTRACTOR SHALL PROVIDE CERTIFICATION FROM AN INDEPENDENT SOURCE THAT THE PROPOSED BMP FACILITIES WERE CONSTRUCTED IN COMPLIANCE WITH THE APPLICABLE MINIMUM STANDARDS OF THE VIRGINIA STORMWATER MANAGEMENT PROGRAM GUIDELINES, THE STANDARDS AND SPECIFICATIONS APPLICABLE TO THE PROPOSED BMP TYPE AS DEFINED IN THE VIRGINIA STORMWATER BMP CLEARINGHOUSE, AND IN ACCORDANCE WITH THE APPROVED DESIGN. ALL COSTS SHALL BE INCLUDED UNDER CONSTRUCTION SURVEYING.
2. BMP MAINTENANCE TO BE PROVIDED BY FAIRFAX COUNTY.
3. FOR PROPOSED RIGHT-OF-WAY AND EASEMENT LINES, REFER TO THE ROADWAY PLAN SHEETS.
28-6B DESIGN SUMMARY
1-YEAR PEAK DISCHARGE = 0.74 CFS
W.S.E.-1-YR = 30.70
2-YEAR PEAK DISCHARGE = 0.79 CFS
W.S.E.-2-YR = 31.00
10-YEAR PEAK DISCHARGE = 0.39 CFS
W.S.E.-10-YR = 31.00
CONTROL POINTS
ID # | ALIGNMENT** | STATION | OFFSET | ELEVATION
1 | XXXXX | XXXX | XXXX | XXXX
2 | XXXXX | XXXX | XXXX | XXXX
3 | XXXXX | XXXX | XXXX | XXXX
4 | XXXXX | XXXX | XXXX | XXXX
5 | XXXXX | XXXX | XXXX | XXXX
*DRAINAGE DESCRIPTION ON SHEET SERIES XX
**SEE SHEETS SERIES IG ALIGNMENTS
GRAPHIC SCALE
EMERGENCY - POLICE - FIRE - RESCUE 911
FAIRFAX COUNTY, VIRGINIA
DEPARTMENT OF TRANSPORTATION
CAPITAL PROJECTS AND TRAFFIC ENGINEERING DIVISION



Plans

Plans shown are placeholders only. As-Built Plans to be added once available.

Appendix B

Transitway: Roadway

1. Responsibility of Transitway Components

Table 1 - Responsibility of Transitway Components

ID	Component	Responsibility			
		Ownership	Cost	Emergency Response	Inspection Maintenance
1-1.a	Pavement Markings	FC	FC	FC	FC
1-1.b	Signage (transitway-related within and outside the Transitway Easement and Transit Operations Area)*	FC	FC	FC	FC
1-1.c	Curb and Gutter	FC	FC	FC	FC
1-1.d	Pavement	FC	FC	FC	FC
1-1.e	Snow Removal	FC	FC	FC	N/A

***Description of signage – main line versus transitway operations**

Transitway-related signage includes all signs and markings intended to regulate, warn, guide users within the transitway.

Plans

As-Built Plans to be added once available.

Appendix C

Transitway: Bridges

Plans

As-Built Plans to be added once available.

Appendix D

Bus Rapid Transit Stations

Table 1- Station Stop Location and Type

Station	Direction	Side street/Intersection	Stop Location	Stop Type
Huntington	NB	n/a		
	SB	Existing Huntington Station Southside Bus Loop at Kings Hwy & Jefferson Drive	Bus Loop	Bus bay(s)
Penn Daw	NB	Kings Crossing entrance	Median	Far side
	SB	S Kings Hwy/N Kings Hwy	Median	Far side
Beacon Hill	NB	Beacon Hill Road	Median	Far side
	SB	Beacon Center entrance	Median	Far side
Lockheed	NB	Dart Drive	Median	Far side
	SB	Lockheed Blvd	Median	Far side
Hybla Valley	NB	Boswell Avenue	Median	Far side
	SB	Mt Vernon Plaza entrance	Median	Far side
Gum Springs	NB	Sherwood Hall Lane	Median	Far side
	SB	Walmart entrance	Median	Far side
Hyland Center	NB	Mohawk Lane	Median	Far side
	SB	South County Center entrance	Median	Far side
Woodlawn	NB	Cooper Road	Median	Far side
	SB	Sacramento Drive	Median	Far side
Fort Belvoir	NB	Belvoir Road	NB Rt 1 Right Lane	Far side
	SB	n/a		

Appendix E

Intelligent Transportation Systems/Bus Priority System and Traffic Signals

1. Intelligent Transportation Systems/Bus Priority System and Traffic Signals

System Description and Operations

The County desires to accomplish priority of the traffic signals and safe passage for BRT vehicles at the following intersections shown in **Appendix E Figure 1** and **Table 1** below. The mainline traffic along Route 1 will have preemption of the traffic signals to give priority to transit buses.

The Transit Signal Priority (TSP) system shall function with the existing traffic control system as provided in the RHBRT corridor.

In the event of a system failure or unforeseen conditions that force a shutdown of the traffic signal system, VDOT will discuss with the County and establish a mitigation and implementation strategy within 24-48 hours.

Device Cybersecurity

Compliance with cybersecurity policies and procedures is required by VDOT and VITA as directed in the Code of Virginia.

All Operations Technology (OT) field devices – including Intelligent Transportation Systems (ITS) devices, signal devices, systems, and network communications – shall meet VDOT and Commonwealth of Virginia cybersecurity specifications and requirements. All OT field devices shall undergo a security assessment in accordance with current Department policy to determine whether the device is approved for connection to the VDOT OT network. This includes, but is not limited to, the latest revisions of the following publications and standards:

1. DIR-OIS-2020-OT-01-05 Operations Technology Cybersecurity Program Manual, dated October 3, 2023
2. ITRM Standard SEC530-01.2 – COV Information Security Standards Manual, dated June 17, 2025
3. VDOT Information Technology Security Standards Manual, revised January 9, 2025

Any solution that requires a third-party cloud integration or uses artificial intelligence will require separate assessments. VDOT reserves the right to re-evaluate or rescind certification of any or all products as deemed necessary. VDOT will not pre-approve devices/solutions maintained or supported outside of the United States.

OT Field Cabinets shall remain in compliance with the Cabinet Security Standard requirements of DIR-OIS-2020-OT-01-05 (or latest version) at all times, including physical, environmental and logical access controls.

Transit Signal Priority (TSP)

The required priority control system shall employ data-encoded radio communication to identify the presence of designated priority buses. A record of system users by agency identification number, bus classification and bus identification number shall be created and transmitted by bus onboard unit. In priority bus mode, the data- encoded communication transmitted by designated bus to TSP shall request the traffic signal controller to advance to and/or hold a desired traffic signal display selected from phases normally available.

Bus and Intersection Equipment

The priority control system shall consist of a matched system of bus equipment, intersection equipment and a Central Management Software (CMS), which will be installed in the County facility as part of the Richmond Highway BRT Project. The CMS will provide the County a means to monitor and display the status update of the TSP system at the intersections. The bus equipment includes a radio, processor board, and GPS receiver and a bus control unit contained in one unit, a GPS antenna and a radio antenna contained in one module, cable, system software. The intersection equipment includes a radio, radio antenna, optical detectors, cable, and phase selectors. If installed, network communication between the intersection equipment and County CMS will be maintained by each party up to a mutually agreed upon demarcation point.

Bus Operations

The onboard unit shall be operational and turned on when the bus is within the Route 1 BRT transitway system. The system preemption priority shall operate based on industry best practices and equipment capabilities/limitations. The bus onboard unit signal strength and direction shall be adjustable to ensure the transmitted requests are directed to the proper downstream receiver and within a specified range. The system shall interface with most traffic signal controllers and shall not compromise normal operation or existing safety provisions.

Extension of Green

The system shall allow for user-defined "extension of green" time for transit vehicles. The extension of green shall be limited to 10% of cycle length. An extension of up to 15% of cycle length may be allowed if approved by VDOT and warranted based upon field conditions. The TSP system shall not permit

Signal Timing Optimization

VDOT is responsible for signal timing optimization, conducted every 4-5 years. As part of this signal timing optimization effort (i.e. involving a network that includes multiple intersections), VDOT shall notify the County in writing when initiating network signal optimization efforts along the Route 1 BRT Corridor. The County may use this opportunity to review, assess the impact signal optimization may have on BRT operations, and engage in discussions with VDOT on the network optimization.

1. Each transit signal priority (TSP) request will allow for green-time extension.
    a. VDOT agrees to grant TSP, when requested, for every BRT bus approaching a signalized intersection when the bus is behind schedule.
    b. VDOT and the County mutually agree to secure data sharing to provide and exchange TSP activity data, logs, bus AVL data, and corresponding traffic signal timing plans data to monitor and troubleshoot potential operational and maintenance issues associated with TSP application.
2. Should BRT bus operations be impacted as a result of proposed network signal optimization efforts, VDOT shall provide written notification to the County at least 30 days prior to implementation of the new signal timing changes so the County has sufficient time to coordinate and adjust bus operations appropriately if the impacts cannot be mitigated.
3. County will provide 90 days' notice to VDOT on any planned schedule changes that may require updates to signal timing.

Appendix E Figure 1 - Traffic Signals



Appendix E Table 1 - Proposed Traffic Signals

#	Intersection	Project Area
1	Belvoir Rd & Rte. 1	Section 3- EFLHD Widening Limits
2	Woodlawn Rd & Rte.1	
3	Jeff Todd Way & Rte. 1	Section 2 - VDOT Widening Limits
4	Sacramento Drive/Cooper Road & Rte. 1	
5	Lukens Ln & Rte. 1	
6	Wyngate Manor & Rte. 1	
7	Frye Rd & Rte. 1	
8	Radford Ave & Rte. 1	
9	Mohawk Ln & Rte. 1	
10	Reddick Ave/Russell Rd & Rte. 1	
11	Janna Lee Ave & Rte. 1	
12	Buckman Rd/Mt. Vernon Hwy & Rte. 1	
13	Ladson Ln & Rte. 1	
14	Sherwood Hall Ln & Rte. 1	Section 1 - County Widening Limits
15	Belford Dr & Rte. 1	
16	Fordson Rd & Rte. 1	
17	Fordson Rd/Boswell Ave & Rte. 1	
18	Arlington Dr & Rte. 1	
19	Lockheed Blvd/ Dart Dr & Rte. 1	
20	Popkins/Collard Ln & Rte. 1	
21	Memorial St & Rte. 1	
22	Beacon Hill Rd & Rte. 1	
23	Southgate Dr & Rte. 1	
24	Furman Ln & Rte. 1	
25	N Kings Hwy & Rte. 1	
26	Shields Ave & Rte. 1	
27	N Kings Hwy & Poag St	
28	N Kings Hwy & Shields Ave/School St	
29	N Kings Hwy & S Alex Development	
30	S Kings Hwy & Furman Ln	
31	N Kings Hwy & Mt. Eagle ES	

2. Responsibility of Devices

Table 2 - Responsibility of Intelligent Transportation Systems/Bus Priority System and Traffic Control Devices

ID	Component	Responsibility			
		Ownership	Cost	Emergency Response	Inspection* Maintenance
2.a	TSP Equipment (onboard buses) and TSP CMS	FC	FC	N/A	FC
2.b	TSP Receiver (on mast arm) and wirings to controller	FC	FC	Shared	Shared
2.c	TSP Equipment (in cabinet)	FC	FC	VDOT	VDOT
2.d	Communication for TSP remote monitoring (broad band or fiber)	FC	FC	FC	FC
2.e	ITS CCTV roadway operations monitoring cameras	VDOT	VDOT	N/A	VDOT
2.f	Traffic Signal Cabinet, Controller, UPS, and Foundation	VDOT	VDOT	VDOT	VDOT
2.g	Transit Signal Heads, Backplates, and Pedestal Poles	FC	FC	VDOT	VDOT
2.h	Transit Facility Signage**	FC	FC	VDOT	VDOT
2.i	Signal Mast Arm Poles***	VDOT	VDOT	VDOT	VDOT*
2.j	Traffic Signal Heads and backplates (general purpose lanes)	VDOT	VDOT	VDOT	VDOT
2.k	Conduit and wiring (refer to plan)	Shared	Shared	Shared	Shared
2.l	Pedestrian Pedestal Poles	VDOT	VDOT	VDOT	VDOT
2.m	Accessible Pedestrian Signals (pedestrian signal head, push button, and pedestrian sign)	VDOT	VDOT	VDOT	VDOT
2.n	Vehicle detectors (general purpose lanes)	VDOT	VDOT	VDOT	VDOT
2.o	Communication network (non-TSP) and power infrastructure	VDOT	Shared	VDOT	VDOT
2.p	Pavement marking and signage (non-transitway related)	VDOT	VDOT	VDOT	VDOT

*Traffic Ancillary Structural Inspections will be performed in accordance with current VDOT Signal Inspection Policy.

**Signage related to transitway (versus general purpose) that is mounted to VDOT signal equipment

***VDOT will maintain Signal Mast Arm poles that meet VDOT Standard Materials (galvanized steel). If colored poles are desired for aesthetic purposes, then the locality shall be responsible for costs above what would be required for "standard" materials.

Plans

Plans shown are placeholders only. As-Built Plans to be added once available.

Appendix F

Lighting

1. Responsibility of Devices

Table 1 - Responsibility of Lighting

ID	Component	Responsibility			
		Ownership	Cost	Emergency Response	Inspection Maintenance
1.a	Continuous Roadway Lighting (other than mast arms)	FC	FC	FC	FC
1.b	Pedestrian Lighting*	FC	FC	FC	FC
1.c	Mast Arm Lighting	VDOT	VDOT	VDOT	VDOT

*Pedestrian lighting includes lighting of trails for pedestrian pathways. See also Appendix J Underpasses.

Plans

As-Built Plans to be added once available.

Appendix G

Utilities

Plans

As-Built Plans to be added once available.

Appendix H

Landscaping

1. Responsibility of Devices

Table 1 - Responsibility of Landscape Elements

ID	Component	Responsibility			
		Ownership	Cost	Emergency Response	Inspection / Maintenance
1.a	Specialty Hardscaping (including all pavers)	FC	FC	Shared*	FC
1.b	Street Furniture	FC	FC	Shared*	FC
1.c	Irrigation	FC	FC	FC	FC
1.d	Street Trees/Vegetation**	FC	FC	Shared*	FC

*VDOT response will be limited to addressing safety concerns to remove hazardous conditions and mitigating risks to users by restoring minimum functionality or closing facilities.

**VDOT maintains the right to trim any landscaping that is impacting site distance without having to replace.

Plans

As-Built Plans to be added once available.

Appendix I

Cost Sharing Information

1. Transitway: Bridges

The County will reimburse VDOT for the costs incurred for inspection and routine maintenance as a percentage of the total cost of the bridge maintenance and inspection. This percentage is set at 20%.

Payment by the County to VDOT shall follow payment procedures already established between VDOT and the County.

Reimbursement of additional expenses other than the agreed upon inspection and routine maintenance costs shall be shared at a 80% (VDOT) / 20% (County) split and shall be paid to VDOT within 30 calendar days after being invoiced. Such invoice shall include a justification for the additional work.

2. Traffic Signals

The County will reimburse VDOT for the costs incurred for inspection, maintenance and routine operations of the traffic signals as detailed below.

- The annual cost to be paid by the County for the administration, operation, routine maintenance, and ancillary inspection of the traffic signal system shall be $1,800 per intersection, assuming the BRT facility is opened in 2033. As the Richmond Highway Bus Rapid Transit corridor consists of 26 signalized intersections, the annual lump sum routine O&M cost for the BRT corridor shall be $47,000. This amount includes VDOT's cost of administration, operation, routine inspection, and ancillary inspection of the Route 1 BRT corridor traffic signal elements and reflects VDOT's additional time and effort to service and maintain the Route 1 BRT corridor signals as a proportion of the Department's total effort system-wide. The annual lump sum cost will be escalated on a yearly basis according to CPI. The annual lump sum cost will be evaluated every 5 years and adjusted accordingly to account for business expense changes.
- The cost of design, additions, deletions, or modifications to the signalized intersections, as initiated by the County for the sole purpose of the BRT, shall be funded by the County.
- All other costs incurred by VDOT that are associated with traffic signal upgrades/life cycle replacements, unforeseen work resulting from severe weather events or incidents, as well as signal rebuilds shall be shared at a 91% (VDOT) / 9% (County) split.
- Payment by the County to VDOT shall follow payment procedures already established between VDOT and the County.
- Payment of lump sum cost for routine operations and maintenance shall be made at the beginning of the fiscal year, July 1st.
- Reimbursement of additional expenses other than the agreed upon routine operations and maintenance costs shall be paid to VDOT within 30 calendar days after being invoiced. Such invoice shall include documentation for the additional work related to the traffic signal and BRT systems.

Appendix J

Underpasses

1. Responsibility of Underpass Devices

Table 1 - Responsibility for Underpass Activity or Feature Needing Special Maintenance

ID	Component	Responsibility			
		Ownership	Cost	Emergency Response	Inspection / Maintenance
1.a	Trash Removal	FC	FC	FC	FC
1.b	Landscaping	FC	FC	FC	FC
1.c	Other Maintenance*	FC	FC	FC	FC
2	Routine Maintenance**	VDOT	VDOT	VDOT	VDOT
3	Lighting (underbridges)***	VDOT	VDOT	VDOT	VDOT
4	Lighting (pedestrian)****	FC	FC	FC	FC
5	Security Cameras	FC	FC	FC	FC

*Other Maintenance will be other non-VDOT standard features

**Routine Maintenance to normal VDOT standards for approach ramps & stairs, trail surface, trail substructure, railings, and retaining walls

***Lighting shall be non-decorative and constructed to VDOT standards, with complete independence from other lighting/electrical features maintained by others.

****Pedestrian scale lighting along sidewalks and trails

Plans

As-Built Plans to be added once available.

Appendix K

Miscellaneous

1. Responsibility of Miscellaneous Elements

Table 1 - Responsibility of Miscellaneous Elements

ID	Component	Responsibility			
		Ownership	Cost	Emergency Response	Inspection / Maintenance
1.a	Cycle Track Pavement and Markings*	VDOT**	VDOT**	VDOT**	VDOT**
1.b	Cycle Track Regulatory Signage	VDOT	VDOT	VDOT	VDOT
1.c	Bus Shelters (Non-Transitway)	FC	FC	FC	FC
1.d	Signage (cycletrack wayfinding)	FC	FC	Shared***	FC

*Segments of the cycle track that are composed of asphalt pavement are to be maintained by VDOT. Plaza areas with specialty paver are Fairfax County responsibility.

**VDOT will maintain markings and regulatory signage that meet VDOT standards as necessary to keep the facility usable in accordance with VDOT's asset management policy.

***VDOT response will be limited to addressing safety concerns to remove hazardous conditions and mitigating risks to users by restoring minimum functionality or closing facilities.

Plans

As-Built Plans to be added once available

RESOLUTION

AGREEMENT EXECUTION RESOLUTION
A RESOLUTION FOR THE BOARD OF SUPERVISORS OF THE COUNTY OF FAIRFAX, VIRGINIA
FOR THE EXECUTION OF THE MEMORANDUM OF AGREEMENT FOR THE JOINT OPERATIONS AND MAINTENANCE PLAN OF THE RICHMOND HIGHWAY BUS RAPID TRANSIT PROJECT

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, October 27, 2026, at which meeting a quorum was present and voting, the following resolution was adopted:

WHEREAS, in accordance with the Commonwealth Transportation Board (CTB) construction allocation procedures, it is necessary that a resolution be received from the sponsoring local jurisdiction or agency requesting the Virginia Department of Transportation (VDOT) to establish a project(s), if not already established, in the County of Fairfax.

NOW, THEREFORE, BE IT RESOLVED, that the County of Fairfax requests the CTB to establish a project(s), if not already established, for the execution of agreements for the Richmond Highway Bus Rapid Transit (RHBRT) project, VDOT Project# 0001-029-454, UPC 115549 ("Project").

FURTHER BE IT RESOLVED, that the County of Fairfax hereby agrees to abide by the Memorandum of Agreement (MOA) for the Joint Operations and Maintenance Plan (JOMP) of the RHBRT Project (Attachment 1) executed pursuant to this resolution.

FURTHER BE IT RESOLVED, that the Board of Supervisors of Fairfax County, Virginia, authorizes the County Executive, or designee, to execute, on behalf of the County of Fairfax, the MOA for the JOMP, and subsequent amendments, with VDOT, for the execution of the Project.

ADOPTED this 27th day of October 2026.

A Copy Teste:

_____
Jill G. Cooper
Clerk for the Board of Supervisors

Board Agenda Item
October 27, 2026

ACTION – 4

Approval of the Second Amended and Restated Memorandum of Understanding Between the Fairfax County Board of Supervisors and the Fairfax County Convention and Visitors Corporation

ISSUE:
Authorization to amend the Memorandum of Understanding between Fairfax County, Virginia, and the Fairfax County Convention and Visitors Corporation to implement event management and community programming.

RECOMMENDATION:
The County Executive recommends that the Board of Supervisors authorize the County Executive to execute the Second Amended and Restated Memorandum of Understanding (MOU) between Fairfax County and the Fairfax County Convention and Visitors Corporation (Visit Fairfax) in substantially the same form as Attachment 3 to this item.

TIMING:
Board approval is requested on October 27, 2026, to reflect implementation of the duties transferred to Visit Fairfax on July 1, 2026.

BACKGROUND:
The Fairfax County Convention and Visitors Corporation, better known as Visit Fairfax, is a privately owned nonprofit corporation established as Fairfax County's designated destination marketing organization and convention and visitors bureau to promote tourism in Fairfax County.

Pursuant to the 2008 MOU (Attachment 1), Visit Fairfax serves as the County's official tourism promotion partner and receives County funding to market Fairfax County as a travel destination, attract visitors, and support the local tourism economy. In 2025, the Board of Supervisors adopted an ordinance to increase the transient occupancy tax imposed under VA Code 58.1-3819 from two percent to four percent, with one percent dedicated exclusively to tourism and travel, tourism marketing, and related initiatives. When adding in the remaining two percent from the provision of VA Code 58.1-3824, the County's total Transient Occupancy Tax is six percent.

Following engagement with the tourism industry regarding the use of the additional funding, the proposed MOU amends the existing agreement to expand Visit Fairfax's scope of work to include event management, marketing, and community programming. These functions were previously supported through County funding of Celebrate Fairfax, a separate nonprofit organization. The FY 2027 Adopted Budget Plan reflects this transition by eliminating the $750,000 allocation to Celebrate Fairfax for these activities.

Consolidating these functions under Visit Fairfax centralizes tourism and event management within a single entity with a consistent, dedicated funding source. The proposed Second Amendment to the MOU formalizes these functions and expectations between Fairfax County and Visit Fairfax. The Department of Economic Initiatives will work with Visit Fairfax directly to provide oversight of the MOU and support Visit Fairfax's functions.

EQUITY IMPACT:
The MOU aligns with Fairfax County's One Fairfax policy to develop *"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."*

The MOU outlines the expectation that Visit Fairfax manages and promotes local event programming. The intent is to support local events and marketing promotion that reflects the diversity of people and community values in Fairfax County. Visit Fairfax will work with Board of Supervisors offices, local nonprofits, and community groups to determine the event and programming needs unique to the various communities in Fairfax County.

FISCAL IMPACT:
There is no direct fiscal impact associated with the execution of this MOU. However, this action is associated with a $750,000 reduction in Contributory Fund spending reflected in the FY 2027 Adopted Budget Plan.

ENCLOSED DOCUMENTS:
Attachment 1 – Amended and Restated Memorandum of Understanding and Agreement Between Fairfax County, Virginia, and the Fairfax County Convention and Visitors Corporation (2008)
Attachment 2 – Second Amended and Restated Memorandum of Understanding and Agreement between Fairfax County, Virginia, and the Fairfax County Convention and Visitors Corporation (Redline)

Board Agenda Item
October 27, 2026

Attachment 3 – Second Amended and Restated Memorandum of Understanding and Agreement between Fairfax County, Virginia, and the Fairfax County Convention and Visitors Corporation (Clean)

STAFF:
Jennifer Miller, Deputy County Executive
Christina Jackson, Chief Financial Officer/Deputy County Executive
Joe LaHait, Deputy Director, Department of Management and Budget
Scott Sizer, Deputy Director, Department of Economic Initiatives

ASSIGNED COUNSEL:
Emily Smith, Assistant County Attorney

AMENDED AND RESTATED MEMORANDUM OF UNDERSTANDING AND AGREEMENT BETWEEN FAIRFAX COUNTY, VIRGINIA, AND THE FAIRFAX COUNTY CONVENTION AND VISITORS CORPORATION

This Memorandum of Understanding and Agreement, by and between the Board of Supervisors of Fairfax County, Virginia, the governing body of a political subdivision of the Commonwealth of Virginia, and the Fairfax County Convention and Visitors Corporation, a private, nonprofit corporation established under the laws of the Commonwealth of Virginia, is for the purpose of defining the relationship between both parties and for the purpose of meeting the requirements of Virginia Code § 58.1-3824.

WHEREAS, Fairfax County, Virginia, is a political subdivision of the Commonwealth of Virginia, and the Board of Supervisors of Fairfax County is the governing body of that County; and

WHEREAS, the 2004 Session of the Virginia General Assembly enacted legislation that amended the Virginia Code by adding a section numbered 58.1-3824, which provides enabling authority that permits the Board of Supervisors to impose an additional transient occupancy tax of not more than two percent of the amount of the charge for the occupancy of any room or space occupied, provided that the Board appropriates the revenues from that additional transient occupancy tax in accordance with the provisions of Virginia Code § 58.1-3824; and

WHEREAS, among other things, Virginia Code § 58.1-3824 provides that no more than 75 percent of the revenues of this additional tax may be designated for and appropriated by the Board of Supervisions for tourism promotion, as therein defined and that the remaining portion of such revenues shall be designated for and appropriated to a nonprofit convention and visitors bureau located in Fairfax County, Virginia; and

WHEREAS, on April 2, 2004, the Virginia State Corporation Commission granted a corporate charter to the Fairfax County Convention and Visitors Corporation, which was established by its incorporators as a private, nonstock corporation under Virginia Code §§ 13.1-801, *et seq.*, for the purposed of operating as a nonprofit corporation pursuant to 26 U.S.C. § 501(c)(6) and as a nonprofit convention and visitors bureau that would be eligible to receive funds pursuant to Virginia Code § 58.1-3824; and

WHEREAS, the Board of Supervisors of Fairfax County has taken steps to impose the additional transient occupancy tax authorized by Virginia Code § 58.1-3824 and wants to enter into an agreement with the Fairfax County Convention and Visitors Corporation concerning the appropriation and expenditure of those new revenues; and

WHEREAS, the Board of Directors of the Fairfax County Convention and Visitors Corporation, in consultation with the Fairfax County Chamber of Commerce, voted on February 19, 2008 to amend its bylaws, and the changes related to the process by which voting members of the Board of Directors are nominated for confirmation by the Board of Supervisors require an

amendment to the 2004 Memorandum of Understanding between the Fairfax County Convention and Visitors Corporation and the Board of Supervisors of Fairfax County; and

WHEREAS, the Fairfax County Convention and Visitors Corporation was incorporated to be the designated nonprofit convention and visitors bureau that receives the revenues appropriated pursuant to Virginia Code § 58.1-3824; now, in consideration of the foregoing, the Board of Supervisors of Fairfax County and the Fairfax County Convention and Visitors Corporation enter into the following Restated and Amended Memorandum of Understanding and Agreement.

1. Name. — This Restated and Amended Memorandum of Understanding and Agreement shall be known as the Convention and Visitors' Bureau Agreement (hereinafter "Agreement").

2. Purposes. — The purposes of this Agreement are: (1) the promotion of tourism; (2) the implementation of the provisions of Virginia Code § 58.1-3824; and (3) the designation of the Fairfax County Convention and Visitors Corporation as the nonprofit entity to receive the funds appropriated in accordance with Virginia Code § 58.1-3824.

3. Definitions. — The following words and phrases when used in this Agreement have the meanings respectively ascribed to them in this section except in those instances where the contest clearly indicates a different meaning:

"Agreement" means the Convention and Visitors' Bureau Agreement.

"Board of Directors" means the Board of Directors of the FCCVC.

"Board of Supervisors" means the Board of Supervisors of Fairfax County, Virginia.

"Contract" has the meaning specified by Virginia Code § 2.2-3101.

"County" means Fairfax County, Virginia, a political subdivision of the Commonwealth of Virginia.

"County Executive" means the public official who has been appointed as the administrative head of the County government by the Board of Supervisors pursuant to Virginia Code §§ 15.2-803 or 15.2-806.

"FCCVC" means the Fairfax County Convention and Visitors Corporation.

"Fiscal year" means the annual budget year of the County which extends from July 1 of a given calendar year through June 30 of the following calendar year.

"Parties" means the County and the FCCVC.

"Personal interest" has the meaning specified by Virginia Code § 2.2-3101.

"Transaction" has the meaning specified by Virginia Code § 2.2-3101.

"Tourism promotion" has the meaning specified by Virginia Code § 58.1-3824.

4. Board of Supervisors' designation. — The Board of Supervisors hereby: (1) designates the FCCVC as the nonprofit entity to receive those funds to be appropriated in accordance with Virginia Code § 58.1-3824 to a nonprofit convention and visitors bureau to be located in the County; (2) agrees that, for so long as the additional transient occupancy tax authorized by Virginia Code § 58.1-3824 is imposed and this Agreement is in effect, the FCCVC shall be the designated nonprofit convention and visitors bureau referred to in that section of the Virginia Code; and (3) agrees to abide by the terms of this Agreement.

5. FCCVC's acceptance. — The FCCVC hereby agrees: (1) to serve as the designated nonprofit convention and visitors' bureau referred to in Virginia Code § 58.1-3824; (2) to be the recipient of funds to be appropriated in accordance with Virginia Code § 58.1-3824 ; and (3) to abide by the terms of this Agreement.

6. Nonprofit operations and offices. — At all times while this Agreement is in force and effect, the FCCVC shall operate on a nonprofit basis pursuant to 26 U.S.C. § 501(c)(6) and Virginia Code §§ 13.1-801, *et seq.*, and the FCCVC shall maintain its offices within the geographic boundaries of the County.

7. Composition of the Board of Directors. — A. The Board of Directors shall consist of not more than twenty-six members who are nominated and confirmed, who are appointed, or who are designated as an *ex officio* member as follows:

(a) Up to two voting members who are nominated by the Fairfax County Chamber of Commerce and confirmed by the Board of Supervisors for the terms of office and in the respective classes provided for in the FCCVC's bylaws;

(b) Up to nine voting members who are approved by the Board of Directors, and confirmed by the Board of Supervisors for the terms of office and in the respective classes provided for in the FCCVC's bylaws;

(c) Up to ten voting members who are residents of the County or who are engaged in tourism or marketing within the County and who shall be appointed by the Board of Supervisors; and

(d) Five nonvoting *ex officio* members who are: (i) the President of the Fairfax County Chamber of Commerce; (ii) the County Executive; (iii) the President and Chief Executive Officer of the Washington Airports Authority; (iv) the President and Chief Executive Officer of the Fairfax County Economic Development Authority; and (v) the Executive Director of the FCCVC.

B. All persons who are nominated and confirmed or appointed pursuant to subsections (a) through (c) of Paragraph A of this Section shall have relevant experience and/or expertise in tourism promotion or in marketing, advertising, financial management, business development, or operations of a tourism or hospitality facility. All persons appointed pursuant to subsections (a) through (c) shall serve for staggered, three-year terms of office, provided, however, that seven of the persons who are initially nominated and confirmed or appointed to the Board of Directors shall serve terms of one year and that seven other persons who are initially nominated and confirmed or appointed to the Board of Directors shall serve terms of two years. Those persons who serve initial terms of one or two years shall be decided by lot.

8. Conflict of interests. — Any member of the Board of Directors shall disqualify himself or herself from participating in any contract involving the FCCVC if that contract has application solely to property or a business in which that member has a personal interest, but a member may participate in a transaction if he or she is a member of a business, profession, occupation, or group, the members of which are affected by the transaction, and the member discloses his or her personal interest in that transaction. Any such disqualification or disclosure shall include a statement of the personal interest, and all such disclosures shall be made orally

and recorded in the records of the FCCVC or shall be filed in writing with the FCCVC to be included in the minutes of the meeting in which the transaction was considered.

9. Virginia Freedom of Information Act; open meetings. — The Parties recognize that the Virginia Freedom of Information Act, Virginia Code §§ 2.2-3700 through 2.2-3714, applies to any organization or corporation supported wholly or principally with public funds, and so long as the FCCVC is supported wholly or principally with public funds, the FCCVC shall provide notice of its meetings and otherwise comply with the open meeting requirements of the Virginia Freedom of Information Act, and the FCCVC shall provide access to public records in accordance with the requirements of the Virginia Freedom of Information Act.

10. Appropriation of Public Funds. — A. Except as otherwise provided by Section 11 of this Agreement, the Board of Supervisors agrees to appropriate annually to the FCCVC those revenues that are required to be appropriated to a nonprofit convention and visitors' bureau by Virginia Code § 58.1-3824, and the FCCVC agrees to provide tourism promotion services for the benefit of the County in return for receipt of those funds. For Fiscal Year 2005, the Board has appropriated a total of $2,000,000 to the FCCVC. That total amount is equal to the revenue of $1,748,883, which is twenty-five percent of the estimated additional transient occupancy tax revenues collected pursuant to Virginia Code § 58.1-3824, plus and additional $251,117 appropriated by the Board of Supervisors from the County General Fund pursuant to Virginia Code §§ 15.2-940 and 15.2-1204. Those appropriated funds shall be disbursed to the FCCVC within ten business days following the beginning of Fiscal Year 2005.

B. Beginning in Fiscal Year 2006 and in subsequent fiscal years, the Board of Supervisors shall appropriate funds to the FCCVC that are equivalent to twenty-five percent of the estimated receipts from the additional transient occupancy tax authorized by Virginia Code § 58.1-3824, and those funds shall be disbursed to the FCCVC within sixty days following the beginning of the new fiscal year. As part of the annual Third Quarter Budget Review, the County shall advise the FCCVC of any adjustment needed to the amount appropriated to the FCCVC in the previous fiscal year so that the funds given to the FCCVC equal twenty-five percent of the actual collections from the additional transient occupancy tax authorized by Virginia Code § 58.1-3824. Any shortfall between the funds previously appropriated and twenty-five percent of the actual collections from the additional transient occupancy tax shall be paid by the County to the FCCVC within thirty days from the date of notification of the adjustment. If the public funds appropriated and disbursed to the FCCVC exceed twenty-five percent of the actual collections from the additional transient occupancy tax authorized by Virginia Code § 58.1-3824, then the FCCVC shall repay that amount to the County within thirty days from the date of notification of the adjustment.

C. In addition to the requirements of Virginia Code § 58.1-3824. the Board of Supervisors also agrees to consider the appropriation of other public funds to the FCCVC in Fiscal Year 2005 and in subsequent fiscal years as may be in the public interest and appropriate pursuant to Virginia Code § 15.2-940 and 15.2-1204. In computing the adjustments between the funds appropriated based on revenue estimates and the actual collection of the additional transient occupancy tax revenues, as described in Paragraph B of this Section, the Parties shall not consider any public funds in excess of the requirements of Virginia Code § 58.1-3824 that

may have been appropriated to the FCCVC in the preceding fiscal year pursuant to Virginia Code §§ 15.2-940 and 1204.

11. Limitation on the future appropriation of funds; no debt; no obligation to impose tax. — The Parties specifically agree and understand that Section 10 does not obligate the Board of Supervisors in future years to impose the additional transient occupancy tax authorized by Virginia Code § 58.1-3824 and that this Agreement does not constitute a debt of the County. The Parties further agree that if the Board of Supervisors subsequently decides to repeal that additional transient occupancy tax that has been imposed pursuant to Fairfax County Code § 4-13-2(B), then any obligation to appropriate funds to the FCCVC under this Agreement shall be terminated.

12. Use of revenues appropriated to the FCCVC; reports. — A. The FCCVC shall utilize those funds appropriated to it by the Board of Supervisors for tourism promotion and shall provide regular written reports on the expenditure of the funds appropriated to the FCCVC pursuant to Section 4 of this Agreement and on the general operations of the FCCVC. Specifically, the FCCVC shall provide an annual report to the Board of Supervisors and the County Executive by no later than March 1 of each year following the effective date of this Agreement, and the FCCVC shall provide a semi-annual report to the Board of Supervisors and the County Executive by no later than September 1 of each year following the effective date of this Agreement. Those written reports shall contain the financial information specified by the County Executive. In addition to those reports, upon written notification to the FCCVC, the County Executive or the designated agent of the County Executive shall have the right to audit the disposition of all public funds received and disbursed by the FCCVC. Any such audit shall be done at the expense of the County.

B. The FCCVC shall allocate a reasonable portion of the revenues appropriated to the FCCVC by the Board of Supervisors to provide a managed reserve that can provide funding for tourism promotion in the event of a decline in the revenues generated by the additional transient occupancy tax authorized by Virginia Code § 58.1-3824.

C. The County shall provide quarterly reports to the FCCVC beginning with Fiscal Year 2005, and those reports will provide an accounting of the revenues collected from the additional transient occupancy tax authorized by Virginia Code § 58.1-3824, provided, however, that all such reports shall contain statistical information and not information prohibited from disclosure pursuant to Virginia Code § 58.1-3.

13. Effective date and term of Agreement. — Following the execution of this Agreement by the designated representatives of the FCCVC and the Board of Supervisors, this Agreement shall become effective on the date of signing, and this Agreement shall continue in effect unless terminated in accordance with the terms hereof, amended by the Parties, or superseded by Virginia law.

14. Amendments. — This Agreement shall not be modified except by the express written consent of the Parties.

15. Termination. — This Agreement may be terminated by either Party upon the presentation of notice of termination in accordance with Section 16; provided, however, that

notice of termination shall be given at least 360 days prior to the actual termination date. Also, this Agreement shall be terminated without 360 days' notice and without further action by either Party upon (1) the dissolution of the FCCVC or (2) the failure of the FCCVC to meet the requirements of Section 6 of this Agreement concerning its nonprofit status and the location of its offices within the geographic boundaries of the County.

16. Notices. — Any notices or correspondence concerning the rights and responsibilities of the Parties from one Party to the other shall be in writing and shall be delivered either by hand or by postpaid delivery to the County Executive at 12000 Government Center Parkway, Suite 552, Fairfax, Virginia 22035, and to the County Attorney at 12000 Government Center Parkway, Suite 549, Fairfax, Virginia 22035, if to the County, and to the Registered Agent of the FCCVC, if to the FCCVC. Delivery under this Section may be made by leaving the notice with the person in charge of the office of any person identified above. Either Party, by written notice to the other Party, may designate a different address for such notices to be provided.

17. Severability. — The provisions of this Agreement are severable. If any provision of this Agreement if sound to be void by a court of competent jurisdiction, then the remaining provisions shall remain enforceable to the fullest extend permitted by law, unless the Agreement cannot be enforced without the void provision or provisions.

18. Virginia law. — This Agreement shall be governed in all respects by Virginia law.

19. Copies. — Each Party shall have a fully executed copy of this Agreement, and each copy shall be considered an original.

FAIRFAX COUNTY CONVENTION AND VISITORS CORPORATION, a Virginia nonstock corporation

Mark G. Carrier

Mark G. Carrier, Chairman

9/8/08

Date

State of Maryland
~~COMMONWEALTH OF VIRGINIA~~ :
COUNTY OF ~~FAIRFAX~~ Montgomery : to-wit

The foregoing Agreement was acknowledged before me on this 8th day of September, 2008, by Mark G. Carrier on behalf of the Fairfax County Convention and Visitors Corporation, a Virginia nonstock corporation.

Linda R. Geimer

Notary Public

LINDA R. GEIMER NOTARY PUBLIC ANNE ARUNDEL COUNTY

My Commission expires:

July 14, 2012

My Registration No.:

LINDA R. GEIMER
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires July 14, 2012

BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA

Gerald E. Connolly, Chairman

9/17/08

Date

COMMONWEALTH OF VIRGINIA :
COUNTY OF FAIRFAX : to-wit

The foregoing Agreement was acknowledged before me on this 17th day of September, 2008, by Gerald E. Connolly on behalf of the Board of Supervisors of Fairfax County, Virginia, a political subdivision of the Commonwealth of Virginia.

Nancy Vehrs

Notary Public

My Commission expires:

My Registration No.:

NANCY VEHRS
Notary Public - Reg. # 125803
Commonwealth of Virginia
My Commission Expires Mar. 31, 2012

7

SECOND AMENDED AND RESTATED MEMORANDUM OF UNDERSTANDING ~~AND AGREEMENT~~ AND AGREEMENT BETWEEN FAIRFAX COUNTY, ~~VIRGNIA~~ VIRGINIA, AND THE FAIRFAX COUNTY CONVENTION AND VISITORS CORPORATION

This Memorandum of Understanding and Agreement, by and between the Board of Supervisors of Fairfax County, Virginia, the governing body of a political subdivision of the Commonwealth of Virginia, and the Fairfax County Convention and Visitors Corporation, a private, nonprofit corporation established under the laws of the Commonwealth of Virginia, is for the purpose of defining the relationship between both parties and for the purpose of meeting the requirements of Virginia Code § 58.1-3824.

WHEREAS, Fairfax County, Virginia, is a political subdivision of the Commonwealth of Virginia, and the Board of Supervisors of Fairfax County is the governing body of that County; and

WHEREAS, ~~the 2004 Session of the Virginia General Assembly enacted legislation that amended the~~ pursuant to Virginia Code ~~by adding a section numbered~~§ 58.1-~~3824, which provides enabling authority that permits the Board of Supervisors to impose an additional~~ 3819 the County may levy a transient occupancy tax ~~of not more~~on hotels, motels, boarding houses, travel campgrounds, and other facilities offering guest rooms rented out for continuous occupancy for fewer than 30 consecutive days; and

WHEREAS, if the Board of Supervisors imposes a transient occupancy tax rate greater than two percent of the amount of the ~~charge~~total price paid for the ~~occupancy~~use or possession of any room or space occupied, ~~provided that~~then the Board ~~appropriates~~must appropriate the revenues from that additional transient occupancy tax in accordance with the provisions of Virginia Code ~~§§§~~ 58.1-3824~~,~~ and

-3819; and WHEREAS, among other things, Virginia Code § 58.1-3824 provides that no more than

75 percent of the revenues of ~~this additional tax~~the tax authorized by Virginia Code § 58.1-3824 may be designated for and appropriated by the Board of Supervisions for tourism promotion, as therein defined and that the remaining portion of such revenues shall be designated for and appropriated to a nonprofit convention and visitors bureau located in Fairfax County, Virginia; and

WHEREAS, on April 2, 2004, the Virginia State Corporation Commission granted a corporate charter to the Fairfax County Convention and Visitors Corporation, which was established by its incorporators as a private, nonstock corporation under Virginia Code §§ 13.1- 801, *et seq*., for the ~~purposed~~purpose of operating as a nonprofit corporation pursuant to 26 U.S.C. § 501(c)(6) and as a nonprofit convention and visitors bureau that would be eligible to receive funds pursuant to Virginia Code § 58.1-3824; and

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WHEREAS, in 2004, the Board of Supervisors of Fairfax County ~~has taken steps to impose~~adopted an ordinance imposing the additional transient occupancy tax authorized by Virginia Code § 58.1-3824; and ~~wants to enter into an agreement with the Fairfax County Convention~~

WHEREAS, in 2025 the Board of Supervisors adopted an ordinance increasing the transient occupancy tax already imposed under Virginia Code 58.1-3819 from two percent to four percent, one percent of which must be designated and ~~Visitors Corporation concerning the appropriation~~spent solely for tourism and ~~expenditure of those new revenues; and~~travel, marketing of tourism or initiatives that, as determined after consultation with the local tourism industry organizations, including representatives of lodging properties located in the county, attract travelers to the locality, increase occupancy at lodging properties, and generate tourism revenues in the locality; and

~~WHEREAS, the Board of Directors of the Fairfax County Convention and Visitors Corporation, in consultation with the Fairfax County Chamber of Commerce, voted on February 19, 2008 to amend its bylaws, and the changes related to the process by which voting members of the Board of Directors are nominated for confirmation by the Board of Supervisors require an amendment to the 2004 Memorandum of Understanding between the Fairfax County Convention and Visitors Corporation and the Board of Supervisors of Fairfax County; and~~

WHEREAS, the Fairfax County Convention and Visitors Corporation was incorporated to be the designated nonprofit convention and visitors bureau that receives the revenues appropriated pursuant to Virginia Code § 58.1-3824 and continues to serve as Fairfax County's designated marketing organization; now, in consideration of the foregoing, the Board of Supervisors of Fairfax County and the Fairfax County Convention and Visitors Corporation enter into the following Second Amended and Restated ~~and Amended~~ Memorandum of Understanding and Agreement concerning the appropriation and expenditure of revenues designated for tourism promotion.

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1. **Name**. — This Second Amended and Restated ~~and Amended~~ Memorandum of Understanding and Agreement shall be known as the Convention and Visitors' Bureau Agreement (hereinafter "-Agreement").

2. **Purposes**. — The purposes of this Agreement are: (1) the promotion of tourism as required by Fairfax County Code; (2) the implementation of the provisions of Virginia Code § 58.1-3824; and (3) the designation of the Fairfax County Convention and Visitors Corporation as the nonprofit entity to receive the funds appropriated in accordance with Virginia Code § 58.1-3824.

3. **Definitions**. — The following words and phrases when used in this Agreement have the meanings respectively ascribed to them in this section except in those instances where the contest clearly indicates a different meaning:

"Agreement" means the Convention and Visitors' Bureau Agreement.

"Board of Directors" means the Board of Directors of the FCCVC.

"Board of Supervisors" means the Board of Supervisors of Fairfax County, Virginia.

"Contract" has the meaning specified by Virginia Code § 2.2-3101.

"County" means Fairfax County, Virginia, a political subdivision of the Commonwealth of Virginia.

"County Executive" means the public official who has been appointed as the administrative head of the County government by the Board of Supervisors pursuant to Virginia Code § 15.2-~~803~~804 or § 15.2-806.

"FCCVC" means the Fairfax County Convention and Visitors Corporation.

"Fiscal year" means the annual budget year of the County which extends from July 1 of a given calendar year through June 30 of the following calendar year.

"Parties" means the County and the FCCVC.

"Personal interest" has the meaning specified by Virginia Code § 2.2-3101.

"Transaction" has the meaning specified by Virginia Code § 2.2-3101.

"Tourism promotion" has the meaning specified by Virginia Code § 58.1-3824.

4. Board of Supervisors' designation. — The Board of Supervisors hereby: (1) designates the FCCVC as the nonprofit entity to receive those funds to be appropriated in accordance with Virginia Code § 58.1-3824 to a nonprofit convention and visitors bureau to be located in the County; (2) agrees that, for so long as the additional transient occupancy tax authorized by Virginia Code § 58.1-3824 is imposed and this Agreement is in effect, the FCCVC shall be the designated nonprofit convention and visitors bureau referred to in that section of the Virginia Code; and (3) agrees to abide by the terms of this Agreement.

5. FCCVC's acceptance. — The FCCVC hereby agrees: (1) to serve as the designated nonprofit convention and visitors' bureau referred to in Virginia Code § 58.1-3824; (2) to be the recipient of funds to be appropriated in accordance with Virginia Code § 58.1-3824; and (3) to abide by the terms of this Agreement.

6. Nonprofit operations and offices. — At all times while this Agreement is in force and effect, the FCCVC shall operate on a nonprofit basis pursuant to 26 U.S.C. § 501 (c)(6) and Virginia Code § 13.1-801, *et seq.*, and the FCCVC shall maintain its offices within the geographic boundaries of the County.

7. Composition of the Board of Directors. — A. The Board of Directors shall consist of not more than twenty-six members who are nominated and confirmed, who are appointed, or who are designated as an *ex officio* member as follows:

(a) Up to two voting members who are nominated by the Fairfax County Chamber of Commerce and confirmed by the Board of Supervisors for the terms of office and in the respective classes provided for in the FCCVCs bylaws;

(b) Up to nine voting members who are approved by the Board of Directors, and confirmed by the Board of Supervisors for the terms of office and in the respective classes provided for in the FCCVCs bylaws;

(c) Up to ten voting members who are residents of the County or who are engaged in tourism or marketing within the County and who shall be appointed by the Board of Supervisors; and

(d) Five nonvoting *ex officio* members who are: (i) the President of the Fairfax County Chamber of Commerce; (ii) the County Executive; (iii) the President and Chief Executive Officer of the Washington Airports Authority; (iv) the President and Chief Executive Officer of the Fairfax County Economic Development Authority; and (v) the Executive Director of the FCCVC~~;~~.

B. All persons who are nominated and confirmed or appointed pursuant to subsections (a) through (c) of Paragraph A of this Section shall have relevant experience and/or expertise in tourism promotion or in marketing, advertising, financial management, business development, or operations of a tourism or hospitality facility. All persons appointed pursuant to subsections (a) through (c) shall serve for staggered, three-year terms of office, provided, however, that seven of the persons who are initially nominated and confirmed or appointed to the Board of Directors shall serve terms of one year and that seven other persons who are initially nominated and confirmed or appointed to the Board of Directors shall serve terms of two years. Those persons who serve initial terms of one or two years shall be decided by lot.

8. Conflict of interests. — Any member of the Board of Directors shall disqualify himself or herself from participating in any contract involving the FCCVC if that contract has application solely to property or a business in which that member has a personal interest, but a member may participate in a transaction if he or she is a member of a business, profession, occupation, or group, the members of which are affected by the transaction, and the member discloses his or her personal interest in that transaction. Any such disqualification or disclosure shall include a statement of the personal interest, and all such disclosures shall be made orally and recorded in the records of or shall be filed in writing with the FCCVC to be included in the minutes of the meeting in which the transaction was considered.

9. Virginia Freedom of Information Act; open meetings. — The Parties recognize that the Virginia Freedom of Information Act, Virginia Code §§ 2.2-3700 through 2.2-~~3714~~3715, applies to any organization or corporation supported wholly or principally with public funds, and so long as the FCCVC is supported wholly or principally with public funds, the FCCVC shall provide notice of its meetings and otherwise comply with the open meeting requirements of the Virginia Freedom of Information Act, and the FCCVC shall provide access to public records in accordance with the requirements of the Virginia Freedom of Information Act.

10. Appropriation of Public Funds. — A. Except as otherwise provided by Section 11 of this Agreement, the Board of Supervisors agrees to appropriate annually to the FCCVC those revenues that are required to be appropriated to a nonprofit convention and visitors' bureau by Virginia Code § 58.1-3824, and the FCCVC agrees to provide tourism promotion services for the benefit of the County in return for receipt of those funds. ~~For Fiscal Year 2005, the Board has appropriated a total of $2,000,000 to the FCCVC. That total amount is equal to the revenue of $ 1,748,883, which is twenty-five percent of the estimated additional transient occupancy tax~~

~~revenues collected pursuant to Virginia Code § 58.1-3824, plus and additional $251,117 appropriated by the Board of Supervisors from the County General Fund pursuant to Virginia Code §§ 15.2-940 and 15.2-1204. Those appropriated funds shall be disbursed to the FCCVC within ten business days following the beginning of Fiscal Year 2005.~~

B. ~~Beginning in Fiscal Year 2006 and in subsequent~~ Each fiscal ~~years~~year, the Board of Supervisors shall appropriate funds to the FCCVC that are equivalent to twenty-five percent of the estimated receipts from the additional two percent transient occupancy tax authorized by Virginia Code § 58.1-3824, and those funds shall be disbursed to the FCCVC within sixty days following the beginning of the new fiscal year. As part of the annual Third Quarter Budget Review, the County shall advise the FCCVC of any adjustment needed to the amount appropriated to the FCCVC in the previous fiscal year so that the funds given to the FCCVC equal twenty-five percent of the actual collections from the additional transient occupancy tax authorized by Virginia Code § 58.1-3824. Any shortfall between the funds previously appropriated and twenty-five percent of the actual collections from the additional transient occupancy tax shall be paid by the County to the FCCVC within thirty days from the date of notification of the adjustment. If the public funds appropriated and disbursed to the FCCVC exceed twenty-five percent of the actual collections from the additional transient occupancy tax authorized by Virginia Code § 58.1-3824, then , at the County Executive's discretion, the FCCVC shall repay that amount to the County within thirty days from the date of notification of the adjustment or the amount owed will not be immediately refunded to the County but it will be reflected in the FCCVC financial statements.

C. In addition to the requirements of Virginia Code § 58.1-3824~~.~~, the Board of Supervisors also agrees to consider the appropriation of other public funds to the FCCVC ~~in Fiscal Year 2005 and in subsequent~~each fiscal ~~years~~year as may be in the public interest and appropriate pursuant to Virginia Code §§ 15.2-940~~ and~~, 15.2-1204, and 58.1-3819. In computing the adjustments between the funds appropriated based on revenue estimates and the actual collection of the additional transient occupancy tax revenues, as described in Paragraph B of this Section, the Parties shall not consider any public funds in excess of the requirements of Virginia Code § 58.1-3824 that may have been appropriated to the FCCVC in the preceding fiscal year pursuant to Code §§ 15.2-940 and -1204.

11. Limitation on the future appropriation of funds; no debt; no obligation to impose tax. — The Parties specifically agree and understand that Section 10 does not obligate the Board of Supervisors in future years to impose the additional transient occupancy tax authorized by Virginia Code ~~§~~§§ 58.1-3824 or -3819 and that this Agreement does not constitute a debt of the County. The Parties further agree that if the Board of Supervisors subsequently decides to repeal that additional transient occupancy tax that has been imposed pursuant to Fairfax County Code § 4-13-2(~~B~~b), then any obligation to appropriate funds to the FCCVC under this Agreement ~~shall~~will be terminated.

12. Use of revenues appropriated to the FCCVC; reports. — A. The FCCVC ~~shall~~must utilize those funds appropriated to it by the Board of Supervisors for tourism promotion ~~and shall~~initiatives including event management and local community programming.

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The FCCVC will provide regular written reports on the expenditure of the funds appropriated to the FCCVC pursuant to Section 4 of this Agreement and on the general operations of the FCCVC. Specifically, the FCCVC ~~shall~~must provide an annual report to the Board of Supervisors and ~~the~~
County Executive by no later than March 1 of each year following the effective date of this Agreement, and the FCCVC ~~shall~~must provide a semi-annual report to the Board of Supervisors and the County Executive by no later than September 1 of each year following the effective date of this Agreement. Those written reports ~~shall~~must contain the financial information specified by the County Executive, including specific key and comparative performance indicators, and a summary of FCCVC's tourism promotion, event management and local community programming activities. In addition to those reports, upon written notification to the FCCVC, the County Executive or the designated agent of the County Executive or the Board of Supervisors' Office of Financial and Program Audit shall have the right to audit the disposition of all public funds received and disbursed by the FCCVC. Any such audit shall be done at the expense of the County.

B. The FCCVC ~~shall~~must allocate a reasonable portion of the revenues appropriated to the FCCVC by the Board of Supervisors to provide a managed reserve that can provide funding for tourism promotion in the event of a decline in the revenues generated by the additional transient occupancy tax authorized by Virginia Code § 58.1-3824.

C. The County shall provide ~~quarterly~~annual reports to the FCCVC ~~beginning with Fiscal Year 2005,~~ and those reports will provide an accounting of the revenues collected from the additional transient occupancy tax authorized by Virginia Code § 58.1-3824, provided, however, that all such reports shall contain statistical information and not information prohibited from disclosure pursuant to Virginia Code § 58.1-3.

13. Effective date and term of Agreement. Following the execution of this Agreement by the designated representatives of the FCCVC and the Board of Supervisors, this Agreement ~~shall~~will become effective on the date of signing, and this Agreement shall continue in effect unless terminated in accordance with the terms hereof, amended by the Parties, or superseded by Virginia law.

14. Amendments. — This Agreement shall not be modified except by the express written consent of the Parties.

15. Termination. This Agreement may be terminated by either Party upon the presentation of notice of termination in accordance with Section 16; provided, however, that notice of termination shall be given at least 360 days prior to the actual termination date. Also, this Agreement shall be terminated without 360 days' notice and without further action by either Party upon (1) the dissolution of the FCCVC or (2) the failure of the FCCVC to meet the requirements of Section 6 of this Agreement concerning its nonprofit status and the location of its offices within the geographic boundaries of the County.

16. Notices. — Any notices or correspondence concerning the rights and responsibilities of the Parties from one Party to the other shall be in writing and shall be delivered either by hand or by postpaid delivery to the County Executive at 12000 Government Center Parkway, Suite 552, Fairfax, Virginia 22035, and to the County Attorney at 12000 Government Center Parkway, Suite 549, Fairfax, Virginia 22035, if to the County, and to the Registered Agent of the FCCVC, if to the FCCVC. Delivery under this Section may be made by leaving the notice with the person in charge of the office of any person identified above. Either Party, by written notice to the other Party, may designate a different address for such notices to be provided.

17. Severability. — The provisions of this Agreement are severable. If any provision of this Agreement if sound to be void by a court of competent jurisdiction, then the remaining provisions shall remain enforceable to the fullest ~~extend~~extent permitted by law, unless the Agreement cannot be enforced without the void provision or provisions.

18. Virginia law. — This Agreement shall be governed in all respects by Virginia law.

19. Copies. — Each Party shall have a fully executed copy of this Agreement, and each copy shall be considered an original.

FAIRFAX COUNTY CONVENTION AND VISITORS CORPORATION, a/k/a Visit Fairfax, a Virginia nonstock corporation

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_____

~~Mark G. Carrier, Chairman~~
Barry H. Biggar, President and CEO

_____
Date

COMMONWEALTH OF VIRGINIA :
COUNTY OF FAIRFAX : to-wit

The foregoing Agreement was acknowledged before me on this ____ day of _____, ~~2008~~2026, by ~~Mark G. Carrier~~Barry H. Biggar on behalf of the Fairfax County Convention and Visitors Corporation, a/k/a Visit Fairfax, a Virginia nonstock corporation.

_____
Notary Public

My Commission expires: My Registration No.:

_____ _____

BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA

_____
~~Gerald E. Connolly~~Jeffrey C. McKay, Chairman

_____
Date

COMMONWEALTH OF VIRGINIA :
COUNTY OF FAIRFAX : to-wit

The foregoing Agreement was acknowledged before me on this ____ day of _____, ~~2008~~2026, by ~~Gerald E. Connolly~~Jeffrey C. McKay on behalf of the Board of Supervisors of Fairfax County, Virginia, a political subdivision of the Commonwealth of Virginia.

_____
Notary Public

My Commission expires: My Registration No.:

_____ _____

SECOND AMENDED AND RESTATED MEMORANDUM OF UNDERSTANDING ANDAGREEMENT BETWEEN FAIRFAX COUNTY, VIRGINIA, AND THE FAIRFAX COUNTY CONVENTION AND VISITORS CORPORATION

This Memorandum of Understanding and Agreement, by and between the Board of Supervisors of Fairfax County, Virginia, the governing body of a political subdivision of the Commonwealth of Virginia, and the Fairfax County Convention and Visitors Corporation, a private, nonprofit corporation established under the laws of the Commonwealth of Virginia, is for the purpose of defining the relationship between both parties and for the purpose of meeting the requirements of Virginia Code § 58.1-3824.

WHEREAS, Fairfax County, Virginia, is a political subdivision of the Commonwealth of Virginia, and the Board of Supervisors of Fairfax County is the governing body of that County; and

WHEREAS, pursuant to Virginia Code § 58.1-3819 the County may levy a transient occupancy tax on hotels, motels, boarding houses, travel campgrounds, and other facilities offering guest rooms rented out for continuous occupancy for fewer than 30 consecutive days; and

WHEREAS, if the Board of Supervisors imposes a transient occupancy tax rate greater than two percent of the amount of the total price paid for the use or possession of any room or space occupied, then the Board must appropriate the revenues from that additional transient occupancy tax in accordance with the provisions of Virginia Code §§ 58.1-3824 and -3819; and WHEREAS, among other things, Virginia Code § 58.1-3824 provides that no more than

75 percent of the revenues of the tax authorized by Virginia Code § 58.1-3824 may be designated for and appropriated by the Board of Supervisions for tourism promotion, as therein defined and that the remaining portion of such revenues shall be designated for and appropriated to a nonprofit convention and visitors bureau located in Fairfax County, Virginia; and

WHEREAS, on April 2, 2004, the Virginia State Corporation Commission granted a corporate charter to the Fairfax County Convention and Visitors Corporation, which was established by its incorporators as a private, nonstock corporation under Virginia Code §§ 13.1- 801, *et seq*., for the purpose of operating as a nonprofit corporation pursuant to 26 U.S.C. § 501(c)(6) and as a nonprofit convention and visitors bureau that would be eligible to receive funds pursuant to Virginia Code § 58.1-3824; and

WHEREAS, in 2004, the Board of Supervisors of Fairfax County adopted an ordinance imposing the additional transient occupancy tax authorized by Virginia Code § 58.1-3824; and

WHEREAS, in 2025 the Board of Supervisors adopted an ordinance increasing the transient occupancy tax already imposed under Virginia Code 58.1-3819 from two percent to four percent, one percent of which must be designated and spent solely for tourism and travel, marketing of tourism or initiatives that, as determined after consultation with the local tourism

industry organizations, including representatives of lodging properties located in the county, attract travelers to the locality, increase occupancy at lodging properties, and generate tourism revenues in the locality; and

WHEREAS, the Fairfax County Convention and Visitors Corporation was incorporated to be the designated nonprofit convention and visitors bureau that receives the revenues appropriated pursuant to Virginia Code § 58.1-3824 and continues to serve as Fairfax County's designated marketing organization; now, in consideration of the foregoing, the Board of Supervisors of Fairfax County and the Fairfax County Convention and Visitors Corporation enter into the following Second Amended and Restated Memorandum of Understanding and Agreement concerning the appropriation and expenditure of revenues designated for tourism promotion.

1. **Name**. — This Second Amended and Restated Memorandum of Understanding and Agreement shall be known as the Convention and Visitors' Bureau Agreement (hereinafter "Agreement").

2. **Purposes**. — The purposes of this Agreement are: (1) the promotion of tourism as required by Fairfax County Code; (2) the implementation of the provisions of Virginia Code § 58.1-3824; and (3) the designation of the Fairfax County Convention and Visitors Corporation as the nonprofit entity to receive the funds appropriated in accordance with Virginia Code § 58.1-3824.

3. **Definitions**. — The following words and phrases when used in this Agreement have the meanings respectively ascribed to them in this section except in those instances where the contest clearly indicates a different meaning:

"Agreement" means the Convention and Visitors' Bureau Agreement.

"Board of Directors" means the Board of Directors of the FCCVC.

"Board of Supervisors" means the Board of Supervisors of Fairfax County, Virginia.

"Contract" has the meaning specified by Virginia Code § 2.2-3101.

"County" means Fairfax County, Virginia, a political subdivision of the Commonwealth of Virginia.

"County Executive" means the public official who has been appointed as the administrative head of the County government by the Board of Supervisors pursuant to Virginia Code § 15.2-804 or § 15.2-806.

"FCCVC" means the Fairfax County Convention and Visitors Corporation.

"Fiscal year" means the annual budget year of the County which extends from July 1 of a given calendar year through June 30 of the following calendar year.

"Parties" means the County and the FCCVC.

"Personal interest" has the meaning specified by Virginia Code § 2.2-3101.

"Transaction" has the meaning specified by Virginia Code § 2.2-3101.

"Tourism promotion" has the meaning specified by Virginia Code § 58.1-3824.

4. Board of Supervisors' designation. — The Board of Supervisors hereby: (1) designates the FCCVC as the nonprofit entity to receive those funds to be appropriated in accordance with Virginia Code § 58.1-3824 to a nonprofit convention and visitors bureau to be located in the County; (2) agrees that, for so long as the additional transient occupancy tax authorized by Virginia Code § 58.1-3824 is imposed and this Agreement is in effect, the FCCVC shall be the designated nonprofit convention and visitors bureau referred to in that section of the Virginia Code; and (3) agrees to abide by the terms of this Agreement.

5. FCCVC's acceptance. — The FCCVC hereby agrees: (1) to serve as the designated nonprofit convention and visitors' bureau referred to in Virginia Code § 58.1-3824; (2) to be the recipient of funds to be appropriated in accordance with Virginia Code § 58.1-3824; and (3) to abide by the terms of this Agreement.

6. Nonprofit operations and offices. — At all times while this Agreement is in force and effect, the FCCVC shall operate on a nonprofit basis pursuant to 26 U.S.C. § 501 (c)(6) and Virginia Code § 13.1-801, *et seq.*, and the FCCVC shall maintain its offices within the geographic boundaries of the County.

7. Composition of the Board of Directors. — A. The Board of Directors shall consist of not more than twenty-six members who are nominated and confirmed, who are appointed, or who are designated as an *ex officio* member as follows:

(a) Up to two voting members who are nominated by the Fairfax County Chamber of Commerce and confirmed by the Board of Supervisors for the terms of office and in the respective classes provided for in the FCCVCs bylaws;

(b) Up to nine voting members who are approved by the Board of Directors, and confirmed by the Board of Supervisors for the terms of office and in the respective classes provided for in the FCCVCs bylaws;

(c) Up to ten voting members who are residents of the County or who are engaged in tourism or marketing within the County and who shall be appointed by the Board of Supervisors; and

(d) Five nonvoting *ex officio* members who are: (i) the President of the Fairfax County Chamber of Commerce; (ii) the County Executive; (iii) the President and Chief Executive Officer of the Washington Airports Authority; (iv) the President and Chief Executive Officer of the Fairfax County Economic Development Authority; and (v) the Executive Director of the FCCVC.

B. All persons who are nominated and confirmed or appointed pursuant to subsections (a) through (c) of Paragraph A of this Section shall have relevant experience and/or expertise in tourism promotion or in marketing, advertising, financial management, business development, or operations of a tourism or hospitality facility. All persons appointed pursuant to subsections (a) through (c) shall serve for staggered, three-year terms of office, provided, however, that seven of the persons who are initially nominated and confirmed or appointed to the Board of Directors shall serve terms of one year and that seven other persons who are initially

nominated and confirmed or appointed to the Board of Directors shall serve terms of two years. Those persons who serve initial terms of one or two years shall be decided by lot.

8. Conflict of interests. — Any member of the Board of Directors shall disqualify himself or herself from participating in any contract involving the FCCVC if that contract has application solely to property or a business in which that member has a personal interest, but a member may participate in a transaction if he or she is a member of a business, profession, occupation, or group, the members of which are affected by the transaction, and the member discloses his or her personal interest in that transaction. Any such disqualification or disclosure shall include a statement of the personal interest, and all such disclosures shall be made orally and recorded in the records of or shall be filed in writing with the FCCVC to be included in the minutes of the meeting in which the transaction was considered.

9. Virginia Freedom of Information Act; open meetings. — The Parties recognize that the Virginia Freedom of Information Act, Virginia Code §§ 2.2-3700 through 2.2-3715, applies to any organization or corporation supported wholly or principally with public funds, and so long as the FCCVC is supported wholly or principally with public funds, the FCCVC shall provide notice of its meetings and otherwise comply with the open meeting requirements of the Virginia Freedom of Information Act, and the FCCVC shall provide access to public records in accordance with the requirements of the Virginia Freedom of Information Act.

10. Appropriation of Public Funds. — A. Except as otherwise provided by Section 11 of this Agreement, the Board of Supervisors agrees to appropriate annually to the FCCVC those revenues that are required to be appropriated to a nonprofit convention and visitors' bureau by Virginia Code § 58.1-3824, and the FCCVC agrees to provide tourism promotion services for the benefit of the County in return for receipt of those funds.

B. Each fiscal year, the Board of Supervisors shall appropriate funds to the FCCVC that are equivalent to twenty-five percent of the estimated receipts from the additional two percent transient occupancy tax authorized by Virginia Code § 58.1-3824, and those funds shall be disbursed to the FCCVC within sixty days following the beginning of the new fiscal year. As part of the annual Third Quarter Budget Review, the County shall advise the FCCVC of any adjustment needed to the amount appropriated to the FCCVC in the previous fiscal year so that the funds given to the FCCVC equal twenty-five percent of the actual collections from the additional transient occupancy tax authorized by Virginia Code § 58.1-3824. Any shortfall between the funds previously appropriated and twenty-five percent of the actual collections from the additional transient occupancy tax shall be paid by the County to the FCCVC within thirty days from the date of notification of the adjustment. If the public funds appropriated and disbursed to the FCCVC exceed twenty-five percent of the actual collections from the additional transient occupancy tax authorized by Virginia Code § 58.1-3824, then , at the County Executive’s discretion, the FCCVC shall repay that amount to the County within thirty days from the date of notification of the adjustment or the amount owed will not be immediately refunded to the County but it will be reflected in the FCCVC financial statements.

C. In addition to the requirements of Virginia Code § 58.1-3824, the Board of Supervisors also agrees to consider the appropriation of other public funds to the FCCVC each fiscal year as may be in the public interest and appropriate pursuant to Virginia Code §§ 15.2-940, 15.2-1204, and 58.1-3819. In computing the adjustments between the funds appropriated based on revenue estimates and the actual collection of the additional transient occupancy tax revenues, as described in Paragraph B of this Section, the Parties shall not consider any public funds in excess of the requirements of Virginia Code § 58.1-3824 that may have been appropriated to the FCCVC in the preceding fiscal year pursuant to Code §§ 15.2-940 and -1204.

11. Limitation on the future appropriation of funds; no debt; no obligation to impose tax. — The Parties specifically agree and understand that Section 10 does not obligate the Board of Supervisors in future years to impose the additional transient occupancy tax authorized by Virginia Code §§ 58.1-3824 or -3819 and that this Agreement does not constitute a debt of the County. The Parties further agree that if the Board of Supervisors subsequently decides to repeal that additional transient occupancy tax that has been imposed pursuant to Fairfax County Code § 4-13-2(b), then any obligation to appropriate funds to the FCCVC under this Agreement will be terminated.

12. Use of revenues appropriated to the FCCVC; reports. — A. The FCCVC must utilize those funds appropriated to it by the Board of Supervisors for tourism promotion initiatives including event management and local community programming. The FCCVC will provide regular written reports on the expenditure of the funds appropriated to the FCCVC pursuant to Section 4 of this Agreement and on the general operations of the FCCVC. Specifically, the FCCVC must provide an annual report to the Board of Supervisors and County Executive by no later than March 1 of each year following the effective date of this Agreement, and the FCCVC must provide a semi-annual report to the Board of Supervisors and the County Executive by no later than September 1 of each year following the effective date of this Agreement. Those written reports must contain the financial information specified by the County Executive, including specific key and comparative performance indicators, and a summary of FCCVC's tourism promotion, event management and local community programming activities. In addition to those reports, upon written notification to the FCCVC, the County Executive or the designated agent of the County Executive or the Board of Supervisors' Office of Financial and Program Audit shall have the right to audit the disposition of all public funds received and disbursed by the FCCVC. Any such audit shall be done at the expense of the County.

B. The FCCVC must allocate a reasonable portion of the revenues appropriated to the FCCVC by the Board of Supervisors to provide a managed reserve that can provide funding for tourism promotion in the event of a decline in the revenues generated by the additional transient occupancy tax authorized by Virginia Code § 58.1-3824.

C. The County shall provide annual reports to the FCCVC and those reports will provide an accounting of the revenues collected from the additional transient occupancy tax authorized by Virginia Code § 58.1-3824, provided, however, that all such reports shall contain

statistical information and not information prohibited from disclosure pursuant to Virginia Code § 58.1-3.

13. Effective date and term of Agreement. Following the execution of this Agreement by the designated representatives of the FCCVC and the Board of Supervisors, this Agreement will become effective on the date of signing, and this Agreement shall continue in effect unless terminated in accordance with the terms hereof, amended by the Parties, or superseded by Virginia law.

14. Amendments. — This Agreement shall not be modified except by the express written consent of the Parties.

15. Termination. This Agreement may be terminated by either Party upon the presentation of notice of termination in accordance with Section 16; provided, however, that notice of termination shall be given at least 360 days prior to the actual termination date. Also, this Agreement shall be terminated without 360 days' notice and without further action by either Party upon (1) the dissolution of the FCCVC or (2) the failure of the FCCVC to meet the requirements of Section 6 of this Agreement concerning its nonprofit status and the location of its offices within the geographic boundaries of the County.

16. Notices. — Any notices or correspondence concerning the rights and responsibilities of the Parties from one Party to the other shall be in writing and shall be delivered either by hand or by postpaid delivery to the County Executive at 12000 Government Center Parkway, Suite 552, Fairfax, Virginia 22035, and to the County Attorney at 12000 Government Center Parkway, Suite 549, Fairfax, Virginia 22035, if to the County, and to the Registered Agent of the FCCVC, if to the FCCVC. Delivery under this Section may be made by leaving the notice with the person in charge of the office of any person identified above. Either Party, by written notice to the other Party, may designate a different address for such notices to be provided.

17. Severability. — The provisions of this Agreement are severable. If any provision of this Agreement if sound to be void by a court of competent jurisdiction, then the remaining provisions shall remain enforceable to the fullest extent permitted by law, unless the Agreement cannot be enforced without the void provision or provisions.

18. Virginia law. — This Agreement shall be governed in all respects by Virginia law.

19. Copies. — Each Party shall have a fully executed copy of this Agreement, and each copy shall be considered an original.

FAIRFAX COUNTY CONVENTION AND VISITORS CORPORATION, a/k/a Visit Fairfax, a Virginia nonstock corporation

_____
Barry H. Biggar, President and CEO

_____
Date

COMMONWEALTH OF VIRGINIA :
COUNTY OF FAIRFAX : to-wit

The foregoing Agreement was acknowledged before me on this ____ day of _____, 2026, by Barry H. Biggar on behalf of the Fairfax County Convention and Visitors Corporation, a/k/a Visit Fairfax, a Virginia nonstock corporation.

_____
Notary Public

My Commission expires:

_____

My Registration No.:

_____

BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA

_____
Jeffrey C. McKay, Chairman

_____
Date

COMMONWEALTH OF VIRGINIA :
COUNTY OF FAIRFAX : to-wit

The foregoing Agreement was acknowledged before me on this ____ day of _____, 2026, by Jeffrey C. McKay on behalf of the Board of Supervisors of Fairfax County, Virginia, a political subdivision of the Commonwealth of Virginia.

_____
Notary Public

My Commission expires:

_____

My Registration No.:

_____

Board Agenda Item
October 27, 2026

INFORMATION – 1

County Holiday Schedule – Calendar Year 2027

A proposed calendar year 2027 Holiday Schedule for Fairfax County Government has been prepared. County employees are currently authorized for 13 holidays in each calendar year (14 every fourth year when Inauguration Day falls on a business day), Monday through Friday. Note: There are 14 authorized county holidays in 2027 because the New Year's Day Holiday for 2028 will be recognized on Friday, December 31, 2027. There is also the addition of 2 Floating Holidays which gives a total of 16 holidays for 2027.

For reference, the proposed holiday schedule for 2027 has an attachment that lists the Federal Government holidays, as well as those of the Fairfax County Public Schools, and Virginia State employees, NOTE: the Fairfax County Government Sheriff's Office and the Courts observe the Commonwealth of Virginia designated holidays for reference.

Unless otherwise directed by the Board of Supervisors, the enclosed will be adopted as the holiday schedule for calendar year 2027.

ENCLOSED DOCUMENTS:
Attachment 1 – 2027 Proposed Holiday Schedule vs. Comparators

STAFF:
Bryan J. Hill, County Executive
Christina Peterson, Director, Department of Human Resources

2027 Proposed Holiday Schedule vs. Comparators

HOLIDAY	OBSERVANCE DAY/DATE	FAIRFAX COUNTY GOVERNMENT	FAIRFAX COUNTY PUBLIC SCHOOLS*	COMMONWEALTH OF VIRGINIA†	FEDERAL GOVERNMENT‡
New Year's Day	Friday, Jan. 1	X	X	X	X
Martin Luther King, Jr.'s Day	Monday, Jan. 18	X	X	X	X
George Washington's Day/Presidents' Day	Monday, Feb. 15	X	X	X	X
Eid al-Fitr	Wednesday, Mar.10	Regular Workday	X	Regular Workday	Regular Workday
Eid al-Adha	Sunday, May 16 (Observed on 17th)	Regular Workday	X	Regular Workday	Regular Workday
Memorial Day	Monday, May 31	X	X	X	X
Juneteenth	Saturday, Jun. 19 (Observed on 18th)	X	X	X	X
Independence Day	Sunday, Jul. 4 (Observed on 5th)	X	X	X	X
Labor Day 1	Friday, Sep. 3	Regular Workday	X	Regular Workday	Regular Workday
Labor Day 2	Monday, Sep. 6	X	X	X	X
Columbus Day / Yom Kippur	Monday, Oct. 11	Regular Workday	X	X	X
Diwali	Friday, Oct. 29	Regular Workday	X	Regular Workday	Regular Workday
Election Day	Tuesday, Nov. 2	X	Regular Workday	X	Regular Workday
Veterans Day	Thursday, Nov. 11	X	X	X	X
Day Before Thanksgiving	Wednesday, Nov. 24	Regular Workday	X	X (½ Workday)	Regular Workday
Thanksgiving Day	Thursday, Nov. 25	X	X	X	X
Day After Thanksgiving	Friday, Nov. 26	X	X	X	Regular Workday
Christmas Eve	Friday, Dec. 24 (Observed on 23rd)	X	X	X (½ Workday)	Regular Workday
Christmas Day	Saturday, Dec. 25 (Observed on 24th)	X	X	X	X
New Year's Day	Saturday, Jan. 1 , 2028 (Observed on Dec. 31st)	X	X	X	X
Floating Holiday #1 (Hours based on Shift)	Employee's Choice Pending Approval	X	-	-	-
Floating Holiday #2 (Hours based on Shift)	Employee's Choice Pending Approval	X	-	-	-
Total Holidays		**16**	**19**	**15**	**12**

* Source: FCPS Employee Calendar ; July – December 2027 extrapolated based upon 2026 dates.
† Source: Commonwealth of Virginia 2027 Pay and Holiday Calendar.
‡ Source: Federal Holidays.

County of Fairfax, Virginia

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

DATE: October 27, 2026

TO: Senior Management Team
Agency HR Managers Agency
Payroll Contacts

FROM: Christina Peterson, Director
Department of Human Resources

SUBJECT: Holiday Schedule – Calendar Year 2027

As presented to the Board of Supervisors on October 27, 2026, the following holidays shall be observed by the County during calendar year 2027.

HOLIDAY OBSERVED	DAY	DATE
New Year's Day	Friday	January 1, 2027
Martin Luther King, Jr.'s Day	Monday	January 18, 2027
George Washington's Day/Presidents' Day	Monday	February 15, 2027
Memorial Day	Monday	May 31, 2027
Juneteenth	Friday	June 18, 2027
Independence Day	Monday	July 5, 2027
Labor Day	Monday	September 6, 2027
Election Day	Tuesday	November 2, 2027
Veterans Day	Thursday	November 11, 2027
Thanksgiving Day	Thursday	November 25, 2027
Day After Thanksgiving	Friday	November 26, 2027
Christmas Eve	Thursday	December 23, 2027
Christmas Day	Friday	December 24, 2027
New Year's Day 2028	Friday	December 31, 2027
Floating Holidays* X 2	Any day in 2027	Pending Manager Approval

* Eligible employees may have up to 2 floating holidays per calendar year. Click here for additional information.

Department of Human Resources
Office of the Director
12000 Government Center Parkway, Suite 270
Fairfax, VA 22035-0035
Phone: (703) 324-3448 TTY: 711 Fax: (703) 324-3945
E-mail: HRCentral@fairfaxcounty.gov

Board Agenda Item
October 27, 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. *Fatemeh Najafian, M.D. v. Fairfax County Board of Supervisors, Major Joanna Culkin, Captain Christina Burr, Officer Pierre L. Bidja Abossolo, Officer (PFC) DeGrafft, Officer (PFC) Glover, Crystal L. Kominar, Lewinsville Retirement Residence, Inc., Donna Bolton, Courtney Nuzzo, Ash Awad, and Kevin Belling*, Case No. CL-2026-0012576 (Fx. Co. Cir. Ct.)

2. *Gabriel M. Zakkak, Property Maintenance Code Official for Fairfax County, Virginia v. Hamid Lamane,* Case No. GV26-18888 (Fx. Co. Gen. Dist. Ct.) (Braddock District)

3. *Jay Riat, Building Official for Fairfax County, Virginia v. Ye Wang, and Vincent Pan,* Case No. CL-2026-0015795 (Fx. Co. Cir. Ct.) (Dranesville District)

4. *Jay Riat, Building Official for Fairfax County, Virginia v. Norma Acevedo,* Case No. GV26-18887 (Fx. Co. Gen. Dist. Ct.) (Franconia District)

5. *Jay Riat, Building Official for Fairfax County, Virginia v. Thumrong Duangrat, Banjonglak Duangrat, and Shinwari, LLC d/b/a Namak Mandi,* Case No. CL-2026-0015403 (Fx. Co. Cir. Ct.) (Mason District)

6. *Jay Riat, Building Official for Fairfax County, Virginia v. Nelson Edgardo Tejada, Daniel Enrique Martin Mejia, Benjamin Moran Coto, and Liliana Rosmary Paz Cardona,* Case No. GV25-07277 (Fx. Co. Gen. Dist. Ct.) (Mason District)

7. *Jay Riat, Building Official for Fairfax County, Virginia v. Simple Changes Farm, LLC.,* Case No. CL-2024-0006795 (Fx. Co. Cir. Ct.) (Mount Vernon District)

8. *Andrew B. Hushour, Fairfax County Zoning Administrator v. Amy Yuhasz, and James Robert Kirkland Stubbs,* Case No. GV26-21241 (Fx. Co. Gen. Dist. Ct.) (Mount Vernon District)

9. *Gabriel M. Zakkak, Property maintenance Code Official for Fairfax County, Virginia v. Gregg Riddiford,* Case No. CL-2013-0015905 (Fx. Co. Cir. Ct.) (Providence District)

10. *Jay Riat, Building Official for Fairfax County, Virginia and Gabriel M. Zakkak, Property Maintenance Code Official for Fairfax County, Virginia v. Roberta Couver,* Case No. CL-2026-0008787 (Fx. Co. Cir. Ct.) (Sully District)

11. *Jay Riat, Building Official for Fairfax County, Virginia v. 14154 E Willard Road, LLC., and M&M Signs and Graphics, LLC,* Case No. CL-2026-0010594 (Fx. Co. Cir. Ct.) (Sully District)

12. *Jay Riat, Building Official for Fairfax County, Virginia v. Grace EW, LLC.,* Case No. GV26-22700 (Fx. Co. Gen. Dist. Ct.) (Sully District)

Board Agenda Item
October 27, 2026

3:00 p.m.

Public Hearing on RZ-2025-DR-00017 (APB Woodland Park JV LLC) to Rezone from I-4 to PDH-20 to Permit a Mixed-Use Development with an Overall Density of up to 17.35 Dwelling Units Per Acre (DU/AC) (Inclusive of Bonus for Affordable Housing); 163,900 Square Feet of Commercial Use; and Consider the Associated Conceptual Development Plan, Located on Approximately 34.47 Acres of Land (Dranesville and Hunter Mill Districts) (Concurrent with PCA-77-C-098-06 (RZPA-2025-DR-00046) and PCA-80-C-028-09 (RZPA-2025-DR-00049))

and

Public Hearing on PCA-77-C-098-06 (RZPA-2025-DR-00046) (APB Woodland Park JV LLC) to Amend the Proffers for RZ-77-C-098 to Delete Land Area, Located on Approximately 20.78 Acres of Land Zoned I-4 (Dranesville District) (Concurrent with RZ-2025-DR-00017 and PCA-80-C-028-09 (RZPA-2025-DR-00049))

and

Public Hearing on PCA-80-C-028-09 (RZPA-2025-DR-00049) (APB Woodland Park JV LLC) to Amend the Proffers for RZ-80-C-028 to Delete Land Area, Located on Approximately 13.69 Acres of Land Zoned I-4 (Dranesville and Hunter Mill Districts) (Concurrent with RZ-2025-DR-00017 and PCA-77-C-098-06 (RZPA-2025-DR-00046))

This property is located N. of Sunrise Valley Dr., N. W. and E. of Wood Oak Dr., N. and E. of Cooperative Way, and S. of the Dulles Toll Rd. Tax Map 16-3 ((1)) 29A, 16-3 ((11)) 6B, 6D2 and 6F and a portion of the Wood Oak Drive public right-of-way to be vacated and/or abandoned.

This property is located N. of Wood Oak Dr., N. of Cooperative Way, and S. of the Dulles Toll Rd. Tax Map 16-3 ((1)) 29A (pt.), 16-3 ((11)) 6B (pt.), 6D2 (pt.) and 6F (pt.).

This property is located N. of Sunrise Valley Dr., W. and E. of Wood Oak Dr., N and E. of Cooperative Way, and S. of the Dulles Toll Rd. Tax Map 16-3 ((11)) 6B (pt.), 6D2 (pt.), 6F (pt.) and 16-3 ((1)) 29A (pt.).

PLANNING COMMISSION RECOMMENDATION:
On September 23, 2026, the Planning Commission voted 9-0 (Commissioners Hancock, Sargeant and Wang were absent from the meeting) to recommend to the Board of Supervisors approval of the following applications and adoption of the proposed

ordinance amending the Zoning Ordinance and reflecting approval of these applications:

- PCA-77-C-098-06;
- PCA-80-C-028-09;
- RZ-2025-DR-00017 and the associated conceptual development plan, subject to the execution of proffers consistent with those dated September 9, 2026;
- Waiver of subsection 2105.2.B(2) requiring a minimum 200 square foot privacy yard for each townhome unit;
- Modification of subsection 2105.2.C(1)(b)3 to permit greater than 300 square feet of commercial use per dwelling unit, as shown on the CDP/FDP;
- Modification of subsection 5100.2.D(8)(a)1 to permit new residential structures within 200 feet of the Dulles Airport Access Road (DAAR), as shown on the CDP/FDP;
- Waiver of subsection 5107.3.A(3) to permit private streets greater than 600 feet in length;
- Modification of subsection 5108.3.A(2) requiring 10-foot-wide street frontage landscaping along all private and public streets in favor of the streetscapes shown on the CDP/FDP;
- Waiver and modification of subsection 5108.4.A for interior parking lot landscaping for the existing (to remain) parking garages and for interior parking lot landscaping to remain 5-percent for the existing office parcel (to remain), as shown on the CDP/FDP;
- Waiver of subsection 5108.4.B requiring shade structures on top of the existing (to remain) parking garages; and
- Modification of subsection 5108.4.C requiring peripheral parking lot landscaping in favor of the landscaping shown on the CDP/FDP.

In a related action, the Planning Commission voted 9-0 (Commissioners Hancock, Sargeant and Wang were absent from the meeting) to approve FDP-2025-DR-00017.

Board Agenda Item
October 27, 2026

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)
Katie Quinn, Planner, ZED, DPD

Board Agenda Item
October 27, 2026

3:00 p.m.

Public Hearing on SE-2026-FR-00020 (Lucila Catalina Araujo and Gary Antonio Araujo de la Cruz) to Permit a Home Day Care Facility, Located on Approximately 1,571 Square Feet of Land Zoned PDH-8 (Franconia District)

This property is located in the Franconia District. Tax Map 90-1 ((18)) 8.

PLANNING COMMISSION RECOMMENDATION:
On September 23, 2026, the Planning Commission voted 9-0 (Commissioners Hancock, Sargeant and Wang were absent from the meeting) to recommend to the Board of Supervisors approval of SE-2026-FR-00020, subject to the development conditions consistent with those dated September 10, 2026, which are 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)
Alessandro Ragazzi, Planner, ZED, DPD

Board Agenda Item
October 27, 2026

3:00 p.m.

Public Hearing on SE-2023-DR-00036 (Laura Winfield Berkebile and Julia Helena Eugenia Berkebile Fazio) to Permit Construction of a Single-Family Detached Dwelling Located in a Floodplain, Located on Approximately 33,028 Square Feet of Land Zoned R-2 (Dranesville District)

This property is located in the Dranesville District. Tax Map 31-1 ((4)) (5) 12A

PLANNING COMMISSION RECOMMENDATION:
On September 24, 2026, the Planning Commission voted 6-4 (Commissioners Cortina, Bennett, Wang, and Paul Thomas voted in opposition. Commissioners Sargeant and Clarke were absent from the meeting) to recommend to the Board of Supervisors approval of SE-2023-DR-00036, subject to the proposed development conditions dated September 10, 2026, as contained 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)
St. Clair Williams, Planner, ZED, DPD

Board Agenda Item
October 27, 2026

3:00 p.m.

Public Hearing on RZ-2025-DR-00021 (Sekas Homes, Ltd) to Rezone from R-1 to PDH-2 to Permit the Development of 13 Dwelling Units with an Overall Density of 1.97 Dwelling Units Per Acre (du/ac) and Consider the Conceptual Development Plan, Located on 6.58 Acres of Land (Dranesville District)

This property is located in the Dranesville District. Tax Map 19-3 ((1)) 19.

The Board of Supervisors deferred this public hearing from October 13, 2026, at 3:30p.m., to October 27, 2026, at 3:00p.m.

PLANNING COMMISSION RECOMMENDATION:
On September 30, 2026, the Planning Commission voted 12-0 to recommend to the Board of Supervisors approval of the following actions:

- RZ-2025-DR-00021 and the accompanying CDP, subject to the execution of proffers consistent with those contained in the Staff Report ;
- Adoption of the proposed ordinance amending the Zoning Ordinance, reflecting approval of these applications; and
- A waiver of the service drive requirement along Leesburg Pike (Route 7).

In a related action, the Planning Commission voted 12-0 to approve FDP-2025-DR-00021, subject to the Board's 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)
Nick Cicero, Planner, ZED, DPD

Board Agenda Item
October 27, 2026

3:30 p.m.

Public Hearing on Proposed Plan Amendment 2025-I-J4 (Gate House Plaza) (Providence District) (Concurrent with SEA-95-P-008-02)

and

Public Hearing on SEA-95-P-008-02 (Silver Gatehouse LLC) to Allow a Drive-Through Financial Institution and Site Modifications to Gatehouse Plaza Shopping Center, Where a Vacant Former Pizzeria Uno Restaurant is Located (Concurrent with Plan Amendment 2025-I-J4)

This property is located at 3058 Gatehouse Plaza on Tax Map Parcel 49-3 ((1)) 142A.

ISSUE:
Plan Amendment 2025-I-J4 proposes to amend the Comprehensive Plan recommendations for Sub-Unit G2 of the Merrifield Suburban Center for Tax Map Parcel 49-3 ((1)) 142A, to consider removing the limitation on the number of drive-through uses. The Sub-Unit has been developed historically with standalone and drive-through retail uses and the adopted Plan's specificity on the number of drive-through uses no longer serves a logical land use planning purpose. The adopted Plan recommends that the site be limited to four such uses.

A Special Exception amendment (SEA) application (SEA-95-P-008-02) was reviewed concurrently with this Plan amendment.

There will be one public hearing for both the Plan Amendment and the SEA.

PLANNING COMMISSION RECOMMENDATION:
On October 14, 2026, the Planning Commission voted 10-0 (Commissioners Clarke and James Thomas were absent from the meeting) to recommend to the Board of Supervisors adoption of PA 2025-I-J4.

Concurrently, the Planning Commissioners voted 10-0 (Commissioners Clarke and James Thomas were absent from the meeting) to recommend to the Board of Supervisors approval of the following actions:

- SEA-95-P-008-02, subject to the development conditions dated September 30, 2026; and

- Modification of the minimum number of stacking spaces for a drive-through financial institution to allow 3 stacking spaces.

RECOMMENDATION:
The County Executive recommends that the Board of Supervisors adopt the Planning Commission recommendation.

TIMING:
Planning Commission public hearing – October 14, 2026, at 7:30 p.m.
Board of Supervisors public hearing – October 27, 2026, at 3:30 p.m.

BACKGROUND:
On October 28, 2025, the Board of Supervisors ("Board") authorized the consideration of a Plan amendment for Tax Map Parcel 49-3 ((1)) 142A at 3058 Gate House Plaza ("subject site") in the Providence Supervisor District, in response to an out-of-turn Plan amendment nomination. The proposed amendment would delete a site-specific Plan recommendation that limits the number of drive-through uses to no more than four. The Plan amendment was reviewed concurrently with a Special Exception amendment to review a request to allow renovations to a vacant building and modifications to the surrounding site layout to construct a drive-through financial institution.

EQUITY IMPACT:
None. The proposed Plan amendment is not anticipated to have an equity impact. Comments were solicited from local business associations but none were submitted.

FISCAL IMPACT:
None.

ENCLOSED DOCUMENTS:
The Planning Commission Meetings Video Archive available online at:
https://www.fairfaxcounty.gov/cableconsumer/channel-16/planning-commission-meetings-video-archives

The Planning Commission Action:
https://www.fairfaxcounty.gov/planningcommission/planning-commission-actions-2026

Board Agenda Item
October 27, 2026

The Staff Report for PA 2025-I-J4 and SEA-95-P-008-02 has been previously furnished and is available online at:
https://plus.fairfaxcounty.gov/CitizenAccess/Cap/CapDetail.aspx?Module=Zoning&TabName=Zoning&capID1=REC26&capID2=00000&capID3=0032H&agencyCode=FFX&IsToShowInspection=

or through the Planning and Development Board Package:
https://www.fairfaxcounty.gov/planning-development/board-packages

STAFF:
Jennifer Miller, Deputy County Executive
Tracy Strunk, Director, Department of Planning and Development (DPD)
Kelly Atkinson, Director, Planning Division (PD), DPD
Suzanne L. Wright, Director, Zoning Evaluation Division (ZED), (DPD)
Catherine Lewis, Branch Chief, ZED, DPD
Graham Owen, Branch Chief, PD, DPD
St. Clair Williams, Planner, ZED, DPD
Aaron Klibaner, Planner, PD, DPD

Board Agenda Item
October 27, 2026

3:30 p.m.

Public Hearing on SE-2025-MA-00043 (Fairfax County Water Authority) to Permit a Utility Facility, Light, Located on Approximately 14,457 Square Feet of Land Zoned R-20 and CRD (Mason District)

This property is located in the Mason District. Tax Map 51-3 ((18)) E1 (pt.).

PLANNING COMMISSION RECOMMENDATION:
On October 7, 2026, the Planning Commission voted 9-0 (Commissioners Batchelor-Causey, Hancock and James Thomas were absent from the meeting) to find that the proposal by Fairfax Water to replace the Willston water storage tank under 2232-2025-MA-00011 satisfies the criteria of general or approximate location, character, and extent, as specified in Section 15.2-2232 of the *Code of Virginia*, as amended, and therefore, is substantially in accord with the Comprehensive Plan, for the reasons set forth in the Staff Report dated September 21, 2026.

The Planning Commission also recommended to the Board of Supervisors approval of the following actions:

- SE-2025-MA-00043 subject to the proposed development conditions dated October 5, 2026;

- Modification of the transitional screening requirement along the northeast, northwest, southwest, and southeast boundary lines in favor of the proposed landscaping as shown on the SE Plat; and

- Modification of the barrier requirement along the southern boundary line in favor of the proposed fencing as shown on the SE 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

Board Agenda Item
October 27, 2026

STAFF:
Suzanne L. Wright, Director, Zoning Evaluation Division (ZED), Department of Planning and Development (DPD)
Kevin McMahan, Planner, ZED, DPD

Board Agenda Item
October 27, 2026

3:30 p.m.

Public Hearing on PCA-2017-PR-015-002/CDPA-2017-PR-015 (RZPA-2025-PR-00071) (B9 Sequoia the Mile Owner LLC) to Amend the Proffers and Conceptual Development Plan for RZ-2017-PR-015, Previously Approved for a Mixed-Use Development, to Permit an Option for Single Family Attached Dwellings and Stacked Townhouses on Blocks B, C, and D; Reallocate Density Among the Remaining Blocks; and Modifications to Proffers and Site Design at a 1.80 Floor Area Ratio for the Development, Located on Approximately 33.44 Acres of Land Zoned PTC (Providence District)

This property is located on the N. side of Westpark Dr. and W. side of Jones Brach Dr. Tax Map 29-4 ((7)) 1A2, 7A1, 8A; 29-4 ((7)) (3) 2, 3, 5, 7, A-F, H, J and M.

PLANNING COMMISSION RECOMMENDATION:
On September 30, 2026, the Planning Commission voted 12-0 to defer the decision only for PCA-2017-PR-015-002 and CDPA-2017-PR-015 to October 14, 2026, or the next appropriate date, with the record remaining open for written comments.

On October 14, 2026, the Planning Commission voted 10-0 (Commissioners Clarke and James Thomas were absent from the meeting) to defer the decision only for PCA-2017-PR-015-002 and CDPA-2017-PR-015 to October 21, 2026, or the next appropriate date, with the record remaining open for written comments. The Planning's Recommendation will be forwarded upon decision.

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)
Sunny Yang, Planner, ZED, DPD

Board Agenda Item
October 27, 2026

3:30 p.m.

Public Hearing on RZ-2024-MA-00004 (MS-Gallows, LLC) to Rezone from R-2 to PDH-4 to Permit Development of up to 32 Single Family Detached Dwelling Units with an Overall Density of 3.94 Dwelling Units Per Acre (DU/AC) and Approval of the Conceptual Development Plan, Located on Approximately 8.11 Acres of Land (Mason District)

This property is located on the S. side of Gallows Rd., approx. 600 ft. E. of the Capital Beltway. Tax Map 59-2 ((1)) 29A, 29B, 30, 31, 32, 33, 34, 35, 36, 41, 42, 43, and 43A.

PLANNING COMMISSION RECOMMENDATION:
On October 14, 2026, the Planning Commission voted 9-0-1 (Commissioners Clarke and James Thomas were absent from the meeting. Commissioner Batchelor-Causey abstained from the vote) to recommend to the Board of Supervisors approval of the following application and adoption of the proposed ordinance amending the Zoning Ordinance, reflecting approval of this application:

- RZ-2024-MA-00004, subject to the executed proffers consistent with those dated October 9, 2026; and

- Waiver of the 600 feet maximum length requirement for a private street per subsection 5107.3.A(3) of the Zoning Ordinance.

In a related action, the Planning Commission voted 9-0-1 (Commissioners Clarke and James Thomas were absent from the meeting. Commissioner Batchelor-Causey abstained from the vote) to approve FDP-2024-MA-00004.

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

Board Agenda Item
October 27, 2026

STAFF:
Suzanne L. Wright, Director, Zoning Evaluation Division (ZED), Department of Planning and Development (DPD)
Sunny Yang, Planner, ZED, DPD

Board Agenda Item
October 27, 2026

3:30 p.m.

Public Hearing on SE-2026-PR-00004 (Inova Health Care Services) to Permit Sign Modifications, Located on Approximately 189.69 Acres of Land Zoned PDC and C-3 (Providence District)

This property is located in the Providence District. Tax Map 49-4 ((1)) 57; 49-3 ((39)) 2, 3, 4A, 4B, 5A, 5B, 6, 7; 59-2 ((1)) 1A1 and 1D1.

PLANNING COMMISSION RECOMMENDATION:
On October 14, 2026, the Planning Commission voted 10-0 (Commissioners Clarke and James Thomas were absent from the meeting) to recommend to the Board of Supervisors approval of SE-2026-PR-00004, subject to the development conditions consistent with those dated October 1, 2026.

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 Shumate, Planner, ZED, DPD

Board Agenda Item
October 27, 2026

4:00 p.m.

Public Hearing on PCA-2017-DR-012/CDPA-2017-DR-012 (RZPA-2022-DR-00149) (Pomeroy Investments, Inc. and the Pomeroy Companies Inc.) to Amend the Proffers and Conceptual Development Plan for RZ-2017-DR-012, Previously Approved for Mixed-Use Development, to Permit Additional Development Options and Associated Modifications to Proffers and Site Design at a 1.15 Floor Area Ratio (FAR) (Inclusive of Bonus Density), Located on Approximately 39.43 Acres of Land Zoned PRM (Dranesville District)

This property is located on the N. side of Frying Pan Rd., E. of its intersection with Sunrise Valley Dr. Tax Map 15-4 ((1)) 26B and 24-2 ((1)) 5.

PLANNING COMMISSION RECOMMENDATION:
On September 16, 2026, the Planning Commission voted 10-0 (Chair Niedzielski-Eichner and Commissioner Bennett were absent from the meeting) to recommend to the Board of Supervisors approval of the following actions:

- PCA-2017-DR-012, and the associated Conceptual Development Plan Amendment CDPA 2017-DR-012, subject to the execution of the proffers consistent with those dated September 9, 2026;

- Modification of subsection 2105.5 of the Zoning Ordinance which requires a 200 sf. privacy yard on each single-family attached dwelling unit, in favor of that shown on the plans;

- Waiver of subsection 5107.3.A3 of the Zoning Ordinance to allow private streets in excess of 600 feet in length;

- Waiver of subsection 5108 of the Zoning Ordinance which requires transitional screening and barriers to the southern, northern, and western property boundaries;

- Waiver of subsection 8100.7 of the Zoning Ordinance which requires the submission of a final development plan as a prerequisite for a site plan submission;

- Waiver of subsection 8100.7.E4 of the Zoning Ordinance requiring further dedication, construction or widening of existing roads in favor of that shown on the CDPA/FDPA;

- Waiver of subsection 8100.7.E12 of the Zoning Ordinance requiring additional interparcel access to adjacent parcels; and

- Waiver of subsection 8100.5.E2 of the Zoning Ordinance requiring an on-road bike lane along Sunrise Valley Drive and Frying Pan Road in favor of a 10-foot-wide shared use path as depicted on the CDPA/FDPA.

In a related action, the Planning Commission voted 10-0 (Chair Niedzielski-Eichner and Commissioner Bennett were absent from the meeting) to approve FDPA-2017-DR-012, subject to the development conditions dated July 8, 2026, and subject to the Board's approval of the concurrent proffered condition amendment 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
October 27, 2026

4:00 p.m.

Public Hearing on Proposed Plan Amendment 2013-III-FC1(C), Fairfax Center Area, Phase III, Core Area (Braddock and Springfield Districts)

ISSUE:
Plan Amendment (PA) 2013-III-FC1(C) proposes to amend the Comprehensive Plan recommendations for the Fairfax Center Area, an area comprised of approximately 5,300 acres located between the City of Fairfax and the Centreville Area. The proposed Plan Amendment constitutes a third phase of a land use planning study for the area, with a focus on the 500-acre Core Area of the Fairfax Center Area Suburban Center, located in the Braddock and Springfield Supervisor Districts. The Core Area contains the Fairfax County Government Center, Fairfax Corner, and Fair Oaks Mall, as well as nearby commercial and retail sites and residential neighborhoods. The Core Area is envisioned as an intensely developed mixed-use, urban-style activity center around a future Metrorail or mass transit station located in the median of I-66 between Fair Oaks Mall and Fairfax Corner. Phase III of the study builds upon the adopted land use goals established in prior phases and focuses on land use changes within Land Units A, B, and Sub-Unit I1, informed by a multimodal transportation analysis and community engagement. Changes to the Fairfax Center Area-wide recommendations are proposed to account for evolving county policies, community needs, and current development conditions. The proposed changes also include revisions to update the county's long-range plans for the Government Center campus, as detailed below.

PLANNING COMMISSION RECOMMENDATION:
On September 30, 2026, the Planning Commission voted 12-0 to recommend to the Board of Supervisors the adoption of Plan Amendment 2013-III-FC1(C) as shown in the Planning Commission handout dated September 30, 2026. The recommendation is provided with this item as Attachment 1.

RECOMMENDATION:
The County Executive recommends that the Board of Supervisors adopt the Planning Commission recommendation.

TIMING:
Planning Commission Public Hearing and Decision – September 30, 2026, at 7:30 p.m.
Board of Supervisors' Public Hearing – October 27, 2026, at 4:00 p.m.

Board Agenda Item
October 27, 2026

BACKGROUND:
The Fairfax Center Area is planned as a Suburban Center surrounded by Suburban Neighborhoods and low-density residential uses. On July 9, 2013, the Fairfax County Board of Supervisors ("Board") authorized Plan Amendment (PA) 2013-III-FC1 for the Fairfax Center Area Study. The study was divided into two phases aligning with the Concept for Future Development for the area. Phases I and II of this planning study were adopted in 2014 and 2016, respectively, and refined the area-wide Plan recommendations for the Fairfax Center Area. Phase I considered the Suburban Neighborhoods and low-density residential areas at the periphery of the area; Phase II established the Suburban Center's area-wide recommendations, guiding planning principles, and current transit-oriented development pattern. In authorizing a third phase of the study at the conclusion of Phase II, the Board directed staff to consider the planned land use mix and intensity within the Core Area, Land Units A and B, informed by a transportation analysis. Since 2016, the Board has adopted further amendments revising the Fairfax Center Area's Plan recommendations, which have informed this current phase.

The scope of this third phase has evolved from its original authorization. On June 28, 2022, the Board authorized Government Center Visioning, a study to update the long-range plans for the campus, specifically addressing the capacity of the surface parking lots to be repurposed for other public/institutional and community-serving uses, with surface parking replaced by structured parking; expanding the breadth of services and addressing the county's strategic priorities; and the campus's location and function within the Core Area's urbanizing and mixed-use goals. During the 2022-2023 Site-Specific Plan Amendment nomination round, the Reserve at Fairfax Corner in Sub-unit I1, adjacent to the Core Area to the east, was nominated for an increase in intensity to support additional residential use (CPN-22-BR-002). Most recently, Phase III was re-authorized on June 10, 2025, and now reflects the inclusion of both related studies.

As detailed in the staff report, the proposed PA modifies the planned land use mix and intensities within Land Units A, B, and Sub-unit I1; revises the development options for select sub-units within these areas; and includes changes to the area-wide guidance in consideration of current policies, practices, and county priorities, as well as to better facilitate implementation of the Plan's vision for the Fairfax Center Area. Editorial updates are proposed to account for existing development and exercised Plan options.

EQUITY IMPACT:
The third phase of the Fairfax Center Area Study was guided by a community Task Force, a panel of community members appointed by the Braddock and Springfield district Supervisors, who took an active role in developing the proposed land use mix

and intensity and the proposed Plan guidance. Community outreach for the amendment included nearly 30 events such as meetings with the Task Force, community open houses, virtual events and polling, and individual discussions with community members who live in Core Area or nearby, or who visit the area for personal or business needs. The proposed Plan Amendment has the potential for creating thousands of new residential dwellings in the Fairfax Center Area, promoting the development of multi-family and higher-intensity single-family homes, which aligns with the county's goals of prioritizing access to affordable housing through affordable and workforce housing opportunities. Plan recommendations support a land use pattern and transportation options that would encourage economic development and create the conditions needed to facilitate the introduction of new mass-transit to the area, connecting residents and visitors with employment, health, and social opportunities. The Plan prioritizes non-residential ground floor spaces at key sites in the Core Area and a mixed-use development pattern with placemaking, vitality, and quality of life as guiding principles.

The proposed Plan recommendations for the Government Center campus serve to advance the county's strategic priorities around racial and social equity, access to effective and efficient government services and programs, equitable growth, economic opportunities, and other outcome areas. In the Board's 2022 authorization and scoping discussions with individual Supervisors, staff was tasked with considering new county policies, such as One Fairfax; enhancing access to community services; supporting placemaking; community health and wellness; expanding affordable housing options, livability, and multimodal connectivity; and promoting a healthy and sustainable environment; each of these has a direct impact on the county's equity goals. In addition to the study's Task Force, the Government Center Visioning was guided by a County Leadership Committee facilitated by the County Executive's office, representing those agencies charged with delivering services and managing the daily operations of the campus. The county's Chief Equity Officer was an active participant.

FISCAL IMPACT:
None.

ENCLOSED DOCUMENTS:
Attachment 1: Planning Commission's Recommendation

The Planning Commission Meetings Video Archive is available online at:
https://www.fairfaxcounty.gov/cableconsumer/channel-16/planning-commission-meetings-video-archives

Board Agenda Item
October 27, 2026

The Planning Commission's Action is available online at:
https://www.fairfaxcounty.gov/planningcommission/planning-commission-actions-2026

The Staff Report for PA 2013-III-FC1(C) has been previously furnished and is available online at:
https://www.fairfaxcounty.gov/planning-development/plan-amendments/staff-reports

STAFF:
Jennifer Miller, Deputy County Executive
Tracy Strunk, Director, Department of Planning and Development (DPD)
Kelly Atkinson, Director, Planning Division (PD), DPD
Graham Owen, Branch Chief, Policy & Plan Development Branch (PPDB), PD, DPD
Ryan Stewart, Planner III, PPDB, PD, DPD
Sahar Hamdard, Planner II, PPDB, PD, DPD

ATTACHMENT 1

FAIRFAX CENTER AREA STUDY PHASE III (PA 2013-III-FC1c)
PLANNING COMMMISSION RECOMMENDATION

September 30, 2026

On September 30, 2026, the Planning Commission voted 12-0 to recommend to the Board of Supervisors adoption of Plan Amendment 2013-III-FC1(C) per the recommendations provided on pages 95-150 of the staff report dated September 9, 2026, with the following modifications. The Commission recommends replacing staff's proposed new Figures 8, 9, and 10 with updated figures to better depict the desired street tree conditions along key corridors. Staff's proposed figures are presented on pages 133-134 of the staff report.

ADD: Fairfax County Comprehensive Plan, 2026 Edition – Area III Plan, Fairfax Center Area, Area-wide Recommendations, Transportation, Streetscape (new section), New Figure 8: Monument Drive, Conceptual Streetscape Design:



Monument Drive: Conceptual Streetscape Design

Source: Streetplan

ADD: Fairfax County Comprehensive Plan, 2026 Edition – Area III Plan, Fairfax Center Area, Area-wide Recommendations, Transportation, Streetscape (new section), New Figure 9: Government Center Parkway, Conceptual Streetscape Design:



Government Center Parkway: Conceptual Streetscape Design

Source: Streetplan

ADD: Fairfax County Comprehensive Plan, 2026 Edition – Area III Plan, Fairfax Center Area, Area-wide Recommendations, Transportation, Streetscape (new section), New Figure 10: Fair Lakes Parkway, Conceptual Streetscape Design:



Fair Lakes Parkway: Conceptual Streetscape Design

Source: Streetplan

Board Agenda Item
October 27, 2026

4:00 p.m.

Public Hearing on the Acquisition of Certain Land Rights Necessary for the Construction of the Richmond Highway Bus Rapid Transit (RHBRT) Project 2G40-162-000 (Franconia and Mount Vernon Districts)

ISSUE:
Public Hearing on the acquisition of certain land rights necessary for the construction of Project 2G40-162-000, Richmond Highway Bus Rapid Transit (RHBRT) in Fund 40010, County and Regional Transportation Projects.

RECOMMENDATION:
The County Executive recommends that the Board of Supervisors (Board) adopt the attached resolution authorizing the acquisition of the necessary land rights.

TIMING:
On September 29, 2026, the Board authorized advertisement of a public hearing to be held on October 27, 2026, commencing at 4:00 p.m.

BACKGROUND:
Based on recommendations from a Virginia Department of Rail and Public Transportation (DRPT) study, the Fairfax County Department of Transportation is working with residents, community stakeholders, and partner agencies to plan, design, and construct a bus rapid transit system for the Richmond Highway corridor.

The goal of the RHBRT system is to increase transit ridership along the corridor, as well as help implement the redevelopment plans envisioned by the County's Embark Comprehensive Plan. The RHBRT is also a precursor to an ultimate Metrorail extension to Hybla Valley. The system is planned to extend along Richmond Highway (Route 1) and North Kings Highway from Fort Belvoir to the Huntington Metrorail Station, in two sections. Section I of the project extends along North Kings Highway from the Huntington Metrorail Station to Richmond Highway, and along Richmond Highway to Gum Springs. Section II extends along Richmond Highway from Gum Springs to Fort Belvoir. The project will provide an upgraded roadway cross section for Richmond Highway, including new bicycle and pedestrian facilities along the corridor and a dedicated transitway for the transit system.

Parcels have been split into multiple groups to align the acquisition of land rights and associated improvements with the utility relocation and construction phasing schedule. Of the first several groups, acquisitions have been completed on approximately 107 tax parcels. As negotiations and settlements are ongoing, tallies may change. Of the remaining Parcels to be included as part of this hearing, 25 are zoned Commercial and 16 are zoned Residential. This grouping of properties must be acquired in order to allow utility relocation to proceed as scheduled.

Negotiations are in progress with the affected property owners; however, because resolution of these acquisitions is not imminent, it may be necessary for the Board to utilize quick-take eminent domain powers to commence construction of this project on schedule. These powers are conferred upon the Board by statute, namely, Va. Code Ann. Sections 15.2-1901 through 15.2-1905 (as amended). Pursuant to these provisions, a public hearing is required before property interests can be acquired in such an accelerated manner.

EQUITY IMPACT:
The project area is located across several Census blocks with average to very high Vulnerability levels according to the Fairfax County Vulnerability Index. Residents in this block in low-income occupations range from 32.2%-74.0%, and residents have low educational attainment ranging from 32.7%-63.4%.

The project and this action align with multiple focus areas of the One Fairfax Policy. Construction of the proposed improvements supports focus area 2, safely connecting more housing units to multiple modes of transport. Improved walkability ensures that focus area 8's goal is furthered by improving the quality of life for everyone in the neighborhood by providing a safe, well-maintained travel route between neighborhoods. The overall goal of the project aligns with focus area 11's guidance to protect existing stable neighborhoods and green spaces and thereby allow residents to access transportation modes which promote employment opportunities, housing, amenities, and services for all. Finally, the project promotes focus area 14's goal of providing a multi-modal transportation system that supports the economic growth, health, congestion mitigation, and prosperity goals of Fairfax County and provides accessible mobility solutions that are based on the principles associated with sustainability, diversity, and community health.

LAD's project locations are chosen by other departments, resulting in the division's necessity to focus on equity of process. The equity impact of the LAD process is positive, with the focus of cost evaluation, offer, and negotiation being on tax assessment and comparable land sales rather than on the owner of record. This approach ensures that all property owners are treated equitably, regardless of

demographic characteristics, ownership history, or their capacity to negotiate. LAD staff engage property owners in their preferred method of communication and at times that are agreeable to the owner.

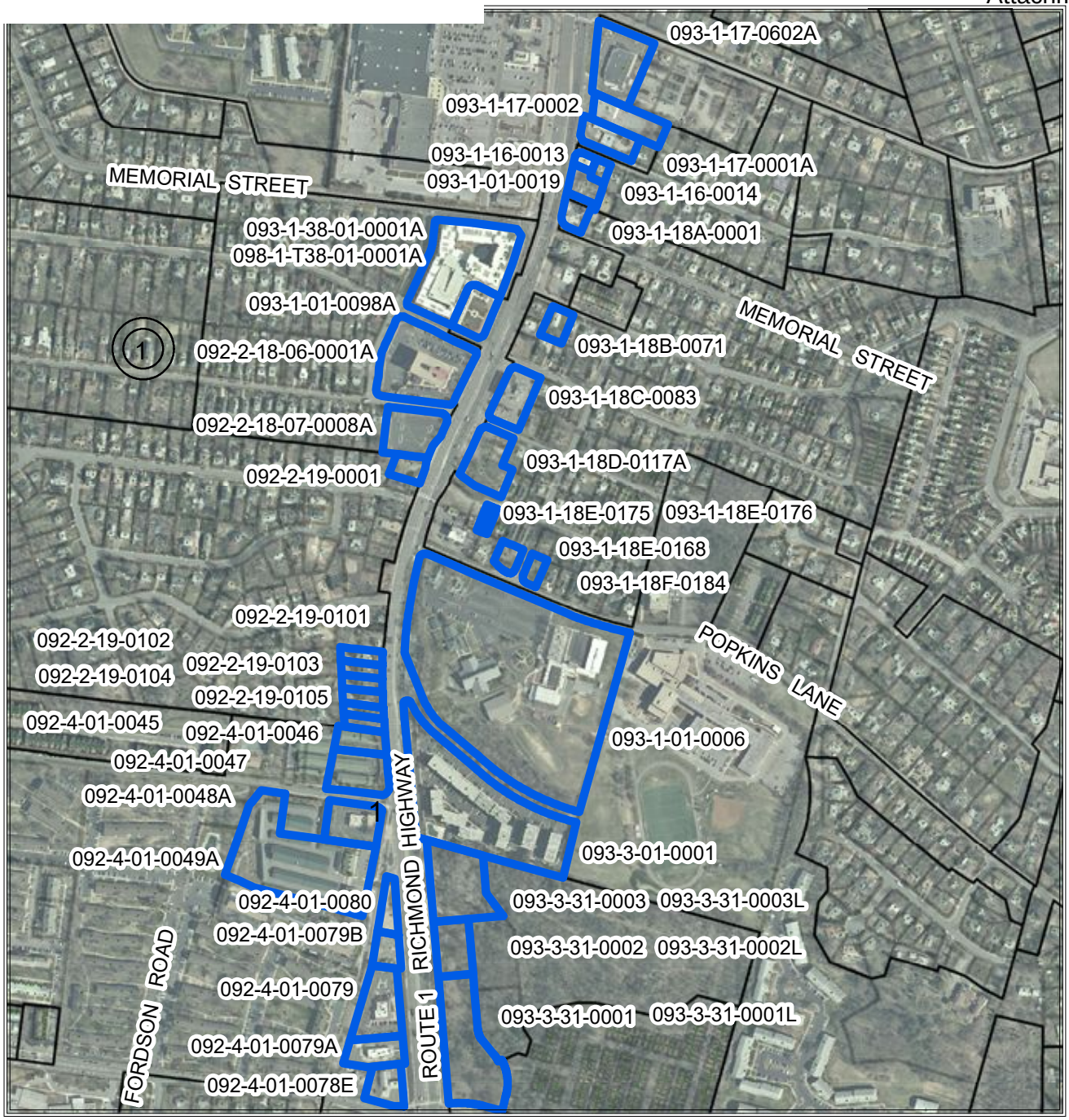
As a result of the project design, ensured by the process used to obtain land rights, the overall impact of this action provides a positive equity impact.

FISCAL IMPACT:
Funding is available in Project 2G40-162-000, Richmond Highway Bus Rapid Transit (RHBRT) in Fund 40010, County and Regional Transportation Projects. It should be noted that other grant funding may be used to fund these acquisitions, if available. This project is included in the FY 2027 – FY 2031 Adopted Capital Improvement Program (with future Fiscal Years to FY 2036). No additional funding is being requested from the Board.

ENCLOSED DOCUMENTS:
Attachment 1: Project Location Map(s)
Attachment 2: Resolution
Attachments 3-43: Listings of Affected Properties

STAFF:
Jennifer Miller, Deputy County Executive
Christopher Herrington, Director, Department of Public Works and Environmental Services (DPWES)
Gregg Steverson, Director, Fairfax County Department of Transportation
Tiya S. Raju, Deputy Director, Capital Facilities, DPWES

ASSIGNED COUNSEL:
Hayden Codding, Assistant County Attorney
Randall Greehan, Assistant County Attorney



BRT - RICHMOND HIGHWAY
RAPID BUS TRANSIT
MAP 1

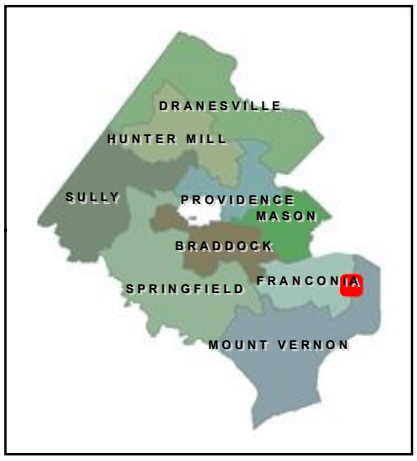
Project 2G40-162-000

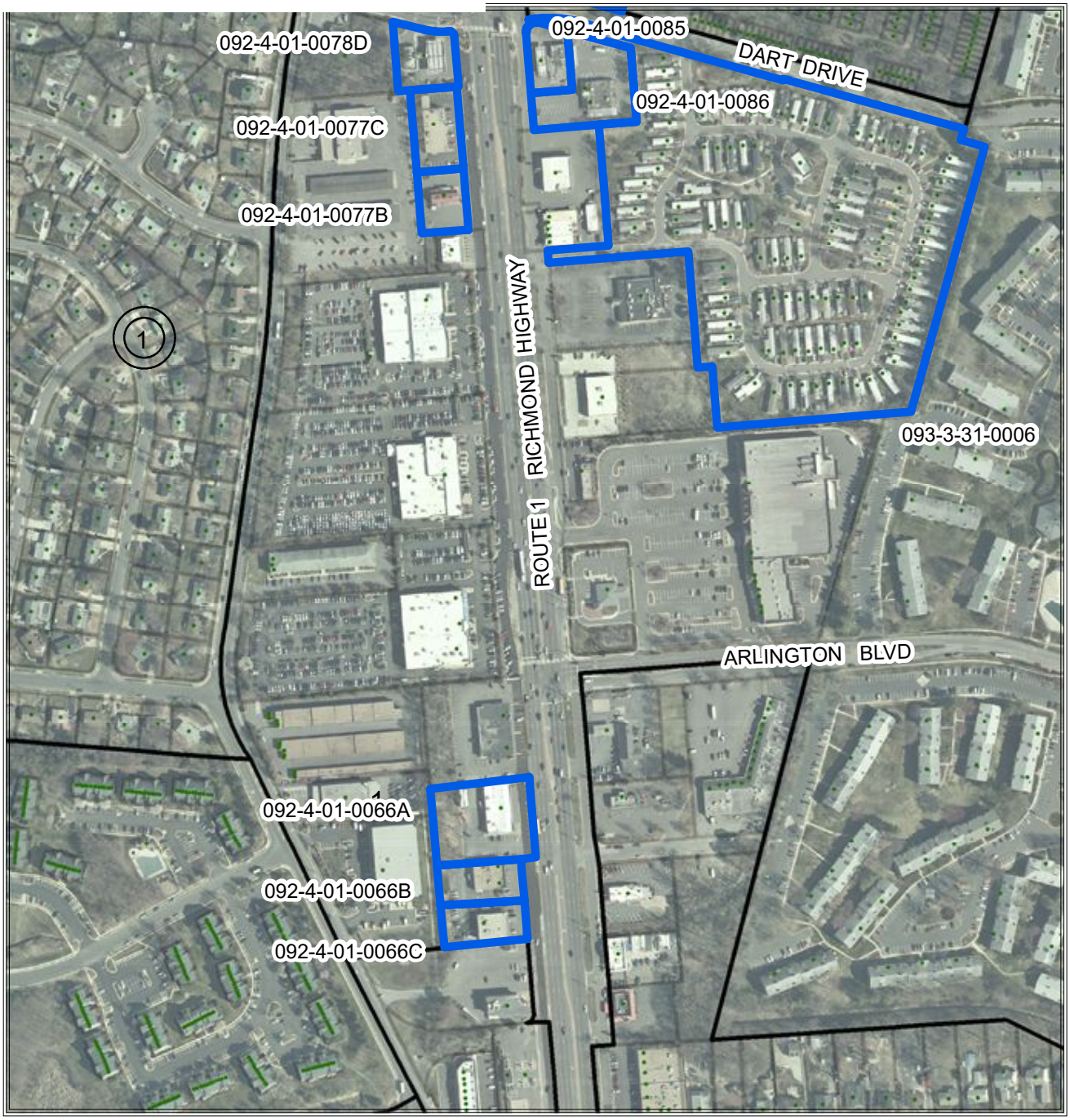
Tax Map:092-2, 092-4
093-1, 093-3

Mount Vernon / Franconia District

Affected Properties:

0 5 10 20
Miles





BRT - RICHMOND HIGHWAY
RAPID BUS TRANSIT
MAP 2

Project 2G40-162-000

Tax Map:092-4 **Mount Vernon / Franconia District**

Affected Properties:

0 0.04 0.08 0.16 Miles





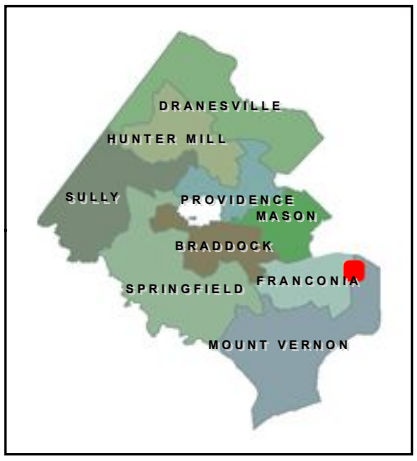
BRT - RICHMOND HIGHWAY
RAPID BUS TRANSIT
MAP 3

Project 2G40-162-000

Tax Map: 083-3 **Franconia District**

Affected Properties:

0 5 10 20 Miles



ATTACHMENT 2

RESOLUTION

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 Tuesday, October 27, 2026, at which meeting a quorum was present and voting, the following resolution was adopted:

WHEREAS, certain Project 2G40-162-000, Richmond Highway Bus Rapid Transit (RHBRT) had been approved; and

WHEREAS, a public hearing pursuant to advertisement of notice was held on this matter, as required by law; and

WHEREAS, the property interests that are necessary have been identified; and

WHEREAS, in order to keep this project on schedule, it is necessary that the required property interests be acquired not later than December 11, 2026.

NOW THEREFORE BE IT RESOLVED, that the Director, Land Acquisition Division, in cooperation with the County Attorney, is directed to acquire the property interests listed in Attachments 3 through 43 by gift, purchase, exchange, or eminent domain; and be it further

RESOLVED, that following the public hearing, this Board hereby declares it necessary to acquire the said property and property interests and that this Board intends to enter and take the said property interests for the public use of constructing a Bus Rapid Transit (BRT) system in order to increase transit ridership along the corridor and improve public transportation. BRT is also a precursor to an ultimate Metrorail extension to Hybla Valley. The BRT system is planned to extend along Richmond

Highway (Route 1) and North Kings Highway from Fort Belvoir to the Huntington Metrorail Station, in two sections. Section I of the project extends along North Kings Highway from the Huntington Metrorail Station to Richmond Highway, and along Richmond Highway to Gum Springs. Section II extends along Richmond Highway from Gum Springs to Fort Belvoir. The project will provide an upgraded roadway cross section for Richmond Highway, including new bicycle and pedestrian facilities along the corridor and a dedicated transitway for the BRT system, as shown and described in the plans of Project 2G40-162-000, Richmond Highway Bus Rapid Transit (RHBRT) on file in the Land Acquisition Division of the Department of Public Works and Environmental Services, 12000 Government Center Parkway, Suite 449, Fairfax, Virginia; and be it further

RESOLVED, that this Board does hereby exercise those powers granted to it by the *Code of Virginia* and does hereby authorize and direct the Director, Land Acquisition Division, on or after November 26, 2026, unless the required interests are sooner acquired, to execute and cause to be recorded and indexed among the land records of this County, on behalf of this Board, the appropriate certificates in accordance with the requirements of the *Code of Virginia* as to the property owners, the indicated estimate of fair market value of the property and property interests and/or damages, if any, to the residue of the affected parcels relating to the certificates; and be it further

RESOLVED, that the County Attorney is hereby directed to institute the necessary legal proceedings to acquire indefeasible title to the property and property interests identified in the said certificates by condemnation proceedings, if necessary.

LISTING OF AFFECTED PROPERTIES
Project 2G40-162-000, Richmond Highway Bus Rapid Transit (RHBRT)
(Franconia and Mount Vernon Districts)

PROPERTY OWNERS	TAX MAP NUMBER
1. Michael F. Burbidge Bishop of the Catholic Diocese of Arlington, Virginia as per succession Address: 2901 Popkins Lane Alexandria, VA 22306	0931-01-0006
2. 2923 East Lee Avenue, LLC Address: 2923 East Lee Avenue Alexandria, VA 22306	0931-18D-0117A
3. BOKA Investment Group, LLC Address: 6911 Richmond Highway Alexandria, VA 22306	0931-18C-0083
4. Jung Ja Kim, Trustee of Hing Ki & Jung Ja Kim Family Revocable Living Trust of 2014, And Juliana Brandt Kim, Aaron Pak, and Noah Pak Address: 6817 Richmond Highway Alexandria, VA 22306	0931-18A-0001
5. Sean Vermillion and Helen Vermillion Address: 6809 Richmond Highway 6801 Richmond Highway Alexandria, VA 22306	0931-01-0019 0931-16-0013

6.	White Horse Alexandria, LLC Address: 6737 Richmond Highway Alexandria, VA 22306	0931-17-0001A
7.	Donald E. Smolinski and Mary R. Smolinski Address: 6733 Richmond Highway Alexandria, VA 22306	0931-17-0002
8.	Toby's Northern Virginia, LLC Address: 6717 Richmond Highway Alexandria, VA 22306	0931-17-0602A
9.	FRG Beacon Groveton, LLC Address: 6850 Richmond Highway Alexandria, VA 22306	0931-38-01-0001A 0931-T38-01-0001A
10.	NFP Affordable Housing Corp. Address: 6858 Richmond Highway Alexandria, VA 22306	0931-01-0098A
11.	6910 Richmond Eat, LLC Address: 6910 Richmond Highway 3091 Clayborne Ave Alexandria, VA 22306	0922-18-06-0001A 0922-18-07-0008A
12.	Jimmie K. Walker and Margie L. Walker, Trustees Under the Walker Family Trust Dated June 14, 2026 Address: 6950 Richmond Highway Alexandria, VA 22306	0922-19-0001

13. Brent S. Maas and Melissa U. Maas — 0922-19-0101

    Address:
    3107 Spring Drive
    Alexandria, VA 22306

14. Stephen Raab and Catherine Puma — 0922-19-0102

    Address:
    3105 Spring Drive
    Alexandria, VA 22306

15. Franklin Olumijii Moore and Felicia Fay Brim Moore — 0922-19-0103

    Address:
    3103 Spring Drive
    Alexandria, VA 22306

16. Najibullah Ahmad — 0931-18E-0175
    0931-18E-0176

    Address:
    3003 Preston Avenue
    3001 Preston Avenue
    Alexandria, VA 22306

17. Ty Jackson and Tanya Jackson — 0931-18E-0168

    Address:
    3006 Popkins Lane
    Alexandria, VA 22306

18. Tomas Arturo Umana Iglesias,
    Celia Rubidia Marquez Hernandez
    and Thomas Umana-Marquez — 0931-18F-0184

    Address:
    2920 Popkins Lane
    Alexandria, VA 22306

19. Hassan Hamedani — 0931-18B-0071

    Address:
    2921 East Side Drive
    Alexandria, VA 22306

20. Sean Vermillion and Helen Vermillion	0931-16-0014
Address: 2817 Schooley Drive Alexandria, VA 22306	
21. White's General Partnership	0924-01-0086
Address: 7305 Richmond Highway Alexandria, VA 22306	
22. PMIG 1008, LLC	0924-01-0085
Address: 7303 Richmond Highway Alexandria, VA 22306	
23. Fairfax County Redevelopment and Housing Authority The Residences at North Hill 2, LLC The Residences at North Hill Bond 47, LLC The Residences at North Hill Bond 94, LLC	0933-31-0003 0933-31-0003L 0933-31-0002 0933-31-0002L 0933-31-0001 0933-31-0001L
Address: 7250 Nightingale Hill Lane Alexandria, VA 22306	
24. Cherry Arms, LLC	0933-01-0001
Address: 7131 Richmond Highway Alexandria, VA 22306	
25. Uzzal Barua, Purni Barua, and Nupur Barua	0922-19-0104
Address: 3101 Spring Drive Alexandria, VA 22306	
26. Samoil Petreski	0922-19-0105
Address: 3099 Spring Drive Alexandria, VA 22306	

27. Samoil Petreski — 0924-01-0045

    Address:
    N/A
    Alexandria, VA 22306

28. Holly Owner, LLC — 0924-01-0046, 0924-01-0047

    Address:
    7110 Richmond Highway
    7116 Richmond Highway
    Alexandria, VA 22306

29. Trustees of Alexandria Lodge No. 758, Benevolent and Protective Order of Elks — 0924-01-0048A

    Address:
    7120 Richmond Highway
    Alexandria, VA 22306

30. Shurgard Storage Centers Inc
    n/k/a PS Southeast One, LLC — 0924-01-0049A

    Address:
    7208 Fordson Road
    Alexandria, VA 22306

31. Shreejee, Inc. — 0924-01-0080

    Address:
    Richmond Highway
    Alexandria, VA 22306

32. Elizabeth Kazanjian, Trustee,
    Kevork Kazanjian, Trustee
    Elizabth Kazanjian Living Trust — 0924-01-0079B

    Address:
    7210 Richmond Highway
    Alexandria, VA 22306

33. Commercial Net Lease Realty LP
    n/k/a National Retail Properties, LP — 0924-01-0079

    Address:
    7214 Richmond Highway
    Alexandria, VA 22306

34. Third CEW Properties, Inc. 0924-01-0079A

    Address:
    7230 Richmond Highway
    Alexandria, VA 22306

35. Sunoco, LLC 0924-01-0078E

    Address:
    7302 Richmond Highway
    Alexandria, VA 22306

36. Virginia CVS Pharmacy, LLC 0924-01-0078D

    Address:
    7312 Richmond Highway
    Alexandria, VA 22306

37. All Star Management Inc. 0924-01-0077C

    Address:
    7320 Richmond Highway
    Alexandria, VA 22306

38. DJM Richmond, LLC 0924-01-0077B

    Address:
    7324 Richmond Highway
    Alexandria, VA 22306

39. Kenyon Oil Co, Inc. 0833-01-0023A
    n/k/a Drake Petroleum Company, Inc.

    Address:
    6239 Richmond Highway
    Alexandria, VA 22306

40. Fairfax County Redevelopment and Housing Authority 0933-31-0006

    Address:
    2975 Camellia Drive
    Alexandria, VA 22306

41. Lenco Realty Co., Inc. 0924-01-0066A
0924-01-0066B
0924-01-0066C

Address:
7508 Richmond Highway
7516 Richmond Highway
7520 Richmond Highway
Alexandria, VA 22306

A Copy – Teste:

Jill G. Cooper
Clerk for the Board of Supervisors

ATTACHMENT 3

AFFECTED PROPERTY

Tax Map Number: 0931-01-0006

Street Address: 2901 Popkins Lane
Alexandria, VA 22306

OWNER(S): Michael F. Burbidge Bishop of the Catholic Diocese of Arlington, Virginia as per Succession

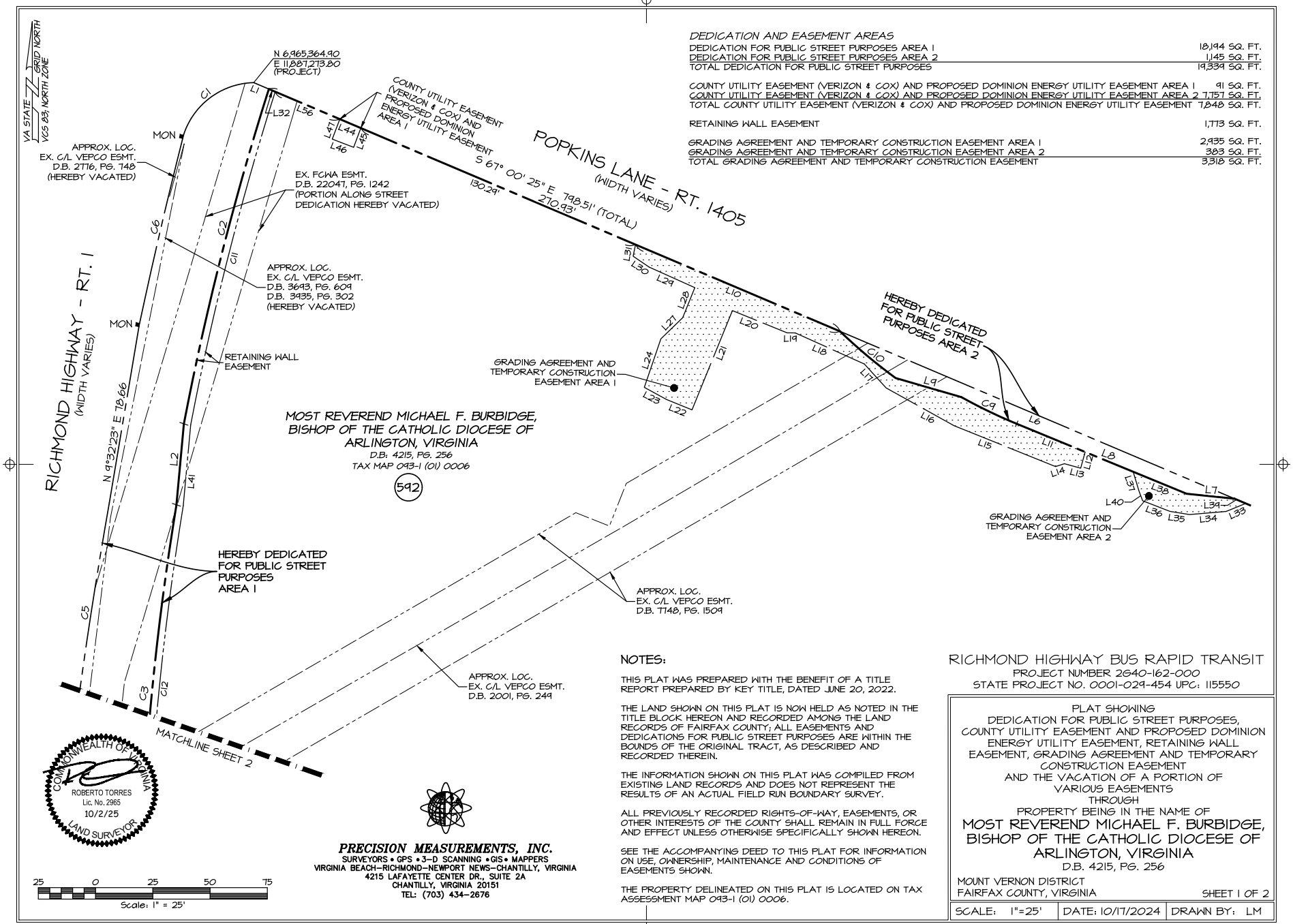
INTEREST(S) REQUIRED: (As shown on attached plat/plan)

Dedication – 19,339 sq. ft.
County Utility Easement (Verizon & Cox) &
Proposed Dominion Energy Utility Easement – 7,848 sq. ft.
Retaining Wall Easement – 1,773 sq. ft.
Grading Agreement & Temporary Construction Easement – 3,318 sq. ft.

VALUE

Estimated value of interests and damages:

FOUR HUNDRED SEVEN THOUSAND EIGHT HUNDRED DOLLARS ($407,800)



DEDICATION AND EASEMENT AREAS

DEDICATION FOR PUBLIC STREET PURPOSES AREA 1	18,194 SQ. FT.
DEDICATION FOR PUBLIC STREET PURPOSES AREA 2	1,145 SQ. FT.
TOTAL DEDICATION FOR PUBLIC STREET PURPOSES	19,339 SQ. FT.
COUNTY UTILITY EASEMENT (VERIZON & COX) AND PROPOSED DOMINION ENERGY UTILITY EASEMENT AREA 1	91 SQ. FT.
COUNTY UTILITY EASEMENT (VERIZON & COX) AND PROPOSED DOMINION ENERGY UTILITY EASEMENT AREA 2	7,757 SQ. FT.
TOTAL COUNTY UTILITY EASEMENT (VERIZON & COX) AND PROPOSED DOMINION ENERGY UTILITY EASEMENT	7,848 SQ. FT.
RETAINING WALL EASEMENT	1,773 SQ. FT.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT AREA 1	2,935 SQ. FT.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT AREA 2	383 SQ. FT.
TOTAL GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT	3,318 SQ. FT.

NOTES:

THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT PREPARED BY KEY TITLE, DATED JUNE 20, 2022.

THE LAND SHOWN ON THIS PLAT IS NOW HELD AS NOTED IN THE TITLE BLOCK HEREON AND RECORDED AMONG THE LAND RECORDS OF FAIRFAX COUNTY; ALL EASEMENTS AND DEDICATIONS FOR PUBLIC STREET PURPOSES ARE WITHIN THE BOUNDS OF THE ORIGINAL TRACT, AS DESCRIBED AND RECORDED THEREIN.

THE INFORMATION SHOWN ON THIS PLAT WAS COMPILED FROM EXISTING LAND RECORDS AND DOES NOT REPRESENT THE RESULTS OF AN ACTUAL FIELD RUN BOUNDARY SURVEY.

ALL PREVIOUSLY RECORDED RIGHTS-OF-WAY, EASEMENTS, OR OTHER INTERESTS OF THE COUNTY SHALL REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE SPECIFICALLY SHOWN HEREON.

SEE THE ACCOMPANYING DEED TO THIS PLAT FOR INFORMATION ON USE, OWNERSHIP, MAINTENANCE AND CONDITIONS OF EASEMENTS SHOWN.

THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON TAX ASSESSMENT MAP 093-1 (01) 0006.

COMMONWEALTH OF VIRGINIA
ROBERTO TORRES
Lic. No. 2965
10/2/25
LAND SURVEYOR

25 0 25 50 75
Scale: 1" = 25'

PRECISION MEASUREMENTS, INC.
SURVEYORS • GPS • 3-D SCANNING • GIS • MAPPERS
VIRGINIA BEACH-RICHMOND-NEWPORT NEWS-CHANTILLY, VIRGINIA
4215 LAFAYETTE CENTER DR., SUITE 2A
CHANTILLY, VIRGINIA 20151
TEL: (703) 434-2676

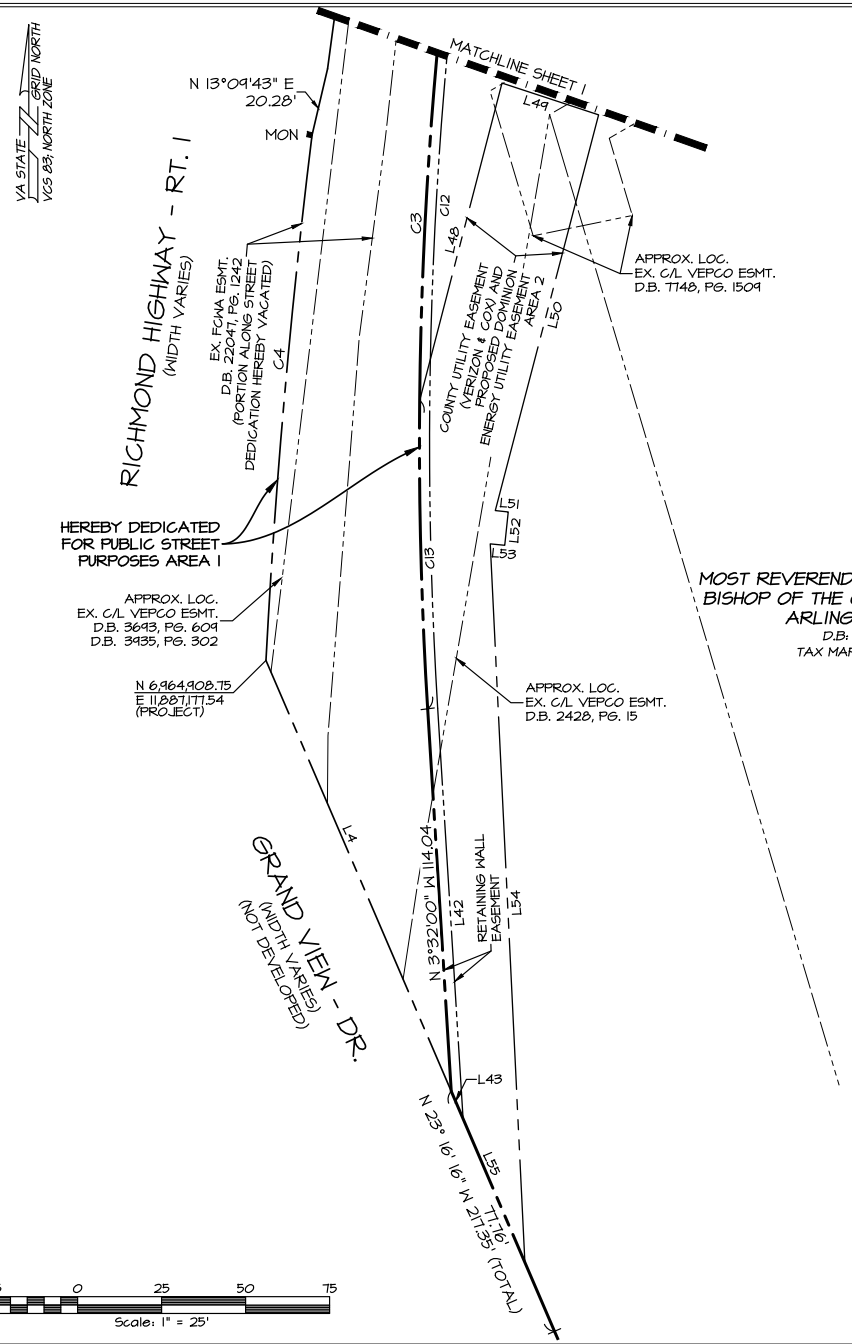
RICHMOND HIGHWAY BUS RAPID TRANSIT
PROJECT NUMBER 2G40-162-000
STATE PROJECT NO. 0001-029-454 UPC: 115550

PLAT SHOWING
DEDICATION FOR PUBLIC STREET PURPOSES,
COUNTY UTILITY EASEMENT AND PROPOSED DOMINION
ENERGY UTILITY EASEMENT, RETAINING WALL
EASEMENT, GRADING AGREEMENT AND TEMPORARY
CONSTRUCTION EASEMENT
AND THE VACATION OF A PORTION OF
VARIOUS EASEMENTS
THROUGH
PROPERTY BEING IN THE NAME OF
MOST REVEREND MICHAEL F. BURBIDGE,
BISHOP OF THE CATHOLIC DIOCESE OF
ARLINGTON, VIRGINIA
D.B. 4215, PG. 256

MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA
SHEET 1 OF 2

SCALE: 1"=25'	DATE: 10/17/2024	DRAWN BY: LM

Attachment 3



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S67° 00' 25"E	7.17'
L2	N5° 14' 21"E	35.52'
L4	N23° 16' 16"W	139.59'
L6	S67° 00' 25"E	187.10'
L7	S84° 07' 06"E	21.01'
L8	S67° 37' 09"E	80.24'
L9	S73° 49' 04"E	29.90'
L10	S67° 00' 25"E	97.01'
L11	S67° 37' 09"E	32.33'
L12	S15° 29' 00"W	7.35'
L13	N74° 31' 00"W	7.37'
L14	S72° 08' 40"W	4.07'
L15	N68° 02' 54"W	47.78'
L16	N60° 56' 29"W	33.94'
L17	N42° 16' 54"W	14.11'
L18	S65° 44' 45"E	33.08'
L19	N89° 18' 35"W	3.60'
L20	N67° 50' 53"W	25.75'

LINE TABLE		
LINE	BEARING	DISTANCE
L21	S22° 09' 07"W	46.82'
L22	N67° 50' 53"W	12.00'
L23	N61° 19' 49"W	11.06'
L24	N18° 50' 16"E	22.37'
L27	N45° 53' 54"E	13.30'
L28	N21° 58' 42"E	14.14'
L29	N65° 44' 45"W	21.89'
L30	N55° 50' 39"W	8.45'
L31	N11° 35' 39"E	5.19'
L32	S67° 00' 25"E	3.01'
L33	S67° 48' 35"W	9.23'
L34	S85° 07' 55"W	16.07'
L35	N80° 38' 25"W	8.67'
L36	N68° 47' 54"W	12.74'
L37	N16° 44' 55"W	8.93'
L38	S67° 37' 09"E	25.24'
L39	S67° 00' 25"E	5.33'
L40	N20° 51' 12"W	4.42'

LINE TABLE		
LINE	BEARING	DISTANCE
L41	S5° 14' 21"W	35.48'
L42	S3° 32' 00"E	122.41'
L43	N23° 16' 16"W	8.88'
L44	S67° 00' 25"E	9.96'
L45	S20° 24' 53"W	8.98'
L46	N69° 03' 03"W	10.00'
L47	N20° 41' 58"E	9.34'
L48	N14° 32' 27"E	97.56'
L49	S71° 48' 51"E	30.28'
L50	S14° 38' 12"W	121.71'
L51	S83° 47' 36"E	3.88'
L52	S5° 59' 48"W	9.98'
L53	N84° 14' 58"W	4.34'
L54	S2° 45' 31"E	214.10'
L55	N23° 16' 16"W	46.57'
L56	S67° 00' 25"E	30.66'

CURVE TABLE						
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT
C1	40.75'	33.00'	70°45'07"	N53° 17' 49"E	38.21'	23.43'
C2	150.94'	1285.50'	6°43'39"	N14° 14' 14"E	150.85'	75.56'
C3	287.12'	1282.50'	12°49'38"	N2° 52' 49"E	286.53'	144.16'
C4	156.93'	2243.83'	4°00'26"	N5° 00' 44"E	156.90'	78.50'
C5	97.82'	2242.01'	2°29'59"	N8° 45' 57"E	97.81'	48.92'
C6	85.26'	2243.83'	2°10'37"	N13° 07' 44"E	85.25'	42.63'
C9	26.84'	228.00'	6°44'45"	S64° 14' 47"E	26.83'	13.44'
C10	31.71'	236.50'	7°40'54"	S49° 57' 15"E	31.69'	15.88'
C11	150.16'	1282.50'	6°42'30"	S14° 14' 03"W	150.07'	75.16'
C12	286.56'	1279.50'	12°49'55"	S2° 52' 58"W	285.96'	143.88'
C13	91.83'	1282.50'	4°06'08"	N1° 28' 56"W	91.81'	45.93'

COMMONWEALTH OF VIRGINIA
ROBERTO TORRES
Lic. No. 2965
10/2/25
LAND SURVEYOR

PRECISION MEASUREMENTS, INC.
SURVEYORS • GPS • 3-D SCANNING • GIS • MAPPERS
VIRGINIA BEACH-RICHMOND-NEWPORT NEWS-CHANTILLY, VIRGINIA
4215 LAFAYETTE CENTER DR., SUITE 2A
CHANTILLY, VIRGINIA 20151
TEL: (703) 434-2676

RICHMOND HIGHWAY BUS RAPID TRANSIT
PROJECT NUMBER 2G40-162-000
STATE PROJECT NO. 0001-029-454 UPC: 115550

PLAT SHOWING
DEDICATION FOR PUBLIC STREET PURPOSES,
COUNTY UTILITY EASEMENT AND PROPOSED DOMINION
ENERGY UTILITY EASEMENT, RETAINING WALL
EASEMENT, GRADING AGREEMENT AND TEMPORARY
CONSTRUCTION EASEMENT
AND THE VACATION OF A PORTION OF
VARIOUS EASEMENTS
THROUGH
PROPERTY BEING IN THE NAME OF
MOST REVEREND MICHAEL F. BURBIDGE,
BISHOP OF THE CATHOLIC DIOCESE OF
ARLINGTON, VIRGINIA
D.B. 4215, PG. 256

MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA
SHEET 2 OF 2

SCALE: 1"=25'	DATE: 10/17/2024	DRAWN BY: LM

Docusign Envelope ID: E47F5F98-F60E-823A-8174-DCE67531165B

ATTACHMENT 4

AFFECTED PROPERTY

Tax Map Number: 0931-18D-0117A

Street Address: 2923 East Lee Avenue
Alexandria, VA 22306

OWNER(S): 2923 East Lee Avenue, LLC

INTEREST(S) REQUIRED: (As shown on attached plat/plan)

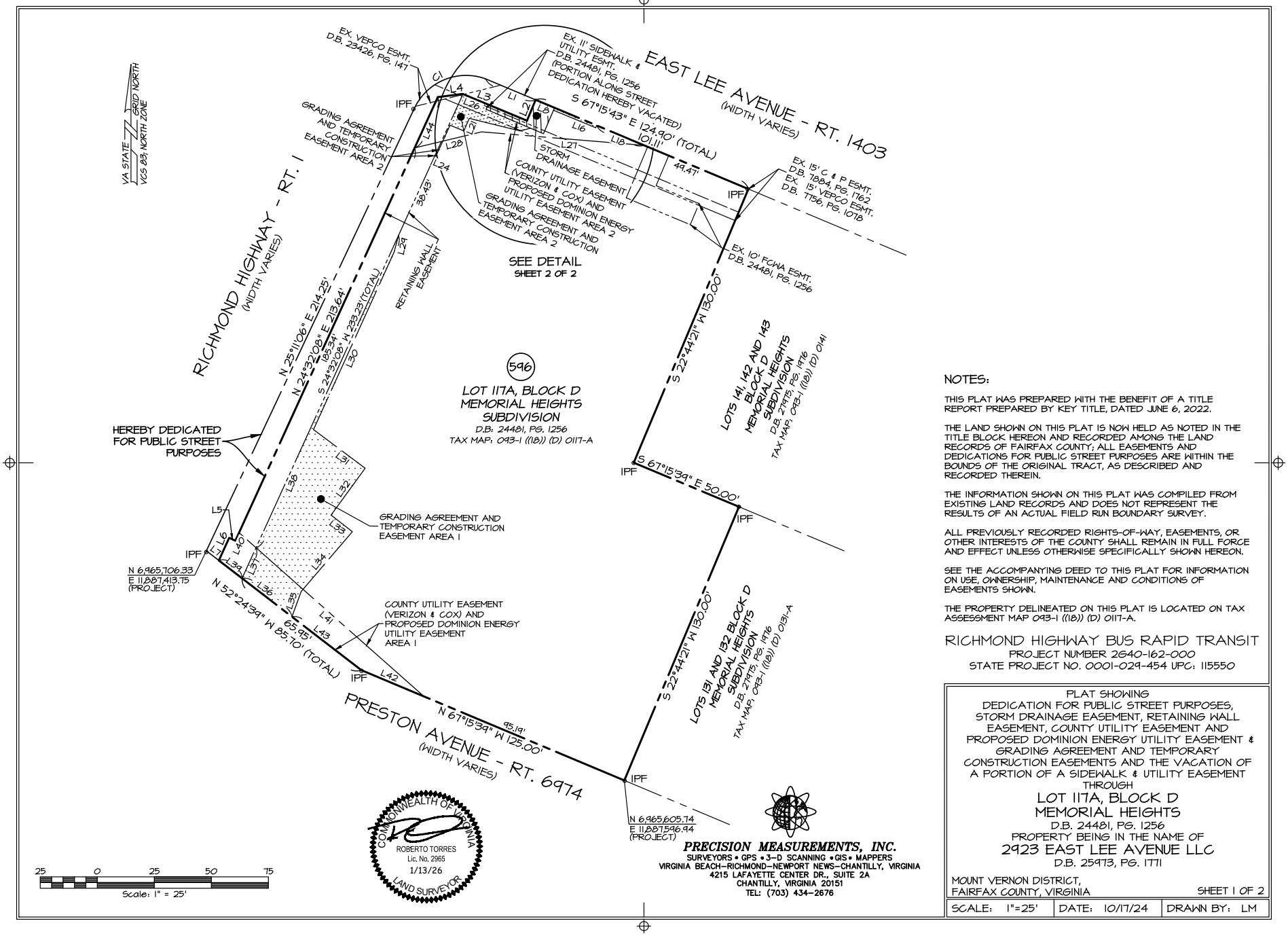
Dedication – 2,275 sq. ft.
Storm Drainage Easement – 153 sq. ft.
Retaining Wall Easement – 2,212 sq. ft.
County Utility Easement (Verizon & Cox) &
Proposed Dominion Energy Utility Easement – 2,040 sq. ft.
Grading Agreement & Temporary Construction Easement – 2,455 sq. ft.

VALUE

Estimated value of interests and damages:

ONE HUNDRED SEVENTY THOUSAND NINE HUNDRED THIRTY-FIVE DOLLARS ($170,935)

Attachment 4



NOTES:

THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT PREPARED BY KEY TITLE, DATED JUNE 6, 2022.

THE LAND SHOWN ON THIS PLAT IS NOW HELD AS NOTED IN THE TITLE BLOCK HEREON AND RECORDED AMONG THE LAND RECORDS OF FAIRFAX COUNTY; ALL EASEMENTS AND DEDICATIONS FOR PUBLIC STREET PURPOSES ARE WITHIN THE BOUNDS OF THE ORIGINAL TRACT, AS DESCRIBED AND RECORDED THEREIN.

THE INFORMATION SHOWN ON THIS PLAT WAS COMPILED FROM EXISTING LAND RECORDS AND DOES NOT REPRESENT THE RESULTS OF AN ACTUAL FIELD RUN BOUNDARY SURVEY.

ALL PREVIOUSLY RECORDED RIGHTS-OF-WAY, EASEMENTS, OR OTHER INTERESTS OF THE COUNTY SHALL REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE SPECIFICALLY SHOWN HEREON.

SEE THE ACCOMPANYING DEED TO THIS PLAT FOR INFORMATION ON USE, OWNERSHIP, MAINTENANCE AND CONDITIONS OF EASEMENTS SHOWN.

THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON TAX ASSESSMENT MAP 093-1 ((18)) (D) 0117-A.

RICHMOND HIGHWAY BUS RAPID TRANSIT
PROJECT NUMBER 2640-162-000
STATE PROJECT NO. 0001-029-454 UPC: 115550

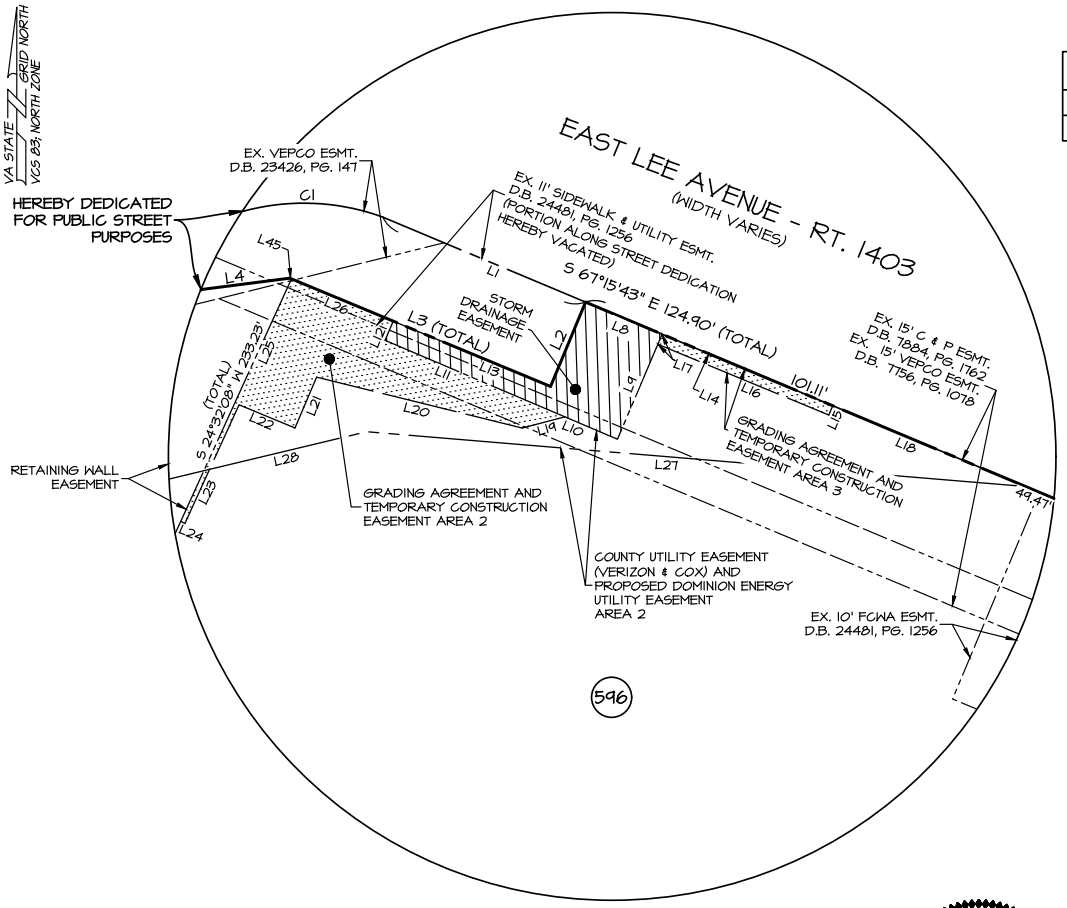
PLAT SHOWING
DEDICATION FOR PUBLIC STREET PURPOSES, STORM DRAINAGE EASEMENT, RETAINING WALL EASEMENT, COUNTY UTILITY EASEMENT AND PROPOSED DOMINION ENERGY UTILITY EASEMENT & GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENTS AND THE VACATION OF A PORTION OF A SIDEWALK & UTILITY EASEMENT THROUGH
LOT 117A, BLOCK D
MEMORIAL HEIGHTS
D.B. 24481, PG. 1256
PROPERTY BEING IN THE NAME OF
2923 EAST LEE AVENUE LLC
D.B. 25973, PG. 1771

MOUNT VERNON DISTRICT,
FAIRFAX COUNTY, VIRGINIA — SHEET 1 OF 2

SCALE: 1"=25'	DATE: 10/17/24	DRAWN BY: LM

PRECISION MEASUREMENTS, INC.
SURVEYORS • GPS • 3-D SCANNING • GIS • MAPPERS
VIRGINIA BEACH–RICHMOND–NEWPORT NEWS–CHANTILLY, VIRGINIA
4215 LAFAYETTE CENTER DR., SUITE 2A
CHANTILLY, VIRGINIA 20151
TEL: (703) 434-2676

Attachment 4



DETAIL
(NOT TO SCALE)

CURVE TABLE						
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT
C1	37.09'	25.00'	85°00'05"	N67° 30' 55"E	33.78'	22.91'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S67° 15' 43"E	23.74'
L2	N22° 33' 36"E	9.89'
L3	S67° 26' 24"E	30.55'
L4	N82° 41' 04"E	10.46'
L5	S65° 27' 52"E	3.00'
L6	N24° 32' 08"E	10.90'
L7	N52° 24' 39"W	6.91'
L8	S67° 15' 43"E	8.98'
L9	S23° 03' 17"W	12.35'
L10	N66° 56' 43"W	6.18'
L11	N66° 56' 43"W	21.15'
L12	N23° 03' 17"E	2.26'
L13	S67° 26' 24"E	18.43'
L14	S67° 15' 43"E	20.02'
L15	S22° 33' 36"W	1.10'
L16	N67° 30' 32"W	20.03'
L17	N23° 03' 17"E	1.18'
L18	S67° 15' 43"E	22.64'
L19	S75° 21' 04"W	4.77'
L20	N76° 06' 12"W	22.92'
L21	S23° 04' 03"W	5.98'
L22	N67° 33' 16"W	6.55'
L23	S24° 32' 08"W	14.93'

LINE TABLE		
LINE	BEARING	DISTANCE
L24	N65° 27' 53"W	0.50'
L25	N24° 32' 08"E	29.69'
L26	S67° 26' 24"E	11.93'
L27	N85° 14' 47"W	71.56'
L28	S76° 31' 53"W	30.17'
L29	S14° 38' 41"W	7.40'
L30	S24° 26' 02"W	85.53'
L31	S53° 11' 01"E	28.27'
L32	S36° 02' 14"W	25.37'
L33	S52° 02' 26"E	11.82'
L34	S40° 31' 58"W	34.50'
L35	S20° 08' 20"W	11.78'
L36	N52° 24' 39"W	27.60'
L37	N24° 32' 08"E	14.74'
L38	N24° 32' 08"E	150.37'
L39	N52° 24' 39"W	12.83'
L40	N24° 32' 08"E	3.84'
L41	S48° 29' 35"E	108.26'
L42	N67° 15' 39"W	29.81'
L43	N52° 24' 39"W	38.36'
L44	N24° 32' 08"E	24.46'
L45	S67° 26' 24"E	0.19'

DEDICATION AND EASEMENT AREAS

DEDICATION FOR PUBLIC STREET PURPOSES	2,275 SQ. FT.
STORM DRAINAGE EASEMENT	153 SQ. FT.
RETAINING WALL EASEMENT	2,212 SQ. FT.
COUNTY UTILITY EASEMENT (VERIZON & COX) AND PROPOSED DOMINION ENERGY UTILITY EASEMENT AREA 1	1,122 SQ. FT.
COUNTY UTILITY EASEMENT (VERIZON & COX) AND PROPOSED DOMINION ENERGY UTILITY EASEMENT AREA 2	918 SQ. FT.
TOTAL COUNTY UTILITY EASEMENT (VERIZON & COX) AND PROPOSED DOMINION ENERGY UTILITY EASEMENT	2,040 SQ. FT.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT AREA 1	2,199 SQ. FT.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT AREA 2	233 SQ. FT.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT AREA 3	23 SQ. FT.
TOTAL GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT	2,455 SQ. FT.

COMMONWEALTH OF VIRGINIA
ROBERTO TORRES
Lic. No. 2965
1/13/26
LAND SURVEYOR

PRECISION MEASUREMENTS, INC.
SURVEYORS • GPS • 3-D SCANNING • GIS • MAPPERS
VIRGINIA BEACH-RICHMOND-NEWPORT NEWS-CHANTILLY, VIRGINIA
4215 LAFAYETTE CENTER DR., SUITE 2A
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TEL: (703) 434-2676

RICHMOND HIGHWAY BUS RAPID TRANSIT
PROJECT NUMBER 2640-162-000
STATE PROJECT NO. 0001-029-454 UPC: 115550

PLAT SHOWING
DEDICATION FOR PUBLIC STREET PURPOSES,
STORM DRAINAGE EASEMENT, RETAINING WALL
EASEMENT, COUNTY UTILITY EASEMENT AND
PROPOSED DOMINION ENERGY UTILITY EASEMENT &
GRADING AGREEMENT AND TEMPORARY
CONSTRUCTION EASEMENTS AND THE VACATION OF
A PORTION OF A SIDEWALK & UTILITY EASEMENT
THROUGH
LOT 117A, BLOCK D
MEMORIAL HEIGHTS
D.B. 24481, PG. 1256
PROPERTY BEING IN THE NAME OF
2923 EAST LEE AVENUE LLC
D.B. 25973, PG. 1771

MOUNT VERNON DISTRICT,
FAIRFAX COUNTY, VIRGINIA
SHEET 2 OF 2

SCALE: N/A	DATE: 10/17/24	DRAWN BY: LM

Docusign Envelope ID: E47F5F98-F60E-823A-8174-DCE67531165B

ATTACHMENT 5

AFFECTED PROPERTY

Tax Map Number: 0931-18C-0083

Street Address: 6911 Richmond Highway
Alexandria, VA 22306

OWNER(S): BOKA Investment Group, LLC

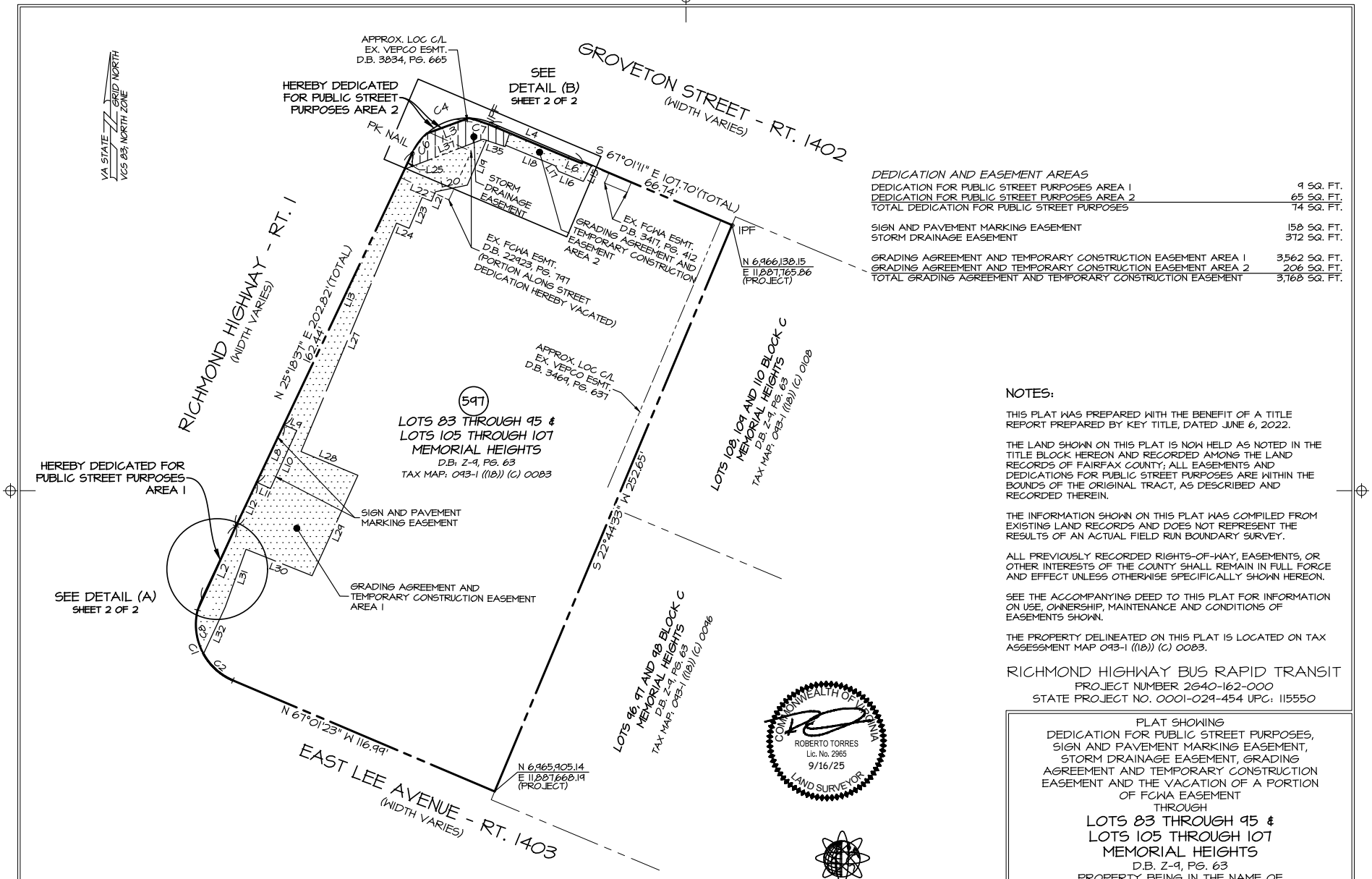
INTEREST(S) REQUIRED: (As shown on attached plat/plan)

Dedication – 74 sq. ft.
Sign and Pavement Marking Easement – 158 sq. ft.
Storm Drainage Easement – 372 sq. ft.
Grading Agreement & Temporary Construction Easement – 3,768 sq. ft.

VALUE

Estimated value of interests and damages:

THIRTY-SIX THOUSAND NINE HUNDRED SIXTY-FIVE DOLLARS ($36,965)



DEDICATION AND EASEMENT AREAS

DEDICATION FOR PUBLIC STREET PURPOSES AREA 1	9 SQ. FT.
DEDICATION FOR PUBLIC STREET PURPOSES AREA 2	65 SQ. FT.
TOTAL DEDICATION FOR PUBLIC STREET PURPOSES	74 SQ. FT.
SIGN AND PAVEMENT MARKING EASEMENT	158 SQ. FT.
STORM DRAINAGE EASEMENT	372 SQ. FT.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT AREA 1	3,562 SQ. FT.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT AREA 2	206 SQ. FT.
TOTAL GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT	3,768 SQ. FT.

NOTES:

THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT PREPARED BY KEY TITLE, DATED JUNE 6, 2022.

THE LAND SHOWN ON THIS PLAT IS NOW HELD AS NOTED IN THE TITLE BLOCK HEREON AND RECORDED AMONG THE LAND RECORDS OF FAIRFAX COUNTY; ALL EASEMENTS AND DEDICATIONS FOR PUBLIC STREET PURPOSES ARE WITHIN THE BOUNDS OF THE ORIGINAL TRACT, AS DESCRIBED AND RECORDED THEREIN.

THE INFORMATION SHOWN ON THIS PLAT WAS COMPILED FROM EXISTING LAND RECORDS AND DOES NOT REPRESENT THE RESULTS OF AN ACTUAL FIELD RUN BOUNDARY SURVEY.

ALL PREVIOUSLY RECORDED RIGHTS-OF-WAY, EASEMENTS, OR OTHER INTERESTS OF THE COUNTY SHALL REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE SPECIFICALLY SHOWN HEREON.

SEE THE ACCOMPANYING DEED TO THIS PLAT FOR INFORMATION ON USE, OWNERSHIP, MAINTENANCE AND CONDITIONS OF EASEMENTS SHOWN.

THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON TAX ASSESSMENT MAP 093-1 ((18)) (C) 0083.

RICHMOND HIGHWAY BUS RAPID TRANSIT
PROJECT NUMBER 2640-162-000
STATE PROJECT NO. 0001-029-454 UPC: 115550

COMMONWEALTH OF VIRGINIA
ROBERTO TORRES
Lic. No. 2965
9/16/25
LAND SURVEYOR

PRECISION MEASUREMENTS, INC.
SURVEYORS • GPS • 3-D SCANNING • GIS • MAPPERS
VIRGINIA BEACH–RICHMOND–NEWPORT NEWS–CHANTILLY, VIRGINIA
4215 LAFAYETTE CENTER DR., SUITE 2A
CHANTILLY, VIRGINIA 20151
TEL: (703) 434-2676

PLAT SHOWING
DEDICATION FOR PUBLIC STREET PURPOSES, SIGN AND PAVEMENT MARKING EASEMENT, STORM DRAINAGE EASEMENT, GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT AND THE VACATION OF A PORTION OF FCWA EASEMENT
THROUGH
LOTS 83 THROUGH 95 & LOTS 105 THROUGH 107 MEMORIAL HEIGHTS
D.B. Z-9, PG. 63
PROPERTY BEING IN THE NAME OF
BOKA INVESTMENT GROUP, LLC
D.B. 23854, PG. 2197
D.B. 27117, PG. 1527
MOUNT VERNON DISTRICT,
FAIRFAX COUNTY, VIRGINIA
SHEET 1 OF 2

SCALE: 1"=25'	DATE:03/26/2025	DRAWN BY: LM

Docusign Envelope ID: E47F5F98-F60E-823A-8174-DCE67531165B

ATTACHMENT 6

AFFECTED PROPERTY

Tax Map Number: 0931-18A-0001

Street Address: 6817 Richmond Highway
Alexandria, VA 22306

OWNER(S): Jung Ja Kim, Trustee of Hing Ki &
Jung Ja Kim Family Revocable Living Trust of 2014,
And Juliana Brandt Kim, Aaron Pak, and Noah Pak

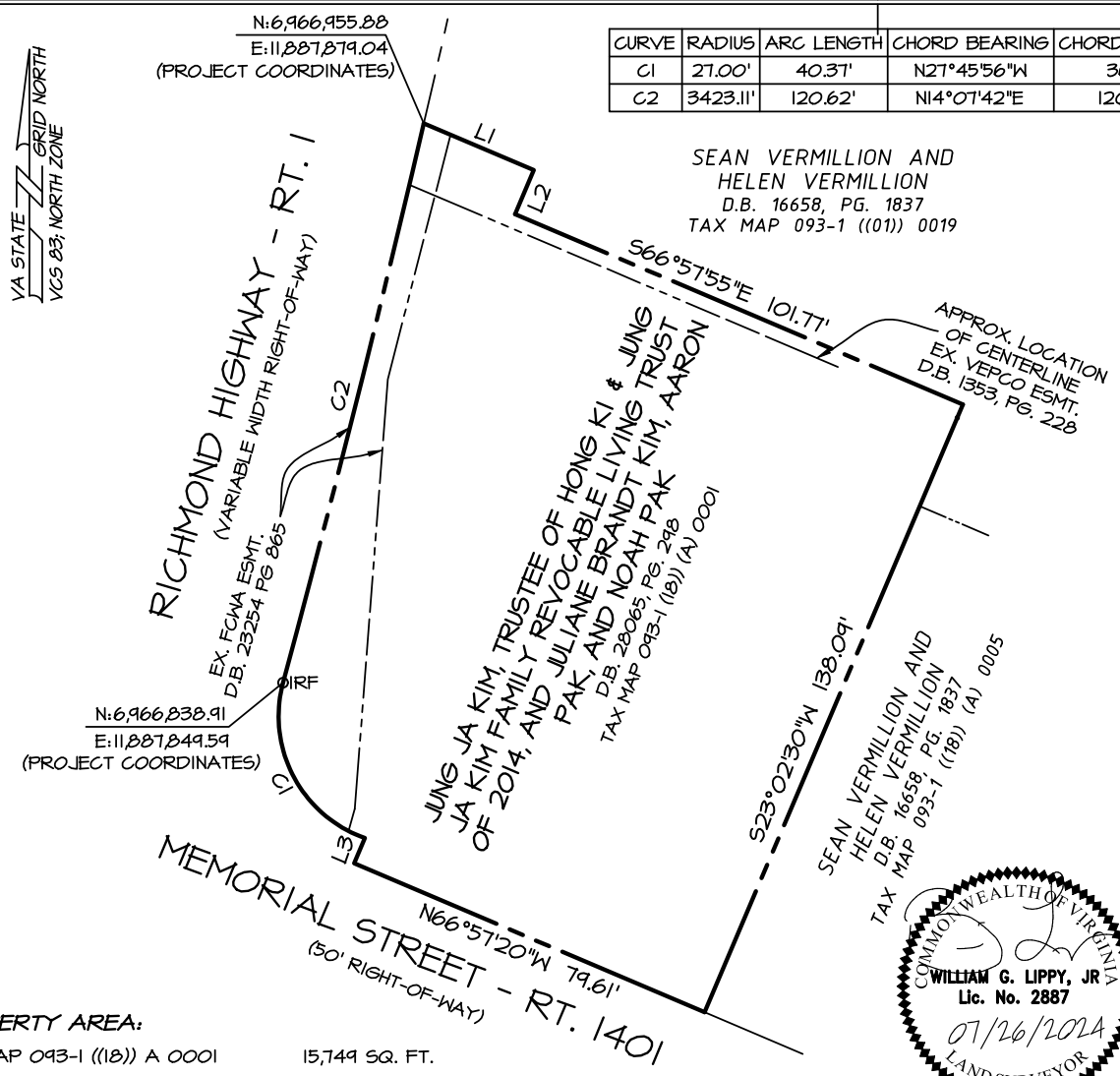
INTEREST(S) REQUIRED: (As shown on attached plat/plan)

Dedications –15,749 sq. ft.

VALUE

Estimated value of interests and damages:

TWO MILLION FIVE HUNDRED TWENTY-FOUR THOUSAND SEVEN HUNDRED TWENTY-TWO DOLLARS ($2,524,722)



CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE	TANGENT
C1	27.00'	40.37'	N27°45'56"W	36.71'	85°39'30"	25.03'
C2	3423.11'	120.62'	N14°07'42"E	120.62'	2°01'08"	60.32'

LINE	BEARING	DISTANCE
L1	S66°57'46"E	25.01'
L2	S23°02'14"W	10.00'
L3	N22°42'12"E	5.71'

NOTES:

THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT BY RIDGEWAY LAW GROUP, LLC, DATED MAY 16, 2024. THE FOLLOWING EASEMENTS SHOWN IN THE TITLE REPORT DO NOT AFFECT THE SUBJECT PROPERTY OR THE DOCUMENTS PROVIDE A VAGUE OR NON-PLOTTABLE DESCRIPTION; LIBER J-12 AT PAGE 253, LIBER G-11 AT PAGE 257, DEED BOOK 1287 AT PAGE 280, DEED BOOK 12358 AT PAGE 295, DEED BOOK 2955 AT PAGE 172, DEED BOOK 2955 AT PAGE 173, DEED BOOK 2958 AT PAGE 409, DEED BOOK 639 AT PAGE 498.

THE LAND SHOWN ON THIS PLAT IS NOW HELD AS NOTED IN THE TITLE BLOCK HEREON AND RECORDED AMONG THE LAND RECORDS OF FAIRFAX COUNTY; ALL EASEMENTS AND DEDICATIONS FOR PUBLIC STREET PURPOSES ARE WITHIN THE BOUNDS OF THE ORIGINAL TRACT, AS DESCRIBED AND RECORDED THEREIN.

THE INFORMATION SHOWN ON THIS PLAT WAS COMPILED FROM EXISTING LAND RECORDS AND DOES NOT REPRESENT THE RESULTS OF AN ACTUAL FIELD RUN BOUNDARY SURVEY.

ALL PREVIOUSLY RECORDED RIGHTS-OF-WAY, EASEMENTS, OR OTHER INTERESTS OF THE COUNTY SHALL REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE SPECIFICALLY SHOWN HEREON.

THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON TAX ASSESSMENT MAP 093-1 ((18)) (A) 0001

RICHMOND HIGHWAY BUS RAPID TRANSIT

PROJECT NUMBER 1400145-2016, 2640-162-000

PROPERTY AREA:

TAX MAP 093-1 ((18)) A 0001 — 15,749 SQ. FT.

25 0 25 50 75

Scale: 1" = 25'

PLAT PREPARED BY:
RICE ASSOCIATES
10661 GASKINS WAY
MANASSAS, VA 20109
703-968-3200
WWW.RICESURVEYS.COM

COMMONWEALTH OF VIRGINIA
WILLIAM G. LIPPY, JR
Lic. No. 2887
07/26/2024
LAND SURVEYOR

William Lippy

PLAT SHOWING
PROPERTY BEING IN THE NAME OF
JUNG JA KIM, TRUSTEE OF HONG KI & JUNG JA KIM FAMILY REVOCABLE LIVING TRUST OF 2014, AND JULIANE BRANDT KIM, AARON PAK, AND NOAH PAK
D.B. 28065, PG. 298

MOUNT VERNON DISTRICT, FAIRFAX COUNTY — SHEET 1 OF 1

SCALE: 1"=25'	DATE: 07/26/24	DRAWN BY: KRM

Docusign Envelope ID: E47F5F98-F60E-823A-8174-DCE67531165B

ATTACHMENT 7

AFFECTED PROPERTY

Tax Map Number: 0931-01-0019
0931-16-0013

Street Address: 6809 Richmond Highway
6801 Richmond Highway
Alexandria, VA 22306

OWNER(S): Sean Vermillion and Helen Vermillion

INTEREST(S) REQUIRED: (As shown on attached plat/plan)

Dedications – 14,043 sq. ft.
Storm Drainage Easement – 534 sq. ft.
County Utility Easements (Verizon & Cox) &
Proposed Dominion Energy Utility Easements – 3,361 sq. ft.
Grading & Temporary Construction Easements (with Demolition) – 3,655 sq. ft.
Grading & Temporary Construction Easements – 4,813 sq. ft.

VALUE

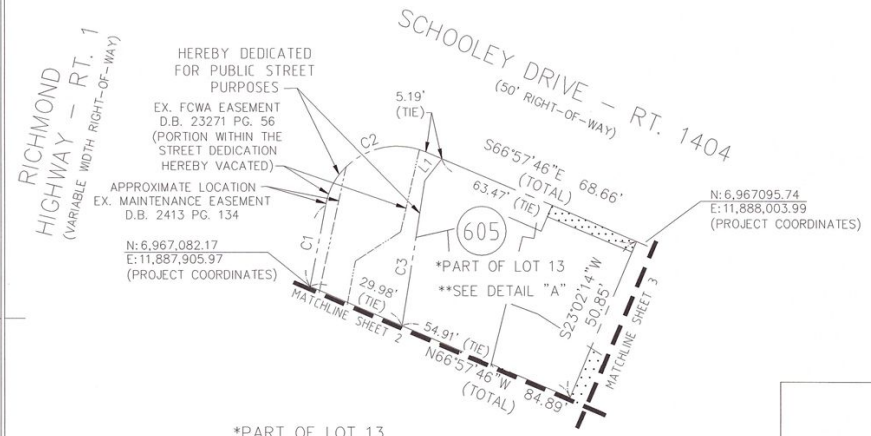
Estimated value of interests and damages:

TWO MILLION SIX HUNDRED TWENTY-SEVEN THOUSAND ONE HUNDRED EIGHTY DOLLARS ($2,627,180)

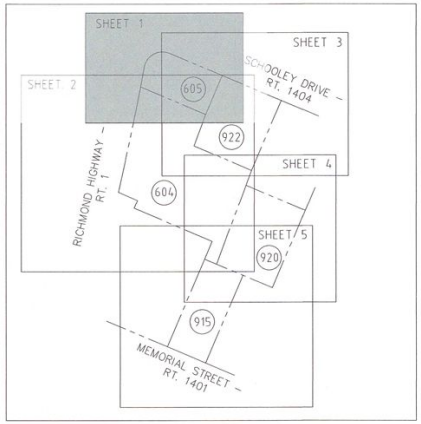
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE	TANGENT
C1	3423.11'	24.65'	N10°45'00"E	24.65'	0°24'45"	12.33'
C2	22.00'	39.36'	N61°47'01"E	34.32'	102°30'26"	27.42'
C3	2889.00'	43.97'	N08°57'25"E	43.97'	0°52'19"	21.99'

LINE	BEARING	DISTANCE
L1	N37°37'00"E	8.47'
L2	N67°37'22"W	27.42'
L3	N23°14'07"E	3.72'
L4	S6°41'42"W	2.47'
L5	S80°17'53"E	3.43'
L6	S9°44'31"W	10.00'
L7	N80°16'04"W	3.51'
L8	S13°50'03"W	39.26'
L9	S23°14'07"W	8.40'
L10	N66°45'53"W	11.03'
L11	S77°16'55"W	28.20'
L12	N77°16'55"E	9.69'
L13	S04°12'28"E	15.33'
L14	S69°20'25"E	27.93'
L15	S57°31'21"E	18.82'

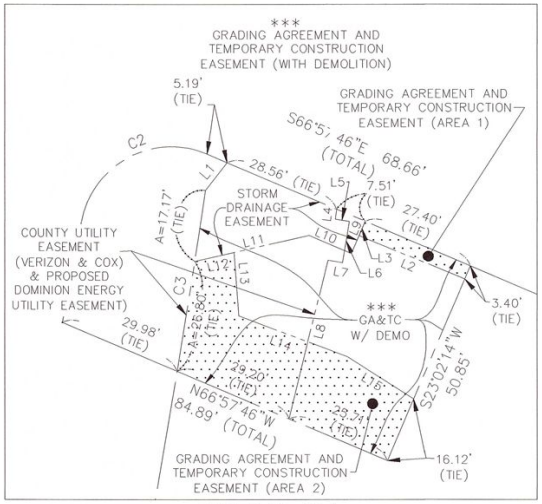
VA STATE GRID NORTH
VCS 83; NORTH ZONE



*PART OF LOT 13
B.M. SMITH
SUBDIVISION
LIBER S-13, FOLIO 151
TAX MAP 093-1 ((16)) 0013



SHEET KEY
1" = 100'



**DETAIL "A"
1" = 20'

NOTES:
THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT BY KEY TITLE DATED SEPTEMBER 2, 2021. PROPERTY MAY BE SUBJECT TO A VEPCO EASEMENT RECORDED IN DEED BOOK 2654, PAGE 37, THAT IS NOT PLOTTABLE DUE TO VAGUE AND INSUFFICIENT INFORMATION ON THE RECORDED DOCUMENT.

THE LAND SHOWN ON THIS PLAT IS NOW HELD AS NOTED IN THE TITLE BLOCK HEREON AND RECORDED AMONG THE LAND RECORDS OF FAIRFAX COUNTY; ALL EASEMENTS AND DEDICATIONS FOR PUBLIC STREET PURPOSES ARE WITHIN THE BOUNDS OF THE ORIGINAL TRACT, AS DESCRIBED AND RECORDED THEREIN.

THE INFORMATION SHOWN ON THIS PLAT WAS COMPILED FROM EXISTING LAND RECORDS AND DOES NOT REPRESENT THE RESULTS OF AN ACTUAL FIELD RUN BOUNDARY SURVEY.

ALL PREVIOUSLY RECORDED RIGHTS-OF-WAY, EASEMENTS, OR OTHER INTERESTS OF THE COUNTY SHALL REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE SPECIFICALLY SHOWN HEREON.

SEE THE ACCOMPANYING DEED TO THIS PLAT FOR INFORMATION ON USE, OWNERSHIP, MAINTENANCE AND CONDITIONS OF EASEMENTS SHOWN.

THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON TAX ASSESSMENT MAP 093-1 ((16)) 0013.

RICHMOND HIGHWAY BUS RAPID TRANSIT
PROJECT NUMBER 1400145-2016, 2G40-162-000
STATE PROJECT NO. 0001-029-454, UPC; 115550

DEDICATION AND EASEMENT AREAS

DEDICATION FOR PUBLIC STREET PURPOSES	1,333 SQ. FT.
STORM DRAINAGE EASEMENT	534 SQ. FT.
COUNTY UTILITY EASEMENT (VERIZON & COX) & PROPOSED DOMINION ENERGY UTILITY EASEMENT	1,610 SQ. FT.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT (WITH DEMOLITION)	3,097 SQ. FT.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT (AREA 1)	98 SQ. FT.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT (AREA 2)	1,165 SQ. FT.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT (TOTAL)	1,263 SQ. FT.

25 0 25 50 75
Scale: 1" = 25'

COMMONWEALTH OF VIRGINIA
WILLIAM G. LIPPY, JR
Lic. No. 2887
5/13/25
LAND SURVEYOR

PLAT PREPARED BY:
RICE ASSOCIATES
10661 GASKINS WAY
MANASSAS, VA 20109
703-968-3200
WWW.RICESURVEYS.COM

PLAT SHOWING
DEDICATION FOR PUBLIC STREET PURPOSES,
STORM DRAINAGE EASEMENT
COUNTY UTILITY EASEMENT AND
PROPOSED DOMINION ENERGY UTILITY EASEMENT,
GRADING AGREEMENT AND
TEMPORARY CONSTRUCTION EASEMENT (WITH DEMOLITION)
GRADING AGREEMENT AND
TEMPORARY CONSTRUCTION EASEMENTS AND,
THE VACATION OF A PORTION OF AN FCWA EASEMENT
THROUGH

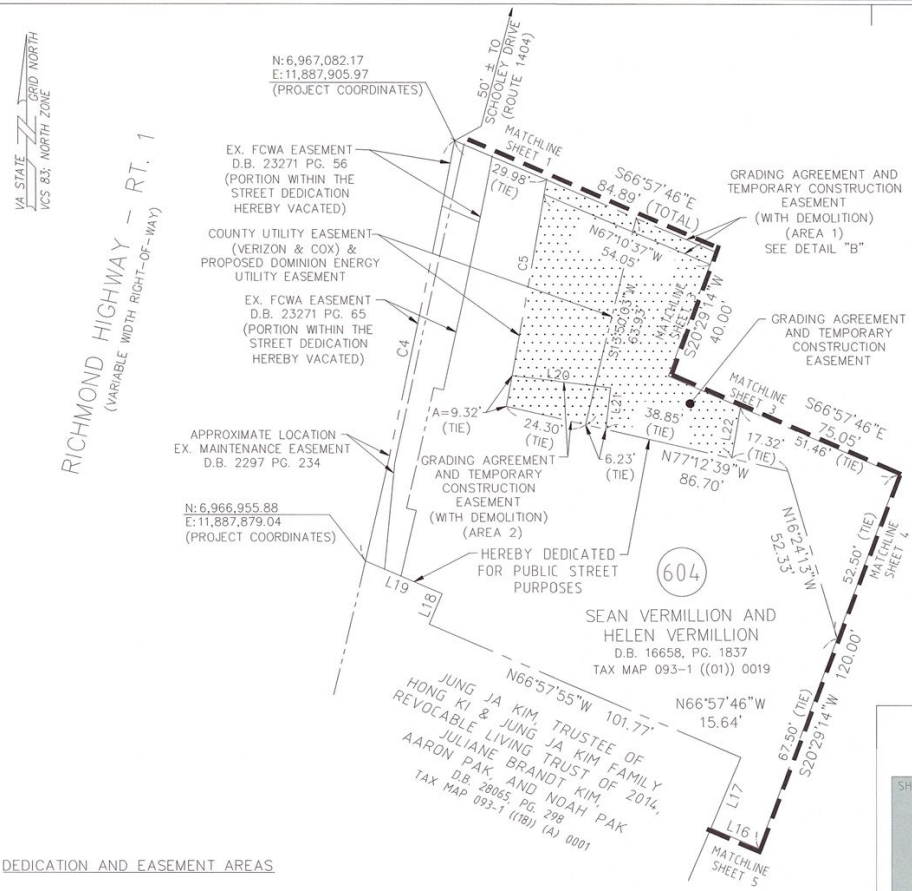
PART OF LOT 13
B.M. SMITH
SUBDIVISION
LIBER S-13, FOLIO 151

BEING IN THE NAME OF
SEAN VERMILLION AND
HELEN VERMILLION
D.B. 16658, PG. 1837

MOUNT VERNON DISTRICT, FAIRFAX COUNTY, VIRGINIA SHEET 1 OF 5

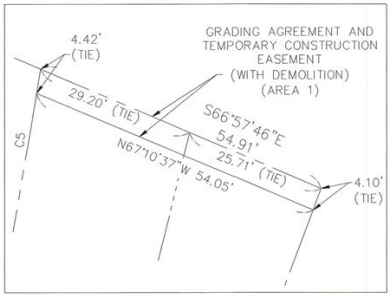
SCALE: 1"=25'	DATE: 5/13/25	DRAWN BY: KLT/SMB

Attachment 7



CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE	TANGENT
C4	3423.11'	129.14'	N12°02'13"E	129.13'	2°09'41"	64.58'
C5	2889.00'	69.19'	N10°04'44"E	69.18'	1°22'20"	34.59'

LINE	BEARING	DISTANCE
L16	N66°57'46"W	15.64'
L17	N23°02'30"E	23.09'
L18	N23°02'14"E	10.00'
L19	N66°57'46"W	25.01'
L20	S83°18'24"E	29.71'
L21	S06°41'35"W	12.54'
L22	S09°58'12"W	15.52'



DETAIL "B"
1" = 15'

NOTES:
THIS PLAT WAS PREPARED WITH THE BENEFIT OF A PRELIMINARY TITLE REPORT BY KEY TITLE DATED JUNE 19, 2023. PROPERTY MAY BE SUBJECT TO A VEPCO EASEMENT RECORDED IN DEED BOOK 2654, PAGE 37, THAT IS NOT PLOTTABLE DUE TO VAGUE AND INSUFFICIENT INFORMATION ON THE RECORDED DOCUMENT.

THE LAND SHOWN ON THIS PLAT IS NOW HELD AS NOTED IN THE TITLE BLOCK HEREON AND RECORDED AMONG THE LAND RECORDS OF FAIRFAX COUNTY; ALL EASEMENTS AND DEDICATIONS FOR PUBLIC STREET PURPOSES ARE WITHIN THE BOUNDS OF THE ORIGINAL TRACT, AS DESCRIBED AND RECORDED THEREIN.

THE INFORMATION SHOWN ON THIS PLAT WAS COMPILED FROM EXISTING LAND RECORDS AND DOES NOT REPRESENT THE RESULTS OF AN ACTUAL FIELD RUN BOUNDARY SURVEY.

ALL PREVIOUSLY RECORDED RIGHTS-OF-WAY, EASEMENTS, OR OTHER INTERESTS OF THE COUNTY SHALL REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE SPECIFICALLY SHOWN HEREON.

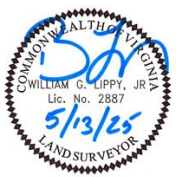
SEE THE ACCOMPANYING DEED TO THIS PLAT FOR INFORMATION ON USE, OWNERSHIP, MAINTENANCE AND CONDITIONS OF EASEMENTS SHOWN.

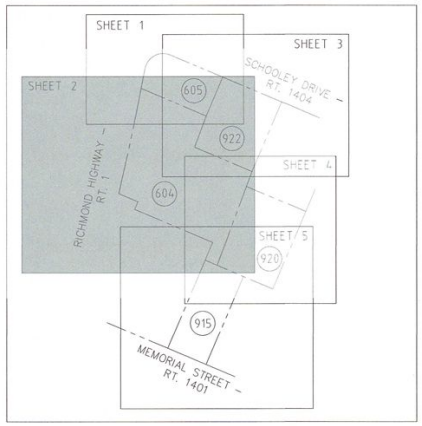
THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON TAX ASSESSMENT MAP 093-1 ((01)) 0019

RICHMOND HIGHWAY BUS RAPID TRANSIT
PROJECT NUMBER 1400145-2016, 2G40-162-000
STATE PROJECT NO. 0001-029-454, UPC; 115550

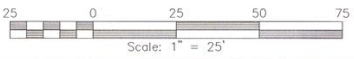
DEDICATION AND EASEMENT AREAS

DEDICATION FOR PUBLIC STREET PURPOSES	12,710 SQ. FT.
COUNTY UTILITY EASEMENT (VERIZON & COX) & PROPOSED DOMINION ENERGY UTILITY EASEMENT	1,751 SQ. FT.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT	3,550 SQ. FT.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT (WITH DEMOLITION) (AREA 1)	229 SQ. FT.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT (WITH DEMOLITION) (AREA 2)	329 SQ. FT.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT (WITH DEMOLITION) (TOTAL)	558 SQ. FT.





SHEET KEY
1" = 100'



RICE ASSOCIATES

PLAT PREPARED BY:
RICE ASSOCIATES
10661 GASKINS WAY
MANASSAS, VA 20109
703-968-3200
WWW.RICESURVEYS.COM

PLAT SHOWING
DEDICATION FOR PUBLIC STREET PURPOSES,
COUNTY UTILITY EASEMENT AND
PROPOSED DOMINION ENERGY UTILITY EASEMENT,
GRADING AGREEMENT AND
TEMPORARY CONSTRUCTION EASEMENT
(WITH DEMOLITION),
GRADING AGREEMENT AND TEMPORARY
CONSTRUCTION EASEMENT AND,
THE VACATION OF VARIOUS EASEMENTS

THROUGH THE PROPERTY OF
SEAN VERMILLION AND
HELEN VERMILLION
D.B. 16658, PG. 1837

MOUNT VERNON DISTRICT, FAIRFAX COUNTY, VIRGINIA SHEET 2 OF 5

SCALE: 1"=25'	DATE: 5/13/25	DRAWN BY: KLT/SMB

Docusign Envelope ID: E47F5F98-F60E-823A-8174-DCE67531165B

ATTACHMENT 8

AFFECTED PROPERTY

Tax Map Number: 0931-17-0001A

Street Address: 6737 Richmond Highway
Alexandria, VA 22306

OWNER(S): White Horse Alexandria, LLC

INTEREST(S) REQUIRED: (As shown on attached plat/plan)

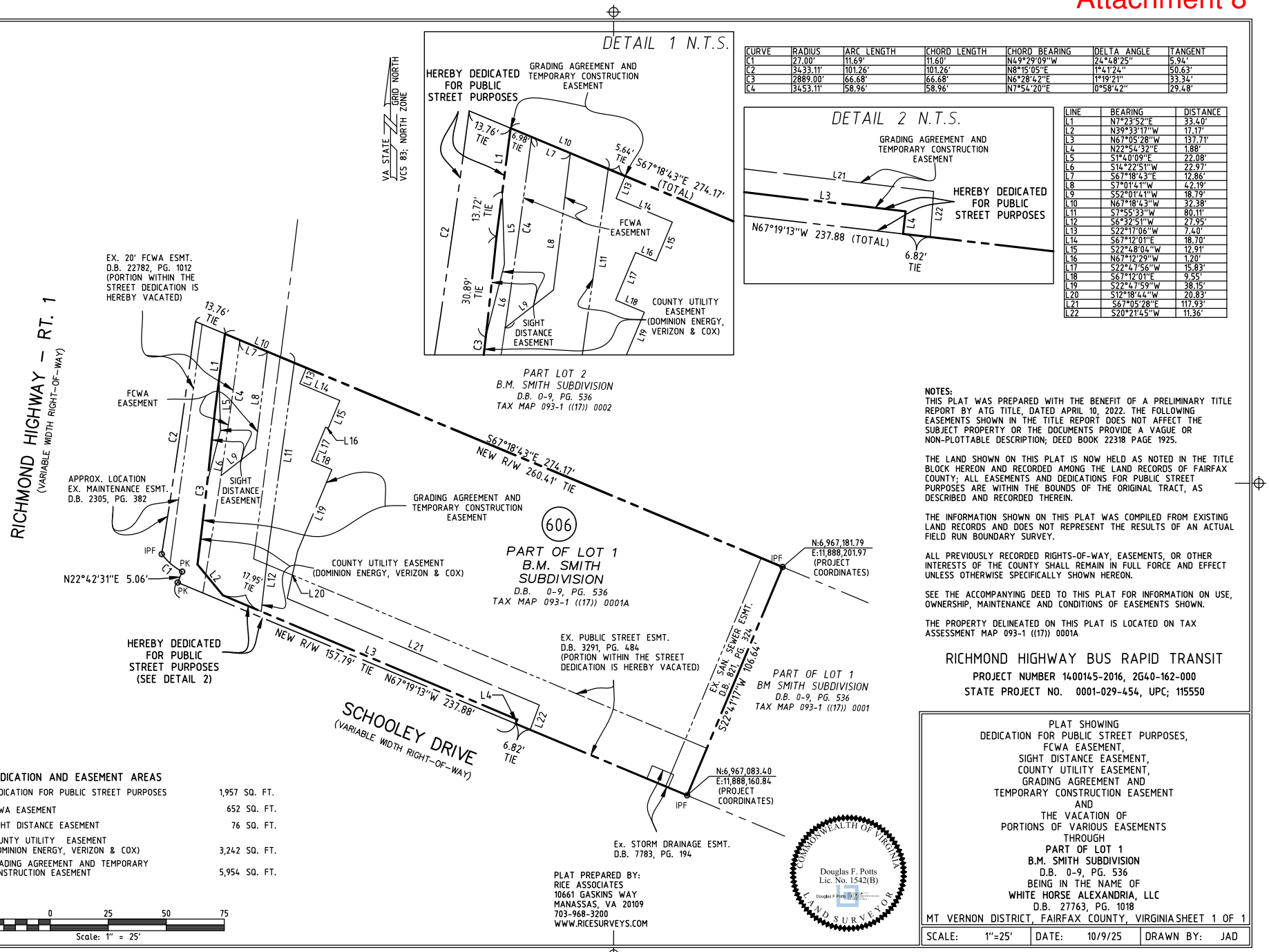
Dedications – 1,957 sq. ft.
Fairfax County Water Authority Easement – 652 sq. ft.
Sight Distance Easement – 76 sq. ft
County Utility Easements (Dominion Energy, Verizon, & Cox) – 3,242 sq. ft.
Grading & Temporary Construction Easements – 5,954 sq. ft.

VALUE

Estimated value of interests and damages:

THREE HUNDRED THIRTY-TWO THOUSAND THREE HUNDRED FIVE DOLLARS ($332,305)

Attachment 8



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	27.00'	11.69'	11.60'	N49°29'09"W	24°48'25"	5.94'
C2	3433.11'	101.26'	101.26'	N8°15'05"E	1°41'24"	50.63'
C3	2889.00'	66.68'	66.68'	N6°28'42"E	1°19'21"	33.34'
C4	3453.11'	58.96'	58.96'	N7°54'20"E	0°58'42"	29.48'

LINE	BEARING	DISTANCE
L1	N77°23'52"E	33.40'
L2	N39°33'17"W	17.17'
L3	N67°05'28"W	137.71'
L4	N22°54'32"E	1.88'
L5	S1°40'09"E	22.08'
L6	S14°22'51"W	22.97'
L7	S67°18'43"E	12.86'
L8	S7°01'41"W	42.19'
L9	S52°01'41"W	18.79'
L10	N67°18'43"W	32.38'
L11	S7°55'33"W	80.11'
L12	S6°32'51"W	27.95'
L13	S22°17'06"W	7.40'
L14	S67°12'01"E	18.70'
L15	S22°48'04"W	12.91'
L16	N67°12'29"W	1.20'
L17	S22°47'56"W	15.83'
L18	S67°12'01"E	9.55'
L19	S22°47'59"W	38.15'
L20	S12°18'44"W	20.83'
L21	S67°05'28"E	117.93'
L22	S20°21'45"W	11.36'

NOTES:
THIS PLAT WAS PREPARED WITH THE BENEFIT OF A PRELIMINARY TITLE REPORT BY ATG TITLE, DATED APRIL 10, 2022. THE FOLLOWING EASEMENTS SHOWN IN THE TITLE REPORT DOES NOT AFFECT THE SUBJECT PROPERTY OR THE DOCUMENTS PROVIDE A VAGUE OR NON-PLOTTABLE DESCRIPTION; DEED BOOK 22318 PAGE 1925.

THE LAND SHOWN ON THIS PLAT IS NOW HELD AS NOTED IN THE TITLE BLOCK HEREON AND RECORDED AMONG THE LAND RECORDS OF FAIRFAX COUNTY; ALL EASEMENTS AND DEDICATIONS FOR PUBLIC STREET PURPOSES ARE WITHIN THE BOUNDS OF THE ORIGINAL TRACT, AS DESCRIBED AND RECORDED THEREIN.

THE INFORMATION SHOWN ON THIS PLAT WAS COMPILED FROM EXISTING LAND RECORDS AND DOES NOT REPRESENT THE RESULTS OF AN ACTUAL FIELD RUN BOUNDARY SURVEY.

ALL PREVIOUSLY RECORDED RIGHTS-OF-WAY, EASEMENTS, OR OTHER INTERESTS OF THE COUNTY SHALL REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE SPECIFICALLY SHOWN HEREON.

SEE THE ACCOMPANYING DEED TO THIS PLAT FOR INFORMATION ON USE, OWNERSHIP, MAINTENANCE AND CONDITIONS OF EASEMENTS SHOWN.

THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON TAX ASSESSMENT MAP 093-1 ((17)) 0001A

RICHMOND HIGHWAY BUS RAPID TRANSIT
PROJECT NUMBER 1400145-2016, 2G40-162-000
STATE PROJECT NO. 0001-029-454, UPC; 115550

DEDICATION AND EASEMENT AREAS

DEDICATION FOR PUBLIC STREET PURPOSES	1,957 SQ. FT.
FCWA EASEMENT	652 SQ. FT.
SIGHT DISTANCE EASEMENT	76 SQ. FT.
COUNTY UTILITY EASEMENT (DOMINION ENERGY, VERIZON & COX)	3,242 SQ. FT.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT	5,954 SQ. FT.

PLAT PREPARED BY:
RICE ASSOCIATES
10661 GASKINS WAY
MANASSAS, VA 20109
703-968-3200
WWW.RICESURVEYS.COM

PLAT SHOWING
DEDICATION FOR PUBLIC STREET PURPOSES,
FCWA EASEMENT,
SIGHT DISTANCE EASEMENT,
COUNTY UTILITY EASEMENT,
GRADING AGREEMENT AND
TEMPORARY CONSTRUCTION EASEMENT
AND
THE VACATION OF
PORTIONS OF VARIOUS EASEMENTS
THROUGH
PART OF LOT 1
B.M. SMITH SUBDIVISION
D.B. 0-9, PG. 536
BEING IN THE NAME OF
WHITE HORSE ALEXANDRIA, LLC
D.B. 27763, PG. 1018
MT VERNON DISTRICT, FAIRFAX COUNTY, VIRGINIA SHEET 1 OF 1

SCALE: 1"=25'	DATE: 10/9/25	DRAWN BY: JAD

Docusign Envelope ID: E47F5F98-F60E-823A-8174-DCE67531165B

ATTACHMENT 9

AFFECTED PROPERTY

Tax Map Number: 0931-17-0002

Street Address: 6733 Richmond Highway
Alexandria, VA 22306

OWNER(S): Donald E. Smolinski and Mary R. Smolinski

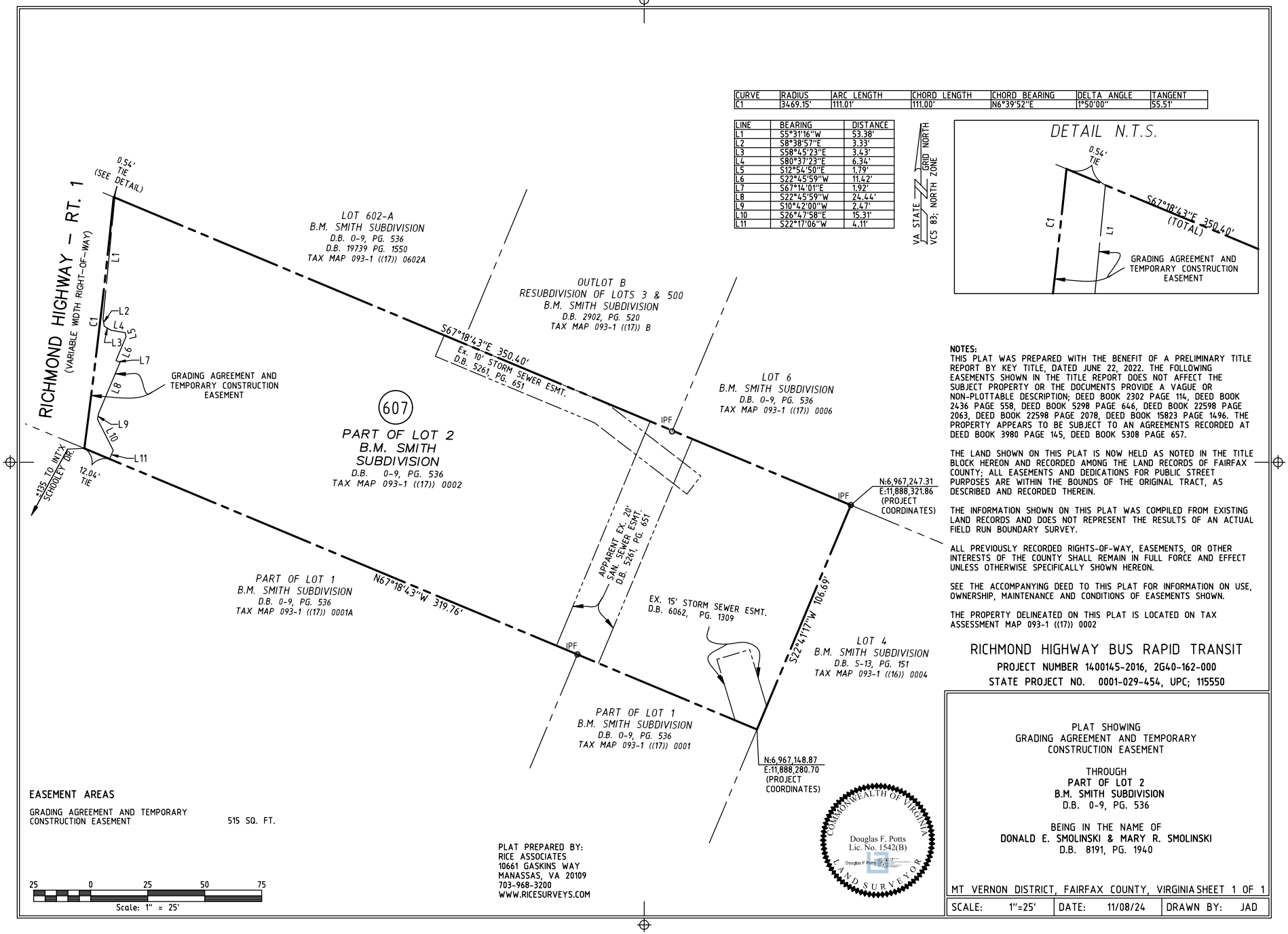
INTEREST(S) REQUIRED: (As shown on attached plat/plan)

Grading Agreement & Temporary Construction Easement – 515 sq. ft.

VALUE

Estimated value of interests and damages:

SIX THOUSAND NINE HUNDRED FIFTY-FIVE DOLLARS ($6,955)



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	3469.15'	111.01'	111.00'	N6°39'52"E	1°50'00"	55.51'

LINE	BEARING	DISTANCE
L1	S5°31'16"W	53.38'
L2	S8°38'57"E	3.33'
L3	S58°45'23"E	3.43'
L4	S80°37'23"E	6.34'
L5	S12°54'50"E	1.79'
L6	S22°45'59"W	11.42'
L7	S67°14'01"E	1.92'
L8	S22°45'59"W	24.44'
L9	S10°42'00"W	2.47'
L10	S26°47'58"E	15.31'
L11	S22°17'06"W	4.11'

NOTES:
THIS PLAT WAS PREPARED WITH THE BENEFIT OF A PRELIMINARY TITLE REPORT BY KEY TITLE, DATED JUNE 22, 2022. THE FOLLOWING EASEMENTS SHOWN IN THE TITLE REPORT DOES NOT AFFECT THE SUBJECT PROPERTY OR THE DOCUMENTS PROVIDE A VAGUE OR NON-PLOTTABLE DESCRIPTION; DEED BOOK 2302 PAGE 114, DEED BOOK 2436 PAGE 558, DEED BOOK 5298 PAGE 646, DEED BOOK 22598 PAGE 2063, DEED BOOK 22598 PAGE 2078, DEED BOOK 15823 PAGE 1496. THE PROPERTY APPEARS TO BE SUBJECT TO AN AGREEMENTS RECORDED AT DEED BOOK 3980 PAGE 145, DEED BOOK 5308 PAGE 657.

THE LAND SHOWN ON THIS PLAT IS NOW HELD AS NOTED IN THE TITLE BLOCK HEREON AND RECORDED AMONG THE LAND RECORDS OF FAIRFAX COUNTY; ALL EASEMENTS AND DEDICATIONS FOR PUBLIC STREET PURPOSES ARE WITHIN THE BOUNDS OF THE ORIGINAL TRACT, AS DESCRIBED AND RECORDED THEREIN.

THE INFORMATION SHOWN ON THIS PLAT WAS COMPILED FROM EXISTING LAND RECORDS AND DOES NOT REPRESENT THE RESULTS OF AN ACTUAL FIELD RUN BOUNDARY SURVEY.

ALL PREVIOUSLY RECORDED RIGHTS-OF-WAY, EASEMENTS, OR OTHER INTERESTS OF THE COUNTY SHALL REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE SPECIFICALLY SHOWN HEREON.

SEE THE ACCOMPANYING DEED TO THIS PLAT FOR INFORMATION ON USE, OWNERSHIP, MAINTENANCE AND CONDITIONS OF EASEMENTS SHOWN.

THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON TAX ASSESSMENT MAP 093-1 ((17)) 0002

RICHMOND HIGHWAY BUS RAPID TRANSIT
PROJECT NUMBER 1400145-2016, 2G40-162-000
STATE PROJECT NO. 0001-029-454, UPC; 115550

EASEMENT AREAS

GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT	515 SQ. FT.

PLAT PREPARED BY:
RICE ASSOCIATES
10661 GASKINS WAY
MANASSAS, VA 20109
703-968-3200
WWW.RICESURVEYS.COM

COMMONWEALTH OF VIRGINIA
Douglas F. Potts
Lic. No. 1542(B)
LAND SURVEYOR

PLAT SHOWING
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT

THROUGH
PART OF LOT 2
B.M. SMITH SUBDIVISION
D.B. 0-9, PG. 536

BEING IN THE NAME OF
DONALD E. SMOLINSKI & MARY R. SMOLINSKI
D.B. 8191, PG. 1940

MT VERNON DISTRICT, FAIRFAX COUNTY, VIRGINIA SHEET 1 OF 1

SCALE:	1"=25'	DATE:	11/08/24	DRAWN BY:	JAD

Docusign Envelope ID: E47F5F98-F60E-823A-8174-DCE67531165B

ATTACHMENT 10

AFFECTED PROPERTY

Tax Map Number: 0931-17-0602A

Street Address: 6717 Richmond Highway
Alexandria, VA 22306

OWNER(S): Toby's Northern Virginia, LLC

INTEREST(S) REQUIRED: (As shown on attached plat/plan)

Dedication – 1,277 sq. ft.
County Utility Easement (Verizon & Cox) &
Proposed Dominion Energy Utility Easement – 5,000 sq. ft.
Grading Agreement & Temporary Construction Easements – 5,125 sq. ft.

VALUE

Estimated value of interests and damages:

THREE HUNDRED NINETY THOUSAND SEVEN HUNDRED NINETY DOLLARS ($390,790)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	3466.61'	23.53'	23.53'	N 05°31'57" E	0°23'20"	11.76'
C2	48.00'	38.67'	37.63'	N 76°53'15" E	46°09'20"	20.45'
C3	187.50'	42.02'	41.93'	S 73°36'56" E	12°50'20"	21.10'
C4	22950.31'	106.60'	106.60'	S 67°28'12" E	0°15'58"	53.30'
C5	187.50'	10.92'	10.92'	S 78°21'57" E	3°20'17"	5.46'

LINE	BEARING	DISTANCE
L1	S 67°18'43" E	0.85'
L2	S 67°11'46" E	79.82'
L3	S 51°55'51" E	11.54'
L4	N 22°48'14" E	7.33'
L5	S 10°19'10" W	24.61'
L6	N 79°53'07" W	10.03'
L7	S 18°05'13" W	121.66'
L8	S 04°32'52" W	155.97'
L9	S 22°41'33" W	20.04'
L10	N 67°16'42" W	96.41'
L11	S 82°57'31" W	20.23'
L12	N 51°10'36" W	14.87'
L13	N 84°44'23" W	38.56'
L14	S 83°55'27" E	34.05'
L15	S 06°04'33" W	65.42'
L16	N 90°00'00" W	19.61'
L17	N 19°16'37" W	9.75'
L18	S 82°23'13" W	4.52'
L19	S 05°06'22" W	20.82'

NOTES:

THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT, DATED SEPTEMBER 27, 2023. THE FOLLOWING EASEMENTS SHOWN IN THE TITLE REPORT DO NOT, OR NO LONGER, AFFECT THE SUBJECT PROPERTY OR THE DOCUMENTS PROVIDE A VAGUE OR NON-PLOTTABLE DESCRIPTION; DEED BOOK D-13 AT PAGE 398, DEED BOOK D-13 AT PAGE 400, DEED BOOK 870 AT PAGE 106, DEED BOOK 2297 AT PAGE 227, DEED BOOK 2366 AT PAGE 639, DEED BOOK 2413 AT PAGE 463, DEED BOOK 2436 AT PAGE 604, DEED BOOK 20132 AT PAGE 416, DEED BOOK 2552 AT PAGE 507, DEED BOOK 2959 AT PAGE 530, DEED BOOK 2981 AT PAGE 382, DEED BOOK 20132 AT PAGE 413, AND DEED BOOK 10227 AT PAGE 991. THE PROPERTY MAY BE SUBJECT TO THE FOLLOWING AGREEMENT; DEED BOOK 19623 AT PAGE 1058.

THE LAND SHOWN ON THIS PLAT IS NOW HELD AS NOTED IN THE TITLE BLOCK HEREON AND RECORDED AMONG THE LAND RECORDS OF FAIRFAX COUNTY; ALL EASEMENTS AND DEDICATIONS FOR PUBLIC STREET PURPOSES ARE WITHIN THE BOUNDS OF THE ORIGINAL TRACT, AS DESCRIBED AND RECORDED THEREIN.

THE INFORMATION SHOWN ON THIS PLAT WAS COMPILED FROM EXISTING LAND RECORDS AND DOES NOT REPRESENT THE RESULTS OF AN ACTUAL FIELD RUN BOUNDARY SURVEY.

ALL PREVIOUSLY RECORDED RIGHTS-OF-WAY, EASEMENTS, OR OTHER INTERESTS OF THE COUNTY SHALL REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE SPECIFICALLY SHOWN HEREON.

SEE THE ACCOMPANYING DEED TO THIS PLAT FOR INFORMATION ON USE, OWNERSHIP, MAINTENANCE AND CONDITIONS OF EASEMENTS SHOWN.

PROPERTY IS SUBJECT TO A STORM WATER MANAGEMENT AGREEMENT D.B. 19623, PG. 1058

THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON TAX ASSESSMENT MAP 093-1 ((17)) 0602A

DEDICATION AND EASEMENT AREAS

DEDICATION FOR PUBLIC STREET PURPOSES	1,277 SQ. FT.
COUNTY UTILITY EASEMENT (VERIZON & COX) AND PROPOSED DOMINION ENERGY UTILITY EASEMENT	5000 SQ. FT.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT (AREA 1)	2,865 SQ. FT.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT (AREA 2)	2,260 SQ. FT.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT (TOTAL)	5,125 SQ. FT.

COMMONWEALTH OF VIRGINIA
WILLIAM G. LIPPY, JR
Lic. No. 2887
LAND SURVEYOR

PLAT PREPARED BY:
RICE ASSOCIATES
10661 GASKINS WAY
MANASSAS, VA 20109
703-968-3200
WWW.RICESURVEYS.COM

RICHMOND HIGHWAY BUS RAPID TRANSIT

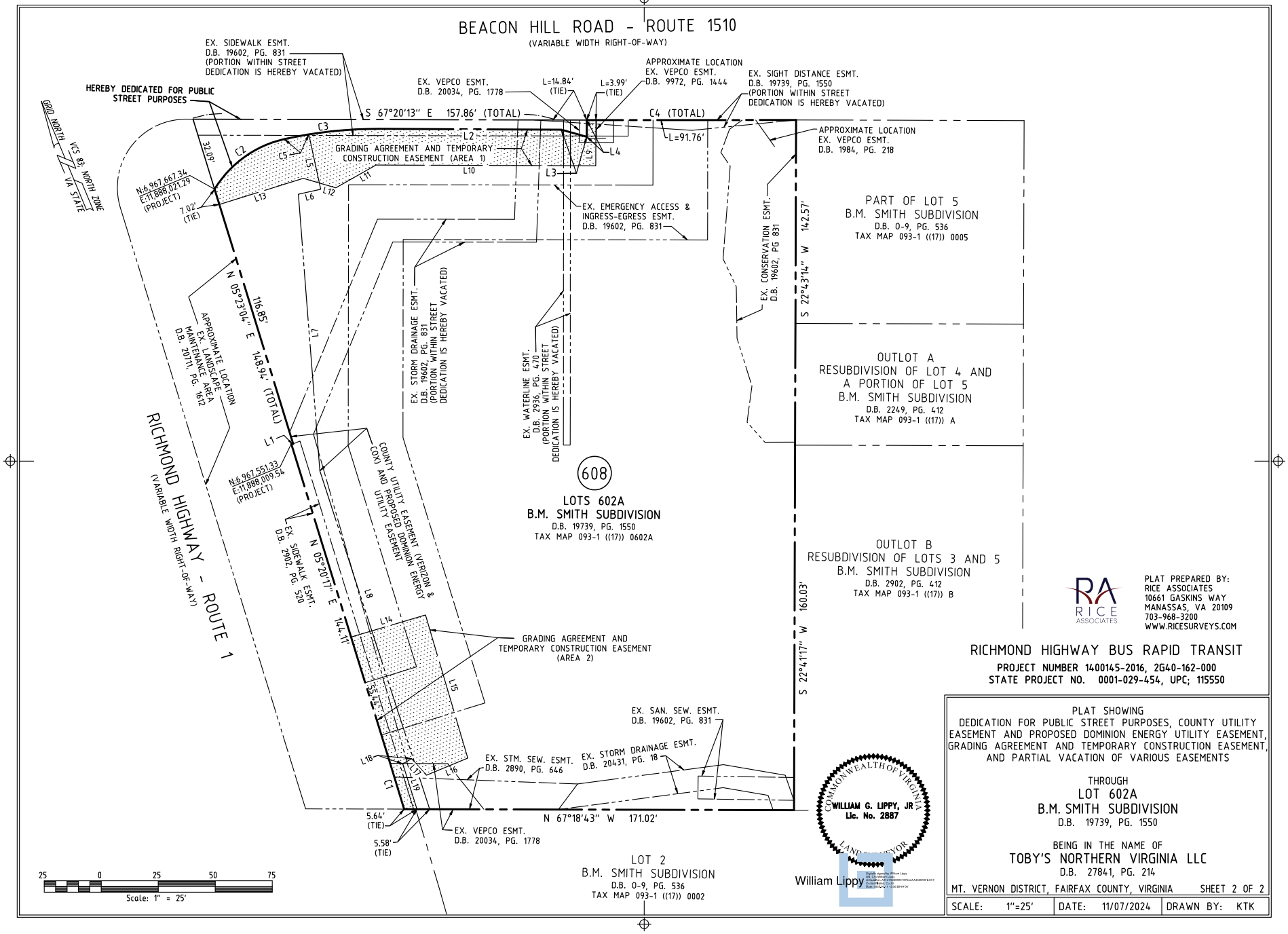
PROJECT NUMBER 1400145-2016, 2G40-162-000
STATE PROJECT NO. 0001-029-454, UPC; 115550

PLAT SHOWING
DEDICATION FOR PUBLIC STREET PURPOSES, COUNTY UTILITY EASEMENT AND PROPOSED DOMINION ENERGY UTILITY EASEMENT, GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT, AND PARTIAL VACATION OF VARIOUS EASEMENTS

THROUGH
LOT 602A
B.M. SMITH SUBDIVISION
D.B. 19739, PG. 1550

BEING IN THE NAME OF
TOBY'S NORTHERN VIRGINIA LLC
D.B. 27841, PG. 214
MT. VERNON DISTRICT, FAIRFAX COUNTY, VIRGINIA SHEET 1 OF 2

SCALE: N/A	DATE: 11/07/2024	DRAWN BY: KTK


BEACON HILL ROAD - ROUTE 1510
(VARIABLE WIDTH RIGHT-OF-WAY)
EX. SIDEWALK ESMT.
D.B. 19602, PG. 831
(PORTION WITHIN STREET
DEDICATION IS HEREBY VACATED)
HEREBY DEDICATED FOR PUBLIC
STREET PURPOSES
EX. VEPCO ESMT.
D.B. 20034, PG. 1778
APPROXIMATE LOCATION
EX. VEPCO ESMT.
D.B. 9972, PG. 1444
EX. SIGHT DISTANCE ESMT.
D.B. 19739, PG. 1550
(PORTION WITHIN STREET
DEDICATION IS HEREBY VACATED)
S 67°20'13" E 157.86' (TOTAL)
C4 (TOTAL)
L=14.84' (TIE)
L=3.99' (TIE)
L=91.76'
GRID NORTH
VCS 83: NORTH ZONE
VA STATE
N:6,967,667.34
E:11,888,021.29
(PROJECT)
7.02' (TIE)
32.09'
GRADING AGREEMENT AND TEMPORARY
CONSTRUCTION EASEMENT (AREA 1)
APPROXIMATE LOCATION
EX. VEPCO ESMT.
D.B. 1984, PG. 218
EX. EMERGENCY ACCESS &
INGRESS-EGRESS ESMT.
D.B. 19602, PG. 831
EX. CONSERVATION ESMT.
D.B. 19602, PG 831
PART OF LOT 5
B.M. SMITH SUBDIVISION
D.B. 0-9, PG. 536
TAX MAP 093-1 ((17)) 0005
S 22°43'14" W 142.57'
N 05°23'04" E 116.85'
148.94' (TOTAL)
APPROXIMATE LOCATION
EX. LANDSCAPE
MAINTENANCE AREA
D.B. 20711, PG. 1612
EX. STORM DRAINAGE ESMT.
D.B. 19602, PG. 831
(PORTION WITHIN STREET
DEDICATION IS HEREBY VACATED)
EX. WATERLINE ESMT.
D.B. 2936, PG. 470
(PORTION WITHIN STREET
DEDICATION IS HEREBY VACATED)
OUTLOT A
RESUBDIVISION OF LOT 4 AND
A PORTION OF LOT 5
B.M. SMITH SUBDIVISION
D.B. 2249, PG. 412
TAX MAP 093-1 ((17)) A
RICHMOND HIGHWAY - ROUTE 1
(VARIABLE WIDTH RIGHT-OF-WAY)
N:6,967,551.33
E:11,888,009.54
(PROJECT)
608
LOTS 602A
B.M. SMITH SUBDIVISION
D.B. 19739, PG. 1550
TAX MAP 093-1 ((17)) 0602A
COUNTY UTILITY EASEMENT (VERIZON &
COX) AND PROPOSED DOMINION ENERGY
UTILITY EASEMENT
EX. SIDEWALK ESMT.
D.B. 2902, PG. 520
N 05°20'17" E 144.11'
OUTLOT B
RESUBDIVISION OF LOTS 3 AND 5
B.M. SMITH SUBDIVISION
D.B. 2902, PG. 412
TAX MAP 093-1 ((17)) B
S 22°41'17" W 160.03'
GRADING AGREEMENT AND
TEMPORARY CONSTRUCTION EASEMENT
(AREA 2)
EX. SAN. SEW. ESMT.
D.B. 19602, PG. 831
EX. STM. SEW. ESMT.
D.B. 2890, PG. 646
EX. STORM DRAINAGE ESMT.
D.B. 20431, PG. 18
N 67°18'43" W 171.02'
5.64' (TIE)
5.58' (TIE)
EX. VEPCO ESMT.
D.B. 20034, PG. 1778
LOT 2
B.M. SMITH SUBDIVISION
D.B. 0-9, PG. 536
TAX MAP 093-1 ((17)) 0002
25 0 25 50 75
Scale: 1" = 25'
COMMONWEALTH OF VIRGINIA
WILLIAM G. LIPPY, JR
Lic. No. 2887
LAND SURVEYOR
William Lippy
RICE ASSOCIATES
PLAT PREPARED BY:
RICE ASSOCIATES
10661 GASKINS WAY
MANASSAS, VA 20109
703-968-3200
WWW.RICESURVEYS.COM
RICHMOND HIGHWAY BUS RAPID TRANSIT
PROJECT NUMBER 1400145-2016, 2G40-162-000
STATE PROJECT NO. 0001-029-454, UPC; 115550
PLAT SHOWING
DEDICATION FOR PUBLIC STREET PURPOSES, COUNTY UTILITY
EASEMENT AND PROPOSED DOMINION ENERGY UTILITY EASEMENT,
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT,
AND PARTIAL VACATION OF VARIOUS EASEMENTS
THROUGH
LOT 602A
B.M. SMITH SUBDIVISION
D.B. 19739, PG. 1550
BEING IN THE NAME OF
TOBY'S NORTHERN VIRGINIA LLC
D.B. 27841, PG. 214
MT. VERNON DISTRICT, FAIRFAX COUNTY, VIRGINIA SHEET 2 OF 2
SCALE: 1"=25'
DATE: 11/07/2024
DRAWN BY: KTK

Docusign Envelope ID: E47F5F98-F60E-823A-8174-DCE67531165B

ATTACHMENT 11

AFFECTED PROPERTY

Tax Map Number: 0931-38-01-0001A
0931-T38-01-0001A

Street Address: 6850 Richmond Highway
Alexandria, VA 22306

OWNER(S): FRG Beacon Groveton, LLC

INTEREST(S) REQUIRED: (As shown on attached plat/plan)

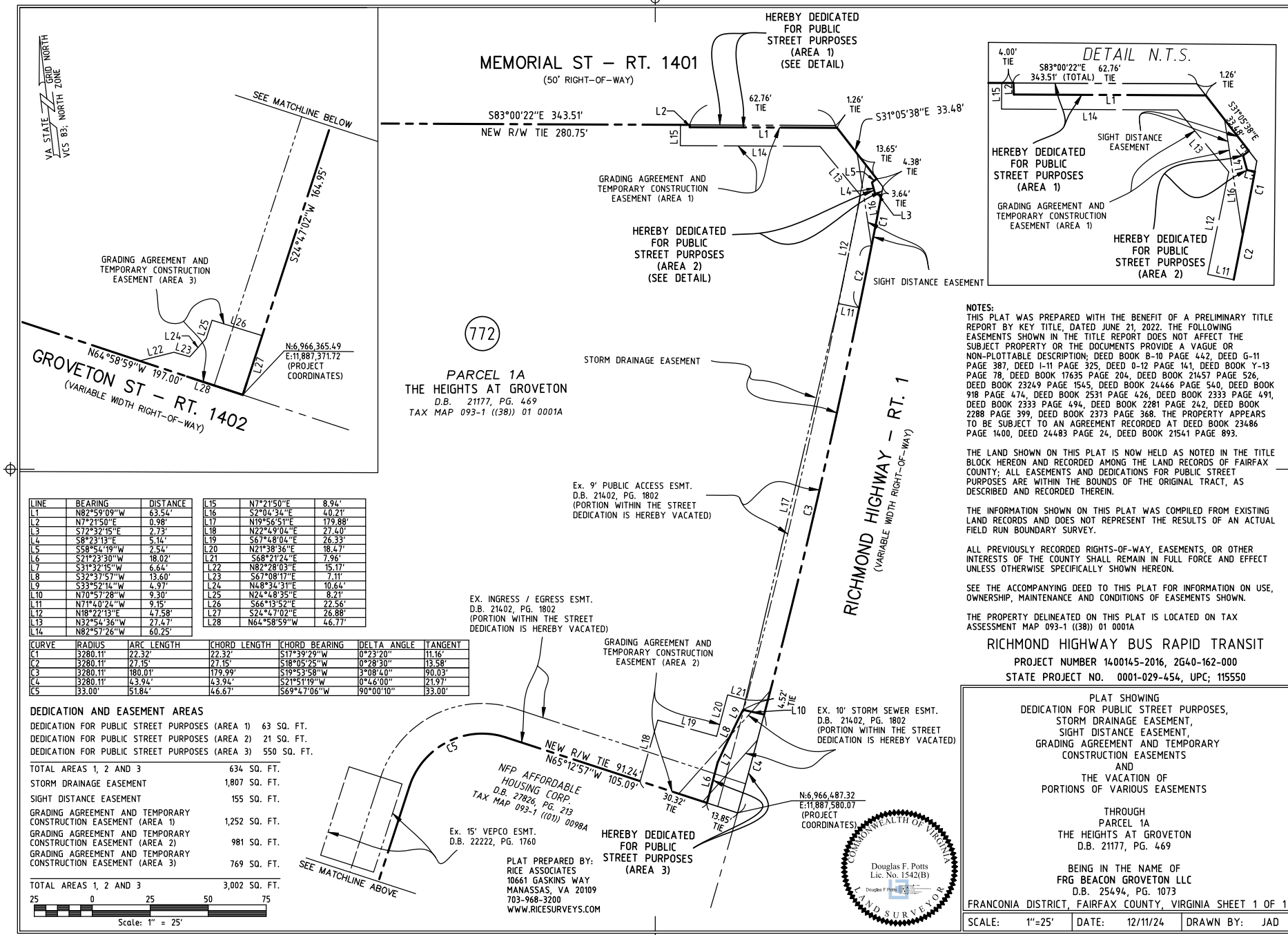
Dedications – 634 sq. ft.
Storm Drainage Easement – 1,807 sq. ft.
Sight Distance Easement – 155 sq. ft.
Grading Agreement & Temporary Construction Easements – 3,002 sq. ft.

VALUE

Estimated value of interests and damages:

TWO HUNDRED FIFTY-FOUR THOUSAND EIGHTY DOLLARS ($254,080)

Attachment 11



LINE	BEARING	DISTANCE
L1	N82°59'09"W	63.54'
L2	N7°21'50"E	0.98'
L3	S72°32'15"E	2.73'
L4	S8°23'13"E	5.14'
L5	S58°54'19"W	2.54'
L6	S21°23'30"W	18.02'
L7	S31°32'15"W	6.64'
L8	S32°37'57"W	13.60'
L9	S33°52'14"W	4.97'
L10	N70°57'28"W	9.30'
L11	N71°40'24"W	9.15'
L12	N18°22'13"E	47.58'
L13	N32°54'36"W	27.47'
L14	N82°57'26"W	60.25'

L15	N7°21'50"E	8.94'
L16	S2°04'34"E	40.21'
L17	N19°56'51"E	179.88'
L18	N22°49'04"E	27.40'
L19	S67°48'04"E	26.33'
L20	N21°38'36"E	18.47'
L21	S68°21'24"E	7.96'
L22	N82°28'03"E	15.17'
L23	S67°08'17"E	7.11'
L24	N48°34'31"E	10.64'
L25	N24°48'35"E	8.21'
L26	S66°13'52"E	22.56'
L27	S24°47'02"E	26.88'
L28	N64°58'59"W	46.77'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	3280.11'	22.32'	22.32'	S17°39'29"W	0°23'20"	11.16'
C2	3280.11'	27.15'	27.15'	S18°05'25"W	0°28'30"	13.58'
C3	3280.11'	180.01'	179.99'	S19°53'58"W	3°08'40"	90.03'
C4	3280.11'	43.94'	43.94'	S21°51'19"W	0°46'00"	21.97'
C5	33.00'	51.84'	46.67'	S69°47'06"W	90°00'10"	33.00'

DEDICATION AND EASEMENT AREAS

DEDICATION FOR PUBLIC STREET PURPOSES (AREA 1)	63 SQ. FT.
DEDICATION FOR PUBLIC STREET PURPOSES (AREA 2)	21 SQ. FT.
DEDICATION FOR PUBLIC STREET PURPOSES (AREA 3)	550 SQ. FT.
TOTAL AREAS 1, 2 AND 3	634 SQ. FT.
STORM DRAINAGE EASEMENT	1,807 SQ. FT.
SIGHT DISTANCE EASEMENT	155 SQ. FT.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT (AREA 1)	1,252 SQ. FT.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT (AREA 2)	981 SQ. FT.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT (AREA 3)	769 SQ. FT.
TOTAL AREAS 1, 2 AND 3	3,002 SQ. FT.

25 0 25 50 75
Scale: 1" = 25'

PLAT PREPARED BY:
RICE ASSOCIATES
10661 GASKINS WAY
MANASSAS, VA 20109
703-968-3200
WWW.RICESURVEYS.COM

Douglas F. Potts
Lic. No. 1542(B)
COMMONWEALTH OF VIRGINIA
LAND SURVEYOR

NOTES:
THIS PLAT WAS PREPARED WITH THE BENEFIT OF A PRELIMINARY TITLE REPORT BY KEY TITLE, DATED JUNE 21, 2022. THE FOLLOWING EASEMENTS SHOWN IN THE TITLE REPORT DOES NOT AFFECT THE SUBJECT PROPERTY OR THE DOCUMENTS PROVIDE A VAGUE OR NON-PLOTTABLE DESCRIPTION; DEED BOOK B-10 PAGE 442, DEED G-11 PAGE 387, DEED I-11 PAGE 325, DEED O-12 PAGE 141, DEED BOOK Y-13 PAGE 78, DEED BOOK 17635 PAGE 204, DEED BOOK 21457 PAGE 526, DEED BOOK 23249 PAGE 1545, DEED BOOK 24466 PAGE 540, DEED BOOK 918 PAGE 474, DEED BOOK 2531 PAGE 426, DEED BOOK 2333 PAGE 491, DEED BOOK 2333 PAGE 494, DEED BOOK 2281 PAGE 242, DEED BOOK 2288 PAGE 399, DEED BOOK 2373 PAGE 368. THE PROPERTY APPEARS TO BE SUBJECT TO AN AGREEMENT RECORDED AT DEED BOOK 23486 PAGE 1400, DEED 24483 PAGE 24, DEED BOOK 21541 PAGE 893.

THE LAND SHOWN ON THIS PLAT IS NOW HELD AS NOTED IN THE TITLE BLOCK HEREON AND RECORDED AMONG THE LAND RECORDS OF FAIRFAX COUNTY; ALL EASEMENTS AND DEDICATIONS FOR PUBLIC STREET PURPOSES ARE WITHIN THE BOUNDS OF THE ORIGINAL TRACT, AS DESCRIBED AND RECORDED THEREIN.

THE INFORMATION SHOWN ON THIS PLAT WAS COMPILED FROM EXISTING LAND RECORDS AND DOES NOT REPRESENT THE RESULTS OF AN ACTUAL FIELD RUN BOUNDARY SURVEY.

ALL PREVIOUSLY RECORDED RIGHTS-OF-WAY, EASEMENTS, OR OTHER INTERESTS OF THE COUNTY SHALL REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE SPECIFICALLY SHOWN HEREON.

SEE THE ACCOMPANYING DEED TO THIS PLAT FOR INFORMATION ON USE, OWNERSHIP, MAINTENANCE AND CONDITIONS OF EASEMENTS SHOWN.

THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON TAX ASSESSMENT MAP 093-1 ((38)) 01 0001A

RICHMOND HIGHWAY BUS RAPID TRANSIT

PROJECT NUMBER 1400145-2016, 2G40-162-000
STATE PROJECT NO. 0001-029-454, UPC; 115550

PLAT SHOWING
DEDICATION FOR PUBLIC STREET PURPOSES,
STORM DRAINAGE EASEMENT,
SIGHT DISTANCE EASEMENT,
GRADING AGREEMENT AND TEMPORARY
CONSTRUCTION EASEMENTS
AND
THE VACATION OF
PORTIONS OF VARIOUS EASEMENTS

THROUGH
PARCEL 1A
THE HEIGHTS AT GROVETON
D.B. 21177, PG. 469

BEING IN THE NAME OF
FRG BEACON GROVETON LLC
D.B. 25494, PG. 1073
FRANCONIA DISTRICT, FAIRFAX COUNTY, VIRGINIA SHEET 1 OF 1

SCALE: 1"=25'	DATE: 12/11/24	DRAWN BY: JAD

Docusign Envelope ID: E47F5F98-F60E-823A-8174-DCE67531165B

ATTACHMENT 12

AFFECTED PROPERTY

Tax Map Number: 0931-01-0098A

Street Address: 6858 Richmond Highway
Alexandria, VA 22306

OWNER(S): NFP Affordable Housing Corp.

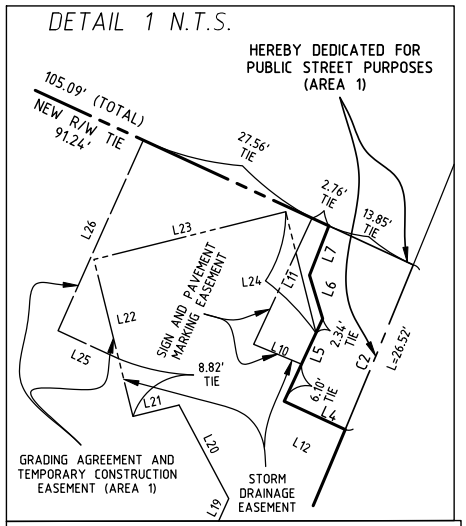
INTEREST(S) REQUIRED: (As shown on attached plat/plan)

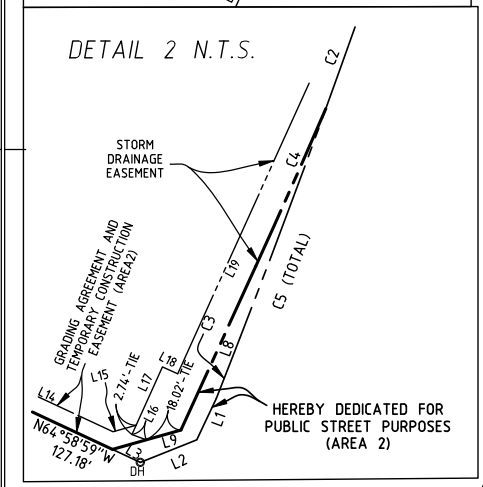
Dedications – 415 sq. ft.
Storm Drainage Easement – 2,894 sq. ft.
Sign and Pavement Marking Easement – 110 sq. ft.
Grading Agreement & Temporary Construction Easements – 1,403 sq. ft.

VALUE

Estimated value of interests and damages:

TWO HUNDRED FORTY-NINE THOUSAND TWO HUNDRED EIGHTY DOLLARS ($249,280)

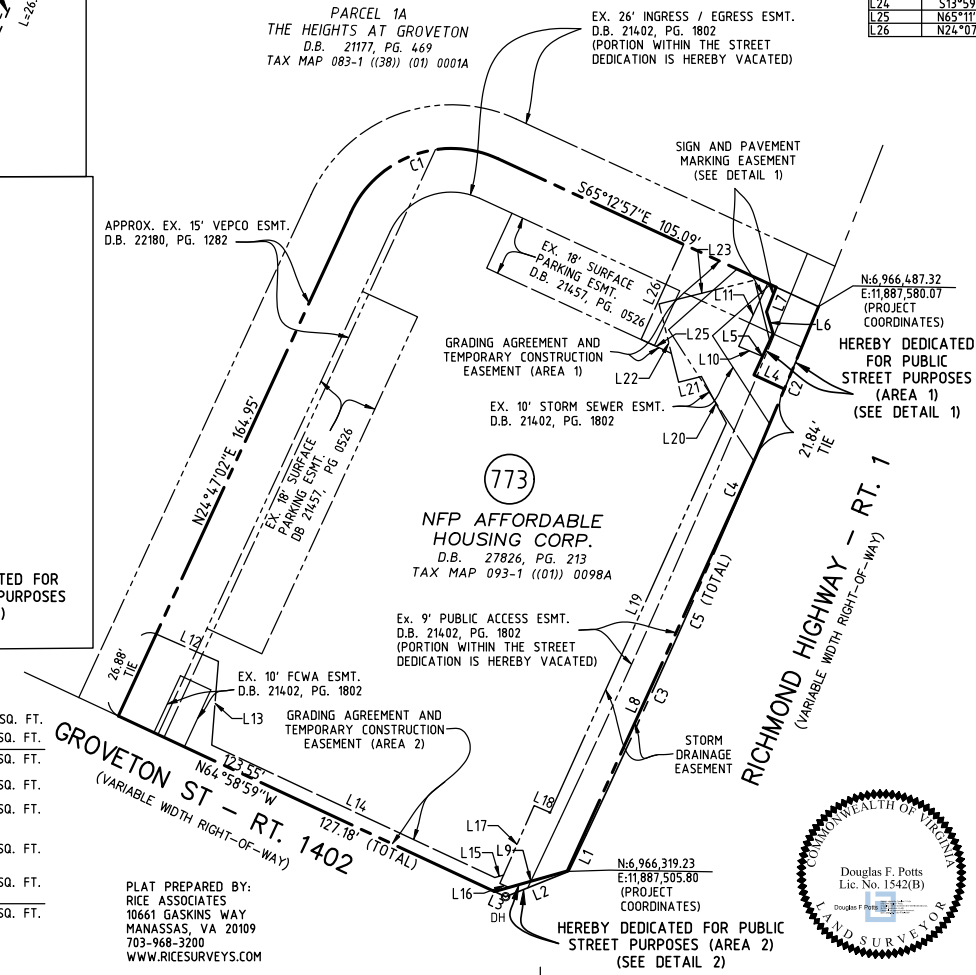




CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	33.00'	51.84'	46.67'	N69°47'06"E	90°00'10"	33.00'
C2	3280.11'	48.36'	48.36'	S22°39'42"W	0°54'40"	24.18'
C3	3280.11'	123.37'	123.37'	S24°09'41"W	2°09'20"	61.69'
C4	2711.00'	29.09'	29.09'	S24°13'41"E	0°36'53"	14.54'
C5	3280.11'	171.73'	171.71'	S23°44'21"W	3°00'00"	85.88'

LINE	BEARING	DISTANCE
L1	S25°14'20"W	12.06'
L2	S68°14'00"W	20.28'
L3	N64°58'59"W	3.63'
L4	S65°11'04"E	10.01'
L5	S24°58'45"W	13.56'
L6	S16°51'05"E	6.76'
L7	S21°23'30"W	7.89'
L8	S24°32'08"W	106.42'
L9	S74°12'49"W	22.48'
L10	N67°25'06"W	7.70'
L11	N24°47'00"E	20.69'
L12	S66°13'52"E	20.22'
L13	S04°34'28"W	24.99'
L14	S64°55'17"E	93.01'
L15	N74°12'49"E	2.72'
L16	N66°13'13"W	2.97'
L17	N23°46'47"E	25.33'
L18	S66°13'13"E	5.21'
L19	N24°19'30"E	127.24'
L20	N28°02'31"W	15.72'
L21	S76°00'05"W	7.02'
L22	N13°59'55"W	24.00'
L23	N76°00'05"E	29.33'
L24	S13°59'55"E	18.60'
L25	N65°11'04"W	9.91'
L26	N24°07'50"E	30.97'

VA STATE GRID NORTH
VCS 83; NORTH ZONE



NOTES:

THIS PLAT WAS PREPARED WITH THE BENEFIT OF A PRELIMINARY TITLE REPORT BY KEY TITLE, DATED JUNE 21, 2022. THE FOLLOWING EASEMENTS SHOWN IN THE TITLE REPORT DOES NOT AFFECT THE SUBJECT PROPERTY OR THE DOCUMENTS PROVIDE A VAGUE OR NON-PLOTTABLE DESCRIPTION; DEED BOOK B-10 PAGE 1282, DEED BOOK G-11 PAGE 387, DEED BOOK I-11 PAGE 325 DEED BOOK O-12 PAGE 141, DEED BOOK Y-13 PAGE 78. DEED BOOK 2281 PAGE 242, DEED BOOK 21457 PAGE 606, DEED BOOK 918 PAGE 474, DEED BOOK 2288 PAGE 399, DEED BOOK 2333 PAGE 491, DEED BOOK 2333 PAGE 494, DEED BOOK 2373 PAGE 368, DEED BOOK 2531 PAGE 426, DEED BOOK 16489 PAGE 1199, DEED BOOK 2531 PAGE 426. THE PROPERTY APPEARS TO BE SUBJECT TO AN AGREEMENT AT DEED BOOK 23249 PAGE 1545.

THE LAND SHOWN ON THIS PLAT IS NOW HELD AS NOTED IN THE TITLE BLOCK HEREON AND RECORDED AMONG THE LAND RECORDS OF FAIRFAX COUNTY; ALL EASEMENTS AND DEDICATIONS FOR PUBLIC STREET PURPOSES ARE WITHIN THE BOUNDS OF THE ORIGINAL TRACT, AS DESCRIBED AND RECORDED THEREIN.

THE INFORMATION SHOWN ON THIS PLAT WAS COMPILED FROM EXISTING LAND RECORDS AND DOES NOT REPRESENT THE RESULTS OF AN ACTUAL FIELD RUN BOUNDARY SURVEY.

ALL PREVIOUSLY RECORDED RIGHTS-OF-WAY, EASEMENTS, OR OTHER INTERESTS OF THE COUNTY SHALL REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE SPECIFICALLY SHOWN HEREON.

SEE THE ACCOMPANYING DEED TO THIS PLAT FOR INFORMATION ON USE, OWNERSHIP, MAINTENANCE AND CONDITIONS OF EASEMENTS SHOWN.

THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON TAX ASSESSMENT MAP 093-1 ((01)) 0098A

RICHMOND HIGHWAY BUS RAPID TRANSIT

PROJECT NUMBER 1400145-2016, 2G40-162-000

STATE PROJECT NO. 0001-029-454, UPC; 115550

DEDICATION AND EASEMENT AREAS

DEDICATION FOR PUBLIC STREET PURPOSES (AREA 1)	299 SQ. FT.
DEDICATION FOR PUBLIC STREET PURPOSES (AREA 2)	116 SQ. FT.
TOTAL AREAS 1 AND 2	415 SQ. FT.
STORM DRAINAGE EASEMENT	2,894 SQ. FT.
SIGN AND PAVEMENT MARKING EASEMENT	110 SQ. FT.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT (AREA 1)	347 SQ. FT.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT (AREA 2)	1,056 SQ. FT.
TOTAL AREAS 1 AND 2	1,403 SQ. FT.

25 0 25 50 75
Scale: 1" = 25'

PLAT PREPARED BY:
RICE ASSOCIATES
10661 GASKINS WAY
MANASSAS, VA 20109
703-968-3200
WWW.RICESURVEYS.COM

COMMONWEALTH OF VIRGINIA
Douglas F. Potts
Lic. No. 1542(B)
LAND SURVEYOR

PLAT SHOWING
DEDICATION FOR PUBLIC STREET PURPOSES,
STORM DRAINAGE EASEMENT,
SIGN AND PAVEMENT MARKING EASEMENT,
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENTS
AND
THE VACATION OF
PORTIONS OF VARIOUS EASEMENTS

THROUGH THE PROPERTY OF
NFP AFFORDABLE HOUSING CORP.
D.B. 27826, PG. 213

FRANCONIA DISTRICT, FAIRFAX COUNTY, VIRGINIA SHEET 1 OF 1

SCALE: 1"=25'	DATE: 2/10/25	DRAWN BY: JAD

Docusign Envelope ID: E47F5F98-F60E-823A-8174-DCE67531165B

ATTACHMENT 13

AFFECTED PROPERTY

Tax Map Number: 0922-18-06-0001A
0922-18-07-0008A

Street Address: 6910 Richmond Highway
3091 Clayborne Avenue
Alexandria, VA 22306

OWNER(S): 6910 Richmond Eat, LLC

INTEREST(S) REQUIRED: (As shown on attached plat/plan)

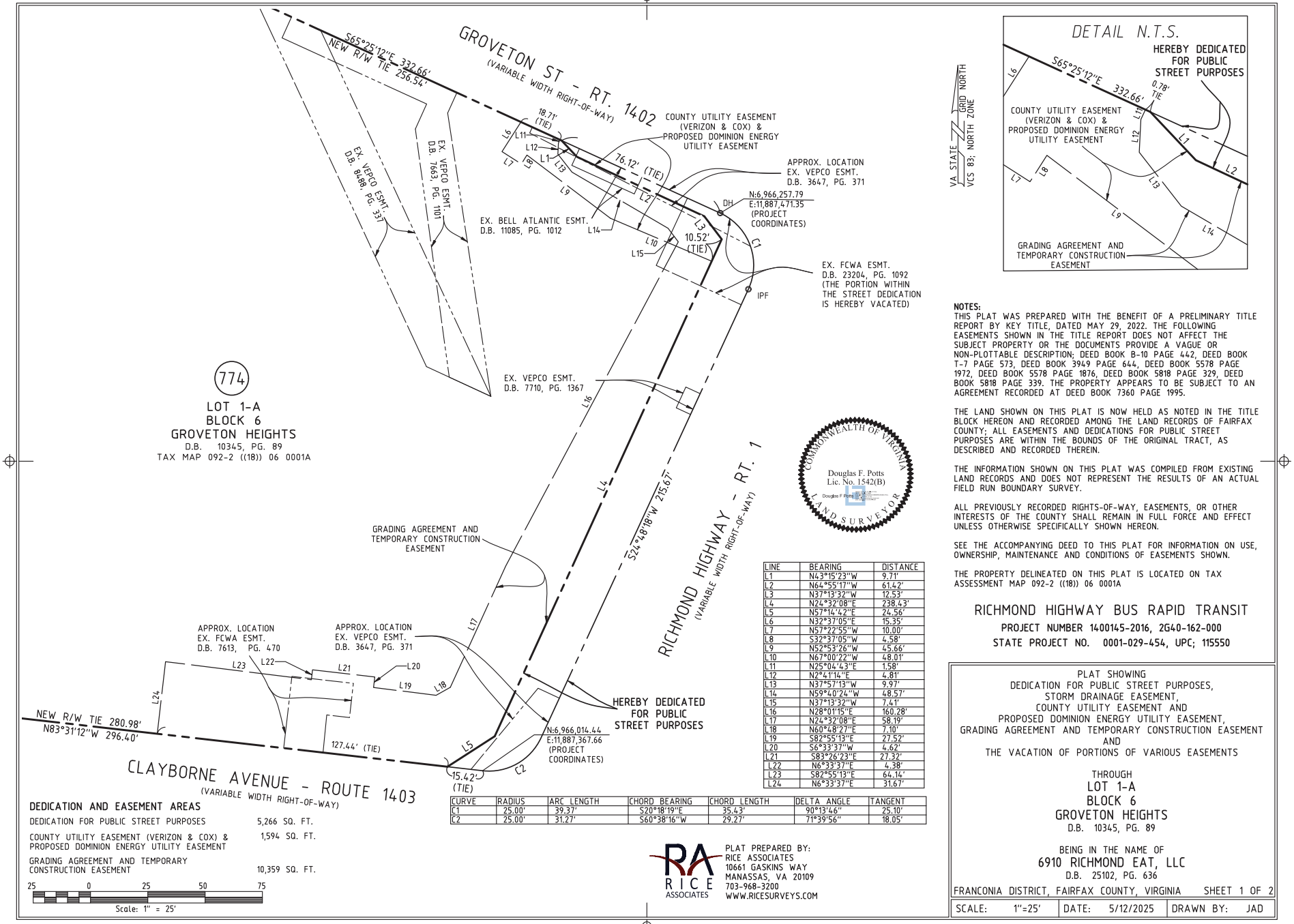
Dedications – 10,256 sq. ft.
Storm Drainage Easement – 768 sq. ft.
County Utility Easement (Verizon & Cox) &
Proposed Dominion Energy Utility Easement – 3,853 sq. ft.
Grading Agreement & Temporary Construction Easements – 16,975 sq. ft.

VALUE

Estimated value of interests and damages:

FIVE HUNDRED NINETY-NINE THOUSAND SEVEN HUNDRED FIFTY DOLLARS ($599,750)

Attachment 13



LINE	BEARING	DISTANCE
L1	N43°15'23"W	9.71'
L2	N64°55'17"W	61.42'
L3	N37°13'32"W	12.53'
L4	N24°32'08"E	238.43'
L5	N57°14'42"E	24.56'
L6	N32°37'05"E	15.35'
L7	N57°22'55"W	10.00'
L8	S32°37'05"W	4.58'
L9	N52°53'26"W	45.66'
L10	N67°00'22"W	48.01'
L11	N25°04'43"E	1.58'
L12	N2°41'14"E	4.81'
L13	N37°57'13"W	9.97'
L14	N59°40'24"W	48.57'
L15	N37°13'32"W	7.41'
L16	N28°01'15"E	160.28'
L17	N24°32'08"E	58.19'
L18	N60°48'27"E	7.10'
L19	S82°55'13"E	27.52'
L20	S6°33'37"W	4.62'
L21	S83°26'23"E	27.32'
L22	N6°33'37"E	4.38'
L23	S82°55'13"E	64.14'
L24	N6°33'37"E	31.67'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE	TANGENT
C1	25.00'	39.37'	S20°18'19"E	35.43'	90°13'46"	25.10'
C2	25.00'	31.27'	S60°38'16"W	29.27'	71°39'56"	18.05'

DEDICATION AND EASEMENT AREAS

DEDICATION FOR PUBLIC STREET PURPOSES	5,266 SQ. FT.
COUNTY UTILITY EASEMENT (VERIZON & COX) & PROPOSED DOMINION ENERGY UTILITY EASEMENT	1,594 SQ. FT.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT	10,359 SQ. FT.

25 0 25 50 75
Scale: 1" = 25'

NOTES:

THIS PLAT WAS PREPARED WITH THE BENEFIT OF A PRELIMINARY TITLE REPORT BY KEY TITLE, DATED MAY 29, 2022. THE FOLLOWING EASEMENTS SHOWN IN THE TITLE REPORT DOES NOT AFFECT THE SUBJECT PROPERTY OR THE DOCUMENTS PROVIDE A VAGUE OR NON-PLOTTABLE DESCRIPTION; DEED BOOK B-10 PAGE 442, DEED BOOK T-7 PAGE 573, DEED BOOK 3949 PAGE 644, DEED BOOK 5578 PAGE 1972, DEED BOOK 5578 PAGE 1876, DEED BOOK 5818 PAGE 329, DEED BOOK 5818 PAGE 339. THE PROPERTY APPEARS TO BE SUBJECT TO AN AGREEMENT RECORDED AT DEED BOOK 7360 PAGE 1995.

THE LAND SHOWN ON THIS PLAT IS NOW HELD AS NOTED IN THE TITLE BLOCK HEREON AND RECORDED AMONG THE LAND RECORDS OF FAIRFAX COUNTY; ALL EASEMENTS AND DEDICATIONS FOR PUBLIC STREET PURPOSES ARE WITHIN THE BOUNDS OF THE ORIGINAL TRACT, AS DESCRIBED AND RECORDED THEREIN.

THE INFORMATION SHOWN ON THIS PLAT WAS COMPILED FROM EXISTING LAND RECORDS AND DOES NOT REPRESENT THE RESULTS OF AN ACTUAL FIELD RUN BOUNDARY SURVEY.

ALL PREVIOUSLY RECORDED RIGHTS-OF-WAY, EASEMENTS, OR OTHER INTERESTS OF THE COUNTY SHALL REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE SPECIFICALLY SHOWN HEREON.

SEE THE ACCOMPANYING DEED TO THIS PLAT FOR INFORMATION ON USE, OWNERSHIP, MAINTENANCE AND CONDITIONS OF EASEMENTS SHOWN.

THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON TAX ASSESSMENT MAP 092-2 ((18)) 06 0001A

RICHMOND HIGHWAY BUS RAPID TRANSIT

PROJECT NUMBER 1400145-2016, 2G40-162-000

STATE PROJECT NO. 0001-029-454, UPC; 115550

PLAT SHOWING
DEDICATION FOR PUBLIC STREET PURPOSES,
STORM DRAINAGE EASEMENT,
COUNTY UTILITY EASEMENT AND
PROPOSED DOMINION ENERGY UTILITY EASEMENT,
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT
AND
THE VACATION OF PORTIONS OF VARIOUS EASEMENTS

THROUGH
LOT 1-A
BLOCK 6
GROVETON HEIGHTS
D.B. 10345, PG. 89

BEING IN THE NAME OF
6910 RICHMOND EAT, LLC
D.B. 25102, PG. 636

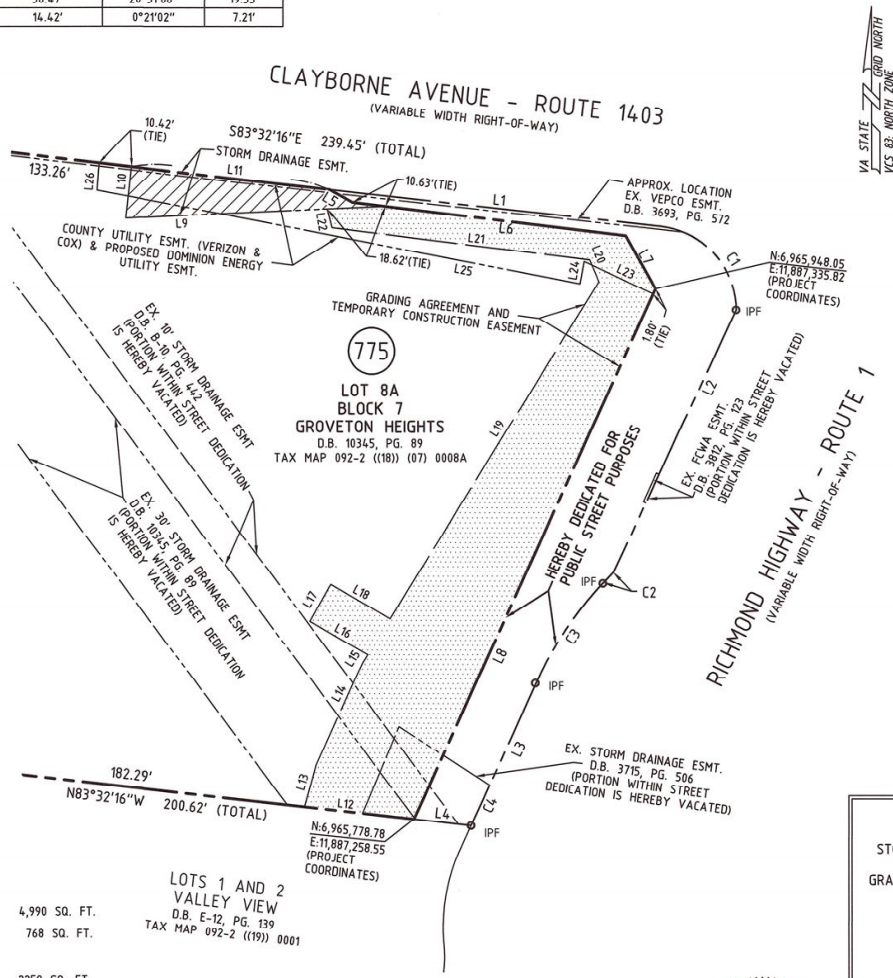
FRANCONIA DISTRICT, FAIRFAX COUNTY, VIRGINIA SHEET 1 OF 2

SCALE: 1"=25'	DATE: 5/12/2025	DRAWN BY: JAD

PLAT PREPARED BY:
RICE ASSOCIATES
10661 GASKINS WAY
MANASSAS, VA 20109
703-968-3200
WWW.RICESURVEYS.COM

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE	TANGENT
C1	27.00'	39.22'	S41°55'35"E	35.86'	83°13'23"	23.98'
C2	92.00'	4.51'	S44°13'03"W	4.51'	2°48'35"	2.26'
C3	108.00'	38.68'	S33°45'35"W	38.47'	20°31'08"	19.55'
C4	2356.83'	14.42'	S24°36'42"W	14.42'	0°21'02"	7.21'

LINE	BEARING	DISTANCE
L1	S 83°32'16" E	106.21'
L2	S 25°05'21" W	92.45'
L3	S 24°47'14" W	35.63'
L4	N 83°32'16" W	18.33'
L5	S 60°22'29" E	8.29'
L6	S 82°55'13" E	87.80'
L7	S 29°35'51" E	19.30'
L8	S 24°32'08" W	186.07'
L9	S 87°18'04" W	82.86'
L10	N 06°27'44" E	16.57'
L11	S 83°32'16" E	63.55'
L12	N 83°32'16" W	35.10'
L13	N 15°37'44" E	13.77'
L14	N 24°32'08" E	35.73'
L15	N 31°48'04" E	3.27'
L16	N 60°08'15" W	21.36'
L17	N 29°51'45" E	13.50'
L18	S 60°08'15" E	21.81'
L19	N 31°48'04" E	126.57'
L20	N 23°07'19" W	7.51'
L21	N 82°55'13" W	82.80'
L22	N 14°26'05" W	6.22'
L23	N 64°54'33" W	24.28
L24	S 10°58'03" W	7.14
L25	N 79°03'13" W	156.77
L26	N 04°17'48" E	8.63



NOTES:

THIS PLAT WAS PREPARED WITH THE BENEFIT OF A PRELIMINARY TITLE REPORT BY CONTINENTAL FIELD SERVICES, DATED MAY 15, 2022. THE FOLLOWING EASEMENTS SHOWN IN THE TITLE REPORT DO NOT AFFECT THE SUBJECT PROPERTY OR THE DOCUMENTS PROVIDE A VAGUE OR NON-PLOTTABLE DESCRIPTION; DEED BOOK T-7 AT PAGE 573, DEED BOOK 5578 AT PAGE 1972, DEED BOOK 5578 AT PAGE 1876, DEED BOOK 5578 AT PAGE 1980, AND DEED BOOK 9406 AT PAGE 1360. THE PROPERTY MAY BE SUBJECT TO THE FOLLOWING AGREEMENTS; DEED BOOK 7360 AT PAGE 1995, AND DEED BOOK 9406 AT PAGE 1367.

THE LAND SHOWN ON THIS PLAT IS NOW HELD AS NOTED IN THE TITLE BLOCK HEREON AND RECORDED AMONG THE LAND RECORDS OF FAIRFAX COUNTY; ALL EASEMENTS AND DEDICATIONS FOR PUBLIC STREET PURPOSES ARE WITHIN THE BOUNDS OF THE ORIGINAL TRACT, AS DESCRIBED AND RECORDED THEREIN.

THE INFORMATION SHOWN ON THIS PLAT WAS COMPILED FROM EXISTING LAND RECORDS AND DOES NOT REPRESENT THE RESULTS OF AN ACTUAL FIELD RUN BOUNDARY SURVEY.

ALL PREVIOUSLY RECORDED RIGHTS-OF-WAY, EASEMENTS, OR OTHER INTERESTS OF THE COUNTY SHALL REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE SPECIFICALLY SHOWN HEREON.

SEE THE ACCOMPANYING DEED TO THIS PLAT FOR INFORMATION ON USE, OWNERSHIP, MAINTENANCE AND CONDITIONS OF EASEMENTS SHOWN.

THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON TAX ASSESSMENT MAP 092-2 ((18)) (07) 0008A

DEDICATION AND EASEMENT AREAS

DEDICATION FOR PUBLIC STREET PURPOSES	4,990 SQ. FT.
STORM DRAINAGE EASEMENT	768 SQ. FT.
COUNTY UTILITY EASEMENT (VERIZON & COX) & PROPOSED DOMINION ENERGY UTILITY EASEMENT	2259 SQ. FT.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT	6,616 SQ. FT

25 0 25 50 75
Scale: 1" = 25'

RICHMOND HIGHWAY BUS RAPID TRANSIT
PROJECT NUMBER 1400145-2016, 2G40-162-000
STATE PROJECT NO. 0001-029-454, UPC; 115550

PLAT SHOWING
DEDICATION FOR PUBLIC STREET PURPOSES,
STORM DRAINAGE EASEMENT, COUNTY UTILITY EASEMENT AND PROPOSED DOMINION ENERGY UTILITY EASEMENT,
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT
AND
THE VACATION OF PORTIONS OF VARIOUS EASEMENTS

THROUGH
LOT 8A
BLOCK 7
GROVETON HEIGHTS
D.B. 10345, PG. 89

BEING IN THE NAME OF
6910 RICHMOND EAT, LLC
D.B. 25102, PG. 636

FRANCONIA DISTRICT, FAIRFAX COUNTY, VIRGINIA SHEET 2 OF 2

SCALE:	1"=25'	DATE:	1/14/25	DRAWN BY:	KTK

RICE ASSOCIATES

PLAT PREPARED BY:
RICE ASSOCIATES
10661 GASKINS WAY
MANASSAS, VA 20109
703-968-3200
WWW.RICESURVEYS.COM

COMMONWEALTH OF VIRGINIA
WILLIAM G. LIPPY, JR
Lic. No. 2887
5/16/25
LAND SURVEYOR

Docusign Envelope ID: E47F5F98-F60E-823A-8174-DCE67531165B

ATTACHMENT 14

AFFECTED PROPERTY

Tax Map Number: 0922-19-0001

Street Address: 6950 Richmond Highway
Alexandria, VA 22306

OWNER(S): Jimmie K. Walker and Margie L. Walker,
Trustees Under the Walker Family Trust
Dated June 14, 2026

INTEREST(S) REQUIRED: (As shown on attached plat/plan)

Dedications – 3,347 sq. ft.
Sight Distance Easement – 121 sq. ft.
Grading & Temporary Construction Easement – 2,833 sq. ft.
Grading & Temporary Construction Easement (with Demolition) – 1,708 sq. ft.

VALUE

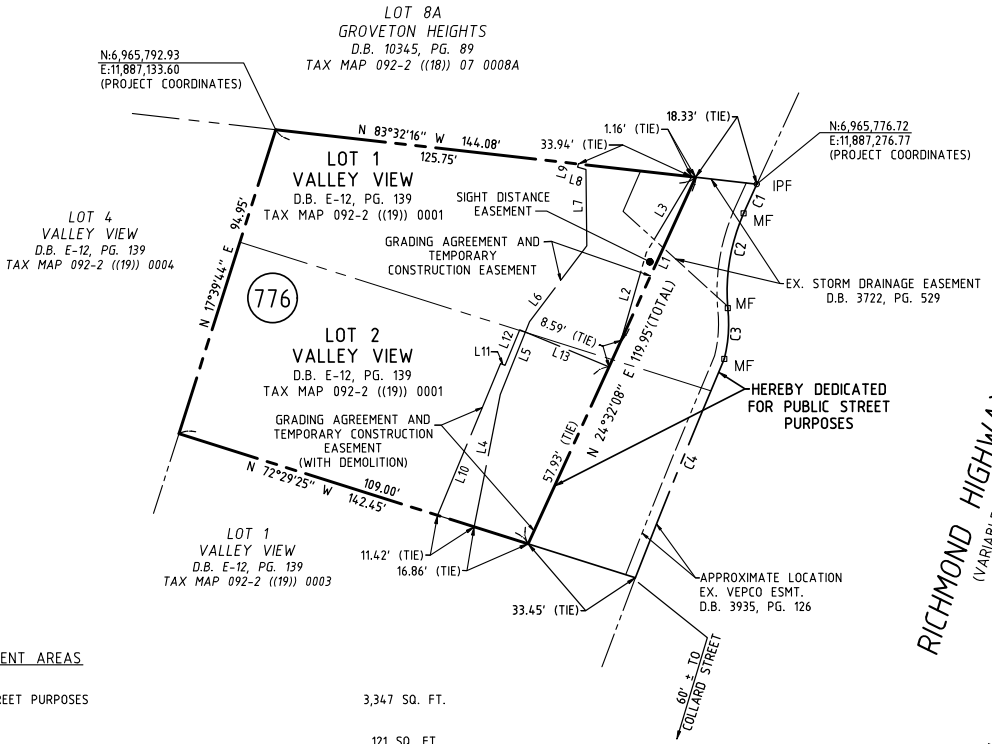
Estimated value of interests and damages:

TWO HUNDRED EIGHTY-FOUR THOUSAND FOUR HUNDRED FIFTY DOLLARS ($284,450)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	2356.83'	9.50'	9.50'	S 24°19'16" W	0°13'51"	4.75'
C2	58.00'	28.89'	28.60'	S 09°31'42" W	28°32'36"	14.75'
C3	42.00'	15.27'	15.19'	S 03°54'43" W	20°49'51"	7.72'
C4	2344.83'	70.28'	70.27'	S 22°06'06" W	1°43'02"	35.14'

LINE	BEARING	DISTANCE
L1	S 24°32'08" W	53.42'
L2	N 16°05'09" E	27.22'
L3	N 30°51'16" E	26.30'
L4	N 11°09'37" E	40.15'
L5	N 21°50'22" E	23.37'
L6	N 37°06'08" E	28.30'
L7	N 00°37'58" W	22.70'
L8	N 74°13'16" W	2.63'
L9	N 15°46'44" E	0.96'
L10	N 22°32'04" E	48.91'
L11	S 67°26'42" E	1.43'
L12	N 22°32'10" E	11.47'
L13	S 67°27'52" E	28.77'

VA STATE PLANE GRID NORTH
VCS 83; NORTH ZONE



NOTES:

THIS PLAT WAS PREPARED WITH THE BENEFIT OF A PRELIMINARY TITLE REPORT BY KEY TITLE, EFFECTIVE DATE: JUNE 19, 2020. THE FOLLOWING EASEMENTS SHOWN IN THE TITLE REPORT DO NOT AFFECT THE SUBJECT PROPERTY OR THE DOCUMENTS PROVIDE A VAGUE OR NON-PLOTTABLE DESCRIPTION; DEED BOOK A-10 AT PAGE 103, DEED BOOK M-10 AT PAGE 28, AND DEED BOOK M-10 AT PAGE 311.

THE LAND SHOWN ON THIS PLAT IS NOW HELD AS NOTED IN THE TITLE BLOCK HEREON AND RECORDED AMONG THE LAND RECORDS OF FAIRFAX COUNTY; ALL EASEMENTS AND DEDICATIONS FOR PUBLIC STREET PURPOSES ARE WITHIN THE BOUNDS OF THE ORIGINAL TRACT, AS DESCRIBED AND RECORDED THEREIN.

THE INFORMATION SHOWN ON THIS PLAT WAS COMPILED FROM EXISTING LAND RECORDS AND DOES NOT REPRESENT THE RESULTS OF AN ACTUAL FIELD RUN BOUNDARY SURVEY.

ALL PREVIOUSLY RECORDED RIGHTS-OF-WAY, EASEMENTS, OR OTHER INTERESTS OF THE COUNTY SHALL REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE SPECIFICALLY SHOWN HEREON.

SEE THE ACCOMPANYING DEED TO THIS PLAT FOR INFORMATION ON USE, OWNERSHIP, MAINTENANCE AND CONDITIONS OF EASEMENTS SHOWN.

THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON TAX ASSESSMENT MAP 092-2 ((19)) 0001

RICHMOND HIGHWAY BUS RAPID TRANSIT

PROJECT NUMBER 1400145-2016, 2G40-162-000
STATE PROJECT NO. 0001-029-454, UPC; 115550

DEDICATION AND EASEMENT AREAS

DEDICATION FOR PUBLIC STREET PURPOSES	3,347 SQ. FT.
SIGHT DISTANCE EASEMENT	121 SQ. FT.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT	2,833 SQ. FT.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT (WITH DEMOLITION)	1,708 SQ. FT.

25 0 25 50 75
Scale: 1" = 25'

PLAT PREPARED BY:
RICE ASSOCIATES
10661 GASKINS WAY
MANASSAS, VA 20109
703-968-3200
WWW.RICESURVEYS.COM

COMMONWEALTH OF VIRGINIA
WILLIAM G. LIPPY, JR
Lic. No. 2887
LAND SURVEYOR
William Lippy

PLAT SHOWING
DEDICATION FOR PUBLIC STREET PURPOSES, SIGHT DISTANCE EASEMENT, GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT, AND GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT (WITH DEMOLITION)
THROUGH
LOTS 1 & 2
VALLEY VIEW
D.B. E-12, PG. 139

BEING IN THE NAME OF
JIMMIE K. WALKER AND MARGIE L. WALKER, TRUSTEES UNDER THE WALKER FAMILY TRUST
DATED JUNE 14, 2006
D.B. 18551, PG. 1248

FRANCONIA DISTRICT, FAIRFAX COUNTY — SHEET 1 OF 1

SCALE: 1" = 25'	DATE: 12/9/2024	DRAWN BY: KTK/SMB

Docusign Envelope ID: E47F5F98-F60E-823A-8174-DCE67531165B

ATTACHMENT 15

AFFECTED PROPERTY

Tax Map Number: 0922-19-0101

Street Address: 3107 Spring Drive
Alexandria, VA 22306

OWNER(S): Brent S. Maas and Melissa U. Maas

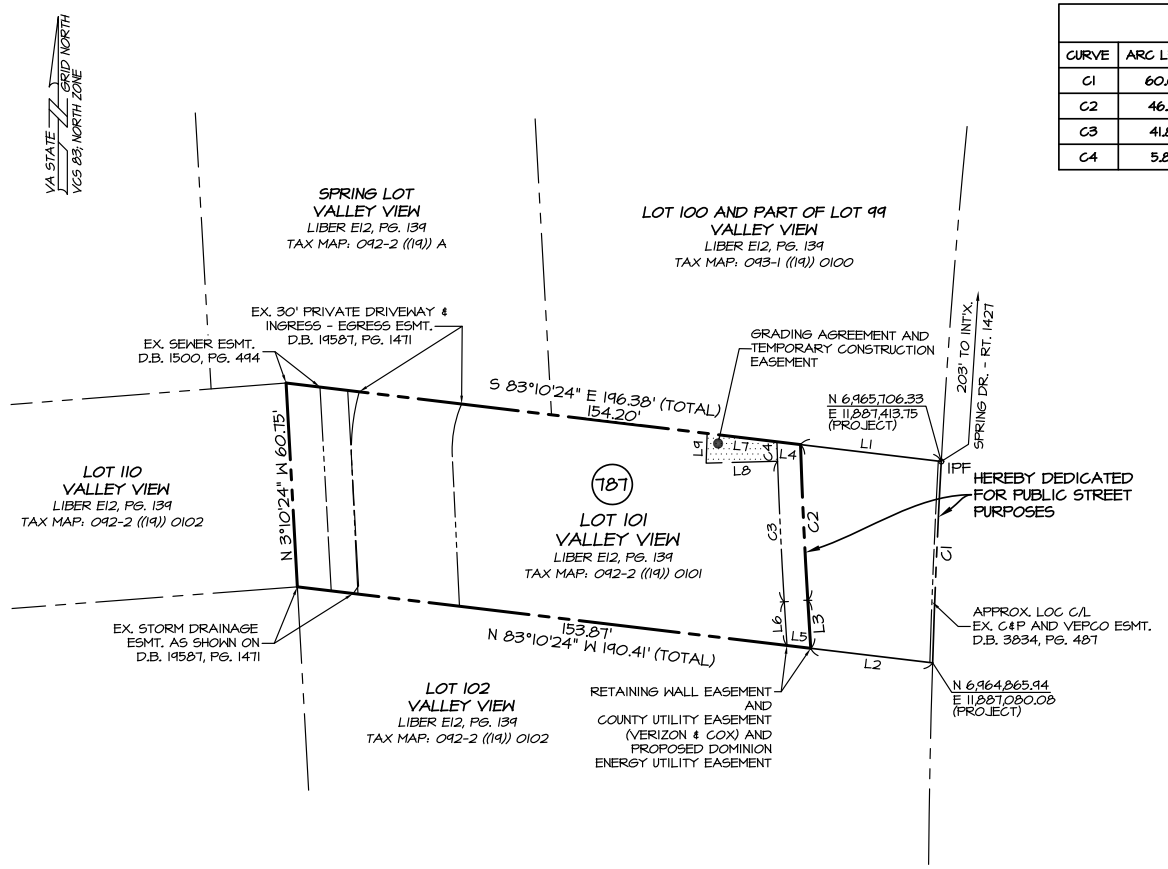
INTEREST(S) REQUIRED: (As shown on attached plat/plan)

Dedications – 2,358 sq. ft.
Retaining Wall Easement – 425 sq. ft.
County Utility Easement (Verizon & Cox) &
Proposed Dominion Energy Utility Easement – 425 sq. ft.
Grading Agreement & Temporary Construction Easements – 154 sq. ft.

VALUE

Estimated value of interests and damages:

TWO HUNDRED FIFTEEN THOUSAND SEVEN HUNDRED TEN DOLLARS ($215,710)



CURVE TABLE						
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT
C1	60.00'	2334.83'	1°28'10"	S2° 27' 07"W	60.00'	30.00'
C2	46.39'	1527.50'	1°44'24"	S2° 39' 48"E	46.39'	23.20'
C3	41.86'	1534.50'	1°33'47"	N2° 45' 07"W	41.86'	20.93'
C4	5.80'	1534.50'	0°13'00"	N1° 51' 43"W	5.80'	2.90'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S83° 10' 24"E	42.18'
L2	N83° 10' 24"W	36.54'
L3	S3° 32' 00"E	14.31'
L4	S83° 10' 24"E	7.08'
L5	N83° 10' 24"W	7.12'
L6	N3° 32' 00"W	13.03'
L7	S83° 10' 24"E	20.92'
L8	S88° 30' 23"W	21.25'

LINE TABLE		
LINE	BEARING	DISTANCE
L9	N1° 48' 27"E	8.84'

NOTES:

THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT PREPARED BY KEY TITLE, DATED MAY 21, 2020.

THE LAND SHOWN ON THIS PLAT IS NOW HELD AS NOTED IN THE TITLE BLOCK HEREON AND RECORDED AMONG THE LAND RECORDS OF FAIRFAX COUNTY; ALL EASEMENTS AND DEDICATIONS FOR PUBLIC STREET PURPOSES ARE WITHIN THE BOUNDS OF THE ORIGINAL TRACT, AS DESCRIBED AND RECORDED THEREIN.

THE INFORMATION SHOWN ON THIS PLAT WAS COMPILED FROM EXISTING LAND RECORDS AND DOES NOT REPRESENT THE RESULTS OF AN ACTUAL FIELD RUN BOUNDARY SURVEY.

ALL PREVIOUSLY RECORDED RIGHTS-OF-WAY, EASEMENTS, OR OTHER INTERESTS OF THE COUNTY SHALL REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE SPECIFICALLY SHOWN HEREON.

SEE THE ACCOMPANYING DEED TO THIS PLAT FOR INFORMATION ON USE, OWNERSHIP, MAINTENANCE AND CONDITIONS OF EASEMENTS SHOWN.

THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON TAX ASSESSMENT MAP 092-2 ((19)) 0101.

RICHMOND HIGHWAY BUS RAPID TRANSIT
PROJECT NUMBER 2G40-162-000
STATE PROJECT NO. 0001-029-454 UPC: 115550

DEDICATION AND EASEMENT AREAS

DEDICATION FOR PUBLIC STREET PURPOSES	2,358 SQ. FT.
RETAINING WALL EASEMENT	425 SQ. FT.
COUNTY UTILITY EASEMENT (VERIZON & COX) AND PROPOSED DOMINION ENERGY UTILITY EASEMENT	425 SQ. FT.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT	154 SQ. FT.

25 0 25 50 75
Scale: 1" = 25'

COMMONWEALTH OF VIRGINIA
ROBERTO TORRES
Lic. No. 2965
6/2/25
LAND SURVEYOR

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4215 LAFAYETTE CENTER DR., SUITE 2A
CHANTILLY, VIRGINIA 20151
TEL: (703) 434-2676

PLAT SHOWING
DEDICATION FOR PUBLIC STREET PURPOSES,
RETAINING WALL EASEMENT,
COUNTY UTILITY EASEMENT AND PROPOSED DOMINION ENERGY UTILITY EASEMENT &
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT
THROUGH
LOT 101
VALLEY VIEW
LIBER E12, PG. 139
PROPERTY BEING IN THE NAME OF
BRENT S. MAAS AND MELISSA U. MAAS
D.B. 20849, PG. 2065

FRANCONIA DISTRICT,
FAIRFAX COUNTY, VIRGINIA — SHEET 1 OF 1

SCALE: 1"=25'	DATE: 5/15/2024	DRAWN BY: LM

Docusign Envelope ID: E47F5F98-F60E-823A-8174-DCE67531165B

ATTACHMENT 16

AFFECTED PROPERTY

Tax Map Number: 0922-19-0102

Street Address: 3105 Spring Drive
Alexandria, VA 22306

OWNER(S): Stephen Raab and Catherine Puma

INTEREST(S) REQUIRED: (As shown on attached plat/plan)

Dedication – 2,025 sq. ft.
Retaining Wall Easement – 425 sq. ft.
County Utility Easement (Verizon & Cox) &
Proposed Dominion Energy Utility Easement – 425 sq. ft.

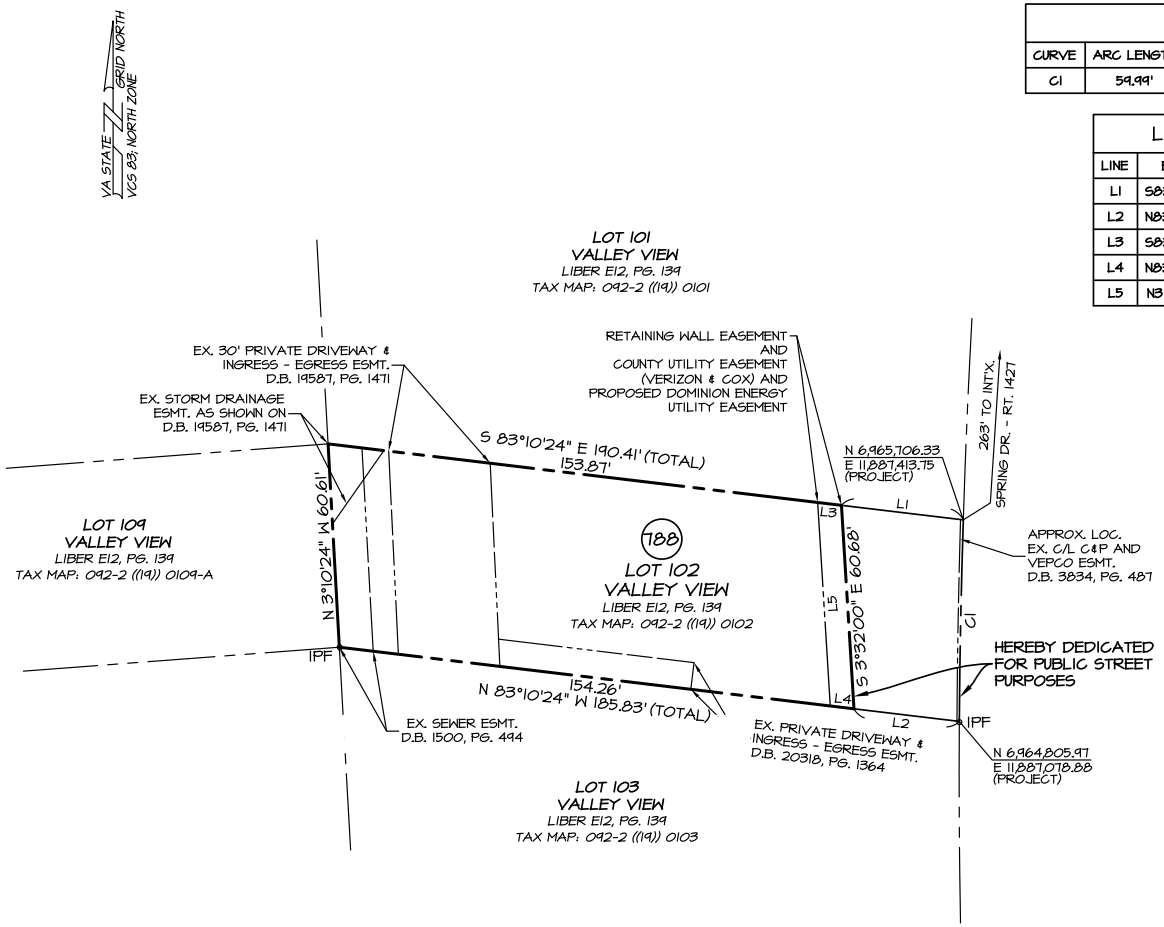
VALUE

Estimated value of interests and damages:

ONE HUNDRED EIGHTY-EIGHT THOUSAND TWO HUNDRED SIXTY DOLLARS ($188,260)

CURVE TABLE						
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT
C1	59.99'	2339.83'	1°28'08"	S1° 08' 17"W	59.98'	29.99'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S83° 10' 24"E	36.54'
L2	N83° 10' 24"W	31.57'
L3	S83° 10' 24"E	7.12'
L4	N83° 10' 24"W	7.12'
L5	N3° 32' 00"W	60.68'



NOTES:

THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT PREPARED BY KEY TITLE, DATED JUNE 02, 2020.

THE LAND SHOWN ON THIS PLAT IS NOW HELD AS NOTED IN THE TITLE BLOCK HEREON AND RECORDED AMONG THE LAND RECORDS OF FAIRFAX COUNTY; ALL EASEMENTS AND DEDICATIONS FOR PUBLIC STREET PURPOSES ARE WITHIN THE BOUNDS OF THE ORIGINAL TRACT, AS DESCRIBED AND RECORDED THEREIN.

THE INFORMATION SHOWN ON THIS PLAT WAS COMPILED FROM EXISTING LAND RECORDS AND DOES NOT REPRESENT THE RESULTS OF AN ACTUAL FIELD RUN BOUNDARY SURVEY.

ALL PREVIOUSLY RECORDED RIGHTS-OF-WAY, EASEMENTS, OR OTHER INTERESTS OF THE COUNTY SHALL REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE SPECIFICALLY SHOWN HEREON.

SEE THE ACCOMPANYING DEED TO THIS PLAT FOR INFORMATION ON USE, OWNERSHIP, MAINTENANCE AND CONDITIONS OF EASEMENTS SHOWN.

THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON TAX ASSESSMENT MAP 092-2 ((19)) 0102.

RICHMOND HIGHWAY BUS RAPID TRANSIT
PROJECT NUMBER 2G40-162-000
STATE PROJECT NO. 0001-029-454 UPC: 115550

DEDICATION AND EASEMENT AREAS

DEDICATION FOR PUBLIC STREET PURPOSES	2,025 SQ. FT.
RETAINING WALL EASEMENT	425 SQ. FT.
COUNTY UTILITY EASEMENT (VERIZON & COX) AND PROPOSED DOMINION ENERGY UTILITY EASEMENT	425 SQ. FT.

25 0 25 50 75
Scale: 1" = 25'

COMMONWEALTH OF VIRGINIA
ROBERTO TORRES
Lic. No. 2965
6/2/25
LAND SURVEYOR

PRECISION MEASUREMENTS, INC.
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4215 LAFAYETTE CENTER DR., SUITE 2A
CHANTILLY, VIRGINIA 20151
TEL: (703) 434-2676

PLAT SHOWING
DEDICATION FOR PUBLIC STREET PURPOSES,
COUNTY UTILITY EASEMENT AND PROPOSED
DOMINION ENERGY UTILITY EASEMENT,
AND RETAINING WALL EASEMENT
THROUGH
LOT 102
VALLEY VIEW
LIBER E12, PG. 139
PROPERTY BEING IN THE NAME OF
STEPHEN RAAB AND CATHERINE PUMA
D.B. 27977, PG. 819

FRANCONIA DISTRICT,
FAIRFAX COUNTY, VIRGINIA — SHEET 1 OF 1

SCALE: 1"=25'	DATE: 2/4/2025	DRAWN BY: LM

Docusign Envelope ID: E47F5F98-F60E-823A-8174-DCE67531165B

ATTACHMENT 17

AFFECTED PROPERTY

Tax Map Number: 0922-19-0103

Street Address: 3103 Spring Drive
Alexandria, VA 22306

OWNER(S): Franklin Olumijii Moore and Felicia Fay Brim Moore

INTEREST(S) REQUIRED: (As shown on attached plat/plan)

Dedication – 1,770 sq. ft.
Retaining Wall Easement – 424 sq. ft.
County Utility Easement (Verizon & Cox) &
Proposed Dominion Energy Utility Easement – 424 sq. ft.

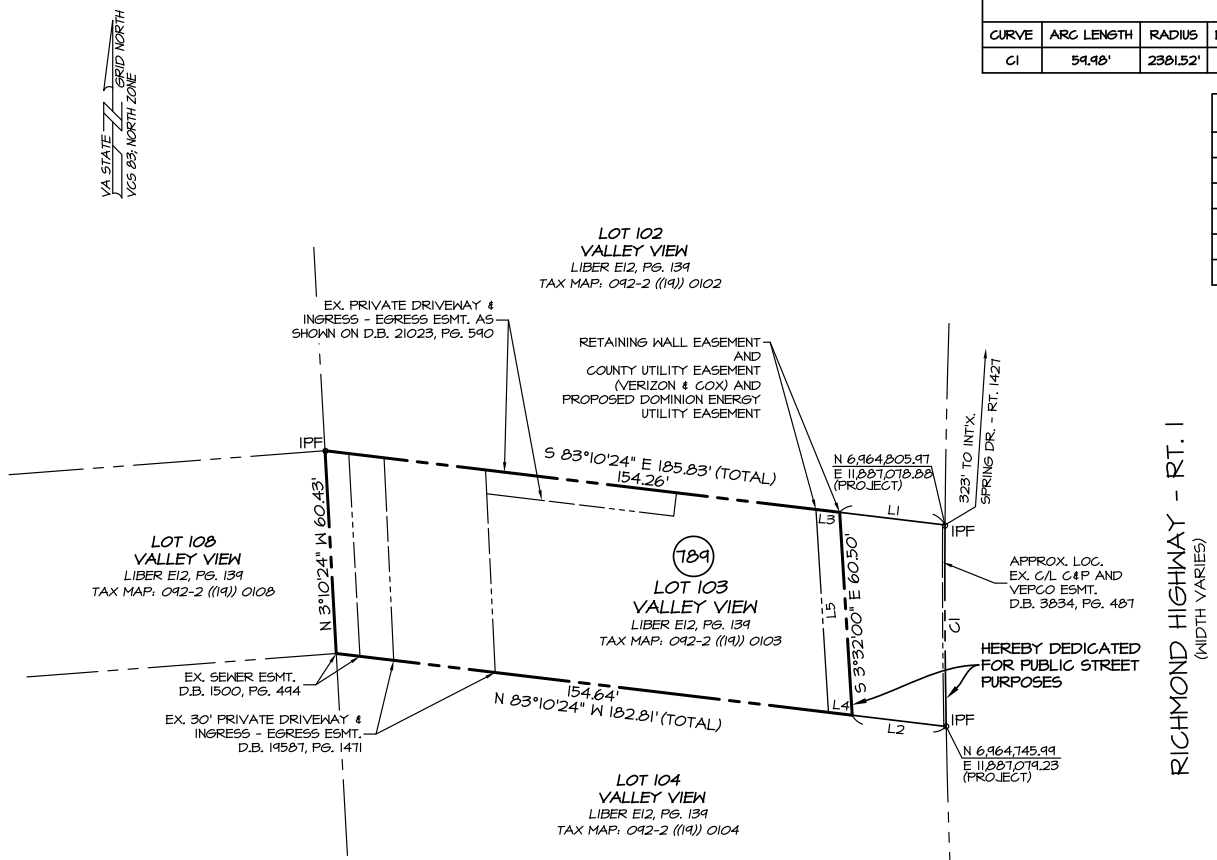
VALUE

Estimated value of interests and damages:

ONE HUNDRED SEVENTY-SIX THOUSAND NINE HUNDRED SIXTY DOLLARS ($176,960)

CURVE TABLE						
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT
C1	59.98'	2381.52'	1°26'35"	50° 20' 03"E	59.98'	29.99'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S83° 10' 24"E	31.57'
L2	N83° 10' 24"W	28.17'
L3	S83° 10' 24"E	7.12'
L4	N83° 10' 24"W	7.12'
L5	N3° 32' 00"W	60.50'



NOTES:

THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT PREPARED BY KEY TITLE, DATED MAY 21, 2020.

THE LAND SHOWN ON THIS PLAT IS NOW HELD AS NOTED IN THE TITLE BLOCK HEREON AND RECORDED AMONG THE LAND RECORDS OF FAIRFAX COUNTY; ALL EASEMENTS AND DEDICATIONS FOR PUBLIC STREET PURPOSES ARE WITHIN THE BOUNDS OF THE ORIGINAL TRACT, AS DESCRIBED AND RECORDED THEREIN.

THE INFORMATION SHOWN ON THIS PLAT WAS COMPILED FROM EXISTING LAND RECORDS AND DOES NOT REPRESENT THE RESULTS OF AN ACTUAL FIELD RUN BOUNDARY SURVEY.

ALL PREVIOUSLY RECORDED RIGHTS-OF-WAY, EASEMENTS, OR OTHER INTERESTS OF THE COUNTY SHALL REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE SPECIFICALLY SHOWN HEREON.

SEE THE ACCOMPANYING DEED TO THIS PLAT FOR INFORMATION ON USE, OWNERSHIP, MAINTENANCE AND CONDITIONS OF EASEMENTS SHOWN.

THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON TAX ASSESSMENT MAP 092-2 ((19)) 0103.

RICHMOND HIGHWAY BUS RAPID TRANSIT
PROJECT NUMBER 2G40-162-000
STATE PROJECT NO. 0001-029-454 UPC: 115550

DEDICATION AND EASEMENT AREAS

DEDICATION FOR PUBLIC STREET PURPOSES	1,770 SQ. FT.
RETAINING WALL EASEMENT	424 SQ. FT.
COUNTY UTILITY EASEMENT (VERIZON & COX) AND PROPOSED DOMINION ENERGY UTILITY EASEMENT	424 SQ. FT.

25 0 25 50 75
Scale: 1" = 25'

COMMONWEALTH OF VIRGINIA
ROBERTO TORRES
Lic. No. 2965
6/2/25
LAND SURVEYOR

PRECISION MEASUREMENTS, INC.
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4215 LAFAYETTE CENTER DR., SUITE 2A
CHANTILLY, VIRGINIA 20151
TEL: (703) 434-2676

PLAT SHOWING
DEDICATION FOR PUBLIC STREET PURPOSES,
RETAINING WALL EASEMENT AND
COUNTY UTILITY EASEMENT AND PROPOSED DOMINION ENERGY UTILITY EASEMENT
THROUGH
LOT 103
VALLEY VIEW
LIBER E12, PG. 139
PROPERTY BEING IN THE NAME OF
FRANKLIN OLUMIJII MOORE AND
FELICIA FAY BRIM MOORE
D.B. 26539, PG. 1205

FRANCONIA DISTRICT,
FAIRFAX COUNTY, VIRGINIA — SHEET 1 OF 1

SCALE: 1"=25'	DATE: 6/5/2024	DRAWN BY: LM

Docusign Envelope ID: E47F5F98-F60E-823A-8174-DCE67531165B

ATTACHMENT 18

AFFECTED PROPERTY

Tax Map Number: 0931-18E-0175
0931-18E-0176

Street Address: 3003 Preston Avenue
3001 Preston Avenue
Alexandria, VA 22306

OWNER(S): Najibullah Ahmad

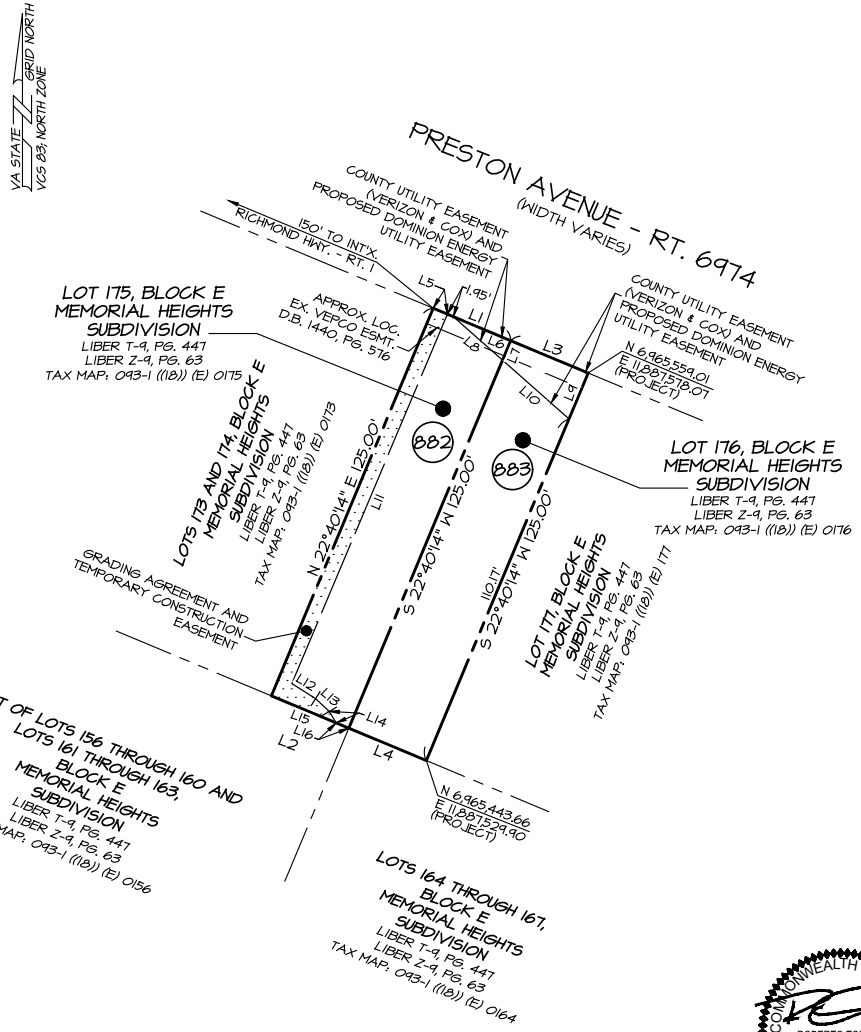
INTEREST(S) REQUIRED: (As shown on attached plat/plan)

County Utility Easement (Verizon & Cox) &
Proposed Dominion Energy Utility Easement – 322 sq. ft.
Grading Agreement & Temporary Construction Easement – 612 sq. ft.

VALUE

Estimated value of interests and damages:

TWENTY-THREE THOUSAND FOUR HUNDRED NINETY DOLLARS ($23,490)



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S67° 19' 46"E	25.00'
L2	N67° 19' 46"W	25.00'
L3	S67° 19' 46"E	25.00'
L4	N67° 19' 46"W	25.00'
L5	S67° 19' 46"E	4.58'
L6	S67° 19' 46"E	18.47'
L7	S22° 40' 14"W	6.30'
L8	N48° 29' 35"W	19.52'

LINE TABLE		
LINE	BEARING	DISTANCE
L9	S22° 40' 14"W	14.83'
L10	N48° 29' 35"W	26.41'
L11	S22° 50' 08"W	119.27'
L12	S57° 36' 51"E	8.34'
L13	S46° 35' 48"E	5.57'
L14	S31° 05' 35"E	3.47'
L15	N67° 19' 46"W	20.91'
L16	N67° 19' 46"W	4.09'

NOTES:

THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT PREPARED BY KEY TITLE, DATED JUNE 28, 2022.

THE LAND SHOWN ON THIS PLAT IS NOW HELD AS NOTED IN THE TITLE BLOCK HEREON AND RECORDED AMONG THE LAND RECORDS OF FAIRFAX COUNTY; ALL EASEMENTS AND DEDICATIONS FOR PUBLIC STREET PURPOSES ARE WITHIN THE BOUNDS OF THE ORIGINAL TRACT, AS DESCRIBED AND RECORDED THEREIN.

THE INFORMATION SHOWN ON THIS PLAT WAS COMPILED FROM EXISTING LAND RECORDS AND DOES NOT REPRESENT THE RESULTS OF AN ACTUAL FIELD RUN BOUNDARY SURVEY.

ALL PREVIOUSLY RECORDED RIGHTS-OF-WAY, EASEMENTS, OR OTHER INTERESTS OF THE COUNTY SHALL REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE SPECIFICALLY SHOWN HEREON.

SEE THE ACCOMPANYING DEED TO THIS PLAT FOR INFORMATION ON USE, OWNERSHIP, MAINTENANCE AND CONDITIONS OF EASEMENTS SHOWN.

THE PROPERTIES DELINEATED ON THIS PLAT ARE LOCATED ON TAX ASSESSMENT MAP 093-1 ((18)) (E) 0175 (PARCEL 882) AND 093-1 ((18)) (E) 0176 (PARCEL 883).

RICHMOND HIGHWAY BUS RAPID TRANSIT
PROJECT NUMBER 2G40-162-000
STATE PROJECT NO. 0001-029-454 UPC: 115550

DEDICATION AND EASEMENT AREAS (PARCEL 882)

COUNTY UTILITY EASEMENT (VERIZON & COX) AND PROPOSED DOMINION ENERGY UTILITY EASEMENT	58 SQ. FT.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT	612 SQ. FT.

EASEMENT AREA (PARCEL 883)

COUNTY UTILITY EASEMENT (VERIZON & COX) AND PROPOSED DOMINION ENERGY UTILITY EASEMENT 264 SQ. FT.

25 0 25 50 75
Scale: 1" = 25'

COMMONWEALTH OF VIRGINIA
ROBERTO TORRES
Lic. No. 2965
4/15/26
LAND SURVEYOR

PRECISION MEASUREMENTS, INC.
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4215 LAFAYETTE CENTER DR., SUITE 2A
CHANTILLY, VIRGINIA 20151
TEL: (703) 434-2676

PLAT SHOWING
COUNTY UTILITY EASEMENTS AND PROPOSED DOMINION ENERGY UTILITY EASEMENTS AND GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT
THROUGH
LOTS 175 AND 176, BLOCK E
MEMORIAL HEIGHTS
LIBER T-9, PG. 447
LIBER Z-9, PG. 63
PROPERTY BEING IN THE NAME OF
NAJIBULLAH AHMAD
D.B. 26869, PG. 1416

MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA
SHEET 1 OF 1

SCALE: 1"=25'	DATE: 02/06/25	DRAWN BY: LM

Docusign Envelope ID: E47F5F98-F60E-823A-8174-DCE67531165B

ATTACHMENT 19

AFFECTED PROPERTY

Tax Map Number: 0931-18E-0168

Street Address: 3006 Popkins Lane
Alexandria, VA 22306

OWNER(S): Ty Jackson and Tanya Jackson

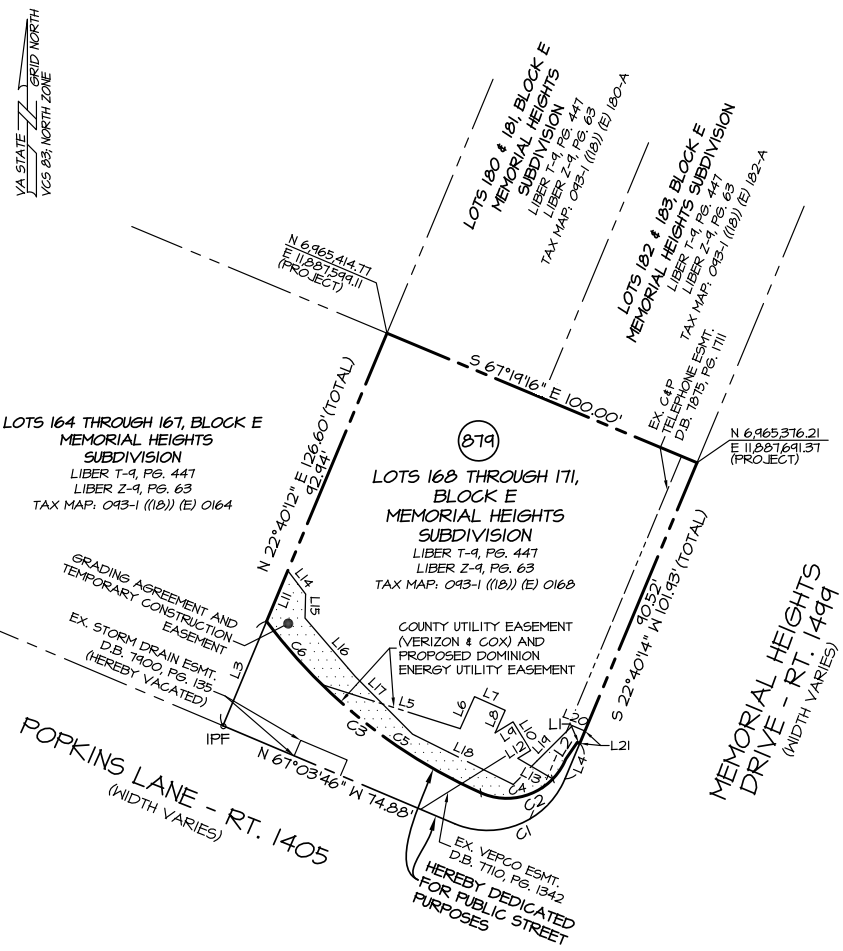
INTEREST(S) REQUIRED: (As shown on attached plat/plan)

Dedication – 1,728 sq. ft.
County Utility Easements (Verizon & Cox) &
Proposed Dominion Energy Utility Easements – 901 sq. ft.
Grading Agreement & Temporary Construction Easements – 909 sq. ft.

VALUE

Estimated value of interests and damages:

ONE HUNDRED TWENTY-EIGHT THOUSAND NINE HUNDRED NINETY DOLLARS ($128,990)



CURVE TABLE						
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT
C1	39.39'	25.00'	90°16'00"	S67° 48' 14"W	35.44'	25.12'
C2	30.36'	19.00'	91°33'42"	S68° 23' 04"W	27.23'	19.53'
C3	82.52'	163.00'	29°00'24"	N51° 19' 53"W	81.64'	42.16'
C4	23.26'	19.00'	70°07'40"	S79° 06' 05"W	21.83'	13.34'
C5	57.43'	163.00'	20°11'15"	N55° 44' 28"W	57.13'	29.02'
C6	25.09'	163.00'	8°49'09"	N41° 14' 16"W	25.07'	12.57'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N67° 05' 58"W	0.81'
L2	S34° 17' 57"W	6.02'
L3	N22° 40' 12"E	33.66'
L4	S22° 40' 14"W	11.42'
L5	S72° 19' 53"E	43.14'
L6	N24° 03' 10"E	10.45'
L7	S65° 56' 50"E	10.00'
L8	S24° 03' 10"W	7.34'
L9	N58° 27' 14"E	6.25'
L10	S31° 33' 03"E	10.00'
L11	N22° 40' 12"E	16.36'
L12	S58° 41' 17"W	4.48'
L13	S54° 33' 43"E	12.09'
L14	S37° 17' 38"E	8.78'
L15	S1° 35' 41"W	7.14'
L16	S40° 44' 41"E	22.94'
L17	S44° 46' 35"E	24.18'
L18	S63° 28' 28"E	33.53'
L19	N45° 05' 38"E	24.80'
L20	S67° 05' 58"E	4.07'
L21	S22° 40' 14"W	4.00'

NOTES:

THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT PREPARED BY KEY TITLE, DATED JUNE 21, 2022.

THE LAND SHOWN ON THIS PLAT IS NOW HELD AS NOTED IN THE TITLE BLOCK HEREON AND RECORDED AMONG THE LAND RECORDS OF FAIRFAX COUNTY; ALL EASEMENTS AND DEDICATIONS FOR PUBLIC STREET PURPOSES ARE WITHIN THE BOUNDS OF THE ORIGINAL TRACT, AS DESCRIBED AND RECORDED THEREIN.

THE INFORMATION SHOWN ON THIS PLAT WAS COMPILED FROM EXISTING LAND RECORDS AND DOES NOT REPRESENT THE RESULTS OF AN ACTUAL FIELD RUN BOUNDARY SURVEY.

ALL PREVIOUSLY RECORDED RIGHTS-OF-WAY, EASEMENTS, OR OTHER INTERESTS OF THE COUNTY SHALL REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE SPECIFICALLY SHOWN HEREON.

SEE THE ACCOMPANYING DEED TO THIS PLAT FOR INFORMATION ON USE, OWNERSHIP, MAINTENANCE AND CONDITIONS OF EASEMENTS SHOWN.

THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON TAX ASSESSMENT MAP 093-1 ((18)) (E) 0168.

RICHMOND HIGHWAY BUS RAPID TRANSIT
PROJECT NUMBER 2G40-162-000
STATE PROJECT NO. 0001-029-454 UPC: 115550

DEDICATION AND EASEMENT AREAS

DEDICATION FOR PUBLIC STREET PURPOSES	1,728 SQ. FT.
COUNTY UTILITY EASEMENT (VERIZON & COX) AND PROPOSED DOMINION ENERGY UTILITY EASEMENT	901 SQ. FT.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT	909 SQ. FT.

25 0 25 50 75
Scale: 1" = 25'

COMMONWEALTH OF VIRGINIA
ROBERTO TORRES
Lic. No. 2965
5/21/25
LAND SURVEYOR

PRECISION MEASUREMENTS, INC.
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VIRGINIA BEACH-RICHMOND-NEWPORT NEWS-CHANTILLY, VIRGINIA
4215 LAFAYETTE CENTER DR., SUITE 2A
CHANTILLY, VIRGINIA 20151
TEL: (703) 434-2676

PLAT SHOWING
DEDICATION FOR PUBLIC STREET PURPOSES, COUNTY UTILITY EASEMENT AND PROPOSED DOMINION ENERGY UTILITY EASEMENT, GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT AND THE VACATION OF STORM DRAIN EASEMENT
THROUGH
LOTS 168 THROUGH 171, BLOCK E
MEMORIAL HEIGHTS SUBDIVISION
LIBER T-9, PG. 447
LIBER Z-9, PG. 63
PROPERTY BEING IN THE NAME OF
TY JACKSON AND TANYA JACKSON
D.B. 22434, PG. 1422
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA
SHEET 1 OF 1

SCALE: 1"=25'	DATE: 10/16/24	DRAWN BY: LM

Docusign Envelope ID: E47F5F98-F60E-823A-8174-DCE67531165B

ATTACHMENT 20

AFFECTED PROPERTY

Tax Map Number: 0931-18F-0184

Street Address: 2920 Popkins Lane
Alexandria, VA 22306

OWNER(S): Tomas Arturo Umana Iglesias, Celia Rubidia Marquez Hernandez and Thomas Umana-Marquez

INTEREST(S) REQUIRED: (As shown on attached plat/plan)

County Utility Easement (Verizon & Cox) &
Proposed Dominion Energy Utility Easements – 77 sq. ft.

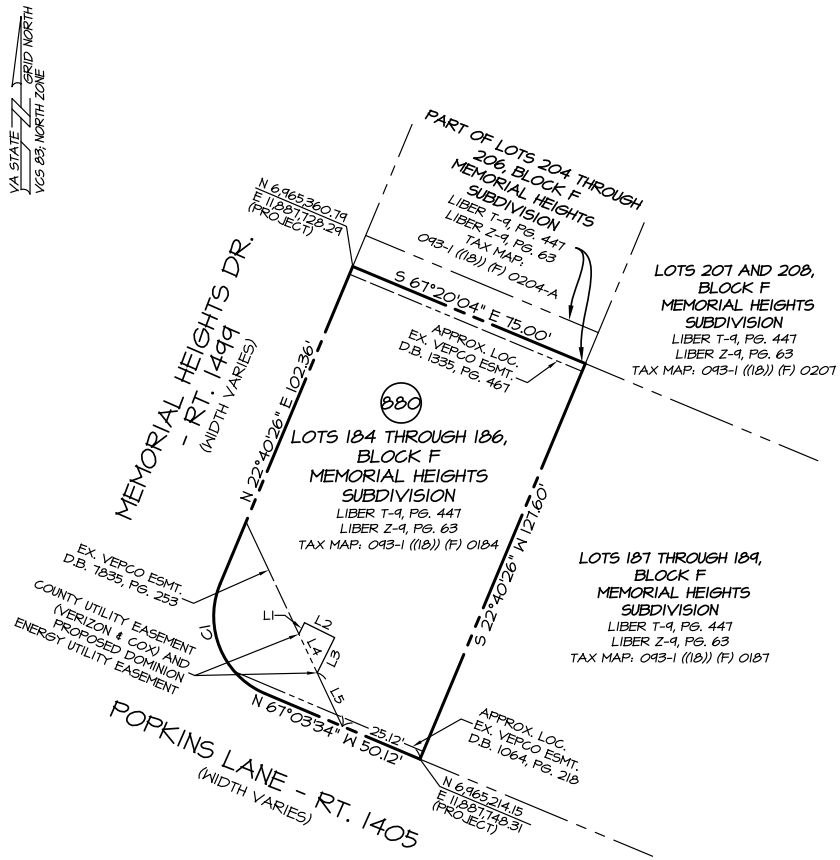
VALUE

Estimated value of interests and damages:

ONE THOUSAND EIGHT HUNDRED THIRTY DOLLARS ($1,830)

CURVE TABLE						
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT
C1	39.15'	25.00'	89°42'55"	N22° 11' 34"W	35.27'	24.88'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N26° 20' 16"E	3.78'
L2	S63° 39' 44"E	10.00'
L3	S26° 20' 16"W	11.72'
L4	N25° 11' 57"W	12.77'
L5	N25° 11' 57"W	17.56'



EASEMENT AREA

COUNTY UTILITY EASEMENT (VERIZON & COX) AND PROPOSED DOMINION ENERGY UTILITY EASEMENT 77 SQ. FT.

25 0 25 50 75

Scale: 1" = 25'

COMMONWEALTH OF VIRGINIA
ROBERTO TORRES
Lic. No. 2965
5/21/25
LAND SURVEYOR

NOTES:

THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT PREPARED BY KEY TITLE, DATED AUGUST 29, 2022.

THE LAND SHOWN ON THIS PLAT IS NOW HELD AS NOTED IN THE TITLE BLOCK HEREON AND RECORDED AMONG THE LAND RECORDS OF FAIRFAX COUNTY; EASEMENTS IS WITHIN THE BOUNDS OF THE ORIGINAL TRACT, AS DESCRIBED AND RECORDED THEREIN.

THE INFORMATION SHOWN ON THIS PLAT WAS COMPILED FROM EXISTING LAND RECORDS AND DOES NOT REPRESENT THE RESULTS OF AN ACTUAL FIELD RUN BOUNDARY SURVEY.

ALL PREVIOUSLY RECORDED RIGHTS-OF-WAY, EASEMENTS, OR OTHER INTERESTS OF THE COUNTY SHALL REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE SPECIFICALLY SHOWN HEREON.

SEE THE ACCOMPANYING DEED TO THIS PLAT FOR INFORMATION ON USE, OWNERSHIP, MAINTENANCE AND CONDITIONS OF EASEMENTS SHOWN.

THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON TAX ASSESSMENT MAP 093-1 ((18)) (F) 0184.

RICHMOND HIGHWAY BUS RAPID TRANSIT
PROJECT NUMBER 2640-162-000
STATE PROJECT NO. 0001-029-454 UPC: 115550

PLAT SHOWING
COUNTY UTILITY EASEMENT AND
PROPOSED DOMINION ENERGY UTILITY EASEMENT
THROUGH
LOTS 184 TO 186, BLOCK F
MEMORIAL HEIGHTS
SUBDIVISION
LIBER T-9, PG. 447
LIBER Z-9, PG. 63
PROPERTY BEING IN THE NAME OF
TOMAS ARTURO UMANA IGLESIAS,
CELIA RUBIDIA MARQUEZ HERNANDEZ
AND THOMAS UMANA-MARQUEZ
D.B. 28392, PG. 1454

MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

SHEET 1 OF 1

SCALE: 1"=25'	DATE: 6/6/2024	DRAWN BY: LM

PRECISION MEASUREMENTS, INC.
SURVEYORS • GPS • 3-D SCANNING • GIS • MAPPERS
VIRGINIA BEACH-RICHMOND-NEWPORT NEWS-CHANTILLY, VIRGINIA
4215 LAFAYETTE CENTER DR., SUITE 2A
CHANTILLY, VIRGINIA 20151
TEL: (703) 434-2676

Docusign Envelope ID: E47F5F98-F60E-823A-8174-DCE67531165B

ATTACHMENT 21

AFFECTED PROPERTY

Tax Map Number: 0931-18B-0071

Street Address: 2921 East Side Drive
Alexandria, VA 22306

OWNER(S): Hassan Hamedani

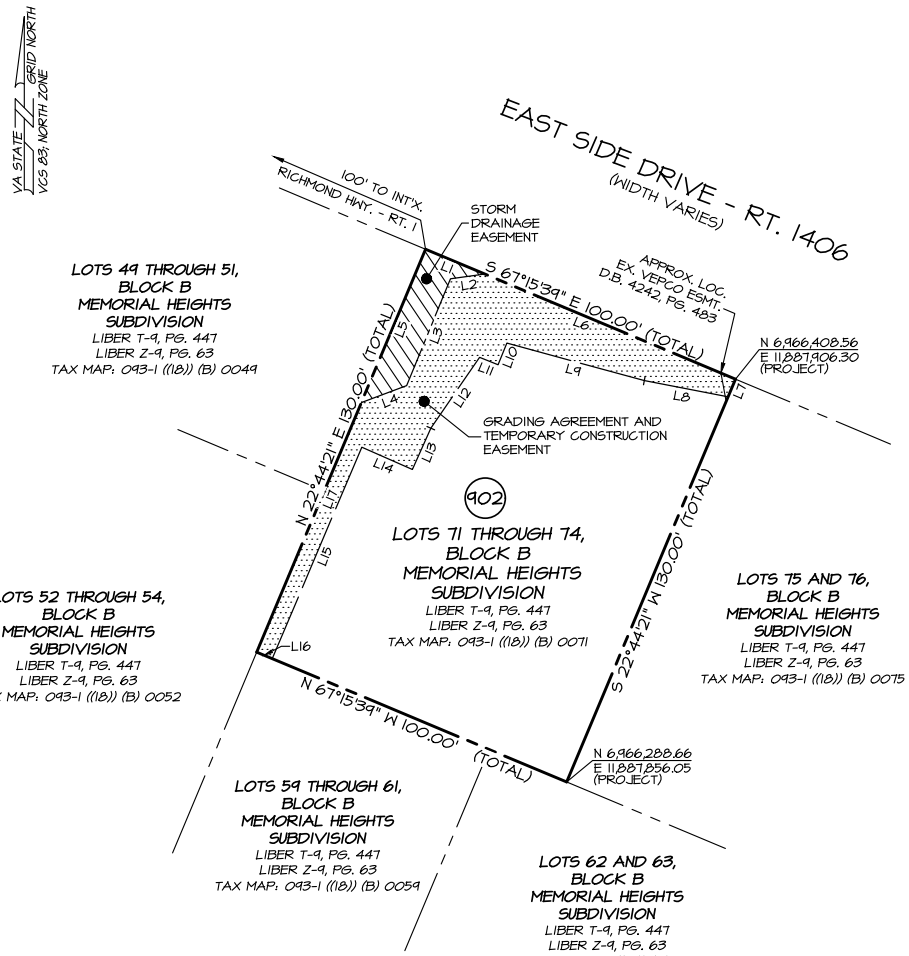
INTEREST(S) REQUIRED: (As shown on attached plat/plan)

Storm Drainage Easement – 484 sq. ft.
Grading Agreement & Temporary Construction Easement – 2,330 sq. ft.

VALUE

Estimated value of interests and damages:

FORTY-ONE THOUSAND FOUR HUNDRED SIXTY DOLLARS ($41,460)



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S67° 15' 39"E	19.09'
L2	S82° 07' 27"W	10.29'
L3	S22° 20' 12"W	34.38'
L4	S69° 30' 45"W	14.38'
L5	N22° 44' 21"E	49.47'
L6	S67° 15' 39"E	80.91'
L7	S22° 44' 21"W	5.71'
L8	N79° 02' 24"W	25.39'
L9	N74° 44' 30"W	42.40'

LINE TABLE		
LINE	BEARING	DISTANCE
L10	S22° 01' 07"W	6.96'
L11	N67° 59' 25"W	5.94'
L12	S34° 31' 18"W	25.60'
L13	S24° 01' 38"W	13.45'
L14	N66° 13' 53"W	16.46'
L15	S22° 57' 14"W	68.34'
L16	N67° 15' 39"W	5.00'
L17	N22° 44' 21"E	80.53'

NOTES:

THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT PREPARED BY KEY TITLE, DATED AUGUST 6, 2022.

THE LAND SHOWN ON THIS PLAT IS NOW HELD AS NOTED IN THE TITLE BLOCK HEREON AND RECORDED AMONG THE LAND RECORDS OF FAIRFAX COUNTY; ALL EASEMENTS AND DEDICATIONS FOR PUBLIC STREET PURPOSES ARE WITHIN THE BOUNDS OF THE ORIGINAL TRACT, AS DESCRIBED AND RECORDED THEREIN.

THE INFORMATION SHOWN ON THIS PLAT WAS COMPILED FROM EXISTING LAND RECORDS AND DOES NOT REPRESENT THE RESULTS OF AN ACTUAL FIELD RUN BOUNDARY SURVEY.

ALL PREVIOUSLY RECORDED RIGHTS-OF-WAY, EASEMENTS, OR OTHER INTERESTS OF THE COUNTY SHALL REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE SPECIFICALLY SHOWN HEREON.

SEE THE ACCOMPANYING DEED TO THIS PLAT FOR INFORMATION ON USE, OWNERSHIP, MAINTENANCE AND CONDITIONS OF EASEMENTS SHOWN.

THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON TAX ASSESSMENT MAP 093-1 ((18)) (B) 0071.

RICHMOND HIGHWAY BUS RAPID TRANSIT
PROJECT NUMBER 2G40-162-000
STATE PROJECT NO. 0001-029-454 UPC: 115550

COMMONWEALTH OF VIRGINIA
ROBERTO TORRES
Lic. No. 2965
3/18/26
LAND SURVEYOR

DEDICATION AND EASEMENT AREAS

STORM DRAINAGE EASEMENT	484 SQ. FT.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT	2,330 SQ. FT.

25 0 25 50 75
Scale: 1" = 25'

PRECISION MEASUREMENTS, INC.
SURVEYORS • GPS • 3-D SCANNING • GIS • MAPPERS
VIRGINIA BEACH-RICHMOND-NEWPORT NEWS-CHANTILLY, VIRGINIA
4215 LAFAYETTE CENTER DR., SUITE 2A
CHANTILLY, VIRGINIA 20151
TEL: (703) 434-2676

PLAT SHOWING
STORM DRAINAGE EASEMENT, AND
GRADING AGREEMENT AND TEMPORARY
CONSTRUCTION EASEMENT
THROUGH
LOTS 71 THROUGH 74, BLOCK B
MEMORIAL HEIGHTS SUBDIVISION
LIBER T-9, PG. 447
LIBER Z-9, PG. 63
PROPERTY BEING IN THE NAME OF
HASSAN HAMEDANI
D.B. 12233, PG. 934

MOUNT VERNON DISTRICT,
FAIRFAX COUNTY, VIRGINIA
SHEET 1 OF 1

SCALE: 1"=25'	DATE: 10/17/24	DRAWN BY: LM

Docusign Envelope ID: E47F5F98-F60E-823A-8174-DCE67531165B

ATTACHMENT 22

AFFECTED PROPERTY

Tax Map Number: 0931-16-0014

Street Address: 2817 Schooley Drive
Alexandria, VA 22306

OWNER(S): Sean Vermillion and Helen Vermillion

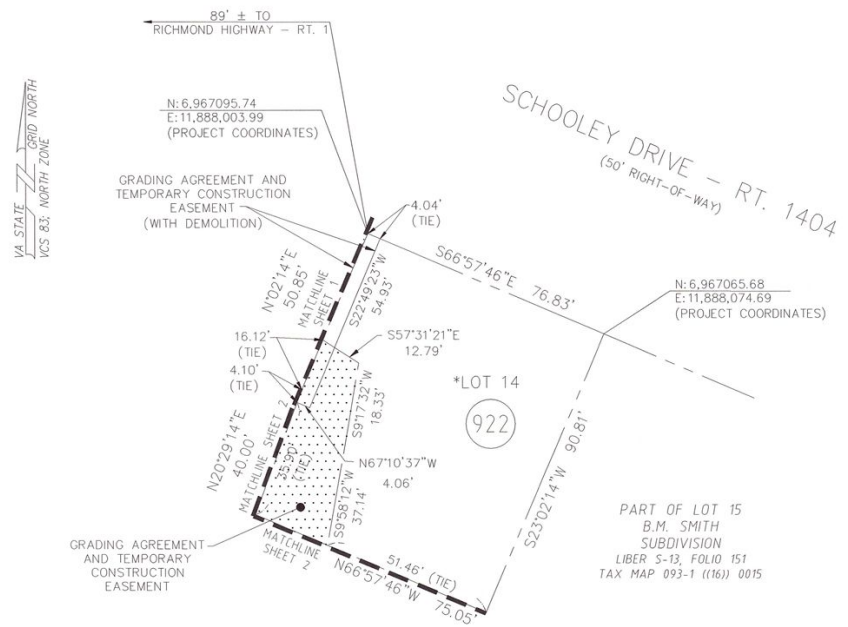
INTEREST(S) REQUIRED: (As shown on attached plat/plan)

Grading & Temporary Construction Easements – 1,007 sq. ft.
Grading & Temporary Construction Easements (with Demolition) – 227 sq. ft.

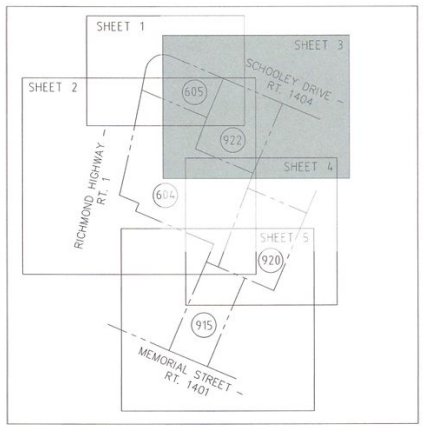
VALUE

Estimated value of interests and damages:

SEVEN THOUSAND ONE HUNDRED FIFTY DOLLARS ($7,150)



*LOT 14
B.M. SMITH
SUBDIVISION
LIBER S-13, FOLIO 151
TAX MAP 093-1 ((16)) 0014



SHEET KEY
1" = 100'

NOTES:
THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT BY KEY TITLE DATED SEPTEMBER 2, 2021. PROPERTY MAY BE SUBJECT TO A VEPCO EASEMENT RECORDED IN DEED BOOK 2654, PAGE 37, THAT IS NOT PLOTTABLE DUE TO VAGUE AND INSUFFICIENT INFORMATION ON THE RECORDED DOCUMENT.

THE LAND SHOWN ON THIS PLAT IS NOW HELD AS NOTED IN THE TITLE BLOCK HEREON AND RECORDED AMONG THE LAND RECORDS OF FAIRFAX COUNTY; ALL EASEMENTS AND DEDICATIONS FOR PUBLIC STREET PURPOSES ARE WITHIN THE BOUNDS OF THE ORIGINAL TRACT, AS DESCRIBED AND RECORDED THEREIN.

THE INFORMATION SHOWN ON THIS PLAT WAS COMPILED FROM EXISTING LAND RECORDS AND DOES NOT REPRESENT THE RESULTS OF AN ACTUAL FIELD RUN BOUNDARY SURVEY.

ALL PREVIOUSLY RECORDED RIGHTS-OF-WAY, EASEMENTS, OR OTHER INTERESTS OF THE COUNTY SHALL REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE SPECIFICALLY SHOWN HEREON.

SEE THE ACCOMPANYING DEED TO THIS PLAT FOR INFORMATION ON USE, OWNERSHIP, MAINTENANCE AND CONDITIONS OF EASEMENTS SHOWN.

THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON TAX ASSESSMENT MAP 093-1 ((16)) 0014.

RICHMOND HIGHWAY BUS RAPID TRANSIT
PROJECT NUMBER 1400145-2016, 2G40-162-000
STATE PROJECT NO. 0001-029-454, UPC; 115550

DEDICATION AND EASEMENT AREAS

GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT	1,007 SQ. FT.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT (WITH DEMOLITION)	227 SQ. FT.

25 0 25 50 75
Scale: 1" = 25'

RICE ASSOCIATES

PLAT PREPARED BY:
RICE ASSOCIATES
10661 GASKINS WAY
MANASSAS, VA 20109
703-968-3200
WWW.RICESURVEYS.COM

COMMONWEALTH OF VIRGINIA
WILLIAM G. LIPPY, JR.
Lic. No. 2887
5/13/25
LAND SURVEYOR

PLAT SHOWING
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT (WITH DEMOLITION) AND GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT THROUGH

LOT 14
B.M. SMITH
SUBDIVISION
LIBER S-13, FOLIO 151

BEING IN THE NAME OF
SEAN VERMILLION AND
HELEN VERMILLION
D.B. 16658, PG. 1837

MOUNT VERNON DISTRICT, FAIRFAX COUNTY, VIRGINIA SHEET 3 OF 5

SCALE: 1"=25'	DATE: 5/13/25	DRAWN BY: KLT/SMB

Docusign Envelope ID: E47F5F98-F60E-823A-8174-DCE67531165B

ATTACHMENT 23

AFFECTED PROPERTY

Tax Map Number: 0924-01-0086

Street Address: 7305 Richmond Highway
Alexandria, VA 22306

OWNER(S): White's General Partnership

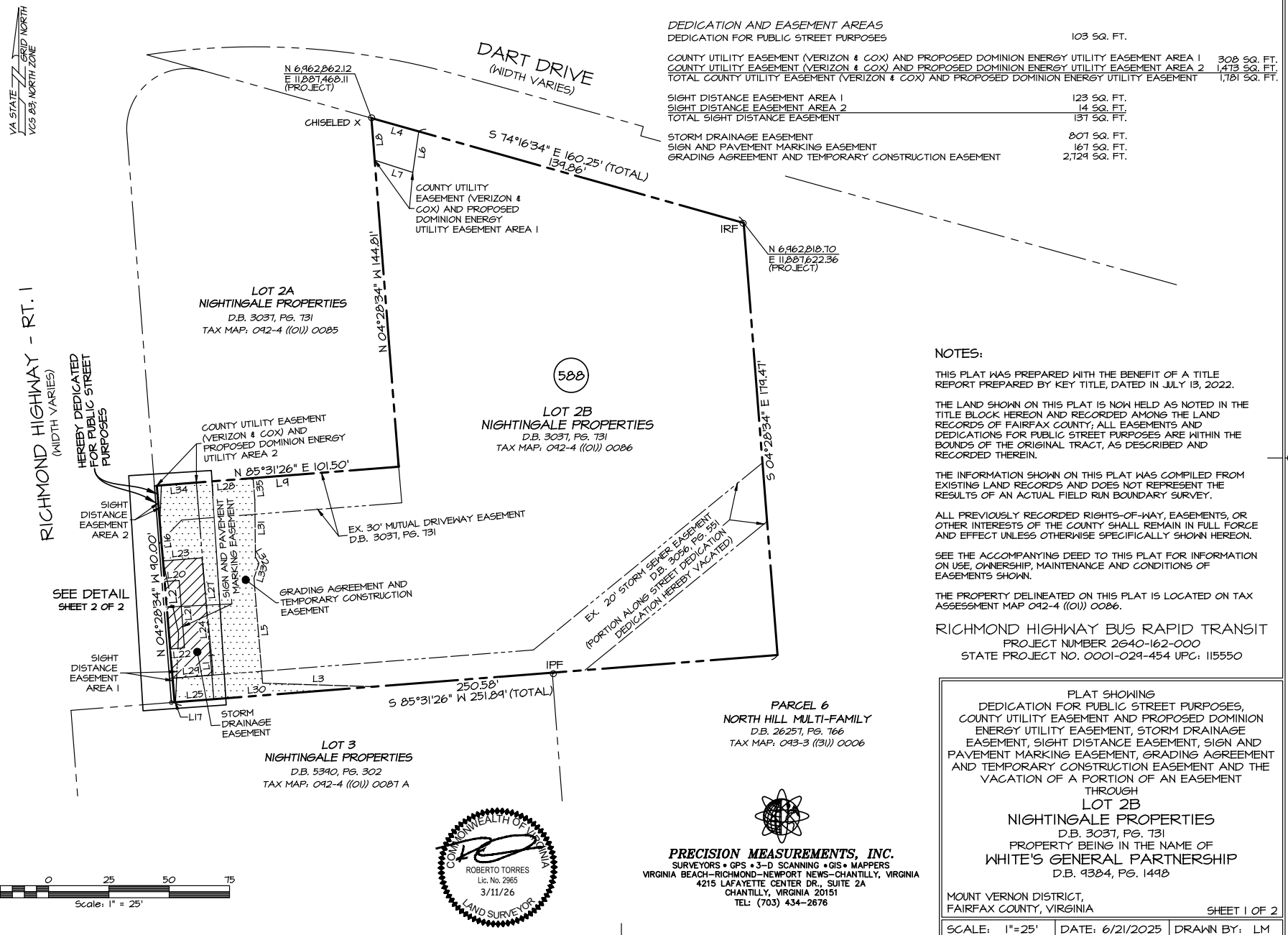
INTEREST(S) REQUIRED: (As shown on attached plat/plan)

Dedication – 103 sq. ft.
County Utility Easement (Verizon & Cox) &
Proposed Dominion Energy Utility Easement – 1,781 sq. ft.
Sight Distance Easement – 137 sq. ft.
Storm Drainage Easement – 807 sq. ft.
Sign and Pavement Marking – 167 sq. ft.
Grading Agreement & Temporary Construction Easement – 2,729 sq. ft.

VALUE

Estimated value of interests and damages:

EIGHTY-SIX THOUSAND FOUR HUNDRED THIRTY-FIVE DOLLARS ($86,435)



DEDICATION AND EASEMENT AREAS

DEDICATION FOR PUBLIC STREET PURPOSES	103 SQ. FT.
COUNTY UTILITY EASEMENT (VERIZON & COX) AND PROPOSED DOMINION ENERGY UTILITY EASEMENT AREA 1	308 SQ. FT.
COUNTY UTILITY EASEMENT (VERIZON & COX) AND PROPOSED DOMINION ENERGY UTILITY EASEMENT AREA 2	1,473 SQ. FT.
TOTAL COUNTY UTILITY EASEMENT (VERIZON & COX) AND PROPOSED DOMINION ENERGY UTILITY EASEMENT	1,781 SQ. FT.
SIGHT DISTANCE EASEMENT AREA 1	123 SQ. FT.
SIGHT DISTANCE EASEMENT AREA 2	14 SQ. FT.
TOTAL SIGHT DISTANCE EASEMENT	137 SQ. FT.
STORM DRAINAGE EASEMENT	807 SQ. FT.
SIGN AND PAVEMENT MARKING EASEMENT	167 SQ. FT.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT	2,724 SQ. FT.

NOTES:

THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT PREPARED BY KEY TITLE, DATED IN JULY 13, 2022.

THE LAND SHOWN ON THIS PLAT IS NOW HELD AS NOTED IN THE TITLE BLOCK HEREON AND RECORDED AMONG THE LAND RECORDS OF FAIRFAX COUNTY; ALL EASEMENTS AND DEDICATIONS FOR PUBLIC STREET PURPOSES ARE WITHIN THE BOUNDS OF THE ORIGINAL TRACT, AS DESCRIBED AND RECORDED THEREIN.

THE INFORMATION SHOWN ON THIS PLAT WAS COMPILED FROM EXISTING LAND RECORDS AND DOES NOT REPRESENT THE RESULTS OF AN ACTUAL FIELD RUN BOUNDARY SURVEY.

ALL PREVIOUSLY RECORDED RIGHTS-OF-WAY, EASEMENTS, OR OTHER INTERESTS OF THE COUNTY SHALL REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE SPECIFICALLY SHOWN HEREON.

SEE THE ACCOMPANYING DEED TO THIS PLAT FOR INFORMATION ON USE, OWNERSHIP, MAINTENANCE AND CONDITIONS OF EASEMENTS SHOWN.

THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON TAX ASSESSMENT MAP 092-4 ((01)) 0086.

RICHMOND HIGHWAY BUS RAPID TRANSIT
PROJECT NUMBER 2640-162-000
STATE PROJECT NO. 0001-029-454 UPC: 115550

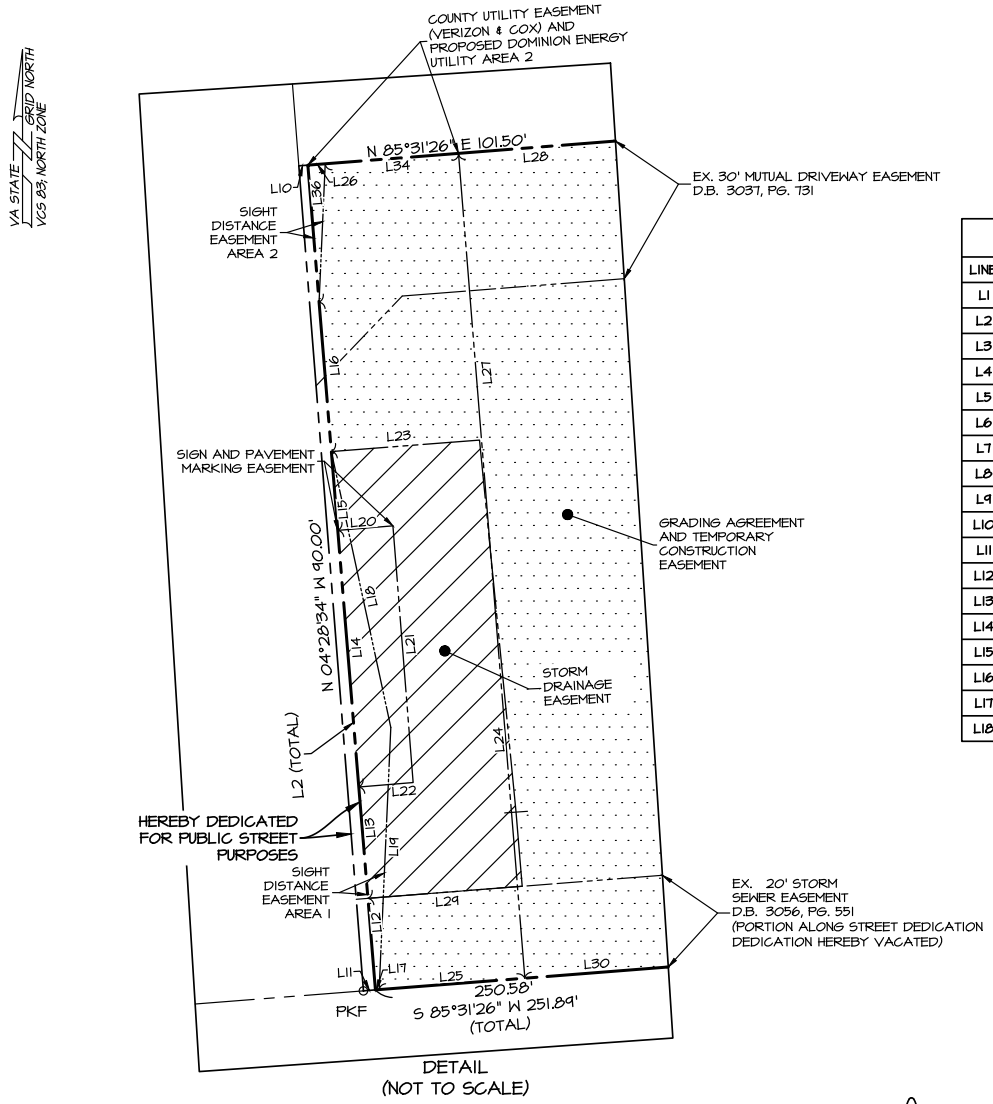
COMMONWEALTH OF VIRGINIA
ROBERTO TORRES
Lic. No. 2965
3/11/26
LAND SURVEYOR

PRECISION MEASUREMENTS, INC.
SURVEYORS • GPS • 3-D SCANNING • GIS • MAPPERS
VIRGINIA BEACH–RICHMOND–NEWPORT NEWS–CHANTILLY, VIRGINIA
4215 LAFAYETTE CENTER DR., SUITE 2A
CHANTILLY, VIRGINIA 20151
TEL: (703) 434-2676

PLAT SHOWING
DEDICATION FOR PUBLIC STREET PURPOSES, COUNTY UTILITY EASEMENT AND PROPOSED DOMINION ENERGY UTILITY EASEMENT, STORM DRAINAGE EASEMENT, SIGHT DISTANCE EASEMENT, SIGN AND PAVEMENT MARKING EASEMENT, GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT AND THE VACATION OF A PORTION OF AN EASEMENT THROUGH
LOT 2B
NIGHTINGALE PROPERTIES
D.B. 3037, PG. 731
PROPERTY BEING IN THE NAME OF
WHITE'S GENERAL PARTNERSHIP
D.B. 9384, PG. 1498

MOUNT VERNON DISTRICT,
FAIRFAX COUNTY, VIRGINIA
SHEET 1 OF 2

SCALE: 1"=25'	DATE: 6/21/2025	DRAWN BY: LM



DETAIL
(NOT TO SCALE)

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S4° 43' 30"E	8.09'
L2	N4° 41' 06"W	90.00'
L3	S88° 12' 15"E	46.11'
L4	S74° 16' 34"E	20.39'
L5	S4° 42' 27"E	43.66'
L6	S8° 14' 52"W	17.15'
L7	N12° 12' 59"W	16.60'
L8	N4° 28' 34"W	17.44'
L9	N85° 31' 26"E	100.51'
L10	S85° 31' 26"W	0.98'
L11	S85° 31' 26"W	1.31'
L12	N4° 41' 06"W	10.00'
L13	N4° 41' 06"W	12.15'
L14	N4° 41' 06"W	28.00'
L15	N4° 41' 06"W	8.60'
L16	N4° 41' 06"W	16.30'
L17	S85° 31' 26"W	0.41'
L18	S12° 10' 17"E	30.70'

LINE TABLE		
LINE	BEARING	DISTANCE
L19	S2° 32' 55"W	28.54'
L20	N85° 18' 54"E	6.02'
L21	S4° 30' 10"E	28.00'
L22	S85° 18' 54"W	5.93'
L23	N85° 34' 22"E	16.17'
L24	S5° 36' 41"E	40.66'
L25	S85° 31' 26"W	15.89'
L26	N85° 31' 26"E	1.90'
L27	S4° 36' 02"E	90.00'
L28	N85° 31' 26"E	23.57'
L29	S85° 31' 26"W	16.83'
L30	S85° 31' 51"W	66.51'
L31	S0° 37' 27"E	23.74'
L32	S29° 03' 43"E	3.01'
L33	S18° 47' 54"W	6.47'
L34	N85° 31' 26"E	14.54'
L35	S4° 41' 06"E	8.94'
L36	N4° 41' 06"W	14.95'

25 0 25 50 75
Scale: 1" = 25'

COMMONWEALTH OF VIRGINIA
ROBERTO TORRES
Lic. No. 2965
3/11/26
LAND SURVEYOR

PRECISION MEASUREMENTS, INC.
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VIRGINIA BEACH-RICHMOND-NEWPORT NEWS-CHANTILLY, VIRGINIA
4215 LAFAYETTE CENTER DR., SUITE 2A
CHANTILLY, VIRGINIA 20151
TEL: (703) 434-2676

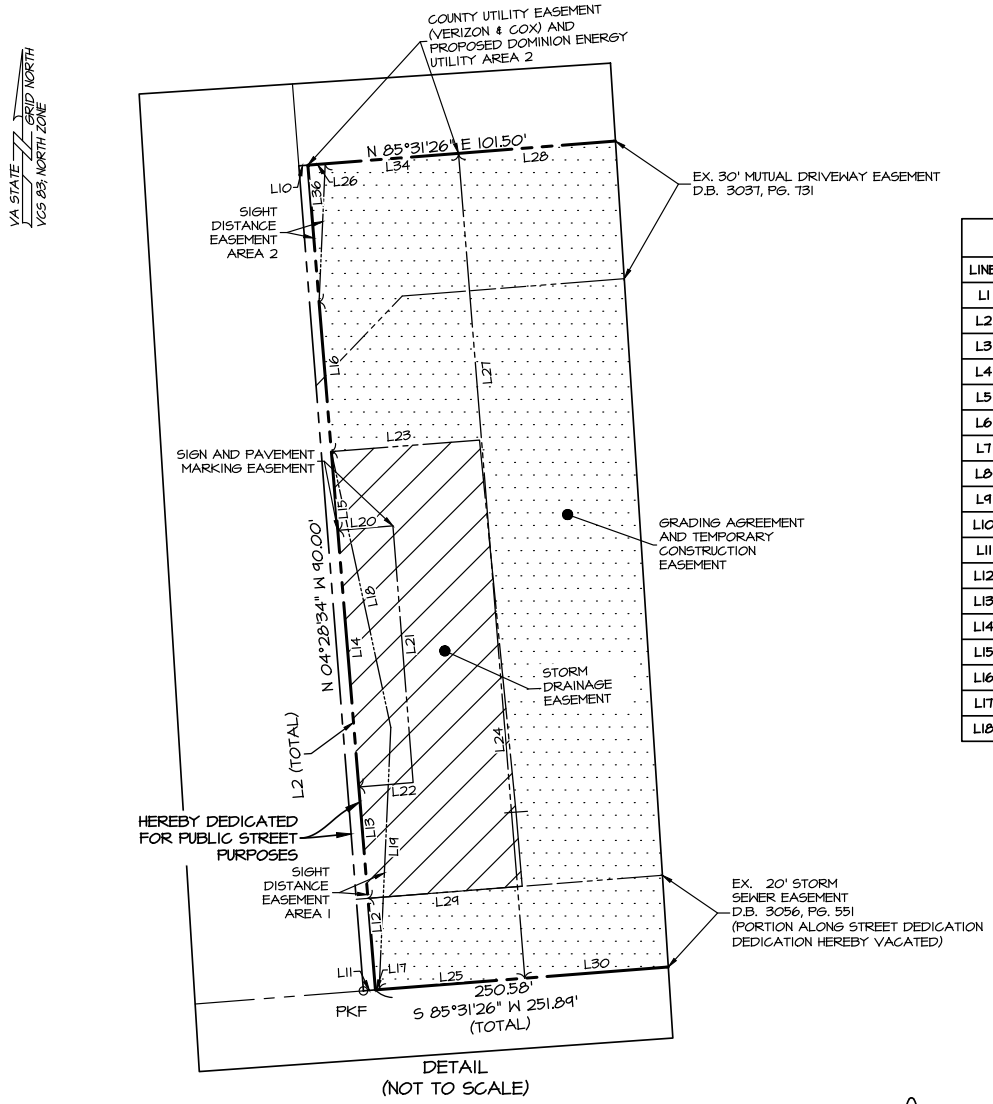
RICHMOND HIGHWAY BUS RAPID TRANSIT
PROJECT NUMBER 2640-162-000
STATE PROJECT NO. 0001-029-454 UPC: 115550

PLAT SHOWING
DEDICATION FOR PUBLIC STREET PURPOSES, COUNTY UTILITY EASEMENT AND PROPOSED DOMINION ENERGY UTILITY EASEMENT, STORM DRAINAGE EASEMENT, SIGHT DISTANCE EASEMENT, SIGN AND PAVEMENT MARKING EASEMENT, GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT AND THE VACATION OF A PORTION OF AN EASEMENT
THROUGH
LOT 2B
NIGHTINGALE PROPERTIES
D.B. 3037, PG. 731
PROPERTY BEING IN THE NAME OF
WHITE'S GENERAL PARTNERSHIP
D.B. 9384, PG. 1498

MOUNT VERNON DISTRICT,
FAIRFAX COUNTY, VIRGINIA

SHEET 2 OF 2

SCALE: 1"=25'	DATE: 6/21/2025	DRAWN BY: LM



DETAIL
(NOT TO SCALE)

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S4° 43' 30"E	8.09'
L2	N4° 41' 06"W	90.00'
L3	S88° 12' 15"E	46.11'
L4	S74° 16' 34"E	20.39'
L5	S4° 42' 27"E	43.66'
L6	S8° 14' 52"W	17.15'
L7	N12° 12' 59"W	16.60'
L8	N4° 28' 34"W	17.44'
L9	N85° 31' 26"E	100.51'
L10	S85° 31' 26"W	0.98'
L11	S85° 31' 26"W	1.31'
L12	N4° 41' 06"W	10.00'
L13	N4° 41' 06"W	12.15'
L14	N4° 41' 06"W	28.00'
L15	N4° 41' 06"W	8.60'
L16	N4° 41' 06"W	16.30'
L17	S85° 31' 26"W	0.41'
L18	S12° 10' 17"E	30.70'

LINE TABLE		
LINE	BEARING	DISTANCE
L19	S2° 32' 55"W	28.54'
L20	N85° 18' 54"E	6.02'
L21	S4° 30' 10"E	28.00'
L22	S85° 18' 54"W	5.93'
L23	N85° 34' 22"E	16.17'
L24	S5° 36' 41"E	40.66'
L25	S85° 31' 26"W	15.89'
L26	N85° 31' 26"E	1.90'
L27	S4° 36' 02"E	90.00'
L28	N85° 31' 26"E	23.57'
L29	S85° 31' 26"W	16.83'
L30	S85° 31' 51"W	66.51'
L31	S0° 37' 27"E	23.74'
L32	S29° 03' 43"E	3.01'
L33	S18° 47' 54"W	6.47'
L34	N85° 31' 26"E	14.54'
L35	S4° 41' 06"E	8.94'
L36	N4° 41' 06"W	14.95'

25 0 25 50 75
Scale: 1" = 25'

COMMONWEALTH OF VIRGINIA
ROBERTO TORRES
Lic. No. 2965
3/11/26
LAND SURVEYOR

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4215 LAFAYETTE CENTER DR., SUITE 2A
CHANTILLY, VIRGINIA 20151
TEL: (703) 434-2676

RICHMOND HIGHWAY BUS RAPID TRANSIT
PROJECT NUMBER 2640-162-000
STATE PROJECT NO. 0001-029-454 UPC: 115550

PLAT SHOWING
DEDICATION FOR PUBLIC STREET PURPOSES, COUNTY UTILITY EASEMENT AND PROPOSED DOMINION ENERGY UTILITY EASEMENT, STORM DRAINAGE EASEMENT, SIGHT DISTANCE EASEMENT, SIGN AND PAVEMENT MARKING EASEMENT, GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT AND THE VACATION OF A PORTION OF AN EASEMENT
THROUGH
LOT 2B
NIGHTINGALE PROPERTIES
D.B. 3037, PG. 731
PROPERTY BEING IN THE NAME OF
WHITE'S GENERAL PARTNERSHIP
D.B. 9384, PG. 1498

MOUNT VERNON DISTRICT,
FAIRFAX COUNTY, VIRGINIA

SHEET 2 OF 2

SCALE: 1"=25'	DATE: 6/21/2025	DRAWN BY: LM

Docusign Envelope ID: E47F5F98-F60E-823A-8174-DCE67531165B

ATTACHMENT 24

AFFECTED PROPERTY

Tax Map Number: 0924-01-0085

Street Address: 7303 Richmond Highway
Alexandria, VA 22306

OWNER(S): PMIG 1008, LLC

INTEREST(S) REQUIRED: (As shown on attached plat/plan)

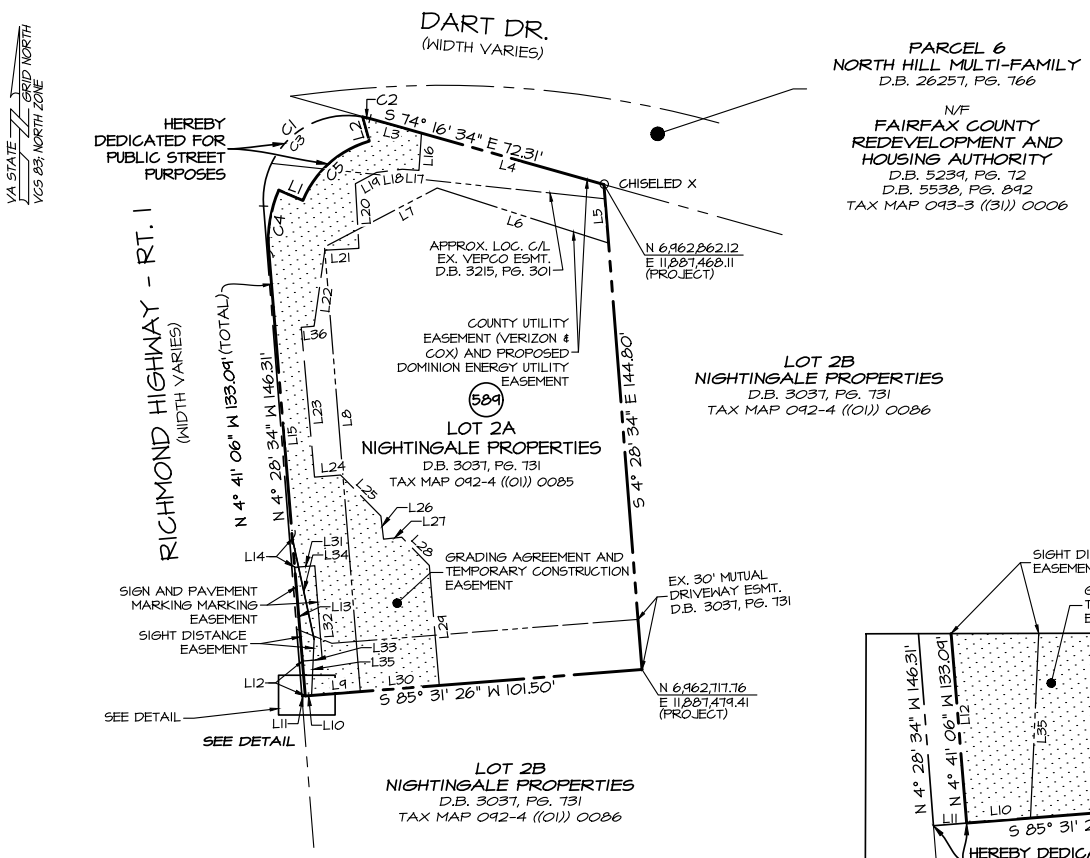
Dedication – 535 sq. ft.
County Utility Easement (Verizon & Cox) &
Proposed Dominion Energy Utility Easement – 4,090 sq. ft.
Sign and Pavement Marking Easement – 167 sq. ft.
Sight Distance Easement – 110 sq. ft.
Grading Agreement & Temporary Construction Easements – 3,714 sq. ft.

VALUE

Estimated value of interests and damages:

TWO MILLION NINE HUNDRED TWENTY-THREE THOUSAND NINE HUNDRED SEVENTY-FIVE DOLLARS ($2,923,975)

Attachment 24



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S66° 46' 49"E	7.83'
L2	N15° 29' 14"W	7.50'
L3	S74° 16' 34"E	15.88'
L4	S74° 16' 34"E	56.43'
L5	S4° 28' 34"E	17.49'
L6	N72° 12' 59"W	53.59'
L7	S62° 25' 00"W	37.80'
L8	S4° 35' 49"E	132.78'
L9	S85° 31' 26"W	14.54'
L10	S85° 31' 26"W	1.90'
L11	S85° 31' 26"W	0.99'
L12	N4° 41' 06"W	10.40'
L13	N4° 41' 06"W	28.00'
L14	N4° 41' 06"W	8.60'
L15	N4° 41' 06"W	86.09'
L16	S3° 43' 14"W	11.11'
L17	N86° 16' 46"W	5.00'
L18	S82° 50' 24"W	7.76'

LINE TABLE		
LINE	BEARING	DISTANCE
L19	S61° 46' 45"W	7.07'
L20	S3° 05' 28"E	19.26'
L21	S86° 54' 32"W	10.15'
L22	S8° 04' 56"W	22.85'
L23	S5° 04' 50"E	44.76'
L24	N85° 18' 54"E	7.74'
L25	S44° 30' 39"E	17.13'
L26	S6° 38' 49"E	6.93'
L27	N83° 56' 40"E	5.43'
L28	S44° 30' 39"E	11.75'
L29	S4° 41' 06"E	35.84'
L30	S85° 31' 26"W	23.57'
L31	N85° 18' 54"E	6.02'
L32	S4° 30' 10"E	28.00'
L33	S85° 18' 54"W	5.93'
L34	S12° 10' 17"E	30.70'
L35	S2° 32' 55"W	16.70'
L36	S84° 55' 10"W	3.83'

DETAIL
(NOT TO SCALE)

NOTES:

THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT PREPARED BY KEY TITLE DATED APRIL 10, 2021.

THE LAND SHOWN ON THIS PLAT IS NOW HELD AS NOTED IN THE TITLE BLOCK HEREON AND RECORDED AMONG THE LAND RECORDS OF FAIRFAX COUNTY; ALL EASEMENTS AND DEDICATIONS FOR PUBLIC STREET PURPOSES ARE WITHIN THE BOUNDS OF THE ORIGINAL TRACT, AS DESCRIBED AND RECORDED THEREIN.

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ALL PREVIOUSLY RECORDED RIGHTS-OF-WAY, EASEMENTS, OR OTHER INTERESTS OF THE COUNTY SHALL REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE SPECIFICALLY SHOWN HEREON.

THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON TAX ASSESSMENT MAP 092-4 ((01)) 0085.

RICHMOND HIGHWAY BUS RAPID TRANSIT
PROJECT NUMBER 2G40-162-000
STATE PROJECT NO. 0001-029-454, UPC: 115550

DEDICATION AND EASEMENT AREAS

DEDICATION FOR PUBLIC STREET PURPOSES	535 SQ. FT.
COUNTY UTILITY EASEMENT (VERIZON & COX) AND PROPOSED DOMINION ENERGY UTILITY EASEMENT	4,090 SQ. FT.
SIGN AND PAVEMENT MARKING EASEMENT	167 SQ. FT.
SIGHT DISTANCE EASEMENT	110 SQ. FT.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT	3,714 SQ. FT.

CURVE TABLE						
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT
C1	48.09'	25.00'	110°12'35"	S50° 37' 26"W	41.01'	35.84'
C2	2.30'	25.00'	5°16'08"	S76° 54' 21"E	2.30'	1.15'
C3	45.79'	25.00'	104°56'28"	S47° 59' 23"W	39.65'	32.55'
C4	18.33'	38.25'	27°27'02"	N9° 24' 38"E	18.15'	9.34'
C5	27.39'	30.50'	51°26'39"	N48° 13' 03"E	26.47'	14.69'

25 0 25 50 75
Scale: 1" = 25'

COMMONWEALTH OF VIRGINIA
ROBERTO TORRES
Lic. No. 2965
3/30/26
LAND SURVEYOR

PRECISION MEASUREMENTS, INC.
SURVEYORS • GPS • 3-D SCANNING • GIS • MAPPERS
VIRGINIA BEACH-RICHMOND-NEWPORT NEWS-CHANTILLY, VIRGINIA
4215 LAFAYETTE CENTER DR., SUITE 2A
CHANTILLY, VIRGINIA 20151
TEL: (703) 434-2676

PLAT SHOWING
DEDICATION FOR PUBLIC STREET PURPOSES,
COUNTY UTILITY EASEMENT AND PROPOSED DOMINION ENERGY UTILITY EASEMENT,
SIGN AND PAVEMENT MARKING EASEMENT, SIGHT DISTANCE EASEMENT AND GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT
THROUGH
LOT 2A
NIGHTINGALE PROPERTIES
D.B. 3037, PG. 731
PROPERTY BEING IN THE NAME OF
PMIG 1008, LLC
D.B. 16255, PG. 1102

MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA — SHEET 1 OF 1

SCALE: 1"=25'	DATE: 6/30/25	DRAWN BY: LM

Docusign Envelope ID: E47F5F98-F60E-823A-8174-DCE67531165B

ATTACHMENT 25

AFFECTED PROPERTY

Tax Map Number: 0933-31-0003
0933-31-0003L
0933-31-0002
0933-31-0002L
0933-31-0001
0933-31-0001L

Street Address: 7250 Nightingale Hill Lane
Alexandria, VA 22306

OWNER(S): Fairfax County Redevelopment and Housing Authority
The Residences at North Hill 2, LLC
The Residences at North Hill Bond 47, LLC
The Residences at North Hill Bond 94, LLC

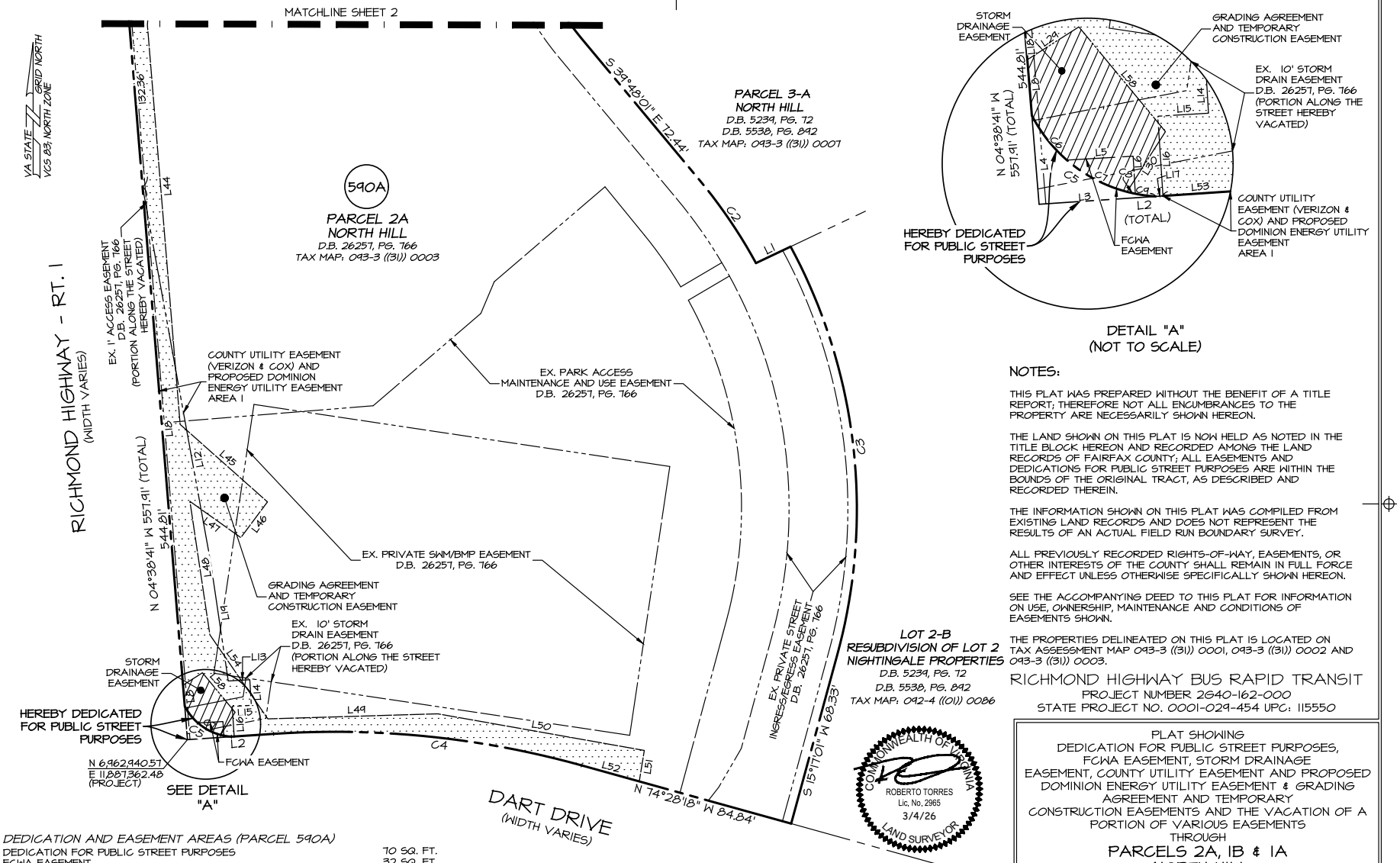
INTEREST(S) REQUIRED: (As shown on attached plat/plan)

Dedication – 70 sq. ft.
Fairfax County Water Authority Easement – 32 sq. ft.
Storm Drainage Easement – 286 sq. ft.
County Utility Easement (Verizon & Cox) &
Proposed Dominion Energy Utility Easement – 3,637 sq. ft.
Grading Agreement & Temporary Construction Easement – 14,589 sq. ft.

VALUE

Estimated value of interests and damages:

TWO HUNDRED THIRTY-THREE THOUSAND TWO HUNDRED THIRTY DOLLARS ($233,230)



DETAIL "A"
(NOT TO SCALE)

NOTES:

THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT; THEREFORE NOT ALL ENCUMBRANCES TO THE PROPERTY ARE NECESSARILY SHOWN HEREON.

THE LAND SHOWN ON THIS PLAT IS NOW HELD AS NOTED IN THE TITLE BLOCK HEREON AND RECORDED AMONG THE LAND RECORDS OF FAIRFAX COUNTY; ALL EASEMENTS AND DEDICATIONS FOR PUBLIC STREET PURPOSES ARE WITHIN THE BOUNDS OF THE ORIGINAL TRACT, AS DESCRIBED AND RECORDED THEREIN.

THE INFORMATION SHOWN ON THIS PLAT WAS COMPILED FROM EXISTING LAND RECORDS AND DOES NOT REPRESENT THE RESULTS OF AN ACTUAL FIELD RUN BOUNDARY SURVEY.

ALL PREVIOUSLY RECORDED RIGHTS-OF-WAY, EASEMENTS, OR OTHER INTERESTS OF THE COUNTY SHALL REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE SPECIFICALLY SHOWN HEREON.

SEE THE ACCOMPANYING DEED TO THIS PLAT FOR INFORMATION ON USE, OWNERSHIP, MAINTENANCE AND CONDITIONS OF EASEMENTS SHOWN.

THE PROPERTIES DELINEATED ON THIS PLAT IS LOCATED ON TAX ASSESSMENT MAP 093-3 ((31)) 0001, 093-3 ((31)) 0002 AND 093-3 ((31)) 0003.

RICHMOND HIGHWAY BUS RAPID TRANSIT
PROJECT NUMBER 2640-162-000
STATE PROJECT NO. 0001-029-454 UPC: 115550

DEDICATION AND EASEMENT AREAS (PARCEL 590A)

DEDICATION FOR PUBLIC STREET PURPOSES	70 SQ. FT.	
FCWA EASEMENT	32 SQ. FT.	
STORM DRAINAGE EASEMENT	286 SQ. FT.	
COUNTY UTILITY EASEMENT (VERIZON & COX) AND PROPOSED DOMINION ENERGY UTILITY EASEMENT AREA 1		2,241 SQ. FT.
COUNTY UTILITY EASEMENT (VERIZON & COX) AND PROPOSED DOMINION ENERGY UTILITY EASEMENT AREA 2		113 SQ. FT.
TOTAL COUNTY UTILITY EASEMENT (VERIZON & COX) AND PROPOSED DOMINION ENERGY UTILITY EASEMENT		2,354 SQ. FT.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT		9,483 SQ. FT.

25 0 25 50 75
Scale: 1" = 25'

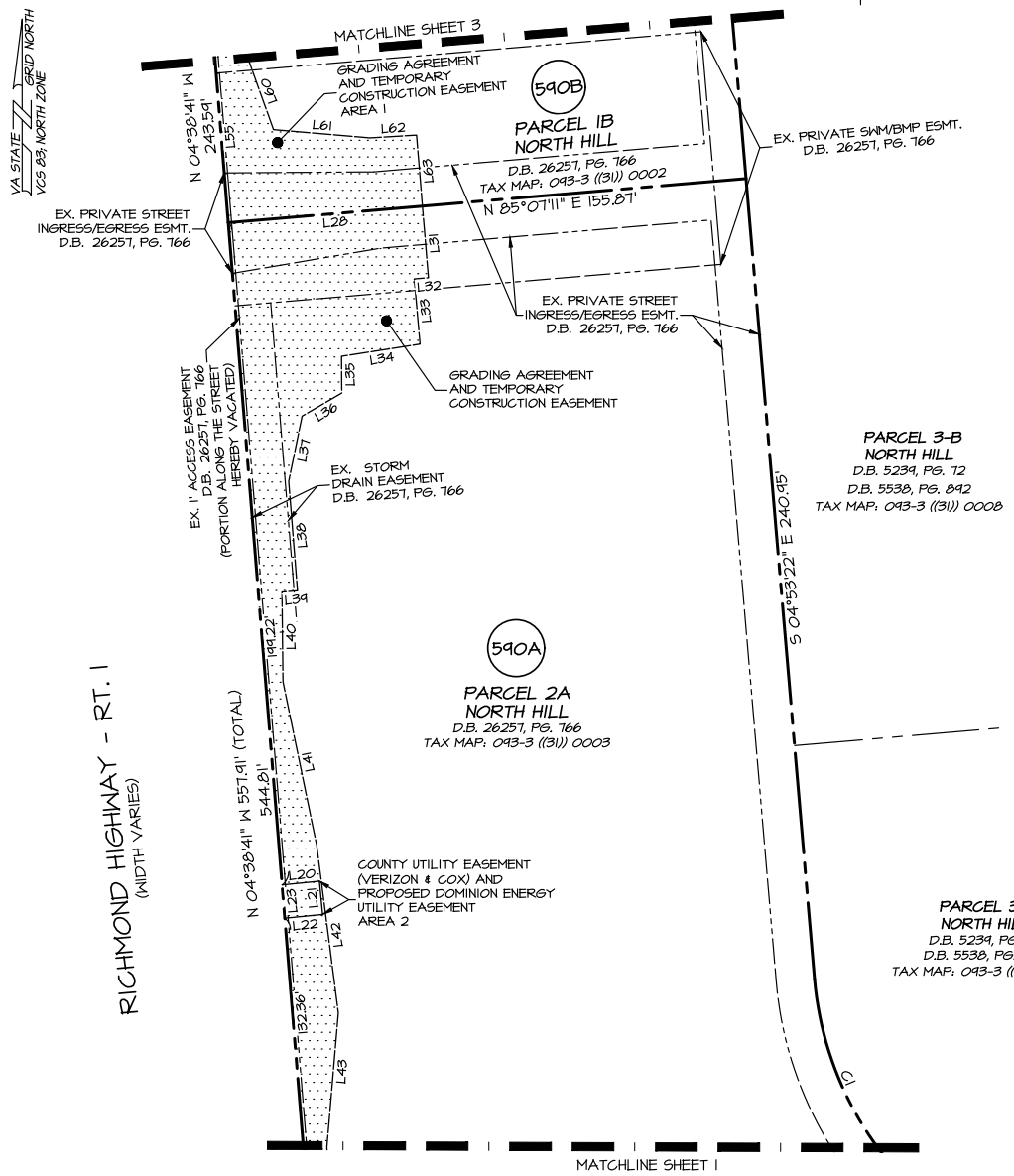
COMMONWEALTH OF VIRGINIA
ROBERTO TORRES
Lic. No. 2965
3/4/26
LAND SURVEYOR

PRECISION MEASUREMENTS, INC.
SURVEYORS • GPS • 3-D SCANNING • GIS • MAPPERS
VIRGINIA BEACH–RICHMOND–NEWPORT NEWS–CHANTILLY, VIRGINIA
4215 LAFAYETTE CENTER DR., SUITE 2A
CHANTILLY, VIRGINIA 20151
TEL: (703) 434–2676

PLAT SHOWING
DEDICATION FOR PUBLIC STREET PURPOSES, FCWA EASEMENT, STORM DRAINAGE EASEMENT, COUNTY UTILITY EASEMENT AND PROPOSED DOMINION ENERGY UTILITY EASEMENT & GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENTS AND THE VACATION OF A PORTION OF VARIOUS EASEMENTS
THROUGH
PARCELS 2A, 1B & 1A
NORTH HILL
D.B. 26257, PG. 766
PROPERTY BEING IN THE NAME OF
FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY
D.B. 5239, PG. 72
D.B. 5538, PG. 842
MOUNT VERNON DISTRICT,
FAIRFAX COUNTY, VIRGINIA
SHEET 1 OF 4

SCALE: 1"=25'	DATE: 4/14/2025	DRAWN BY: LM

Attachment 25



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N64° 37' 41"E	14.97'
L2	S86° 09' 29"W	33.66'
L3	S86° 09' 29"W	17.20'
L4	N4° 38' 41"W	13.10'
L5	N86° 37' 16"E	9.76'
L6	S3° 22' 44"E	5.53'
L7	N84° 35' 57"W	14.00'
L8	N4° 38' 41"W	8.23'
L9	S5° 24' 03"W	10.00'
L10	S84° 35' 57"E	15.77'
L11	N4° 38' 38"W	10.16'
L12	S10° 16' 50"E	149.00'
L13	N86° 35' 23"E	8.43'
L14	S3° 24' 21"E	10.01'
L15	S86° 35' 23"W	7.48'
L16	S3° 46' 44"E	11.74'
L17	S86° 09' 29"W	1.07'
L18	N4° 38' 41"W	195.01'
L19	S8° 25' 46"E	46.63'
L20	N84° 24' 07"E	11.24'
L21	S5° 35' 53"E	10.00'
L22	S84° 24' 07"W	11.41'
L23	N4° 38' 41"W	10.00'
L24	S85° 14' 48"W	33.05'
L25	S4° 44' 15"E	55.87'
L26	N85° 13' 19"E	32.96'
L27	N4° 38' 41"W	42.47'
L28	N85° 07' 11"E	58.44'
L29	N57° 33' 16"E	8.99'

LINE TABLE		
LINE	BEARING	DISTANCE
L30	S32° 34' 35"W	10.50'
L31	S4° 47' 39"E	21.54'
L32	S85° 18' 54"W	4.27'
L33	S5° 04' 05"E	19.62'
L34	S81° 10' 37"W	23.81'
L35	S0° 17' 58"E	11.04'
L36	S59° 44' 28"W	13.75'
L37	S11° 38' 38"W	19.96'
L38	S4° 36' 08"E	32.93'
L39	S85° 23' 52"W	4.67'
L40	S0° 37' 51"E	26.86'
L41	S11° 38' 56"E	50.09'
L42	S7° 20' 34"E	50.71'
L43	S4° 52' 47"W	40.51'
L44	S4° 41' 06"E	156.34'
L45	S48° 25' 31"E	45.54'
L46	S36° 41' 34"W	17.38'
L47	N54° 33' 19"W	24.39'
L48	S8° 30' 48"E	52.65'
L49	N88° 18' 16"E	66.34'
L50	S79° 56' 46"E	81.81'
L51	S9° 15' 30"W	12.24'
L52	N74° 28' 18"W	23.35'
L53	S86° 09' 29"W	15.39'
L54	S34° 35' 43"E	34.80'
L55	N4° 38' 41"W	105.39'
L56	S4° 54' 32"E	33.17'
L57	N85° 05' 28"E	4.22'
L58	S39° 34' 52"E	19.98'

LINE TABLE		
LINE	BEARING	DISTANCE
L59	S14° 21' 02"E	9.03'
L60	S19° 44' 44"E	37.92'
L61	S85° 06' 19"E	29.04'
L62	N86° 34' 04"E	13.99'
L63	S4° 43' 37"E	21.39'
L64	N4° 38' 41"W	31.10'
L65	S8° 01' 38"E	12.18'
L66	S2° 28' 12"E	18.45'
L67	N4° 38' 41"W	4.00'
L68	N4° 38' 41"W	21.50'
L69	N82° 26' 36"E	13.87'
L70	S7° 02' 41"E	21.03'
L71	S80° 44' 16"W	14.78'
L72	S85° 21' 19"W	20.09'
L73	N4° 38' 41"W	36.52'
L74	S88° 44' 26"E	11.88'
L75	S33° 35' 02"E	13.15'
L76	S9° 13' 55"E	23.86'
L77	N4° 38' 41"W	14.43'
L78	N4° 38' 41"W	20.53'
L79	N84° 50' 51"E	15.01'
L80	S5° 08' 22"E	20.51'
L81	S84° 46' 35"W	15.19'
L82	S85° 19' 56"W	10.61'
L83	N4° 38' 41"W	100.75'
L84	N83° 16' 28"E	10.37'
L85	S6° 43' 32"E	44.26'
L86	S3° 17' 00"E	56.91'
L87	N4° 38' 51"W	3.24'

COMMONWEALTH OF VIRGINIA
ROBERTO TORRES
Lic. No. 2965
3/4/26
LAND SURVEYOR

PRECISION MEASUREMENTS, INC.
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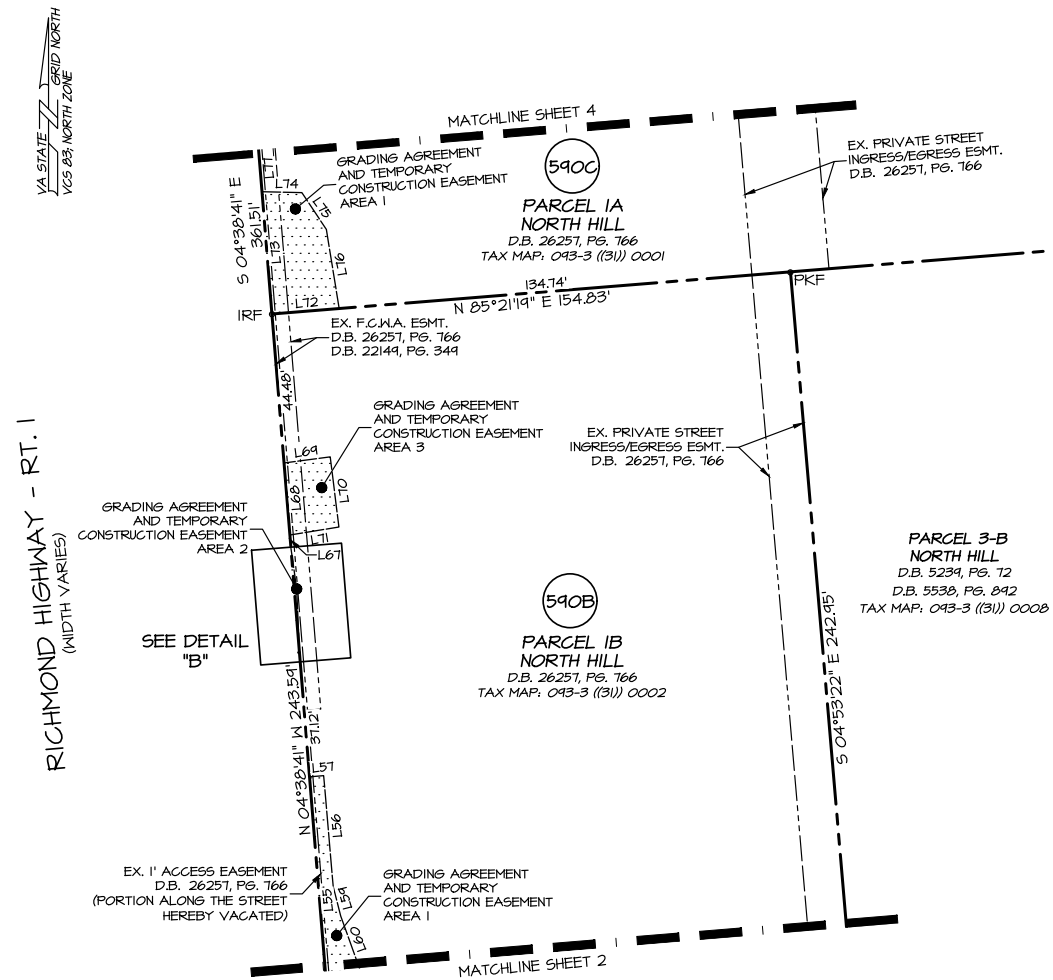
4215 LAFAYETTE CENTER DR., SUITE 2A
CHANTILLY, VIRGINIA 20151
TEL: (703) 434-2676

RICHMOND HIGHWAY BUS RAPID TRANSIT
PROJECT NUMBER 2G40-162-000
STATE PROJECT NO. 0001-029-454 UPC: 115550

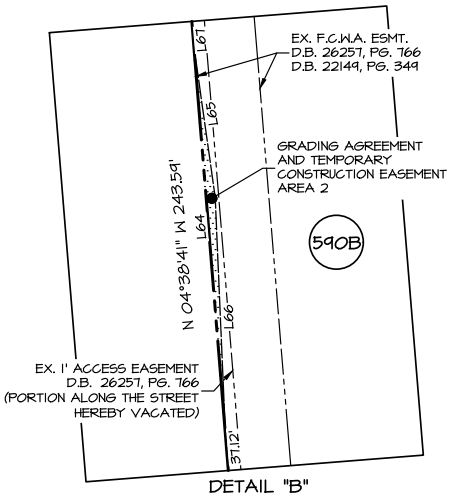
PLAT SHOWING
DEDICATION FOR PUBLIC STREET PURPOSES, FCWA EASEMENT, STORM DRAINAGE EASEMENT, COUNTY UTILITY EASEMENT AND PROPOSED DOMINION ENERGY UTILITY EASEMENT & GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENTS AND THE VACATION OF A PORTION OF VARIOUS EASEMENTS
THROUGH
PARCELS 2A, 1B & 1A
NORTH HILL
D.B. 26257, PG. 766
PROPERTY BEING IN THE NAME OF
FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY
D.B. 5239, PG. 72
D.B. 5538, PG. 842
MOUNT VERNON DISTRICT,
FAIRFAX COUNTY, VIRGINIA
SHEET 2 OF 4

SCALE: 1"=25'	DATE: 4/14/2025	DRAWN BY: LM

Attachment 25



CURVE TABLE						
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT
C1	60.93'	100.00'	34°54'37"	S22° 20' 41"E	59.99'	31.44'
C2	39.07'	200.00'	11°11'34"	S34° 12' 14"E	39.01'	19.60'
C3	164.10'	215.53'	43°37'22"	N6° 31' 40"W	160.16'	86.26'
C4	121.37'	359.00'	19°22'14"	N84° 09' 24"W	120.79'	61.27'
C5	22.76'	22.00'	59°17'06"	N56° 50' 42"W	21.76'	12.52'
C6	8.34'	22.00'	21°51'27"	N38° 07' 53"W	8.34'	4.25'
C7	10.09'	22.00'	26°16'00"	N62° 11' 36"W	10.00'	5.13'
C8	1.26'	22.00'	3°16'35"	N76° 57' 54"W	1.26'	0.63'
C9	3.03'	22.00'	7°53'04"	N82° 32' 43"W	3.03'	1.52'



DETAIL "B"
(NOT TO SCALE)

RICHMOND HIGHWAY BUS RAPID TRANSIT
PROJECT NUMBER 2640-162-000
STATE PROJECT NO. 0001-029-454 UPC: 115550

EASEMENT AREAS (PARCEL 590B)

GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT AREA 1	2,002 SQ. FT.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT AREA 2	11 SQ. FT.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT AREA 3	304 SQ. FT.
TOTAL GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT	2,317 SQ. FT.

25 0 25 50 75
Scale: 1" = 25'

COMMONWEALTH OF VIRGINIA
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3/4/26
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THROUGH
PARCELS 2A, 1B & 1A
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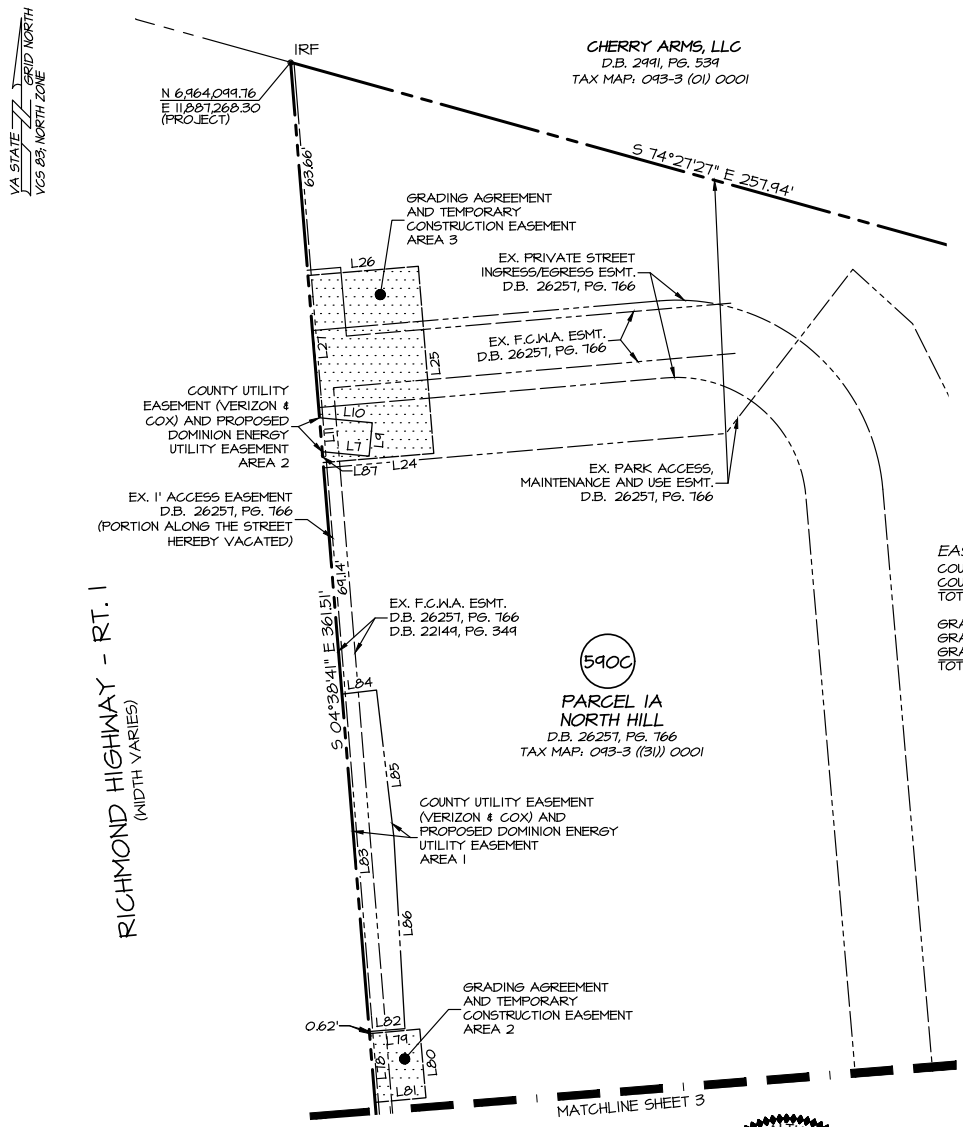
PROPERTY BEING IN THE NAME OF
FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY
D.B. 5239, PG. 72
D.B. 5538, PG. 892
MOUNT VERNON DISTRICT,
FAIRFAX COUNTY, VIRGINIA
SHEET 3 OF 4

SCALE: 1"=25'	DATE: 4/14/2025	DRAWN BY: LM

Attachment 25



EASEMENT AREAS (PARCEL 590C)

COUNTY UTILITY EASEMENT (VERIZON & COX) AND PROPOSED DOMINION ENERGY UTILITY EASEMENT AREA 1	1,134 SQ. FT.
COUNTY UTILITY EASEMENT (VERIZON & COX) AND PROPOSED DOMINION ENERGY UTILITY EASEMENTAREA 2	149 SQ. FT.
TOTAL COUNTY UTILITY EASEMENT (VERIZON & COX) AND PROPOSED DOMINION ENERGY UTILITY EASEMENT	1,283 SQ. FT.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT AREA 1	635 SQ. FT.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT AREA 2	310 SQ. FT.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT AREA 3	1,844 SQ. FT.
TOTAL GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT	2,789 SQ. FT.

25 0 25 50 75
Scale: 1" = 25'

COMMONWEALTH OF VIRGINIA
ROBERTO TORRES
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RICHMOND HIGHWAY BUS RAPID TRANSIT
PROJECT NUMBER 2G40-162-000
STATE PROJECT NO. 0001-029-454 UPC: 115550

PLAT SHOWING
DEDICATION FOR PUBLIC STREET PURPOSES, FCWA EASEMENT, STORM DRAINAGE EASEMENT, COUNTY UTILITY EASEMENT AND PROPOSED DOMINION ENERGY UTILITY EASEMENT & GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENTS AND THE VACATION OF A PORTION OF VARIOUS EASEMENTS
THROUGH
PARCELS 2A, 1B & 1A
NORTH HILL
D.B. 26257, PG. 766
PROPERTY BEING IN THE NAME OF
FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY
D.B. 5239, PG. 72
D.B. 5538, PG. 892
MOUNT VERNON DISTRICT,
FAIRFAX COUNTY, VIRGINIA
SHEET 4 OF 4

SCALE: 1"=25'	DATE: 4/14/2025	DRAWN BY: LM

Docusign Envelope ID: E47F5F98-F60E-823A-8174-DCE67531165B

ATTACHMENT 26

AFFECTED PROPERTY

Tax Map Number: 0933-01-0001

Street Address: 7131 Richmond Highway
Alexandria, VA 22306

OWNER(S): Cherry Arms, LLC

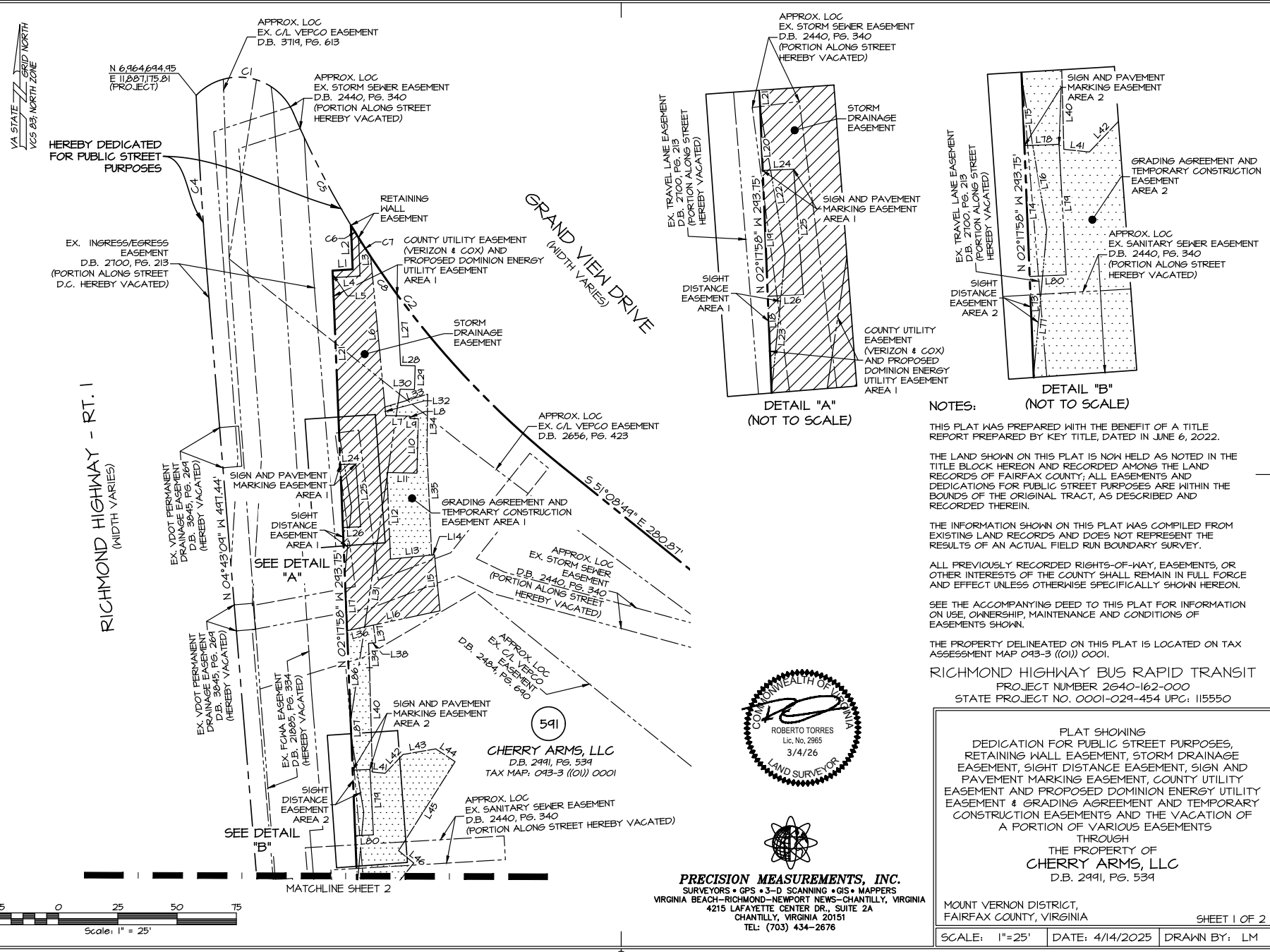
INTEREST(S) REQUIRED: (As shown on attached plat/plan)

Dedications – 26,277 sq. ft.
Retaining Wall Easement – 82 sq. ft.
Storm Drainage Easement – 3,753 sq. ft.
Sight Distance Easement – 243 sq. ft.
Sign and Pavement Marking Easement – 393 sq. ft.
County Utility Easements (Verizon & Cox) &
Proposed Dominion Energy Utility Easements – 4,955 sq. ft.
Grading Agreement & Temporary Construction Easement – 6,103 sq. ft.

VALUE

Estimated value of interests and damages:

THREE MILLION ONE HUNDRED TWENTY-THREE THOUSAND EIGHT HUNDRED DOLLARS ($3,123,800)



NOTES:

THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT PREPARED BY KEY TITLE, DATED IN JUNE 6, 2022.

THE LAND SHOWN ON THIS PLAT IS NOW HELD AS NOTED IN THE TITLE BLOCK HEREON AND RECORDED AMONG THE LAND RECORDS OF FAIRFAX COUNTY; ALL EASEMENTS AND DEDICATIONS FOR PUBLIC STREET PURPOSES ARE WITHIN THE BOUNDS OF THE ORIGINAL TRACT, AS DESCRIBED AND RECORDED THEREIN.

THE INFORMATION SHOWN ON THIS PLAT WAS COMPILED FROM EXISTING LAND RECORDS AND DOES NOT REPRESENT THE RESULTS OF AN ACTUAL FIELD RUN BOUNDARY SURVEY.

ALL PREVIOUSLY RECORDED RIGHTS-OF-WAY, EASEMENTS, OR OTHER INTERESTS OF THE COUNTY SHALL REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE SPECIFICALLY SHOWN HEREON.

SEE THE ACCOMPANYING DEED TO THIS PLAT FOR INFORMATION ON USE, OWNERSHIP, MAINTENANCE AND CONDITIONS OF EASEMENTS SHOWN.

THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON TAX ASSESSMENT MAP 093-3 ((01)) 0001.

RICHMOND HIGHWAY BUS RAPID TRANSIT
PROJECT NUMBER 2G40-162-000
STATE PROJECT NO. 0001-029-454 UPC: 115550

COMMONWEALTH OF VIRGINIA
ROBERTO TORRES
Lic. No. 2965
3/4/26
LAND SURVEYOR

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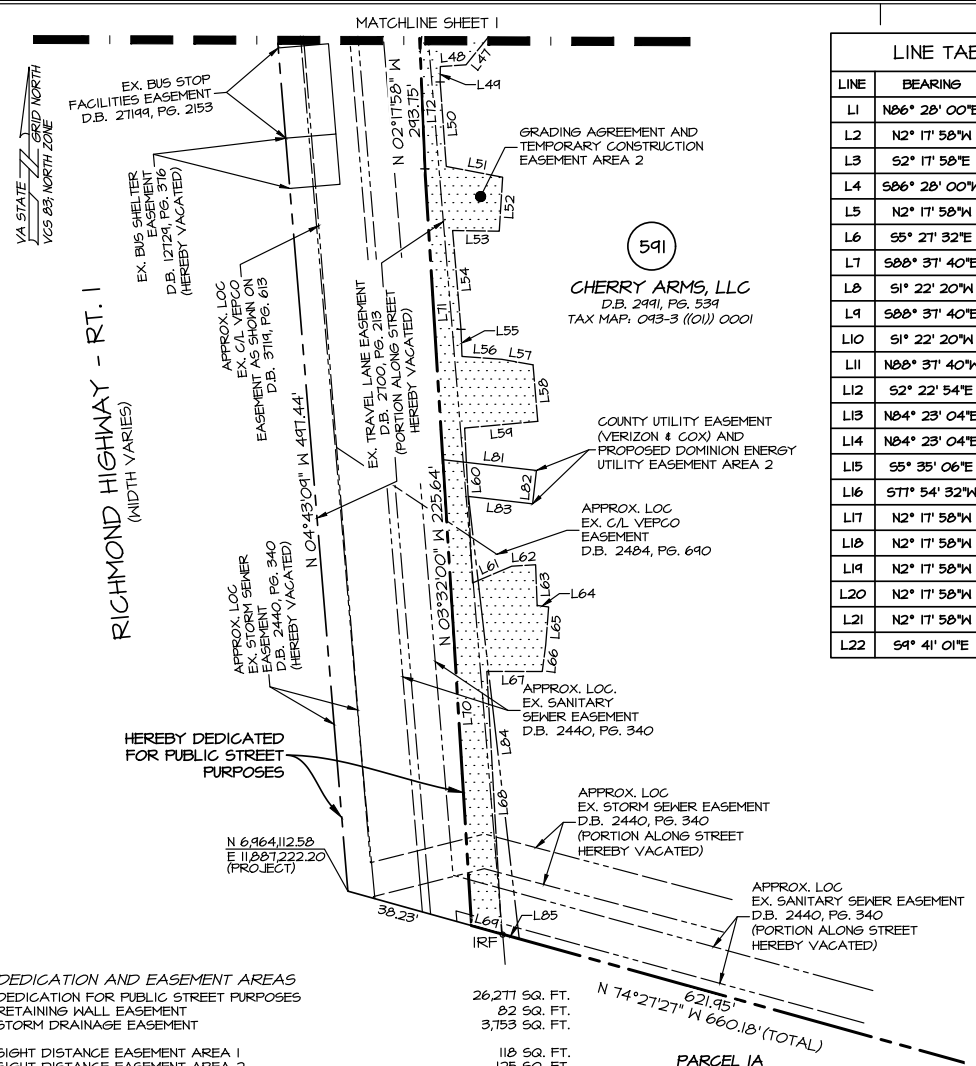
CHANTILLY, VIRGINIA 20151
TEL: (703) 434-2676

PLAT SHOWING
DEDICATION FOR PUBLIC STREET PURPOSES, RETAINING WALL EASEMENT, STORM DRAINAGE EASEMENT, SIGHT DISTANCE EASEMENT, SIGN AND PAVEMENT MARKING EASEMENT, COUNTY UTILITY EASEMENT AND PROPOSED DOMINION ENERGY UTILITY EASEMENT & GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENTS AND THE VACATION OF A PORTION OF VARIOUS EASEMENTS
THROUGH
THE PROPERTY OF
CHERRY ARMS, LLC
D.B. 2991, PG. 539

MOUNT VERNON DISTRICT,
FAIRFAX COUNTY, VIRGINIA

SHEET 1 OF 2

SCALE: 1"=25'	DATE: 4/14/2025	DRAWN BY: LM



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N86° 28' 00"E	8.50'
L2	N2° 17' 58"W	18.59'
L3	S2° 17' 58"E	16.17'
L4	S86° 28' 00"W	11.50'
L5	N2° 17' 58"W	3.00'
L6	S5° 27' 32"E	67.35'
L7	S88° 37' 40"E	10.23'
L8	S1° 22' 20"W	1.00'
L9	S88° 37' 40"E	3.50'
L10	S1° 22' 20"W	23.00'
L11	N88° 37' 40"W	12.67'
L12	S2° 22' 54"E	36.56'
L13	N84° 23' 04"E	17.42'
L14	N84° 23' 04"E	1.20'
L15	S5° 35' 06"E	23.75'
L16	S71° 54' 32"W	40.10'
L17	N2° 17' 58"W	23.65'
L18	N2° 17' 58"W	19.91'
L19	N2° 17' 58"W	26.54'
L20	N2° 17' 58"W	12.82'
L21	N2° 17' 58"W	66.08'
L22	S9° 41' 01"E	31.10'

LINE TABLE		
LINE	BEARING	DISTANCE
L23	S5° 42' 08"W	28.71'
L24	N87° 42' 02"E	6.52'
L25	S4° 30' 10"E	26.56'
L26	S87° 42' 02"W	7.54'
L27	S2° 48' 16"E	29.92'
L28	S88° 14' 44"E	6.17'
L29	S1° 45' 16"W	10.00'
L30	N88° 30' 34"W	6.04'
L31	S8° 29' 46"W	141.33'
L32	N5° 27' 32"W	3.60'
L33	N73° 18' 05"E	18.78'
L34	S0° 37' 06"W	24.78'
L35	S2° 36' 57"E	43.09'
L36	N77° 54' 32"E	11.37'
L37	S7° 40' 42"E	7.53'
L38	S86° 07' 52"W	3.05'
L39	S2° 17' 44"E	10.34'
L40	S1° 31' 54"E	43.96'
L41	S84° 05' 41"E	5.40'
L42	N43° 36' 15"E	10.95'
L43	N80° 15' 25"E	14.02'
L44	S56° 38' 13"E	9.80'

LINE TABLE		
LINE	BEARING	DISTANCE
L45	S32° 24' 30"W	44.48'
L46	S50° 55' 25"E	8.26'
L47	S38° 51' 59"W	16.31'
L48	S86° 04' 37"W	7.66'
L49	S0° 41' 45"W	4.54'
L50	S4° 09' 04"E	25.19'
L51	S79° 09' 15"E	17.09'
L52	S3° 36' 33"W	16.10'
L53	N89° 07' 58"W	13.88'
L54	S4° 51' 25"E	29.52'
L55	S1° 59' 00"E	8.05'
L56	S85° 51' 30"E	11.84'
L57	S79° 53' 34"E	9.44'
L58	S4° 48' 33"E	16.87'
L59	S84° 44' 56"W	21.86'
L60	S2° 56' 10"E	46.15'
L61	N66° 48' 04"E	12.66'
L62	N86° 33' 38"E	7.14'
L63	S2° 12' 08"E	12.11'
L64	S82° 19' 28"E	3.45'
L65	S4° 26' 05"W	11.40'
L66	S7° 28' 16"W	7.91'

LINE TABLE		
LINE	BEARING	DISTANCE
L67	N89° 57' 15"W	16.50'
L68	S3° 13' 58"E	78.25'
L69	N74° 27' 27"W	9.28'
L70	N3° 32' 00"W	138.93'
L71	N3° 32' 00"W	86.71'
L72	N2° 17' 58"W	34.48'
L73	N2° 17' 58"W	20.83'
L74	N2° 17' 58"W	27.61'
L75	N2° 17' 58"W	13.97'
L76	N9° 26' 32"W	32.14'
L77	S5° 09' 45"W	30.77'
L78	N87° 42' 02"E	7.31'
L79	S3° 06' 15"E	27.61'
L80	S87° 42' 02"W	7.69'
L81	S83° 25' 12"E	28.04'
L82	S6° 34' 48"W	10.00'
L83	N83° 25' 12"W	19.21'
L84	S6° 32' 53"E	132.52'
L85	N74° 27' 27"W	5.44'
L86	N2° 17' 58"W	37.94'
L87	N2° 17' 58"W	6.92'

CURVE TABLE						
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT
C1	49.30'	25.00'	112°58'56"	S79° 40' 00"E	41.64'	31.76'
C2	187.94'	385.05'	27°57'56"	S37° 10' 00"E	186.08'	95.88'
C4	86.79'	2243.83'	2°12'58"	N3° 36' 40"W	86.78'	43.40'
C5	53.21'	385.05'	7°55'06"	S27° 08' 35"E	53.17'	26.65'
C6	6.14'	385.05'	0°54'48"	S31° 33' 31"E	6.14'	3.07'
C7	9.43'	385.05'	1°24'12"	S32° 43' 02"E	9.43'	4.72'
C8	19.54'	385.05'	2°54'25"	S34° 52' 20"E	19.53'	9.77'

DEDICATION AND EASEMENT AREAS

DEDICATION FOR PUBLIC STREET PURPOSES	26,277 SQ. FT.
RETAINING WALL EASEMENT	82 SQ. FT.
STORM DRAINAGE EASEMENT	3,753 SQ. FT.
SIGHT DISTANCE EASEMENT AREA 1	118 SQ. FT.
SIGHT DISTANCE EASEMENT AREA 2	125 SQ. FT.
TOTAL SIGHT DISTANCE EASEMENT	243 SQ. FT.
SIGN AND PAVEMENT MARKING EASEMENT AREA 1	186 SQ. FT.
SIGN AND PAVEMENT MARKING EASEMENT AREA 2	207 SQ. FT.
TOTAL SIGN AND PAVEMENT MARKING EASEMENT	393 SQ. FT.

COUNTY UTILITY EASEMENT (VERIZON & COX) AND PROPOSED DOMINION ENERGY UTILITY EASEMENT AREA 1 3,333 SQ. FT.
COUNTY UTILITY EASEMENT (VERIZON & COX) AND PROPOSED DOMINION ENERGY UTILITY EASEMENT AREA 2 1,622 SQ. FT.
TOTAL COUNTY UTILITY EASEMENT (VERIZON & COX) AND PROPOSED DOMINION ENERGY UTILITY EASEMENT 4,955 SQ. FT.

GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT AREA 1 832 SQ. FT.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT AREA 2 5,271 SQ. FT.
TOTAL GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT 6,103 SQ. FT.

25 0 25 50 75
Scale: 1" = 25'

COMMONWEALTH OF VIRGINIA
ROBERTO TORRES
Lic. No. 2965
3/4/26
LAND SURVEYOR

PRECISION MEASUREMENTS, INC.
SURVEYORS • GPS • 3-D SCANNING • GIS • MAPPERS
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4215 LAFAYETTE CENTER DR., SUITE 2A
CHANTILLY, VIRGINIA 20151
TEL: (703) 434-2676

RICHMOND HIGHWAY BUS RAPID TRANSIT
PROJECT NUMBER 2640-162-000
STATE PROJECT NO. 0001-029-454 UPC: 115550

PLAT SHOWING
DEDICATION FOR PUBLIC STREET PURPOSES, RETAINING WALL EASEMENT, STORM DRAINAGE EASEMENT, SIGHT DISTANCE EASEMENT, SIGN AND PAVEMENT MARKING EASEMENT, COUNTY UTILITY EASEMENT AND PROPOSED DOMINION ENERGY UTILITY EASEMENT & GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENTS AND THE VACATION OF A PORTION OF VARIOUS EASEMENTS
THROUGH
THE PROPERTY OF
CHERRY ARMS, LLC
D.B. 2991, PG. 539

MOUNT VERNON DISTRICT,
FAIRFAX COUNTY, VIRGINIA

SHEET 2 OF 2

SCALE: 1"=25'	DATE: 4/14/2025	DRAWN BY: LM

Docusign Envelope ID: E47F5F98-F60E-823A-8174-DCE67531165B

ATTACHMENT 27

AFFECTED PROPERTY

Tax Map Number: 0922-19-0104

Street Address: 3101 Spring Drive
Alexandria, VA 22306

OWNER(S): Uzzal Barua, Purni Barua, and Nupur Barua

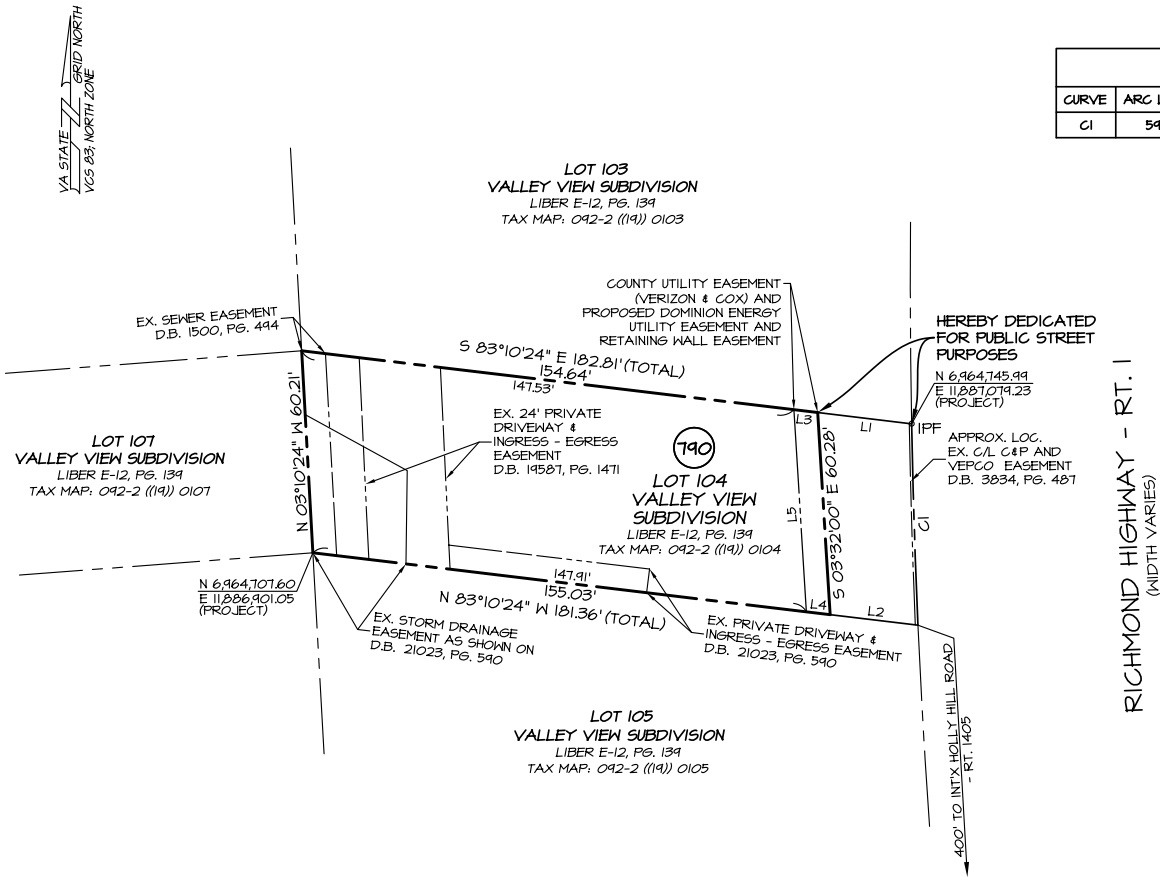
INTEREST(S) REQUIRED: (As shown on attached plat/plan)

Dedications – 1,608 sq. ft.
County Utility Easement (Verizon & Cox) &
Proposed Dominion Energy Utility Easement – 422 sq. ft.
Retaining Wall Easement – 422 sq. ft.

VALUE

Estimated value of interests and damages:

ONE HUNDRED EIGHTY THOUSAND TWO HUNDRED TEN DOLLARS ($180,210)



CURVE TABLE						
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT
C1	59.98'	2339.83'	1°28'07"	S1° 48' 21"E	59.97'	29.99'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S83° 10' 24"E	28.17'
L2	N83° 10' 24"W	26.33'
L3	S83° 10' 24"E	7.12'
L4	N83° 10' 24"W	7.12'
L5	N3° 32' 00"W	60.28'

NOTES:

THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT PREPARED BY KEY TITLE, DATED IN MAY 21, 2020.

THE LAND SHOWN ON THIS PLAT IS NOW HELD AS NOTED IN THE TITLE BLOCK HEREON AND RECORDED AMONG THE LAND RECORDS OF FAIRFAX COUNTY; ALL EASEMENTS AND DEDICATIONS FOR PUBLIC STREET PURPOSES ARE WITHIN THE BOUNDS OF THE ORIGINAL TRACT, AS DESCRIBED AND RECORDED THEREIN.

THE INFORMATION SHOWN ON THIS PLAT WAS COMPILED FROM EXISTING LAND RECORDS AND DOES NOT REPRESENT THE RESULTS OF AN ACTUAL FIELD RUN BOUNDARY SURVEY.

ALL PREVIOUSLY RECORDED RIGHTS-OF-WAY, EASEMENTS, OR OTHER INTERESTS OF THE COUNTY SHALL REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE SPECIFICALLY SHOWN HEREON.

SEE THE ACCOMPANYING DEED TO THIS PLAT FOR INFORMATION ON USE, OWNERSHIP, MAINTENANCE AND CONDITIONS OF EASEMENTS SHOWN.

THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON TAX ASSESSMENT MAP 092-2 ((19)) 0104.

RICHMOND HIGHWAY BUS RAPID TRANSIT
PROJECT NUMBER 2G40-162-000
STATE PROJECT NO. 0001-029-454 UPC: 115550

DEDICATION AND EASEMENT AREAS

DEDICATION FOR PUBLIC STREET PURPOSES	1,608 SQ. FT.
COUNTY UTILITY EASEMENT (VERIZON & COX) AND PROPOSED DOMINION ENERGY UTILITY EASEMENT	422 SQ. FT.
RETAINING WALL EASEMENT	422 SQ. FT.

25 0 25 50 75
Scale: 1" = 25'

COMMONWEALTH OF VIRGINIA
ROBERTO TORRES
Lic. No. 2965
7/10/25
LAND SURVEYOR

PRECISION MEASUREMENTS, INC.
SURVEYORS • GPS • 3-D SCANNING • GIS • MAPPERS
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4215 LAFAYETTE CENTER DR., SUITE 2A
CHANTILLY, VIRGINIA 20151
TEL: (703) 434-2676

PLAT SHOWING
DEDICATION FOR PUBLIC STREET PURPOSES,
COUNTY UTILITY EASEMENT AND PROPOSED DOMINION
ENERGY UTILITY EASEMENT AND
RETAINING WALL EASEMENT
THROUGH
LOT 104
VALLEY VIEW SUBDIVISION
LIBER E-12, PG. 139
PROPERTY BEING IN THE NAME OF
UZZAL BARUA, PURNI BARUA AND
NUPUR BARUA
D.B. 27240, PG. 1065
FRANCONIA DISTRICT,
FAIRFAX COUNTY, VIRGINIA SHEET 1 OF 1

SCALE: 1"=25'	DATE: 6/21/2025	DRAWN BY: LM

Docusign Envelope ID: E47F5F98-F60E-823A-8174-DCE67531165B

ATTACHMENT 28

AFFECTED PROPERTY

Tax Map Number: 0922-19-0105

Street Address: 3099 Spring Drive
Alexandria, VA 22306

OWNER(S): Samoil Petreski

INTEREST(S) REQUIRED: (As shown on attached plat/plan)

Dedication – 1,538 sq. ft.
Retaining Wall Easement – 420 sq. ft.

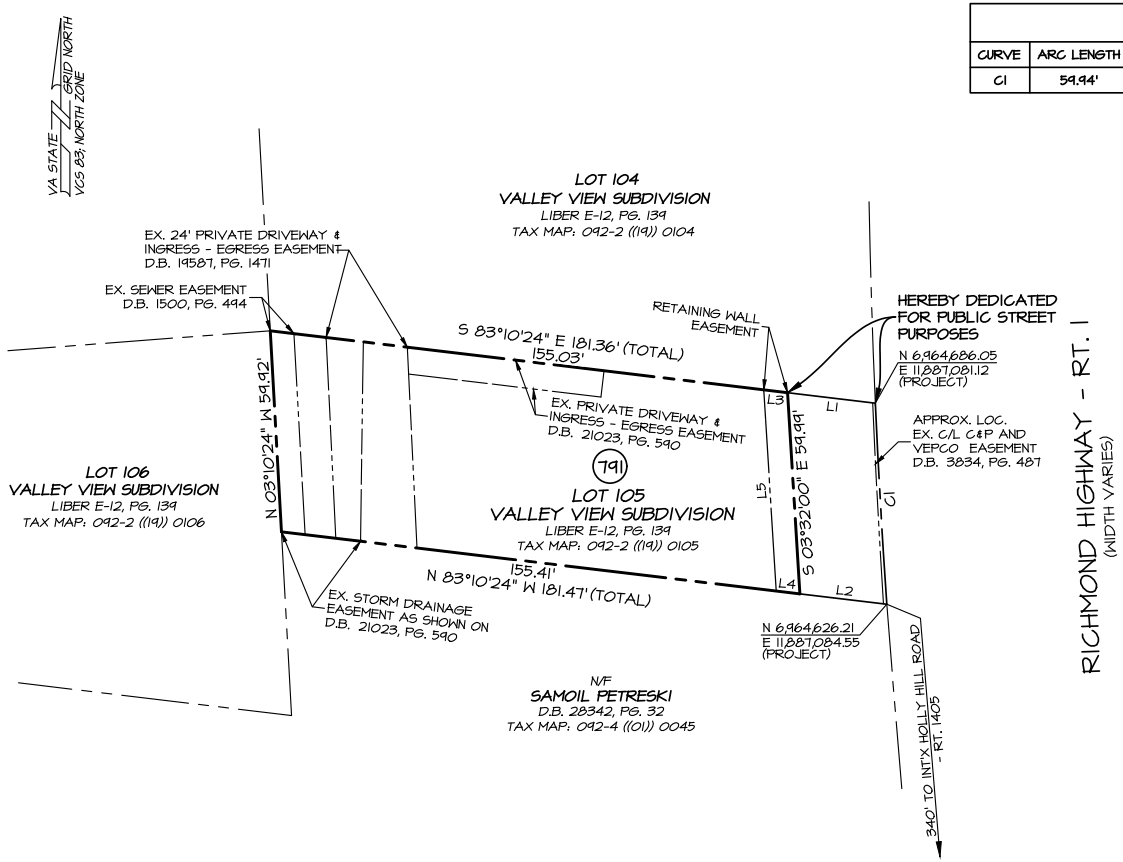
VALUE

Estimated value of interests and damages:

ONE HUNDRED SEVENTY-THREE THOUSAND SIX HUNDRED TEN DOLLARS ($173,610)

CURVE TABLE						
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT
C1	54.94'	2334.83'	1°28'04"	S3° 16' 37"E	54.94'	29.97'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S83° 10' 24"E	26.33'
L2	N83° 10' 24"W	26.06'
L3	S83° 10' 24"E	7.12'
L4	N83° 10' 24"W	7.12'
L5	N3° 32' 00"W	54.99'



NOTES:

THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT PREPARED BY KEY TITLE, DATED IN MAY 21, 2020.

THE LAND SHOWN ON THIS PLAT IS NOW HELD AS NOTED IN THE TITLE BLOCK HEREON AND RECORDED AMONG THE LAND RECORDS OF FAIRFAX COUNTY; ALL EASEMENTS AND DEDICATIONS FOR PUBLIC STREET PURPOSES ARE WITHIN THE BOUNDS OF THE ORIGINAL TRACT, AS DESCRIBED AND RECORDED THEREIN.

THE INFORMATION SHOWN ON THIS PLAT WAS COMPILED FROM EXISTING LAND RECORDS AND DOES NOT REPRESENT THE RESULTS OF AN ACTUAL FIELD RUN BOUNDARY SURVEY.

ALL PREVIOUSLY RECORDED RIGHTS-OF-WAY, EASEMENTS, OR OTHER INTERESTS OF THE COUNTY SHALL REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE SPECIFICALLY SHOWN HEREON.

SEE THE ACCOMPANYING DEED TO THIS PLAT FOR INFORMATION ON USE, OWNERSHIP, MAINTENANCE AND CONDITIONS OF EASEMENTS SHOWN.

THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON TAX ASSESSMENT MAP 092-2 ((19)) 0105.

RICHMOND HIGHWAY BUS RAPID TRANSIT
PROJECT NUMBER 2G40-162-000
STATE PROJECT NO. 0001-029-454 UPC: 115550

DEDICATION AND EASEMENT AREAS

DEDICATION FOR PUBLIC STREET PURPOSES	1,538 SQ. FT.
RETAINING WALL EASEMENT	420 SQ. FT.

25 0 25 50 75
Scale: 1" = 25'

COMMONWEALTH OF VIRGINIA
ROBERTO TORRES
Lic. No. 2965
3/11/26
LAND SURVEYOR

PRECISION MEASUREMENTS, INC.
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4215 LAFAYETTE CENTER DR., SUITE 2A
CHANTILLY, VIRGINIA 20151
TEL: (703) 434-2676

PLAT SHOWING
DEDICATION FOR PUBLIC STREET PURPOSES
AND
RETAINING WALL EASEMENT
THROUGH
LOT 105
VALLEY VIEW SUBDIVISION
LIBER E-12, PG. 139
PROPERTY BEING IN THE NAME OF
SAMOIL PETRESKI
D.B. 22873, PG. 200

FRANCONIA DISTRICT,
FAIRFAX COUNTY, VIRGINIA SHEET 1 OF 1

SCALE: 1"=25'	DATE: 7/13/2024	DRAWN BY: LM

Docusign Envelope ID: E47F5F98-F60E-823A-8174-DCE67531165B

ATTACHMENT 29

AFFECTED PROPERTY

Tax Map Number: 0924-01-0045

Street Address: N/A
Alexandria, VA 22306

OWNER(S): Samoil Petreski

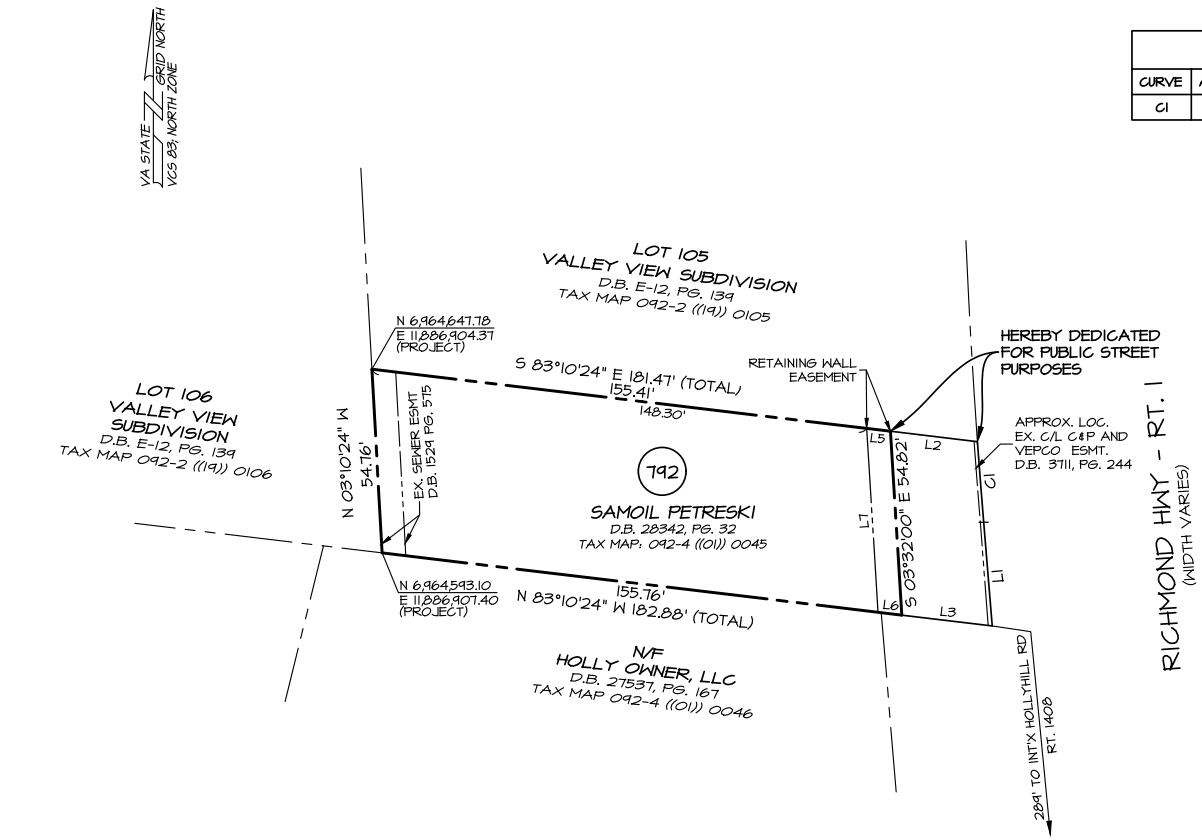
INTEREST(S) REQUIRED: (As shown on attached plat/plan)

Dedication – 1,432 sq. ft.
Retaining Wall Easement – 384 sq. ft.

VALUE

Estimated value of interests and damages:

ONE HUNDRED TWENTY-NINE THOUSAND NINE HUNDRED FIFTEEN DOLLARS ($129,915)



CURVE TABLE						
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT
C1	24.07'	2339.83'	0°35'22"	S4° 27' 13"E	24.07'	12.03'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S4° 44' 54"E	30.96'
L2	S83° 10' 24"E	26.06'
L3	N83° 10' 24"W	27.12'
L5	S83° 10' 24"E	7.12'
L6	N83° 10' 24"W	7.12'
L7	N3° 32' 00"W	54.82'

NOTES:

THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT PREPARED BY KEY TITLE, DATED IN AUGUST 14, 2021.

THE LAND SHOWN ON THIS PLAT IS NOW HELD AS NOTED IN THE TITLE BLOCK HEREON AND RECORDED AMONG THE LAND RECORDS OF FAIRFAX COUNTY; ALL EASEMENTS AND DEDICATIONS FOR PUBLIC STREET PURPOSES ARE WITHIN THE BOUNDS OF THE ORIGINAL TRACT, AS DESCRIBED AND RECORDED THEREIN.

THE INFORMATION SHOWN ON THIS PLAT WAS COMPILED FROM EXISTING LAND RECORDS AND DOES NOT REPRESENT THE RESULTS OF AN ACTUAL FIELD RUN BOUNDARY SURVEY.

ALL PREVIOUSLY RECORDED RIGHTS-OF-WAY, EASEMENTS, OR OTHER INTERESTS OF THE COUNTY SHALL REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE SPECIFICALLY SHOWN HEREON.

SEE THE ACCOMPANYING DEED TO THIS PLAT FOR INFORMATION ON USE, OWNERSHIP, MAINTENANCE AND CONDITIONS OF EASEMENTS SHOWN.

THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON TAX ASSESSMENT MAP 092-4 ((01)) 0045.

RICHMOND HIGHWAY BUS RAPID TRANSIT
PROJECT NUMBER 2G40-162-000
STATE PROJECT NO. 0001-029-454 UPC: 115550

DEDICATION AND EASEMENT AREAS

DEDICATION FOR PUBLIC STREET PURPOSES	1,432 SQ. FT.
RETAINING WALL EASEMENT	384 SQ. FT.

25 0 25 50 75
Scale: 1" = 25'

COMMONWEALTH OF VIRGINIA
ROBERTO TORRES
Lic. No. 2965
7/10/25
LAND SURVEYOR

PRECISION MEASUREMENTS, INC.
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4215 LAFAYETTE CENTER DR., SUITE 2A
CHANTILLY, VIRGINIA 20151
TEL: (703) 434-2676

PLAT SHOWING
DEDICATION FOR PUBLIC STREET PURPOSES AND RETAINING WALL EASEMENT
THROUGH THE
PROPERTY BEING IN THE NAME OF
SAMOIL PETRESKI
D.B. 28342, PG. 32

FRANCONIA DISTRICT,
FAIRFAX COUNTY, VIRGINIA — SHEET 1 OF 1

SCALE: 1"=25'	DATE: 7/15/2024	DRAWN BY: LM

Docusign Envelope ID: E47F5F98-F60E-823A-8174-DCE67531165B

ATTACHMENT 30

AFFECTED PROPERTY

Tax Map Number: 0924-01-0046
0924-01-0047

Street Address: 7110 Richmond Highway
7116 Richmond Highway
Alexandria, VA 22306

OWNER(S): Holly Owner, LLC

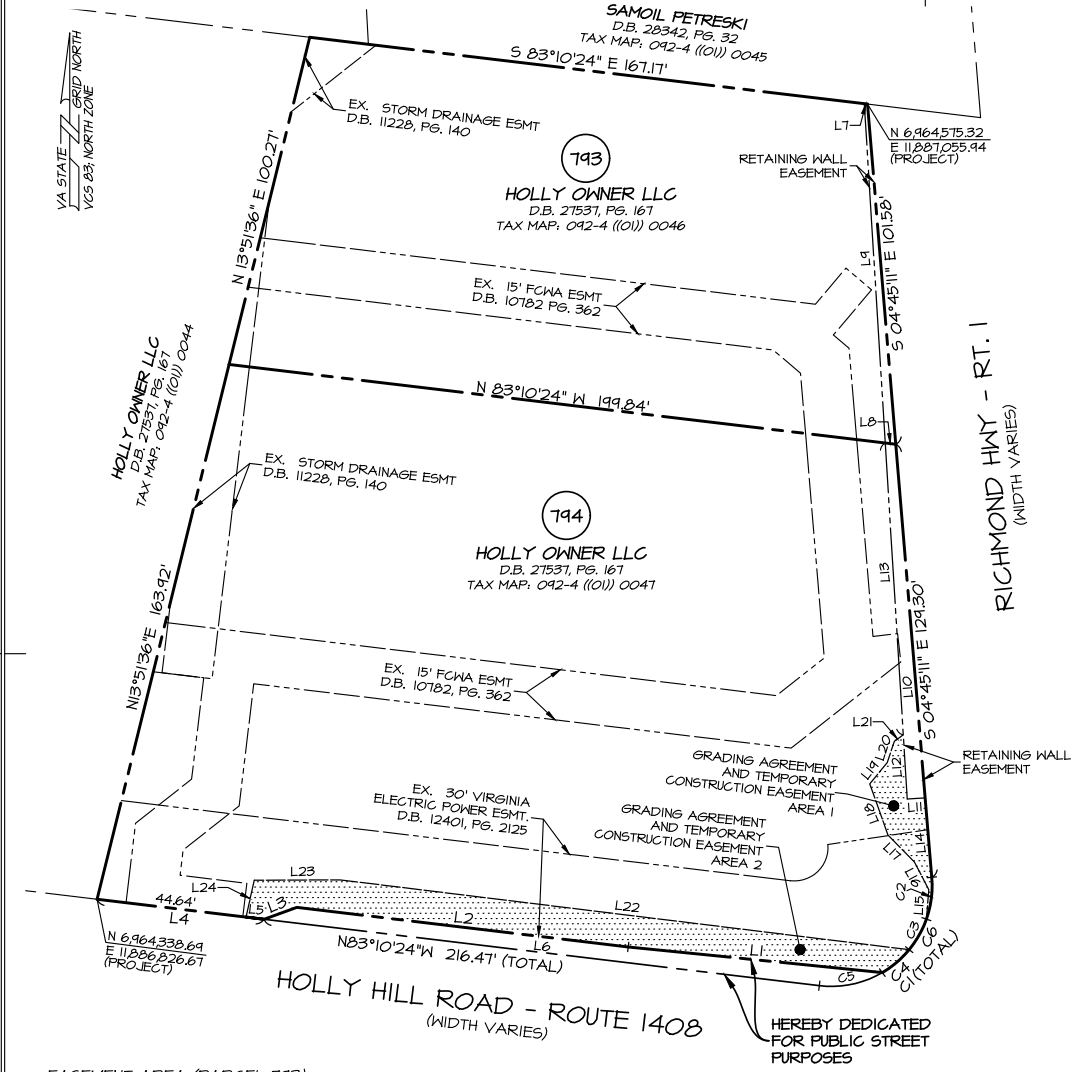
INTEREST(S) REQUIRED: (As shown on attached plat/plan)

Dedications – 861 sq. ft.
Retaining Wall Easement – 653 sq. ft.
Grading Agreement & Temporary Construction Easements – 2,136 sq. ft.

VALUE

Estimated value of interests and damages:

FORTY-NINE THOUSAND FIVE HUNDRED FORTY-FIVE DOLLARS ($49,545)



CURVE TABLE						
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT
C1	53.19'	30.00'	101°34'47"	S46° 02' 13"W	46.49'	36.77'
C2	12.66'	30.00'	24°10'46"	S7° 20' 12"W	12.57'	6.43'
C3	10.48'	30.00'	20°01'18"	S29° 26' 14"W	10.43'	5.30'
C4	10.57'	30.00'	20°10'55"	S49° 32' 20"W	10.51'	5.34'
C5	19.48'	30.00'	37°11'49"	S78° 13' 42"W	19.14'	10.10'
C6	33.71'	30.00'	64°22'58"	N27° 26' 18"E	31.96'	18.89'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N84° 14' 22"W	75.98'
L2	N83° 11' 23"W	99.35'
L3	S70° 02' 45"W	10.34'
L4	N83° 10' 24"W	50.06'
L5	N83° 10' 24"W	5.41'
L6	N83° 10' 24"W	166.42'
L7	S83° 10' 24"E	0.96'
L8	N83° 10' 24"W	3.16'
L9	N3° 32' 00"W	101.16'
L10	S4° 45' 11"E	105.61'
L11	S86° 28' 00"W	5.35'
L12	N3° 32' 00"W	19.15'
L13	N3° 32' 00"W	87.01'
L14	S4° 45' 11"E	23.69'
L15	N4° 47' 28"E	8.77'
L16	N27° 30' 34"W	9.30'
L17	N44° 26' 51"W	11.26'
L18	N19° 34' 09"W	16.16'
L19	N39° 16' 09"E	8.19'
L20	N18° 47' 08"E	6.67'

LINE TABLE		
LINE	BEARING	DISTANCE
L21	N53° 48' 10"E	3.28'
L22	S83° 00' 28"E	170.61'
L23	N89° 45' 38"E	25.58'
L24	N12° 28' 08"E	11.23'

NOTES:

THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE REPORTS PREPARED BY KEY TITLE, DATED IN JUNE 16, 2020.

THE LAND SHOWN ON THIS PLAT IS NOW HELD AS NOTED IN THE TITLE BLOCK HEREON AND RECORDED AMONG THE LAND RECORDS OF FAIRFAX COUNTY; ALL EASEMENTS AND DEDICATIONS FOR PUBLIC STREET PURPOSES ARE WITHIN THE BOUNDS OF THE ORIGINAL TRACT, AS DESCRIBED AND RECORDED THEREIN.

THE INFORMATION SHOWN ON THIS PLAT WAS COMPILED FROM EXISTING LAND RECORDS AND DOES NOT REPRESENT THE RESULTS OF AN ACTUAL FIELD RUN BOUNDARY SURVEY.

ALL PREVIOUSLY RECORDED RIGHTS-OF-WAY, EASEMENTS, OR OTHER INTERESTS OF THE COUNTY SHALL REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE SPECIFICALLY SHOWN HEREON.

SEE THE ACCOMPANYING DEED TO THIS PLAT FOR INFORMATION ON USE, OWNERSHIP, MAINTENANCE AND CONDITIONS OF EASEMENTS SHOWN.

THE PROPERTIES DELINEATED ON THIS PLAT ARE LOCATED ON TAX ASSESSMENT MAP 092-4 ((01)) 0046 (PARCEL 793) AND TAX ASSESSMENT MAP 092-4 ((01)) 0047 (PARCEL 794).

RICHMOND HIGHWAY BUS RAPID TRANSIT
PROJECT NUMBER 2G40-162-000
STATE PROJECT NO. 0001-029-454 UPC: 115550

EASEMENT AREA (PARCEL 793)

RETAINING WALL EASEMENT	205 SQ. FT.

DEDICATION AND EASEMENT AREAS (PARCEL 794)

DEDICATION FOR PUBLIC STREET PURPOSES	861 SQ. FT.
RETAINING WALL EASEMENT	448 SQ. FT.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT AREA 1	369 SQ. FT.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT AREA 2	1,767 SQ. FT.
TOTAL GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT	2,136 SQ. FT.

25 0 25 50 75
Scale: 1" = 25'

COMMONWEALTH OF VIRGINIA
ROBERTO TORRES
Lic. No. 2965
2/26/26
LAND SURVEYOR

PRECISION MEASUREMENTS, INC.
SURVEYORS • GPS • 3-D SCANNING • GIS • MAPPERS
VIRGINIA BEACH-RICHMOND-NEWPORT NEWS-CHANTILLY, VIRGINIA
4215 LAFAYETTE CENTER DR., SUITE 2A
CHANTILLY, VIRGINIA 20151
TEL: (703) 434-2676

PLAT SHOWING
DEDICATION FOR PUBLIC STREET PURPOSES,
RETAINING WALL EASEMENTS &
GRADING AGREEMENT AND
TEMPORARY CONSTRUCTION EASEMENT
THROUGH THE PROPERTIES OF
HOLLY OWNER LLC
D.B. 27537, PG. 167

FRANCONIA DISTRICT
FAIRFAX COUNTY, VIRGINIA

SHEET 1 OF 1

SCALE: 1"=25'	DATE: 7/4/25	DRAWN BY: LM

Docusign Envelope ID: E47F5F98-F60E-823A-8174-DCE67531165B

ATTACHMENT 31

AFFECTED PROPERTY

Tax Map Number: 0924-01-0048A

Street Address: 7120 Richmond Highway
Alexandria, VA 22306

OWNER(S): Trustees of Alexandria Lodge No. 758, Benevolent and Protective Order of Elks

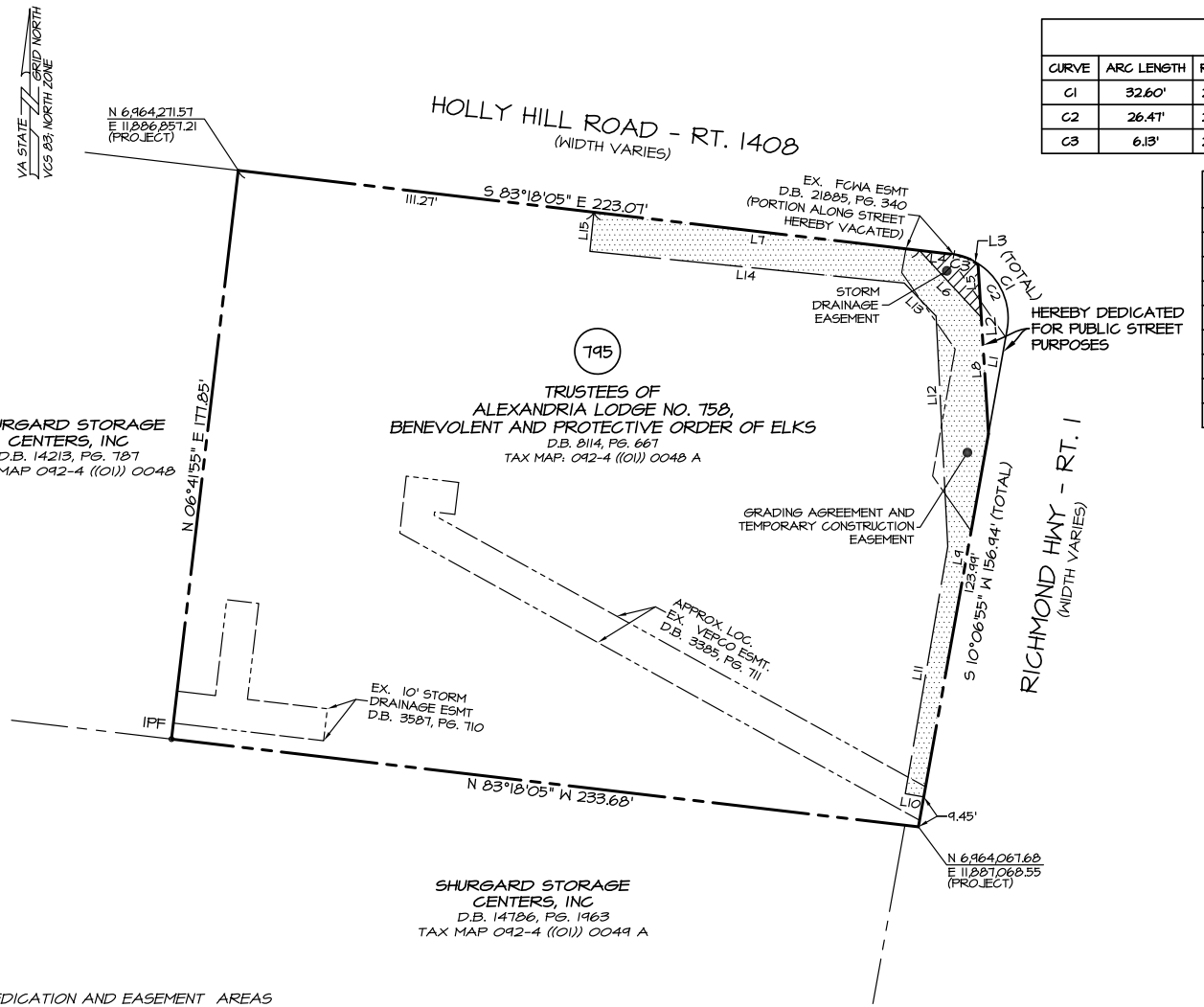
INTEREST(S) REQUIRED: (As shown on attached plat/plan)

Dedications – 258 sq. ft.
Storm Drainage Easement – 162 sq. ft.
Grading Agreement & Temporary Construction Easement – 2,716 sq. ft.

VALUE

Estimated value of interests and damages:

THREE HUNDRED SEVENTY-NINE THOUSAND EIGHT HUNDRED SEVENTY-FIVE DOLLARS ($379,875)



CURVE TABLE						
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT
C1	32.60'	20.00'	93°23'46"	S36° 35' 35"E	29.11'	21.22'
C2	26.47'	20.00'	75°49'32"	S27° 48' 28"E	24.58'	15.58'
C3	6.13'	20.00'	17°34'14"	S74° 30' 21"E	6.11'	3.09'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S10° 06' 55"W	32.95'
L2	S3° 32' 00"E	52.66'
L3	S56° 22' 36"E	2.92'
L4	S83° 18' 05"E	10.00'
L5	S3° 32' 00"E	16.43'
L6	N42° 47' 02"W	28.36'
L7	S83° 18' 05"E	101.80'
L8	S3° 32' 00"E	36.23'

LINE TABLE		
LINE	BEARING	DISTANCE
L9	S10° 06' 55"W	114.54'
L10	N80° 13' 56"W	5.84'
L11	N9° 46' 04"E	77.89'
L12	N2° 53' 58"W	71.67'
L13	N43° 53' 11"W	14.24'
L14	N84° 14' 22"W	98.20'
L15	N5° 55' 26"E	12.23'

NOTES:

THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE REPORTS PREPARED BY KEY TITLE, DATED IN JUNE 14, 2022.

THE LAND SHOWN ON THIS PLAT IS NOW HELD AS NOTED IN THE TITLE BLOCK HEREON AND RECORDED AMONG THE LAND RECORDS OF FAIRFAX COUNTY; ALL EASEMENTS AND DEDICATIONS FOR PUBLIC STREET PURPOSES ARE WITHIN THE BOUNDS OF THE ORIGINAL TRACT, AS DESCRIBED AND RECORDED THEREIN.

THE INFORMATION SHOWN ON THIS PLAT WAS COMPILED FROM EXISTING LAND RECORDS AND DOES NOT REPRESENT THE RESULTS OF AN ACTUAL FIELD RUN BOUNDARY SURVEY.

ALL PREVIOUSLY RECORDED RIGHTS-OF-WAY, EASEMENTS, OR OTHER INTERESTS OF THE COUNTY SHALL REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE SPECIFICALLY SHOWN HEREON.

SEE THE ACCOMPANYING DEED TO THIS PLAT FOR INFORMATION ON USE, OWNERSHIP, MAINTENANCE AND CONDITIONS OF EASEMENTS SHOWN.

THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON TAX ASSESSMENT MAP 092-4 ((01)) 0048 A.

RICHMOND HIGHWAY BUS RAPID TRANSIT
PROJECT NUMBER 2G40-162-000
STATE PROJECT NO. 0001-029-454 UPC: 115550

DEDICATION AND EASEMENT AREAS

DEDICATION FOR PUBLIC STREET PURPOSES	258 SQ. FT.
STORM DRAINAGE EASEMENT	162 SQ. FT.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT	2,716 SQ. FT.

25 0 25 50 75
Scale: 1" = 25'

COMMONWEALTH OF VIRGINIA
ROBERTO TORRES
Lic. No. 2965
7/10/25
LAND SURVEYOR

PRECISION MEASUREMENTS, INC.
SURVEYORS • GPS • 3-D SCANNING • GIS • MAPPERS
VIRGINIA BEACH-RICHMOND-NEWPORT NEWS-CHANTILLY, VIRGINIA
4215 LAFAYETTE CENTER DR., SUITE 2A
CHANTILLY, VIRGINIA 20151
TEL: (703) 434-2676

PLAT SHOWING
DEDICATION FOR PUBLIC STREET PURPOSES,
STORM DRAINAGE EASEMENT AND
GRADING AGREEMENT AND TEMPORARY
CONSTRUCTION EASEMENT AND THE VACATION OF A
PORTION OF FCWA EASEMENT
THROUGH THE PROPERTY OF
TRUSTEES OF
ALEXANDRIA LODGE NO. 758,
BENEVOLENT AND PROTECTIVE ORDER
OF ELKS
D.B. 8114, PG. 667

FRANCONIA DISTRICT,
FAIRFAX COUNTY, VIRGINIA SHEET 1 OF 1

SCALE: 1"=25'	DATE: 6/27/2024	DRAWN BY: LM

Docusign Envelope ID: E47F5F98-F60E-823A-8174-DCE67531165B

ATTACHMENT 32

AFFECTED PROPERTY

Tax Map Number: 0924-01-0049A

Street Address: 7208 Fordson Road
Alexandria, VA 22306

OWNER(S): Shurgard Storage Centers Inc n/k/a PS Southeast One, LLC

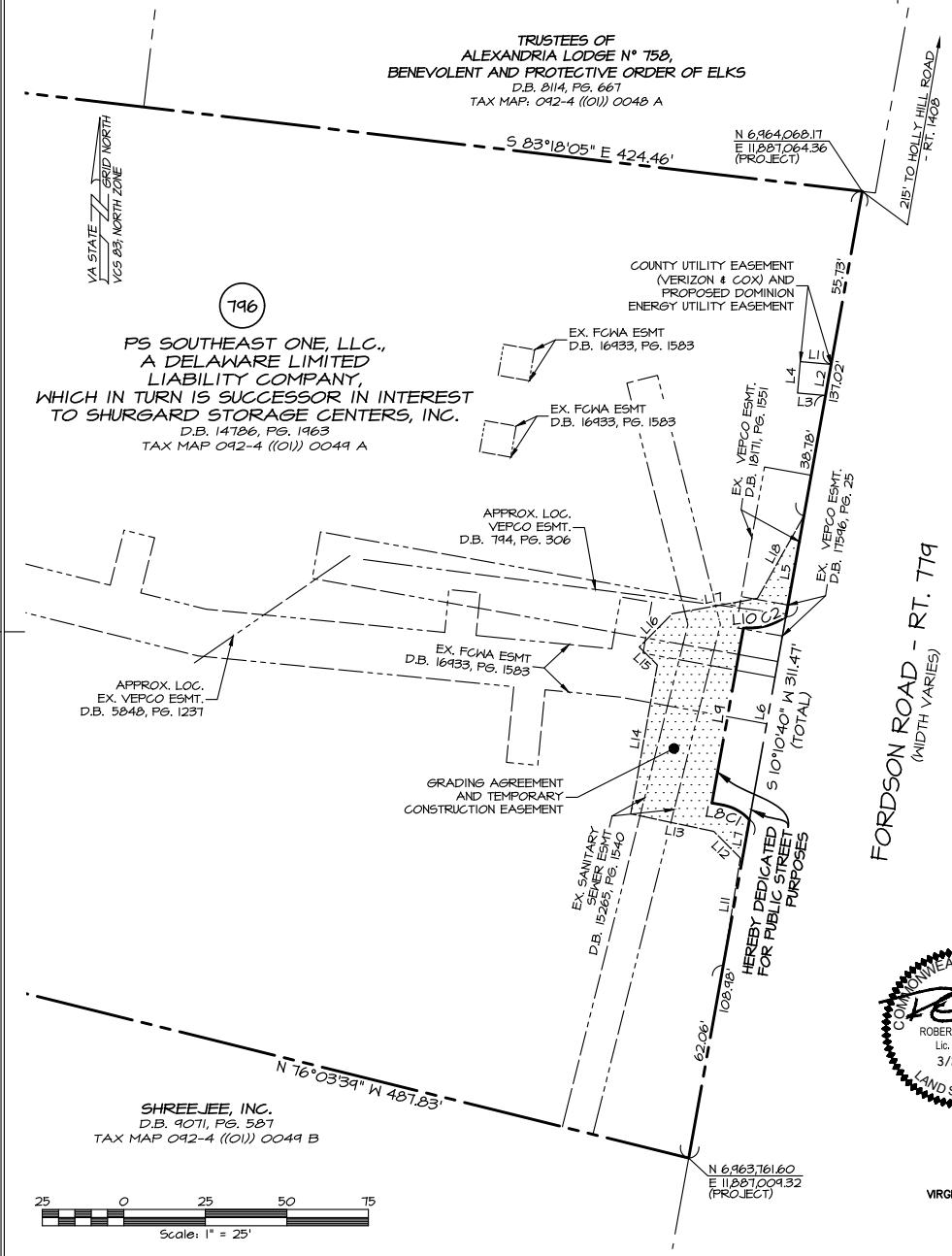
INTEREST(S) REQUIRED: (As shown on attached plat/plan)

Dedications – 747 sq. ft.
County Utility Easement (Verizon & Cox) &
Proposed Dominion Energy Utility Easement – 94 sq. ft.
Grading Agreement & Temporary Construction Easements – 2,150 sq. ft.

VALUE

Estimated value of interests and damages:

THIRTY-EIGHT THOUSAND SEVEN HUNDRED DOLLARS ($38,700)



DEDICATION AND EASEMENT AREAS

DEDICATION FOR PUBLIC STREET PURPOSES	747 SQ. FT.
COUNTY UTILITY EASEMENT (VERIZON & COX) AND PROPOSED DOMINION ENERGY UTILITY EASEMENT	94 SQ. FT.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT	2,150 SQ. FT.

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT
C1	9.71'	14.50'	38°22'52"	S60° 33' 37"E	9.53'	5.05'
C2	13.18'	19.50'	38°43'52"	S74° 04' 56"W	12.93'	6.85'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S84° 51' 22"E	9.82'
L2	S10° 10' 40"W	10.04'
L3	N84° 51' 22"W	8.94'
L4	N5° 08' 38"E	10.00'
L5	S10° 10' 40"W	32.47'
L6	S10° 10' 40"W	65.47'
L7	S10° 10' 40"W	46.92'
L8	S79° 45' 03"E	3.66'
L9	S10° 14' 57"W	56.39'
L10	S86° 12' 46"W	1.00'
L11	N9° 01' 27"E	34.51'
L12	N44° 53' 54"W	11.91'
L13	N78° 04' 32"W	26.95'
L14	N10° 07' 32"E	47.98'
L15	N45° 14' 50"W	8.07'
L16	N44° 45' 10"E	14.85'
L17	N79° 47' 14"E	27.48'
L18	N29° 25' 02"E	30.04'

NOTES:

THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE REPORTS PREPARED BY KEY TITLE, DATED IN JUNE 6, 2022.

THE LAND SHOWN ON THIS PLAT IS NOW HELD AS NOTED IN THE TITLE BLOCK HEREON AND RECORDED AMONG THE LAND RECORDS OF FAIRFAX COUNTY; ALL EASEMENTS AND DEDICATIONS FOR PUBLIC STREET PURPOSES ARE WITHIN THE BOUNDS OF THE ORIGINAL TRACT, AS DESCRIBED AND RECORDED THEREIN.

THE INFORMATION SHOWN ON THIS PLAT WAS COMPILED FROM EXISTING LAND RECORDS AND DOES NOT REPRESENT THE RESULTS OF AN ACTUAL FIELD RUN BOUNDARY SURVEY.

ALL PREVIOUSLY RECORDED RIGHTS-OF-WAY, EASEMENTS, OR OTHER INTERESTS OF THE COUNTY SHALL REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE SPECIFICALLY SHOWN HEREON.

SEE THE ACCOMPANYING DEED TO THIS PLAT FOR INFORMATION ON USE, OWNERSHIP, MAINTENANCE AND CONDITIONS OF EASEMENTS SHOWN.

THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON TAX ASSESSMENT MAP 092-4 ((01)) 0049 A.

RICHMOND HIGHWAY BUS RAPID TRANSIT
PROJECT NUMBER 2G40-162-000
STATE PROJECT NO. 0001-029-454 UPC: 115550

COMMONWEALTH OF VIRGINIA
ROBERTO TORRES
Lic. No. 2965
3/25/26
LAND SURVEYOR

PRECISION MEASUREMENTS, INC.
SURVEYORS • GPS • 3-D SCANNING • GIS • MAPPERS
VIRGINIA BEACH–RICHMOND–NEWPORT NEWS–CHANTILLY, VIRGINIA
4215 LAFAYETTE CENTER DR., SUITE 2A
CHANTILLY, VIRGINIA 20151
TEL: (703) 434-2676

PLAT SHOWING
DEDICATION FOR PUBLIC STREET PURPOSES,
COUNTY UTILITY EASEMENT AND PROPOSED DOMINION
ENERGY UTILITY EASEMENT AND
GRADING AGREEMENT AND TEMPORARY
CONSTRUCTION EASEMENT
THROUGH THE PROPERTY OF
PS SOUTHEAST ONE, LLC.,
A DELAWARE LIMITED LIABILITY COMPANY,
WHICH IN TURN IS SUCCESSOR IN INTEREST
TO SHURGARD STORAGE CENTERS, INC.
D.B. 14786, PG. 1963
FRANCONIA DISTRICT,
FAIRFAX COUNTY, VIRGINIA — SHEET 1 OF 1

SCALE: 1"=25'	DATE: 4/14/2025	DRAWN BY: LM

Docusign Envelope ID: E47F5F98-F60E-823A-8174-DCE67531165B

ATTACHMENT 33

AFFECTED PROPERTY

Tax Map Number: 0924-01-0080

Street Address: Richmond Highway
Alexandria, VA 22306

OWNER(S): Shreejee, Inc.

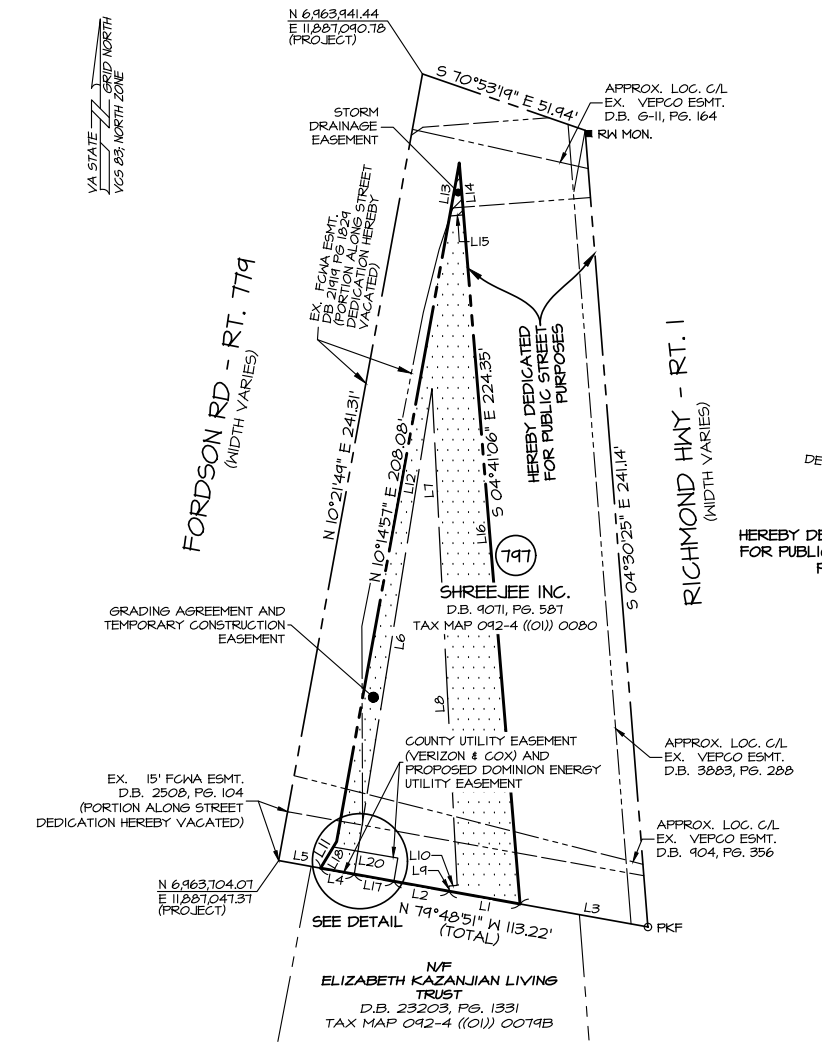
INTEREST(S) REQUIRED: (As shown on attached plat/plan)

Dedications – 13,116 sq. ft.
Storm Drainage Easements – 33 sq. ft.
County Utility Easement (Verizon & Cox) &
Proposed Dominion Energy Utility Easement – 149 sq. ft.
Grading Agreement & Temporary Construction Easements – 3,907 sq. ft.

VALUE

Estimated value of interests and damages:

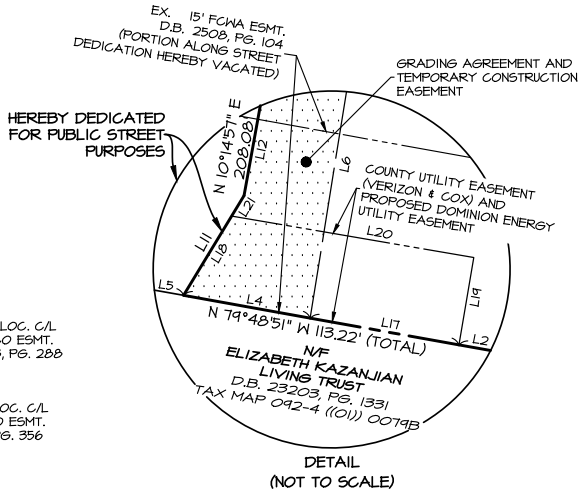
FOUR HUNDRED FORTY THOUSAND THREE HUNDRED FIFTY DOLLARS ($440,350)



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N79° 48' 51"W	21.73'
L2	N79° 48' 51"W	16.94'
L3	N79° 48' 51"W	34.21'
L4	N79° 48' 51"W	10.35'
L5	N79° 48' 51"W	12.83'
L6	S9° 06' 21"W	148.38'
L7	N2° 53' 35"W	55.24'

LINE TABLE		
LINE	BEARING	DISTANCE
L8	N2° 53' 35"W	94.86'
L9	N4° 41' 06"W	1.55'
L10	N85° 18' 54"E	2.55'
L11	N31° 13' 46"E	9.34'
L12	N10° 14' 57"E	191.81'
L13	N10° 14' 57"E	16.27'
L14	S4° 41' 06"E	15.72'

LINE TABLE		
LINE	BEARING	DISTANCE
L15	S85° 19' 52"W	4.19'
L16	S4° 41' 06"E	208.63'
L17	N79° 48' 51"W	12.16'
L18	N31° 13' 46"E	7.46'
L19	S9° 42' 28"W	7.13'
L20	S80° 17' 32"E	19.77'
L21	N31° 13' 46"E	1.93'



DETAIL
(NOT TO SCALE)

NOTES:

THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT PREPARED BY KEY TITLE, DATED IN SEPTEMBER 19, 2023.

THE LAND SHOWN ON THIS PLAT IS NOW HELD AS NOTED IN THE TITLE BLOCK HEREON AND RECORDED AMONG THE LAND RECORDS OF FAIRFAX COUNTY; ALL EASEMENTS AND DEDICATIONS FOR PUBLIC STREET PURPOSES ARE WITHIN THE BOUNDS OF THE ORIGINAL TRACT, AS DESCRIBED AND RECORDED THEREIN.

THE INFORMATION SHOWN ON THIS PLAT WAS COMPILED FROM EXISTING LAND RECORDS AND DOES NOT REPRESENT THE RESULTS OF AN ACTUAL FIELD RUN BOUNDARY SURVEY.

ALL PREVIOUSLY RECORDED RIGHTS-OF-WAY, EASEMENTS, OR OTHER INTERESTS OF THE COUNTY SHALL REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE SPECIFICALLY SHOWN HEREON.

SEE THE ACCOMPANYING DEED TO THIS PLAT FOR INFORMATION ON USE, OWNERSHIP, MAINTENANCE AND CONDITIONS OF EASEMENTS SHOWN.

THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON TAX ASSESSMENT MAP 092-4 ((01)) 0080.

DEDICATION AND EASEMENT AREAS

DEDICATION FOR PUBLIC STREET PURPOSES	13,116 SQ. FT.
STORM DRAINAGE EASEMENT	33 SQ. FT.
COUNTY UTILITY EASEMENT (VERIZON & COX) AND PROPOSED DOMINION ENERGY UTILITY EASEMENT	149 SQ. FT.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT	3,907 SQ. FT.

25 0 25 50 75
Scale: 1" = 25'

COMMONWEALTH OF VIRGINIA
ROBERTO TORRES
Lic. No. 2965
12/3/25
LAND SURVEYOR

PRECISION MEASUREMENTS, INC.
SURVEYORS • GPS • 3-D SCANNING • GIS • MAPPERS
VIRGINIA BEACH–RICHMOND–NEWPORT NEWS–CHANTILLY, VIRGINIA
4215 LAFAYETTE CENTER DR., SUITE 2A
CHANTILLY, VIRGINIA 20151
TEL: (703) 434-2676

RICHMOND HIGHWAY BUS RAPID TRANSIT
PROJECT NUMBER 2640-162-000
STATE PROJECT NO. 0001-029-454 UPC: 115550

PLAT SHOWING
DEDICATION FOR PUBLIC STREET PURPOSES,
STORM DRAINAGE EASEMENT,
COUNTY UTILITY EASEMENT AND PROPOSED DOMINION ENERGY UTILITY EASEMENT,
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENTS AND
THE VACATION OF A PORTION OF A FCWA EASEMENT
THROUGH THE PROPERTY OF
SHREEJEE, INC.
D.B. 9071, PG. 587

FRANCONIA DISTRICT,
FAIRFAX COUNTY, VIRGINIA — SHEET 1 OF 1

SCALE: 1"=25'	DATE:12/03/2025	DRAWN BY: LM

Docusign Envelope ID: E47F5F98-F60E-823A-8174-DCE67531165B

ATTACHMENT 34

AFFECTED PROPERTY

Tax Map Number: 0924-01-0079B

Street Address: 7210 Richmond Highway
Alexandria, VA 22306

OWNER(S): Elizabeth Kazanjian, Trustee,
Kevork Kazanjian, Trustee
Elizabth Kazanjian Living Trust

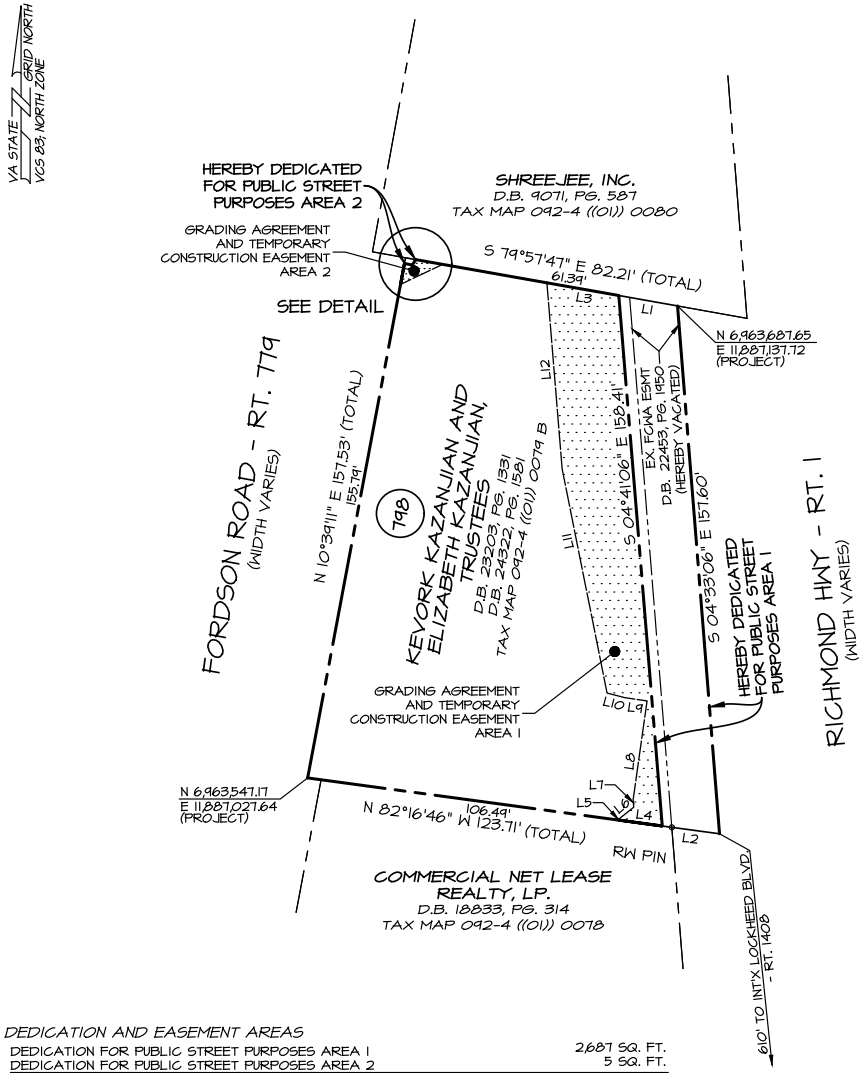
INTEREST(S) REQUIRED: (As shown on attached plat/plan)

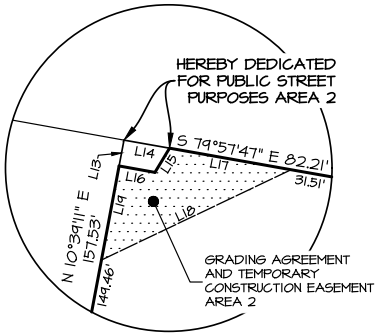
Dedication – 2,692 sq. ft.
Grading Agreement & Temporary Construction Easement – 2,537 sq. ft.

VALUE

Estimated value of interests and damages:

TWO HUNDRED SEVENTY-THREE THOUSAND FOUR HUNDRED DOLLARS ($273,400)





DETAIL
(NOT TO SCALE)

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S79° 57' 47"E	17.76'
L2	N82° 16' 46"W	17.22'
L3	S79° 57' 47"E	21.71'
L4	N82° 16' 46"W	13.09'
L5	N0° 04' 30"W	0.27'
L6	N51° 32' 24"E	5.73'
L7	N4° 41' 06"W	2.24'
L8	N8° 03' 29"E	29.70'
L9	N81° 41' 38"W	6.72'
L10	N75° 17' 05"W	5.44'
L11	N11° 19' 57"W	67.95'
L12	N4° 41' 06"W	55.65'
L13	N10° 34' 11"E	1.74'
L14	S79° 57' 47"E	3.06'
L15	N31° 13' 46"E	1.87'
L16	S79° 45' 03"E	2.41'
L17	S79° 57' 47"E	8.16'
L18	S64° 32' 45"W	13.89'
L19	N10° 34' 11"E	6.33'

NOTES:

THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE REPORTS PREPARED BY KEY TITLE, DATED IN MAY 29, 2022.

THE LAND SHOWN ON THIS PLAT IS NOW HELD AS NOTED IN THE TITLE BLOCK HEREON AND RECORDED AMONG THE LAND RECORDS OF FAIRFAX COUNTY; ALL EASEMENTS AND DEDICATIONS FOR PUBLIC STREET PURPOSES ARE WITHIN THE BOUNDS OF THE ORIGINAL TRACT, AS DESCRIBED AND RECORDED THEREIN.

THE INFORMATION SHOWN ON THIS PLAT WAS COMPILED FROM EXISTING LAND RECORDS AND DOES NOT REPRESENT THE RESULTS OF AN ACTUAL FIELD RUN BOUNDARY SURVEY.

ALL PREVIOUSLY RECORDED RIGHTS-OF-WAY, EASEMENTS, OR OTHER INTERESTS OF THE COUNTY SHALL REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE SPECIFICALLY SHOWN HEREON.

SEE THE ACCOMPANYING DEED TO THIS PLAT FOR INFORMATION ON USE, OWNERSHIP, MAINTENANCE AND CONDITIONS OF EASEMENTS SHOWN.

THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON TAX ASSESSMENT MAP 092-4 ((01)) 0079 B.

RICHMOND HIGHWAY BUS RAPID TRANSIT
PROJECT NUMBER 2G40-162-000
STATE PROJECT NO. 0001-029-454 UPC: 115550

DEDICATION AND EASEMENT AREAS

DEDICATION FOR PUBLIC STREET PURPOSES AREA 1	2,687 SQ. FT.
DEDICATION FOR PUBLIC STREET PURPOSES AREA 2	5 SQ. FT.
TOTAL DEDICATION FOR PUBLIC STREET PURPOSES	2,692 SQ. FT.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT AREA 1	2,497 SQ. FT.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT AREA 2	40 SQ. FT.
TOTAL GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT	2,537 SQ. FT.

25 0 25 50 75
Scale: 1" = 25'

COMMONWEALTH OF VIRGINIA
ROBERTO TORRES
Lic. No. 2965
3/4/26
LAND SURVEYOR

PRECISION MEASUREMENTS, INC.
SURVEYORS • GPS • 3-D SCANNING • GIS • MAPPERS
VIRGINIA BEACH–RICHMOND–NEWPORT NEWS–CHANTILLY, VIRGINIA
4215 LAFAYETTE CENTER DR., SUITE 2A
CHANTILLY, VIRGINIA 20151
TEL: (703) 434-2676

PLAT SHOWING
DEDICATION FOR PUBLIC STREET PURPOSES AND GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT AND THE VACATION OF A FCWA EASEMENT
THROUGH THE PROPERTY OF
KEVORK KAZANJIAN AND ELIZABETH KAZANJIAN, TRUSTEES
D.B. 23203, PG. 1331
D.B. 24322, PG. 1581

FRANCONIA DISTRICT,
FAIRFAX COUNTY, VIRGINIA — SHEET 1 OF 1

SCALE: 1"=25'	DATE: 6/27/2024	DRAWN BY: LM

Docusign Envelope ID: E47F5F98-F60E-823A-8174-DCE67531165B

ATTACHMENT 35

AFFECTED PROPERTY

Tax Map Number: 0924-01-0079

Street Address: 7214 Richmond Highway
Alexandria, VA 22306

OWNER(S): Commercial Net Lease Realty LP, n/k/a National Retail Properties, LP

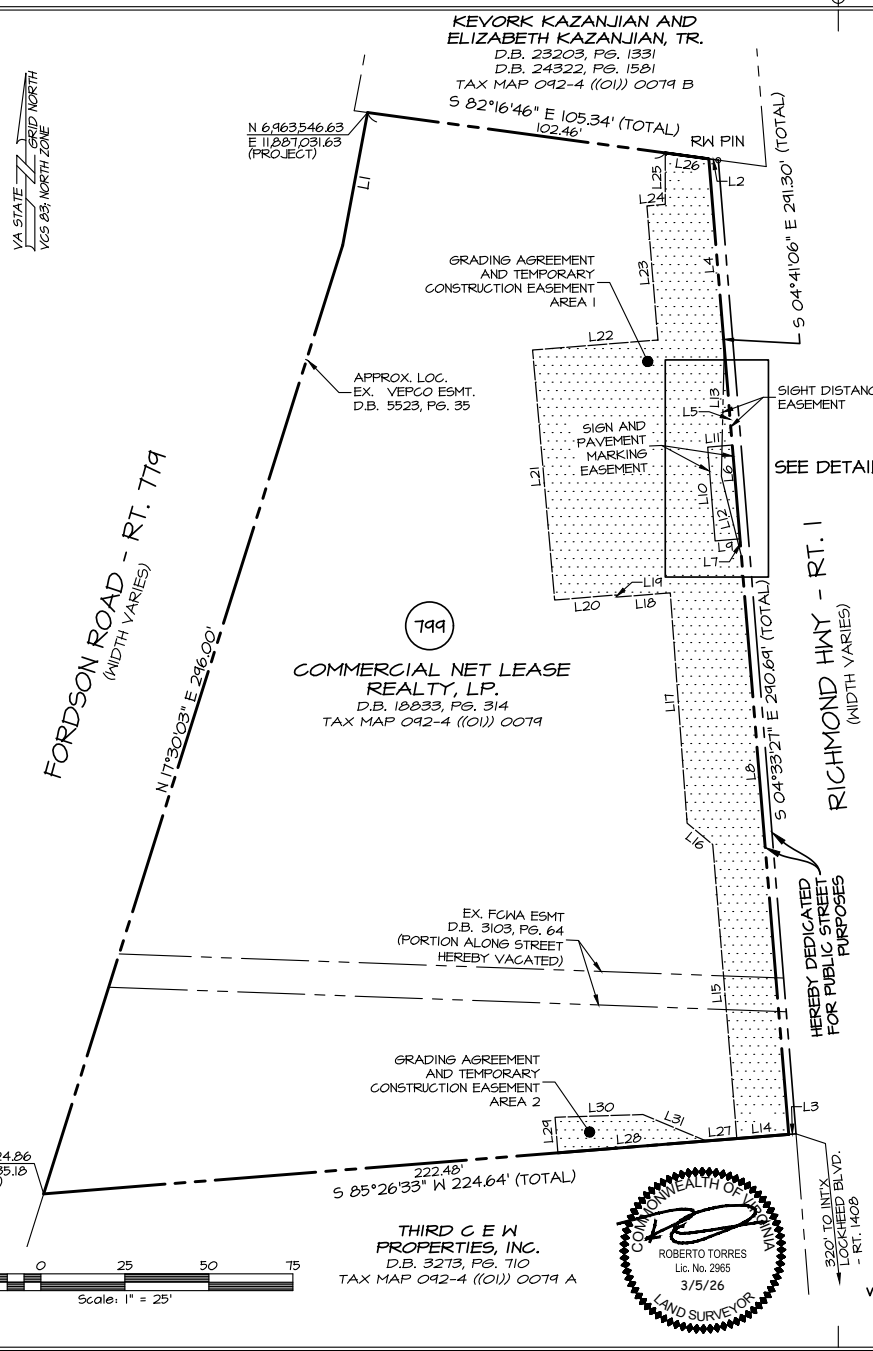
INTEREST(S) REQUIRED: (As shown on attached plat/plan)

Dedication – 723 sq. ft.
Sight Distance Easement – 124 sq. ft.
Sign and Pavement Marking Easement – 207 sq. ft.
Grading Agreement & Temporary Construction Easements – 8,594 sq. ft.

VALUE

Estimated value of interests and damages:

ONE HUNDRED EIGHTY-SIX THOUSAND FIVE HUNDRED TWENTY DOLLARS ($186,520)



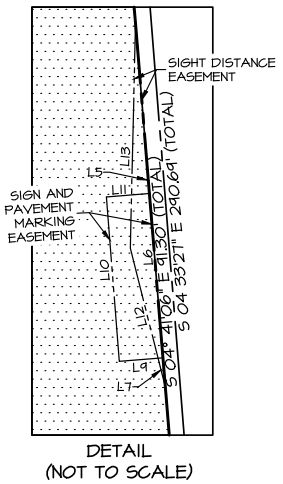
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N10° 39' 42"E	40.17'
L2	S82° 16' 46"E	2.88'
L3	S85° 26' 33"W	2.16'
L4	S4° 41' 06"E	56.48'
L5	S4° 41' 06"E	29.00'
L6	S4° 41' 06"E	28.00'
L7	S4° 41' 06"E	5.00'
L8	S4° 41' 06"E	172.82'
L9	S85° 18' 54"W	7.43'
L10	N4° 30' 10"W	28.00'
L11	N85° 18' 54"E	7.34'

LINE TABLE		
LINE	BEARING	DISTANCE
L12	N14° 08' 50"W	24.33'
L13	N1° 19' 27"E	38.21'
L14	S85° 26' 33"W	15.50'
L15	N4° 41' 06"W	87.79'
L16	N50° 08' 05"W	9.94'
L17	N4° 10' 47"W	68.72'
L18	S85° 25' 06"W	16.04'
L19	N4° 45' 01"W	0.66'
L20	S85° 14' 58"W	18.44'
L21	N5° 02' 44"W	74.69'
L22	N85° 24' 54"E	37.43'

LINE TABLE		
LINE	BEARING	DISTANCE
L23	N4° 41' 06"W	40.04'
L24	N85° 18' 54"E	5.47'
L25	N0° 01' 41"W	15.32'
L26	S82° 16' 46"E	13.09'
L27	S85° 26' 33"W	9.14'
L28	S85° 26' 33"W	44.28'
L29	N4° 34' 34"W	10.61'
L30	N88° 14' 16"E	26.13'
L31	S67° 22' 23"E	20.44'

DEDICATION AND EASEMENT AREAS

DEDICATION FOR PUBLIC STREET PURPOSES	723 SQ. FT.
SIGHT DISTANCE EASEMENT	124 SQ. FT.
SIGN AND PAVEMENT MARKING EASEMENT	207 SQ. FT.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT AREA 1	8,249 SQ. FT.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT AREA 2	345 SQ. FT.
TOTAL GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT	8,594 SQ. FT.



DETAIL
(NOT TO SCALE)

NOTES:

THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE REPORTS PREPARED BY KEY TITLE, DATED IN MAY 29, 2022.

THE LAND SHOWN ON THIS PLAT IS NOW HELD AS NOTED IN THE TITLE BLOCK HEREON AND RECORDED AMONG THE LAND RECORDS OF FAIRFAX COUNTY; ALL EASEMENTS AND DEDICATIONS FOR PUBLIC STREET PURPOSES ARE WITHIN THE BOUNDS OF THE ORIGINAL TRACT, AS DESCRIBED AND RECORDED THEREIN.

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SEE THE ACCOMPANYING DEED TO THIS PLAT FOR INFORMATION ON USE, OWNERSHIP, MAINTENANCE AND CONDITIONS OF EASEMENTS SHOWN.

THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON TAX ASSESSMENT MAP 092-4 ((01)) 0079.

RICHMOND HIGHWAY BUS RAPID TRANSIT
PROJECT NUMBER 2G40-162-000
STATE PROJECT NO. 0001-029-454 UPC: 115550

PLAT SHOWING
DEDICATION FOR PUBLIC STREET PURPOSES,
SIGHT DISTANCE EASEMENT, SIGN AND PAVEMENT MARKING EASEMENT &
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT AND THE VACATION OF A PORTION OF A FCWA EASEMENT
THROUGH
THE PROPERTY OF
NATIONAL RETAIL PROPERTIES, LP
(f/k/a)
COMMERCIAL NET LEASE REALTY, LP
D.B. 18833, PG. 314
FRANCONIA DISTRICT,
FAIRFAX COUNTY, VIRGINIA — SHEET 1 OF 1

SCALE: 1"=25'	DATE: 6/27/2024	DRAWN BY: LM

PRECISION MEASUREMENTS, INC.
SURVEYORS • GPS • 3-D SCANNING • GIS • MAPPERS
VIRGINIA BEACH-RICHMOND-NEWPORT NEWS-CHANTILLY, VIRGINIA
4215 LAFAYETTE CENTER DR., SUITE 2A
CHANTILLY, VIRGINIA 20151
TEL: (703) 434-2676

Docusign Envelope ID: E47F5F98-F60E-823A-8174-DCE67531165B

ATTACHMENT 36

AFFECTED PROPERTY

Tax Map Number: 0924-01-0079A

Street Address: 7230 Richmond Highway
Alexandria, VA 22306

OWNER(S): Third CEW Properties, Inc.

INTEREST(S) REQUIRED: (As shown on attached plat/plan)

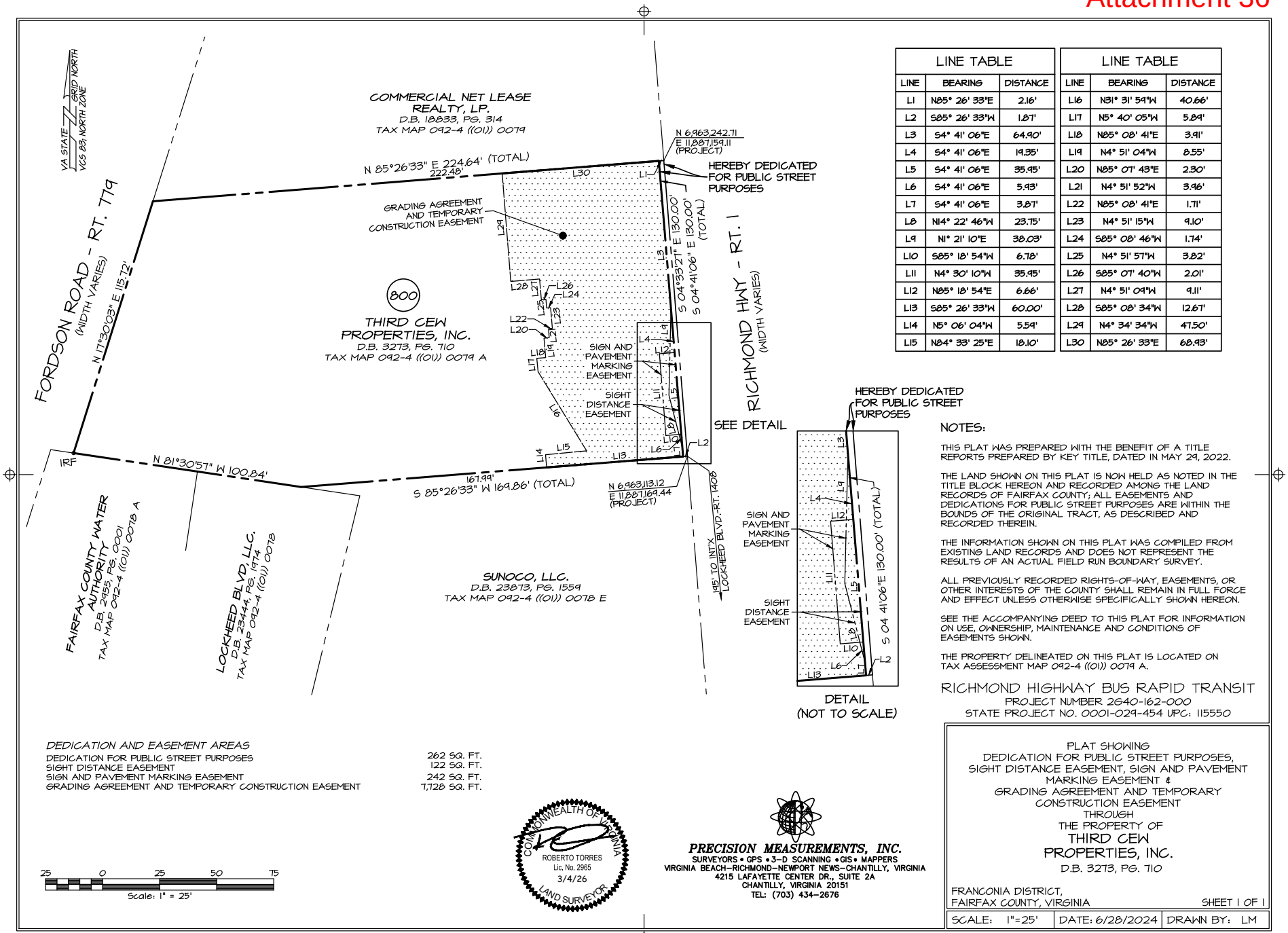
Dedication – 262 sq. ft.
Sight Distance Easement – 122 sq. ft.
Sign and Pavement Marking Easement – 242 sq. ft.
Grading Agreement & Temporary Construction Easement – 7,728 sq. ft.

VALUE

Estimated value of interests and damages:

TWO HUNDRED FORTY-FOUR THOUSAND ONE HUNDRED FIFTEEN DOLLARS ($244,115)

Attachment 36



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N85° 26' 33"E	2.16'
L2	S85° 26' 33"W	1.81'
L3	S4° 41' 06"E	64.90'
L4	S4° 41' 06"E	19.35'
L5	S4° 41' 06"E	35.95'
L6	S4° 41' 06"E	5.93'
L7	S4° 41' 06"E	3.87'
L8	N14° 22' 46"W	23.75'
L9	N1° 21' 10"E	38.03'
L10	S85° 18' 54"W	6.78'
L11	N4° 30' 10"W	35.95'
L12	N85° 18' 54"E	6.66'
L13	S85° 26' 33"W	60.00'
L14	N5° 06' 04"W	5.54'
L15	N84° 33' 25"E	18.10'

LINE TABLE		
LINE	BEARING	DISTANCE
L16	N31° 31' 54"W	40.66'
L17	N5° 40' 05"W	5.84'
L18	N85° 08' 41"E	3.91'
L19	N4° 51' 04"W	8.55'
L20	N85° 07' 43"E	2.30'
L21	N4° 51' 52"W	3.96'
L22	N85° 08' 41"E	1.71'
L23	N4° 51' 15"W	9.10'
L24	S85° 08' 46"W	1.74'
L25	N4° 51' 57"W	3.82'
L26	S85° 07' 40"W	2.01'
L27	N4° 51' 09"W	9.11'
L28	S85° 08' 34"W	12.67'
L29	N4° 34' 34"W	47.50'
L30	N85° 26' 33"E	68.93'

DETAIL
(NOT TO SCALE)

NOTES:

THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE REPORTS PREPARED BY KEY TITLE, DATED IN MAY 29, 2022.

THE LAND SHOWN ON THIS PLAT IS NOW HELD AS NOTED IN THE TITLE BLOCK HEREON AND RECORDED AMONG THE LAND RECORDS OF FAIRFAX COUNTY; ALL EASEMENTS AND DEDICATIONS FOR PUBLIC STREET PURPOSES ARE WITHIN THE BOUNDS OF THE ORIGINAL TRACT, AS DESCRIBED AND RECORDED THEREIN.

THE INFORMATION SHOWN ON THIS PLAT WAS COMPILED FROM EXISTING LAND RECORDS AND DOES NOT REPRESENT THE RESULTS OF AN ACTUAL FIELD RUN BOUNDARY SURVEY.

ALL PREVIOUSLY RECORDED RIGHTS-OF-WAY, EASEMENTS, OR OTHER INTERESTS OF THE COUNTY SHALL REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE SPECIFICALLY SHOWN HEREON.

SEE THE ACCOMPANYING DEED TO THIS PLAT FOR INFORMATION ON USE, OWNERSHIP, MAINTENANCE AND CONDITIONS OF EASEMENTS SHOWN.

THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON TAX ASSESSMENT MAP 092-4 ((01)) 0079 A.

RICHMOND HIGHWAY BUS RAPID TRANSIT
PROJECT NUMBER 2G40-162-000
STATE PROJECT NO. 0001-029-454 UPC: 115550

DEDICATION AND EASEMENT AREAS

DEDICATION FOR PUBLIC STREET PURPOSES	262 SQ. FT.
SIGHT DISTANCE EASEMENT	122 SQ. FT.
SIGN AND PAVEMENT MARKING EASEMENT	242 SQ. FT.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT	7,728 SQ. FT.

25 0 25 50 75
Scale: 1" = 25'

COMMONWEALTH OF VIRGINIA
ROBERTO TORRES
Lic. No. 2965
3/4/26
LAND SURVEYOR

PRECISION MEASUREMENTS, INC.
SURVEYORS • GPS • 3-D SCANNING • GIS • MAPPERS
VIRGINIA BEACH-RICHMOND-NEWPORT NEWS-CHANTILLY, VIRGINIA
4215 LAFAYETTE CENTER DR., SUITE 2A
CHANTILLY, VIRGINIA 20151
TEL: (703) 434-2676

PLAT SHOWING
DEDICATION FOR PUBLIC STREET PURPOSES,
SIGHT DISTANCE EASEMENT, SIGN AND PAVEMENT MARKING EASEMENT &
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT
THROUGH
THE PROPERTY OF
THIRD CEW PROPERTIES, INC.
D.B. 3273, PG. 710

FRANCONIA DISTRICT,
FAIRFAX COUNTY, VIRGINIA — SHEET 1 OF 1

SCALE: 1"=25'	DATE: 6/28/2024	DRAWN BY: LM

Docusign Envelope ID: E47F5F98-F60E-823A-8174-DCE67531165B

ATTACHMENT 37

AFFECTED PROPERTY

Tax Map Number: 0924-01-0078E

Street Address: 7302 Richmond Highway
Alexandria, VA 22306

OWNER(S): Sunoco, LLC

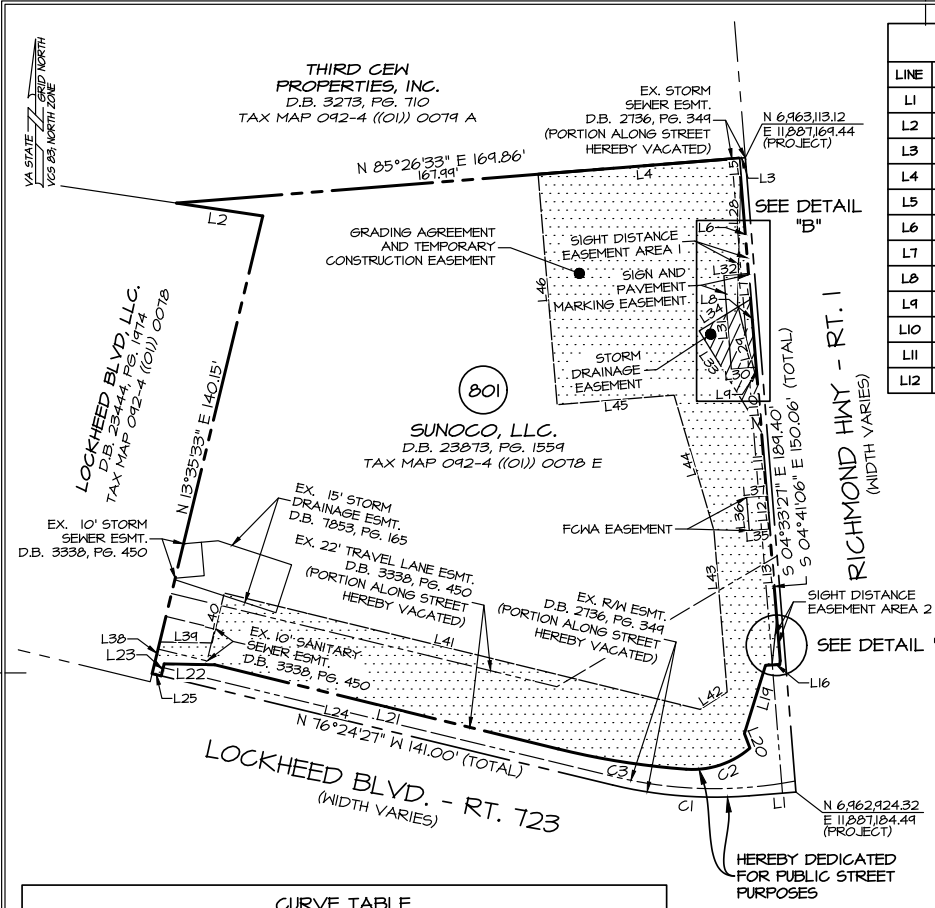
INTEREST(S) REQUIRED: (As shown on attached plat/plan)

Dedication – 1,971 sq. ft.
Sign and Pavement Marking Easement – 207 sq. ft.
Sight Distance Easement – 141 sq. ft.
Storm Drainage Easement – 318 sq. ft.
Fairfax County Water Authority Easement – 60 sq. ft.
Grading Agreement & Temporary Construction Easement – 8,941 sq. ft.

VALUE

Estimated value of interests and damages:

THREE HUNDRED NINETY-ONE THOUSAND THREE HUNDRED EIGHTY DOLLARS ($391,380)

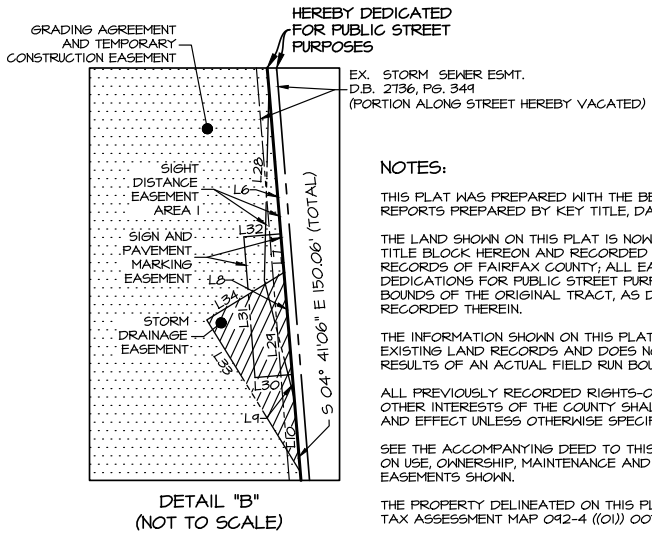


LINE TABLE		
LINE	BEARING	DISTANCE
L1	S85° 26' 33"W	14.00'
L2	N81° 30' 57"W	26.00'
L3	N85° 27' 59"E	1.87'
L4	N85° 26' 33"E	60.00'
L5	S4° 41' 06"E	5.54'
L6	S4° 41' 06"E	28.89'
L7	S4° 41' 06"E	7.68'
L8	S4° 41' 06"E	20.32'
L9	S4° 41' 06"E	4.93'
L10	S4° 41' 06"E	14.44'
L11	S4° 41' 06"E	19.00'
L12	S4° 41' 06"E	10.00'

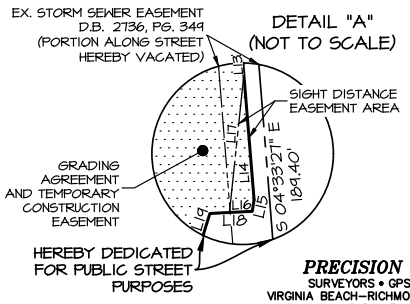
LINE TABLE		
LINE	BEARING	DISTANCE
L13	S4° 41' 06"E	26.84'
L14	S4° 41' 06"E	12.42'
L15	S8° 51' 47"W	1.15'
L16	S87° 05' 57"W	2.27'
L17	N5° 58' 22"E	13.71'
L18	S87° 05' 57"W	4.21'
L19	S17° 11' 25"W	21.27'
L20	S20° 50' 45"E	4.63'
L21	N76° 13' 41"W	105.17'
L22	N88° 56' 23"W	15.08'
L23	S13° 46' 19"W	3.67'
L24	N76° 24' 27"W	138.21'

LINE TABLE		
LINE	BEARING	DISTANCE
L25	N76° 24' 27"W	2.74'
L28	N1° 21' 10"E	38.03'
L29	N14° 08' 50"W	24.33'
L30	S85° 18' 54"W	7.43'
L31	N4° 30' 10"W	28.00'
L32	N85° 18' 54"E	7.34'
L33	N31° 37' 24"W	35.38'
L34	N58° 22' 36"E	17.98'
L35	S85° 37' 09"W	6.02'
L36	N4° 41' 06"W	10.00'
L37	N85° 37' 09"E	6.02'
L38	N13° 35' 33"E	9.70'

LINE TABLE		
LINE	BEARING	DISTANCE
L39	S88° 56' 23"E	15.55'
L40	N13° 46' 19"E	15.28'
L41	S76° 15' 46"E	145.80'
L42	N57° 20' 07"E	9.56'
L43	N4° 41' 06"W	48.27'
L44	N16° 24' 20"W	41.98'
L45	S85° 18' 54"W	34.93'
L46	N4° 43' 27"W	68.83'



DETAIL "B"
(NOT TO SCALE)



DETAIL "A"
(NOT TO SCALE)

CURVE TABLE						
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT
C1	40.89'	129.31'	18°06'58"	N85° 27' 56"W	40.72'	20.61'
C2	20.50'	26.00'	45°09'53"	S71° 37' 09"W	19.97'	10.81'
C3	38.67'	231.50'	9°34'14"	N81° 00' 48"W	38.62'	19.38'

DEDICATION AND EASEMENT AREAS

DEDICATION FOR PUBLIC STREET PURPOSES	1,971 SQ. FT.
SIGN AND PAVEMENT MARKING EASEMENT	207 SQ. FT.
SIGHT DISTANCE EASEMENT AREA 1	124 SQ. FT.
SIGHT DISTANCE EASEMENT AREA 2	17 SQ. FT.
TOTAL SIGHT DISTANCE EASEMENT	141 SQ. FT.
STORM DRAINAGE EASEMENT	318 SQ. FT.
FCWA EASEMENT	60 SQ. FT.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT	8,941 SQ. FT.

25 0 25 50 75
Scale: 1" = 25'

NOTES:

THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE REPORTS PREPARED BY KEY TITLE, DATED IN AUGUST 26, 2022.

THE LAND SHOWN ON THIS PLAT IS NOW HELD AS NOTED IN THE TITLE BLOCK HEREON AND RECORDED AMONG THE LAND RECORDS OF FAIRFAX COUNTY; ALL EASEMENTS AND DEDICATIONS FOR PUBLIC STREET PURPOSES ARE WITHIN THE BOUNDS OF THE ORIGINAL TRACT, AS DESCRIBED AND RECORDED THEREIN.

THE INFORMATION SHOWN ON THIS PLAT WAS COMPILED FROM EXISTING LAND RECORDS AND DOES NOT REFRESENT THE RESULTS OF AN ACTUAL FIELD RUN BOUNDARY SURVEY.

ALL PREVIOUSLY RECORDED RIGHTS-OF-WAY, EASEMENTS, OR OTHER INTERESTS OF THE COUNTY SHALL REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE SPECIFICALLY SHOWN HEREON.

SEE THE ACCOMPANYING DEED TO THIS PLAT FOR INFORMATION ON USE, OWNERSHIP, MAINTENANCE AND CONDITIONS OF EASEMENTS SHOWN.

THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON TAX ASSESSMENT MAP 092-4 ((01)) 0078 E.

COMMONWEALTH OF VIRGINIA
ROBERTO TORRES
Lic. No. 2965
3/4/26
LAND SURVEYOR

PRECISION MEASUREMENTS, INC.
SURVEYORS • GPS • 3-D SCANNING • GIS • MAPPERS
VIRGINIA BEACH-RICHMOND-NEWPORT NEWS-CHANTILLY, VIRGINIA
4215 LAFAYETTE CENTER DR., SUITE 2A
CHANTILLY, VIRGINIA 20151
TEL: (703) 434-2676

RICHMOND HIGHWAY BUS RAPID TRANSIT
PROJECT NUMBER 2G40-162-000
STATE PROJECT NO. 0001-029-454 UPC: 115550

PLAT SHOWING
DEDICATION FOR PUBLIC STREET PURPOSES,
SIGHT DISTANCE EASEMENT, SIGN AND
PAVEMENT MARKING EASEMENT,
STORM DRAINAGE EASEMENT,
FCWA EASEMENT &
GRADING AGREEMENT AND TEMPORARY
CONSTRUCTION EASEMENT AND THE VACATION OF A
PORTION OF VARIOUS EASEMENT
THROUGH
THE PROPERTY OF
SUNOCO, LLC.
D.B. 23873, PG. 1559
FRANCONIA DISTRICT,
FAIRFAX COUNTY, VIRGINIA SHEET 1 OF 1

SCALE: 1"=25'	DATE: 6/28/2025	DRAWN BY: LM

Docusign Envelope ID: E47F5F98-F60E-823A-8174-DCE67531165B

ATTACHMENT 38

AFFECTED PROPERTY

Tax Map Number: 0924-01-0078D

Street Address: 7312 Richmond Highway
Alexandria, VA 22306

OWNER(S): Virginia CVS Pharmacy, LLC

INTEREST(S) REQUIRED: (As shown on attached plat/plan)

Dedication – 484 sq. ft.
Sight Distance Easement – 64 sq. ft.
Grading Agreement & Temporary Construction Easement – 2,708 sq. ft.

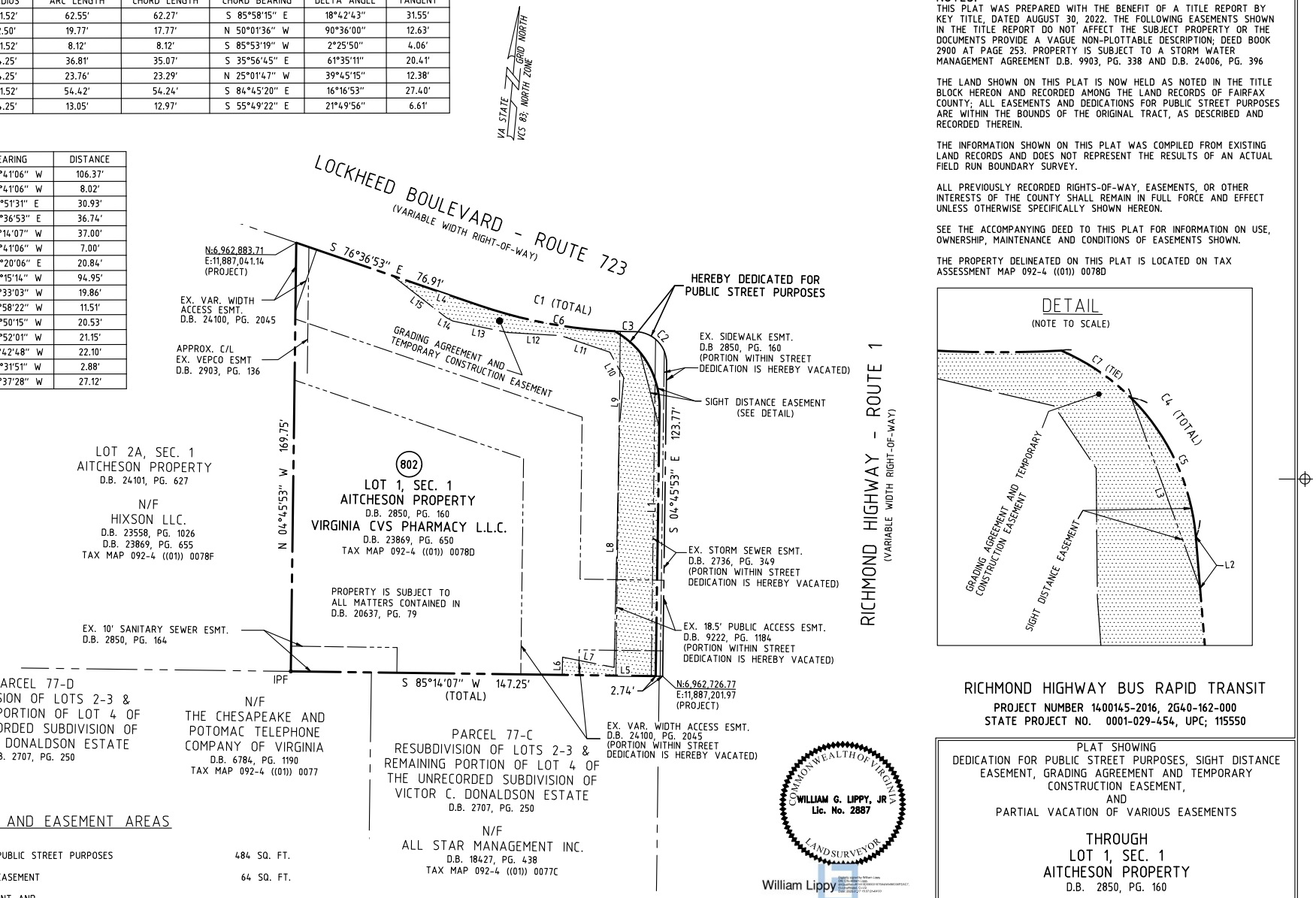
VALUE

Estimated value of interests and damages:

TWO HUNDRED THIRTY-ONE THOUSAND DOLLARS ($231,000)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	191.52'	62.55'	62.27'	S 85°58'15" E	18°42'43"	31.55'
C2	12.50'	19.77'	17.77'	N 50°01'36" W	90°36'00"	12.63'
C3	191.52'	8.12'	8.12'	S 85°53'19" W	2°25'50"	4.06'
C4	34.25'	36.81'	35.07'	S 35°56'45" E	61°35'11"	20.41'
C5	34.25'	23.76'	23.29'	N 25°01'47" W	39°45'15"	12.38'
C6	191.52'	54.42'	54.24'	S 84°45'20" E	16°16'53"	27.40'
C7	34.25'	13.05'	12.97'	S 55°49'22" E	21°49'56"	6.61'

LINE	BEARING	DISTANCE
L1	N 04°41'06" W	106.37'
L2	N 04°41'06" W	8.02'
L3	S 19°51'31" E	30.93'
L4	S 76°36'53" E	36.74'
L5	S 85°14'07" W	37.00'
L6	N 04°41'06" W	7.00'
L7	S 84°20'06" E	20.84'
L8	N 04°15'14" W	94.95'
L9	N 00°33'03" W	19.86'
L10	N 33°58'22" W	11.51'
L11	N 76°50'15" W	20.53'
L12	S 87°52'01" W	21.15'
L13	N 83°42'48" W	22.10'
L14	N 67°31'51" W	2.88'
L15	N 57°37'28" W	27.12'



DEDICATION AND EASEMENT AREAS

DEDICATION FOR PUBLIC STREET PURPOSES	484 SQ. FT.
SIGHT DISTANCE EASEMENT	64 SQ. FT.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT	2,708 SQ. FT.

25 0 25 50 75
Scale: 1" = 25'

NOTES:
THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT BY KEY TITLE, DATED AUGUST 30, 2022. THE FOLLOWING EASEMENTS SHOWN IN THE TITLE REPORT DO NOT AFFECT THE SUBJECT PROPERTY OR THE DOCUMENTS PROVIDE A VAGUE NON-PLOTTABLE DESCRIPTION; DEED BOOK 2900 AT PAGE 253. PROPERTY IS SUBJECT TO A STORM WATER MANAGEMENT AGREEMENT D.B. 9903, PG. 338 AND D.B. 24006, PG. 396

THE LAND SHOWN ON THIS PLAT IS NOW HELD AS NOTED IN THE TITLE BLOCK HEREON AND RECORDED AMONG THE LAND RECORDS OF FAIRFAX COUNTY; ALL EASEMENTS AND DEDICATIONS FOR PUBLIC STREET PURPOSES ARE WITHIN THE BOUNDS OF THE ORIGINAL TRACT, AS DESCRIBED AND RECORDED THEREIN.

THE INFORMATION SHOWN ON THIS PLAT WAS COMPILED FROM EXISTING LAND RECORDS AND DOES NOT REPRESENT THE RESULTS OF AN ACTUAL FIELD RUN BOUNDARY SURVEY.

ALL PREVIOUSLY RECORDED RIGHTS-OF-WAY, EASEMENTS, OR OTHER INTERESTS OF THE COUNTY SHALL REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE SPECIFICALLY SHOWN HEREON.

SEE THE ACCOMPANYING DEED TO THIS PLAT FOR INFORMATION ON USE, OWNERSHIP, MAINTENANCE AND CONDITIONS OF EASEMENTS SHOWN.

THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON TAX ASSESSMENT MAP 092-4 ((01)) 0078D

RICHMOND HIGHWAY BUS RAPID TRANSIT
PROJECT NUMBER 1400145-2016, 2G40-162-000
STATE PROJECT NO. 0001-029-454, UPC; 115550

COMMONWEALTH OF VIRGINIA
WILLIAM G. LIPPY, JR
Lic. No. 2887
LAND SURVEYOR
William Lippy

PLAT PREPARED BY:
RICE ASSOCIATES
10661 GASKINS WAY
MANASSAS, VA 20109
703-968-3200
WWW.RICESURVEYS.COM

PLAT SHOWING
DEDICATION FOR PUBLIC STREET PURPOSES, SIGHT DISTANCE EASEMENT, GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT,
AND
PARTIAL VACATION OF VARIOUS EASEMENTS

THROUGH
LOT 1, SEC. 1
AITCHESON PROPERTY
D.B. 2850, PG. 160

BEING IN THE NAME OF
VIRGINIA CVS PHARMACY, L.L.C.
D.B. 23869, PG. 650
FRANCONIA DISTRICT, FAIRFAX COUNTY, VIRGINIA SHEET 1 OF 1

SCALE: 1"=25'	DATE: 8/15/2024	DRAWN BY: KTK

Docusign Envelope ID: E47F5F98-F60E-823A-8174-DCE67531165B

ATTACHMENT 39

AFFECTED PROPERTY

Tax Map Number: 0924-01-0077C

Street Address: 7320 Richmond Highway
Alexandria, VA 22306

OWNER(S): All Star Management Inc.

INTEREST(S) REQUIRED: (As shown on attached plat/plan)

Dedication – 304 sq. ft.
Storm Drainage Easement – 978 sq. ft.
Sight Distance Easements – 252 sq. ft.
Grading Agreement and Temporary Construction Easements – 5,840 sq. ft.

VALUE

Estimated value of interests and damages:

ONE HUNDRED SIXTY-FIVE THOUSAND FOUR HUNDRED SIXTY-FIVE DOLLARS ($165,465)

LINE	BEARING	DISTANCE
L1	S 85°14'07" W	1.66'
L2	N 85°14'07" E	1.38'
L3	S 04°41'06" E	200.00'
L4	S 85°14'07" W	26.75'
L5	N 04°40'50" W	20.70'
L6	N 85°19'10" E	26.75'
L7	S 04°41'06" E	20.66'
L8	S 85°18'17" W	14.50'
L9	N 04°41'06" W	29.33'
L10	N 85°17'26" E	14.50'
L11	S 04°41'06" E	29.33'
L12	N 13°26'50" W	26.26'
L13	N 01°21'10" E	38.03'

LINE	BEARING	DISTANCE
L14	S 04°41'06" E	63.77'
L15	S 04°41'06" E	62.21'
L16	N 13°55'08" W	24.83'
L17	N 01°20'49" E	37.92'
L18	S 85°14'07" W	15.06'
L19	N 04°36'10" W	52.38'
L20	S 89°27'13" E	1.43'
L21	N 05°08'31" W	6.92'
L22	N 85°14'28" E	14.37'
L23	N 04°41'06" W	77.66'
L24	S 85°18'54" W	11.00'
L25	N 04°41'06" W	63.16'
L26	N 85°14'07" E	37.00'

DEDICATION AND EASEMENT AREAS

DEDICATION FOR PUBLIC STREET PURPOSES	304 SQ. FT. OR 0.0070 AC.
STORM DRAINAGE EASEMENT (AREA 1)	553 SQ. FT. OR 0.0127 AC.
STORM DRAINAGE EASEMENT (AREA 2)	425 SQ. FT. OR 0.0098 AC.
STORM DRAINAGE EASEMENT TOTAL AREA	978 SQ. FT. OR 0.0225 AC.
SIGHT DISTANCE EASEMENT (AREA 1)	128 SQ. FT. OR 0.0029 AC.
SIGHT DISTANCE EASEMENT (AREA 2)	124 SQ. FT. OR 0.0028 AC.
SIGHT DISTANCE EASEMENT TOTAL AREA	252 SQ. FT. OR 0.0057 AC.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT	5,840 SQ. FT. OR 0.1341 AC.

NOTES:

THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT BY KEY TITLE, DATED JULY 13, 2022. THE FOLLOWING EASEMENTS SHOWN IN THE TITLE REPORT DO NOT AFFECT THE SUBJECT PROPERTY OR THE DOCUMENTS PROVIDE A VAGUE NON-PLOTTABLE DESCRIPTION; DEED BOOK 645 AT PAGE 498, DEED BOOK 2750 AT PAGE 65, DEED BOOK 2707 AT PAGE 250. PROPERTY IS SUBJECT TO A STORM WATER MANAGEMENT AGREEMENT D.B. 2750, PG. 65.

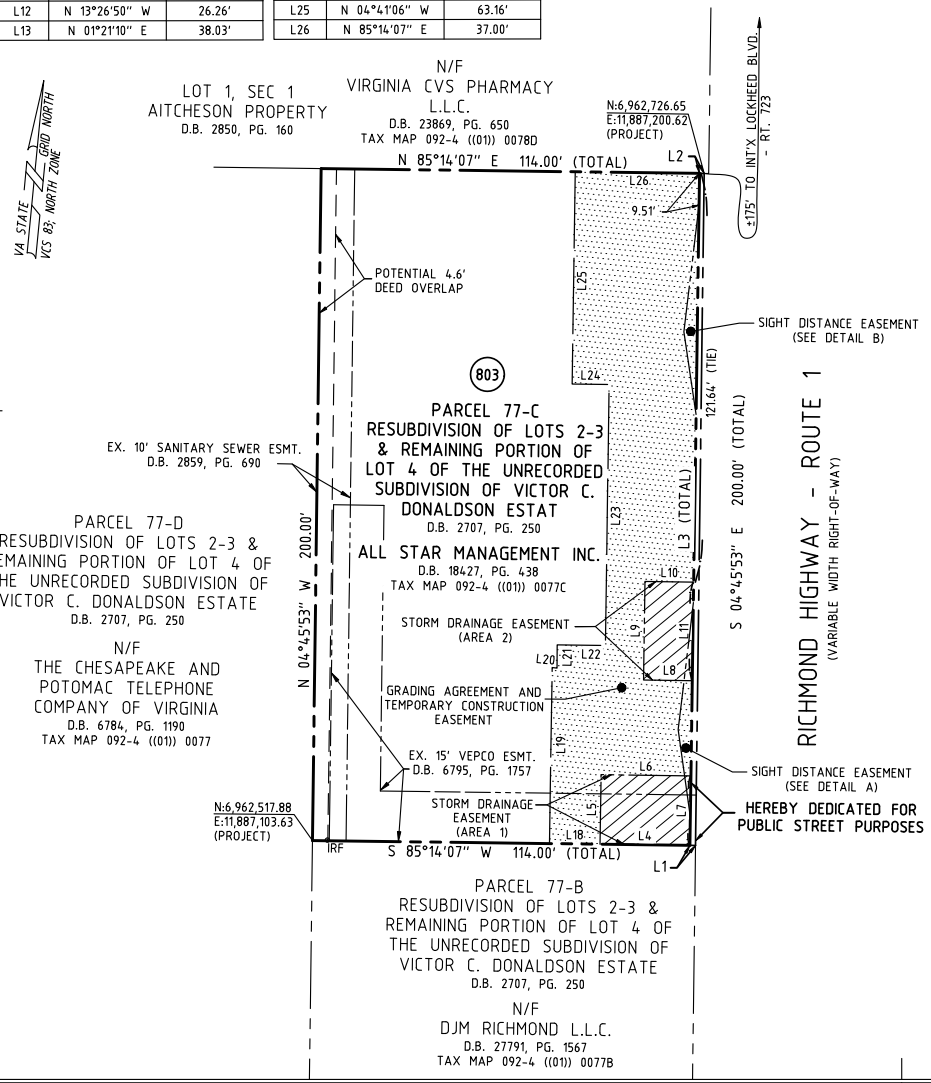
THE LAND SHOWN ON THIS PLAT IS NOW HELD AS NOTED IN THE TITLE BLOCK HEREON AND RECORDED AMONG THE LAND RECORDS OF FAIRFAX COUNTY; ALL EASEMENTS AND DEDICATIONS FOR PUBLIC STREET PURPOSES ARE WITHIN THE BOUNDS OF THE ORIGINAL TRACT, AS DESCRIBED AND RECORDED THEREIN.

THE INFORMATION SHOWN ON THIS PLAT WAS COMPILED FROM EXISTING LAND RECORDS AND DOES NOT REPRESENT THE RESULTS OF AN ACTUAL FIELD RUN BOUNDARY SURVEY.

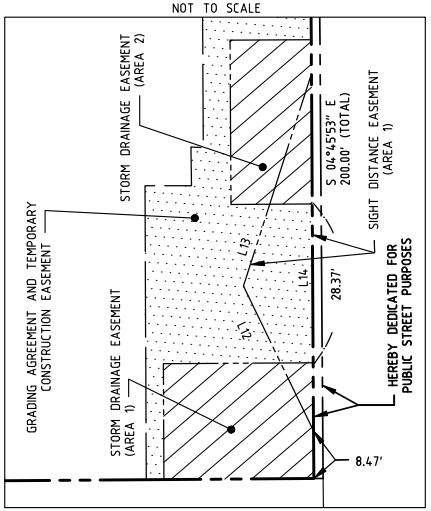
ALL PREVIOUSLY RECORDED RIGHTS-OF-WAY, EASEMENTS, OR OTHER INTERESTS OF THE COUNTY SHALL REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE SPECIFICALLY SHOWN HEREON.

SEE THE ACCOMPANYING DEED TO THIS PLAT FOR INFORMATION ON USE, OWNERSHIP, MAINTENANCE AND CONDITIONS OF EASEMENTS SHOWN.

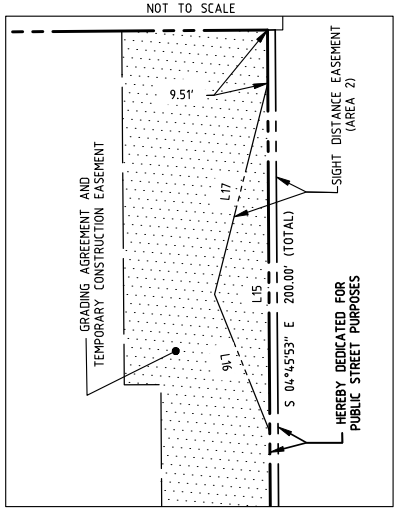
THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON TAX ASSESSMENT MAP 092-4 ((01)) 0077C



DETAIL "A"
NOT TO SCALE



DETAIL "B"
NOT TO SCALE



COMMONWEALTH OF VIRGINIA
WILLIAM G. LIPPY, JR
Lic. No. 2887
LAND SURVEYOR
William Lippy

25 0 25 50 75
Scale: 1" = 25'

RICHMOND HIGHWAY BUS RAPID TRANSIT
PROJECT NUMBER 1400145-2016, 2G40-162-000
STATE PROJECT NO. 0001-029-454, UPC; 115550

PLAT PREPARED BY:
RICE ASSOCIATES
10661 GASKINS WAY
MANASSAS, VA 20109
703-968-3200
WWW.RICESURVEYS.COM

PLAT SHOWING
DEDICATION FOR PUBLIC STREET PURPOSES, STORM DRAINAGE EASEMENTS, SIGHT DISTANCE EASEMENTS, AND GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT

THROUGH
PARCEL 77-C
RESUBDIVISION OF LOTS 2-3 & REMAINING PORTION OF LOT 4 OF THE UNRECORDED SUBDIVISION OF VICTOR C. DONALDSON ESTATE
D.B. 2707, PG. 250
BEING IN THE NAME OF
ALL STAR MANAGEMENT INC.
D.B. 18427, PG. 438
FRANCONIA DISTRICT, FAIRFAX COUNTY, VIRGINIA SHEET 1 OF 1

SCALE: 1"=25'	DATE: 8/15/2024	DRAWN BY: KTK

Docusign Envelope ID: E47F5F98-F60E-823A-8174-DCE67531165B

ATTACHMENT 40

AFFECTED PROPERTY

Tax Map Number: 0924-01-0077B

Street Address: 7324 Richmond Highway
Alexandria, VA 22306

OWNER(S): DJM Richmond, LLC

INTEREST(S) REQUIRED: (As shown on attached plat/plan)

Dedication – 264 sq. ft.
Storm Drainage Easement – 991 sq. ft.
Sight Distance Easement – 245 sq. ft.
Fairfax County Water Authority Easement – 103 sq. ft.
Grading Agreement & Temporary Construction Easement – 4,212 sq. ft.

VALUE

Estimated value of interests and damages:

ONE HUNDRED THIRTY THOUSAND NINE HUNDRED THIRTY-FIVE DOLLARS ($130,935)

LINE	BEARING	DISTANCE
L1	S 04°41'06" E	150.00'
L2	S 04°41'06" E	6.68'
L3	S 85°21'00" W	26.75'
L4	N 04°40'50" W	6.63'
L5	N 85°14'07" E	26.75'
L6	S 85°14'07" W	32.77'
L7	N 04°41'06" W	24.83'
L8	N 85°18'54" E	32.77'
L9	S 04°41'06" E	24.79'
L10	S 04°41'06" E	62.07'
L11	N 13°26'50" W	26.26'
L12	N 01°38'03" E	36.34'
L13	N 13°26'50" W	25.36'
L14	N 01°53'49" E	34.90'
L15	S 04°41'06" E	59.73'
L16	S 04°41'06" E	4.49'
L17	S 04°41'06" E	10.00'
L18	S 85°14'07" W	10.27'
L19	N 04°45'53" W	10.00'

LINE	BEARING	DISTANCE
L20	N 85°14'07" E	10.28'
L21	S 85°14'07" W	49.78'
L22	N 04°45'53" W	4.50'
L23	N 84°28'13" E	32.39'
L24	N 04°45'53" W	2.57'
L25	N 85°14'07" E	14.17'
L26	N 04°41'06" W	10.11'
L27	N 04°52'05" W	47.99'
L28	N 85°18'13" E	13.51'
L29	N 04°41'48" W	9.86'
L30	N 28°35'11" E	11.18'
L31	N 37°06'03" W	11.46'
L32	N 04°41'44" W	9.85'
L33	S 85°18'19" W	15.87'
L34	N 04°42'04" W	4.27'
L35	S 85°18'17" W	2.54'
L36	N 04°36'24" W	41.40'
L37	N 85°14'07" E	14.25'

DEDICATION AND EASEMENT AREAS

DEDICATION FOR PUBLIC STREET PURPOSES	264 SQ. FT.
STORM DRAINAGE EASEMENT (AREA 1)	178 SQ. FT.
STORM DRAINAGE EASEMENT (AREA 2)	813 SQ. FT.
STORM DRAINAGE EASEMENT AREA TOTAL	991 SQ. FT.
SIGHT DISTANCE EASEMENT (AREA 1)	124 SQ. FT.
SIGHT DISTANCE EASEMENT (AREA 2)	121 SQ. FT.
SIGHT DISTANCE EASEMENT AREA TOTAL	245 SQ. FT.
FCWA EASEMENT	103 SQ. FT.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT	4,212 SQ. FT.

NOTES:

THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT BY KEY TITLE, DATED JULY 13, 2022. THE FOLLOWING EASEMENTS SHOWN IN THE TITLE REPORT DO NOT AFFECT THE SUBJECT PROPERTY OR THE DOCUMENTS PROVIDE A VAGUE NON-PLOTTABLE DESCRIPTION; DEED BOOK 645 AT PAGE 498. PROPERTY IS SUBJECT TO A STORM WATER MANAGEMENT AGREEMENT D.B. 2750, PG. 65.

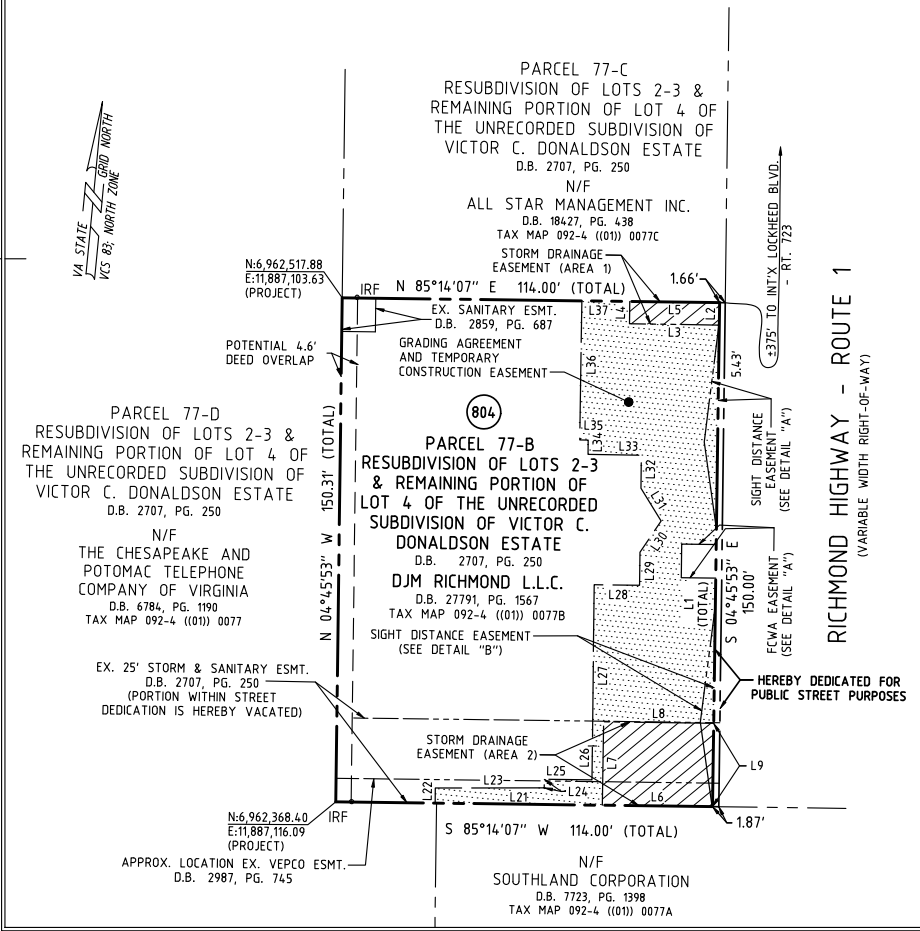
THE LAND SHOWN ON THIS PLAT IS NOW HELD AS NOTED IN THE TITLE BLOCK HEREON AND RECORDED AMONG THE LAND RECORDS OF FAIRFAX COUNTY; ALL EASEMENTS AND DEDICATIONS FOR PUBLIC STREET PURPOSES ARE WITHIN THE BOUNDS OF THE ORIGINAL TRACT, AS DESCRIBED AND RECORDED THEREIN.

THE INFORMATION SHOWN ON THIS PLAT WAS COMPILED FROM EXISTING LAND RECORDS AND DOES NOT REPRESENT THE RESULTS OF AN ACTUAL FIELD RUN BOUNDARY SURVEY.

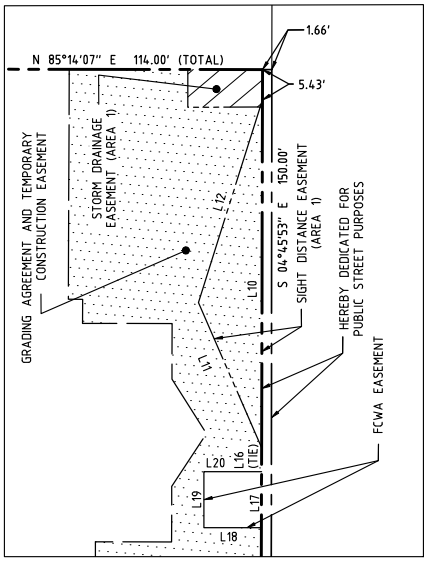
ALL PREVIOUSLY RECORDED RIGHTS-OF-WAY, EASEMENTS, OR OTHER INTERESTS OF THE COUNTY SHALL REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE SPECIFICALLY SHOWN HEREON.

SEE THE ACCOMPANYING DEED TO THIS PLAT FOR INFORMATION ON USE, OWNERSHIP, MAINTENANCE AND CONDITIONS OF EASEMENTS SHOWN.

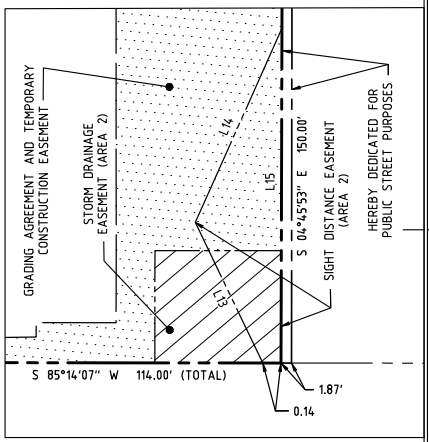
THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON TAX ASSESSMENT MAP 092-4 ((01)) 0077B



DETAIL "A"
NOT TO SCALE



DETAIL "B"
NOT TO SCALE



COMMONWEALTH OF VIRGINIA
WILLIAM G. LIPPY, JR
Lic. No. 2887
LAND SURVEYOR
William Lippy

25 0 25 50 75
Scale: 1" = 25'

RICE ASSOCIATES

PLAT PREPARED BY:
RICE ASSOCIATES
10661 GASKINS WAY
MANASSAS, VA 20109
703-968-3200
WWW.RICESURVEYS.COM

RICHMOND HIGHWAY BUS RAPID TRANSIT
PROJECT NUMBER 1400145-2016, 2G40-162-000
STATE PROJECT NO. 0001-029-454, UPC; 115550

PLAT SHOWING
DEDICATION FOR PUBLIC STREET PURPOSES, STORM DRAINAGE EASEMENT, SIGHT DISTANCE EASEMENTS, FCWA EASEMENT, GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT, AND PARTIAL VACATION OF VARIOUS EASEMENTS
THROUGH
PARCEL 77-B
RESUBDIVISION OF LOTS 2-3 & REMAINING PORTION OF LOT 4 OF THE UNRECORDED SUBDIVISION OF VICTOR C. DONALDSON ESTATE
D.B. 2707, PG. 250
BEING IN THE NAME OF
DJM RICHMOND L.L.C.
D.B. 27791, PG. 1567

FRANCONIA DISTRICT, FAIRFAX COUNTY, VIRGINIA SHEET 1 OF 1

SCALE: 1"=25'	DATE: 8/15/2024	DRAWN BY: KTK

Docusign Envelope ID: E47F5F98-F60E-823A-8174-DCE67531165B

ATTACHMENT 41

AFFECTED PROPERTY

Tax Map Number: 0833-01-0023A

Street Address: 6239 Richmond Highway
Alexandria, VA 22306

OWNER(S): Kenyon Oil Co, Inc. n/k/a Drake Petroleum Company, Inc.

INTEREST(S) REQUIRED: (As shown on attached plat/plan)

Storm Drainage Easement – 740 sq. ft.
Grading Agreement and Temporary Construction Easement – 2,038 sq. ft.

VALUE

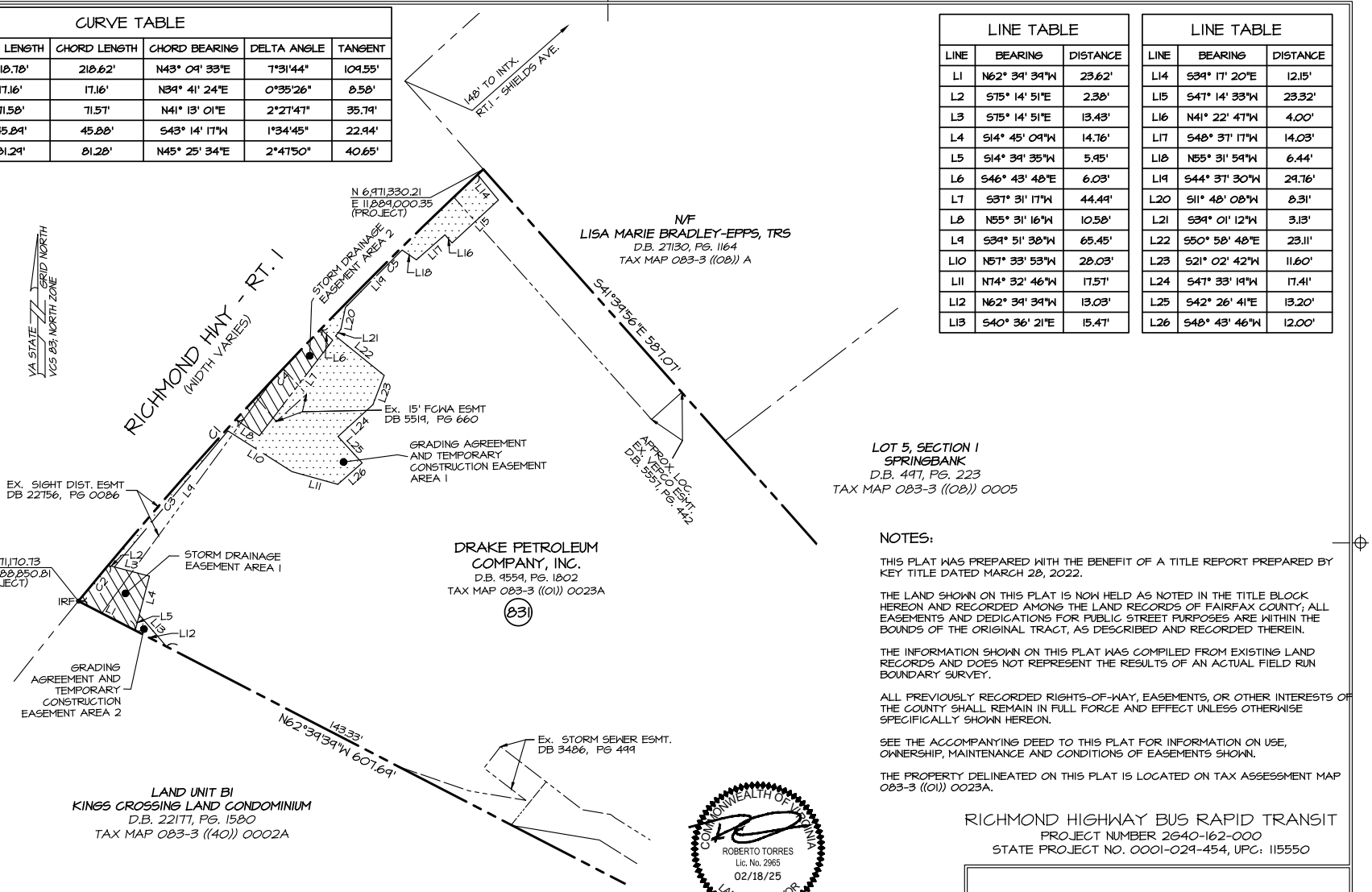
Estimated value of interests and damages:

TWO MILLION NINE HUNDRED FORTY THOUSAND FIVE HUNDRED NINETY DOLLARS ($2,940,590)

CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	1664.95'	218.78'	218.62'	N43° 09' 33"E	7°31'44"	109.55'
C2	1664.95'	17.16'	17.16'	N39° 41' 24"E	0°35'26"	8.58'
C3	1664.95'	71.58'	71.57'	N41° 13' 01"E	2°27'47"	35.79'
C4	1664.95'	45.89'	45.88'	S43° 14' 17"W	1°34'45"	22.94'
C5	1664.95'	81.29'	81.28'	N45° 25' 34"E	2°47'50"	40.65'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N62° 39' 39"W	23.62'
L2	S75° 14' 51"E	2.38'
L3	S75° 14' 51"E	13.43'
L4	S14° 45' 09"W	14.76'
L5	S14° 39' 35"W	5.95'
L6	S46° 43' 48"E	6.03'
L7	S37° 31' 17"W	44.49'
L8	N55° 31' 16"W	10.58'
L9	S39° 51' 38"W	65.45'
L10	N57° 33' 53"W	28.03'
L11	N74° 32' 46"W	17.57'
L12	N62° 39' 39"W	13.03'
L13	S40° 36' 21"E	15.47'

LINE TABLE		
LINE	BEARING	DISTANCE
L14	S39° 17' 20"E	12.15'
L15	S47° 14' 33"W	23.32'
L16	N41° 22' 47"W	4.00'
L17	S48° 37' 17"W	14.03'
L18	N55° 31' 59"W	6.44'
L19	S44° 37' 30"W	29.76'
L20	S11° 48' 08"W	8.31'
L21	S39° 01' 12"W	3.13'
L22	S50° 58' 48"E	23.11'
L23	S21° 02' 42"W	11.60'
L24	S47° 33' 19"W	17.41'
L25	S42° 26' 41"E	13.20'
L26	S48° 43' 46"W	12.00'



NOTES:

THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT PREPARED BY KEY TITLE DATED MARCH 28, 2022.

THE LAND SHOWN ON THIS PLAT IS NOW HELD AS NOTED IN THE TITLE BLOCK HEREON AND RECORDED AMONG THE LAND RECORDS OF FAIRFAX COUNTY; ALL EASEMENTS AND DEDICATIONS FOR PUBLIC STREET PURPOSES ARE WITHIN THE BOUNDS OF THE ORIGINAL TRACT, AS DESCRIBED AND RECORDED THEREIN.

THE INFORMATION SHOWN ON THIS PLAT WAS COMPILED FROM EXISTING LAND RECORDS AND DOES NOT REPRESENT THE RESULTS OF AN ACTUAL FIELD RUN BOUNDARY SURVEY.

ALL PREVIOUSLY RECORDED RIGHTS-OF-WAY, EASEMENTS, OR OTHER INTERESTS OF THE COUNTY SHALL REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE SPECIFICALLY SHOWN HEREON.

SEE THE ACCOMPANYING DEED TO THIS PLAT FOR INFORMATION ON USE, OWNERSHIP, MAINTENANCE AND CONDITIONS OF EASEMENTS SHOWN.

THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON TAX ASSESSMENT MAP 083-3 ((01)) 0023A.

RICHMOND HIGHWAY BUS RAPID TRANSIT
PROJECT NUMBER 2G40-162-000
STATE PROJECT NO. 0001-029-454, UPC: 115550

EASEMENT AREAS

STORM DRAINAGE EASEMENT AREA 1	362 SQ. FT.
STORM DRAINAGE EASEMENT AREA 2	378 SQ. FT.
TOTAL STORM DRAINAGE EASEMENT AREA	740 SQ. FT.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT AREA 1	2,000 SQ. FT.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT AREA 2	38 SQ. FT.
TOTAL GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT AREA	2,038 SQ. FT.

25 0 25 50 75
Scale: 1" = 25'

COMMONWEALTH OF VIRGINIA
ROBERTO TORRES
Lic. No. 2965
02/18/25
LAND SURVEYOR

PRECISION MEASUREMENTS, INC.
SURVEYORS • GPS • 3-D SCANNING • GIS • MAPPERS
VIRGINIA BEACH–RICHMOND–NEWPORT NEWS–CHANTILLY, VIRGINIA
4215 LAFAYETTE CENTER DR., SUITE 2A
CHANTILLY, VIRGINIA 20151
TEL: (703) 434-2676

PLAT SHOWING
STORM DRAINAGE EASEMENT AND
GRADING AGREEMENT AND TEMPORARY
CONSTRUCTION EASEMENT
THROUGH
THE PROPERTY OF
DRAKE PETROLEUM COMPANY, INC.
D.B. 9559, PG. 1802

MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA
SHEET 1 OF 1

SCALE: 1"=25'	DATE: 9/5/2024	DRAWN BY: LM

Docusign Envelope ID: E47F5F98-F60E-823A-8174-DCE67531165B

ATTACHMENT 42

AFFECTED PROPERTY

Tax Map Number: 0933-31-0006

Street Address: 2975 Camellia Drive
Alexandria, VA 22306

OWNER(S): Fairfax County Redevelopment and Housing Authority

INTEREST(S) REQUIRED: (As shown on attached plat/plan)

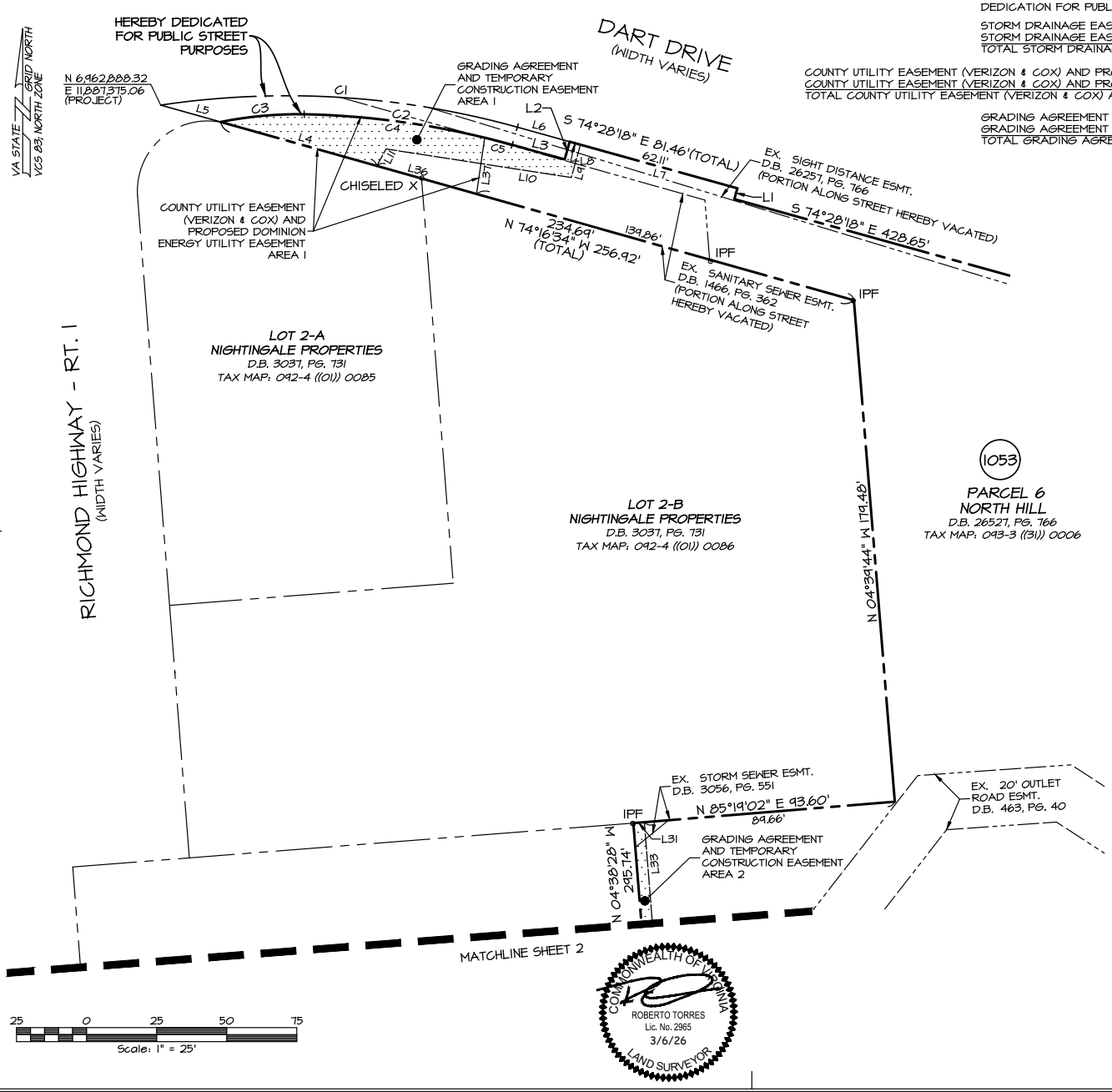
Dedication – 933 sq. ft.
Storm Drainage Easement – 337 sq. ft.
County Utility Easement (Verizon & Cox) &
Proposed Dominion Energy Utility Easement – 1,674 sq. ft.
Grading Agreement and Temporary Construction Easement – 6,775 sq. ft.

VALUE

Estimated value of interests and damages:

NINETY-SIX THOUSAND THIRTY DOLLARS ($96,030)

Attachment 42



DEDICATION AND EASEMENT AREAS

DEDICATION FOR PUBLIC STREET PURPOSES	933 SQ. FT.
STORM DRAINAGE EASEMENT AREA 1	262 SQ. FT.
STORM DRAINAGE EASEMENT AREA 2	75 SQ. FT.
TOTAL STORM DRAINAGE EASEMENT	337 SQ. FT.
COUNTY UTILITY EASEMENT (VERIZON & COX) AND PROPOSED DOMINION ENERGY UTILITY EASEMENT AREA 1	1,259 SQ. FT.
COUNTY UTILITY EASEMENT (VERIZON & COX) AND PROPOSED DOMINION ENERGY UTILITY EASEMENT AREA 2	415 SQ. FT.
TOTAL COUNTY UTILITY EASEMENT (VERIZON & COX) AND PROPOSED DOMINION ENERGY UTILITY EASEMENT	1,674 SQ. FT.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT AREA 1	1,222 SQ. FT.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT AREA 2	5,553 SQ. FT.
TOTAL GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT	6,775 SQ. FT.

NOTES:

THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT PREPARED BY KEY TITLE, DATED IN OCTOBER 10, 2023.

THE LAND SHOWN ON THIS PLAT IS NOW HELD AS NOTED IN THE TITLE BLOCK HEREON AND RECORDED AMONG THE LAND RECORDS OF FAIRFAX COUNTY; ALL EASEMENTS AND DEDICATIONS FOR PUBLIC STREET PURPOSES ARE WITHIN THE BOUNDS OF THE ORIGINAL TRACT, AS DESCRIBED AND RECORDED THEREIN.

THE INFORMATION SHOWN ON THIS PLAT WAS COMPILED FROM EXISTING LAND RECORDS AND DOES NOT REPRESENT THE RESULTS OF AN ACTUAL FIELD RUN BOUNDARY SURVEY.

ALL PREVIOUSLY RECORDED RIGHTS-OF-WAY, EASEMENTS, OR OTHER INTERESTS OF THE COUNTY SHALL REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE SPECIFICALLY SHOWN HEREON.

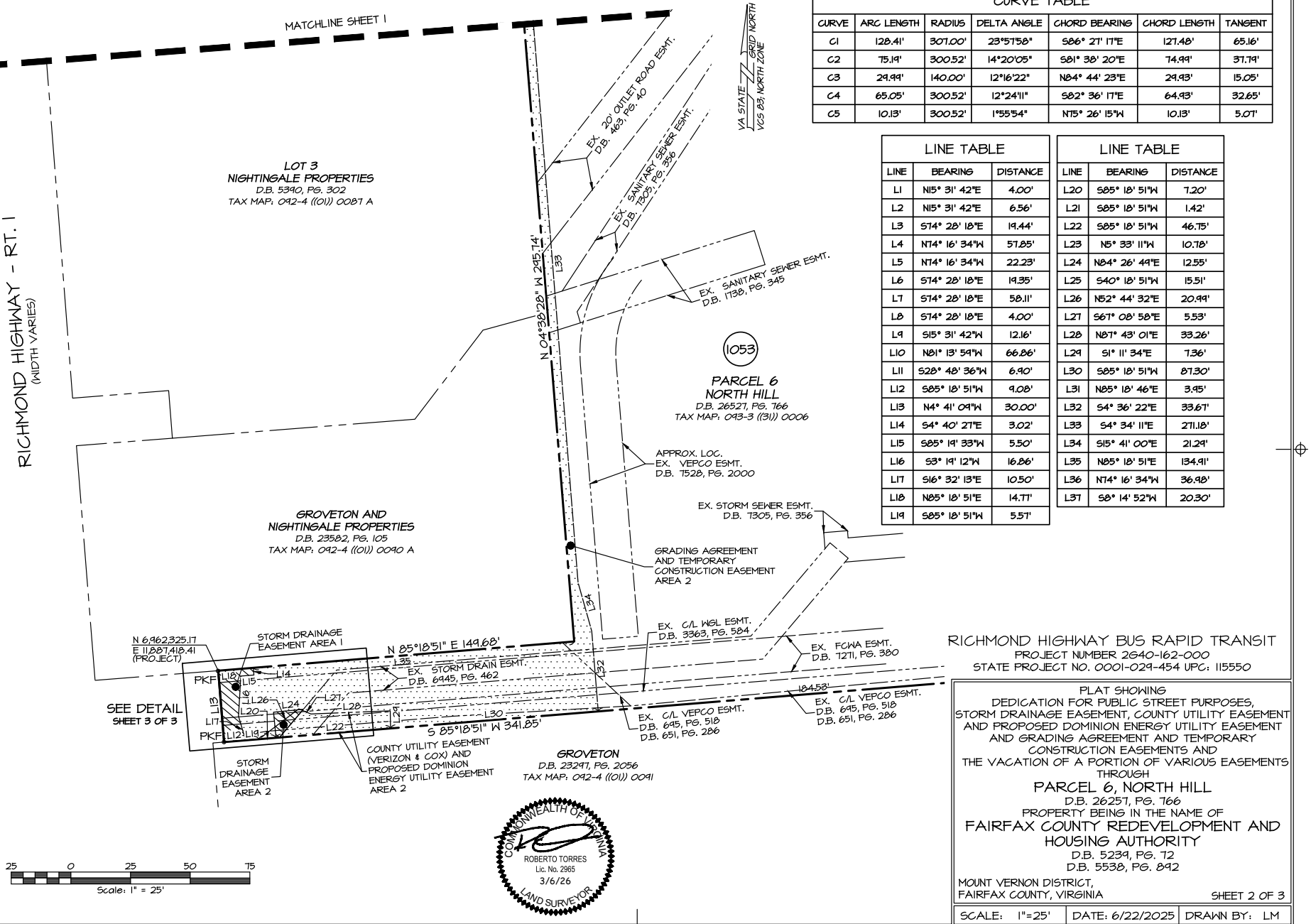
SEE THE ACCOMPANYING DEED TO THIS PLAT FOR INFORMATION ON USE, OWNERSHIP, MAINTENANCE AND CONDITIONS OF EASEMENTS SHOWN.

THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON TAX ASSESSMENT MAP 093-3 ((31)) 0006.

RICHMOND HIGHWAY BUS RAPID TRANSIT
PROJECT NUMBER 2G40-162-000
STATE PROJECT NO. 0001-029-454 UPC: 115550

PLAT SHOWING
DEDICATION FOR PUBLIC STREET PURPOSES,
STORM DRAINAGE EASEMENT, COUNTY UTILITY EASEMENT
AND PROPOSED DOMINION ENERGY UTILITY EASEMENT
AND GRADING AGREEMENT AND TEMPORARY
CONSTRUCTION EASEMENTS AND
THE VACATION OF A PORTION OF VARIOUS EASEMENTS
THROUGH
PARCEL 6, NORTH HILL
D.B. 26257, PG. 766
PROPERTY BEING IN THE NAME OF
FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY
D.B. 5239, PG. 72
D.B. 5538, PG. 892
MOUNT VERNON DISTRICT,
FAIRFAX COUNTY, VIRGINIA
SHEET 1 OF 3

SCALE: 1"=25'	DATE: 6/22/2025	DRAWN BY: LM



CURVE TABLE						
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT
C1	128.41'	307.00'	23°57'58"	S86° 27' 17"E	127.48'	65.16'
C2	75.19'	300.52'	14°20'05"	S81° 38' 20"E	74.99'	37.79'
C3	29.99'	140.00'	12°16'22"	N84° 44' 23"E	29.93'	15.05'
C4	65.05'	300.52'	12°24'11"	S82° 36' 17"E	64.93'	32.65'
C5	10.13'	300.52'	1°55'54"	N75° 26' 15"W	10.13'	5.07'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N15° 31' 42"E	4.00'
L2	N15° 31' 42"E	6.56'
L3	S74° 28' 18"E	19.44'
L4	N74° 16' 34"W	57.85'
L5	N74° 16' 34"W	22.23'
L6	S74° 28' 18"E	19.35'
L7	S74° 28' 18"E	58.11'
L8	S74° 28' 18"E	4.00'
L9	S15° 31' 42"W	12.16'
L10	N81° 13' 59"W	66.86'
L11	S28° 48' 36"W	6.90'
L12	S85° 18' 51"W	9.08'
L13	N4° 41' 09"W	30.00'
L14	S4° 40' 27"E	3.02'
L15	S85° 19' 33"W	5.50'
L16	S3° 19' 12"W	16.86'
L17	S16° 32' 13"E	10.50'
L18	N85° 18' 51"E	14.77'
L19	S85° 18' 51"W	5.57'

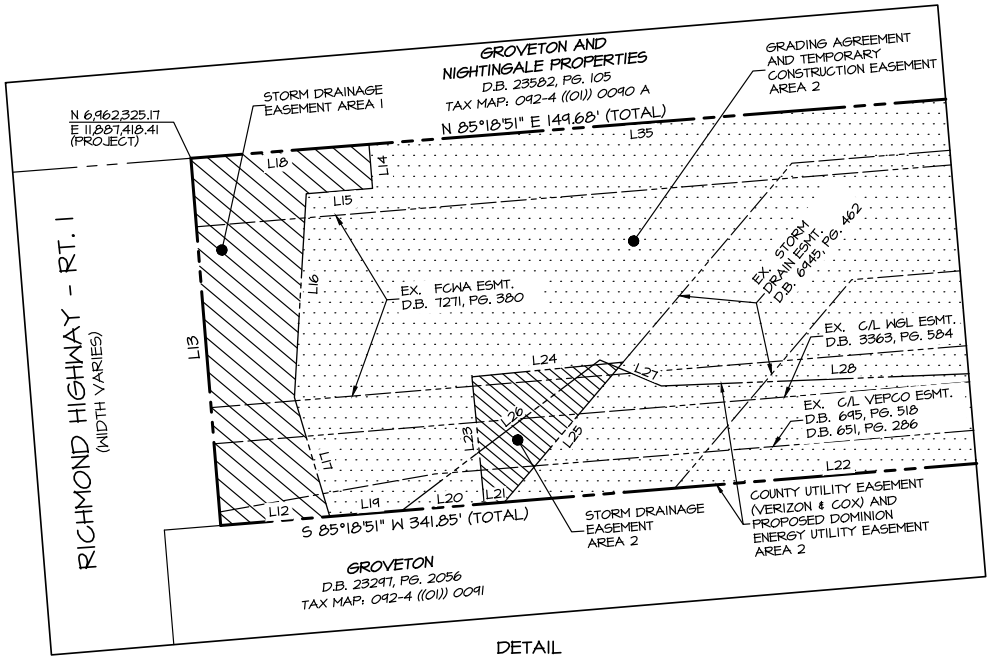
LINE TABLE		
LINE	BEARING	DISTANCE
L20	S85° 18' 51"W	7.20'
L21	S85° 18' 51"W	1.42'
L22	S85° 18' 51"W	46.75'
L23	N5° 33' 11"W	10.78'
L24	N84° 26' 49"E	12.55'
L25	S40° 18' 51"W	15.51'
L26	N52° 44' 32"E	20.99'
L27	S67° 08' 58"E	5.53'
L28	N87° 43' 01"E	33.26'
L29	S1° 11' 34"E	7.36'
L30	S85° 18' 51"W	87.30'
L31	N85° 18' 46"E	3.95'
L32	S4° 36' 22"E	33.67'
L33	S4° 34' 11"E	271.18'
L34	S15° 41' 00"E	21.29'
L35	N85° 18' 51"E	134.91'
L36	N74° 16' 34"W	36.98'
L37	S8° 14' 52"W	20.30'

RICHMOND HIGHWAY BUS RAPID TRANSIT
PROJECT NUMBER 2G40-162-000
STATE PROJECT NO. 0001-029-454 UPC: 115550

PLAT SHOWING
DEDICATION FOR PUBLIC STREET PURPOSES,
STORM DRAINAGE EASEMENT, COUNTY UTILITY EASEMENT
AND PROPOSED DOMINION ENERGY UTILITY EASEMENT
AND GRADING AGREEMENT AND TEMPORARY
CONSTRUCTION EASEMENTS AND
THE VACATION OF A PORTION OF VARIOUS EASEMENTS
THROUGH
PARCEL 6, NORTH HILL
D.B. 26257, PG. 766
PROPERTY BEING IN THE NAME OF
FAIRFAX COUNTY REDEVELOPMENT AND
HOUSING AUTHORITY
D.B. 5239, PG. 72
D.B. 5538, PG. 892
MOUNT VERNON DISTRICT,
FAIRFAX COUNTY, VIRGINIA
SHEET 2 OF 3

SCALE: 1"=25'	DATE: 6/22/2025	DRAWN BY: LM

VA STATE GRID NORTH
VCS 83, NORTH ZONE



DETAIL
(NOT TO SCALE)

RICHMOND HIGHWAY BUS RAPID TRANSIT
PROJECT NUMBER 2G40-162-000
STATE PROJECT NO. 0001-029-454 UPC: 115550

PLAT SHOWING
DEDICATION FOR PUBLIC STREET PURPOSES,
STORM DRAINAGE EASEMENT, COUNTY UTILITY EASEMENT
AND PROPOSED DOMINION ENERGY UTILITY EASEMENT
AND GRADING AGREEMENT AND TEMPORARY
CONSTRUCTION EASEMENTS AND
THE VACATION OF A PORTION OF VARIOUS EASEMENTS
THROUGH
PARCEL 6, NORTH HILL
D.B. 26257, PG. 766
PROPERTY BEING IN THE NAME OF
FAIRFAX COUNTY REDEVELOPMENT AND
HOUSING AUTHORITY
D.B. 5239, PG. 72
D.B. 5538, PG. 892
MOUNT VERNON DISTRICT,
FAIRFAX COUNTY, VIRGINIA
SHEET 3 OF 3

COMMONWEALTH OF VIRGINIA
ROBERTO TORRES
Lic. No. 2965
3/6/26
LAND SURVEYOR

SCALE: NONE	DATE: 6/22/2025	DRAWN BY: LM

Docusign Envelope ID: E47F5F98-F60E-823A-8174-DCE67531165B

ATTACHMENT 43

AFFECTED PROPERTY

Tax Map Number: 0924-01-0066A
0924-01-0066B
0924-01-0066C

Street Address: 7508 Richmond Highway
7516 Richmond Highway
7520 Richmond Highway
Alexandria, VA 22306

OWNER(S): Lenco Realty Co., Inc.

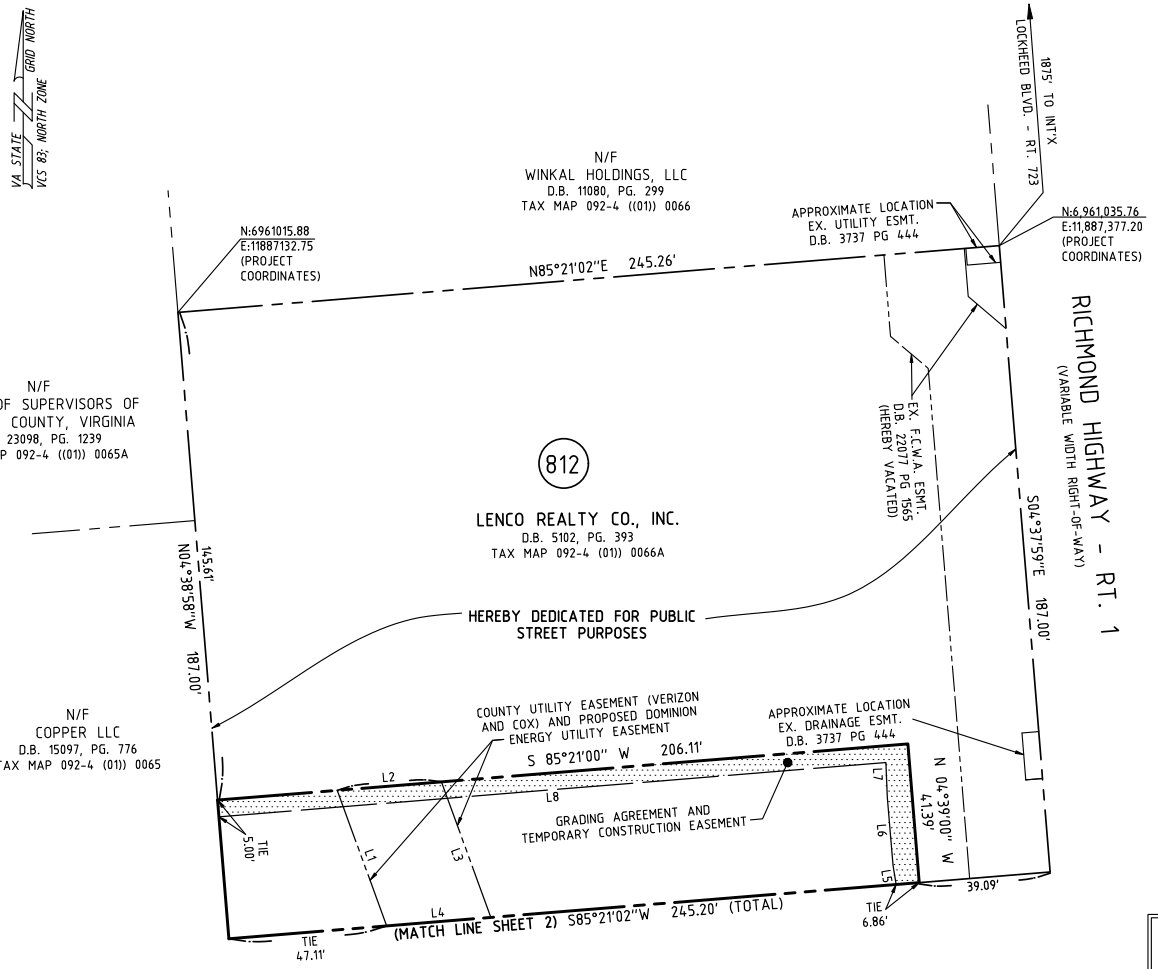
INTEREST(S) REQUIRED: (As shown on attached plat/plan)

Dedication – 37,344 sq. ft.
Grading Agreement and Temporary Construction Easement – 6,761 sq. ft.
County Utility Easement (Verizon & Cox) &
Proposed Dominion Energy Utility Easement – 1,288 sq. ft.
Sign and Pavement Marking Easement – 205 sq. ft.
Sight Distance Easement – 119 sq. ft.

VALUE

Estimated value of interests and damages:

FIVE MILLION FIVE HUNDRED EIGHTEEN THOUSAND ONE HUNDRED FIFTY-ONE DOLLARS ($5,518,151)



LINE	BEARING	DISTANCE
L1	N 20°02'32" W	42.93'
L2	N 85°21'00" E	31.12'
L3	S 20°02'32" E	42.93'
L4	S 85°21'02" W	31.12'
L5	N 09°21'18" W	5.74'
L6	N 04°47'26" W	20.30'
L7	N 02°22'31" W	10.38'
L8	S 85°21'00" W	199.13'

NOTES:

THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT BY KEY TITLE, DATED DECEMBER 7, 2021. THE FOLLOWING EASEMENTS SHOWN IN THE TITLE REPORT DO NOT AFFECT THE SUBJECT PROPERTY OR THE RECORD DOCUMENTS PROVIDE A VAGUE, OR NON-PLOTTABLE DESCRIPTION; DEED BOOK 4017 AT PAGE 702, DEED BOOK 4017 AT PAGE 708, DEED BOOK 4118 AT PAGE 68.

THE LAND SHOWN ON THIS PLAT IS NOW HELD AS NOTED IN THE TITLE BLOCK HEREON AND RECORDED AMONG THE LAND RECORDS OF FAIRFAX COUNTY; ALL EASEMENTS AND DEDICATIONS FOR PUBLIC STREET PURPOSES ARE WITHIN THE BOUNDS OF THE ORIGINAL TRACT, AS DESCRIBED AND RECORDED THEREIN.

THE INFORMATION SHOWN ON THIS PLAT WAS COMPILED FROM EXISTING LAND RECORDS AND DOES NOT REPRESENT THE RESULTS OF AN ACTUAL FIELD RUN BOUNDARY SURVEY.

ALL PREVIOUSLY RECORDED RIGHTS-OF-WAY, EASEMENTS, OR OTHER INTERESTS OF THE COUNTY SHALL REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE SPECIFICALLY SHOWN HEREON.

SEE THE ACCOMPANYING DEED TO THIS PLAT FOR INFORMATION ON USE, OWNERSHIP, MAINTENANCE, AND CONDITIONS OF EASEMENTS SHOWN.

THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON TAX ASSESSMENT MAP 092-4 ((01)) 0066A

RICHMOND HIGHWAY BUS RAPID TRANSIT

PROJECT NUMBER 1400145-2016, 2G40-162-000
STATE PROJECT NO. 0001-029-454, UPC; 115550

DEDICATION AND EASEMENT AREAS

DEDICATION FOR PUBLIC STREET PURPOSES	37,326 SQ. FT. OR 0.8569 AC.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT	1,295 SQ. FT. OR 0.0297 AC.
COUNTY UTILITY EASEMENT (VERIZON AND COX) AND PROPOSED DOMINION ENERGY UTILITY EASEMENT	1,288 SQ. FT. OR 0.0296 AC.

25 0 25 50 75
Scale: 1" = 25'

RICE ASSOCIATES

PLAT PREPARED BY:
RICE ASSOCIATES
10661 GASKINS WAY
MANASSAS, VA 20109
703-968-3200
WWW.RICESURVEYS.COM

COMMONWEALTH OF VIRGINIA
WILLIAM G. LIPPY, JR
Lic. No. 2887
LAND SURVEYOR
William Lippy

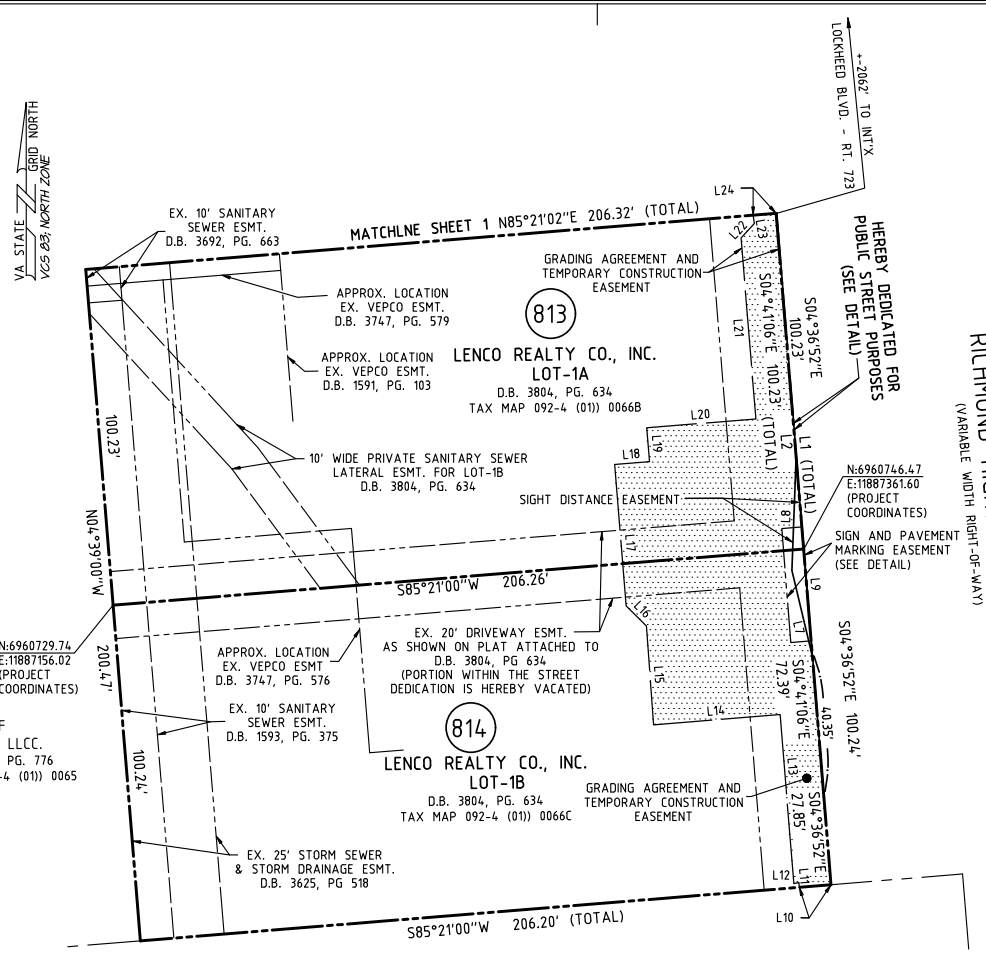
PLAT SHOWING
DEDICATION FOR PUBLIC STREET PURPOSES, COUNTY UTILITY EASEMENT AND PROPOSED DOMINION ENERGY UTILITY EASEMENT, GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT
AND
THE VACATION OF AN
EXISTING F.C.W.A. EASEMENT

THROUGH THE PROPERTY BEING IN THE NAME OF
LENCO REALTY CO., INC.
D.B. 5102 PG. 393

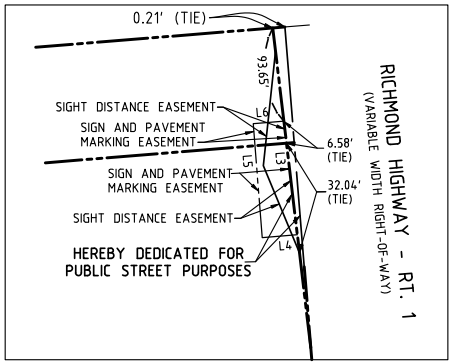
FRANCONIA DISTRICT, FAIRFAX COUNTY, VIRGINIA SHEET 1 OF 2

SCALE: 1"=25'	DATE: 11/5/24	DRAWN BY: LS/KK

LINE	BEARING	DISTANCE
L1	S 04°36'52" E	172.62'
L2	S 04°41'06" E	172.62'
L3	S 04°41'06" E	34.00'
L4	S 85°18'54" W	6.08'
L5	N 04°30'10" W	34.00'
L6	N 85°18'54" E	5.98'
L7	N 13°26'50" W	26.26'
L8	N 02°08'00" E	33.69'
L9	S 04°41'06" E	59.41'
L10	S 85°21'00" W	9.47'
L11	N 04°41'06" W	1.42'
L12	S 78°11'46" W	1.55'
L13	N 04°38'18" W	50.47'
L14	S 85°21'25" W	37.76'
L15	N 04°09'46" W	29.47'
L16	N 45°04'20" W	8.50'
L17	N 04°39'13" W	42.21'
L18	N 85°17'29" E	10.39'
L19	N 04°41'06" W	10.10'
L20	N 85°18'54" E	32.59'
L21	N 04°41'06" W	54.05'
L22	N 42°55'14" E	5.86'
L23	N 09°21'18" W	2.49'
L24	N 85°21'00" E	6.88'



DETAIL NOT TO SCALE



NOTES:

THIS PLAT WAS PREPARED WITH THE BENEFIT OF A PRELIMINARY TITLE REPORT BY KEY TITLE, DATED JULY 1, 2022. THE FOLLOWING EASEMENTS SHOWN IN THE TITLE REPORT DO NOT AFFECT THE SUBJECT PROPERTY (PARCEL 0066B) OR THE DOCUMENTS PROVIDE A VAGUE OR NON-PLOTTABLE DESCRIPTION; DEED BOOK 1573 PAGE 473, DEED BOOK 3713 PAGE 665.

THIS PLAT WAS PREPARED WITH THE BENEFIT OF A PRELIMINARY TITLE REPORT BY KEY TITLE, DATED JULY 1, 2022. THE FOLLOWING EASEMENTS SHOWN IN THE TITLE REPORT DO NOT AFFECT THE SUBJECT PROPERTY (PARCEL 0066C) OR THE DOCUMENTS PROVIDE A VAGUE OR NON-PLOTTABLE DESCRIPTION; DEED BOOK 1573 PAGE 473, DEED BOOK 3713 PAGE 665.

THE LAND SHOWN ON THIS PLAT IS NOW HELD AS NOTED IN THE TITLE BLOCK HEREON AND RECORDED AMONG THE LAND RECORDS OF FAIRFAX COUNTY; ALL EASEMENTS AND DEDICATIONS FOR PUBLIC STREET PURPOSES ARE WITHIN THE BOUNDS OF THE ORIGINAL TRACT, AS DESCRIBED AND RECORDED THEREIN.

THE INFORMATION SHOWN ON THIS PLAT WAS COMPILED FROM EXISTING LAND RECORDS AND DOES NOT REPRESENT THE RESULTS OF AN ACTUAL FIELD RUN BOUNDARY SURVEY.

ALL PREVIOUSLY RECORDED RIGHTS-OF-WAY, EASEMENTS, OR OTHER INTERESTS OF THE COUNTY SHALL REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE SPECIFICALLY SHOWN HEREON.

SEE THE ACCOMPANYING DEED TO THIS PLAT FOR INFORMATION ON USE, OWNERSHIP, MAINTENANCE AND CONDITIONS OF EASEMENTS SHOWN.

THE PROPERTIES DELINEATED ON THIS PLAT SHEET ARE LOCATED ON TAX ASSESSMENT MAP 092-4 ((01)) 0066B AND 092-4-((01)) 0066C.

DEDICATION AND EASEMENT AREAS, (PARCEL 813)

DEDICATION FOR PUBLIC STREET PURPOSES	15 SQ. FT.
SIGN AND PAVEMENT MARKING EASEMENT	39 SQ. FT.
SIGHT DISTANCE EASEMENT	45 SQ. FT.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT	2,621 SQ. FT.

DEDICATION AND EASEMENT AREAS, (PARCEL 814)

DEDICATION FOR PUBLIC STREET PURPOSES	3 SQ. FT.
SIGN AND PAVEMENT MARKING EASEMENT	166 SQ. FT.
SIGHT DISTANCE EASEMENT	74 SQ. FT.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT	2,845 SQ. FT.

25 0 25 50 75
Scale: 1" = 25'

RICE ASSOCIATES

PLAT PREPARED BY:
RICE ASSOCIATES
10661 GASKINS WAY
MANASSAS, VA 20109
703-968-3200
WWW.RICESURVEYS.COM

COMMONWEALTH OF VIRGINIA
WILLIAM G. LIPPY, JR
Lic. No. 2887
INDEPENDENT
William Lippy

RICHMOND HIGHWAY BUS RAPID TRANSIT

PROJECT NUMBER 1400145-2016, 2G40-162-000
STATE PROJECT NO. 0001-029-454, UPC; 115550

PLAT SHOWING
DEDICATION FOR PUBLIC STREET PURPOSES, SIGN AND PAVEMENT MARKING EASEMENT, SIGHT DISTANCE EASEMENT, GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT
AND
THE VACATION OF A PORTION OF A DRIVEWAY EASEMENT

THROUGH THE PROPERTY BEING IN THE NAME OF
LENCO REALTY CO., INC.
D.B. 3523 PG. 278
D.B. 3804 PG. 634

FRANCONIA DISTRICT, FAIRFAX COUNTY, VIRGINIA SHEET 2 OF 2

SCALE: 1"=25'	DATE: 11/5/24	DRAWN BY: LS/KK

Board Agenda Item
October 27, 2026

4:00 p.m.

Public Hearing on a Proposed Zoning Ordinance Amendment Re: 2026 Code of Virginia Updates

ISSUE:
The proposed amendment includes revisions to the Zoning Ordinance deemed necessary to align with amendments to the Code of Virginia (Va. Code) that became effective on July 1, 2026. The proposed changes to the Zoning Ordinance reflect and conform with amendments to the Va. Code related to manufactured housing, solar power facilities, battery energy storage facilities, wireless facilities, minimum off-street parking requirements and high energy use facilities, e.g. data centers. These changes are mandatory in nature, unless noted.

PLANNING COMMISSION RECOMMENDATION:
On October 7, 2026, the Planning Commission voted 9-0 (Commissioners Batchelor-Causey, Hancock and James Thomas were absent from the meeting) to recommend to the Board of Supervisors adoption of the proposed Zoning Ordinance amendment for 2026 Code of Virginia Updates as set forth in the Staff Report dated August 25, 2026, with the staff recommended options, with the following editorial amendments:

Revise subsection 4102.4.V(5)(a)(6) so that the sentence reads:

> "For facilities of any capacity within Chesapeake Bay Preservation Areas, a minimum setback of 100 feet is required from the edge of the tidal wetlands, nontidal wetlands, or from the top of the bank of perennial streams."

Revise subsection 4102.4.Y(8)(d) so that the sentence reads:

> "To meet a substantial increase in the communications needs of the businesses, residents, or visitors of the County for a limited period of time due to an event held within the County."

The Planning Commission further recommended that the amendment become effective at 12:01 a.m. on the day following adoption.

RECOMMENDATION:
The County Executive recommends that the Board adopt the Zoning Ordinance Amendment as recommended in the August 25, 2026, Staff Report.

Board Agenda Item
October 27, 2026

TIMING:
The Board authorized advertisement of the public hearings for this amendment on August 25, 2026. The Planning Commission public hearing was held on October 7, 2026, at 7:30 p.m., and the Board public hearing will be held on October 27, 2026, at 4:00 p.m.

BACKGROUND:
During the 2026 legislative session the General Assembly adopted several amendments to the Va. Code that became effective on July 1, 2026, and necessitate changes to the Zoning Ordinance. These Va. Code updates are included in the FY 2027/2028 Priority 1 Zoning Ordinance Work Program (Topic #3, See Attachment 3), which was endorsed by the Board on July 14, 2026. Changes to the Zoning Ordinance that reflect updates to the Va. Code are subject to the same authorization and public hearing process as all Zoning Ordinance amendments. This amendment includes the following proposed changes:

- Revising the use permissions to permit manufactured homes in all districts where site-built housing is permitted, and revising associated use-specific standards, in response to HB 655/SB 346.
- Revising, adding, and renumbering the use-specific standards for solar power facilities subject to special exception approval in response to HB 711/SB 347.
- Adding a use-specific standard to clarify that certain battery energy storage systems (BESS) are permitted as accessory uses in association with solar power facilities subject to special exception approval, in response to HB 891/ SB 443.
- Revising the use-specific standards for modifications of certain wireless facilities in response to HB 277.
- Adding and revising use-specific standards, fees, and the definition for wireless facilities regarding the review and approval of temporary support structures in response to HB 876.
- Adding a new parking tier that establishes minimum off-street parking requirements for residential development within one-half mile of defined mass transit and public transportation stations and facilities and revising standards for certain administrative transit-related parking adjustments in response to HB 888.
- Adding new special exception and rezoning submission requirements for data centers to reflect necessary submission of statements regarding anticipated energy needs and noise studies identifying the impact of a data center that anticipates requiring 100 megawatts or more of electrical power on adjacent residential units and schools in response to HB 153/SB 94.
- Revising the nonconformity standards for manufactured homes in response to HB 1463.

A more detailed discussion of these and other proposed changes, and copies of the final versions of each bill are contained in the Staff Report (Attachment 2).

REGULATORY IMPACT:
This Zoning Ordinance amendment is necessary to comply with Va. Code amendments that were approved during the 2026 General Assembly session and are mandatory in nature. These changes ensure that the Zoning Ordinance is consistent with recently adopted legislation. The proposed amendment applies Countywide.

EQUITY IMPACT:
There is no anticipated equity impact. This amendment proposes revisions to the Zoning Ordinance as required by recent changes to the Va. Code.

FISCAL IMPACT:
A new fee is proposed for a new administrative permit for temporary support structures for wireless facilities. The proposed fee ($285 with a $100 fee to extend the approval) is consistent with other administrative permit fees. Staff does not anticipate a significant number of these application types per year. While the revenue impact is expected to be negligible, staff will monitor revenues and will determine if a revenue adjustment is necessary as part of a future budget process.

ENCLOSED DOCUMENTS:
Attachment 1 – Planning Commission Action
Attachment 2 – Staff Report with Draft Text
Attachment 3 – https://www.fairfaxcounty.gov/planning-development/sites/planning-development/files/Assets/Documents/zoning%20ordinance/amendmentworkprogram/FY2027-28-ZOWP-Adopted.pdf

STAFF:
Jennifer Miller, Deputy County Executive
Tracy Strunk, Director, Department of Planning and Development (DPD)
Andrew Hushour, Zoning Administrator, DPD
William Mayland, Assistant Zoning Administrator, DPD
Austin Gastrell, Principal Planner, DPD

ASSIGNED COUNSEL:
Laura S. Gori, Deputy County Attorney
M. Christopher Sigler, Assistant County Attorney

County of Fairfax, Virginia
Planning Commission Meeting
October 7, 2026
Planning Commission Action

PROPOSED ZONING ORDINANCE AMENDMENT- 2026 CODE OF VIRGINIA UPDATES
(Countywide)

PLANNING COMMISSION RECOMMENDATIONS:
On October 7, 2026, the Planning Commission voted 9-0 (Commissioners Batchelor-Causey, Hancock and James Thomas were absent from the meeting) to recommend to the Board of Supervisors adoption of the proposed Zoning Ordinance amendment for 2026 Code of Virginia Updates as set forth in the Staff Report dated August 25, 2026, with the staff recommended options, with the following editorial amendments:

Revise subsection 4102.4.V(5)(a)(6) so that the sentence reads:

> "For facilities of any capacity within Chesapeake Bay Preservation Areas, a minimum setback of 100 feet is required from the edge of the tidal wetlands, nontidal wetlands, or from the top of the bank of perennial streams."

Revise subsection 4102.4.Y(8)(d) so that the sentence reads:

> "To meet a substantial increase in the communications needs of the businesses, residents, or visitors of the County for a limited period of time due to an event held within the County."

The Planning Commission further recommended that the amendment become effective at 12:01 a.m. on the day following adoption.

ATTACHED DOCUMENTS:
Staff Report
Additional information available online at: https://www.fairfaxcounty.gov/planning-development/sites/planning-development/files/Assets/Documents/zoning%20ordinance/proposed%20amendments/2026-code-va-updates-staff-report.pdf

MJ

FAIRFAX COUNTY

PROPOSED ZONING ORDINANCE AMENDMENT

STAFF REPORT
Code of Virginia Updates

August 25, 2026

Hearing Dates
Planning Commission: October 7, 2026, at 7:30 p.m.
Board of Supervisors: October 27, 2026, at 4:00 p.m.

Staff Contact
Austin Gastrell, Planner IV

PLANNING & DEVELOPMENT

Zoning Administration Division
Government Center Parkway, Suite 250
Fairfax, Virginia 22035-5507
Phone 703-324-1314
www.fairfaxcounty.gov/planning-development

Table of Contents

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Background

During the 2026 legislative session the General Assembly adopted several amendments to the Code of Virginia (Va. Code) that became effective on July 1, 2026, and necessitate updates to the Zoning Ordinance. These changes are included in the FY 2027/2028 Priority 1 Zoning Ordinance Work Program (Topic #3), endorsed by the Board of Supervisors (Board) on July 14, 2026. Changes to the Zoning Ordinance that reflect updates to the Va. Code are subject to the same authorization and public hearing process as all Zoning Ordinance amendments. However, the County was required to implement these changes starting July 1, 2026, even though the amendments to the Zoning Ordinance have not been adopted.

Proposed Changes

Eight amendments to the Va. Code are identified in the table below that are effective as of July 1, 2026[1]. Staff prepared initial draft Zoning Ordinance text that was distributed to the Board by memorandum dated July 1, 2026. Proposed changes are generally the minimum necessary required by the legislation. When the identified Va. Code amendments offer localities the option of adopting permissive provisions, these provisions are identified by staff but generally are not incorporated into the draft text since staff have not had an opportunity to fully analyze those impacts.[2] If requested by the Board, further review of additional permissive provisions could be addressed with a future amendment.

Table 1 includes summaries of proposed changes to the Zoning Ordinance with draft text provided in Attachment 1. Instruction numbers in Table 1 match numbered instructions in the draft Zoning Ordinance text. The following abbreviations are used when referring to legislation: House Bill (HB) and Senate Bill (SB). Legislation referenced as both HB and SB indicates that the amendment was passed with identical House and Senate Bills. Copies of the final versions of each legislation, as approved by the Governor, are included in Attachment 2. Final versions of each legislation are also linked in the Table 1. In cases where legislation was passed with identical House and Senate Bills, only the House Bill version is provided.

[1] Va. Code amendments with a delayed effective date (Faith in Housing and Retail Cannabis) and those that are fully permissive in nature are not addressed with this amendment.

[2] Among other requirements, HB 711/ SB 347 mandates that localities adopt setbacks from specific points or features, for solar power facilities approved through SE, with a generating capacity of one megawatt or more. However, this legislation does provide localities with setback ranges that may be adopted. These ranges are reflected in the draft text for the Board's consideration.

Table 1: Summary of Legislation and Proposed Amendments		
Instruction #	**Legislation #**	**Necessary Amendments to the Zoning Ordinance**
1	HB 655 and SB 346	Updates the Use Tables (Tables 4101.1 and 4101.2), reflecting that Manufactured Homes are a permitted use in all zoning districts where site-built housing is allowed, and revises use specific standards for Manufactured Homes.
2A	HB 711 and SB 347	Updates the use specific standards and special exception submission requirements for a Solar Power Facility with a generating capacity of one megawatt or greater. Revises the general standards for fences and walls to clarify that Solar Power Facilities are not subject to the maximum fence or wall height regulations found in Table 4102.4. Revises transitional screening and barrier applicability standards to reflect that Solar Power Facilities with a generating capacity of one megawatt or greater, are subject to separate standards established by HB 711 and SB 347.
2B	HB 891 and SB 443	Adds a provision allowing Battery Energy Storage Systems (BESS) as a permitted accessory use to a Solar Power Facility approved through a special exception.
3	HB 277	Updates the use specific standards for existing Wireless Facilities, to permit certain modifications by-right.
4	HB 876	Updates the use specific standards for Wireless Facilities, to allow temporary support structures through administrative permit approval process. Revises the definition of a Wireless Facility to include a temporary support structure.
5	HB 888	Creates a new parking tier referred to as a "Designated Area", for properties located within one-half mile of the entrance to a mass transit or public transportation station or facility. Establishes new minimum parking requirements for residential uses within a Designated Area. Increases the percent of parking adjustment that may be approved administratively by the Director of Land Development Services (LDS) for properties meeting specific criteria.
6	HB 153 and SB 94	Updates the rezoning and special exception submission requirements for Data Centers requiring 100 megawatts or more of electrical power, classified as High Energy Use Facilities (HEUF).
7	HB 1463	Revises permissions for Manufactured Homes in a nonconforming Manufactured Home Park.

HB 655 / SB 346 - Manufactured Homes (Instruction #1):

This legislation amended Va. Code §§ 15.2-2247[3] and 15.2-2290[4] and requires localities to permit manufactured homes in all zoning districts where site-built housing is allowed, provided they meet certain standards. These standards include that manufactured homes must be (1) converted to real property, (2) constructed so that the certificate of occupancy is issued within five years after the date of manufacture, and (3) placed on an individual lot. This legislation prohibits localities from adopting or enforcing zoning, land-use, or development regulations that treat manufactured homes in a different or

[3]VA Code Sect. 15.2-2247: https://law.lis.virginia.gov/vacode/15.2-2247/.
[4]VA Code Sect. 15.2-2290: https://law.lis.virginia.gov/vacode/15.2-2290/.

more restrictive manner than a single-family site-built dwelling permitted in the same zoning district. Under the current Zoning Ordinance, manufactured homes are only allowed in the R-MHP (Residential Manufactured Home Park) District, in nonconforming manufactured home parks, in the R-A (Residential Agricultural) District, and as a temporary dwelling. Staff proposes to amend Tables 4101.1 and 4101.2, to add manufactured homes as a permitted use in all residential and planned development districts where site-built homes are allowed. Further, staff proposes to revise the use-specific standards for manufactured homes in subsection 4102.3.D to match the enumerated standards found in Va. Code § 15.2-2290, which are summarized above. Minor editorial revisions were made to the draft text associated with this topic since publication of the July 1, 2026, Memorandum to the Board, to better align proposed Zoning Ordinance provisions with Va. Code.

HB 711 / SB 347 - Solar Power Facilities Special Exceptions and Decommissioning Plans (Instruction #2A):

This legislation amended sections of the Va. Code related to the regulation of solar power facilities with a generating capacity of one megawatt or more and enhanced the decommissioning requirements applicable to all solar power facilities. Unless permitted by right, Va. Code § 15.2-2288.8[5] requires solar power facilities to be permitted by either special exception (SE) approval or by a siting agreement entered into by the Board and the solar power provider pursuant to Va. Code § 15.2-2316.7[6]. A siting agreement may include terms and conditions regarding mitigation of any impacts of the solar project and financial compensation to the County to address capital needs set out in specified adopted financial plans/budgets.

Under the current Zoning Ordinance, solar power facilities require SE approval in all residential districts except for R-MHP (where they are not permitted), all commercial districts, the I-I and I-2 Districts, and in all of the Planned districts, except for the PCC District (where they are not permitted). Solar power facilities are permitted by right only in the I-3 through I-6 Districts. To date, there have been no solar power facilities approved by special exception in the County.[7] The Zoning Ordinance must be revised to maintain consistency with the new special exception criteria found in Va. Code § 15.2-2288.8, including (for facilities with a generating capacity of one megawatt or more) regulations pertaining to required setbacks; fencing, screening, and barrier requirements; maximum height requirements for solar panels; outdoor lighting standards; environmental protections (including compliance with Department of Environmental Quality stormwater regulations and limits on impervious surfaces); visual impact analysis of proposed solar facilities; soil stabilization and erosion control; and establishing wildlife passages. While new setbacks from specific points or features are mandated by HB 711 / SB 347, this legislation does offer localities ranges that may be adopted. These ranges are reflected in the attached draft text as options for the Board's consideration. The Zoning Ordinance currently states that solar power facilities are subject to the minimum setback and maximum height standards for the districts in which they are located. The setbacks in the legislation are more restrictive than the Zoning Ordinance, therefore, staff recommends the low end of each setback range. In order to comply with this legislation staff proposes to amend (1) the use standards for solar power facilities in subsection 4102.4.V; (2) the general

[5]VA Code Sect. 15.2-2288.8: https://law.lis.virginia.gov/vacode/15.2-2288.8/.
[6]VA Code Sect. 15.2-2316.7: https://law.lis.virginia.gov/vacode/15.2-2316.7/.
[7]The solar facility located at the I-95 Landfill is used by the county for public purposes and is therefore considered a public use, which is a permitted by-right use in all zoning districts. No special exception was required.

standards for fences and walls associated with a solar power facility in subsection 4102.7.A(7)(b)5*;* (3) the applicability standards of transitional screening and barrier requirements for solar power facility in subsection 5108.5.A(6)(f); and (4) the SE submission requirements for solar power facilities in subsection 8101.3.D(16). The new special exception criteria described in this paragraph only apply to solar power facilities with a generating capacity of one megawatt or more. As such staff does not propose any amendments to the special exception criteria for solar power facilities with a generating capacity of less than one megawatt, except as described below.

Lastly, HB 711/ SB 347 expanded the decommissioning plan requirements for all solar power facilities by adding standards requiring that these plans be up updated every five years and when project ownership changes (Va. Code § 15.2-2241.2.C).[8] The Zoning Ordinance already requires submission of a decommissioning plan for solar power facilities permitted by right or through Board approval of a SE. As such, staff proposes minor revisions to subsection 4102.4.V(2) in order to comply with this legislation. Minor editorial revisions were made to the draft text associated with this topic since publication of the July 1, 2026, Memorandum to the Board, to better align proposed Zoning Ordinance provisions with Va. Code.

HB 891/SB 443 - Revisions to Use Standards for Solar Powered Facility – BESS (Instruction #2B):

HB 891/SB 443 amended Va. Code § 15.2-2316.10,[9] to establish that a battery energy storage system (BESS) is a permitted accessory use on any parcel that is subject to an approved SE for a solar power facility, when the BESS has a rated storage capacity that does not exceed 100 percent of the nameplate generating capacity of the solar power facility. The Va. Code further prohibits a locality from requiring an amendment to the solar power facility SE to permit accessory BESS. HB 891/SB 443 does not restrict the County from enforcing compliance with applicable codes or ensuring the safe operation of the BESS, nor preclude the negotiating of a siting agreement between the developer and the County. Per Va. Code § 15.2-2316.7,[10] a siting agreement may include terms and conditions regarding mitigation of any impacts of the energy storage project and financial compensation to the county to address capital needs set out in adopted financial plans/budgets. A BESS proposed under a siting agreement would not be required to comply with the standards recently adopted by the Board through the large-scale BESS Zoning Ordinance Amendment.[11] Accessory BESS would have to comply with the General Standards for Accessory Uses and Structures found in subsection 4102.7.A and any other applicable safety and building codes. To comply with HB 891/SB 443, staff proposes to add a new use-specific standard for Solar Power Facilities approved by SE in subsection 4102.4.V to match the standards found in Va. Code § 15.2-2316.10.B.1, which are listed above.

[8]VA Code Sect. 15.2-2241.2.C: https://law.lis.virginia.gov/vacode/15.2-2241.2/.
[9]VA Code Sect. 15.2-2316.10: https://law.lis.virginia.gov/vacode/15.2-2316.10/.
[10]VA Code Sect. 15.2-2316.7: https://law.lis.virginia.gov/vacode/15.2-2316.7/.
[11] Large-Scale BESS Adopted Zoning Ordinance Amendment: https://www.fairfaxcounty.gov/planning-development/zoning-ordinance/battery-energy-storage.

HB 277 – Modifications of Existing Wireless Facilities (Instruction #3):

HB 277 added a new section to the Va. Code (§ 15.2-2316.4:4)[12] entitled Wireless Facility Modifications. Va. Code § 15.2-2316.4:4 only applies to modification of existing wireless facilities and prohibits a locality from denying a modification request that does not substantially change the physical dimensions of the facility; or involves only the co-location, removal, or replacement of transmission equipment. HB 277 also clarifies that excavation or equipment deployment within 30 feet of the existing support structure or base station does not substantially change the physical dimensions of the existing wireless facility. These requests must also be approved within the timeframe outlined in Va. Code § 15.2-2316.4:4. The Zoning Ordinance already includes standards for modifications with reference to § 6409 of the Spectrum Act (47 U.S.C. § 1455).[13] To comply with HB 277, staff proposes adding references to the updated VA. Code requirements in subsection 4102.4.Y.(7).

HB 876 – Wireless Facility Temporary Support Structures (Instruction #4):

HB 876 amended Va. Code §§ 15.2-2316.3[14] and added 15.2-2316.4:5,[15] to define and regulate the use and approval of temporary wireless support structures. Pursuant to this legislation, a temporary support structure is defined as:

> *"(A) monopole or portable wireless communications facility used to provide wireless voice, data, or image transmission within a designated area. A temporary support structure does not have a permanent location on the ground, including the pouring of a concrete footing or the laying of a permanent foundation."*

HB 876 requires a locality to allow the use of temporary support structures for the following reasons: (1) administering limited frequency and modulation testing to evaluate system performance and the need for additional wireless facility sites; (2) supplementing communication coverage when an existing wireless facility is non-operational through an accident or natural disaster; (3) a substantial increase in the communications needs of the locality due to an emergency declared by the County, Commonwealth, or federal government; (4) a substantial increase in the communications needs of the businesses, residents, or visitors of the locality for a limited period of time due to a special event held within the locality; or (5) any other reason deemed necessary and appropriate by the locality. Va. Code § 15.2-2316.4:5 allows applicants to request an initial approval period of up to 180 days. Localities may grant extensions beyond this initial period when the request is submitted in writing before the current approval period expires and the extension is reasonably necessary to address the circumstances that justified the original approval. Extensions may only be granted for a period of two years, including the initial 180-day approval.

In addition to the criteria for approval, the legislation specifies requirements related to the removal of equipment and restoration of the site at the cost of the applicant within 48 hours of the end of the approval period. The legislation provides that temporary support structures which are 80 feet or less in

[12] VA Code Sect. 15.2-2316.4:4: https://law.lis.virginia.gov/vacode/title15.2/section15.2-2316.4:4/.
[13]Sect. 6409 of the Spectrum Act: https://uscode.house.gov/view.xhtml?req=(title:47%20section:1455%20edition:prelim).
[14]VA Code Sect. 15.2-2316.3: https://law.lis.virginia.gov/vacode/title15.2/chapter22/section15.2-2316.3/.
[15]VA Code Sect. 15.2-2316.4:5: https://law.lis.virginia.gov/vacode/title15.2/chapter22/section15.2-2316.4:5/.

height, on wheels, and erected for less than 30 days, be allowed without requiring a building permit. However, an administrative permit would still be required. A building permit would be required if the support structure is over 80 feet in height or erected for 30 days or more. If the County does not adopt Zoning Ordinance provisions to implement the legislation, applications are deemed granted and no building permit or other permits may be required.

To comply with HB 876, staff proposes to amend subsection 4102.4.Y, adding use-specific standards for temporary wireless support structures that match the requirements found in Va. Code § 15.2-2316.4:5; and revising the definition of a wireless facility found in subsection 9103.4.E, to include temporary support structures. Lastly, staff proposes to process applications for temporary support structures as an administrative permit. As such, revisions to Table 8102.1 (Fee Schedule) are proposed to reflect a $285 administrative permit fee (the general fee for administrative permits) and a $100 extension fee for temporary support structures. In some cases, in accordance with Va. Code § 15.2-2316.4:5(B)(5), the Board may need to determine (through an Action Item at a Board hearing) whether there is another necessary or appropriate reason (beyond those listed) to allow a temporary wireless support structure. Minor editorial revisions were made to the draft text associated with this topic since publication of the July 1, 2026, Memorandum to the Board to better align proposed Zoning Ordinance provisions with Va. Code.

HB 888 – Parking for Residential Uses in Designated Areas (Instruction #5):

HB 888 amended the Va. Code by adding § 15.2-2209.4,[16] which establishes minimum off-street parking requirements for residential uses and residential mixed-use development within one-half mile of the entrance to defined mass transit and public transportation stations or facilities. This one-half mile area is referred to by the legislation as a "Designated Area". Va. Code § 15.2-2209.4.B, states that a locality may not require minimum off-street parking requirements in Designated Areas, in excess of one parking space per unit for single-family detached, single-family attached units, stacked townhouses, and one-half of a parking space 0.50 spaces per unit for multifamily development and mixed-use residential development. A mass transit and public transportation station or facility is further defined as:

> *[A] building or enhanced structure where members of the general public board or disembark mass transit or public transportation.*

In Fairfax County the new minimum residential requirements would apply to properties located within one-half mile of the entrance to Metrorail stations, commuter rail stations such as Virginia Rail Express (VRE), Amtrak, Bus Rapid Transit (BRT),[17] enhanced transit transfer stations, and enhanced park-n-ride facilities. These newly defined Designated Areas are shown as blue circles on the interactive parking tier map linked in the footnotes.[18] In response to this legislation, Staff identified five locations that are considered enhanced transfer stations or enhanced park-n-ride facilities for purposes of HB 888. These locations are shown on the interactive map and include: the Stringfellow Road Park and Ride, the

[16]VA Code Sect. 15.2-2209.4: https://law.lis.virginia.gov/vacodeupdates/title15.2/section15.2-2209.4/.
[17]BRT stations along Richmond Highway are currently not in service. Designated Areas around these stations will be implemented once they are open to the public. Addition of Designated Areas around BRT stations will not require a Zoning Ordinance amendment since subsection 6100.5.E(2) of the draft text includes BRT as a type of qualifying mass transit or public transportation station.
[18]Interactive Parking Tier Map: https://experience.arcgis.com/experience/22f6d903b36c403ba253f9f51174cec2.

Monument Drive Commuter Garage and Transit Center, the Reston Town Center Transit Station, the Springfield Community Business Center Commuter Parking Garage, and the Tysons West Park Transit Station.

Minimum off-street parking requirements in Fairfax County are categorized in two ways, general or "Base" minimum parking requirements (subsection 6100.4) and tiered framework parking requirements (subsection 6100.5). Tiered areas include Suburban Centers, Revitalization Areas, Transit Station Areas, Transit Oriented Development Areas, as designated by the Comprehensive Plan; and properties zoned to the PTC, Planned Tysons Corner District. Base parking requirements apply to all other properties not located within a tiered area. To comply with this legislation, staff proposes to revise and renumber section 6100.5, creating a new parking tier entitled "Designated Area", and adding minimum off-street parking requirements to match the provisions of HB 888.

In addition, HB 888 requires that localities with a population greater than 20,000 establish an administrative process in which developers may request a parking reduction of at least twenty percent, for residential, multifamily, or mixed-use developments which are located outside of a Designated Area. This legislation further allows localities to establish criteria to determine eligibility for these administrative requests. Staff recommends revisions to transit-related reduction options located in subsection 6100.6.B(2), that previously permitted a 10 to 15 percent adjustment to now allow for a 20 percent administrative adjustment of minimum parking requirements, when existing supportive elements are provided.

Initial versions of this legislation would have applied the residential minimum rates much more broadly, but amendments were adopted that allow localities with a population greater than 600,000 (e.g. Fairfax County) the option of a higher minimum requirement in proximity to a bus stop if certain administrative adjustment processes are adopted. The Bill as finally approved, after additional amendments from the Governor, narrowed the definition of a Designated Area and clarified that the residential minimum rates only apply to properties within one-half mile of mass transit and public transit. Although the legislation retains the option for Fairfax County to establish higher minimum parking requirements for dwellings in proximity to bus stops, the option is no longer necessary due to the final amendments.

HB 153 / SB 94 - High Energy Use Facility (Instruction #6):

Va. Code § 15.2-2209.5[19] was amended to include two new requirements and one optional provision for localities in approving a new or expanded data center. The legislation applies to a high energy use facility (HEUF), which is defined as a facility that will require 100 MW or more of electrical power from an electric utility providing retail service to the facility, or an expansion of a previously approved facility that adds 100 MW or more of electrical power. The only use in Fairfax County that likely qualifies as a HEUF is a data center. The legislation mandates that localities require an applicant to submit a noise study as part of an entitlement application for a HEUF that includes a sound profile of the impacts on residential units and schools located within 500 feet of the HEUF property boundary. The legislation also requires a HEUF to include a form from the electric utility provider describing any new or existing substations that will serve the HEUF and the anticipated transmission voltage required. Additionally, the legislation (see Va. Code § 15.2-2209.5.B) gives a locality the option to require a site assessment of the effect on ground and surface water resources, agricultural resources, parks, registered historic sites, and forestland on the site or immediately contiguous. The additional information may be used by the locality

[19]VA Code Sect 15.2-2209.5: https://law.lis.virginia.gov/vacode/title15.2/chapter22/section15.2-2209.5/.

to assess consistency with the comprehensive plan, noise ordinance, zoning ordinance, and any other regulations.

The Zoning Ordinance already requires a noise study[20] to be submitted for data centers showing that the application will comply with the Noise Ordinance.[21] Most likely, the currently required noise study would include information on impacts to residential development and schools within 500 feet. However, to ensure compliance with this legislation, the special exception and rezoning submission requirements are proposed to be amended to reflect the new requirement. In addition, a new submission requirement is proposed to require the submission of information from the electric utility provider about substations and transmission voltage.

The additional site assessment provisions in Va Code § 15.2 -2209.5.B are optional and have not been included in the proposed amendment text. Staff believes that the rezoning and special exception processes provide for a thorough review of impacts of proposed development and would capture the relevant site assessment items referenced in the legislation. Data centers that are permitted by right would not be subject to provisions of Va. Code § 15.2-2209.5. Since the July 1, 2026, Memorandum to the Board was issued, minor editorial revisions were made to subsection 8101.2.E(13)(c) and subsection 8101.3.D(9)(c) of the draft text. These edits better align proposed Zoning Ordinance provisions with Va. Code and are intended to clarify when a facility is considered a HEUF.

HB 1463 - Nonconforming Manufactured Homes (Draft Text Instruction #7):

This legislation amended Va. Code § 15.2-2307[22] to expand permissions in nonconforming manufactured home parks to allow the placement of a manufactured home on any open lot regardless of whether an existing manufactured home is located on the lot. To implement HB 1463, staff proposes revisions to subsection 8104.2.F, to clarify that a manufactured home may be added to an open pad site in a nonconforming manufactured home park.

Outreach

Staff has created an amendment-specific webpage,[23] which provides relevant information regarding this proposed Zoning Ordinance amendment. In addition, Staff held two virtual community informational sessions on July 21 and July 22, summarizing the proposed changes to the Zoning Ordinance that are required to implement the new Va. Code provisions.

Summary

The proposed amendment revises the Zoning Ordinance to align with the Va. Code amendments enacted by the General Assembly and effective July 1, 2026. As these proposed text amendments are necessary to be in harmony with the Va. Code, staff recommends that this amendment take effect at 12:01 a.m. on the day following adoption.

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[20] See subsections 4102.6.A(6), 8101.2.E(12)(a), and 8101.3.D(9)(a).
[21] Noise Ordinance summary and link to Chapter 108.1: https://www.fairfaxcounty.gov/planning-development/zoning/noise-ordinance.
[22] VA Code Sect. 15.2-2307: https://law.lis.virginia.gov/vacode/15.2-2307/.
[23] 2026 Code of Virginia Updates – Proposed Zoning Ordinance Amendment Webpage: https://www.fairfaxcounty.gov/planning-development/zoning-ordinance/amendments/2026-code-of-virginia-updates.

Attachment 2

PROPOSED AMENDMENT TO

CHAPTER 112.2 (ZONING) OF THE 1976 CODE OF THE COUNTY OF FAIRFAX, VIRGINIA

RELATING TO CODE OF VIRGINIA AMENDMENTS WHICH BECAME EFFECTIVE JULY 1, 2026

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium, Lobby Level, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia, on Tuesday, October 27, 2026, the Board after having first given notice of its intention so to do, in the manner prescribed by law, adopted an amendment to Chapter 112.2 (Zoning) of the 1976 Code of the County of Fairfax, Virginia, said amendment so adopted being in the words and figures following:

Be it ordained by the Board of Supervisors of Fairfax County, Virginia:

Amend Chapter 112.2 (Zoning Ordinance), as follows:

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 parentheses, *italics*, and **bold**). When an option is presented as a range, the Board may approve any number within the range. The proposed changes are based on provisions of the adopted Zoning Ordinance in effect as of July 1, 2026.

INSTRUCTION #1: Revise the Zoning Districts that permit Manufactured Homes where site-built dwellings are permitted in Table 4101.1 and Table 4101.2; and revise the use standards for Manufactured Homes, in subsection 4102.3.D to reflect new Code of Virginia requirements pursuant to HB 655 and SB 346.

4101. Use Tables

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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																													
Household Living: uses characterized by residential occupancy of a dwelling unit that functions as a single household																													
Manufactured Home	P	P	P	P	P	P	P	P	P	P	P	P	P	P															4102.3.D

TABLE 4101.2: Use Table for Planned Development Districts

✓ = permitted if shown on final development plan/PRC development plan and PRC plan;
✓/SE = permitted if shown on final development plan/PRC development plan and PRC plan, or as special exception if not on plan(s)
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	PDH		PRC					PDC		PRM		PTC	PCC		Use-Specific Standards NOTE: General Standards also apply
	Principal	Secondary	Residential	Neighborhood Convenience Center	Village Center	Town Center	Convention/ Conference Center	Principal	Secondary	Principal	Secondary		Principal	Secondary	
Residential Uses															
Household Living: uses characterized by residential occupancy of a dwelling unit that functions as a single household															
Manufactured Home	✓		✓	✓	✓	✓	✓		✓	✓		✓			4102.3.D

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4102. Use Standards

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3. Residential Uses

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Household Living

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D. Manufactured Home

Standards applicable to all manufactured homes:

A manufactured home that is ~~to be~~ used as a dwelling is allowed ~~only~~:

(1) In a manufactured home park in the R-MHP District in accordance with subsection 2102.14.~~F~~;

(2) In a nonconforming manufactured home park in accordance with subsection 8104.2.F.~~F~~;

(3) In the R-A District in accordance with subsection 2102.1.C.~~F~~ ~~, provided that the manufactured home must be placed on a permanent foundation;~~ ~~or~~

(4) Except when located in a manufactured home park, in accordance with Va. Code Sect. 15.2-2290(B), if it:

- **(a)** Is converted to real property in accordance with Va. Code Sect. 46.2-653.1;
- **(b)** Is constructed so that a Certificate of Occupancy is issued within five years of the date of manufacture listed on the home's data plate; and
- **(c)** Is placed on an individual lot.

(45) As a temporary dwelling in accordance with subsection 4102.8.J.

INSTRUCTION #2A: Revise, add, and renumber the use-specific standards for Solar Power Facility in subsection 4102.4.V to update requirements related to expansion of mandatory review criteria and use standards for facilities subject to special exception; revise the general standards for fences and walls in subsection 4102.7.A(7)(b)5; revise the applicability standards of transitional screening and barrier requirements in subsection 5108.5.A(6)(f); and revise submission requirements for facilities subject to a special exception application in subsection 8101.3.D(19) to reflect new Code of Virginia requirements pursuant to HB 711 and SB 347.
INSTRUCTION #2B: Revise, add, and renumber the use-specific standards for Solar Power Facility in subsection 4102.4.V, to reflect new Code of Virginia requirements permitting certain Battery Energy Storage Systems as an accessory use on parcels subject to an approved special exception for a Solar Power Facility pursuant to HB 891 and SB 443.

4102. Use Standards

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4. Public, Institutional, and Community Uses

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Utility

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V. Solar Power Facility

Standards when permitted by special exception:

(1) ~~All solar~~ Solar panels, supporting structures, and equipment associated with a solar power facility generating less than one megawatt, must comply with the minimum setback and maximum height standards of the district where they are located.

(2) The application must include a decommissioning agreement and security package ~~plan~~ in accordance with ~~Section~~ subsection 8100.7.F(5) that describes the timeline and manner in which the facility will be decommissioned and the site restored to a condition similar to its condition before the facility was established.

(3) In the R-A District, a solar power facility must be located on the same property with an agricultural operation.

(4) In accordance with Va. Code Sect. 15.2-2316.10, a battery energy storage system is a permitted accessory use if it has a rated storage capacity that does not exceed 100 percent of the nameplate generating capacity of the associated solar energy facility.

(5) Absent a siting agreement in accordance with VA. Code Sect. 15.2-2316.7, a solar power facility with a generating capacity of at least one megawatt must comply with the following additional standards:

(a) The following setbacks apply and are measured to the nearest edge of the equipment as described and may not be waived or modified under subsection 4102.1.A(6):

(1) A minimum setback of 50 **(Option: between 50 and 75)** feet is required from all abutting lot lines of properties not developed with solar power facilities.

(2) A minimum setback of 150 **(Option: between 150 and 200)** feet is required from the nearest point on the outer wall of an occupied community building or residential dwellings on adjacent properties. For the purposes of this subsection, an occupied

community building includes any building used regularly as a gathering place for community members.

(3) A minimum setback of 50 **(Option: between 50 and 100)** feet is required from any abutting public or private street.

(4) For facilities under 25 megawatts, a minimum setback of 50 feet is required from the edge of tidal and nontidal wetlands or from the top of the bank of perennial streams.

(5) For facilities over 25 megawatts, a minimum setback of 100 feet is required from the edge of tidal and nontidal wetlands or from the top of the bank of perennial streams.

(6) For facilities of any capacity within Chesapeake Bay Preservation Areas, a minimum setback of 100 **(Option: between 100 and 125)** feet is required from the edge of the tidal wetlands, nontidal wetlands, or from the top of bank of perennial streams.

(b) Solar panels may not exceed a maximum height of 25 feet when the arrays are at full tilt.

(c) Fencing must be provided in accordance with Va. Code Sect. 55.1-2804, the National Electrical Safety Code, and the USBC.

(d) Vegetative screening must be provided in accordance with Va. Code Sect. 15.2-2288.8. Trees and shrubs used for screening or buffering must be capable of providing effective screening within five years of planting.

(e) The facility must comply with Department of Environmental Quality stormwater regulations, and any land disturbance activities must be conducted in compliance with a stormwater pollution prevention plan, all in accordance with Virginia Code Sect. 15.2-2288.8.

(f) Exterior lighting must incorporate dimming technology or similar controls that adjust lighting intensity based on surrounding visibility conditions.

(g) New impervious surface area must be minimized to the extent practicable, including areas beneath solar panels.

(h) The site must be permanently stabilized with vegetative ground cover sufficient to minimize erosion and maintain long-term site stability in accordance with Va. Code Sect. 15.2-2288.8.

(i) Wildlife passage must be accommodated to the extent practicable while maintaining facility safety and security as follows:

(1) Fencing is limited to areas in reasonable proximity to solar arrays and interconnection equipment, consistent with safety and security requirements; and

(2) Wildlife access to riparian areas, wetlands, streams, and other areas outside the immediate vicinity of solar panels must be preserved.

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7. Accessory Uses

A. General Standards for Accessory Uses and Structures

(7) Fences and Walls

Fences and walls must comply with the following standards:

(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:

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~~.~~; or

e. A solar power facility

...

5108. Landscaping and Screening

5. Transitional Screening and Barriers

…

A. Applicability

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(6) The following uses are not included in Table 5108.2 and are subject to the standards below:

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(f) A solar power facility with a generating capacity of at least one megawatt is subject to the requirements of subsection 4102.4.V(5).

8101. Submission Requirements

…

3. Special Exceptions, Special Permits, and Variances

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

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

…

(19) Solar Power Facility

A visual impact analysis detailing the visual impacts to public parks, scenic rivers, scenic byways, and historic structures or sites listed on, or eligible for listing on, the National Register of Historic Places or the County Inventory of Historic Sites.

INSTRUCTION #3: Revise the use standard for Wireless Facility, in subsection 4102.4.Y(7), to reflect new Code of Virginia requirements related to the modification of an existing Wireless Facility pursuant to HB 277.

4102. Use Standards

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4. Public, Institutional, and Community Uses

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Utility

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Y. Wireless Facility

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Eligible Facilities Requests:

(7) Once wireless facilities are approved in accordance with this Ordinance, any eligible facilities request for a modification of a wireless tower or base station that does not substantially change the physical dimensions of the tower or base station under Sect. 6409 of the Spectrum Act (47 U.S.C. § 1455) or Va. Code Sect. 15.2.2316.4:4 is subject to subsections (1), (2), and (3) above, except to the extent of any conflict with 47 C.F.R. § 1.6100(b)(7)(i)-(iv) or Va. Code Sect. 15.2.2316.4:4.

INSTRUCTION #4: Revise and add use standards for Wireless Facility, in subsection 4102.4.Y; add an administrative permit fee for Wireless Facility Temporary Support Structure in Table 8102.1; and revise the definition for Wireless Facility, in subsection 9103.4.E to reflect new Code of Virginia requirements related to permitting of temporary Wireless Facilities referred to as "temporary support structures" pursuant to HB 876.

4102. Use Standards

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4. Public, Institutional, and Community Uses

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Utility

…

Y. Wireless Facility

Standards applicable to all wireless facilities:

(1) The following standards apply to all wireless facilities:

…

(c) Except for temporary support structures, which must meet the requirements in subsection 4102.4.Y(8), ~~All~~ all antennas, associated equipment, and structures must be removed within 120 days after those antennas or related equipment are no longer in use, at which point they will be deemed abandoned.

…

Standards for temporary support structures:

(8) A temporary support structure requires administrative permit approval. In accordance with Va. Code Sect. 15.2.2316.4:5, the application must demonstrate that it is necessary for one of the following reasons:

(a) To administer limited frequency and modulation testing to evaluate system performance and the need for additional wireless facility sites;

(b) To supplement communications coverage when a previously permitted wireless facility has become involuntarily non-operational through an accident or natural disaster;

(c) To meet a substantial increase in the locality's communications needs due to an emergency declared by the County, Commonwealth, or federal government; or

(d) To meet a substantial increase in the communications needs of the businesses, residents, or visitors of the County for a limited period of time due to a event held within the County.

(e) As an alternative, a temporary support structure may be approved for any other reason not listed under subsection 4102.4.Y(8) as deemed necessary and appropriate by the Board.

(9) An administrative permit application for a temporary support structure may request approval for up to 180 days. An extension may be approved by the Zoning Administrator beyond the initial approval period if:

(a) The request is submitted before the expiration of the initial approval period or current extended approval period;

(b) The request provides information for the Zoning Administrator to determine that the extension(s) is reasonably necessary to resolve or accommodate the reasons for the initial approval; and

(c) The total time approved for extensions, including the initial 180-day period, does not exceed two years.

(10) A temporary support structure must be removed at the cost of the owner and the site restored to its previous condition within 48 hours of the end of the approval period.

8102. Fee Schedule

1. Fee Schedule

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TABLE 8102.1: FEE SCHEDULE This table includes standard fees related to approvals under the Zoning Ordinance. Additional fees may apply related to review or approval by other County departments or governmental or quasi-governmental agencies, or in accordance with Appendix Q of the County Code.		
APPLICATION TYPE		**FEE [1]**
MISCELLANEOUS PERMITS AND APPROVALS		
Wireless Telecommunications		
Wireless Reviews to Determine Compliance with Sect. 6409 of the Spectrum Act		$500
Wireless Facility Temporary Support Structure	Administrative Permit	$285
	Extension	$100
Wireless Facilities	Standard Process Project	$8,790

9103. Uses

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4. Public, Institutional, and Community Uses

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E. Utilities

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Wireless Facility

As defined by Va. Code Sect. 15.2-2316.3, a wireless facility means equipment at a fixed location that enables wireless communications between user equipment and a communications network, including (1) equipment associated with wireless services, such as private, broadcast, and public safety services, as well as unlicensed wireless services and fixed wireless services, such as microwave backhaul, and (2) radio transceivers, antennas, coaxial, or fiber-optic cable, regular and backup power supplies, and comparable equipment, regardless of technological configuration.

The following terms are defined in Va. Code Sect. 15.2-2316.3: administrative review-eligible project, standard process project, co-locate, existing structure, new structure, project, small cell facility, temporary support structure, wireless facility, wireless infrastructure provider, wireless services provider, and wireless support structure; however, the term small cell facility as used in this Ordinance is expanded to include the placement of such facilities on utility poles or transmission poles.

INSTRUCTION #5: Revise, add, and renumber subsections and tables in subsection 6100.5 to create a new parking tier known as "Designated Area"; update cross references and renumber tables in subsection 6100.5; update cross references and renumber tables in subsection 6100.6; and revise subsections 6100.6.C(2)(a) and 6100.6.C(2)(c). These changes reflect new State Code requirements from HB 888, that require localities to establish "Designated Areas", for the purpose of limiting required off-street parking for residential development within one-half mile of defined mass transit or public transportation stations and facilities. HB 888 also requires localities to establish an administrative process to request reductions of off-street parking requirements for residential, multifamily, or mixed-use development, that are not located within a "Designated Area".

6100. Off-Street Parking

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5. Tiered Framework and PTC District – Off-Street Parking Requirement

For developments located in one of the following areas, or zoned to the PTC District, parking requirements are established in accordance with subsections 6100.5.A through G ~~F~~ below. For developments located in more than one designated tier, ~~including~~ or in the PTC District and another tier, the lowest minimum and maximum parking requirement will apply.

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E. Designated Area:

For properties located within a designated area as defined in subsection 6100.5.E(1), the following minimum parking spaces are required.

TABLE 6100.10: Designated Area Parking Requirements	
Use	**Minimum Parking Requirement**
Dwelling, Single-Family Detached	1 space per unit
Dwelling, Single-Family Attached	
Dwelling, Single Family Attached – ADU Development	
Dwelling, Stacked Townhouse	
Dwelling, Stacked Townhouse – ADU Development	
Dwelling, Multifamily	0.5 space per unit
Dwelling, Multifamily – ADU Development	
Mixed-Use Residential Development	
All other Residential Uses	In accordance with Table 6100.2

(1) Designated area means any parcel located within one-half mile of the entrance to a mass transit or public transportation station or facility.

(2) For the purpose of this subsection, a mass transit or public transportation station or facility is a building or enhanced structure where members of the general public board or disembark mass transit or public transportation as defined in VA. Code Sect. 15.2-2209.4.A. A mass transit or public transportation station includes the following:

(a) Regional Rail Transit Facilities.

(b) Virginia Railway Express (VRE) and Amtrak station.

(c) Bus Rapid Transit (BRT) station; and

(d) Public commuter park-and-ride lots that are developed with a building or enhanced structure.

(3) For the purpose of this subsection, mixed-use residential development includes the following:

(a) A property that contains both residential and non-residential uses within a single development.

(b) A property that incorporates two or more types of residential uses within a single development.

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6. Adjustments to Minimum Required Off-Street Parking

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C. Transit-Related Parking Adjustment

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(2) A 20 percent administrative adjustment of the minimum parking requirements found in subsections 6100.4 and 6100.5 will be approved when the following criteria are met: ~~, A transit-related adjustment, greater than the 10 percent permitted under subsection 6100.6.C(1), or~~

~~greater than the minimum parking requirements under subsection 6100.5, may be approved when it meets the following criteria~~:

(a) The use is located within 1,000 feet walking distance of a transit stop as defined in subsection 6100.6.C(1).

(b) The use is not located within an area identified in subsection 6100.5 as a Transit Oriented Development or PTC District.

(c) When at least two of the following supportive elements are provided: ~~An administrative adjustment may only be approved if:~~

1. A proffered transportation demand management (TDM) program that meets Fairfax County Department of Transportation criteria. ~~The use meets the location restrictions of 6100.6.C(2)(a) and (b); and~~,

~~***2.*** The adjustment does not exceed 15 percent of the required parking of subsection 6100.4 or 6100.5, as applicable; and,~~

2. Bicycle parking in accordance with Section 6102.

3. A walk or bike score of greater than 70 in accordance with the most recent Walk Score® methodology.

~~***3.*** At least two of the following supporting elements are met:~~

~~***a.*** A proffered transportation demand management (TDM) program that meets Fairfax County Department of Transportation criteria.~~

~~***b.*** Bicycle parking provided in accordance with Section 6102.~~

~~***c.*** A walk or bike score of greater than 70 in accordance with the most recent Walk Score® methodology.~~

INSTRUCTION #6: Revise submission requirements for Data Centers subject to a rezoning application, in subsection 8101.2.E(13); and revise submission requirements for Data Centers subject to a special exception application, in subsection 8101.3.D(9), to reflect new Code of Virginia requirements pursuant to HB 153 and SB 94.

8101. Submission Requirements

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2. Zoning Map Amendments (Rezonings)

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E. Supporting Report and Studies

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(13) Data Center

For a rezoning to allow a data center, the application requires the following additional information:

(a) A noise study demonstrating that the operation of the data center will comply with the Noise Ordinance, Chapter 108.1 of the County Code.

(b) Architectural depictions of the proposed building and associated equipment as viewed from all lot lines and street lines.

(c) A statement indicating the anticipated total required megawatts of electrical power that will serve the facilities and the source of power generation.

(d) In accordance with Va. Code Sect. 15.2-2209.5, for a data center that reasonably anticipates requiring 100 megawatts or more of electrical power from an electric utility providing retail service to the facility, or the expansion of a previously approved data center that will exceed an additional 100 megawatts or more of electrical power, the following are also required:

1. The noise study must include the sound profile of the impact of the data center on residential units and schools within 500 feet of the property boundary.

2. A statement from the electric utility providing retail service to the data center describing (i) any new or existing substations that will serve the data center and (ii) the anticipated transmission voltage required to serve the data center.

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:

…

(9) Data Center

(a) A noise study demonstrating that the operation of the data center will comply with the Noise Ordinance, Chapter 108.1 of the County Code.

(b) Architectural depictions of the proposed building and associated equipment as viewed from all lot lines and street lines.

(c) A statement indicating the anticipated total required megawatts of electrical power that will serve the facilities and the source of power generation.

(d) In accordance with Va. Code Sect. 15.2-2209.5, for a data center that reasonably anticipates requiring 100 megawatts or more of electrical power from an electric utility providing retail service to the facility, or if the expansion of a previously approved data center will exceed an additional 100 megawatts or more of electrical power, the following are also required:

1. The noise study must include the sound profile of the impact of the data center on residential units and schools within 500 feet of the property boundary.

2. A statement from the electric utility providing retail service to the data center describing (i) any new or existing substations that will serve the data center and (ii) the anticipated transmission voltage required to serve the data center.

INSTRUCTION #7: Revise the nonconformities standards for Manufactured Homes, in subsection 8104.2.F(2)(b), to reflect new Code of Virginia requirements pursuant to HB 1463.

8104. Nonconformities

…

2. Continuation and Expansion of Specific Nonconforming Uses or Structures

…

F. Manufactured Homes

…

(2) ~~An existing~~ A nonconforming manufactured home may be placed, replaced, or enlarged as provided in this subsection.

(a) Regardless of the zoning district, any enlargement of a manufactured home must conform with the provisions of Table 2102.23 of the R-MHP District.

(b) The ~~Replacement~~ replacement of an existing nonconforming manufactured home~~s~~, or the placement of a manufactured home on an open pad site in an existing nonconforming manufactured home park, is permitted in accordance with VA. Code Sect. 15.2-2307(H).

This amendment will become effective on October 28, 2026, at 12:01 AM

GIVEN under my hand this 27th day of October 2026.

_____

Jill G. Cooper

Clerk for the Board of Supervisors

CHAPTER 19

An Act to amend and reenact §§ 15.2-2247 and 15.2-2290 of the Code of Virginia, relating to zoning; manufactured housing.

[H 655]

Approved March 31, 2026

Be it enacted by the General Assembly of Virginia:

1. That §§ 15.2-2247 and 15.2-2290 of the Code of Virginia are amended and reenacted as follows:

§ 15.2-2247. Applicability of subdivision ordinance to manufactured home parks.

Any locality may designate, by ordinance, the areas within its jurisdiction in which ~~manufactured homes may be located or~~ manufactured home parks may be established, notwithstanding the absence of a zoning ordinance in such locality. Such ordinance may also apply to any of the provisions of §§ 15.2-2241 through 15.2-2245 in the regulation and governing of the location, establishment, and operation of ~~manufactured homes or~~ manufactured home parks. The ordinance may apply to any park or portion thereof licensed as a campground pursuant to Title 35.1 ~~of this Code~~. In the event of irreconcilable conflict between the ordinance and state law, the state law shall supersede the ordinance.

§ 15.2-2290. Uniform regulations for manufactured housing.

A. *Localities adopting and enforcing zoning ordinances under the provisions of this article shall provide that in all agricultural zoning districts, or districts having similar classifications regardless of name or designation, where agricultural, horticultural, or forest uses such as those described in § 58.1-3230 are the dominant use and where site-built housing is allowed, the placement of manufactured homes shall be permitted.*

B. Localities adopting and enforcing zoning ordinances under the provisions of this article shall provide that, in all ~~agricultural~~ zoning districts ~~or districts having similar classifications regardless of name or designation where agricultural, horticultural, or forest uses such as but not limited to those described in § 58.1-3230 are the dominant use~~, *other than zoning districts listed in subsection A, where site-built housing is allowed,* the placement of manufactured ~~houses~~ *homes shall be permitted for manufactured homes* that are ~~on a permanent foundation~~ *(i) converted to real property in accordance with § 46.2-653.1, (ii) constructed so that the certificate of occupancy is issued within five years following the date of manufacture listed on the home's data plate,* and *(iii) placed* on individual lots ~~shall be permitted, subject to development standards that are equivalent to those applicable to site-built single family dwellings within the same or equivalent zoning district~~. *Localities shall not adopt or enforce any zoning, land-use, or development regulation that treats manufactured homes differently or more restrictively than a single-family site-built dwelling allowed in the same zoning district. Nothing in this subsection shall be construed as limiting the authority of localities to adopt ordinances pursuant to §§ 10.1-2206.1 and 15.2-2306 designed to protect existing or future areas of historical or archaeological significance, historical sites, historical landmarks, and historical buildings and structures, or to establish local historical districts.*

~~B.~~ *C.* Localities adopting and enforcing zoning regulations under the provisions of this article may, to provide for the general purposes of zoning ordinances, adopt uniform standards, so long as they apply to all residential structures erected within the ~~agricultural~~ zoning district ~~or other districts identified in subsection A of this section incorporating such standards~~. The standards shall not have the effect of excluding manufactured housing *built in compliance with the Virginia Manufactured Housing Construction and Safety Standards Law (§ 36-85.2 et seq.).*

~~C.~~ *D.* Local zoning ordinances adopting provisions consistent with this section shall not relieve lots or parcels from the obligations relating to manufactured housing units imposed by the terms of a restrictive covenant.

CHAPTER 1068

An Act to amend and reenact §§ 15.2-2241.2, 15.2-2288.7, and 15.2-2288.8 of the Code of Virginia, relating to local regulation of solar facilities; special exceptions.

[H 711]

Approved April 22, 2026

Be it enacted by the General Assembly of Virginia:

1. That §§ 15.2-2241.2, 15.2-2288.7, and 15.2-2288.8 of the Code of Virginia are amended and reenacted as follows:

§ 15.2-2241.2. Bonding provisions for decommissioning of solar energy equipment, facilities, or devices.

A. As used in this section, unless the context requires a different meaning:

"Decommission" means the removal and proper disposal of solar energy equipment, facilities, or devices on real property that has been determined by the locality to be subject to § 15.2-2232 and therefore subject to this section. "Decommission" includes the reasonable restoration of the real property upon which such solar equipment, facilities, or devices are located, including (i) soil stabilization and (ii) revegetation of the ground cover of the real property disturbed by the installation of such equipment, facilities, or devices.

"Solar energy equipment, facilities, or devices" means any personal property designed and used primarily for the purpose of collecting, generating, or transferring electric energy from sunlight.

B. As part of the local legislative approval process or as a condition of approval of a site plan, a locality shall require an owner, lessee, or developer of real property subject to this section to enter into a written agreement to decommission solar energy equipment, facilities, or devices upon the following terms and conditions: (i) if the party that enters into such written agreement with the locality defaults in the obligation to decommission such equipment, facilities, or devices in the timeframe set out in such agreement, the locality has the right to enter the real property of the record title owner of such property without further consent of such owner and to engage in decommissioning, and (ii) such owner, lessee, or developer provides financial assurance of such performance to the locality in the form of certified funds, cash escrow, bond, letter of credit, or parent guarantee, based upon an estimate of a professional engineer licensed in the Commonwealth, who is engaged by the applicant, with experience in preparing decommissioning estimates and approved by the locality; such estimate shall not exceed the total of the projected cost of decommissioning, which may include the net salvage value of such equipment, facilities, or devices, plus a reasonable allowance for estimated administrative costs related to a default of the owner, lessee, or developer, and an annual inflation factor.

C. The owner, lessee, or operator shall hire a professional engineer licensed in the Commonwealth to update the decommissioning plan cost estimate and corresponding approved financial instrument every five years after the approval of the first decommissioning plan to adjust for inflation, account for advancements in technologies and processes for decommissioning, salvaging, or re-powering of renewable energy facilities, and make any other necessary changes. The decommissioning plan shall provide for the removal of the facility's equipment from the landowner's property and return of the property to a useful condition similar to the preconstruction condition unless otherwise agreed to by the landowner. After the decommissioning process is complete, the facility shall comply with all stormwater provisions in state law. The project shall provide an up-to-date decommissioning plan to the locality any time there is project ownership outside of the current developer. Notice shall be provided to the local government within 30 days of the sale or transfer of the lease or property, and a new financial guarantee shall be provided by the new leaseholder or property owner.

§ 15.2-2288.7. Local regulation of solar facilities.

A. An owner of a residential dwelling unit may install a solar facility on the roof of such dwelling to serve the electricity or thermal needs of that dwelling, provided that such installation is (i) in compliance with any height and setback requirements in the zoning district where such property is located and (ii) in compliance with any provisions pertaining to any local historic, architectural preservation, or corridor protection district adopted pursuant to § 15.2-2306 where such property is located. Unless a local ordinance provides otherwise, a ground-mounted solar energy generation facility to be located on property zoned residential shall be permitted, provided that such installation is (a) in compliance with any height and setback requirements in the zoning district where such property is located and (b) in compliance with any provisions pertaining to any local historic, architectural preservation, or corridor protection district adopted pursuant to § 15.2-2306 where such property is located. Except as provided herein, any other solar facility proposed on property zoned residential, including any solar facility that is designed to serve, or serves, the electricity or thermal needs of any property other than the property where such facilities are located, shall be subject to any applicable

zoning regulations of the locality.

B. An owner of real property zoned agricultural may install a solar facility on the roof of a residential dwelling on such property, or on the roof of another building or structure on such property, to serve the electricity or thermal needs of that property upon which such facilities are located, provided that such installation is (i) in compliance with any height and setback requirements in the zoning district where such property is located and (ii) in compliance with any provisions pertaining to any local historic, architectural preservation, or corridor protection district adopted pursuant to § 15.2-2306 where such property is located. ~~Unless a local ordinance provides otherwise, a~~ *A* ground-mounted solar energy generation facility to be located on property zoned agricultural and to be operated under § 56-594 or 56-594.2 shall be permitted, provided that such installation is (a) in compliance with any height and setback requirements in the zoning district where such property is located and (b) in compliance with any provisions pertaining to any local historic, architectural preservation, or corridor protection district adopted pursuant to § 15.2-2306 where such property is located. Except as otherwise provided herein, any other solar facility proposed on property zoned agricultural, including any solar facility that is designed to serve, or serves, the electricity or thermal needs of any property other than the property where such facilities are located, shall be ~~subject to any applicable zoning regulations of the locality~~ *considered pursuant to § 15.2-2288.8 unless otherwise permitted by right*.

C. An owner of real property zoned commercial, industrial, or institutional may install a solar facility on the roof of one or more buildings located on such property to serve the electricity or thermal needs of that property upon which such facilities are located, provided that such installation is (i) in compliance with any height and setback requirements in the zoning district where such property is located and (ii) in compliance with any provisions pertaining to any local historic, architectural preservation, or corridor protection district adopted pursuant to § 15.2-2306 where such property is located. ~~Unless a local ordinance provides otherwise, a~~ *A* ground-mounted solar energy generation facility to be located on property zoned commercial, industrial, or institutional shall be permitted, provided that such installation is (a) in compliance with any height and setback requirements in the zoning district where such property is located and (b) in compliance with any provisions pertaining to any local historic, architectural preservation, or corridor protection district adopted pursuant to § 15.2-2306 where such property is located. Except as otherwise provided herein, any other solar facility proposed on property zoned commercial, industrial, or institutional, including any solar facility that is designed to serve, or serves, the electricity or thermal needs of any property other than the property where such facilities are located, shall be ~~subject to any applicable zoning regulations of the locality~~ *considered pursuant to § 15.2-2288.8 unless otherwise permitted by right*.

D. An owner of real property zoned mixed-use may install a solar facility on the roof of one or more buildings located on such property to serve the electricity or thermal needs of that property upon which such facilities are located, provided that such installation is (i) in compliance with any height and setback requirements in the zoning district where such property is located and (ii) in compliance with any provisions pertaining to any local historic, architectural preservation, or corridor protection district adopted pursuant to § 15.2-2306 where such property is located. ~~Unless a local ordinance provides otherwise, a~~ *A* ground-mounted solar energy generation facility to be located on property zoned mixed-use shall be permitted, provided that such installation is (a) in compliance with any height and setback requirements in the zoning district where such property is located and (b) in compliance with any provisions pertaining to any local historic, architectural preservation, or corridor protection district adopted pursuant to § 15.2-2306 where such property is located. Except as provided herein, any other solar facility proposed on property zoned mixed-use, including any solar facility that is designed to serve, or serves, the electricity or thermal needs of any property other than the property where such facilities are located, shall be subject to any applicable zoning regulations of the locality.

E. Nothing in this section shall be construed to supersede or limit contracts or agreements between or among individuals or private entities related to the use of real property, including recorded declarations and covenants, the provisions of condominium instruments of a condominium created pursuant to the Virginia Condominium Act (§ 55.1-1900 et seq.), the declaration of a common interest community as defined in § 54.1-2345, the cooperative instruments of a cooperative created pursuant to the Virginia Real Estate Cooperative Act (§ 55.1-2100 et seq.), or any declaration of a property owners' association created pursuant to the Property Owners' Association Act (§ 55.1-1800 et seq.).

F. A locality, by ordinance, may provide by-right authority for installation of solar facilities in any zoning classification in addition to that provided in this section. A locality may also, by ordinance, require a property owner or an applicant for a permit pursuant to the Uniform Statewide Building Code (§ 36-97 et seq.) who removes solar panels to dispose of such panels in accordance with such ordinance in addition to other applicable laws and regulations affecting such disposal.

§ 15.2-2288.8. Special exceptions for solar photovoltaic projects.

A. ~~Any~~ *Unless otherwise provided by right, each* locality ~~may grant~~ *shall require* a special exception pursuant to ~~§~~ *§§ 15.2-2204,* 15.2-2286, *and 15.2-2288.7 or a siting agreement pursuant to § 15.2-2316.7* and include in its zoning ordinance ~~reasonable~~ regulations and provisions *consistent with this section* for a special exception as defined in § 15.2-2201, for any solar photovoltaic ~~(electric energy)~~ project ~~or energy storage~~

~~project~~. For the purposes of this section, ~~"energy storage project" means energy storage equipment and technology within an energy storage project that is capable of absorbing energy, storing such energy for a period of time, and redelivering such energy after it has been stored~~ *"solar photovoltaic project" means a ground-mounted solar facility with a generating capacity of one megawatt or more that is designed to serve, or serves, the electricity or thermal needs of any property other than the property where such facility is located.*

Any special exception granted pursuant to this section is an amendment to the zoning ordinance pursuant to subdivision A 7 of § 15.2-2286 and shall comply with the following criteria. Where numerical ranges are attached to criteria, localities may choose to establish an ordinance that specifies any number within the applicable range that they deem appropriate for their community. In the issuance of a special exception, a variance from these ordinance criteria may be implemented only with a written agreement of the locality, the property owner or their agent, and the applicant. Nothing in this section shall (i) be construed to relieve projects of the responsibility to comply with all relevant state and federal laws, regulations, and permits, including those related to tree canopy; (ii) require a locality to approve a special exception application considered pursuant to this section; (iii) be construed to prohibit a locality from permitting a solar photovoltaic project or energy storage project by right; or (iv) prohibit the owner of a proposed solar photovoltaic project and a locality from entering into a siting agreement that provides less stringent restrictions than those specified under this subsection.

1. Setback distances shall be measured from the nearest edge of the equipment as follows: (i) between 150 and 200 feet from the nearest point on the outer wall of existing occupied community buildings and dwellings on nonparticipating properties; (ii) between 50 and 100 feet from the outside edge of the roadbed of any road abutting the property; (iii) for projects not greater than 25 megawatts, 50 feet from the edge, and for projects greater than 25 megawatts, 100 feet from the edge, of tidal wetlands or nontidal wetlands, as defined in 9VAC25-830, or from the top of bank of perennial streams, as defined in § 62.1-44.122; (iv) for projects of any capacity within Chesapeake Bay Preservation Areas, between 100 and 125 feet from the edge of tidal wetlands, nontidal wetlands, or from the top of bank of perennial streams; and (v) between 50 and 75 feet measured from the nearest shared property line for nonparticipating properties. Nothing in this subdivison shall preclude the owner of a nonparticipating property from waiving the foregoing setback requirements by written agreement. Setbacks shall not be required for internal boundaries between adjacent participating parcels. For purposes of clauses (iii) and (iv), "equipment" is limited to solar panels, racking equipment, and inverters.

2. Fencing for the facility shall comply with § 55.1-2804, the latest version of the National Electrical Safety Code or any applicable successor standard regarding requirements for limiting access to facilities, and the Uniform Statewide Building Code (§ 36-97 et seq.). Vegetative visual screening requirements shall not be required to exceed three feet at planting, shall be between 25 and 50 feet wide, and shall allow for consideration of preexisting natural or manmade visual barriers.

3. The height of solar panels shall not exceed 25 feet above ground when the arrays are at full tilt, except in cases where a height variance is necessary to allow for agrivoltaics activity below or in proximity to the panels. For purposes of this section, "agrivoltaics" means the same as that term is defined in § 10.1-1197.5.

4. Visual impacts of facilities on public parks, scenic rivers and byways, and historic structures or sites listed on or eligible for the National Register of Historic Places or a county register of historic places shall be minimized. A locality may request a viewshed analysis as part of the special exception application to assure that visual impacts are minimized through solar panel placement, height, landscaping, and screening. Such analysis shall account for existing vegetation and planned visual buffers. Such screening may be accomplished on any property with the consent of the property owner.

5. The facility shall implement light intensity dimming solution technology that provides a means of tailoring the intensity level of lights according to surrounding visibility.

6. The facility shall comply with all Department of Environmental Quality stormwater regulations as established in 9VAC25-880.

7. The facility shall minimize new impervious surface on the site and under its solar panels.

8. Land disturbance, including site grading, construction, and landscaping, shall be conducted in compliance with a stormwater pollution prevention plan. Topsoil shall not be removed from the project site. Topsoil shall be returned to disturbed areas from stockpiles as quickly as site conditions allow, unless returning soil would cause adverse impacts to topsoil integrity or is otherwise not practicable for construction activities. Site stabilization shall occur as the site is developed, following appropriate stabilization timelines as identified in the General VPDES Permit for Discharges of Stormwater from Construction Activities, and shall not be delayed until site construction is completed. The facility shall decompact soil as necessary and feasible for re-vegetation after construction has concluded.

9. When all land-disturbing activities at the construction site have been completed, the facility shall initiate permanent stabilization to provide vegetative ground cover that provides a minimum level of coverage over the project site. An ordinance may require up to 75 percent vegetative cover with no significant bare areas that is mature enough to survive and will inhibit erosion. The use of native and

naturalized plants shall be encouraged and invasive plants as established pursuant to § 10.1-104.6:2 shall be prohibited. For projects or portions of projects not used for animal grazing, co-located crop production, native and naturalized pollinator plant species, or native and naturalized meadow species shall be planted, except for in the area directly beneath panels, and maintained throughout the solar project's life. The seed mix shall include a diversity of species with varied bloom times. Mowing shall be limited and performed on a schedule that promotes the establishment of the native plantings, controls invasive species, and minimizes impacts to wildlife. All trees and shrubs at the time of planting shall accommodate adequate screening or buffering at the end of five years of planting. Vegetation used to establish a visual screen shall not be trimmed to stunt upward and outward growth or to otherwise limit the effectiveness of the visual screen.

10. The facility shall provide for wildlife passage where needed by limiting fencing to the areas in reasonable proximity to arrays and interconnection equipment to the extent practicable and consistent with safety and security requirements. The facility shall prioritize open wildlife access to riparian areas, wetlands, streams, and other areas not in proximity to panels.

11. The facility shall comply with all applicable state and federal labor and employment laws, including apprenticeships and labor standards necessary to achieve any available tax credit bonuses found in 26 U.S.C. §§ 45Y and 48E.

12. A locality shall require an applicant to enter into a written agreement to decommission equipment, facilities, or devices pursuant to § 15.2-2241.2.

B. Any locality may grant a special exception pursuant to § 15.2-2286, and include in its zoning ordinance reasonable regulations and provisions for a special exception as defined in § 15.2-2201, for an energy storage project. For the purposes of this section, "energy storage project" includes energy storage equipment and technology within an energy storage project that is capable of absorbing energy, storing such energy for a period of time, and redelivering such energy after it has been stored.

~~B.~~ *C.* The governing body of such locality may grant a condition that includes (i) dedication of real property of substantial value or (ii) substantial cash payments for or construction of substantial public improvements, the need for which is not generated solely by the granting of a conditional use permit, so long as such conditions are reasonably related to the project.

~~C.~~ *D.* Once a condition is granted pursuant to subsection ~~B~~ *C*, such condition shall continue in effect until a subsequent amendment changes the zoning on the property for which the conditions were granted. However, such conditions shall continue if the subsequent amendment is part of a comprehensive implementation of a new or substantially revised zoning ordinance.

E. The governing body of such locality shall furnish the State Corporation Commission a record of special exception decisions reached pursuant to this section not more than 60 days after such decision is made. The record shall include (i) the reason for any adverse decision, (ii) any finding of nonconformity with the local comprehensive plan, and (iii) the date of the last revision to the comprehensive plan.

2. That the State Corporation Commission shall compile and maintain on the Commission's public website a searchable database of all solar photovoltaic project special exception decisions and the reasons for any adverse decisions made over a period of not less than five years. The Commission shall furnish to each locality a standardized form for submitting decision records by July 1, 2026.

3. That the provisions of this act shall apply to any ground-mounted solar facility with a generating capacity of one megawatt or more for which an application for local approval is filed on or after July 1, 2026, and any such project shall not be governed by any local ordinances inconsistent with this act. Any application for a solar energy facility that has been received and accepted by the relevant authority prior to July 1, 2026, shall be subject to any applicable local ordinances in place at the time the initial application was filed.

CHAPTER 1076

An Act to amend and reenact § 15.2-2316.9 of the Code of Virginia and to amend the Code of Virginia by adding in Article 7.3 of Chapter 22 of Title 15.2 a section numbered 15.2-2316.10, relating to siting of battery energy storage projects; commercial solar photovoltaic generation facilities; permitted accessory use.

[H 891]

Approved April 22, 2026

Be it enacted by the General Assembly of Virginia:

1. That § 15.2-2316.9 of the Code of Virginia is amended and reenacted and that the Code of Virginia is amended by adding in Article 7.3 of Chapter 22 of Title 15.2 a section numbered 15.2-2316.10 as follows:

§ 15.2-2316.9. Effect of executed siting agreement; land use approval.

A. ~~Nothing~~ *Except as provided in § 15.2-2316.10, nothing* in this article shall be construed to exempt an applicant from any other applicable requirements to obtain approvals and permits under federal, state, or local ordinances and regulations. An applicant may file for appropriate land use approvals for the solar project or energy storage project, as applicable, under the regulations and ordinances of the host locality at or after the time the applicant submits its notice of intent to site a solar project or energy storage project as set forth in subsection A of § 15.2-2316.7.

B. Nothing in this article shall affect the authority of the host locality to enforce its ordinances and regulations to the extent that they are not inconsistent with the terms and conditions of the siting agreement.

C. Approval of a siting agreement by the local governing body in accordance with subsection B of § 15.2-2316.8 shall deem the solar project or energy storage project to be substantially in accord with the comprehensive plan of the host locality, thereby satisfying the requirements of § 15.2-2232.

D. The failure of an applicant and the governing body to enter into a siting agreement may be a factor in the decision of the governing body in the consideration of any land use approvals for a solar project or energy storage project, but shall not be the sole reason for a denial of such land use approvals.

§ 15.2-2316.10. Battery energy storage projects as permitted accessory use to approved solar projects.

A. As used in this section, "special exception" means any special exception or special use permit, conditional use permit, or any other similar approval issued for a solar facility.

B. 1. A battery energy storage project shall be deemed as a permitted accessory use in all zoning districts on any parcel of land that is subject to an approved special exception for a solar facility if the battery energy storage project is located within the boundaries of the parcel covered by the existing special exception and has a rated storage capacity that does not exceed 100 percent of the nameplate generating capacity of the associated solar energy facility.

2. Such battery energy storage project shall not require a special exception or be subject to any other local land use approval. The addition of the battery energy storage project pursuant to this section shall not alter, reduce, or otherwise affect any (i) payment obligations, financial commitments, or other terms contained in the existing special exception associated with the siting agreement for the approved solar project or (ii) state and local tax exemption from which the approved solar project benefits. Nothing in this subdivision shall be construed to affect or alter the state and local tax provisions under § 58.1-3660.

C. A battery energy storage project shall comply with all applicable federal, state, and local safety or fire codes and environmental regulations.

D. Any payment obligations, financial commitments, or other terms contained in the special exception or any associated siting agreement for the approved solar project shall relate and apply only to the approved solar project and shall not affect any battery energy storage project added pursuant to this section.

E. Nothing in this section shall be construed to (i) limit the authority of a host locality to enforce compliance with applicable codes or to ensure the safe operation of the battery energy storage project or (ii) preclude the developer or host locality of a battery energy storage project from negotiating a siting agreement.

2. That any battery energy storage project for which an initial interconnection request has been filed with an electric utility or a regional transmission organization prior to July 1, 2030, and is constructed pursuant to § 15.2-2316.10 of the Code of Virginia, as created by this act, shall be subject to the applicable local ordinance and regulation in effect on July 1, 2026, except as modified under § 15.2-2316.10 of the Code of Virginia, as created by this act.

CHAPTER 376

An Act to amend the Code of Virginia by adding a section numbered 15.2-2316.4:4, relating to zoning; wireless facility modifications; application process.

[H 277]

Approved April 8, 2026

Be it enacted by the General Assembly of Virginia:

1. That the Code of Virginia is amended by adding a section numbered 15.2-2316.4:4 as follows:

§ 15.2-2316.4:4. Wireless facility modifications.

A. Notwithstanding the provisions of this article, a locality shall not deny an application for the modification of an existing wireless facility if:

1. The requested modification would not substantially change the physical dimensions of the existing wireless facility;

2. The requested modification involves the (i) co-location of new transmission equipment, (ii) removal of transmission equipment, or (iii) replacement of transmission equipment; and

3. The request meets the requirements of this section.

For the purposes of this subsection, a modification that entails any excavation or deployment adjacent to an existing wireless support structure or base station, except for wireless support structures or base stations in public rights-of-way, does not substantially change the physical dimensions of the existing wireless facility if it entails the excavation or deployment of transmission equipment within 30 feet, in any direction, of the existing wireless support structure or base station. The site boundary from which the 30 feet is measured shall exclude any access or utility easements related to the existing wireless support structure or base station.

B. When an applicant asserts, in writing, that a request for modification is permitted pursuant to this section, a locality may require the applicant to provide documentation or information only to the extent reasonably related to determining whether the request meets the requirements of this section. A locality shall not require an applicant to submit any other documentation, including documentation intended to illustrate the need for such wireless facilities or to justify the business decision to modify such wireless facilities.

C. A locality shall not impose fees or charges on the applicant that exceed the one-time, non-recurring reasonable costs actually incurred by the locality to review the application. A locality may impose a fee, not to exceed $1,000, for technical consultation and the review of a co-location or eligible facilities request application. Such fee shall be based on the actual, direct, and reasonable administrative costs incurred for the review, processing, and approval of an application. A locality may engage a third-party consultant for technical consultation and the review of a co-location application. The fee imposed by a locality for the review of an application shall not be used for travel expenses incurred during a third-party review of a co-location application or reimbursement for a consultant or other third party based on a contingent fee basis or results-based arrangement.

D. A locality shall approve an application made pursuant to this section within 60 days of the date on which an applicant submits such application, unless the locality determines that the application does not meet the requirements of this section. The 60-day period may be tolled only by mutual agreement or in cases where the reviewing locality determines that an application is incomplete.

1. To toll the timeframe for incompleteness, the reviewing locality shall provide written notice to the applicant within 30 days of receipt of the application and shall clearly and specifically delineate all missing documents or information in such notice. Such delineated information is limited to documents or information meeting the provisions of subsection B. The timeframe for review shall begin running again whenever the applicant submits a supplemental application in response to the locality's notice of incompleteness.

2. Following the submission of a supplemental application, a locality shall have 10 days to notify the applicant that the supplemental application did not provide the information identified in the original notice delineating missing information. The timeframe shall be tolled in the case of second or subsequent notices pursuant to the procedures outlined in this subdivision. Second or subsequent notices of incompleteness shall not specify any missing documents or information that were not delineated in the original notice of incompleteness.

E. If a locality fails to approve or deny an application seeking approval under this section within the timeframe for review, accounting for any tolling pursuant to subsection D, the application shall be deemed approved. The deemed approval shall not become effective until the applicant notifies the locality, in writing, that the application has been deemed approved pursuant to this subsection. Upon receipt of the notification from the applicant, the locality shall, within 30 calendar days, (i) issue all permits and authorizations necessary for the completion of the project described in the application or (ii) seek judicial review of the operation of this section on the application.

F. Any applicant or locality may bring claims related to this section to any court of competent jurisdiction. For any party other than an applicant or locality, neither the issuance of permits or authorizations by a locality regarding an application nor an approval granted pursuant to subsection E due to a locality's failure to approve or deny an application shall be deemed a final decision or action appealable under applicable law.

CHAPTER 688

An Act to amend and reenact § 15.2-2316.3 of the Code of Virginia and to amend the Code of Virginia by adding a section numbered 15.2-2316.4:4, relating to zoning; wireless facilities; temporary support structure.

[H 876]

Approved April 13, 2026

Be it enacted by the General Assembly of Virginia:

1. That § 15.2-2316.3 of the Code of Virginia is amended and reenacted and that the Code of Virginia is amended by adding a section numbered 15.2-2316.4:4 as follows:

§ 15.2-2316.3. Definitions.

As used in this article, unless the context requires a different meaning:

"Administrative review-eligible project" means a project that provides for:

1. The installation or construction of a new structure that is not more than 50 feet above ground level, provided that the structure with attached wireless facilities is (i) not more than 10 feet above the tallest existing utility pole located within 500 feet of the new structure within the same public right-of-way or within the existing line of utility poles; (ii) not located within the boundaries of a local, state, or federal historic district; (iii) not located inside the jurisdictional boundaries of a locality having expended a total amount equal to or greater than 35 percent of its general fund operating revenue, as shown in the most recent comprehensive annual financial report, on undergrounding projects since 1980; and (iv) designed to support small cell facilities; or

2. The co-location on any existing structure of a wireless facility that is not a small cell facility.

"Antenna" means communications equipment that transmits or receives electromagnetic radio signals used in the provision of any type of wireless communications services.

"Base station" means a station that includes a structure that currently supports or houses an antenna, transceiver, coaxial cables, power cables, or other associated equipment at a specific site that is authorized to communicate with mobile stations, generally consisting of radio transceivers, antennas, coaxial cables, power supplies, and other associated electronics.

"Co-locate" means to install, mount, maintain, modify, operate, or replace a wireless facility on, under, within, or adjacent to a base station, building, existing structure, utility pole, or wireless support structure. "Co-location" has a corresponding meaning.

"Department" means the Department of Transportation.

"Existing structure" means any structure that is installed or approved for installation at the time a wireless services provider or wireless infrastructure provider provides notice to a locality or the Department of an agreement with the owner of the structure to co-locate equipment on that structure. "Existing structure" includes any structure that is currently supporting, designed to support, or capable of supporting the attachment of wireless facilities, including towers, buildings, utility poles, light poles, flag poles, signs, and water towers.

"Micro-wireless facility" means a small cell facility that is not larger in dimension than 24 inches in length, 15 inches in width, and 12 inches in height and that has an exterior antenna, if any, not longer than 11 inches.

"New structure" means a wireless support structure that has not been installed or constructed, or approved for installation or construction, at the time a wireless services provider or wireless infrastructure provider applies to a locality for any required zoning approval.

"Project" means (i) the installation or construction by a wireless services provider or wireless infrastructure provider of a new structure or (ii) the co-location on any existing structure of a wireless facility that is not a small cell facility. "Project" does not include the installation of a small cell facility by a wireless services provider or wireless infrastructure provider on an existing structure to which the provisions of § 15.2-2316.4 apply.

"Small cell facility" means a wireless facility that meets both of the following qualifications: (i) each antenna is located inside an enclosure of no more than six cubic feet in volume, or, in the case of an antenna that has exposed elements, the antenna and all of its exposed elements could fit within an imaginary enclosure of no more than six cubic feet and (ii) all other wireless equipment associated with the facility has a cumulative volume of no more than 28 cubic feet, or such higher limit as is established by the Federal Communications Commission. The following types of associated equipment are not included in the calculation of equipment volume: electric meter, concealment, telecommunications demarcation boxes, back-up power systems, grounding equipment, power transfer switches, cut-off switches, and vertical cable runs for the connection of power and other services.

"Standard process project" means any project other than an administrative review-eligible project.

"Temporary support structure" means a monopole or portable wireless communications facility used to provide wireless voice, data, or image transmission within a designated area. A temporary support structure does not have a permanent location on the ground, including the pouring of a concrete footing or the laying of a permanent foundation.

"Utility pole" means a structure owned, operated, or owned and operated by a public utility, local government, or the Commonwealth that is designed specifically for and used to carry lines, cables, or wires for communications, cable television, or electricity.

"Water tower" means a water storage tank, or a standpipe or an elevated tank situated on a support structure, originally constructed for use as a reservoir or facility to store or deliver water.

"Wireless facility" means equipment at a fixed location that enables wireless communications between user equipment and a communications network, including (i) equipment associated with wireless services, such as private, broadcast, and public safety services, as well as unlicensed wireless services and fixed wireless services, such as microwave backhaul, and (ii) radio transceivers, antennas, coaxial, or fiber-optic cable, regular and backup power supplies, and comparable equipment, regardless of technological configuration.

"Wireless infrastructure provider" means any person that builds or installs transmission equipment, wireless facilities, or wireless support structures, but that is not a wireless services provider.

"Wireless services" means (i) "personal wireless services" as defined in 47 U.S.C. § 332(c)(7)(C)(i); (ii) "personal wireless service facilities" as defined in 47 U.S.C. § 332(c)(7)(C)(ii), including commercial mobile services as defined in 47 U.S.C. § 332(d), provided to personal mobile communication devices through wireless facilities; and (iii) any other fixed or mobile wireless service, using licensed or unlicensed spectrum, provided using wireless facilities.

"Wireless services provider" means a provider of wireless services.

"Wireless support structure" means a freestanding structure, such as a monopole, tower, either guyed or self-supporting, or suitable existing structure or alternative structure designed to support or capable of supporting wireless facilities. "Wireless support structure" does not include any telephone or electrical utility pole or any tower used for the distribution or transmission of electrical service.

§ 15.2-2316.4:4. Temporary support structures.

A. A locality shall include in its zoning ordinance provisions that allow for the use of temporary support structures that meet the requirements of this section. A temporary support structure that is 80 feet or less in height, on wheels, and erected for less than 30 days shall not be required to obtain a building permit. A building permit shall be required for a temporary support structure over 80 feet in height or that is erected for 30 days or more.

B. An application for a temporary support structure shall demonstrate that it is necessary for one of the following reasons:

1. Administering limited frequency and modulation testing to evaluate system performance and the need for additional wireless facility sites;

2. Supplementing communications coverage when a previously permitted wireless facility has become involuntarily non-operational through an accident or natural disaster;

3. A substantial increase in the communications needs of the locality due to an emergency declared by the locality, Commonwealth, or federal government;

4. A substantial increase in the communications needs of the businesses, residents, or visitors of the locality for a limited period of time due to a special event held within the locality; or

5. Any other reason deemed necessary and appropriate by the locality.

C. An application for a temporary support structure may request approval for up to 180 days. A locality may approve extensions beyond the initial approval period if (i) the requests are made in writing prior to the expiration of the initial approval period or current extended approval period, (ii) the extensions are reasonably necessary to resolve or accommodate the reasons for the initial approval, and (iii) the total time approved for extensions, including the initial 180 day period, does not exceed two years.

D. A temporary support structure shall be removed at the cost of the owner and the site restored to its previous condition within 48 hours of the end of the approval period.

E. If a locality fails to adopt provisions in its zoning ordinances to implement this section, applications for temporary support structures shall be deemed granted and no building permit or other permits shall be required.

CHAPTER 1075

An Act to amend the Code of Virginia by adding in Article 1 of Chapter 22 of Title 15.2 a section numbered 15.2-2209.4, relating to minimum off-street parking requirements in certain areas.

[H 888]

Approved April 22, 2026

Be it enacted by the General Assembly of Virginia:

1. That the Code of Virginia is amended by adding in Article 1 of Chapter 22 of Title 15.2 a section numbered 15.2-2209.4 as follows:

§ 15.2-2209.4. Minimum off-street parking requirements; designated areas; administrative reductions.

A. As used in this section:

"Bus rapid transit" means a rubber-tired bus transit system with features such as frequent service, dedicated lanes, traffic signal priority, and enhanced stations.

"Designated area" means any parcel located within one-half mile of the entrance to a mass transit or public transportation station or facility. For purposes of this definition, "mass transit or public transportation station or facility" means a building or enhanced structure where members of the general public board or disembark mass transit or public transportation.

"Mass transit or public transportation" means passenger transportation on a fixed route by rubber-tired, rail, or other surface conveyance providing shared-ride service to the general public on a regular and continuing basis, including bus rapid transit or other high-capacity transit service as identified by the Virginia Department of Rail and Public Transportation. "Mass transit or public transportation" does not include school buses, microtransit, charter or sight-seeing services, a vehicular ferry service that serves as a link in the highway network, or a human service agency or other client-restricted transportation.

"Microtransit" means a flexible, on-demand, dynamically routed shared-ride passenger transportation service that operates similarly to traditional public transit but with greater adaptability to individual trip needs.

B. Any locality that has adopted a zoning ordinance pursuant to this chapter shall not require, as a condition of zoning approval, minimum off-street parking for residential, multifamily, or mixed-use development located within a designated area in amounts exceeding the following:

1. One-half of one parking space per dwelling unit for multifamily or mixed-use residential development; and

2. One parking space per dwelling unit for one-family and two-family dwellings and townhouses.

C. No locality shall adopt or enforce any provision of a zoning ordinance that imposes minimum off-street parking requirements for residential, multifamily, or mixed-use development located within a designated area in excess of the limitations set forth in subsection B.

D. Any locality with a population greater than 600,000 may by ordinance impose off-street parking requirements exceeding the limits in subsections B and C for residential, multifamily, or mixed-use development within one-half mile of a locality-managed fixed-route bus stop, provided that the ordinance includes an administrative process allowing an applicant, in connection with a pending rezoning, special exception, proffered condition amendment, site plan, or subdivision plat, to obtain a reduction of at least 25 percent in minimum off-street parking requirements for such development within 1,000 feet of such bus stop. An administrative reduction shall be granted upon the applicant's demonstration that (i) all dwelling units serve households at or below 70 percent of area median income, using income averaging; (ii) due to the unique characteristics of the site or uses on the site, the spaces proposed to be eliminated are unnecessary or infeasible; or (iii) a written shared parking agreement ensures availability of equivalent spaces within 1,000 feet of the subject property.

E. Any locality with a population greater than 20,000 shall, by ordinance, establish an administrative review process in which developers may request a reduction of minimum off-street parking requirements of not less than 20 percent for residential, multifamily, or mixed-use development proposed on parcels not located within a designated area. The ordinance shall include criteria to determine eligibility for, and prescribe procedures for the submission and review of, the administrative reduction authorized by this subsection.

CHAPTER 567

An Act to amend the Code of Virginia by adding in Article 1 of Chapter 22 of Title 15.2 a section numbered 15.2-2209.4, relating to siting of data centers; site assessment; high energy use facility.

[H 153]

Approved April 13, 2026

Be it enacted by the General Assembly of Virginia:

1. That the Code of Virginia is amended by adding in Article 1 of Chapter 22 of Title 15.2 a section numbered 15.2-2209.4 as follows:

§ 15.2-2209.4. Siting of data centers; site assessment.

A. As used in this section, "high energy use facility" or "HEUF" means a facility that an applicant reasonably anticipates at the time of filing a rezoning application, special exception application, or special use permit application will require 100 megawatts or more of electrical power from an electric utility providing retail service to the facility.

B. Prior to any approval of a rezoning application, special exception, or special use permit for the siting of a new HEUF, a locality shall require that an applicant perform and submit a site assessment to examine, to the extent practicable and within the timeline provided by subdivision A 7 of § 15.2-2286, the sound profile of the HEUF on residential units and schools located within 500 feet of the HEUF property boundary. A locality may also require that a site assessment examine, to the extent practicable and within the timeline provided by subdivision A 7 of § 15.2-2286, the effect of the proposed facility on (i) ground and surface water resources, (ii) agricultural resources, (iii) parks, (iv) registered historic sites, and (v) forestland on the HEUF site or immediately contiguous land.

C. Prior to any approval of a rezoning application, special exception, or special use permit for the siting of a new HEUF, a locality shall require that the electric utility providing retail service to the new HEUF, to the extent known and practicable and within the timeline provided by subdivision A 7 of § 15.2-2286, submit to the locality a form describing (i) any new or existing substations that will be used to serve the HEUF and (ii) the anticipated transmission voltage required to serve the HEUF.

D. Site assessments submitted to a locality under subsections B and C shall be used by the locality to assess consistency with the policies of the locality's comprehensive plan, if any, and compliance with the locality's adopted noise ordinances, zoning ordinance provisions, and other applicable laws and regulations, if any.

E. A locality's site assessment regarding an HEUF shall not be construed to change, replace, or impact any authority or jurisdiction of the State Corporation Commission, or otherwise delegate any of the State Corporation Commission's authority or jurisdiction to any locality.

F. This section shall not apply to a site with an existing legislative or administrative approval where an applicant is seeking an expansion or modification of an already existing or approved facility and such expansion does not exceed an additional 100 megawatts or more of electrical power.

G. Nothing in this section shall be construed to prohibit, limit, or otherwise supersede existing local zoning authority.

CHAPTER 471

An Act to amend and reenact § 15.2-2307 of the Code of Virginia, relating to zoning; nonconforming uses; manufactured homes.

[H 1463]

Approved April 8, 2026

Be it enacted by the General Assembly of Virginia:

1. That § 15.2-2307 of the Code of Virginia is amended and reenacted as follows:

§ 15.2-2307. Vested rights not impaired; nonconforming uses.

A. Nothing in this article shall be construed to authorize the impairment of any vested right. Without limiting the time when rights might otherwise vest, a landowner's rights shall be deemed vested in a land use and such vesting shall not be affected by a subsequent amendment to a zoning ordinance when the landowner (i) obtains or is the beneficiary of a significant affirmative governmental act which remains in effect allowing development of a specific project, (ii) relies in good faith on the significant affirmative governmental act, and (iii) incurs extensive obligations or substantial expenses in diligent pursuit of the specific project in reliance on the significant affirmative governmental act.

B. For purposes of this section and without limitation, the following are deemed to be significant affirmative governmental acts allowing development of a specific project: (i) the governing body has accepted proffers or proffered conditions which specify use related to a zoning amendment; (ii) the governing body has approved an application for a rezoning for a specific use or density; (iii) the governing body or board of zoning appeals has granted a special exception or use permit with conditions; (iv) the board of zoning appeals has approved a variance; (v) the designated agent has approved a preliminary subdivision plat, site plan or plan of development for the landowner's property and the applicant diligently pursues approval of the final plat or plan within a reasonable period of time under the circumstances; (vi) the designated agent has approved a final subdivision plat, site plan or plan of development for the landowner's property; or (vii) the zoning administrator or other administrative officer has issued a written order, requirement, decision or determination regarding the permissibility of a specific use or density of the landowner's property that is no longer subject to appeal and no longer subject to change, modification or reversal under subsection C of § 15.2-2311.

C. A zoning ordinance may provide that land, buildings, and structures and the uses thereof which do not conform to the zoning prescribed for the district in which they are situated may be continued only so long as the then existing or a more restricted use continues and such use is not discontinued for more than two years, and so long as the buildings or structures are maintained in their then structural condition; and that the uses of such buildings or structures shall conform to such regulations whenever, with respect to the building or structure, the square footage of a building or structure is enlarged, or the building or structure is structurally altered as provided in the Uniform Statewide Building Code (§ 36-97 et seq.). If a use does not conform to the zoning prescribed for the district in which such use is situated, and if (i) a business license was issued by the locality for such use and (ii) the holder of such business license has operated continuously in the same location for at least 15 years and has paid all local taxes related to such use, the locality shall permit the holder of such business license to apply for a rezoning or a special use permit without charge by the locality or any agency affiliated with the locality for fees associated with such filing. Further, a zoning ordinance may provide that no nonconforming use may be expanded, or that no nonconforming building or structure may be moved on the same lot or to any other lot which is not properly zoned to permit such nonconforming use.

D. Notwithstanding any local ordinance to the contrary, if (i) the local government has issued a building permit, the building or structure was thereafter constructed in accordance with the building permit, and upon completion of construction, the local government issued a certificate of occupancy or a use permit therefor, (ii) a property owner, relying in good faith on the issuance of a building permit, incurs extensive obligations or substantial expenses in diligent pursuit of a building project that is in conformance with the building permit and the Uniform Statewide Building Code (§ 36-97 et seq.), or (iii) the owner of the building or structure has paid taxes to the locality for such building or structure for a period of more than the previous 15 years, a zoning ordinance shall not provide that such building or structure is illegal and subject to removal solely due to such nonconformity. Such building or structure shall be nonconforming. A zoning ordinance may provide that such building or structure be brought in compliance with the Uniform Statewide Building Code, provided that to do so shall not affect the nonconforming status of such building or structure. If the local government has issued a permit, other than a building permit, that authorized construction of an improvement to real property and the improvement was thereafter constructed in accordance with such permit, the ordinance may provide that the improvements are nonconforming, but not illegal. If the structure is one that requires no permit, and an authorized local government official informs the property owner that

the structure will comply with the zoning ordinance, and the improvement was thereafter constructed, a zoning ordinance may provide that the structure is nonconforming but shall not provide that such structure is illegal and subject to removal solely due to such nonconformity. In any proceeding when the authorized government official is deceased or is otherwise unavailable to testify, uncorroborated testimony of the oral statement of such official shall not be sufficient evidence to prove that the authorized government official made such statement.

E. A zoning ordinance shall permit the owner of any residential or commercial building damaged or destroyed by a natural disaster or other act of God to repair, rebuild, or replace such building to eliminate or reduce the nonconforming features to the extent possible, without the need to obtain a variance as provided in § 15.2-2310. If such building is damaged greater than 50 percent and cannot be repaired, rebuilt or replaced except to restore it to its original nonconforming condition, the owner shall have the right to do so. The owner shall apply for a building permit and any work done to repair, rebuild or replace such building shall be in compliance with the provisions of the Uniform Statewide Building Code (§ 36-97 et seq.) and any work done to repair, rebuild or replace such building shall be in compliance with the provisions of the local flood plain regulations adopted as a condition of participation in the National Flood Insurance Program. Unless such building is repaired, rebuilt or replaced within two years of the date of the natural disaster or other act of God, such building shall only be repaired, rebuilt or replaced in accordance with the provisions of the zoning ordinance of the locality. However, if the nonconforming building is in an area under a federal disaster declaration and the building has been damaged or destroyed as a direct result of conditions that gave rise to the declaration, then the zoning ordinance shall provide for an additional two years for the building to be repaired, rebuilt or replaced as otherwise provided in this paragraph. For purposes of this section, "act of God" shall include any natural disaster or phenomena including a hurricane, tornado, storm, flood, high water, wind-driven water, tidal wave, earthquake or fire caused by lightning or wildfire. For purposes of this section, owners of property damaged by an accidental fire have the same rights to rebuild such property as if it were damaged by an act of God. Nothing herein shall be construed to enable the property owner to commit an arson under § 18.2-77 or 18.2-80, and obtain vested rights under this section.

F. Notwithstanding any local ordinance to the contrary, an owner of real property shall be permitted to replace an existing on-site sewage system for any existing building in the same general location on the property even if a new on-site sewage system would not otherwise be permitted in that location, unless access to a public sanitary sewer is available to the property. If access to a sanitary sewer system is available, then the connection to such system shall be required. Any new on-site system shall be installed in compliance with applicable regulations of the Department of Health in effect at the time of the installation.

G. Nothing in this section shall be construed to prevent a locality, after making a reasonable attempt to notify such property owner, from ordering the removal of a nonconforming sign that has been abandoned. For purposes of this section, a sign shall be considered abandoned if the business for which the sign was erected has not been in operation for a period of at least two years. Any locality may, by ordinance, provide that following the expiration of the two-year period any abandoned nonconforming sign shall be removed by the owner of the property on which the sign is located, if notified by the locality to do so. If, following such two-year period, the locality has made a reasonable attempt to notify the property owner, the locality through its own agents or employees may enter the property upon which the sign is located and remove any such sign whenever the owner has refused to do so. The cost of such removal shall be chargeable to the owner of the property. Nothing herein shall prevent the locality from applying to a court of competent jurisdiction for an order requiring the removal of such abandoned nonconforming sign by the owner by means of injunction or other appropriate remedy.

H. Nothing in this section shall be construed to prevent the land owner or home owner from removing a valid nonconforming manufactured home from a mobile or manufactured home park and replacing that home with another comparable manufactured home that meets the current HUD manufactured housing code. *A land owner or home owner may also place a manufactured home that meets the current HUD manufactured housing code upon any open lot in a valid nonconforming mobile or manufactured home park regardless of whether a valid nonconforming manufactured home is currently located on such lot.* In such mobile or manufactured home park, a single-section home may replace a single-section home and a multi-section home may replace a multi-section home.

I. The owner of a valid nonconforming mobile or manufactured home not located in a mobile or manufactured home park may replace that home with a newer manufactured home, either single- or multi-section, that meets the current HUD manufactured housing code. *For the purposes of determining whether a use has been continuous pursuant to subsection C and this subsection, an existing mobile or manufactured home shall be considered a valid nonconforming mobile or manufactured home regardless of whether such mobile or manufactured home has been occupied during the preceding two-year period.* Any such replacement home shall retain the valid nonconforming status of the prior home.

Board Agenda Item
October 27, 2026

4:00 p.m.

Public Hearing to Sell Easement Rights in Board of Supervisors Owned Property at Wolf Trap Fire Station at 1315 Beulah Road to Castleton, L.C. (Dranesville District)

ISSUE:
Public hearing regarding the sale of sanitary sewer and water line easement rights at Wolf Trap Fire Station located at 1315 Beulah Road (Property) to Castleton, L.C.

RECOMMENDATION:
The County Executive recommends that the Board of Supervisors (Board) authorize staff to convey the below-described easements rights in the Property to Castleton, L.C. and authorize the County Executive or his designee to take such actions as may be reasonably necessary or appropriate to effectuate such a conveyance, as described in this item.

TIMING:
On September 29, 2026, the Board authorizes the advertisement of a public hearing on October 27, 2026, at 4:00 p.m., to convey easement rights in the Property to Castleton, L.C.

BACKGROUND:
The Board of Supervisors is the owner of an 11.5-acre parcel in the Dranesville District located at 1315 Beulah Road and identified by Tax Map Parcel 0193 01 0020 (Station Property). The Station Property contains Wolf Trap Fire Station No. 42, a 14,600 square foot building with four drive-thru bays, as well as about nine acres of open space. Leesburg Pike lies to the north of the Station Property, the Wolf Trap Nursery is situated to the east, and the Maymont and A Country Place neighborhoods reside to the west and south, respectively.

Castleton, L.C. d/b/a Sekas Homes (Sekas) purchased the Wolf Trap Nursery property (Nursery Property) with plans to redevelop the site into a residential community called Castleton Hills. Sekas submitted rezoning application RZ/FDP-2025-DR-00021 to the Department of Planning and Development to secure County approval for the construction of thirteen single family homes on the Nursery Property. One of the issues that arose during the discussions between Sekas and County staff about the development proposal was the location of the sanitary sewer and water lines that would serve the new subdivision. After consultation with the Fire Department, the Fairfax County Water Authority, the Department of Public Works and Environmental Services

and the A Country Place community, it was determined that the route that would have the least impact on the fire station and the surrounding communities would go through the center of the Station Property.

The sanitary sewer line will connect to the sewer main under Beulah Road and will traverse the Station Property mostly in a west-east direction to the Nursery Property. The waterline will link to a water main coming off the station parking lot and will parallel the sewer line to the property line. The water and sewer lines should be at a depth of twelve feet in the eastern half of the Station Property, which will provide more than adequate clearance for roads to be constructed on top of the easement areas should the County decide to develop the open space on the County parcel.

To install this utility infrastructure, Sekas needs the County to convey to Sekas a sanitary sewer easement of 9,165 square feet, a waterline easement of 4,694 square feet and a temporary construction easement of 34,691 square feet (Easements). Sekas is offering $60,645 in compensation for the Board's grant of the Easements.

Construction of the utility lines should take two months and will not interfere with operations at the fire station. A total of nine major trees will be removed. Sekas has pledged per a proffer associated with the rezoning to deposit $10,000 into the County's Tree Preservation and Planting Fund that could be used to offset the tree loss.

EQUITY IMPACT:
The grant of the Easements in support of the Castleton Hills community aligns with focus area 2, which tasks County agencies with assisting in the provision of a full spectrum of housing opportunities across the County.

FISCAL IMPACT:
Sekas' payment of $60,645 will be deposited in the General Fund.

ENCLOSED DOCUMENTS:
Attachment 1 – Location Maps

STAFF:
Ellicia Seard-McCormick, Deputy County Executive
Thomas Arnold, Deputy County Executive
José A. Comayagua, Director, Facilities Management Department (FMD)
Mike Lambert, Assistant Director, FMD

ASSIGNED COUNSEL:

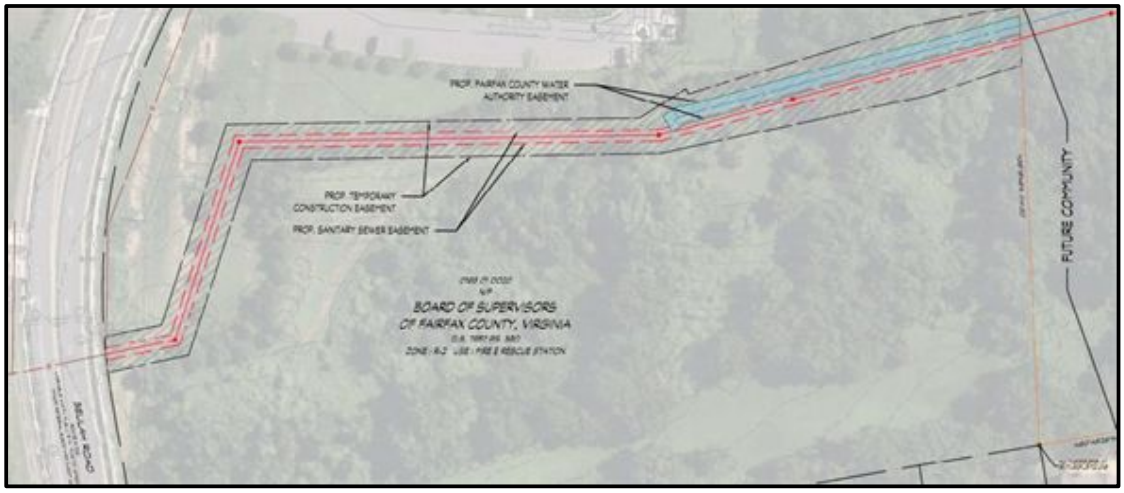
F. Hayden Codding, Assistant County Attorney

ATTACHMENT 1

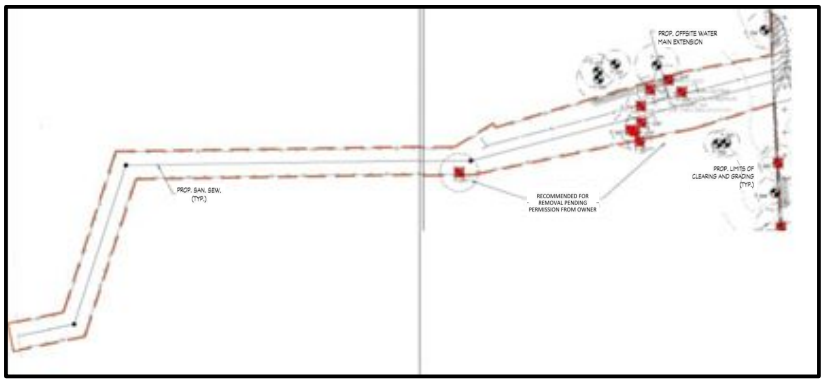
Location Map



Alignment of Easements



Location of Tree Removals (Red X's)



Board Agenda Item
October 27, 2026

4:30 p.m.

Public Hearing for the Enlargement of a Sanitary District to Include 1945 Valley Wood Road for Refuse/Recycling Collection Service (Dranesville District)

ISSUE:
Board of Supervisors (Board) to conduct a public hearing for the enlargement of a Sanitary District for refuse/recycling collection service.

RECOMMENDATION:
The County Executive recommends that the Board approve the proposed petition to change this Sanitary District for refuse/recycling service in accordance with the Board's procedural Criteria for Sanitary Districts.

Sanitary District	Action	Service	Recommendation
DTA Local District 1A1	Enlarge	Refuse &	Approve
Within Dranesville District	Enlarge	Recycling	
1945 Valley Wood Road			
(Attachment 1 Summary Sheet)			

TIMING:
The Board authorized to advertise on September 15, 2026, for a public hearing to be held on October 27, 2026, at 4:30 p.m.

BACKGROUND:
The administrative responsibility for the Creation/Enlargement/Contraction/ Dissolution of Sanitary Districts in Fairfax County (County) for refuse/recycling and/or leaf collection is with the Department of Public Works and Environmental Services. The establishment of Sanitary Districts is accomplished through the action of the Board at public hearings. Prior to any action by the Board on a proposed Sanitary District, certain relevant standards and criteria must be met in accordance with the Board's procedural Criteria for Sanitary Districts.

The submitted petition has been reviewed, and it has been determined that the petition should be submitted to the Board for approval. The petition data summary and the proposed resolution are set forth in Attachment 2.

Board Agenda Item
October 27, 2026

Staff recommends that the enlargement of an existing Sanitary District to include 1945 Valley Wood Road for refuse/recycling be approved due to the petition map area being surrounded by existing Sanitary District customers. If approved, the modification will become permanent on January 1, 2027.

EQUITY IMPACT:
Sanitary District Creation/De-Creation for the purposes of solid waste management relates to area of focus 12 in the One Fairfax Policy: "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."

Enlargement of existing Sanitary Districts allows the County to collect or contract the waste collection for all residences within that designated area, reducing solid waste vehicle congestion in the area, reducing pollution, greenhouse gas emissions, improving safety and providing consistent and standardized service. The enlargement of Sanitary Districts is done in response to petitions from residents in the designated area. This action would positively impact the following Countywide Strategic Plan Community Outcome Areas: Healthy Communities, Energy and Environment, and Housing and Neighborhood Livability.

This item follows the Fairfax Sanitary District Petition Process and has passed a community-lead vote of at least 55% of residents to bring before the Board. Information on the petition process can be found on the Fairfax County Solid Waste website or by contacting Solid Waste directly. If approved, the community will be contacted via mail to inform them of the change, service start date, new collection rates, and service standards. Residents can reach out to Solid Waste for additional assistance anytime during the petition process or following approval.

At this time, no negative impacts have been observed or are projected.

FISCAL IMPACT:
This home has not been charged for service historically due to an administrative issue with a 1994 BOS resolution. This petition is strictly an action as part of our administrative cleanup.

ENCLOSED DOCUMENTS:
Attachment 1: Summary Sheet
Attachment 2: Data Sheet with Proposed Resolution and Map (1945 Valley Wood Road)

Board Agenda Item
October 27, 2026

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, DPWES

ASSIGNED COUNSEL:
Joanna Faust, Senior Assistant County Attorney

Attachment 1

SUMMARY SHEET

Proposed alteration to the following Sanitary District for refuse/recycling collection service:

1. Enlarge Sanitary District in DTA Local District 1A1 within Dranesville District to include 1945 Valley Wood Road for the purpose of providing refuse/recycling collection service.

DATA SHEET
Enlarge Existing Sanitary District
1945 Valley Wood Road
DTA Local District 1A1
Within the Dranesville District

Purpose: To provide County refuse/recycling collection service to 1945 Valley Wood Road.

- Petition requesting service received May 12, 2026.
- Petition Area: 1 Property.
- 1 Property Owner in favor.
- 0 Property Owners opposed.
- 0 Non-responsive / unable to contact.
- The Department of Public Works and Environmental Services can provide the requested service using existing equipment.
- The Department of Public Works and Environmental Services recommends that the requested modification for the enlargement of Sanitary District for refuse/recycling collection be approved due to the petition map area being surrounded by existing Sanitary District customers. If approved, the modification will become permanent on January 1, 2027.

ADOPTION OF A RESOLUTION
TO ENLARGE EXISTING SANITARY DISTRICT
TO INCLUDE 1945 VALLEY WOOD ROAD
DTA LOCAL DISTRICT 1A1
WITHIN DRANESVILLE DISTRICT

TAKE NOTICE that at a regular meeting of the Board of Supervisors of the County of Fairfax, Virginia, held in the Board Auditorium of the Government Center, 12000 Government Center Parkway, Fairfax, Virginia, on Tuesday the 27th day of October, 2026, it was proposed by said Board to adopt a resolution to enlarge an existing Sanitary District to include 1945 Valley Wood Road in DTA Local District 1A1 within Dranesville District to include 1945 Valley Wood Road for the purpose of providing for refuse/recycling collection to be effective January 1, 2027, and the Clerk of said Board was directed to cause notice thereof by publication in a newspaper having general circulation in said County in the manner specified by Virginia Code § 15.2-1427 for the adoption of county ordinances, together with a notice that at a regular meeting of said Board to be held in the Board Auditorium of the Government Center, 12000 Government Center Parkway, Fairfax, Virginia, on

TUESDAY
October 27, 2026
COMMENCING AT 4:30 P.M.

The said Board of Supervisors of Fairfax County, Virginia, will hold a public hearing at which time and place any interested parties may appear and be heard. The full text of the resolution to be adopted is in the following words and figures, to-wit:

WHEREAS, Virginia Code Section *15.2-858*, as amended, provides for, among other things, the Creation by the Board of Supervisors of Fairfax County, Virginia, of a Sanitary District by resolution; and

WHEREAS, the Board of Supervisors has been presented with facts and information upon consideration of which said Board, finding the property embraced in the proposed Sanitary District will be benefited by enlarging the Sanitary District for the purpose of providing for refuse/recycling collection for the citizens who reside therein.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Supervisors of Fairfax County, Virginia, authorizes the advertisement for the proposed enlargement of a Sanitary District, pursuant to Virginia Code Section *15.2-858*, as amended, to be known as 1945 Valley Wood Road in DTA Local District 1A1 within Dranesville District, Fairfax County, Virginia, which said enlargement of the Sanitary District shall be described as follows:

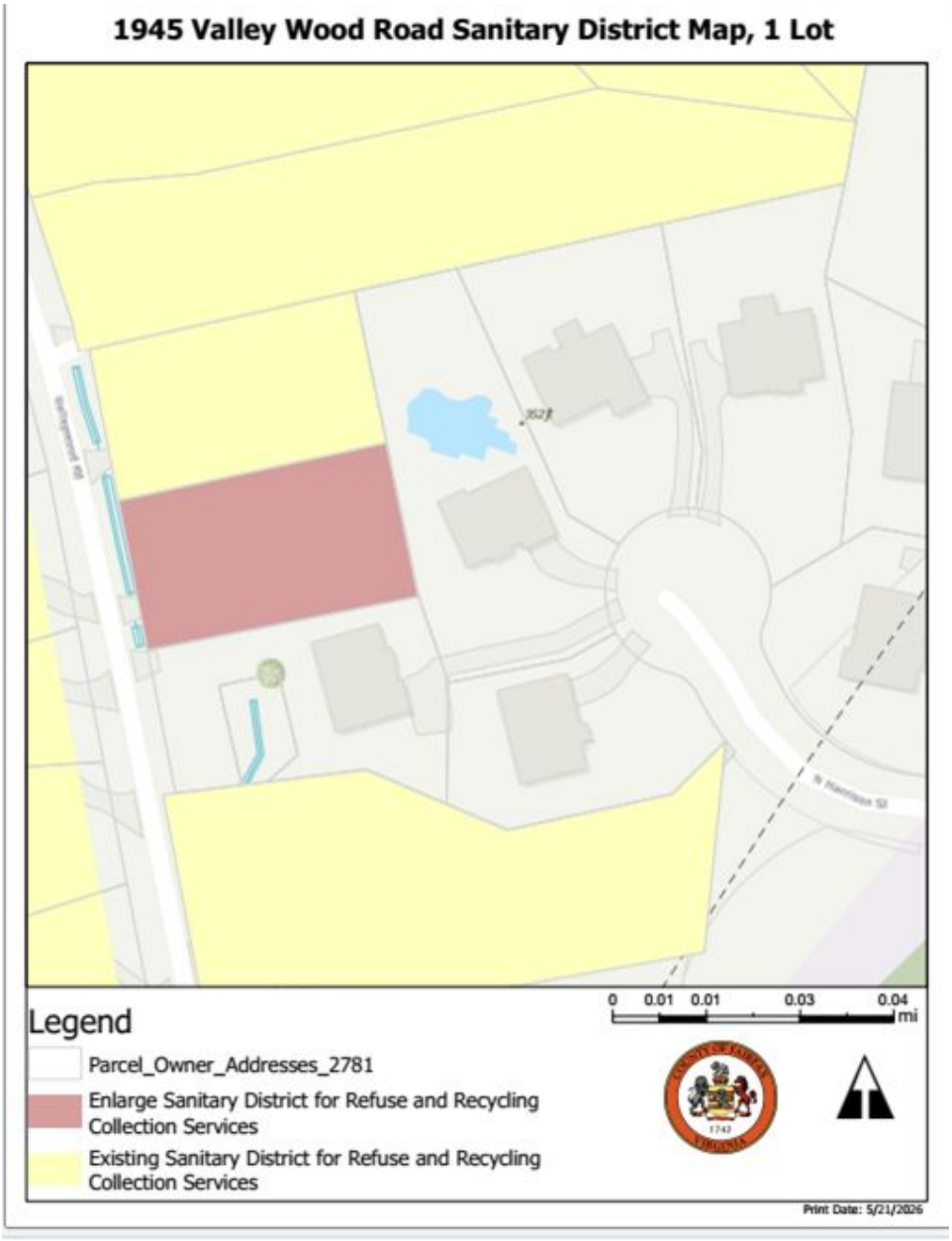
The enlargement of an existing Sanitary District in DTA Local District 1A1 within Dranesville District to include 1945 Valley Wood Road located in the County of Fairfax, Virginia, and as shown on the attached map.

AND BE IT FURTHER RESOLVED that the Board of Supervisors of Fairfax County, Virginia, declares its intention to implement the purpose for which said 1945 Valley Wood Road in DTA Local District 1A1 within Dranesville District is hereby created to wit:

To provide refuse/recycling collection service for the citizens who reside therein.

Given under my hand this____day of October, 2026

_____
Jill G. Cooper
Clerk for the Board of Supervisors


1945 Valley Wood Road Sanitary District Map, 1 Lot
Legend
Parcel_Owner_Addresses_2781
Enlarge Sanitary District for Refuse and Recycling Collection Services
Existing Sanitary District for Refuse and Recycling Collection Services
0 0.01 0.01 0.03 0.04 mi
Print Date: 5/21/2026

Board Agenda Item
October 27, 2026

4:30 p.m.

Public Hearing for the Enlargement of a Sanitary District to Include 1941 Valley Wood Road for Refuse/Recycling Collection Service (Dranesville District)

ISSUE:
Board of Supervisors (Board) to conduct a public hearing for the enlargement of a Sanitary District for refuse/recycling collection service.

RECOMMENDATION:
The County Executive recommends that the Board approve the proposed petition to change this Sanitary District for refuse/recycling collection service in accordance with the Board's procedural Criteria for Sanitary Districts.

Sanitary District	Action	Service	Recommendation
DTA Local District 1A1 Within Dranesville District 1941 Valley Wood Road (Attachment 1 Summary Sheet)	Enlarge	Refuse & Recycling	Approve

TIMING:
The Board authorized to advertise on September 15, 2026, for a public hearing to be held on October 27, 2026, at 4:30 p.m.

BACKGROUND:
The administrative responsibility for the Creation/Enlargement/Contraction/ Dissolution of Sanitary Districts in Fairfax County (County) for refuse/recycling and/or leaf collection is with the Department of Public Works and Environmental Services. The establishment of Sanitary Districts is accomplished through the action of the Board at public hearings. Prior to any action by the Board on a proposed Sanitary District, certain relevant standards and criteria must be met in accordance with the Board's procedural Criteria for Sanitary Districts.

The submitted petition has been reviewed, and it has been determined that the petition should be submitted to the Board for approval. The petition data summary and the proposed resolution are set forth in Attachment 2.

Board Agenda Item
October 27, 2026

Staff recommends that the enlargement of an existing Sanitary District to include 1941 Valley Wood Road for refuse/recycling collection be approved due to the petition map area being surrounded by existing Sanitary District customers. If approved, the modification will become permanent on January 1, 2027.

EQUITY IMPACT:
Sanitary District Creation/De-Creation for the purposes of solid waste management relates to area of focus 12 in the One Fairfax Policy: "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."

Enlargement of existing Sanitary Districts allows the County to collect or contract the waste collection for all residences within that designated area, reducing solid waste vehicle congestion in the area, reducing pollution, greenhouse gas emissions, improving safety and providing consistent and standardized service. The enlargement of Sanitary Districts is done in response to petitions from residents in the designated area. This action would positively impact the following Countywide Strategic Plan Community Outcome Areas: Healthy Communities, Energy and Environment, and Housing and Neighborhood Livability.

This item follows the Fairfax Sanitary District Petition Process and has passed a community-lead vote of at least 55% of residents to bring before the Board. Information on the petition process can be found on the Fairfax County Solid Waste website or by contacting Solid Waste directly. If approved, the community will be contacted via mail to inform them of the change, service start date, new collection rates, and service standards. Residents can reach out to Solid Waste for additional assistance anytime during the petition process or following approval.

At this time, no negative impacts have been observed or are projected.

FISCAL IMPACT:
This home has not been charged for service historically due to an administrative issue with a 1994 BOS resolution. This petition is strictly an action as part of our administrative cleanup.

ENCLOSED DOCUMENTS:
Attachment 1: Summary Sheet
Attachment 2: Data Sheet with Proposed Resolution and Map (1941 Valley Wood Road)

Board Agenda Item
October 27, 2026

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, DPWES

ASSIGNED COUNSEL:
Joanna Faust, Senior Assistant County Attorney

Attachment 1

SUMMARY SHEET

Proposed alteration to the following Sanitary District for refuse/recycling collection service:

1. Enlarge Sanitary District in DTA Local District 1A1 within Dranesville District to include 1941 Valley Wood Road for the purpose of providing refuse/recycling collection service.

DATA SHEET
Enlarge Existing Sanitary District
1941 Valley Wood Road
DTA Local District 1A1
Within the Dranesville District

Purpose: To provide County refuse/recycling collection service to 1941 Valley Wood Road.

- Petition requesting service received June 15, 2026.
- Petition Area: 1 Property.
- 1 Property Owner in favor.
- 0 Property Owners opposed.
- 0 Non-responsive / unable to contact.
- The Department of Public Works and Environmental Services can provide the requested service using existing equipment.
- The Department of Public Works and Environmental Services recommends that the requested modification for the enlargement of Sanitary District for refuse/recycling collection be approved due to the petition map area being surrounded by existing Sanitary District customers. If approved, the modification will become permanent on January 1, 2027.

ADOPTION OF A RESOLUTION
TO ENLARGE AN EXISTING SANITARY DISTRICT
TO INCLUDE 1941 VALLEY WOOD ROAD
DTA LOCAL DISTRICT 1A1
WITHIN DRANESVILLE DISTRICT

TAKE NOTICE that at a regular meeting of the Board of Supervisors of the County of Fairfax, Virginia, held in the Board Auditorium of the Government Center, 12000 Government Center Parkway, Fairfax, Virginia, on Tuesday the 27th day of October, 2026, it was proposed by said Board to adopt a resolution to enlarge an existing Sanitary District to include 1941 Valley Wood Road in DTA Local District 1A1 within Dranesville District to include 1941 Valley Wood Road for the purpose of providing for refuse/recycling collection to be effective January 1, 2027, and the Clerk of said Board was directed to cause notice thereof by publication in a newspaper having general circulation in said County in the manner specified by Virginia Code § 15.2-1427 for the adoption of county ordinances, together with a notice that at a regular meeting of said Board to be held in the Board Auditorium of the Government Center, 12000 Government Center Parkway, Fairfax, Virginia, on

TUESDAY
October 27, 2026
COMMENCING AT 4:30 P.M.

The said Board of Supervisors of Fairfax County, Virginia, will hold a public hearing at which time and place any interested parties may appear and be heard. The full text of the resolution to be adopted is in the following words and figures, to-wit:

WHEREAS, Virginia Code Section *15.2-858*, as amended, provides for, among other things, the Creation by the Board of Supervisors of Fairfax County, Virginia, of a Sanitary District by resolution; and

WHEREAS, the Board of Supervisors has been presented with facts and information upon consideration of which said Board, finding the property embraced in the proposed Sanitary District will be benefited by enlarging the Sanitary District for the purpose of providing for refuse/recycling collection for the citizens who reside therein.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Supervisors of Fairfax County, Virginia, authorizes the advertisement for the proposed enlargement of a Sanitary District, pursuant to Virginia Code Section *15.2-858*, as amended, to be known as 1941 Valley Wood Road in DTA Local District 1A1 within Dranesville District, Fairfax County, Virginia, which said enlargement of the Sanitary District shall be described as follows:

The enlargement of an existing Sanitary District in DTA Local District 1A1 within Dranesville District to include 1941 Valley Wood Road located in the County of Fairfax, Virginia, and as shown on the attached map.

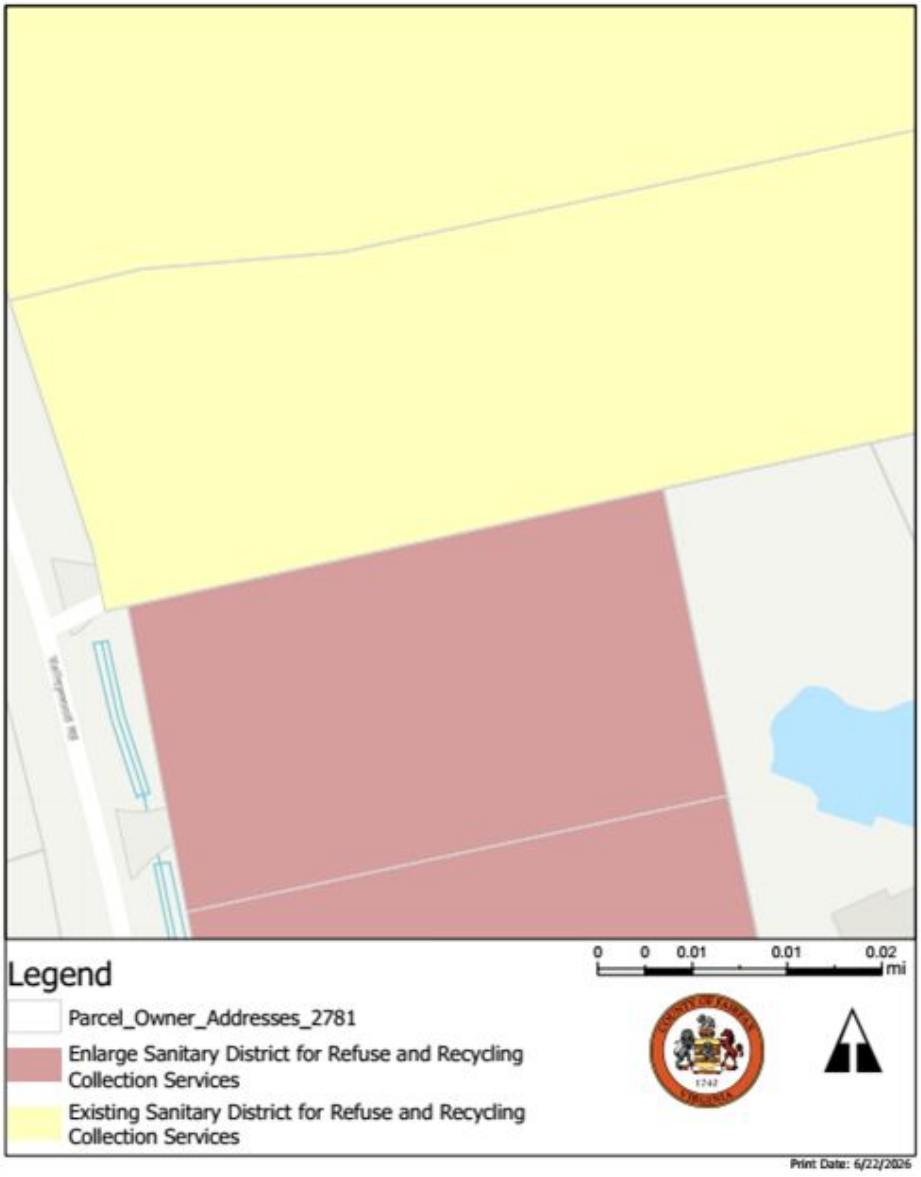
AND BE IT FURTHER RESOLVED that the Board of Supervisors of Fairfax County, Virginia, declares its intention to implement the purpose for which said 1941 Valley Wood Road in DTA Local District 1A1 within Dranesville District is hereby created to wit:

To provide refuse/recycling collection service for the citizens who reside therein.

Given under my hand this____day of October, 2026

_____
Jill G. Cooper
Clerk for the Board of Supervisors

1941 Valley Wood Road Sanitary District Map, 1 Lot



Board Agenda Item
October 27, 2026

4:30 p.m.

Public Hearing for the Contraction of a Sanitary District to Remove 612 N Oak Street from Refuse/Recycling Collection Service (Dranesville District)

ISSUE:
Board of Supervisors (Board) to conduct a public hearing for the contraction of a Sanitary District to remove refuse/recycling collection service.

RECOMMENDATION:
The County Executive recommends that the Board approve the proposed petition to change this Sanitary District for refuse/recycling service in accordance with the Board's procedural Criteria for Sanitary Districts.

Sanitary District	Action	Service	Recommendation
DTA Small District 1 Within Dranesville District 612 N Oak Street (Attachment 1 Summary Sheet)	Contract	Remove Refuse/ Recycling	Approve

TIMING:
The Board authorized to advertise on September 15, 2026, for a public hearing to be held on October 27, 2026, at 4:30 p.m.

BACKGROUND:
The administrative responsibility for the Creation/Enlargement/Contraction/ Dissolution of Sanitary Districts in Fairfax County (County) for refuse/recycling and/or leaf collection is with the Department of Public Works and Environmental Services. The establishment of Sanitary Districts is accomplished through the action of the Board at public hearings. Prior to any action by the Board on a proposed Sanitary District, certain relevant standards and criteria must be met in accordance with the Board's procedural Criteria for Sanitary Districts.

The submitted petition has been reviewed, and it has been determined that the petition should be submitted to the Board for approval. The petition data summary and the proposed resolution are set forth in Attachment 2.
Staff recommends that the contraction of an existing Sanitary District for the removal of

refuse/recycling for 612 N Oak Street be approved, as this home is not currently serviced by SWMP because the parcel is split between two jurisdictions, partially in Fairfax County and City of Falls Church. If approved, the modification will become permanent on January 1, 2027.

EQUITY IMPACT:
Sanitary District Creation/De-Creation for the purposes of solid waste management relates to area of focus 12 in the One Fairfax Policy: “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.”

Contraction that removes refuse service results in the reduction of waste collection activity for all residences achieving the same benefit in reduction of pollution, greenhouse gas emissions, and improving safety. The contraction of Sanitary Districts is done in response to petitions from residents in the designated area. This action would positively impact the following Countywide Strategic Plan Community Outcome Areas: Healthy Communities, Energy and Environment, and Housing and Neighborhood Livability.

This item follows the Fairfax Sanitary District Petition Process and has passed a community-lead vote of at least 60% of residents to bring before the Board. Information on the petition process can be found on the Fairfax County Solid Waste website or by contacting Solid Waste directly. If approved, the community will be contacted via mail to inform them of the change and service cancellation date. Residents can reach out to Solid Waste for additional assistance anytime during the petition process or following approval.

At this time, no negative impacts have been observed or are projected.

FISCAL IMPACT:
This home is not currently serviced by SWMP. This petition is strictly an administrative action because the parcel is split between two jurisdictions, partially in Fairfax County and City of Falls Church. No fiscal impacts are projected.

ENCLOSED DOCUMENTS:
Attachment 1: Summary Sheet
Attachment 2: Data Sheet with Proposed Resolution and Map (612 N Oak Street)

Board Agenda Item
October 27, 2026

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, DPWES

ASSIGNED COUNSEL:
Joanna Faust, Senior Assistant County Attorney

Attachment 1

SUMMARY SHEET

Proposed alteration to the following Sanitary District for refuse/recycling collection service:

1. Contract Existing Sanitary District to Remove 612 N Oak Street in DTA Small District 1 within Dranesville District for the purpose of removing refuse/recycling collection service.

DATA SHEET
Contract Existing Sanitary District
612 N Oak Street
DTA Small District 1
Within the Dranesville District

Purpose: To remove County refuse/recycling collection service from 612 N Oak Street.

- Petition process began May 15, 2026.
- Petition Area: 1 Property.
- 1 Property Owner in favor.
- 0 Property Owners opposed.
- 0 Non-responsive / unable to contact.
- The Department of Public Works and Environmental Services recommends that the requested modification for the contraction of a Sanitary District to remove 612 N Oak Street for the removal of refuse/recycling be approved, as this home is not currently serviced by SWMP because the parcel is split between two jurisdictions, partially in Fairfax County and City of Falls Church. If approved, the modification will become permanent on January 1, 2027.

ADOPTION OF A RESOLUTION
TO CONTRACT EXISTING SANITARY DISTRICT
612 N OAK STREET
DTA SMALL DISTRICT 1
WITHIN DRANESVILLE DISTRICT

TAKE NOTICE that at a regular meeting of the Board of Supervisors of the County of Fairfax, Virginia, held in the Board Auditorium of the Government Center, 12000 Government Center Parkway, Fairfax, Virginia, on Tuesday the 27th day of October, 2026, it was proposed by said Board to adopt a resolution to contract an existing Sanitary District in DTA Small District 1 within Dranesville District to include 612 N Oak Street for the purpose of removing refuse/recycling collection to be effective January 1, 2027, and the Clerk of said Board was directed to cause notice thereof by publication in a newspaper having general circulation in said County in the manner specified by Virginia Code § 15.2-1427 for the adoption of county ordinances, together with a notice that at a regular meeting of said Board to be held in the Board Auditorium of the Government Center, 12000 Government Center Parkway, Fairfax, Virginia, on

TUESDAY
October 27, 2026
COMMENCING AT 4:30 P.M.

The said Board of Supervisors of Fairfax County, Virginia, will hold a public hearing at which time and place any interested parties may appear and be heard. The full text of the resolution to be adopted is in the following words and figures, to-wit:

WHEREAS, Virginia Code Section *15.2-858*, as amended, provides for, among other things, the Creation by the Board of Supervisors of Fairfax County, Virginia, of a Sanitary District by resolution; and

WHEREAS, the Board of Supervisors has been presented with facts and information upon consideration of which said Board, finding the properties embraced in the existing Sanitary District will be benefited by contracting the Sanitary District for the purpose of removing for refuse/recycling collection for the citizens who reside therein.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Supervisors of Fairfax County, Virginia, authorizes the advertisement for the proposed contraction of an existing Sanitary District, pursuant to Virginia Code Section *15.2-858*, as amended, in DTA Small District 1 within Dranesville District, Fairfax County, Virginia, which said contraction of the Sanitary District shall be described as follows:

The contraction to remove 612 N Oak Street from the existing Sanitary

District in DTA Small District 1 within Dranesville District located in the County of Fairfax, Virginia, and as shown on the attached map.

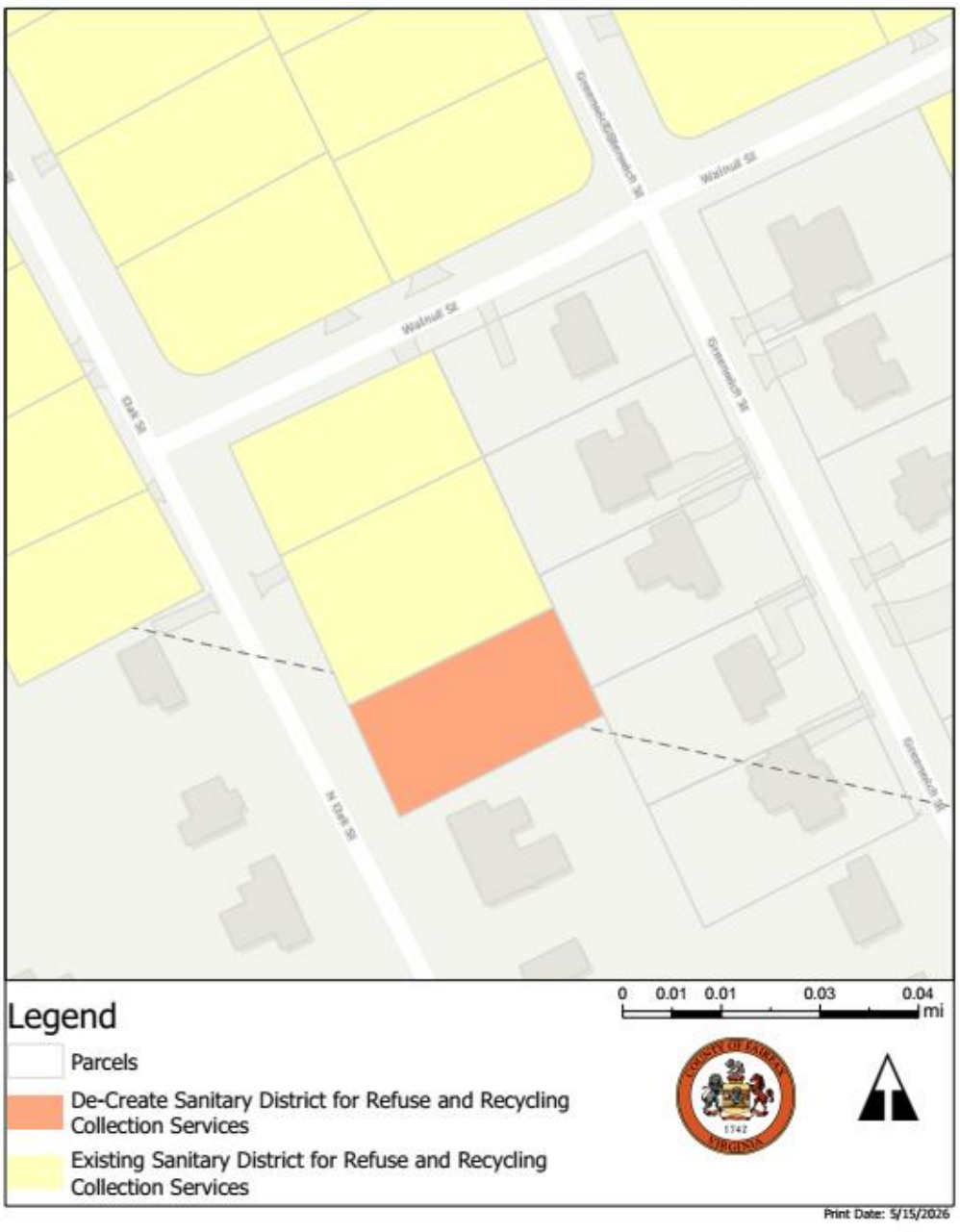
AND BE IT FURTHER RESOLVED that the Board of Supervisors of Fairfax County, Virginia, declares its intention to implement the purpose for which said the Sanitary District in DTA Small District 1 within Dranesville District is hereby contracted to wit:

To remove 612 N Oak Street from the Sanitary District in order to remove refuse/recycling collection service for the citizens who reside therein.

Given under my hand this____day of October, 2026

_____
Jill G. Cooper
Clerk for the Board of Supervisors

612 N Oak Street Sanitary District Map



Board Agenda Item
October 27, 2026

4:30 p.m.

Public Hearing for the Enlargement of a Sanitary District to Include Ivy Hill Drive Area for Refuse/Recycling Collection Service (Dranesville District)

ISSUE:
Board of Supervisors (Board) to conduct a public hearing for the enlargement of a Sanitary District for refuse/recycling collection service.

RECOMMENDATION:
The County Executive recommends that the Board approve the proposed petition to change this Sanitary District for refuse/recycling service in accordance with the Board's procedural Criteria for Sanitary Districts.

Sanitary District	Action	Service	Recommendation
DTA Local District 1A1 Within Dranesville District Ivy Hill Drive Area (Attachment 1 Summary Sheet)	Enlarge	Refuse/ Recycling	Approve

TIMING:
The Board authorized to advertise on September 15, 2026, for a public hearing to be held on October 27, 2026, at 4:30 p.m.

BACKGROUND:
The administrative responsibility for the Creation/Enlargement/Contraction/ Dissolution of Sanitary Districts in the County of Fairfax for refuse/recycling and/or leaf collection is with the Department of Public Works and Environmental Services. The establishment of Sanitary Districts is accomplished through the action of the Board at public hearings. Prior to any action by the Board on a proposed Sanitary District, certain relevant standards and criteria must be met in accordance with the Board's procedural Criteria for Sanitary Districts.

The submitted petition has been reviewed, and it has been determined that the petition should be submitted to the Board for approval. The petition data summary and the proposed resolution are set forth in Attachment 2.
Staff recommends the enlargement of an existing Sanitary District to include Ivy Hill

Drive Area for refuse/recycling be approved due to the petition map area being surrounded by existing Sanitary District customers. If approved, the modification will become permanent on January 1, 2027.

EQUITY IMPACT:
Sanitary District Creation/De-Creation for the purposes of solid waste management relates to area of focus 12 in the One Fairfax Policy: “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.”

Enlargement of existing Sanitary Districts allows the County to collect or contract the waste collection for all residences within that designated area, reducing solid waste vehicle congestion in the area, reducing pollution, greenhouse gas emissions, improving safety and providing consistent and standardized service. The enlargement of Sanitary Districts is done in response to petitions from residents in the designated area. This action would positively impact the following Countywide Strategic Plan Community Outcome Areas of Healthy Communities, Energy and Environment, and Housing and Neighborhood Livability.

This item follows the Fairfax Sanitary District Petition Process and has passed a community-lead vote of 55% of residents to bring before the Board. Information on the petition process can be found on the Fairfax County Solid Waste website or by contacting Solid Waste directly. If approved, the community will be contacted via mail to inform them of the change, service start date, new collection rates, and service standards. Residents can reach out to Solid Waste for additional assistance anytime during the petition process or following approval.

At this time, no negative impacts have been observed or are projected.

FISCAL IMPACT:
No fiscal impacts are projected.

ENCLOSED DOCUMENTS:
Attachment 1: Summary Sheet
Attachment 2: Data Sheet with Proposed Resolution/Map (Ivy Hill Drive Area)

Board Agenda Item
October 27, 2026

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, DPWES

ASSIGNED COUNSEL:
Joanna Faust, Senior Assistant County Attorney

Attachment 1

SUMMARY SHEET

Proposed alteration to the following Sanitary District for refuse/recycling collection service:

1. Enlarge Sanitary District in DTA Local District 1A1 within Dranesville District for Ivy Hill Drive Area for the purpose of providing refuse/recycling collection service.

DATA SHEET
Enlarge Sanitary District
Ivy Hill Drive Area
DTA Local District 1A1
Within the Dranesville District

Purpose: To provide County refuse/recycling collection service to Ivy Hill Drive Area.

- Petition requesting service received June 27, 2024.
- Petition Area: 7 Properties.
- 5 Property Owners in favor.
- 0 Property Owners opposed.
- 2 Non-responsive / unable to contact.
- The Department of Public Works and Environmental Services can provide the requested service using existing equipment.
- The Department of Public Works and Environmental Services recommends that the requested modification for the enlargement of Sanitary District for refuse/recycling collection be approved due to the petition map area being surrounded by existing Sanitary District customers. If approved, the modification will become permanent on January 1, 2027.

ADOPTION OF A RESOLUTION
TO ENLARGE SANITARY DISTRICT
TO INCLUDE IVY HILL DRIVE AREA
DTA LOCAL DISTRICT 1A1
WITHIN DRANESVILLE DISTRICT

TAKE NOTICE that at a regular meeting of the Board of Supervisors of the County of Fairfax, Virginia, held in the Board Auditorium of the Government Center, 12000 Government Center Parkway, Fairfax, Virginia, on Tuesday the 27th day of October, 2026, it was proposed by said Board to adopt a resolution to enlarge a district known as Ivy Hill Drive Area in DTA Local District 1A1 within Dranesville District to include Ivy Hill Drive Area for the purpose of providing for refuse/recycling collection to be effective January 1, 2027, and the Clerk of said Board was directed to cause notice thereof by publication in a newspaper having general circulation in said County in the manner specified by Virginia Code § 15.2-1427 for the adoption of county ordinances, together with a notice that at a regular meeting of said Board to be held in the Board Auditorium of the Government Center, 12000 Government Center Parkway, Fairfax, Virginia, on

TUESDAY
October 27, 2026
COMMENCING AT 4:30 P.M.

The said Board of Supervisors of Fairfax County, Virginia, will hold a public hearing at which time and place any interested parties may appear and be heard. The full text of the resolution to be adopted is in the following words and figures, to-wit:

WHEREAS, Virginia Code Section *15.2-858*, as amended, provides for, among other things, the Creation by the Board of Supervisors of Fairfax County, Virginia, of a Sanitary District by resolution; and

WHEREAS, the Board of Supervisors has been presented with facts and information upon consideration of which said Board, finding the properties embraced in the proposed Sanitary District will be benefited by enlarging the Sanitary District for the purpose of providing for refuse/recycling collection for the citizens who reside therein.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Supervisors of Fairfax County, Virginia, authorizes the advertisement for the proposed enlargement of a Sanitary District, pursuant to Virginia Code Section *15.2-858*, as amended, to be known as Ivy Hill Drive Area in DTA Local District 1A1 within Dranesville District, Fairfax County, Virginia, which said enlargement of the Sanitary District shall be described as follows:

The enlargement of an existing Sanitary District in DTA Local District 1A1 within Dranesville District to include Ivy Hill Drive Area located in the County of Fairfax, Virginia, and as shown on the attached map.

AND BE IT FURTHER RESOLVED that the Board of Supervisors of Fairfax County, Virginia, declares its intention to implement the purpose for which said Ivy Hill Drive Area in DTA Local District 1A1 within Dranesville District is hereby created to wit:

To provide refuse/recycling collection service for the citizens who reside therein.

Given under my hand this____day of October, 2026

_____
Jill G. Cooper Clerk for the Board of Supervisors

Ivy Hill Drive Area Sanitary District Map, 7 Lots



Board Agenda Item
October 27, 2026

4:30 p.m.

Public Hearing for the De-Creation/Re-Creation of a Sanitary District to Remove Vacuum Leaf Collection Service from Woodland Terrace Area (Dranesville District)

ISSUE:
Board of Supervisors (Board) to conduct a public hearing for the de-creation/re-creation of a Sanitary District to provide County refuse/recycling and remove vacuum leaf collection service.

RECOMMENDATION:
The County Executive recommends that the Board approve the proposed petition to change this Sanitary District for vacuum leaf service in accordance with the Board's procedural Criteria for Sanitary Districts.

Sanitary District	Action	Service	Recommendation
DTA Local District 1A12 Within Dranesville District Woodland Terrace Area (Attachment 1 Summary Sheet)	De-Create/ Re-Create	Refuse/ Recycling & Remove Vacuum Leaf	Approve

TIMING:
The Board authorized to advertise on September 15, 2026, for a public hearing to be held on October 27, 2026, at 4:30 p.m.

BACKGROUND:
The administrative responsibility for the Creation/Enlargement/Contraction/ Dissolution of Sanitary Districts in Fairfax County (County) for refuse/recycling and/or leaf collection is with the Department of Public Works and Environmental Services. The establishment of Sanitary Districts is accomplished through the action of the Board at public hearings. Prior to any action by the Board on a proposed Sanitary District, certain relevant standards and criteria must be met in accordance with the Board's procedural Criteria for Sanitary Districts.

The submitted petition has been reviewed, and it has been determined that the petition should be submitted to the Board for approval. The petition data summary and the proposed resolution are set forth in Attachment 2.
Staff recommends that the de-creation/re-creation of Woodland Terrace Area to provide

refuse/recycling and remove vacuum leaf collection be approved as it will remove truck traffic related to vacuum leaf collection which will eliminate vacuum leaf trucks reducing truck traffic, related emissions, and safety risks. If approved, the modification will become permanent on January 1, 2027.

EQUITY IMPACT:
Sanitary District Creation/De-Creation for the purposes of solid waste management relates to area of focus 12 in the One Fairfax Policy: "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."

De-creation that removes vacuum leaf service results in the reduction of waste collection activity for all residences achieving the same benefit in reduction of pollution, greenhouse gas emissions, and improving safety. The creation or de-creation of Sanitary Districts is done in response to petitions from residents in the designated area. This action would positively impact the following Countywide Strategic Plan Community Outcome Areas: Healthy Communities, Energy and Environment, and Housing and Neighborhood Livability.

This item follows the Fairfax Sanitary District Petition Process and has passed a community-lead vote of at least 60% of residents to bring before the Board. Information on the petition process can be found on the Fairfax County Solid Waste website or by contacting Solid Waste directly. If approved, the community will be contacted via mail to inform them of the change and service cancellation date. Residents can reach out to Solid Waste for additional assistance anytime during the petition process or following approval.

At this time, no negative impacts have been observed or are projected.

FISCAL IMPACT:
If the affected homes are removed from service, SWMP's fixed costs (such as equipment, staffing, facilities, and administration) will remain largely unchanged while total revenue decreases. Because these fixed costs must still be fully recovered, a smaller customer base could result in higher per-household rates for all remaining sanitary district customers over time.

ENCLOSED DOCUMENTS:
Attachment 1: Summary Sheet
Attachment 2: Data Sheet with Proposed Resolution and Map
(Woodland Terrace Area)

Board Agenda Item
October 27, 2026

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, DPWES

ASSIGNED COUNSEL:
Joanna Faust, Senior Assistant County Attorney

Attachment 1

SUMMARY SHEET

Proposed alteration to the following Sanitary District for vacuum leaf collection service:

1. De-Create/Re-Create an existing Sanitary District for the purpose of providing County refuse/recycling and removing vacuum leaf collection service from Woodland Terrace Area in DTA Local District 1A12 within Dranesville District.

DATA SHEET
De-Create/Re-Create Existing Sanitary District
Woodland Terrace Area
DTA Local District 1A12
Within the Dranesville District

Purpose: To provide County refuse/recycling and remove vacuum leaf collection service from Woodland Terrace Area.

- Petition process began February 18, 2026.
- Petition Area: 9 Properties.
- 6 Property Owners in favor.
- 1 Property Owner opposed.
- 2 Non-responsive / unable to contact.
- The Department of Public Works and Environmental Services recommends that the requested modification for the de-creation/re-creation of Woodland Terrace Area for the removal of vacuum leaf collection be approved as it will remove truck traffic related to vacuum leaf collection which will eliminate vacuum leaf trucks reducing truck traffic, related emissions, and safety risks. If approved, the modification will become permanent on January 1, 2027.

ADOPTION OF A RESOLUTION
TO DE-CREATE/RE-CREATE EXISTING SANITARY DISTRICT
WOODLAND TERRACE AREA
DTA LOCAL DISTRICT 1A12
WITHIN DRANESVILLE DISTRICT

TAKE NOTICE that at a regular meeting of the Board of Supervisors of the County of Fairfax, Virginia, held in the Board Auditorium of the Government Center, 12000 Government Center Parkway, Fairfax, Virginia, on Tuesday the 27th day of October, 2026, it was proposed by said Board to adopt a resolution to de-create/re-create a district known as Woodland Terrace Area in DTA Local District 1A12 within Dranesville District to include Woodland Terrace Area for the purpose of providing refuse/recycling and removing vacuum leaf collection to be effective January 1, 2027, and the Clerk of said Board was directed to cause notice thereof by publication in a newspaper having general circulation in said County in the manner specified by Virginia Code § 15.2-1427 for the adoption of county ordinances, together with a notice that at a regular meeting of said Board to be held in the Board Auditorium of the Government Center, 12000 Government Center Parkway, Fairfax, Virginia, on

TUESDAY
October 27, 2026
COMMENCING AT 4:30 P.M.

The said Board of Supervisors of Fairfax County, Virginia, will hold a public hearing at which time and place any interested parties may appear and be heard. The full text of the resolution to be adopted is in the following words and figures, to-wit:

WHEREAS, Virginia Code Section *15.2-858*, as amended, provides for, among other things, the Creation by the Board of Supervisors of Fairfax County, Virginia, of a Sanitary District by resolution; and

WHEREAS, the Board of Supervisors has been presented with facts and information upon consideration of which said Board, finding the properties embraced in the proposed Sanitary District will be benefited by de-creating/re-creating the Sanitary District for the purpose of providing refuse/recycling and removing vacuum leaf collection for the citizens who reside therein.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Supervisors of Fairfax County, Virginia, authorizes the advertisement for the proposed de-creation/re-creation of a Sanitary District, pursuant to Virginia Code Section *15.2-858*, as amended, to be known as Woodland Terrace Area in DTA Local District A12 within Dranesville District, Fairfax County, Virginia, which said de-creation/re-creation of the Sanitary District shall be described as follows:

The proposed de-creation/re-creation of an existing Sanitary District in DTA Local District 1A12 within Dranesville District to include Woodland Terrace Area located in the County of Fairfax, Virginia, and as shown on the attached map.

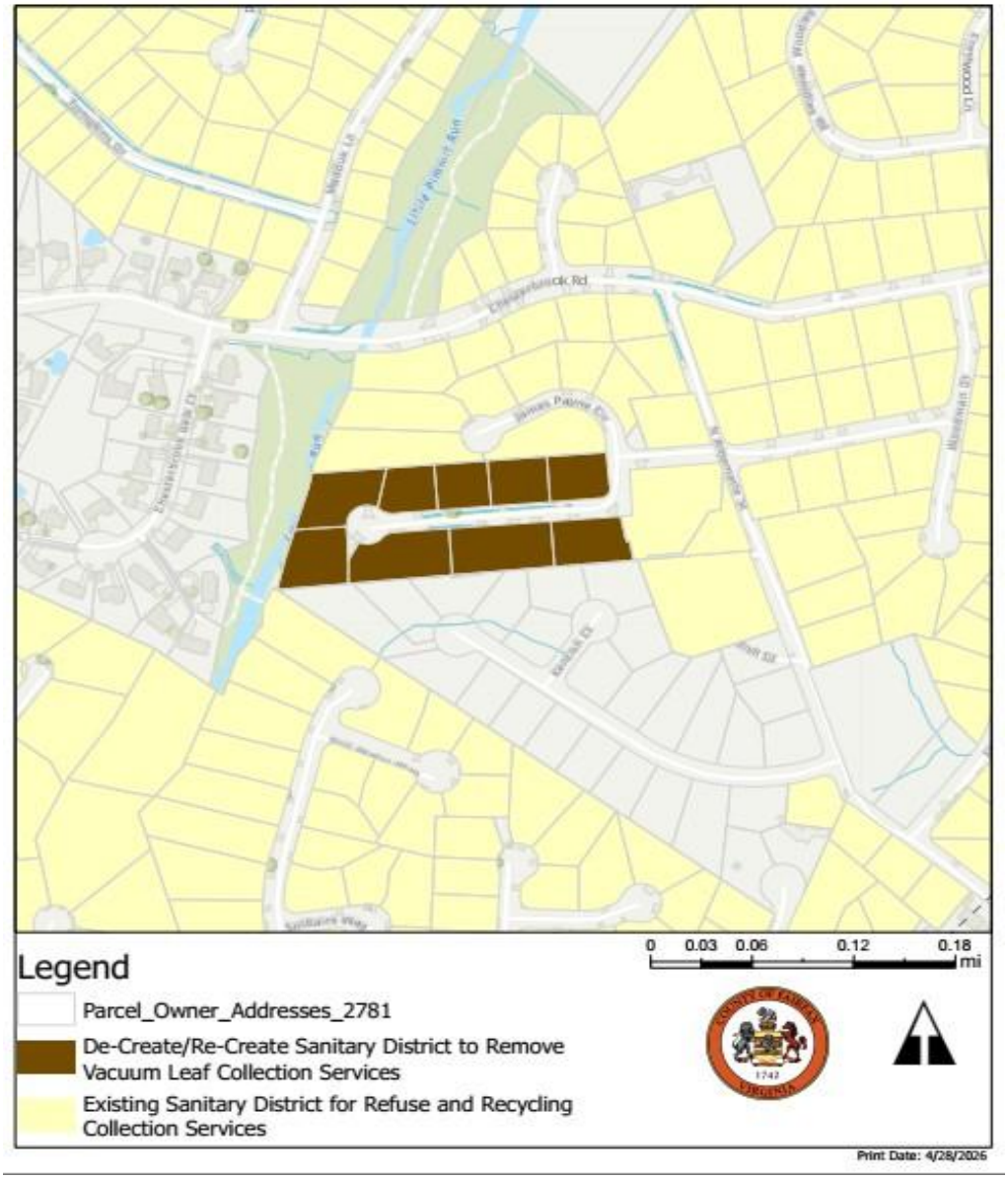
AND BE IT FURTHER RESOLVED that the Board of Supervisors of Fairfax County, Virginia, declares its intention to implement the purpose for which said Woodland Terrace Area in DTA Local District 1A12 within Dranesville District is hereby created to wit:

To provide refuse/recycling and remove vacuum leaf collection service for the citizens who reside therein.

Given under my hand this____day of October, 2026

_____
Jill G. Cooper
Clerk for the Board of Supervisors

Woodland Terrace Area Sanitary District Map, 9 Lots



Board Agenda Item
October 27, 2026

5:00 p.m.

Public Hearing for the Contraction of a Sanitary District to Remove 6614 Edsall Road Sanitary District from Refuse/Recycling Collection Service (Mason District)

ISSUE:
Board of Supervisors (Board) to conduct a public hearing for the contraction of a Sanitary District to remove refuse/recycling collection service.

RECOMMENDATION:
The County Executive recommends that the Board deny the proposed petition to change this Sanitary District for refuse/recycling collection service in accordance with the Board's 1982 Criteria for the Creation/Enlargement/Withdrawal of Small or Local Sanitary Districts for the Purpose of Refuse and/or Leaf Collection Service by the County of Fairfax document.

Sanitary District	Action	Service	Recommendation
DTA Mason District Within Mason District 6614 Edsall Road (Attachment 1 Summary Sheet)	Contract	Remove Refuse/ Recycling	Deny

TIMING:
The Board authorized to advertise on September 15, 2026, for a public hearing to be held on October 27, 2026, at 5:00 p.m.

BACKGROUND:
The administrative responsibility for the Creation/Enlargement/Contraction/ Dissolution of Sanitary Districts in Fairfax County (County) for refuse/recycling and/or leaf collection is with the Department of Public Works and Environmental Services. The establishment of Sanitary Districts is accomplished through the action of the Board at public hearings. Prior to any action by the Board on a proposed Sanitary District, certain relevant standards and criteria must be met in accordance with the Board's procedural Criteria for Sanitary Districts.

The submitted petition has been reviewed, and it has been determined that the petition should be submitted to the Board for approval or denial. The petition data summary and the proposed resolution are set forth in Attachment 2.

Board Agenda Item
October 27, 2026

Staff recommends that the Board deny the contraction of a Sanitary District to remove 6614 Edsall Road from refuse/recycling collection. Removing this one house will go against the Board's 1982 Criteria for the Creation/Enlargement/Withdrawal of Small or Local Sanitary Districts for the Purpose of Refuse and/or Leaf Collection Service by the County of Fairfax, specifically item #13. This item states "it is the policy of the County to deny all requests for withdrawal from a small or local Sanitary Districts." Additionally, a contraction of the Sanitary District will be counter to the environmental sustainability directives by resulting in a private collector traveling on the same streets as county collection vehicles in order to access this one home. If approved, the modification will become permanent on January 1, 2027.

EQUITY IMPACT:
Sanitary District Creation/De-Creation for the purposes of solid waste management relates to area of focus 12 in the One Fairfax Policy: "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 contraction of Sanitary Districts is done in response to petitions from residents in the designated area.

This item follows the Fairfax Sanitary District Petition Process and has passed a community-lead vote of at least 60% of residents to bring before the Board. Information on the petition process can be found on the Fairfax County Solid Waste website or by contacting Solid Waste directly. If approved, the community will be contacted via mail to inform them of the change and service cancellation date. Residents can reach out to Solid Waste for additional assistance anytime during the petition process or following approval.

At this time, no negative impacts have been observed or are projected.

FISCAL IMPACT:
This home is currently serviced by SWMP, so the fiscal impact would be losing the annual fee paid by this customer.

ENCLOSED DOCUMENTS:
Attachment 1: Summary Sheet
Attachment 2: Data Sheet with Proposed Resolution and Map (6614 Edsall Road)

Board Agenda Item
October 27, 2026

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, DPWES

ASSIGNED COUNSEL:
Joanna Faust, Senior Assistant County Attorney

Attachment 1

SUMMARY SHEET

Proposed alteration to the following Sanitary District for refuse/recycling collection service:

1. Contract Existing Sanitary District to Remove 6614 Edsall Road in DTA Mason District within Mason District for the purpose of removing refuse/recycling collection service.

DATA SHEET
Contract Existing Sanitary District 6614
Edsall Road
DTA Mason District Within
the Mason District

Purpose: To remove County refuse/recycling collection service from 6614 Edsall Road.

- Petition process began January 20, 2026.
- Petition Area: 1 Property.
- 1 Property Owner in favor.
- 0 Property Owners opposed.
- 0 Non-responsive / unable to contact.
- The Department of Public Works and Environmental Services recommends that following the public hearing, the Board should deny the proposed action, as this home is located on the corner of a Sanitary District. Removing this one house will go against environmental sustainability directives by resulting in a private collector traveling on the same streets as county collection vehicles in order to access this one home. If approved, the modification will become permanent on January 1, 2027.

ADOPTION OF A RESOLUTION
TO CONTRACT EXISTING SANITARY DISTRICT 6614
EDSALL ROAD
DTA MASON DISTRICT
WITHIN MASON DISTRICT

TAKE NOTICE that at a regular meeting of the Board of Supervisors of the County of Fairfax, Virginia, held in the Board Auditorium of the Government Center, 12000 Government Center Parkway, Fairfax, Virginia, on Tuesday the 27th day of October, 2026, it was proposed by said Board to adopt a resolution to contract an existing sanitary district in DTA Mason District within Mason District to include 6614 Edsall Road for the purpose of removing refuse/recycling collection to be effective January 1, 2027, and the Clerk of said Board was directed to cause notice thereof by publication in a newspaper having general circulation in said County in the manner specified by Virginia Code § 15.2-1427 for the adoption of county ordinances, together with a notice that at a regular meeting of said Board to be held in the Board Auditorium of the Government Center, 12000 Government Center Parkway, Fairfax, Virginia, on

TUESDAY
October 27, 2026
COMMENCING AT 5:00 P.M.

The said Board of Supervisors of Fairfax County, Virginia, will hold a public hearing at which time and place any interested parties may appear and be heard. The full text of the resolution to be adopted is in the following words and figures, to-wit:

WHEREAS, Virginia Code Section *15.2-858*, as amended, provides for, among other things, the Creation by the Board of Supervisors of Fairfax County, Virginia, of a Sanitary District by resolution; and

WHEREAS, the Board of Supervisors has been presented with facts and information upon consideration of which said Board, finding the properties embraced in the existing Sanitary District will be benefited by contracting the Sanitary District for the purpose of removing for refuse/recycling collection for the citizens who reside therein.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Supervisors of Fairfax County, Virginia, authorizes the advertisement for the proposed contraction of an existing Sanitary District, pursuant to Virginia Code Section *15.2-858*, as amended, in DTA Mason District within Mason District, Fairfax County, Virginia, which said contraction of the Sanitary District shall be described as follows:

The contraction to remove 6614 Edsall Road from the existing Sanitary District in DTA Mason District within Mason District located in the County of Fairfax, Virginia, and as shown on the attached map.

AND BE IT FURTHER RESOLVED that the Board of Supervisors of Fairfax County, Virginia, declares its intention to implement the purpose for which the Sanitary District in DTA Mason District within Mason District is hereby contracted to wit:

To remove 6614 Edsall Road from the Sanitary District in order to remove refuse/recycling collection service for the citizens who reside therein.

Given under my hand this____day of October, 2026

_____

`Jill G. Cooper
Clerk to the Board of Supervisors

6614 Edsall Road Sanitary District Map, 1 Lot



Board Agenda Item
October 27, 2026

5:00 p.m.

Public Hearing for the De-Creation/Re-Creation of a Sanitary District to Remove Vacuum Leaf Collection Service from Walnut Hill Community (Mason District)

ISSUE:
Board of Supervisors (Board) to conduct a public hearing for the de-creation/re-creation of a Sanitary District to provide County refuse/recycling and remove vacuum leaf collection service.

RECOMMENDATION:
The County Executive recommends that the Board approve the proposed petition to change this Sanitary District for leaf collection service in accordance with the Board's procedural Criteria for Sanitary Districts.

Sanitary District	Action	Service	Recommendation
DTA Local District 1B Within Mason District Walnut Hill Community (Attachment 1 Summary Sheet)	De-Create/ Re-Create	Refuse/ Recycling & Remove Vacuum Leaf	Approve

TIMING:
The Board authorized to advertise on September 15, 2026, for a public hearing to be held on October 27, 2026, at 5:00 p.m.

BACKGROUND:
The administrative responsibility for the Creation/Enlargement/Contraction/ Dissolution of Sanitary Districts in Fairfax County (County) for refuse/recycling and/or leaf collection is with the Department of Public Works and Environmental Services. The establishment of Sanitary Districts is accomplished through the action of the Board at public hearings. Prior to any action by the Board on a proposed Sanitary District, certain relevant standards and criteria must be met in accordance with the Board's procedural Criteria for Sanitary Districts.

The submitted petition has been reviewed, and it has been determined that the petition should be submitted to the Board for approval. The petition data summary and the proposed resolution are set forth in Attachment 2.

Staff recommends that the de-creation/re-creation of an existing Sanitary District to provide refuse/recycling and remove vacuum leaf collection from Walnut Hill Community be approved, as it will remove truck traffic related to vacuum leaf collection which will eliminate vacuum leaf trucks reducing truck traffic, related emissions, and safety risks. If approved, the modification will become permanent on January 1, 2027.

EQUITY IMPACT:
Sanitary District Creation/De-Creation for the purposes of solid waste management relates to area of focus 12 in the One Fairfax Policy: “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.”

De-creation that removes vacuum leaf service results in the reduction of waste collection activity for all residences achieving the same benefit in reduction of pollution, greenhouse gas emissions, and improving safety. The creation or de-creation of Sanitary Districts is done in response to petitions from residents in the designated area. This action would positively impact the following Countywide Strategic Plan Community Outcome Areas: Healthy Communities, Energy and Environment, and Housing and Neighborhood Livability.

This item follows the Fairfax Sanitary District Petition Process and has passed a community-lead vote of at least 60% of residents to bring before the Board. Information on the petition process can be found on the Fairfax County Solid Waste website or by contacting Solid Waste directly. If approved, the community will be contacted via mail to inform them of the change and service cancellation date. Residents can reach out to Solid Waste for additional assistance anytime during the petition process or following approval.

At this time, no negative impacts have been observed or are projected.

FISCAL IMPACT:
The affected homes are currently served by grounds maintenance within their community, so they don’t need vacuum leaf collections from the County. If they are removed from service, SWMP’s fixed costs (such as equipment, staffing, facilities, and administration) will remain largely unchanged while total revenue decreases. Because these fixed costs must still be fully recovered, a smaller customer base could result in higher per-household rates for all remaining sanitary district customers over time.

Board Agenda Item
October 27, 2026

ENCLOSED DOCUMENTS:
Attachment 1: Summary Sheet
Attachment 2: Data Sheet with Proposed Resolution and Map (Walnut Hill Community)

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, DPWES

ASSIGNED COUNSEL:
Joanna Faust, Senior Assistant County Attorney

Attachment 1

SUMMARY SHEET

Proposed alteration to the following Sanitary District for vacuum leaf collection service:

1. De-Create/Re-Create an existing Sanitary District for the purpose of providing County refuse/recycling and removing vacuum leaf collection service from Walnut Hill Community in DTA Local District 1B within Mason District.

DATA SHEET
De-Create/Re-Create Existing Sanitary District
Walnut Hill Community
DTA Local District 1B
Within the Mason District

Purpose: To provide County refuse/recycling and remove vacuum leaf collection service from Woodland Terrace Area.

- Petition process began February 18, 2026.
- Petition Area: 58 Properties.
- 46 Property Owners in favor.
- 0 Property Owner opposed.
- 12 Non-responsive / unable to contact.
- The Department of Public Works and Environmental Services recommends that the requested modification for the de-creation/re-creation of a Sanitary District for the removal of vacuum leaf collection from Walnut Hill Community be approved as it will remove truck traffic related to vacuum leaf collection which will eliminate vacuum leaf trucks reducing truck traffic, related emissions, and safety risks. If approved, the modification will become permanent on January 1, 2027.

ADOPTION OF A RESOLUTION
TO DE-CREATE/RE-CREATE EXISTING SANITARY DISTRICT
WALNUT HILL COMMUNITY
DTA LOCAL DISTRICT 1B
WITHIN MASON DISTRICT

TAKE NOTICE that at a regular meeting of the Board of Supervisors of the County of Fairfax, Virginia, held in the Board Auditorium of the Government Center, 12000 Government Center Parkway, Fairfax, Virginia, on Tuesday the 27th day of October, 2026, it was proposed by said Board to adopt a resolution to de-create/re-create an existing Sanitary District in DTA Local District 1B within Mason District to include Walnut Hill Community for the purpose of providing refuse/recycling and removing vacuum leaf collection to be effective January 1, 2027, and the Clerk of said Board was directed to cause notice thereof by publication in a newspaper having general circulation in said County in the manner specified by Virginia Code § 15.2-1427 for the adoption of county ordinances, together with a notice that at a regular meeting of said Board to be held in the Board Auditorium of the Government Center, 12000 Government Center Parkway, Fairfax, Virginia, on

TUESDAY
October 27, 2026
COMMENCING AT 5:00 P.M.

The said Board of Supervisors of Fairfax County, Virginia, will hold a public hearing at which time and place any interested parties may appear and be heard. The full text of the resolution to be adopted is in the following words and figures, to-wit:

WHEREAS, Virginia Code Section *15.2-858*, as amended, provides for, among other things, the Creation by the Board of Supervisors of Fairfax County, Virginia, of a Sanitary District by resolution; and

WHEREAS, the Board of Supervisors has been presented with facts and information upon consideration of which said Board, finding the properties embraced in the existing Sanitary District will be benefited by de-creating/re-creating the Sanitary District for the purpose of providing refuse/recycling and removing vacuum leaf collection for the citizens who reside therein.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Supervisors of Fairfax County, Virginia, authorizes the advertisement for the proposed de-creation/re-creation of an existing Sanitary District, pursuant to Virginia Code Section *15.2-858*, as amended, in DTA Local District 1B within Mason District, Fairfax County, Virginia, which said de-creation/re-creation of the Sanitary District shall be described as follows:

The proposed de-creation/re-creation of Walnut Hill Community from the existing Sanitary District in DTA Local District 1B within Mason District located in the County of Fairfax, Virginia, and as shown on the attached map.

AND BE IT FURTHER RESOLVED that the Board of Supervisors of Fairfax County, Virginia, declares its intention to implement the purpose for which said the Sanitary District in DTA Local District 1B within Mason District is hereby created to wit:

To provide refuse/recycling and remove vacuum leaf collection service for the citizens who reside therein.

Given under my hand this____day of October, 2026

_____
Jill G. Cooper
Clerk for the Board of Supervisors

Walnut Hill Community Sanitary District Map, 58 Lots



Board Agenda Item
October 27, 2026

5:00 p.m.

Public Comment on Issues of Concern