County of Fairfax, Virginia
Planning Commission Meeting
May 6, 2026
Planning Commission Action

PCA-78-S-063-16 CONCURRENT WITH SEA-87-S-016 (RZPA 2025-SU-00045) – NOTHERN VIRGINIA ELECTRIC COOPERATIVE
(Sully District)

PLANNING COMMISSION RECOMMENDATIONS:
On May 6, 2026, the Planning Commission voted 11-0 (Commissioner Thomas was absent from the meeting) to recommend to the Board of Supervisors approval of the following actions:

- PCA-78-S-063-16, subject to the execution of proffers consistent with those dated April 21, 2026;
- SEA-87-S-016, subject to the approval of the proposed development conditions dated April 23, 2026;
- Modification of subsection 5108.5.B(1)(b) of the Zoning Ordinance requiring a 35-foot-wide transitional screening yard along Braddock Road in favor of that shown on the GDP/SEA Plat; and
- Waiver of subsection 5108.5.C(2) of the Zoning Ordinance requiring barrier type D or E along Braddock Road.

ATTACHED DOCUMENTS:
Proffers dated April 21, 2026
Proposed Development Conditions dated April 23, 2026

CD

CUB RUN ELECTRICAL SUBSTATION

PCA-78-S-063-16

DRAFT PROFFER STATEMENT

April 21, 2026

Pursuant to Section 15.2-2303(A) of the Code of Virginia (1950), as amended or replaced, and Sect. 8100.2 of the Zoning Ordinance of Fairfax County, Virginia, as amended or replaced (the "Zoning Ordinance"), and subject to the Fairfax County Board of Supervisors' (the "Board") approval of this application PCA-78-S-063-16 (the "Application"), Northern Virginia Electric Cooperative (the "Applicant"), for itself and its successors and assigns, hereby proffers that development of Fairfax County Tax Map Parcels 43-4-((6))-11, 43-4-((6))-9B and 43-2-((2))-9N containing approximately 5.60 acres (the "Property"), will be in substantial conformance with the following proffered conditions (the "Proffers").

Upon approval of the Application, these Proffers will replace and supersede all previous proffers, if any, approved for the Property. In the event the Board denies this Application, these Proffers will immediately be null and void and will have no force or effect on the Property.

GENERAL

1. **Substantial Conformance**. The Property must be developed in substantial conformance with the Generalized Development Plan ("GDP") consisting of a total of eleven (11) sheets, dated April 25, 2025, and revised through April 8, 2026, prepared by Dewberry Engineers, Inc., and further modified by these Proffers.

2. **Minor Modifications and Minor Variations**. Pursuant to Sect. 8100.5 of the Zoning Ordinance, minor modifications and/or minor variations from the approved GDP may be permitted as determined by the Zoning Administrator. Alterations of the equipment and structures may be permitted, so long as such changes are in substantial conformance with the GDP and these Proffers. The Applicant may modify the layout shown on the GDP without requiring approval of an amended GDP provided such changes are in substantial conformance with the GDP as determined by the Zoning Administrator.

PROPOSED DEVELOPMENT

3. **Use and Intensity**. The Property may be developed with up to a maximum gross floor area ("GFA") of 4,900 square feet of electrical substation and related uses as depicted on the GDP.

FAIRFAX COUNTY PARK AUTHORITY PROPERTY

4. **FCPA Construction Permit**. In addition to other land disturbing permits that may be required to construct the expansion of the electrical substation and related uses, the Applicant must obtain the applicable construction permit from the Fairfax County Park Authority ("FCPA") before commencing construction of the stormwater outfall facilities shown on the GDP as being located on the adjacent property owned by FCPA and identified as Fairfax County Tax Map parcel 43-2-((2))-9C2 (the "FCPA Property"). The Applicant shall not conduct any land disturbing activity, including, but not limited to clearing, grading, excavation or construction staging, on the FCPA Property until FCPA has issued such construction permit.

5. **Pre- and Post-Construction Meetings**. Prior to commencing construction of the stormwater outfall facilities located on the FCPA Property, the Applicant will conduct a pre-construction meeting with representatives of FCPA on the FCPA Property to review the limits of clearing and grading, the plans for the temporary trail connection and the permanent trail replacement and the proposed ground stabilization measures to be used once construction is completed. Prior to final bond release, the Applicant will conduct a post-construction meeting with representatives of FCPA and the Site Development and Inspection Division ("SDID") on the FCPA Property to inspect the stormwater outfall facilities, the ground stabilization, the permanent trail replacement and the new landscaping plantings.

6. **Tree Mitigation**. The Applicant will include the areas proposed for land disturbance on the FCPA Property, and on the 25 feet on the FCPA Property that abut such areas, in the Tree Preservation Plan described in **Proffer 12** below. For those portions of the FCPA Property, the Tree Preservation Plan must include a tree inventory that identifies the location, species, critical root zone, size, crown spread and condition analysis for individual trees, living or dead, with trunks six (6) inches in diameter and greater (measured at four and one-half (4 ½) feet from the base of the trunk or as otherwise allowed in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture (the "ISA Guide")). The Tree Preservation Plan must identify an appraised value for all such trees that are proposed to be removed or that will have impacts to their critical root zones. The appraised value must consider the age, size and condition of these trees, must be conducted using the Trunk Formula Method from the latest edition of the ISA Guide and will be subject to review and approval by FCPA. The Location Factor in the Trunk Formula Method must reflect projected post-development Contribution and Placement ratings, and the Site Rating component must be at least 80%. At the time of FCPA construction permit application as described in **Proffer 4** above, the Applicant must pay FCPA the value of the trees that are to be removed or that will have impacts to their critical root zones as identified on the Tree Preservation Plan. If during construction additional trees subject to the provisions of this Proffer are removed or their critical root zones are impacted, the Applicant must pay the appraised value of such additional trees to FCPA prior to final bond release.

7. **Soil Remediation on FCPA Property**. On those portions of the FCPA Property where the Applicant will be planting new vegetation, the Applicant will provide a minimum of two (2) feet of topsoil, or the equivalent organic material, prior to seeding or installing new plants. The installation of the topsoil and the preparation for areas to be planted will meet the standards set forth in the current edition of the Virginia Tech Soil Profile Rebuilding Standards. The restoration of the areas disturbed on the FCPA Property must include the use of native seed mix, native tree species, native shrubs and perennials as identified on the Landscape Plan defined below. The use of live stakes along the stream bank will be required in the locations identified by FCPA during the pre-construction meeting described above.

8. **Off-Site Trail**. During construction of the outfall to Cub Run on the FCPA Property as shown on the GDP, the Applicant will provide a temporary alternative pedestrian connection as necessary when the proposed culvert pipes are being installed under the existing trail in order to accommodate continued pedestrian access in that portion of the FCPA Property during such construction, subject to approval by FCPA.

9. **Non-Residential Contribution for Parks and Recreation**. The Applicant must contribute to FCPA $0.27 for each square foot of new non-residential GFA constructed on the Property pursuant to this Application to be used by FCPA to support parks and recreation facilities in the Dulles Suburban Center area. This contribution must be made to FCPA to be deposited in a specific fund to be used solely for the purpose of supporting parks and recreation facilities in the Dulles Suburban Center area. This contribution must be payable at the time of issuance of the Non-RUP for the expanded substation on the Property.

ENVIRONMENTAL, LANDSCAPING AND OPEN SPACE

10. **Limits of Clearing and Grading**. The Applicant must conform to the limits of clearing and grading as generally shown on the GDP. If it is determined necessary to install utilities in areas protected by the limits of clearing and grading as shown on the GDP, such utilities must be located in the least disruptive manner necessary as determined by the Applicant and the Forest Conservation Branch ("FCON"). A replanting plan must be developed and implemented, subject to approval by FCON, for any areas protected by the limits of clearing and grading that must be disturbed for such utilities. Alteration of the limits of clearing and grading, due to the circumstances and with the approval of FCON as described above, must not require the approval of a Proffered Condition Amendment ("PCA").

11. **Landscape Plan**. Landscaping must be generally consistent with the quality, quantity and locations shown on the Landscape Plan included as Sheet 7 of the GDP (the "Landscape Plan"), which illustrates the plantings to be provided on the Property. The Landscape Plan is conceptual in nature and the tree species and planting locations may be modified by the Applicant, in coordination with FCON, as part of final engineering and building design and in response to the requirements of the Fire Marshal, provided such modifications provide a similar quality and quantity of landscape plantings and materials as shown on the Landscape Plan.

A. Landscape Pre-Installation Meeting. Prior to installation of plants to meet the requirements of the Landscape Plan, the Applicant for the electrical substation use must coordinate a pre-installation meeting on-site with the landscape contractor, FCON and, with respect to plantings on the FCPA Property, FCPA's Natural Resource Branch ("FCPA NRB"). Any proposed changes to the planting locations, tree/shrub planting sizes, and any proposed substitutions for the plants shown on the Landscape Plan must be reviewed and approved by FCON, with respect to the FCPA Property by FCPA NRB, prior to planting. The installation of plants to meet the requirements of the Landscape Plan that are not approved by FCON or FCPA NRB, as applicable, may require the submission of a revision to the Landscape Plan, or part thereof, or removal and replacement with approved trees/shrubs prior to bond release.

Field location of planting material, when required by the Landscape Plan, must be reviewed at the pre-installation meeting. The Applicant must stake proposed individual planting locations prior to the pre-installation meeting. Stakes must be adjusted, as needed, during the course of the meeting as determined by FCON and, with respect to the FCPA Property by FCPA NRB, based on discussion with the Applicant.

B. Soil Remediation. Soil in all planting areas must be the subject of remedial action to restore planting areas to satisfy the cultural requirements of the trees, shrubs and groundcovers identified in the Landscape Plan, with attention to deep soil aeration and the addition of organic matter throughout the soil profile. The Applicant will provide a minimum of four (4) inches of topsoil, or the equivalent organic material, in those areas that are to be planted which contain construction debris and rubble. The installation of the topsoil and the preparation for areas to be planted will meet the standards set forth in the current edition of the Virginia Tech Soil Profile Rebuilding Standards.

C. Native, Non-Invasive Species. All landscaping provided must be native to the mid-Atlantic region to the extent available and feasible, and must be non-invasive (meaning the Applicant must not use any plant species identified in the 2014, or latest version, of the Virginia Invasive Plant Species List published by the Virginia Department of Conservation and Recreation). The Applicant reserves the right, in consultation with and approval by FCON, to modify the exact species to be used, such as when plant materials are not available or have been deemed by FCON to no longer be appropriate.

12. **Tree Preservation**. The Applicant must submit a Tree Inventory and Condition Analysis (the "Tree Preservation Plan") for the portions of the Property identified on the GDP as tree save areas as part of any site plan that includes such portions of the Property. The Tree Preservation Plan must be prepared by an International Society of Arboriculture ("ISA") certified arborist or a registered consulting arborist and must include elements of the Public Facilities Manual ("PFM") Sect. 12-0309 deemed appropriate to the Property as determined by FCON. The Tree Preservation Plan must include a tree inventory that identifies the location, species, critical root zone, size, crown spread and condition rating for individual trees, living or dead, with trunks 12 inches in diameter and greater

(measured at four and one-half (4½) feet from the base of the trunk or as otherwise allowed in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture), located within 25 feet from the proposed limits of clearing and grading in the undisturbed area and within 10 feet of the proposed limits of clearing and grading in the area to be disturbed. All trees inventoried must be tagged in the field so they can be easily identified. The Tree Preservation Plan must provide for the preservation of those areas shown for tree preservation on the GDP. The Tree Preservation Plan must include all items specified in PFM Sect.12-0507 and 12-0509, as amended or replaced.

A. Tree Protection Fencing. All trees shown to be preserved on the Tree Preservation Plan must be protected by tree protection fencing. Tree protection fencing must be in the form of four-foot (4') high, fourteen (14) gauge welded wire attached to six-foot (6') steel posts driven eighteen inches (18") into the ground and placed no farther than ten (10) feet apart, or super silt fence so long as any required trenching is done per the root pruning guidelines.

   All tree protection fencing must be installed after the tree preservation walk through meeting but prior to any clearing and grading activities. The installation of all tree protection fencing must be performed under the direct supervision of an ISA certified arborist and/or registered consulting arborist (a "Project Arborist"), and accomplished in a manner that does not harm existing vegetation that is to be preserved. Three (3) business days prior to the commencement of any clearing or grading activities, but subsequent to the installation of the tree protection fencing, FCON must be notified and given the opportunity to inspect the Property to ensure that all tree protection fencing has been correctly installed. If it is determined that the fencing has not been installed correctly, no grading or construction activities will occur until the fencing is installed correctly, as determined by FCON.

B. Tree Preservation Measures. Tree preservation measures must be clearly identified, labeled, and detailed on the Erosion and Sediment Control Plan sheets and the Tree Preservation Plan. Tree preservation measures may include, but are not limited to the following: root pruning, crown pruning, mulching and watering. Specifications must be provided on the Tree Preservation Plan detailing how preservation measures must be implemented. Tree preservation activities must be completed during implementation of the Erosion and Sediment Control Plan.

C. Tree Preservation Walk-Through. The Applicant must retain the services of the Project Arborist and must have the limits of clearing and grading marked with a continuous line of flagging prior to the walk-through meeting. During the tree preservation walk-through meeting, the Project Arborist or a landscape architect must walk the limits of clearing and grading with FCON to determine where adjustments to the clearing limits can be made to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of clearing and grading, and such adjustment must be implemented. Trees that are identified as dead or dying may be removed as part of the clearing operation.

Any tree that is so designated must be removed using a chain saw and such removal must be accomplished in a manner that avoids damage to surrounding trees and associated understory vegetation. If a stump must be removed, this must be done using a stump-grinding machine in a manner causing as little disturbance as possible to adjacent trees and associated understory vegetation and soil conditions.

D. Site Monitoring. The Project Arborist must be present on-site during implementation of the Tree Preservation Plan and monitor any construction activities conducted within or adjacent to areas of trees to be preserved. Construction activities include, but may not be limited to clearing, root pruning, tree protection fence installation, vegetation/tree removal, and demolition activities. During implementation of the Erosion and Sediment Control Plan, the Project Arborist must visit the site on a regular basis to continue monitoring tree preservation measures and ensure that all activities are conducted as identified in the Tree Preservation Plan and approved by FCON. Written reports must be submitted to FCON and Site Development and Inspections Division ("SDID") site inspectors detailing site visits. A monitoring schedule and Project Arborist reports must be described and detailed in the Tree Preservation Plan.

E. Invasive Plant Species Management. Tree save areas containing plant species that are known to be invasive in quantities that threaten the long-term health and survival of the existing vegetation present must be the subject of an invasive plant species management plan in order for the area to be awarded full 10-year canopy credit. At the time of site plan submission, the Applicant must provide a management plan for review and approval by FCON and, with respect to the FCPA Property by FCPA NRB, specifying the common and scientific name of invasive species proposed for management, the target area for management efforts, methods of control and disposal of invasive plants, timing of treatments and monitoring, duration of the management program, and potential reforestation as needed.

13. **Stormwater Management/Best Management Practices ("SWM/BMPs")**. Water quantity (SWM) and water quality (BMP) compliance for the Property will be provided as generally described and depicted on Sheets 8 through 11 of the GDP. The Applicant will implement SWM/BMP measures that meet applicable water quantity and water quality requirements for the Property. Proposed SWM/BMP measures will be designed in accordance with the latest edition of the Virginia SWM Handbook, and may include, but are not limited to the following: sand filters, rain gardens, dry ponds, filtera systems, infiltration ditches, bay filters, storm tech chambers, underground systems and drainage swales. The Applicant reserves the right to pursue additional or alternative SWM/BMP measures, provided those measures are in substantial conformance with the GDP and must not include the purchase of off-site nutrient credits.

14. **Erosion and Sediment Controls**. To ensure off-site properties are not impacted by silt or associated run-off, the Applicant must design and implement siltation control mechanisms that must include “super silt” fencing or similar measures as required by the Applicant’s approved Standards and Specifications Program (the “S&S Program”) issued

by the Virginia Department of Environmental Quality ("DEQ"). The functioning and integrity of all erosion and sediment controls (the "E&S Controls") required by the S&S Program must be inspected by the Applicant or its designated representative regularly and after storm events as required by the S&S Program. If the E&S Controls have been damaged or breached, the E&S Controls must be repaired promptly in accordance with the S&S Program.

15. **RPA/EQC Protection**. The western side of the Property includes a portion of the Environmental Quality Corridor ("EQC") and Resource Protection Area ("RPA"). This established EQC/RPA boundary must be delineated and appropriately labeled on the site plan, and any final determination regarding the location of temporary fencing to protect the RPA will be subject to review and approval by LDS.

MISCELLANEOUS

16. **Timing**. Notwithstanding the foregoing, upon demonstration that, despite diligent efforts or due to factors beyond the Applicant's control, proffered commitments have been delayed beyond the timeframes specified in these Proffers, the Zoning Administrator may agree to a later date for completion of such commitments.

17. **Adjustment in Contribution Amounts**. All monetary contributions specified in these Proffers will escalate or de-escalate, as applicable, on a yearly basis from the base year of 2026 and change effective each January 1 thereafter, based on changes in the Consumer Price Index for all urban consumers [1982-84=100] (not seasonally adjusted) ("**CPI-U**"), as permitted by § 15.2-2303.3 of the Code of Virginia, as amended.

18. **Intensity/Density Reservation**. All intensity/density attributable to land area dedicated and/or conveyed at no cost to the Board or any other public entity pursuant to these Proffers will be subject to the provisions of Section 5.100.2.E of the Zoning Ordinance and is hereby reserved to the residue of the parcel of land from which it came.

19. **Severability**. Any portion of the Property may be the subject of a PCA, Special Exception ("SE") and/or Special Permit ("SP") without joinder and/or consent of the owners of other portions of the Property, if such PCA, SE and/or SP does not have any material adverse effect on such other portions of the Property. Previously approved proffered conditions or development conditions applicable to the balance of the Property that is not the subject of the PCA, SE and/or SP will otherwise remain in full force and effect.

20. **Successors and Assigns**. Each reference to "Applicant" in this Proffer Statement will include within its meaning, and will be binding upon, the Applicant's successors in interest, assigns, and/or developers of the Property or any portion of the Property.

[SIGNATURES ON THE FOLLOWING PAGE]

NORTHERN VIRGINIA ELECTRIC COOPERATIVE,
a Virginia nonstock corporation
Applicant/Title Owner of Parcel
43-4-((6))-11

By:_____

Name: _____

Its: _____

UNICOM TECHNOLOGY PARK, INC.,
a Virginia corporation
Title Owner of Parcels 43-4-((6))-9B and
43-2-((2))-9N

By:_____

Name: _____

Its: _____

PROPOSED DEVELOPMENT CONDITIONS

SEA 87-S-016

April 23, 2026

If it is the intent of the Board of Supervisors to approve SEA 87-S-016 located at Tax Map 43-2 ((1)) 12 (pt.), to permit an expansion of an electrical substation, staff recommends that the Board condition the approval by requiring conformance with the following development conditions, which supercede all previous development conditions. An asterisk denotes conditions carried forward from SE 87-S-016:

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

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

3. Development of the Application Site will be in substantial conformance with the Special Exception Amendment Plat entitled “Cub Run Substation” consisting of 12 sheets dated April 25, 2025, as revised through April 8, 2026 (the “SEA Plat”), and these conditions. Minor modifications may be permitted pursuant to Sect. 8100.5. of the Zoning Ordinance. *

4. The landscaping will be consistent with the quality and quantity of plantings and materials shown on the SEA Plat. The Applicant may adjust the type and location of vegetation and plantings as approved by the Forest Conservation Branch (FCON), provided such adjustments otherwise are in substantial conformance with the SEA Plat. Adjustments to the type and location of plantings may be permitted to avoid conflicts with utilities and other site engineering considerations.

5. Stormwater management facilities must be provided on-site to accommodate the stormwater runoff from this site in accordance with the requirements of the Water Supply Protection Overlay District requirements.*

6. No structure will be closer than 120 feet from Braddock Road.*

7. Structures within 250 feet of Braddock Road must not exceed 45-feet in height.*

8. There will be no outdoor storage of materials, equipment, or vehicles within the compound for the substation.

9. The electric power substation equipment located inside the security fence shown on the SEA Plat may be reconfigured without a SEA application provided that all screening, landscaping, noise attenuation levels and safety measures are maintained.

10. This special exception amendment will automatically expire, without notice, thirty-six (36) months after the date of approval for the expansion of the substation unless, the use has been established or construction has commenced and been diligently prosecuted. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception amendment. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is requested.

The above proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until adopted by that Board.

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