County of Fairfax, Virginia
Planning Commission Meeting
May 13, 2026
Planning Commission Action

2232-2025-SU-00010 – WESTERN HIGH SCHOOL
(Sully District)

PLANNING COMMISSION RECOMMENDATIONS:
On May 13, 2026, the Planning Commission voted 12-0 to approve Application 2232-2025-SU-00010, as outlined in Phase I on page 15 of the staff report, which proposes up to 1,000 students at the new public high school, based on the following findings and reasons:

- The proposed public high school located at 2949, 2950, and 2954 Education Drive satisfies the criteria of general or approximate location, character, and extent of the adopted Comprehensive Plan, as specified in *Virginia Code* Section 15.2-2232 for the reasons set forth in the staff report dated April 22, 2026.

ATTACHED DOCUMENTS:
Staff Report dated April 22, 2026

MJ

FAIRFAX COUNTY PLANNING COMMISSION

April 22, 2026

PUBLIC HEARING FOR PLANNING DETERMINATION

Pursuant to
Va. Code Sec. 15.2 - 2232

Public Hearing Date: May 13, 2026, at 7:30 p.m.

Application Number:	**2232-2025-SU-00010**
Applicant:	Fairfax County School Board
Proposed Use:	Public High School
Supervisor District:	Sully
Subject Property Tax Map ID:	24-4 ((1)) 3C, 3D, 3E, 3F
Subject Property Address:	2949, 2950, 2954 Education Drive Herndon, VA 20171
Area of Subject Property:	32.7 acres
Application Accepted:	November 12, 2025. The Board of Supervisors extended the initial application deadline to October 6, 2026, to allow for adequate time to review and for the applicant to respond to revisions.
Recommendation:	In accordance with Va. Code Sec. 15.2-2232, as amended, staff recommends that the Planning Commission find that Phase I as outlined in the staff report and proposed by the Fairfax County School Board to convert an existing private school to a new public high school, is substantially in accord with provisions of the adopted Comprehensive Plan.

PLANNING DETERMINATION

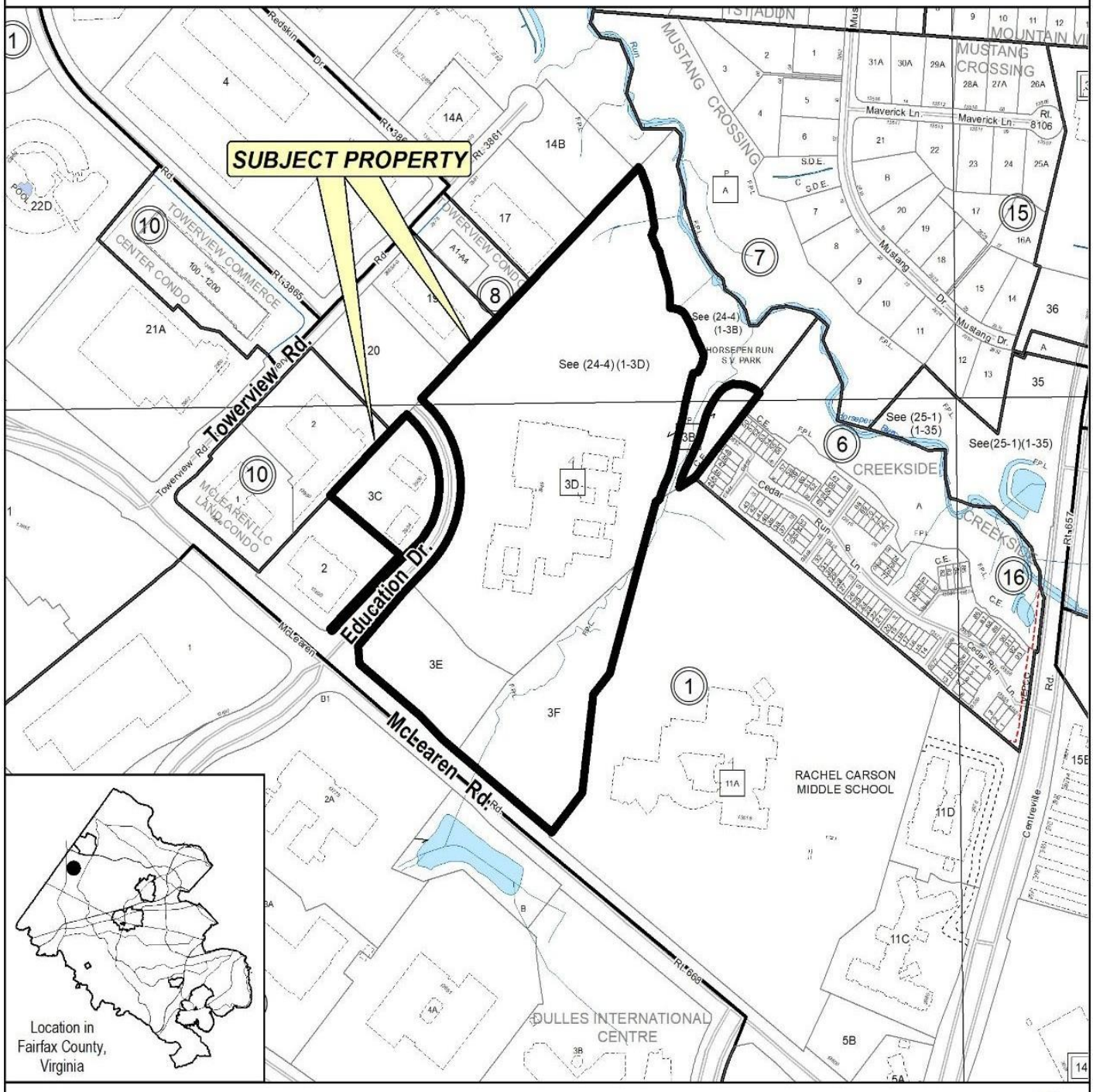
Section 15.2 -2232 of the Code of Virginia

Number: 2232-2025-SU-00010 **Acreage:** 32.7 Ac. **District:** Sully

Tax Map ID Number: 24-4 ((1)) 3C, 3D, 3E, 3F **Address:** 2949, 2950, 2954 Education Drive Herndon, VA 20171

Planned Use: Industrial **Applicant:** Fairfax County School Board

Proposed Use: Public School



PREPARED BY THE DEPARTMENT OF PLANNING AND DEVELOPMENT
USING FAIRFAX COUNTY GIS

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APPLICATION *Attachment A*

Proposal: Fairfax County School Board proposes to convert an existing private school to a new public high school.

Zoning District: I-5

Comprehensive Plan Map: Industrial

Existing Site Conditions and Surrounding Area

The subject property is comprised of four (4) parcels located at 2949, 2950, and 2954 Education Drive. The property is north of McLearen Road and west of Rachel Carson Middle School. Access to the subject property is provided from Education Drive. The site was previously rezoned to the I-5 District in 1982 as part of a larger application area of 82 acres. The proffers associated with RZ-82-C-016 limited office development to an overall maximum Floor Area Ratio (FAR) of 0.5, while all other uses permitted in the I-5 District are subject to a maximum FAR of 1.0. The site was permitted for development of a private school, with the incorporation of two (2) shell office buildings, in the mid 2010s. The site is currently developed with a vacant, private school use. A four-story, 325,000 square foot private school (main building), with a paved surface parking lot and associated drive aisles, as well as athletic fields is located at 2949 Education Drive. Across the street, at 2950 and 2954 Education Drive, are two (2) shell office buildings with a combined 30,000 square feet of gross floor area and paved surface parking. There is mature vegetation, including a mix of trees and understory growth, along the eastern property boundary. Resource Protection Area (RPA), potential floodplain, and Environmental Quality Corridor (EQC) exist along the northern and eastern property boundaries.

The area to the west of the subject property is developed with industrial and commercial uses that includes a recreational vehicle (RV) rental establishment, an equipment rental establishment, dry cleaning, and one (1) vacant property. To the north of the subject property is the Fairfax County Park Authority's Horsepen Run Stream Valley Park. The area to the south, across McLearen Road, is developed with industrial, office uses, and a stormwater retention pond. To the east of the subject property is a Fairfax County public school, Rachel Carson Middle School. Figure 1 depicts the subject property from Education Drive.



Figure 1: Existing view of main building from Education Drive, Source: Google Maps

Project Justification

The proposed public high school, to be known as Skyview High School, is needed to alleviate capacity concerns primarily for the Centreville, Chantilly, and Westfield High School pyramids and secondarily for the Herndon, Oakton, and South Lakes High School pyramids.

The School Board has determined that the school site will provide the necessary relief to address capacity concerns at high schools in the western part of Fairfax County. The need for a high school to serve the western part of Fairfax County has been identified in the Comprehensive Plan and the Fairfax County Public Schools (FCPS) Capital Improvement Program (CIP) (first proposed as part of the FCPS fiscal year 2014-18 CIP). The School Board's Adopted Capital Improvement Program for fiscal year 2016-20 included constructing a new high school in the western end of the Silver Line Metro vicinity.

The School Board identified the site as the best location for the high school due in part to its location and in light of the substantial cost savings compared to purchasing land and building a new school. The availability of vacant land suitable for a high school in the western part of the County is limited. The location of the new high school will be situated to alleviate over enrollment at high schools located in the western part of the County.

PROPOSED USE

Proposed Public School

The I-5 zoning district permits the development of a public school by-right under the Zoning Ordinance; however, because the school is a public facility, a 2232 Public Facility Review is required in accordance with Virginia Code §15.2-2232.

The existing main building of the proposed public high school occupies the central portion of Parcel 3D, while existing athletic facilities are located to the north and south of the building. According to plan sheets associated with the initial private school construction, the main building was designed to accommodate a maximum capacity of 1,200 students. It should be noted that the previous rezoning did not note any maximum school capacity.

The Fairfax County School Board is pursuing a phased approach for the school's opening, with 1,000 9th and 10th grade students who volunteer on an opt-in basis, admitted for the first school year, 2026-2027. This initial opening will require no upgrades or modifications to the existing structures or site, as the existing infrastructure meets the needs of FCPS for it's initial phase of opening.

As stated prior, the existing school is designed to accommodate up to 1,200 students; however, the applicant proposes a maximum enrollment of 2,000 students across the site in the future, which will represent Phase II or the ultimate condition. This increase in capacity will be achieved through the buildout of the existing shell buildings on the site, as well as interior modifications to the main building. Preliminary analysis undertaken by the Fairfax County School Board indicates that some of the open pod areas in the existing main building may be enclosed to create classrooms and some of the teacher lounges/work rooms and offices may be converted to classrooms. This ultimate condition will also require upgrades and modifications to the existing athletic facilities and shell buildings, as well as improved pedestrian connections between the main building and shell buildings. Due to the proposed phased integration of students into the school, the applicant is still in the process of screening and approving architectural and engineering services for the improvements. Since the necessary improvements to the site in the ultimate condition are unknown at this time, staff and the applicant propose to move forward with an initial 2232 approval to operate as a public high school with an enrollment of 1,000 students in the existing main building with no site modifications.

Once architectural and engineering services have been secured and the scope of improvements is finalized, the applicant will submit a more detailed 2232 application that includes area/limits of disturbance, tree canopy calculations, stormwater calculations, lighting information, transportation and pedestrian improvements, and any other necessary information pertaining to proposed improvements for the ultimate buildout. Staff raised the lack of detail on these elements throughout the process; however, staff and the applicant have worked together and note that these issues will be resolved with the subsequent submission. This will ensure staff has ample detail regarding the eventual improvements to ensure the ultimate condition (Phase II) of 2,000 students by 2028-2029 is in substantial conformance with the Comprehensive Plan.

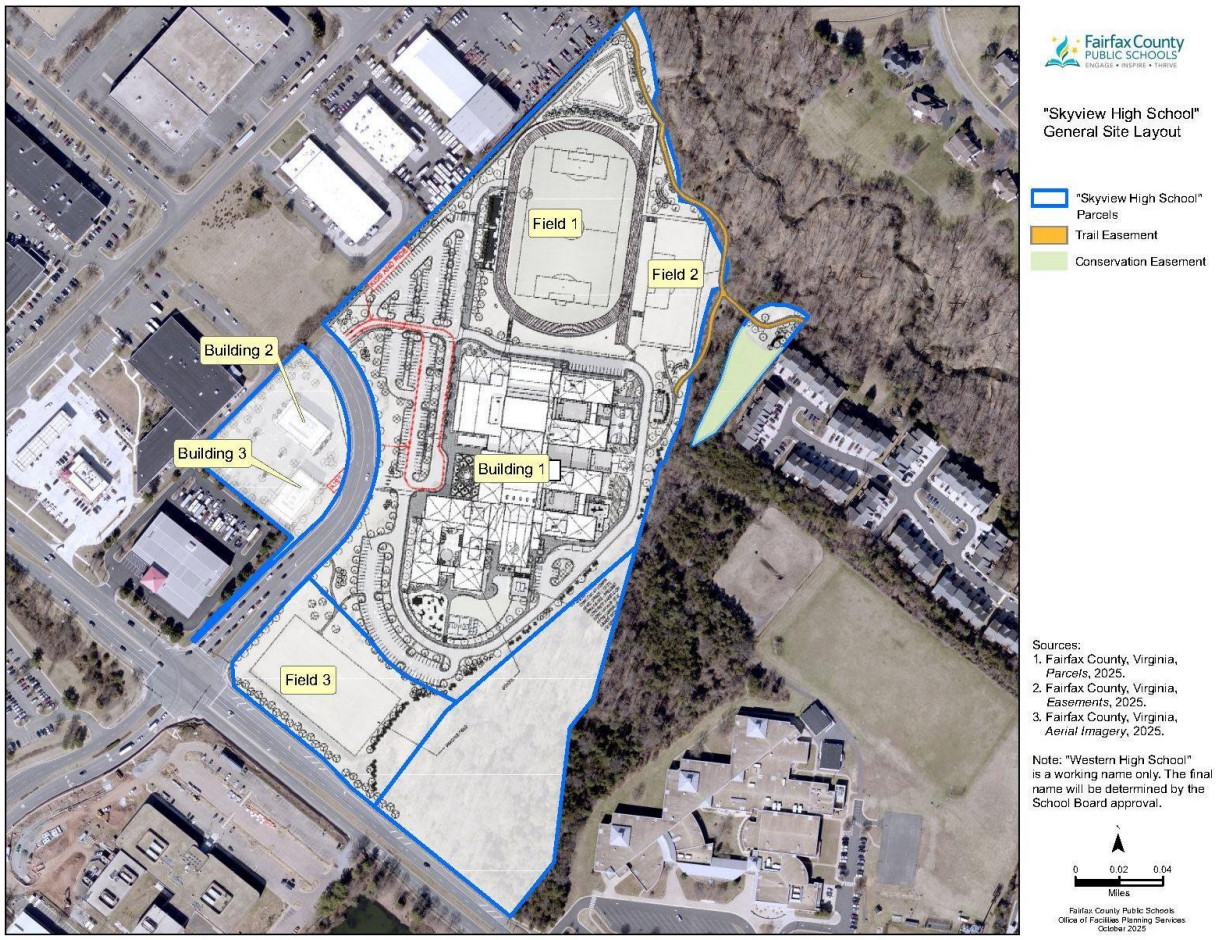


Figure 2: Western "Skyview" High School General Site Layout, Source: Applicant

Design and Architecture

The main building, which was built in 2016, is a four-story, 325,000 square foot, state-of-the-art facility with a brick masonry/block exterior. The exterior design and architecture will remain unchanged with Phase I. Figures 3 and 4 below depict the current exterior appearance of the structure. It should be noted that this approval would not preclude interior changes to the structure, with necessary permits and approval from the appropriate parties.

The main building includes three gymnasiums, an indoor heated eight-lane swimming pool, two athletic fields, a turf field with a track, a weight room, a 650-seat auditorium, science laboratories, robotics and ceramics laboratories, multiple cafeteria and dining facilities, and a 4,500 square foot multi-purpose room. The site also includes a pre-school playground and a primary school-age playground.



Figure 3: Elevation of existing main building facing Education Drive, Source: Applicant

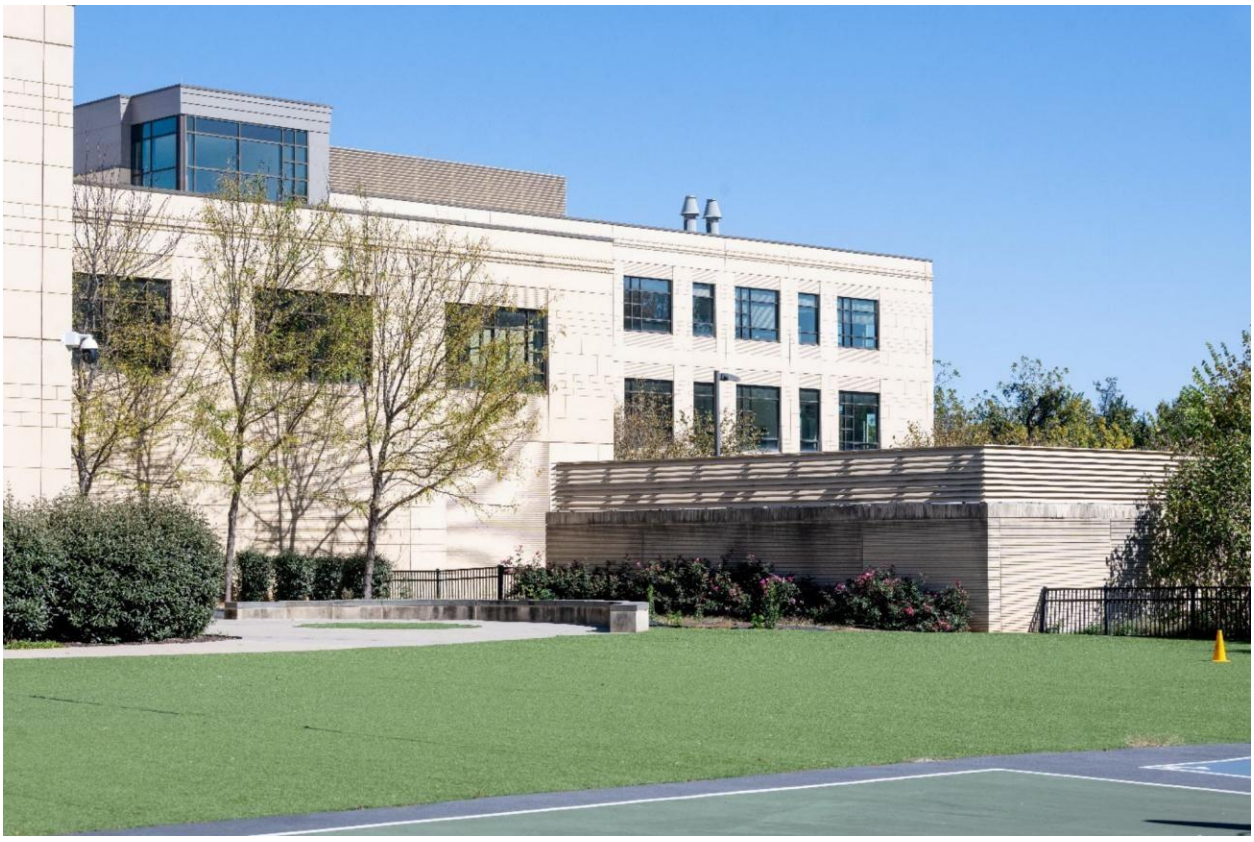


Figure 4: South elevation of existing main building Source: Applicant

Hours of Operation, Maintenance and Personnel
The standard office hours are from 7:30 AM to 3:45 PM, Monday to Friday.

The proposed bell schedule is listed below for the upcoming 2026-2027 school year.

Bell Schedule (SY26/27 New School): 8:10 AM - 2:55 PM

The typical drop-off and pick-up, which are anticipated to be followed, are listed below.

Typical HS Drop-Off (*at school*): 7:50 AM
Typical HS Pick-Up (*at school*): 2:55 PM

Service Area
Skyview High School is in the Sully Magisterial District and will serve 1,000 9th and 10th grade students in the initial phase.

The high school is needed to alleviate capacity concerns primarily for the Centreville, Chantilly, and Westfield High School pyramids and secondarily for the Herndon, Oakton, and South Lakes High School pyramids. The School Board is still in the process of determining the exact boundaries for the high school prior to the 2026-2027 school year.

Access, Traffic, and Pedestrian Infrastructure
No significant traffic impacts are anticipated with the initial phase of 1,000 students since the site previously operated as a private school**.** The site continues to be accessed from two (2) access points on Education Drive. The applicant notes that the site already includes parking (407 spaces, including 15 accessible parking spaces) as well as bus parking and bus turnaround lanes.

The county's Comprehensive Transportation Plan Map shows a potential extension of Education Drive and connection to Park Center Drive at Towerview Road, through Parcel 24-2 ((1)) 20 to the west. However, it should be noted that this property is owned by a separate entity, not the Fairfax County School Board. No recommendations have been made to provide this road connection due to the existing nature of the private school, which operated without the connection. It is not anticipated that a connection will be necessary to support the ultimate condition.

The county's draft Active Transportation and Trails Plan calls for a multi-use path to be provided along one (1) side of Education drive, and a minimum of a six-foot-wide enhanced sidewalk on the other side. There are already sidewalks in these locations and Planning Division staff are amenable to the continued use of these sidewalks; however, FCDOT continues to encourage the applicant to upgrade these facilities, along with additional right-of-way along Education Drive to accommodate these facilities, in accordance with VDOT and Public Facilities Manual (PFM) standards. FCDOT also encourages the applicant to consider upgrading curb ramps at Education Drive and McLearen Road to ensure they meet current ADA-accessibility standards. These encouraged upgrades would ensure pedestrian facilities along Education Drive meet county Pedestrian Level of Comfort (PLOC) goals, achieving a PLOC score of 2 or less as encouraged

by the Comprehensive Transportation Analysis guidelines. The facilities currently scored a 3 in terms of PLOC.

It should be noted that FCDOT has worked in collaboration with FCPS throughout the process to ensure an appropriate pedestrian crossing is developed and installed in the ultimate condition - once the adjacent shell buildings are opened. While exhibits are provided and attached with this report, this crosswalk is not currently necessary since the initial 2232 approval would not permit the use of the shell buildings. FCPS will continue to work in collaboration with FCDOT and VDOT during Phase II to refine the proposed crosswalk to ensure the design is logical and appropriate pedestrian facilities are implemented and satisfactory to FCDOT and/or VDOT. Any new crosswalk must be supported by a VDOT approved mid-block crosswalk study.

FCDOT has additional comments that will likely be raised with the submission of a future application for Phase II; however, these comments can be addressed at that time.

Noise and Light Impacts
With the initial phase (Phase I), noise and lighting levels are not anticipated to change.

The Zoning Administration Division noted that outdoor lighting is subject to Section 5109 of the Zoning Ordinance, including the requirement for a sports illumination plan for playing fields or courts.

The applicant has noted that upgrades to the athletic facilities, to include lighting, will be pursued in the ultimate condition; therefore, more information should be provided and evaluated with Phase II and a subsequent 2232 public hearing.

Visual Impacts, Landscaping and Screening
The school property has significant existing screening and buffering to the surrounding uses. RPA, potential floodplain, and EQC with mature forest provides a buffer to the properties to the north and east. Robust screening exists along McLearen Road in the form of two rows of deciduous and evergreen trees. A combination of deciduous and evergreen vegetation also exists along Education Drive, in front of the main building. A row of evergreen trees also screens the adjacent uses to the west. This initial 2232 approval does not entail any disturbance or modifications to the landscaping or screening on site; however, once more is known about the ultimate conditions, staff may encourage enhanced screening and buffering in certain areas with the future 2232 application.

The Forest Conservation Branch (FCON) of Land Development Services (LDS) has requested that a fully detailed landscape plan be provided; Planning Division staff concurred with this recommendation and also identified that the current submission lacks a tree conservation plan.

For any such future disturbance or exterior improvements, FCPS will:

- Provide a landscape plan that demonstrates compliance with transitional screening requirements, native species protection, soil remediation measures, parking lot

landscaping, natural shading and cooling optimization and existing vegetation and tree preservation.
- Provide a tree conservation plan showing compliance with 10-year tree canopy requirements and will implement tree protection measures during any future construction.

Planning Division staff find this acceptable as no site or minor site plans are expected to be filed with the approval of Phase I due to the lack of land disturbance proposed. In this case, additional information on the landscaping would be obtained through a future 2232 review for Phase II, such as a fully detailed landscape plan with all applicable information as requested by FCON.

Environmental
No exterior disturbance is proposed or would be permitted with the initial approval for 1,000 students in the main building; therefore, environmental concerns are minimal. Nonetheless, the applicant has provided some justification and commitments.

The applicant notes that stormwater runoff from the site will continue to collect and drain to an existing 10-foot by 8-foot private concrete stormwater vault located on the site. This stormwater vault was approved as part of the site plan for the private school and was constructed to accommodate runoff from the private school. Any runoff from the site not captured by the underground stormwater vault is either treated to meet current Fairfax County stormwater management requirements or by an existing offsite pond designed to handle runoff from the school site. At all times now and in the future, stormwater management will continue to be provided in accordance with the applicable provisions of the Public Facilities Manual.

Although not applicable with this initial review due to lack of exterior disturbance and modifications, the applicant has also committed to utilize impact development (LID) practices and natural landscaping methods with the goal of minimizing resource consumption, reducing stormwater runoff and flooding, decreasing life-cycle maintenance requirements, increasing biodiversity and habitat value, and increasing soil and plant health consistent with applicable Comprehensive Plan policies. Staff will assess proposed improvements to ensure conformance with the Comprehensive Plan once the full scope is realized with a future application for Phase II.

As noted previously, the subject property does contain RPA, potential floodplain, and EQC. Staff would not support any disturbance or development in these sensitive areas but will provide further analysis and potential delineations with a future application.

The Fairfax County Park Authority (FCPA) also notes the extent and character of the modifications to the existing athletic field, including the proposed field lighting, is not depicted or described in detail with the submitted materials. The location, extent, and character of these modifications may impact sensitive natural resources (trees, slopes, night time wildlife corridors) in FCPA's Horsepen Run Stream Valley Park (SVP). Since the location of the existing field is fixed and impact avoidance may not be practical, FCPS

previously noted that proposed impacts to Horsepen Run SVP should be mitigated at the time of site plan review. Although this was originally recommended, with staff's recommended approval of only Phase I, the mitigation of any relevant impacts should be shown instead with Phase II to ensure ample information is provided.

The school must also meet state requirements for public school uses pertaining to green building certification.

Alternative Sites
As mentioned above, the need for a new high school in the western part of Fairfax County has been recognized for over a decade. The Fairfax County School Board has reviewed FCPS-owned property for redevelopment or new construction for a high school, as well as other facilities for repurposing; however, the potential to reuse an existing school building was the most efficient path forward. According to information provided by FCPS, the purchase of this school represents cost savings of approximately $280 million versus the cost of purchasing land and building a new school. Purchasing land and building a new school was estimated to cost more than $430 million.

DESCRIPTION OF SURROUNDING AREA

Location and Character
The subject property is located in Land Unit D-2 of the Dulles Suburban Center and in the Route 28 Tax District. The site is planned for light industrial and industrial/flex uses up to a maximum intensity of 0.35 FAR to be compatible with existing development. The western part of the land unit is generally developed with office, hotel, and industrial uses. The eastern portion includes a public and private school, an assisted living facility, townhouses, and commercial uses.

Planned Uses Adjacent to Subject Property
- Subject property – Industrial, Public Parks
- North – Public Parks
- East – Public Facilities, Residential 4-5 dwelling units per acre (du/ac)
- South – Office
- West – Industrial, Public Parks

STAFF ANALYSIS

The 2232 Public Facility Review application was reviewed by various agencies for substantial conformance with the Comprehensive Plan. Since the application was originally for the ultimate condition of 2,000 students across the whole campus (now referred to as Phase II), as well as proposed disturbance to the site such as athletic field modification and lighting installation, some of the comments are no longer relevant to the proposal now outlined in this staff report as Phase I. As stated previously, Phase I is for use of the existing main building for 1,000 students with no exterior site or building modifications.

While some of the outstanding comments are no longer relevant since the proposal outlined in the staff report is only for Phase I, staff would like to include these in the report to ensure awareness and as considerations for the applicant in the ultimate buildout condition. These comments will likely be raised again once a future application is submitted for Phase II; however, staff notes that these issues can be and should be addressed at that time.

Fairfax County Department of Transportation

- Existing pedestrian facilities along Education Drive do not meet County Pedestrian Level of Comfort (PLOC) goals, achieving a PLOC score of 3 while the Comprehensive Transportation Analysis guidelines encourage PLOC scores of 2 or less. The current facilities also do not align with the County's Draft Active Transportation and Trails Plan which calls for a shared use path on one side of Education Drive and a minimum six-foot-wide sidewalk on the other side. These facilities, along with additional right-of-way along Education Drive to accommodate these facilities in accordance with VDOT and Public Facilities Manual (PFM) standards, should be provided.
- Coordination is needed to evaluate how the future extension of Education Drive to Park Center Road will impact operations and access to the school site, including turn lanes and pedestrian access.
- Curb ramps at Education Drive and McLaren Road do not meet current ADA accessibility standards. These facilities should be improved to ensure accessible access for walkers and bicyclists to the school site.
- Where feasible, pedestrian and bicycle connections should be pursued to connect to adjacent neighborhoods in accordance with FCPS and county Safe Routes to School policies. Such connections will reduce the amount of vehicular demand to the school and could reduce the need for bus routes to bring students to the school.

Public Facilities and Development Review Branch, DPD-PD – Public Facility Review

- Provide more details on impacts to the existing athletic fields and recreational spaces. These spaces, like the school use, should be considered as part of the public facility approval.

Public Facilities and Development Review Branch, DPD-PD – Environmental Review

- Provide additional information related to the scope of improvements and disturbance on the site.
- Provide a stormwater quantity and quality proposal that incorporates LID techniques and Dulles Suburban Center stormwater guidance.
- Provide additional information related to soil disturbance and improvements on site.
- Provide RPA and floodplain delineations, or updates to the existing delineations if development is increased, or if soil disturbance is anticipated.
- Delineate additional areas of EQC if development is increased, or if soil disturbance is anticipated.
- Demonstrate how relevant transitional screening requirements will be met.

- Provide a landscape plan that does not include invasive species and incorporate native species to the greatest extent feasible (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).
- Pursue soil remediation to ensure the long-term survival of new landscaping and implement natural landscaping techniques to minimize the use of fertilizers, pesticides, herbicides, and mowing.
- Remove and manage invasive plants and provide tree protection measures throughout the site during potential construction.
- If alterations to the parking or circulation areas are anticipated, the incorporation of EV charging stations to serve a minimum of 2% to 5% of parking spaces is recommended.

Forest Conservation Branch, LDS

- The current submission lacks sufficient Tree Conservation Plan information required for FCON's review. The provided justification and general site layout do not include, among other required elements, 10-year Tree Canopy calculations demonstrating minimum canopy compliance and Interior Parking Lot Landscaping calculations demonstrating compliance with the required landscaped area percentage. Refer to the Public Facilities Manual (PFM, Chapter 12) and the Fairfax County Zoning Ordinance (Articles 8, §8101 and 5, §5108) for full submission requirements.

CONFORMANCE WITH THE COMPREHENSIVE PLAN

Va. Code Sec. 15.2-2232, as amended, requires the Planning Commission to determine whether the general location or approximate location, character, and extent of the proposed facility, as amended, are substantially in accord with the adopted Comprehensive Plan.

Location

The subject property is located within Land Unit D-2 of the Dulles Suburban Center, is planned for light industrial and industrial/flex uses up to a maximum intensity of 0.35 FAR to be compatible with existing development. The western part of the land unit is generally developed with office, hotel, and industrial uses. The eastern portion includes a public and private school, an assisted living facility, townhouses and commercial uses. The proposed facility is consistent with the Comprehensive Plan recommendation for the subject property and the site's I-5 zoning district designation, which permits public uses by right. This is consistent with Objective 4, Policy (d) and Objective 11, Policy (d) of the Public Facilities Element of the Policy Plan (PFEPP).

The proposed high school is sited to serve the western portion of the county, which has been identified in the CIP for numerous years as an area of need for a new high school due to a significant growth in residential development. This ensures consistency with Objective 1, Policy (a) of the PFEPP, which encourage siting facilities appropriately to the area they are intended to serve. This is also aligned with Objective 3, Policy (a) and (k) which recommend the construction of new facilities or expansions to existing facilities consistent with projected needs

and repurposing empty commercial structures. The inclusion of a new western high school in the approved CIP is also consistent with Objective 2, Policy (a). By locating the facility directly adjacent to the neighboring Rachel Carson Middle School, the proposal aligns with Objective 4, Policy (a) and Objective 11, Policy (f), which supports siting public facilities in areas of compatible land use. In addition to the location adjacent to the existing middle school, the location is consistent with Objective 8, Policy (b) which recommends locating school sites in areas conducive to pedestrian traffic. Facilities are also recommended to be on sites which have adequate acreage for short-term needs but can also accommodate expansion, which this site affords, consistent with Objective 5, Policy (b), Objective 8, Policy (a), and Objective 11, Policy (b).

Character
The character of the surrounding area is predominantly industrial with a data center and office uses to the south, across McLearen Road. A service station and self-storage facility are located to the southwest of the site. To the west of the site are a collection of commercial and industrial uses, such as an RV rental, and equipment rental establishment. Horsepen Run Stream Valley Park, featuring RPA, floodplain, and EQC is located to the north. Detached residential uses are located on the other side of the stream valley to the north. Rachel Carson Middle School is located to the east.

The proposed architecture and design of the structure will remain the same. No exterior improvements or site modifications are proposed with Phase I; therefore, no impacts to the surrounding uses, or sensitive environmental features are anticipated. The RPA, EQC, and parkland will continue to provide a natural buffer to mitigate any impacts to the residential uses to the north, therefore aligning with Objective 4, Policy (c) and Objective 11, Policy (c) and (e) of the PFEPP. The natural buffer and existing tree canopy throughout the site also align with Objective 5, Policy (g) of the PFEPP which recommends locating facilities on sites where existing vegetation is capable of providing a natural buffer, natural shading and cooling, stormwater absorption and enhancing building design. The existing nature of the private school aligns with Objective 10, Policy (b) which notes that school facilities may include a traditional or nontraditional school.

Extent
The existing main building has operated as a private school since 2016; however, recently ceased operations. This opportunity presented a suitable location in a growing part of the county and substantial cost savings compared to purchasing land and building a new school. This aligns with Objective 2 of the PFEPP which recommends to plan, fund, construct and maintain facilities in accord with expected levels of service objectives and fiscal limitations, as well as Objective 8, which recommends acquisition in high density areas of the county. The availability of vacant land suitable for a high school in the western part of the county is limited. The opportunity to convert this existing facility to a public school is consistent with Objective 12 Policy (a) which recommends the consideration of office, commercial, or other buildings for conversion to education facilities. The proposed public high school will operate in a very similar fashion to the previous private school. No exterior modifications to the site or building would be permitted with the approval of Phase I; therefore, no change to the extent is anticipated.

CONCLUSION AND RECOMMENDATIONS

The subject proposal by the Fairfax County School Board to convert an existing private school to a public high school, satisfies the criteria of general or approximate location, character, and extent as specified in VA. Code Sec. 15.2-2232, as amended. Specifically, staff is supportive of the Phase I opening of the school and recommends the Planning Commission find the subject application 2232-2025-SU-00010, to include up-to 1,000 students and no exterior changes to the site or building, to be substantially in accord with provisions of the adopted Comprehensive Plan.

At this time, staff does not support approval of the full-build-out of the school as the applicant does not yet have the necessary details in this application for staff to consider, such as the potential exterior site modifications that will likely include changes to athletic fields with impacts such as lighting, and other environmental considerations as described in the report. Staff will continue to work with FCPS and can re-evaluate Phase II with a second staff report and subsequent public hearing.

List of Attachments

Attachment A – Application Materials

Attachment B - Agency Review – February 2026

Attachment C – Agency Review – December 2025

Attachment D – Code of Virginia 15.2-2232

COMPREHENSIVE PLAN

COMPREHENSIVE PLAN MAP: Industrial, Private Open Space

The proposed site is in Area III, Upper Potomac Planning District, Sully Planning Sector (UP6), Dulles Suburban Center, Land Unit D-2.

An assessment of this proposal for substantial conformance with current land use recommendations of the Comprehensive Plan ("the Plan") is guided by the following citations:

FAIRFAX COUNTY COMPREHENSIVE PLAN, 2026 Edition, POLICY PLAN, Public Facilities, Amended through 5-7-2024

"Countywide Objectives and Policies

The following general objectives apply to the county's public facility planning effort as a whole and specific functional program areas in particular. These objectives should be viewed as the key principles for establishing a facility network which is responsive to the county's ability to pay, community expectations, the public health, safety and general welfare, and neighborhood and land use considerations.

Objective 1: **Locate new facilities to provide convenient service to the greatest number of people or service consumers and users.**

Policy a. Site facilities appropriately to the area they are intended to serve.

Policy c. Site facilities in accordance with locational standards that maintain accepted levels of service while reducing duplication or underutilization.

Objective 2: **Plan, fund, construct and maintain facilities in accord with expected levels of service objectives and fiscal limitations.**

Policy a. Program the establishment of facilities through the county's CIP, which is analyzed for adherence to the Fairfax County's *Ten Principles of Sound Financial Management*.

Objective 3: **Balance the provision of public facilities with growth and development.**

Policy a. Construct new facilities or expansions of existing facilities, where appropriate, in size and quantity consistent with projected needs.

Policy k. Meet public facility needs by evaluating the feasibility of repurposing empty or obsolete commercial or county structures, co-location, and public-private partnerships, particularly for facilities that can contribute to placemaking, such as libraries, community centers, recreation centers, park spaces, or other similar uses.

Objective 4: **Consider the impact of public facilities on adjacent planned and existing land uses.**

Policy a. Locate public facilities in areas of compatible land use, if service efficiency and cost effectiveness can be achieved. Siting facilities in areas of different land uses is acceptable and at times required, to provide centrally located public facilities which are critical to the public interest.

Policy c. Ensure that public facilities are properly screened and buffered in order to mitigate visual impact on existing or planned adjacent development of a different use or nature.

Policy d. Ensure that site size and development conforms to all requirements of the Fairfax County Zoning Ordinance and exceeds site acreage requirements, as possible, to achieve maximum compatibility with surrounding land uses.

Objective 5: **Acquire sites which are appropriate for the facility's specific purpose. Apply acceptable criteria when evaluating public facility sites.**

Policy b. Locate facilities on sites which have adequate acreage for short-term needs but can also accommodate expansion.

Policy g. Locate facilities on sites where existing vegetation is capable of providing a natural buffer, natural shading and cooling, stormwater absorption and enhancing building design. Preservation of existing vegetation should be prioritized when designing the location facility and infrastructure placement.

Objective 6: **Design, retrofit and maintain public facilities and sites in an environmentally-sensitive manner.**

Policy a. Apply low impact development (LID) practices and natural landscaping methods with the goal of minimizing resource consumption, reducing stormwater runoff and flooding, decreasing life-cycle maintenance requirements, increasing the biodiversity and habitat value of each site, and increasing soil and plant health. Consider factors including costs, health, safety/security, and the broader context of facility and site needs (e.g., recreational uses). Design and coordinate county infrastructure projects, such as trails, sanitary sewer lines, and stream restorations, to minimize disturbance of natural habitats and to minimize the limits of clearing and grading. Design and maintain utility corridors as natural areas to the extent practicable.

FAIRFAX COUNTY COMPREHENSIVE PLAN, 2026 Edition, POLICY PLAN, Public Facilities Amended through 5-7-2024

Public Schools

Introduction

Fairfax County Public Schools (FCPS) is the major provider of education in the county. FCPS, which has been nationally recognized for excellence, is one of the largest school systems in the nation and has a wide range of educational facilities that accommodate instructional programs for county students from kindergarten through grade 12. In addition to accommodating educational programs, school facilities are used to meet the county's recreational and cultural needs through programming by the Fairfax County Department of Neighborhood and Community Services. Facilities are provided to serve the following levels of education:

- Elementary……kindergarten to grades 5/6
- Middle…..... grades 6/7 and 8
- Secondary….....grades 7 through 12
- High… .....grades 9 through 12

Additionally, FCPS offers several unique instructional, nontraditional, and special education programs in their facilities. Instructional programs include FCPS Pre-Kindergarten (PreK), Advanced Academic Programs, High School Advanced Placement, International Baccalaureate Diploma Program, and High School Academy. Nontraditional programs include Fairfax County Adult High School; Achievement, Integrity, and Maturity program; Alternative Learning Centers; Nontraditional Career Readiness Academy; Transition Support Resource Center; and Adult and Community Education. Special education programs are a specially designed instruction to meet the unique needs of children with impairments or disabilities. Special education services may include, but are not limited to, preschool autism, intellectual disabilities, deaf or hard of hearing, blind and visually impaired, or physical disabilities. A continuum of services is available at every school and comprehensive services are provided at selected sites. FCPS facilities are also used to support the School Age Child Care (SACC) Program that is sponsored by the Fairfax County Office of Children. SACC provides school-based before and after school care for elementary school children. Additionally, a continued priority is expanding the availability of space to serve PreK.

The Constitution of Virginia delegates the supervision of public schools to the school board of each locality. Virginia school boards are not county agencies. The Virginia Supreme Court consistently has acknowledged that the power to select school sites and to determine how school properties are used is essential to the School Board's supervisory role.

Pursuant to Virginia Code annotated Section 15.2-2232 when a proposed public school facility is not featured in the Comprehensive Plan, the School Board must submit the proposed facility to the Planning Commission for a determination of whether the general, or approximate location, character, and extent of the proposed facility is substantially in accord with the Comprehensive Plan. The text, objectives, and policies appearing in this portion of the Policy Plan are planning guidelines and are not intended to negate the School Board's constitutionally vested authority for school site selection, school design, or the most appropriate method to house and accommodate Fairfax County public school students. On the other hand, to the extent that the text, objectives, and policies of this section reflect land use rather than programmatic concerns, they will be implemented by the Planning Commission, as required by Virginia Code, Section 15.2-2232.

The fundamental element in capital facility planning for public schools is determining future memberships, a complex procedure which continues to be refined. The school system employs multiple methodologies for projecting student populations.

FCPS strives for effective facility planning to mitigate costs associated with over-estimates and ensure adequate physical space for students and programs. The need for new school construction or capacity enhancements is considered to address capacity deficits or accommodate future needs in response to growth. Capacity is the number of students a school can support when the restriction of program of studies is applied. Capacity is measured differently for the elementary, middle, and high school levels. For all school levels, both a design capacity and program capacity is calculated. Design capacity reflects the capacity of a building as it was originally constructed. Newly constructed and renovated facilities are designed in accordance with approved education and safety specifications. Program capacity refers to the number of students a facility can accommodate based on the current programs at a school. Unlike design capacity, the program capacity changes each school year depending on programs allocated to a facility and how the space is utilized.

Student membership projections, coupled with capacity estimates and facility standards, provide the framework for capital facility planning. Locational criteria assist in site planning, identification, and selection.

It is a continuous challenge to maintain and improve the county's high standards for educational facilities. In addition to keeping pace with technological advances and demographic fluctuations, FCPS must acquire school sites or buildings in an ever-tightening real estate market. Land and building acquisition, construction of schools or lease of buildings will compete with other community facilities for available land and funding resources. Due to limited funding and the number of available parcels that meet standard acreage requirements, FCPS will need to consider school sites in an urban context or on parcels of limited size. While providing for new facilities is expected to be a major focus for FCPS, it is becoming increasingly apparent that the rehabilitation of existing facilities will compete for limited facility funding. Therefore, every effort should be made to ensure that projects cost-effectively meet FCPS requirements.

Objective 8: Acquire sites for schools or educational facilities through negotiation, dedication, or purchase. This may include the siting of schools or facilities in high density areas or on parcels of limited size.

Policy a.

Locate schools on parcels meeting the optimum number of general locational criteria. Sites should be evaluated by the following factors:

- Encourages multimodal transportation with safe and convenient accessibility to pedestrian, bicycle, and road networks;
- Contains bike lanes and network through quiet neighborhood streets;
- Avoids high traffic roads by being in areas with lower traffic volume and speed;
- Implements traffic calming infrastructure within the school walk zone;
- Provides transit that best supports the community being served by the school facility;
- Floor Area Ratio (F.A.R.) to accommodate expansion, when the school is originally sized below the maximum efficiency standard for that type of school;
- Compatibility with adjoining planned and existing development .;
- Aesthetically pleasing physical qualities with appropriate engineering features (e.g. soils, topography);
- and are located in close proximity to other public facilities, such as police and fire and rescue services, public parks and libraries.

Policy b. Locate school sites, when situated in areas conducive to pedestrian traffic, to take advantage of maximum walking distances of one mile for elementary schools and one and a half miles for middle schools, high schools, and secondary schools.

Character and Extent

Objective 10: Locate schools on sites which meet or exceed minimum state size guidelines where possible and appropriate.

Policy b. Consider sites or buildings that allow for flexibility in school facility types. School facilities may include a traditional or nontraditional school, or buildings that provide special education programs, administrative space, and/or other support functions.

Objective 11: Design schools and educational facilities to allow for optimal site utilization while providing optimum service to, and compatibility with, the local community.

Policy b. Design schools to maximize a site's utility, while providing for safety and aesthetics.

- Provide for possible future expansion and allow for efficient flow of traffic to, from, and within the school site.
- Provide stacking space and circulation for school buses, student drop-off, onsite bus parking, when possible and off-street parking, as required.
- Provide staging area for the kiss and ride, as required.
- Minimize the impact of school traffic on local road networks.

Policy c. Design, retrofit, and maintain school facilities and sites in an environmentally-sensitive manner to proactively address climate change, resilience and environmental sustainability.

Policy d. Locate schools in or near residential areas, mixed use/community-serving retail areas, and/or near transit routes where available to optimize the resulting safety and convenience for students, residents, and commuters. When possible and appropriate, schools should not be located where there are barriers to pedestrian and bicycle travel.

Policy e. Provide compatibility between schools and adjacent properties with appropriate screening and fencing, in accordance with the Fairfax County Zoning Ordinance. When designing and constructing schools, preserve as much mature native or non-invasive, adapted vegetation as possible.

Policy f. Design buildings for educational purposes so that intensity and character are compatible with surrounding planned and existing development.

Objective 12: Consider adaptive reuse of buildings for public schools and educational purposes.

Policy a. Consider properties such as office, commercial, or other buildings for conversion to education facilities.

Policy c. Consider alternative spaces for outdoor recreation, such as converted rooftops and underutilized surface parking lots. Coordinate with the Fairfax County Park Authority or other organizations for efficient use of recreational facilities for both school and community use.

Policy d. For reuse of buildings, select buildings that provide access, safety, security, and meet play space requirements.

Objective 13: Encourage optimization of existing schools and other facilities, whenever possible and appropriate, to support educational and community objectives.

Policy d. Encourage parity between older and newer schools and facilities through renovation. Design and construct schools in accordance with approved education and safety specifications. Consider expected future utilization rates when proposing renovation projects.

VIRGINIA CODE § 15.2-2232 APPLICATION

Skyview High School
2949 and 2950 Education Drive, Herndon, Virginia

STATEMENT OF JUSTIFICATION

November 6, 2025
January 23, 2026
March 13, 2026

A. DESCRIPTION OF PROPOSED USE

Pursuant to Virginia Code § 15.2-2232, the Fairfax County School Board (the "**School Board**") requests approval of a 2232 Public Facility Review ("**2232**") for property identified as Fairfax County Tax Map Parcels 24-4-((1))-3C, 24-4-((1))-3D, 24-4-((1))-3E and 24-4-((1))-3F (collectively, the "**School Site**"). The purpose of this 2232 is to convert the existing private school located on the School Site to a public use and to confirm the use of the School Site for a future public high school (the "**High School**") is in accord with the Fairfax County Comprehensive Plan (the "**Comprehensive Plan**") as to location, character, and extent.

I. Background

The School Board acquired the School Site on August 15, 2025. Since 2016, the School Site was used for operation of a K-12 private school known as King Abdullah Academy. In February 2025, King Abdullah Academy announced the school would close at the end of the 2024-2025 school year. The sale of the School Site went public in the spring of 2025, and, after a competitive offer process, the owner selected the School Board to be the purchaser.

The School Site is located on the north side of McLearen Road approximately 800 feet east of Towerview Road. It contains a total of approximately 32.72 acres of land. Rachel Carson Middle School abuts the School Site to the east. Horsepen Run Park borders the School Site to the north. The School Site is zoned I-5, General Industrial District and is not located within any overlay districts. The School Site is subject to the proffers associated with RZ-82-C-016, approved by the Board of Supervisors on February 26, 1982, to rezone approximately 82 acres (including the School Site) to the I-5 District. Pursuant to Proffer #6 of RZ-82-C-016, office development is limited to an overall maximum FAR of 0.5, while all other uses permitted in the I-5 District are subject to a maximum FAR of 1.0.

The School Site improvements were constructed in 2016 and include a four-story, 325,000 square foot school building (the "**Main Building**") and two buildings currently in shell condition identified as "Building 2" and "Building 3" on the General Site Layout Plan (the "**Layout Plan**") attached to this Statement as **Exhibit A**. Building 2 and Building 3 contain a combined total of approximately 30,000 square feet (together, the "**Shell Buildings**" and together with the Main Building, collectively, the "**School Buildings**"). The School Site also includes three gymnasiums, an indoor heated eight-lane swimming pool, two athletic fields, a turf field with a track, a weight room, a 650-seat auditorium, science laboratories, robotics and ceramics laboratories, multiple

cafeteria and dining facilities, and a 4,500 square foot multi-purpose room. The School Site also includes a pre-school playground and a school-age playground.

II. Description of the Public High School Use

The School Board intends to open a public high school in the Main Building beginning in the 2026-2027 school year. Based on input from the community, the high school will be named "Skyview High School." The School Board is considering various options for phasing in students during the first several years of operation. The High School will offer the full spectrum of academics, electives, athletics, and activities. The School Board is exploring possible special programming pathways, such as aerospace, humanities, and artificial intelligence.

The School Board will initially utilize only the Main Building for the public high school without any modifications to the School Buildings or the School Site. Minor modifications may be performed inside the Main Building, if necessary, to conform the Main Building to FCPS educational standards. Preliminary analysis undertaken by the School Board indicates that some of the open "pod" areas in the existing Main Building may be enclosed to create classrooms and some of the teacher lounges/work rooms and offices may be converted to classrooms.

After utilizing just the Main Building in the initial years, the School Board ultimately envisions using the Shell Buildings for additional classroom and educational purposes. Prior to utilizing the Shell Buildings for public school purposes, the School Board will design and install an enhanced pedestrian crosswalk across Education Drive to provide a safe pedestrian connection between the Shell Buildings and the Main Building campus. This crosswalk will be subject to approval by the Virginia Department of Transportation ("VDOT") and the Fairfax County Department of Transportation ("FCDOT"), and it will include enhanced features beyond simple paint striping such as painted pavement and/or stamped concrete and a raised median to create a pedestrian refuge area. The School Board will also provide additional restriping and curb ramp improvements and other improvements to Education Drive to enhance the safety of the crosswalk consistent with the School Board's Safe Routes to School program. An illustrative concept of an enhanced pedestrian crosswalk is attached to this Statement as **Exhibit B**. This crosswalk must be designed, approved by VDOT and FCDOT and constructed prior to use of the Shell Buildings as part of the public high school use.

Additionally, the existing athletic facilities and other exterior areas of the School Site may, in the future, be modified or enlarged to meet FCPS standards, including an athletic stadium complex with lighted fields and related support facilities generally consistent with those provided at other Fairfax County public high schools. Once the details of any future exterior modifications to the School Site have been determined and designed, those modifications will be subject to site plan or minor site plan approval, as applicable. For the location, character and extent of such modifications to be consistent with the applicable provisions of the Comprehensive Plan, such modifications to the School Site must satisfy the following criteria:

- The School Board must provide a landscape plan that demonstrates compliance with the applicable Comprehensive Plan policies regarding transitional screening, use and protection of native species, prohibition and removal of invasive species, soil remediation, parking lot landscaping, natural shading and cooling optimization

and existing vegetation and tree preservation. Such landscape plan must include natural landscaping techniques to minimize the use of fertilizers, pesticides, herbicides, and mowing.

- The School Board must provide a tree conservation plan demonstrating compliance with the applicable Comprehensive Plan policies regarding 10-year tree canopy requirements, including the applicable Fairfax County Landscape and Tree Conservation Compliance Standards, and must implement tree protection measures and invasive plant management during any future modifications to the grounds of the School Site.

- The School Board must utilize impact development (LID) practices and natural landscaping methods with the goal of minimizing resource consumption, reducing stormwater runoff and flooding, decreasing life-cycle maintenance requirements, increasing biodiversity and habitat value, and increasing soil and plant health at the School Site consistent with applicable Comprehensive Plan policies.

- The School Board must delineate Resource Protection Areas (RPA), floodplain and Environmental Quality Corridor areas (EQC) and demonstrate compliance with the applicable Comprehensive Plan policies related to these areas.

- Where feasible, the School Board must pursue pedestrian and bicycle connections to adjacent properties in accordance with the School Board's Safe Routes to School program.

The School Board anticipates a maximum enrollment of approximately 2,000 students. It is anticipated that the Main Building will have a capacity of approximately 1,700 students and the Shell Buildings will have a capacity of approximately 300 students. Staffing allocations change annually and are dependent on many factors, including staffing formula, instructional programs, Free and Reduced Priced Meals and/or recipients of public assistance. The boundaries are not yet determined, therefore staff count cannot be determined, however, comparable high schools with 2,000 students contain 112 to 162 staff members. This approximation does not include centrally based staff that may "float" between schools. Comparable high schools with around 2,000 students typically have approximately 40 buses. The circulation for kiss n' ride traffic is identified in red on the Layout Plan.

III. Areas to be Served by Proposed Use

The High School is needed to alleviate capacity concerns primarily for the Centreville, Chantilly, and Westfield High School pyramids and secondarily for the Herndon, Oakton, and South Lakes High School pyramids. The School Board is in the process of determining the exact boundaries for the High School prior to the 2026-2027 school year.

B. REQUIREMENTS FOR PROPOSED USES

The School Board has determined that the School Site will provide the necessary relief to address capacity concerns at high schools in the western part of Fairfax County. The need for a

high school to serve the western part of Fairfax County has been identified in the Comprehensive Plan and the FCPS Capital Improvement Program (CIP) (first proposed as part of the FCPS fiscal year 2014-18 CIP). The School Board's Adopted Capital Improvement Program for fiscal year 2016-20 included constructing a new high school in the western end of the Silver Line Metro vicinity.

The School Board identified the School Site as the best location for the High School due in part to its location and in light of the substantial cost savings compared to purchasing land and building a new school. The availability of vacant land suitable for a high school in the western part of the County is sparse. The location of the High School is situated to alleviate over enrollment at high schools located in the western part of the County.

C. ANTICIPATED IMPACTS

Because the prior owner operated a K-12 private school on the School Site for nearly a decade, there should be few, if any, new impacts to nearby communities or existing environmental resources with the public High School use. The properties to the north and west of the School Site are zoned I-5. Rachel Carson Middle School is located to the southeast of the School Site. A residential townhome neighborhood zoned PDH-5 borders Rachel Carson Middle School to the north.

Stormwater runoff from the School Site will continue to collect and drain to an existing 10-foot by 8-foot private concrete stormwater vault located on the School Site. This stormwater vault was approved as part of the site plan for the private school and was constructed to accommodate runoff from the private school. Any runoff from the School Site not captured by the underground stormwater vault is either treated to meet current Fairfax County stormwater management requirements or by an existing offsite pond designed to handle runoff from the School Site. At all times now and in the future, stormwater management will continue to be provided in accordance with the applicable provisions of the Public Facilities Manual.

The School Site already includes sufficient parking (407 spaces, including 15 ADA parking spaces) as well as bus parking and adequate bus turnaround lanes. Two paved access drives provide sufficient vehicular access to the School Buildings from Education Drive and connect to various paved parking areas throughout the School Site.

D. CONFORMANCE WITH THE COMPREHENSIVE PLAN

The School Site is located in Land Unit D-2 of the Dulles Suburban Center, Area III of the Comprehensive Plan (the "**Dulles Suburban Center Plan**") and is planned for light and industrial/flex uses. The Dulles Suburban Center Plan states:

> With the introduction of residential communities comes the need to provide for additional school capacity. Capacity needs can be addressed through ***new school construction***, additions to existing facilities, interior architectural modifications, temporary/modular buildings, and changes to programs and/or attendance areas. Additional school capacity could be addressed through co-location of school facilities within mixed-use, office or other commercial

> buildings, provided that all access, safety, security, and space requirements are met; with parks and other public facilities; or through other creative approaches. Any option should follow the objectives and policies for public schools within the Public Facilities Element of the Policy Plan.[1]

and:

> There may be a need for an additional high school in the western portion of the county served by Westfield, Chantilly and Centreville High Schools because of existing and projected overcrowding at this level. If a high school site has not been acquired by the time a rezoning application is under review, then the applicant must demonstrate that the school impacts of the residential development can be mitigated by other means that meet the approval of Fairfax County.[2]

Finally, Table 9 ("Current and Proposed Public Facilities") in Reston, Area III of the Comprehensive Plan proposes a new future high school west of Reston.[3]

The School Site is located in one of the fastest growing areas of Fairfax County. Residential development has surged over the past decade due in large part to construction of the Silver Line. The need for a high school to serve the western part of the County to address the need for additional school capacity has been documented in both the Comprehensive Plan and the FCPS CIP.

The School Site is developed with a state-of-the-art school in an ideal location in this part of the County. The School Site is located adjacent to Rachel Carson Middle School to the west and Fairfax County Park Authority land (Horsepen Run Park) to the south, which supports the Comprehensive Plan's objective of co-locating public facilities to provide the most efficient use of available land and compatibility with adjoining development.

Because the School Site included a previously operational private school, the character and extent of the proposed High School is optimal to support a new public high school. The School Building already includes modern and sophisticated educational facilities to support the School Board's high standards of academic excellence and is consistent with the Comprehensive Plan's policy of allowing for flexibility in school types. The School Site also includes multiple athletic fields as described above. The School Board plans to add lighting to these athletic facilities in the future consistent with lighted fields at other FCPS high schools.

[1] Page 37, Fairfax County Comprehensive Plan, 2017 Edition, Dulles Suburban Center, amended through September 10, 2024.
[2] Page 85, Fairfax County Comprehensive Plan, 2017 Edition, Dulles Suburban Center, amended through September 10, 2024.
[3] Page 107, Fairfax County Comprehensive Plan, 2017 Edition, Reston, amended through September 10, 2024.

The proposed High School is consistent with the following policies for Public Facilities in the Comprehensive Plan's Policy Plan:

Location

- Objective 1: **Locate new facilities where access is convenient for residents and the requirements to provide the service or function are met.**

  Policy f: Evaluate alternative sites when selecting an appropriate location for a new facility and demonstrate why the chosen site is more suitable than the alternative sites that were evaluated.

- **Objective 3: Balance the provision of public facilities with growth and development.**

  Policy a: Construct new facilities or expansions of existing facilities, where appropriate, in size and quantity consistent with projected needs.

- **Objective 5: Acquire sites which are appropriate for the facility's specific purpose. Apply acceptable criteria when evaluating public facility sites.**

- **Objective 8: Acquire sites for schools or educational facilities through negotiation, dedication, or purchase. This may include the siting of schools or facilities in high density areas or on parcels of limited size.**

  Policy a: Locate schools on parcels meeting the optimum number of general locational criteria.

  Policy b: Locate school sites, when situated in areas conducive to pedestrian traffic, to take advantage of maximum walking distances of one mile for elementary schools and one and a half miles for middle schools, high schools, and secondary schools.

  Policy c: Locate schools, when possible and appropriate, where they can be served by public water and sewer.

  Policy h: Encourage the identification and creation of spaces with flexible design that can meet education needs.

  Policy i: Fairfax County Public Schools and county staff will review periodically long-term projected growth and development impacts on school capacity.

Character and Extent

- **Objective 10: Locate schools on sites which meet or exceed minimum state size guidelines where possible and appropriate.**

  Policy b: Consider sites or buildings that allow for flexibility in school facility types. School facilities may include a traditional or nontraditional school, or buildings that

provide special education programs, administrative space, and/or other support functions.

- **Objective 11: Design schools and educational facilities to allow for optimal site utilization while providing optimum service to, and compatibility with, the local community.**

  Policy a: Design and construct schools in accordance with approved education and safety specifications.

  Policy b: Design schools to maximize a site's utility, while providing for safety and aesthetics.

  Policy c: Design, retrofit, and maintain school facilities and sites in an environmentally-sensitive manner to proactively address climate change, resilience and environmental sustainability.

  Policy e: Provide compatibility between schools and adjacent properties with appropriate screening and fencing, in accordance with the Fairfax County Zoning Ordinance. When designing and constructing schools, preserve as much mature native or non-invasive, adapted vegetation as possible.

  Policy f. Design buildings for educational purposes so that intensity and character are compatible with surrounding planned and existing development.

- **Objective 12: Consider adaptive reuse of buildings for public schools and educational purposes.**

  Policy a: Consider properties such as office, commercial, or other buildings for conversion to education facilities.

  Policy c: Consider alternative spaces for outdoor recreation, such as converted rooftops and underutilized surface parking lots. Coordinate with the Fairfax County Park Authority or other organizations for efficient use of recreational facilities for both school and community use

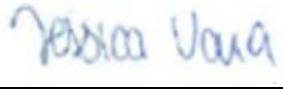
- **Objective 13: Encourage optimization of existing schools and other facilities, whenever possible and appropriate, to support educational and community objectives.**

  Policy b: Consider the expansion of existing school facilities identified on the Comprehensive Plan map as a feature shown of the Comprehensive Plan provided the proposed expansion has received prior approval by a public bond referendum, is included in the county's currently adopted Capital Improvement Program, and does not significantly impact the character of the existing facility and its compatibility with the surrounding area, and adherence to the Zoning Ordinance and Comprehensive Plan guidance.

Policy c: Provide temporary facilities as required to respond to short-term student population accommodation needs.
Policy d: Encourage parity between older and newer schools and facilities through renovation. Design and construct schools in accordance with approved education and safety specifications. Consider expected future utilization rates when proposing renovation projects.

E. ALTERNATIVE SITES CONSIDERED FOR THIS USE

As mentioned above, the need for a new high school in the western part of Fairfax County has been recognized for over a decade. The School Board has reviewed FCPS-owned property for redevelopment or new construction for a high school, as well as other facilities for repurposing, however, the potential to reuse an existing school building was the most efficient path forward.



Jessica N. Vara
March 13, 2026

EXHIBIT A

Layout Plan

EXHIBIT B

Illustrative Concept of Enhanced Pedestrian Crosswalk

Fairfax County School Board
Skyview High School
2232-2025-SU-00010

Comment Response Matrix

FCPS respectfully continues to request 2232 approval of Skyview High School for an ultimate enrollment of up to 2,000 students as described in the Statement of Justification. FCPS currently anticipates opening the school with approximately 1,000 students, primarily through interior fit-out of the existing Main Building. The phased expansion to 2,000 students will include the interior fit out of the existing office shell buildings in collaboration with VDOT and FCDOT, safe pedestrian connectivity across Education Drive. Also included in the completed project will be athletic facilities typical of a comprehensive Fairfax County high school. Final design, permitting, and implementation timing for future site improvements and any associated accessory structures will continue to be coordinated through subsequent design development and permit-level review, but for purposes of location, character and extent, those improvements must meet the applicable Comprehensive Plan policies as described in the Statement of Justification.

#	Staff Comments	Assignment	Applicant Response
	Public Facilities		
1.	Please provide a landscape plan and provide details on how certain landscaping requirements will be met, i.e. transitional screening, parking lot landscaping, etc. PFDRB staff defers to FCON for additional comments related to landscaping. **Policy Plan, Public Facilities, Objective 5, Policy g; Policy Plan, Public Facilities, Objective 6, Policy a; Policy Plan, Public Facilities, Objective 11, Policy e** **Outstanding Comment: While staff understands that no land disturbing activities may occur prior to the proposal August 2026 opening for the first 1000 students, however, the applicant should provide more details and landscape plan for the ultimate condition.**		FCPS acknowledges this comment. No land-disturbing activities are currently proposed prior to the Fall 2026 opening for the initial approximately 1,000 students. For the ultimate condition associated with operation of Skyview High School at up to 2,000 students, FCPS will provide an ultimate landscape framework plan that demonstrates compliance with transitional screening requirements, parking lot landscaping, native species protection, soil remediation measures, natural shading and cooling optimization and existing vegetation and tree preservation. FCPS's revised Statement of Justification includes demonstrating the future proposed site modifications meet such requirements at minor site plan.
2.	Provide additional information on how the two (2) shell buildings will be utilized and if major disturbance is anticipated in order to construct crosswalks and other multimodal infrastructure necessary to ensure connectivity between the different		As part of the total student capacity of 2,000, educational areas for approximately 1,700 students will be housed within the Main Building. Supplementing the Main Building, FCPS intends to develop the interiors of the two Shell Buildings across Education Drive to support learning spaces for approximately 300 students (150 students per Shell Building). These spaces will comprise both general classroom spaces and laboratory spaces, inclusive of typical support spaces such as toilet rooms, educational staff support/storage, and building support will be accommodated. The building interiors will be designed in accordance with all applicable federal, state, and local codes and amendments.

#	Staff Comments	Assignment	Applicant Response
	buildings. **Policy Plan, Public Facilities, Objective 8, Policy a;** **Outstanding Comment: Staff appreciates the applicant's collaboration with FCDOT thus far. PFDRB staff defers to FCDOT comments for additional information and guidance pertaining to crosswalks.**		FCPS recognizes that safe multimodal connectivity between campus components must be addressed for students and staff to regularly cross Education Drive. Prior to utilizing the two Shell Buildings for school purposes, FCPS will design and install a pedestrian crosswalk across Education Drive to connect the Shell Buildings to the main campus. This commitment has been added to the description of the school use in the Statement of Justification. The minor site plan process for such improvements will include County review and approval. This crosswalk will include painted pavement and/or stamped concrete as well as a raised median to create a pedestrian refuge area. Additional restriping and curb ramp improvements to Education Drivewill be constructed as part of the crosswalk installation. The revised Statement of Justification includes a conceptual plan depicting a potential pedestrian crossing framework, including the general location of the crosswalk connection and the pedestrian refuge island discussed with FCDOT. Final design, extent of disturbance, and implementation timing for the crossing and associated multimodal improvements will be advanced through subsequent permit/ minor site plan submissions, including any applicable site permits and approvals by FCDOT and VDOT but the enhanced crosswalk must be in place prior to using the Shell Buildings as part of the high school use.
3.	Please provide more details on impacts to the existing athletic fields and recreational spaces These spaces, like the school use, should be considered as part of the public facility approval. **Policy Plan, Public Facilities, Objective 8, Policy f, Policy Plan, Public Facilities, Objective 13, Policy e** **Outstanding Comment: Similar to the comment above, the applicant should provide more detail and information regarding impacts related to necessary improvements to the site and athletic facilities. Although no impacts are anticipated with the initial phase, the applicant should detail those that will arise with construction associated with the ultimate conditions.**		FCPS acknowledges this comment. No major athletic field impacts are anticipated as part of the initial Fall 2026 opening in the Main Building. In the future, FCPS anticipates athletic and recreational facilities typical of a Fairfax County high school campus, including a stadium complex and related support facilities generally consistent with those provided at other FCPS high schools. Detailed design and any associated disturbance related to the ultimate athletic facilities framework will be evaluated through subsequent design and permit review. All future construction will be consistent with the applicable Comprehensive Plan policies reflected in the Statement of Justification and will meet the applicable zoning and PFM standards as well as all minor site plan requirements.
4.	Please demonstrate how the proposal meets relevant Policies from the Comprehensive Plan. Relevant policies from the Public Facilities element are included below: Objective 8 Policy (a)		FCPS acknowledges the importance of adequate pedestrian infrastructure in meeting Comprehensive Plan Objective 8, Policy (a). FCPS has continued coordination with FCDOT regarding pedestrian circulation across Education Drive and has revised the concept plan for the crosswalk now attached to the Statement of Justification to reflect the proposed pedestrian access framework connectivity between the two Shell Buildings and the Main Building. This framework will include the anticipated crossing location and related

#	Staff Comments	Assignment	Applicant Response
	Outstanding Comment: Staff appreciates the applicant's inclusion of this information demonstrating how relevant policies are being met. Staff recommends the applicant ensure Obj 8 Policy (a) is met, specifically related to pedestrian infrastructure. Staff recommends the applicant see FCDOT comments and continue collaborating to ensure pedestrian facilities, specifically connections across Education Drive, are adequate.		safety enhancements necessary to support safe movement between the school buildings, while allowing final engineering details to be addressed through subsequent agency review and permitting.
	Environmental Review		
5.	The applicant should provide additional information on the proposed exterior improvements necessary to convert the structure to a public high school, as well as any proposed improvements to the athletic fields. **Outstanding Comment: Staff recommends the provision of additional information related to the scope of improvements and disturbance on the site.**		FCPS acknowledges this comment. No modifications to the athletic fields are planned for the initial Fall 2026 opening. In the future, FCPS anticipates athletic and recreational facilities typical of a Fairfax County high school campus, including a stadium complex with stadium lighting and related support facilities generally consistent with those provided at other FCPS high schools. Detailed design and any associated disturbance related to the ultimate athletic facilities framework will be evaluated through subsequent design and permit review. For any such future disturbance or exterior improvements, FCPS will: o provide a landscape plan that demonstrates compliance with transitional screening requirements, native species protection, soil remediation measures, parking lot landscaping, natural shading and cooling optimization and existing vegetation and tree preservation. o provide a tree conservation plan showing compliance with 10-year tree canopy requirements and will implement tree protection measures during any future construction. o utilize low impact development (LID) practices and natural landscaping methods with the goal of minimizing resource consumption, reducing stormwater runoff and flooding, decreasing life-cycle maintenance requirements, increasing the biodiversity and habitat value, and increasing soil and plant health at the site. o delineate Resource Protection Areas (RPA), floodplain and Environmental Quality Corridor areas (EQC) and demonstrate compliance with the applicable Comprehensive Plan policies related to these areas. o where feasible, pursue pedestrian and bicycle connections to adjacent properties in accordance with the School Board's Safe Routes to School program.

#	Staff Comments	Assignment	Applicant Response
6.	If exterior disturbance greater than 2,500 sq ft is anticipated, the stormwater design should minimize proposed and existing impervious cover; apply low impact development (LID) techniques; reduce stormwater runoff volumes and peak flows, increase groundwater recharge; and increase preservation of undisturbed areas with a goal of meeting all stormwater management requirements on site. **Outstanding Comment: Staff recommends the provision of a stormwater quantity and quality proposal consistent with staff's recommendations pertaining to the incorporation of LID techniques and Dulles Suburban Center stormwater guidance, and depiction of this information on subsequent submissions.**		FCPS acknowledges this comment. To the extent future exterior improvements involve land disturbance exceeding applicable thresholds, FCPS will address stormwater quantity and quality requirements in accordance with applicable County, state, and other regulatory requirements at the time of permit-level design. For purposes of location, character and extent, FCPS will demonstrate compliance with applicable Comprehensive Plan policies for stormwater management. The revised submission will note that stormwater management strategies for the ultimate condition will seek to minimize impervious impacts where feasible and incorporate appropriate low-impact development techniques consistent with County guidance and site constraints.
7.	Staff recommends the applicant demonstrate how they will meet 10-year tree canopy requirements, to include preservation. **Outstanding Comment: Comment reiterated. This information should be provided with the 2232 review.**		FCPS acknowledges this comment. At the time of any future improvements, FCPS will provide information demonstrating compliance with the applicable 10-year tree canopy requirements, including preservation of existing vegetation where feasible and installation of new canopy as part of future site improvements. Final calculations and implementation details will be developed with permit / minor site plan submissions. For purposes of location, character and extent, FCPS will demonstrate compliance with applicable tree canopy and preservation policies in the Comprehensive Plan.
8.	The applicant should demonstrate how relevant transitional screening requirements and interior parking lot landscaping requirements would be met. **Outstanding Comment: Comment reiterated. This information should be provided with the 2232 review.**		FCPS acknowledges this comment. At the time of any future improvements, FCPS will provide information demonstrating the proposed approach to meeting applicable transitional screening requirements and interior parking lot landscaping requirements. Final calculations and construction details will be developed through subsequent permit-level submissions in accordance with applicable Fairfax County requirements.
9.	Staff recommends that the applicant commits to a landscape plan that would not include invasive species and incorporate		FCPS commits that future landscape plans for any exterior renovations will avoid invasive plant species and will incorporate native species to the greatest extent feasible, consistent with applicable County guidance and project requirements.

#	Staff Comments	Assignment	Applicant Response
	native species to the greatest extent feasible (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). **Outstanding Comment: Comment reiterated. Staff recommends the applicant provide a landscape plan that would not include invasive species and incorporate native species to the greatest extent feasible.**		
10	Staff encourages the applicant to commit to soil remediation to ensuring the long-term survival of new landscaping and implement natural landscaping techniques to minimize the use of fertilizers, pesticides, herbicides, and mowing. **Outstanding Comment: Comment reiterated. The applicant should ensure soil remediation is pursued at minor site plan.**		FCPS acknowledges this comment and will provide appropriate planting bed preparation, inclusive of soil remediation where feasible, during permit-level landscape design to support long-term viability of proposed landscaping.
11	Throughout the entire site, staff recommend removing and managing invasive plants and providing tree protection measures during construction. **Outstanding Comment: Comment reiterated. This information should be provided with the 2232 review.**		FCPS acknowledges this comment. Future site work will include appropriate tree protection measures during construction and management of invasive vegetation within disturbance areas, as applicable and to the extent feasible, consistent with applicable Comprehensive Plan policies and requirements.
12	The applicant should provide detailed plans for outdoor alterations so staff can analyze potential impacts that may arise with any enlargement or modification to the proposed athletic fields.		Detailed plans for any outdoor alterations, including grading and disturbance impacts, will be prepared as design advances and submitted through the applicable permit review process. Please see the revised Statement of Justification submitted with this resubmission that includes FCPS's commitments for any future improvements.

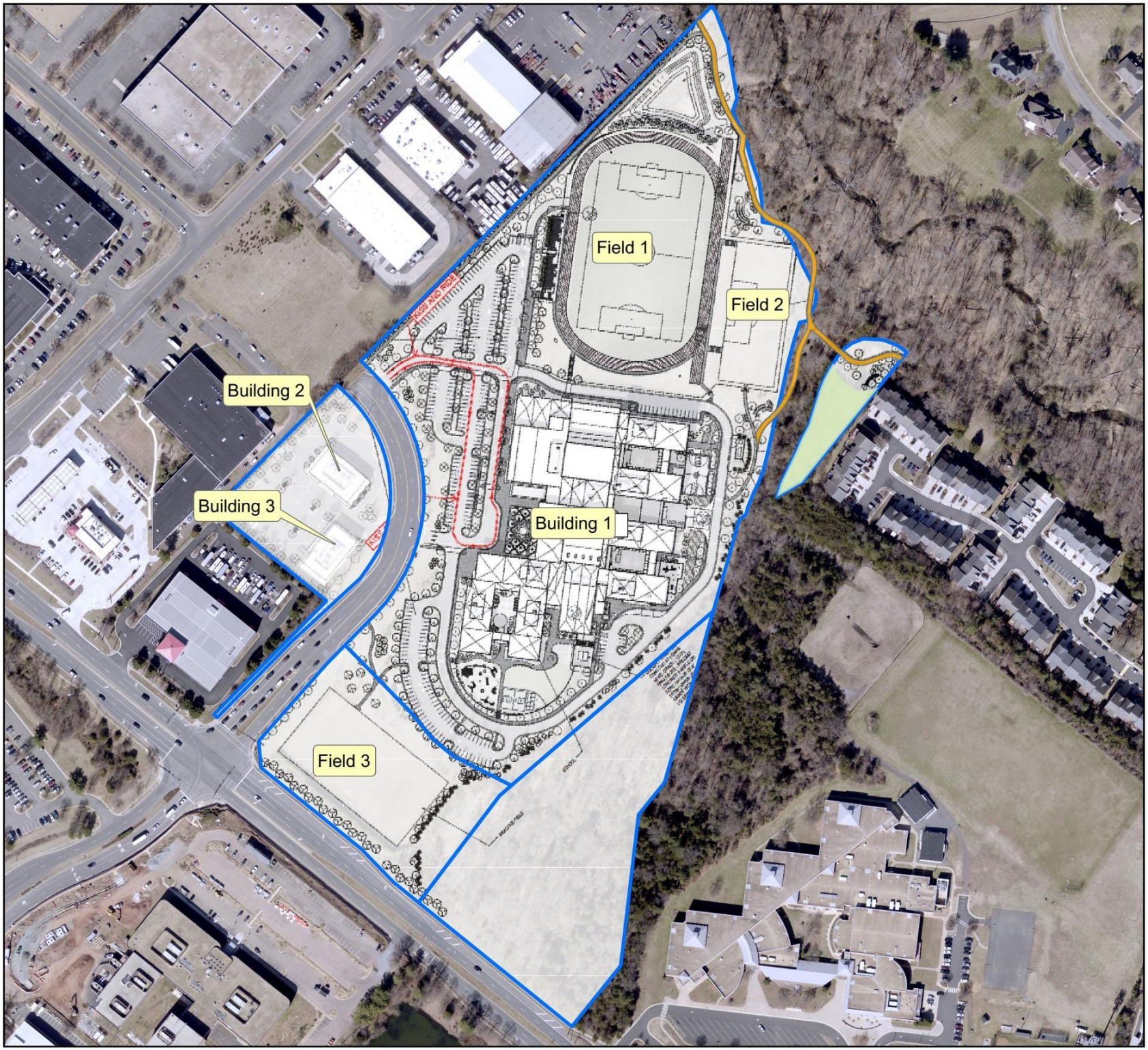
#	Staff Comments	Assignment	Applicant Response
	Outstanding Comment: Staff recommends the provision of additional information related to soil disturbance and improvements on site.		
13	The applicant should provide RPA and floodplain delineations or update these delineations if they already exist. **Outstanding Comment: Staff recommends the provision of RPA and floodplain delineations or updates to the existing delineations if development is increased, or if soil disturbance is anticipated.**		FCPS acknowledges this comment. To the extent future site improvements involve development or soil disturbance in areas where updated delineations are required, FCPS will provide updated RPA and floodplain information with subsequent permit submissions and/or updated 2232 or feature shown materials, as appropriate based on the scope of proposed disturbance. No soil disturbance is proposed for the opening of the Main Building for the 2026-2027 school year.
14	If the applicant proposes to increase development on site, or plans to disturb any areas of the site, the applicant should delineate additional EQC on the site in accordance with DSC guidance for EQCs and Obj 9 of the Environment element. These areas should be coincident with the floodplain. **Outstanding Comment: Delineation of additional areas of EQC if development is increased, or if soil disturbance is anticipated, should be completed with the 2232 review.**		FCPS acknowledges this comment. If future design increases development on the site or disturbs additional areas, FCPS will evaluate whether additional EQC delineation is required and will provide such delineation consistent with applicable County guidance as part of the future site plan, 2232 or feature shown submissions.
15	If changes are proposed to parking or circulation areas, staff recommends that the applicant incorporate Electric Vehicle (EV) charging stations for a minimum of 2% to 5% of parking spaces proposed and existing. Such charging stations should be fully wired and functional, and open to all employees, students, and visitors. Based on recent discussions at the Planning Commission and Board of Supervisors, the		FCPS acknowledges this comment. No parking expansion is currently proposed as part of the initial opening in 2026. FCPS notes that, while EV infrastructure is often provided for future connectivity, fully operational EV charging is not currently provided within standard school parking areas. However, the County's comment is noted for any future parking or circulation modifications.

#	Staff Comments	Assignment	Applicant Response
	applicant may wish to consider providing more than 2% to 5%. **Outstanding Comments: If alterations to the parking or circulation areas are anticipated, the incorporation of EV charging stations to serve a minimum of 2% to 5% of parking spaces is recommended.**		
	FCDOT		
16	Existing pedestrian facilities along Education Drive do not meet County Pedestrian Level of Comfort (PLOC) goals, achieving a PLOC score of 3 while the Comprehensive Transportation Analysis guidelines encourage PLOC scores of 2 or less. The current facilities also do not align with the County's Draft Active Transportation and Trails Plan which calls for a shared use path on one side of Education Drive and a minimum six-foot-wide sidewalk on the other side. These facilities, along with additional right-of-way along Education Drive to accommodate these facilities in accordance with VDOT and Public Facilities Manual (PFM) standards, should be provided. **Outstanding Comment: Not addressed. Comment reiterated.**		FCPS acknowledges this comment. Education Drive was previously constructed under a separate public improvement plan and currently includes existing pedestrian facilities. FCPS notes that the referenced Active Transportation and Trails Plan is draft planning guidance and is not, by itself, an adopted binding requirement. FCPS understands, however, that FCDOT's comment reflects the County's broader multimodal planning objectives for the corridor. Accordingly, the revised Statement of Justification includes a conceptual plan showing the potential pedestrian connectivity framework associated with the future use of the Shell Buildings, including the proposed crossing area and related safety improvements. Any additional frontage improvements, right-of-way needs, or upgrades to existing pedestrian facilities will be further evaluated through continued coordination with FCDOT and VDOT and through any future permit-level review, including any necessary modification or waiver requests. FCPS has revised the description of the public high school use in the Statement of Justification to confirm that an enhanced crosswalk must be in place before the Shell Buildings are used as part of the high school use.
17	Additional information is needed to fully evaluate this application. Specifically, coordination with FCPS is needed to understand the proposed uses for Buildings 2 and 3 and how these uses will be separated or integrated with the main campus. If students and staff will be regularly crossing Education Drive on foot, appropriate pedestrian crossing		FCPS has revised the submission to clarify that FCPS intends to develop the interiors of the two Shell Buildings for classroom purposes up to 300 students (150 students per Shell Building). These spaces will comprise both general classroom spaces and laboratory spaces, inclusive of typical support spaces such as toilet rooms, educational staff support/storage, and building support. The building interiors will be designed in accordance with all applicable federal, state, and local codes and amendments. Because operation of the ultimate campus will involve regular pedestrian movement between the east and west sides of the campus (Main Building and Shell Buildings), FCPS has provided a concept exhibit identifying the general location of the pedestrian connection across Education Drive, including a pedestrian refuge island consistent with prior discussions with FCDOT. This concept and additional crossing enhancements, if determined

#	Staff Comments	Assignment	Applicant Response
	facilities to accommodate these pedestrians should be provided to ensure students and staff can safely travel between the school site and these buildings. These crossings will need to be designed in such a way as to respect the long-range plans for Education Drive as a four-lane facility. **Outstanding Comment: The exhibit does not fully reflect the discussion at the January 23 meeting. The applicant should clearly show the location of the pedestrian refuge island, which would enhance access between the two sides of the campus. The potential for enhanced crosswalk improvements such as Rapid Flashing Beacons (RFB) should also be evaluated. Further study will be needed but these measures should also be reflected in the exhibit to demonstrate commitment to the previously discussed improvements.**		appropriate, will be evaluated during permit-level design in coordination with FCDOT and VDOT. Final design and implementation of the crossing improvements will be addressed through subsequent permit-level review, and as confirmed in the revised Statement of Justification, will be constructed prior to use of the Shell Buildings as part of the high school use.
18	Coordination is needed to evaluate how the future extension of Education Drive to Park Center Road will impact operations and access to the school site, including turn lanes and pedestrian access. **Outstanding Comment: Based on forecasted future volumes, a road diet is appropriate. The applicant should implement crosswalk restriping and a raised median to enhance pedestrian safety, improve access, and align with the Comprehensive Plan.**		FCPS acknowledges this comment and has included a concept plan (attached as **Exhibit B** to the Statement of Justification) depicting the proposed pedestrian crosswalk across Education Drive which must be in place prior to opening the two Shell Buildings for classroom purposes. The revised concept plan depicts crosswalk restriping and a raised median / pedestrian refuge concept with rapid flashing beacons, subject to further design development and agency approval. FCPS will continue to coordinate with FCDOT regarding the future extension of Education Drive to Park Center Road, turn lane needs, and access operations as design advances.
19	Curb ramps at Education Drive and McLaren Road do not meet current ADA accessibility standards. These facilities should be improved to ensure accessible		FCPS acknowledges this comment. Any curb ramp improvements associated with the proposed pedestrian crossing will be evaluated during permit-level design in coordination with FCDOT and VDOT. To the extent modifications to existing curb ramps are required to support the final crosswalk design or to meet current applicable accessibility standards, FCPS will provide those improvements. If the existing curb ramps

#	Staff Comments	Assignment	Applicant Response
	access for walkers and bicyclists to the school site. **Outstanding Comment: Not addressed.**		are compliant and can accommodate the final crossing configuration, FCPS anticipates leaving the existing curb ramps in place to the extent feasible.
20	Where feasible, pedestrian and bicycle connections should be pursued to connect to adjacent neighborhood in accordance with FCPS and County Safe Routes to School policies. Such connections will reduce the amount of vehicular demand to the school and could reduce the need for bus routes to bring students to the school. **Outstanding Comment: Not addressed.**		FCPS acknowledges this comment. FCPS supports the goal of improving pedestrian and bicycle access to the campus where feasible and appropriate. Opportunities for such connections will continue to be evaluated as design advances, taking into account right-of-way, topography, environmental constraints, safety considerations, and coordination with adjacent properties and public agencies.
	FCPA		
21	No further comments.		
	ZAD		
22	No further comments.		
	ZED		
23	No further comments.		
	Forest Conservation		
24	The current submission lacks sufficient Tree Conservation Plan information required for FCON's review. The provided justification and general site layout do not include, among other required elements, 10-year Tree Canopy calculations demonstrating minimum canopy compliance and Interior Parking Lot Landscaping calculations demonstrating compliance with the required landscaped area percentage. Refer to the Public Facilities Manual (PFM, Chapter 12) and the Fairfax County Zoning Ordinance (Articles 8, §8101 and 5, §5108) for full submission requirements. **Outstanding Comment: Permits under Va. Code § 15.2-2232 must meet Fairfax County Landscape and Tree**		FCPS acknowledges this comment. No trees will be disturbed as part of the 2026-2027 school opening at the Main Building. For future improvements that do not impact tree canopy compliance and parking lot landscaping, FCPS will demonstrate compliance with applicable Comprehensive Plan policies for purposes of confirming the general location, character, and extent of the proposed improvements are consistent with and/or a feature shown of the Comprehensive Plan. Detailed compliance with applicable Fairfax County tree conservation, tree canopy, landscaping, and related site requirements will be addressed through future permit submissions, as applicable, and FCPS will comply with all County requirements in effect at the time of those submissions.

#	Staff Comments	Assignment	Applicant Response
	Conservation Compliance Standards. The FCON comment remains unanswered.		
	VDOT		
25	No further comments.		
	FCWA		



Fairfax County PUBLIC SCHOOLS
ENGAGE • INSPIRE • THRIVE

"Skyview High School" General Site Layout

"Skyview High School" Parcels

Trail Easement

Conservation Easement

Sources:
1. Fairfax County, Virginia, *Parcels*, 2025.
2. Fairfax County, Virginia, *Easements*, 2025.
3. Fairfax County, Virginia, *Aerial Imagery*, 2025.

Note: "Western High School" is a working name only. The final name will be determined by the School Board approval.

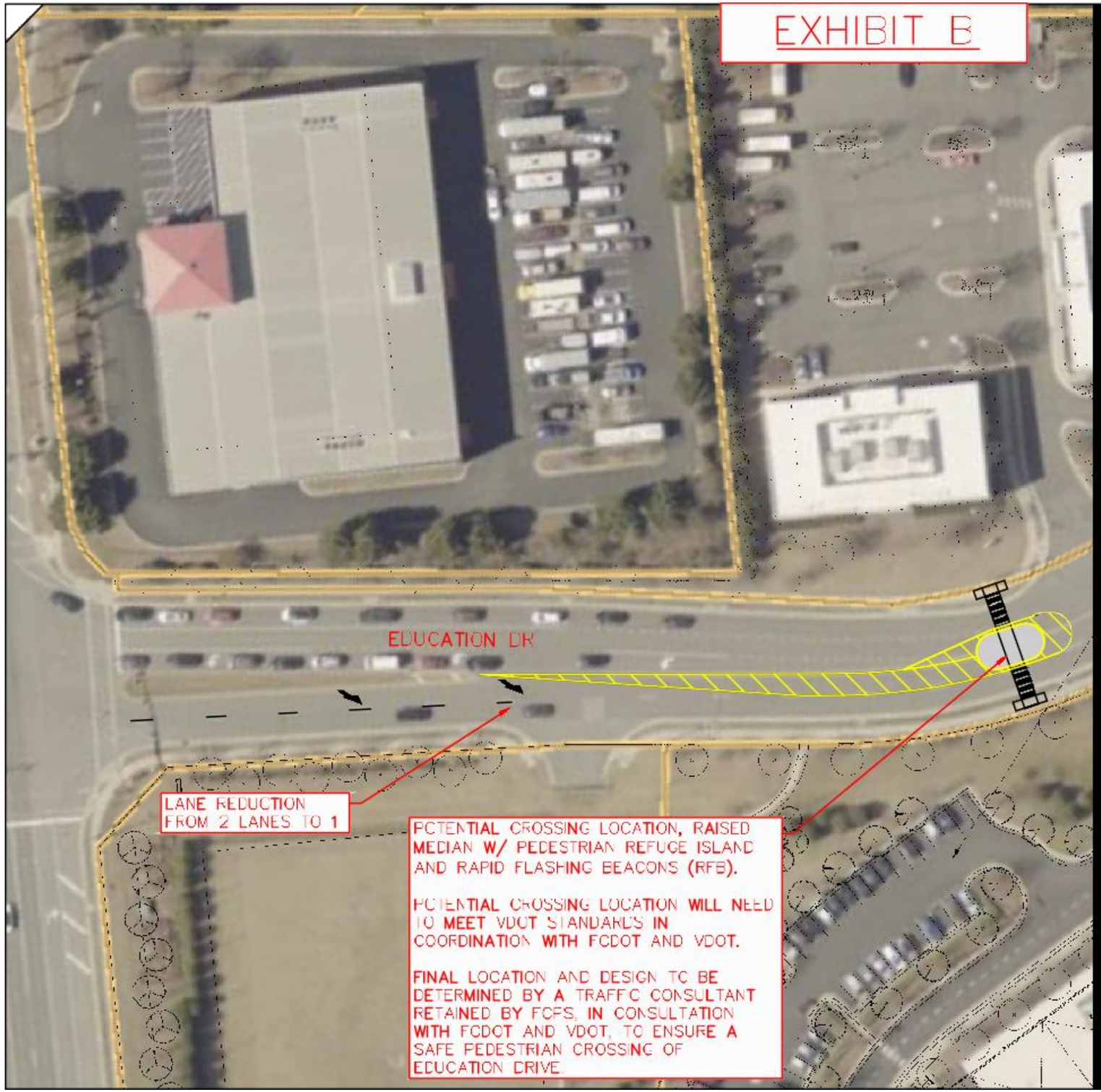
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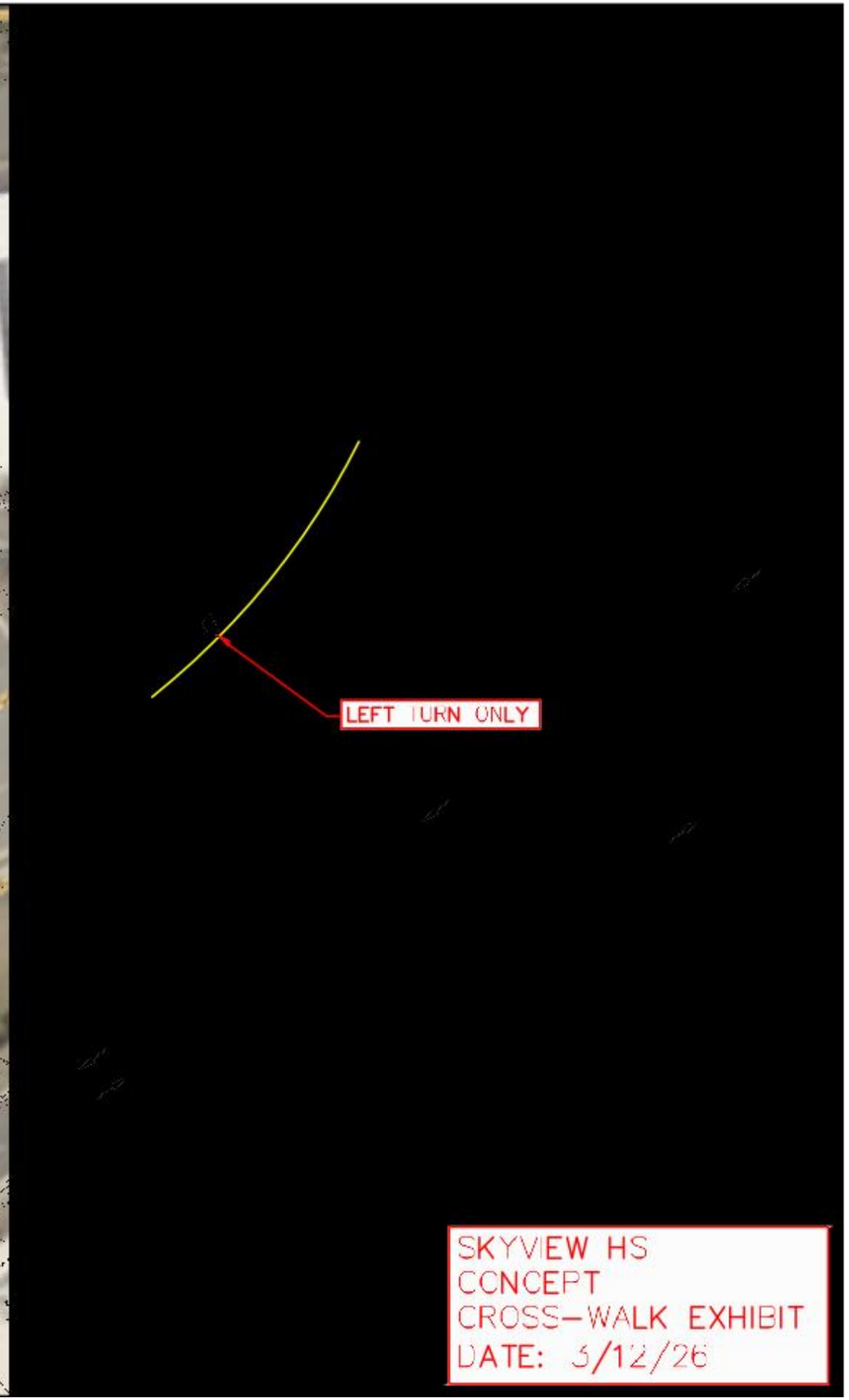
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Miles

Fairfax County Public Schools
Office of Facilities Planning Services
October 2025

EXHIBIT B


EDUCATION DR
LANE REDUCTION
FROM 2 LANES TO 1
POTENTIAL CROSSING LOCATION, RAISED MEDIAN W/ PEDESTRIAN REFUGE ISLAND AND RAPID FLASHING BEACONS (RFB).
POTENTIAL CROSSING LOCATION WILL NEED TO MEET VDOT STANDARDS IN COORDINATION WITH FCDOT AND VDOT.
FINAL LOCATION AND DESIGN TO BE DETERMINED BY A TRAFFIC CONSULTANT RETAINED BY FCPS, IN CONSULTATION WITH FCDOT AND VDOT, TO ENSURE A SAFE PEDESTRIAN CROSSING OF EDUCATION DRIVE.


LEFT TURN ONLY
SKYVIEW HS
CONCEPT
CROSS-WALK EXHIBIT
DATE: 3/12/26

County of Fairfax, Virginia

COMMENT LETTER

DATE: February 25, 2026

TO: Jessica Vara, Senior Attorney
Hunton Andrews Kurth LLP

FROM: William Nance, Planner II
Public Facilities and Development Review Branch, Department of Planning and Development

SUBJECT: **2232 Review and Agency Comments – Western High School**

RE: Application Number: 2232-2025-SU-00010

The following is a summary of agency review comments in response to the second submission of the Western High School 2232 application. The application materials were routed for review on January 23, 2026. Please provide a response to the comments below and make any updates to the application materials as needed.

Agency Review

Department of Planning and Development (DPD) – Public Facilities and Development Review Branch (PFDRB) – Public Facility Review Comments

4. Please provide a landscape plan and provide details on how certain landscaping requirements will be met, i.e. transitional screening, parking lot landscaping, etc. PFDRB staff defers to FCON for additional comments related to landscaping. **Policy Plan, Public Facilities, Objective 5, Policy g; Policy Plan, Public Facilities, Objective 6, Policy a; Policy Plan, Public Facilities, Objective 11, Policy e**

   Outstanding Comment: While staff understands that no land disturbing activities may occur prior to the proposal August 2026 opening for the first 1000 students, however, the applicant should provide more details and landscape plan for the ultimate condition.

5. Provide additional information on how the two (2) shell buildings will be utilized and if major disturbance is anticipated in order to construct crosswalks and other multimodal infrastructure necessary to ensure connectivity between the different buildings. **Policy Plan, Public Facilities, Objective 8, Policy a;**

   Outstanding Comment: Staff appreciates the applicant's collaboration with FCDOT thus far. PFDRB staff defers to FCDOT comments for additional information and guidance pertaining to crosswalks.

Department of Planning and Development
Planning Division
12055 Government Center Parkway, Suite 730
Fairfax, Virginia 22035-5507
Phone 703-324-1380
Fax 703-653-9447

7. Please provide more details on impacts to the existing athletic fields and recreational spaces These spaces, like the school use, should be considered as part of the public facility approval. **Policy Plan, Public Facilities, Objective 8, Policy f, Policy Plan, Public Facilities, Objective 13, Policy e**

   Outstanding Comment: Similar to the comment above, the applicant should provide more detail and information regarding impacts related to necessary improvements to the site and athletic facilities. Although no impacts are anticipated with the initial phase, the applicant should detail those that will arise with construction associated with the ultimate conditions.

9. Please demonstrate how the proposal meets relevant Policies from the Comprehensive Plan. Relevant policies from the Public Facilities element are included below:
   a. Objective 8 Policy (a)

   Outstanding Comment: Staff appreciates the applicant's inclusion of this information demonstrating how relevant policies are being met. Staff recommends the applicant ensure Obj 8 Policy (a) is met, specifically related to pedestrian infrastructure. Staff recommends the applicant see FCDOT comments and continue collaborating to ensure pedestrian facilities, specifically connections across Education Drive, are adequate.

<u>Department of Planning and Development (DPD) – PFDRB – Environmental Review Comments</u>

2. The applicant should provide additional information on the proposed exterior improvements necessary to convert the structure to a public high school, as well as any proposed improvements to the athletic fields.

   Outstanding Comment: Staff recommends the provision of additional information related to the scope of improvements and disturbance on the site.

3. If exterior disturbance greater than 2,500 sq ft is anticipated, the stormwater design should minimize proposed and existing impervious cover; apply low impact development (LID) techniques; reduce stormwater runoff volumes and peak flows, increase groundwater recharge; and increase preservation of undisturbed areas with a goal of meeting all stormwater management requirements on site.

   Outstanding Comment: Staff recommends the provision of a stormwater quantity and quality proposal consistent with staff's recommendations pertaining to the incorporation of LID techniques and Dulles Suburban Center stormwater guidance, and depiction of this information on subsequent submissions.

6. Staff recommends the applicant demonstrate how they will meet 10-year tree canopy requirements, to include preservation.

   Outstanding Comment: Comment reiterated. This information should be provided with the 2232 review.

7. The applicant should demonstrate how relevant transitional screening requirements and interior parking lot landscaping requirements would be met.

Outstanding Comment: Comment reiterated. This information should be provided with the 2232 review.

8. Staff recommends that the applicant commits to a landscape plan that would not include invasive species and incorporate native species to the greatest extent feasible (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).

   Outstanding Comment: Comment reiterated. Staff recommends the applicant provide a landscape plan that would not include invasive species and incorporate native species to the greatest extent feasible.

9. Staff encourages the applicant to commit to soil remediation to ensuring the long-term survival of new landscaping and implement natural landscaping techniques to minimize the use of fertilizers, pesticides, herbicides, and mowing.

   Outstanding Comment: Comment reiterated. The applicant should ensure soil remediation is pursued at minor site plan.

10. Throughout the entire site, staff recommend removing and managing invasive plants and providing tree protection measures during construction.

    Outstanding Comment: Comment reiterated. This information should be provided with the 2232 review.

12. The applicant should provide detailed plans for outdoor alterations so staff can analyze potential impacts that may arise with any enlargement or modification to the proposed athletic fields.

    Outstanding Comment: Staff recommends the provision of additional information related to soil disturbance and improvements on site.

13. The applicant should provide RPA and floodplain delineations or update these delineations if they already exist.

    Outstanding Comment: Staff recommends the provision of RPA and floodplain delineations or updates to the existing delineations if development is increased, or if soil disturbance is anticipated.

14. If the applicant proposes to increase development on site, or plans to disturb any areas of the site, the applicant should delineate additional EQC on the site in accordance with DSC guidance for EQCs and Obj 9 of the Environment element. These areas should be coincident with the floodplain.

    Outstanding Comment: Delineation of additional areas of EQC if development is increased, or if soil disturbance is anticipated, should be completed with the 2232 review.

17. If changes are proposed to parking or circulation areas, staff recommends that the applicant incorporate Electric Vehicle (EV) charging stations for a minimum of 2% to 5% of parking spaces proposed and existing. Such charging stations should be fully wired and functional, and open to all employees, students, and visitors. Based on recent discussions at the Planning Commission and Board of Supervisors, the applicant may wish to consider providing more than 2% to 5%.

    Outstanding Comments: If alterations to the parking or circulation areas are anticipated, the incorporation of EV charging stations to serve a minimum of 2% to 5% of parking spaces is recommended.

    Please see the attached memo dated February 25, 2026 for further detail.

Fairfax County Department of Transportation (FCDOT)

1. Existing pedestrian facilities along Education Drive do not meet County Pedestrian Level of Comfort (PLOC) goals, achieving a PLOC score of 3 while the Comprehensive Transportation Analysis guidelines encourage PLOC scores of 2 or less. The current facilities also do not align with the County's Draft Active Transportation and Trails Plan which calls for a shared use path on one side of Education Drive and a minimum six-foot-wide sidewalk on the other side. These facilities, along with additional right-of-way along Education Drive to accommodate these facilities in accordance with VDOT and Public Facilities Manual (PFM) standards, should be provided.

    Outstanding Comment: Not addressed. Comment reiterated.

2. Additional information is needed to fully evaluate this application. Specifically, coordination with FCPS is needed to understand the proposed uses for Buildings 2 and 3 and how these uses will be separated or integrated with the main campus. If students and staff will be regularly crossing Education Drive on foot, appropriate pedestrian crossing facilities to accommodate these pedestrians should be provided to ensure students and staff can safely travel between the school site and these buildings. These crossings will need to be designed in such a way as to respect the long-range plans for Education Drive as a four-lane facility.

    Outstanding Comment: The exhibit does not fully reflect the discussion at the January 23 meeting. The applicant should clearly show the location of the pedestrian refuge island, which would enhance access between the two sides of the campus. The potential for enhanced crosswalk improvements such as Rapid Flashing Beacons (RFB) should also be evaluated. Further study will be needed but these measures should also be reflected in the exhibit to demonstrate commitment to the previously discussed improvements.

3. Coordination is needed to evaluate how the future extension of Education Drive to Park Center Road will impact operations and access to the school site, including turn lanes and pedestrian access.

    Outstanding Comment: Based on forecasted future volumes, a road diet is appropriate. The applicant should implement crosswalk restriping and a raised median to enhance pedestrian safety, improve access, and align with the Comprehensive Plan.

4. Curb ramps at Education Drive and McLaren Road do not meet current ADA accessibility standards. These facilities should be improved to ensure accessible access for walkers and bicyclists to the school site.

   Outstanding Comment: Not addressed.

6. Where feasible, pedestrian and bicycle connections should be pursued to connect to adjacent neighborhood in accordance with FCPS and County Safe Routes to School policies. Such connections will reduce the amount of vehicular demand to the school and could reduce the need for bus routes to bring students to the school.

   Outstanding Comment: Not addressed.

Fairfax County Park Authority (FCPA)
No further comments.

Department of Planning and Development (DPD) - Zoning Administration Division (ZAD)
No further comments.

Department of Planning and Development (DPD) – Zoning Evaluation Division (ZED)
No further comments.

Forest Conservation

1. The current submission lacks sufficient Tree Conservation Plan information required for FCON's review. The provided justification and general site layout do not include, among other required elements, 10-year Tree Canopy calculations demonstrating minimum canopy compliance and Interior Parking Lot Landscaping calculations demonstrating compliance with the required landscaped area percentage. Refer to the Public Facilities Manual (PFM, Chapter 12) and the Fairfax County Zoning Ordinance (Articles 8, §8101 and 5, §5108) for full submission requirements.

   Outstanding Comment: Permits under Va. Code § 15.2-2232 must meet Fairfax County Landscape and Tree Conservation Compliance Standards. The FCON comment remains unanswered.

Virginia Department of Transportation (VDOT)
No further comments.

Fairfax Water
No further comments.

When submitting new and updated information, please provide a cover letter describing any revisions that are being made in response to the individual comments along with acknowledgements of any comments that will not require any immediate action.

Please send a copy of the response letter to me via email at william.nance@fairfaxcounty.gov when you upload revisions and supplements to the Statement of Justification with site drawings and other documents supporting the updated application into the PLUS system.

If you have any questions, please contact me before submitting your responses, and I can help to schedule a meeting with representatives from any of the agencies providing comments that will need to be discussed for additional clarification.

Sincerely,
William Nance
(703) 324-9823

CC:
Salem Bush, Planner V, Branch Chief, DPD-PD Public Facilities and Development Review Branch

Attachments:
Attachment 1: PFDRB Environmental Memo

County of Fairfax, Virginia

MEMORANDUM

DATE: February 25, 2026

TO: William Nance, Planner II
Public Facilities and Plan Development Branch, DPD

FROM: William Nance, Planner II
Public Facilities & Development Review Branch, DPD

SUBJECT: Comprehensive Plan Environment Analysis: 2232-2025-SU-00010
Western High School

This memorandum, prepared by William Nance, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the above referenced 2232 request which is located in Land Unit D-2 of the Dulles Suburban Center. The Comprehensive Plan is the basis for the evaluation of this proposal. The assessment of the proposal for conformity with the environmental recommendations of the Comprehensive Plan is guided by citations from the Plan that can be found at the end of this memorandum. Policy Plan citations included in this memo reference the adopted text in effect prior to Amendment 2017 P-20, Countywide Policy Plan Update (2022-CW-2CP), as this application was in progress prior to the adoption of Phase 1 of the Countywide Policy Plan Update.

ENVIRONMENTAL ANALYSIS

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed land use. Solutions are suggested to remedy the concerns that have been identified by staff. There may be other acceptable solutions.

Water Quality and Quantity Control

The subject property is located within the Horsepen Creek Watershed. The subject property is not within the Water Supply Protection Overlay District (WSPOD) although close the boundary. Staff encourages new development on the subject property to adhere to stormwater management guidance found within the Environment Policy Plan and Dulles Suburban Center area-wide guidance. Any new development or redevelopment should apply Low Impact Development (LID) techniques and pursue commitments to reduce stormwater runoff volumes and peak flows, to increase groundwater recharge, to increase preservation of undisturbed areas, and improve water quality. (Fairfax County Comprehensive Plan 2017 Edition - Policy

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Plan > Environment [Amended Date: 6-28-2022] > Countywide Objectives and Policies > Environmental Pollution > Water Quality).

Public Facilities element of the Policy Plan also echoes this guidance, with policy noting; *apply low impact development (LID) practices and natural landscaping methods with the goal of minimizing resource consumption, reducing stormwater runoff and flooding, decreasing lifecycle maintenance requirements, increasing the biodiversity and habitat value of each site, and increasing soil and plant health. (Fairfax County Comprehensive Plan 2017 Edition - Policy Plan > Public Facilities [Amended Date: 5-7-2024] > Countywide Objectives and Policies).*

Dulles Suburban Center stormwater guidance recommends the following *guidelines should be followed for larger development projects (e.g., one acre or more of disturbance); such development proposals should be reviewed on a case-by-case basis for the appropriate optimization of stormwater management and water quality controls, allowing for flexibility in specific approaches to achieve the following guidelines (any one of A, B, or C below):*

A. Specific Performance Targets

1. *Reduction in runoff volume leaving the site equivalent to at least three-quarters of an inch from impervious surfaces on the site.*

2. *Reduction in discharges leaving the site to levels that will minimize stream erosion through the use of the energy balance method (based of forested existing conditions or an improvement factor of 0.7) or any equivalent methodology.*

If these levels of runoff volume or velocity reduction cannot be attained, a combination of runoff volume reduction and peak flow and velocity reduction should be provided to the extent practicable.

B. Linkage to Green Building Rating Systems

As an alternative to item A above, stormwater management measures may be provided that are sufficient to attain the Rainwater Management credit of the most current version of Leadership in Energy and Environmental Design-New Construction (LEED-NC) or Core & Shell (LEED-CS) rating system (or equivalent of this/these credit(s) that may be based on an alternate rating system). Stormwater management practices that are applied toward this outcome should provide runoff reduction/rainfall volume retention, rather than just stormwater treatment, to the maximum extent practicable.

C. Alternative Approaches

As an alternative to the guidelines above, stormwater management measures and/or downstream improvements may be pursued to optimize site-specific stormwater management and/or stream protection/restoration efforts, consistent with the adopted watershed management plan(s) that is/are applicable to the site. Such efforts should be designed to protect downstream receiving waters by reducing stormwater runoff volumes and peak flows from existing and proposed impervious surfaces to the maximum extent practicable, consistent with watershed plan goals. Consideration may be given to other stormwater runoff-related factors such as soil conditions, groundwater conditions, downstream flooding, drainage complaints, character and condition of downstream channels, and identified stream impairments. One such management

approach that may be considered is that of non-structural measures, which would further enhance environmental stewardship by land owners in the area. (Fairfax County Comprehensive Plan 2017 Edition - Area Plans > Area Plan III > Dulles Suburban Center [December 9, 2025] > Dulles Suburban Center Area-Wide Recommendations).

The applicant indicates that stormwater runoff from the School Site will continue to collect and drain to an existing 10-foot by 8-foot private concrete stormwater vault located on the School Site. This stormwater vault was approved as part of the site plan for the private school and was constructed to accommodate runoff from the private school. Any runoff from the School Site not captured by the underground stormwater vault is either treated to meet current Fairfax County stormwater management requirements or by an existing offsite pond designed to handle runoff from the site. At all times now and in the future, stormwater management will continue to be provided in accordance with the applicable provisions of the Public Facilities Manual.

While staff appreciates that information pertaining to stormwater measures, it does not include specifics to address staff's original comments. Staff requested the applicant provide more information on the scope of improvements to understand if disturbance related to exterior improvements to the existing structure or athletic fields was anticipated. Staff noted that if disturbance is anticipated to exceed 2,500 square feet, the applicant should apply LID techniques and pursue commitments to reduce stormwater runoff volumes and peak flows, to increase groundwater recharge, to increase preservation of undisturbed areas, and improve water quality. Staff also requested the applicant demonstrate how Dulles Suburban Center stormwater guidance will be met if disturbance is anticipated to exceed one (1) acre. The applicant acknowledged staff's comment and notes that stormwater management for both quantity and quality will be provided at minor site plan, however, information and detail on the proposed improvements and site modifications has not been provided.

Staff encourages the applicant to limit the expansion of any turf areas. These grassy turf areas acknowledged to have negative impacts on water due to required pesticide and fertilizer use. The Environment element recommends minimizing the application of fertilizers, pesticides, and herbicides to lawns and landscaped areas through, among other tools, the development, implementation and monitoring of integrated pest, vegetation and nutrient management plans.

To increase groundwater recharge and infiltration throughout the site and in furtherance of county water resources policies, PFDRB recommends the following:

- The provision of additional information related to the scope of improvements and disturbance on the site; and
- The provision of a stormwater quantity and quality proposal consistent with staff's recommendations pertaining to the incorporation of LID techniques and Dulles Suburban Center stormwater guidance, and depiction of this information on subsequent submissions.

Adequacy regarding any applicable stormwater regulations of the proposed development would be assessed by Land Development Services (LDS).

Resource Protection Areas (RPA), Floodplain, and Environmental Quality Corridors (EQC)

The Environment element of the Comprehensive Plan Policy Plan, Objective 9 identifies Environmental Quality Corridors (EQCs) as an integrated network of ecologically valuable land and surface waters that should be protected and enhanced for the present and future residents of Fairfax County (Fairfax County Comprehensive Plan 2017 Edition - Policy Plan > Environment [Amended Date: 6-28-2022] > Countywide Objectives and Policies > Environmental Resources). The policy categorizes characteristics of EQCs including habitat quality, connectivity, pollution reduction capabilities, and hydrology/stream buffering/stream protection and identifies that EQCs are delineated through the entitlement process based on policy criteria. Objective 3 of the Environment element of the Policy Plan notes that new development and redevelopment should comply with the County's Chesapeake Bay Preservation Ordinance. (Fairfax County Comprehensive Plan 2017 Edition - Policy Plan > Environment [Amended Date: 6-28-2022] > Countywide Objectives and Policies > Environmental Pollution > Water Quality). Objective 7 of the Environment element of the Policy Plan notes that new development should minimize exposure to potential flood impacts (Fairfax County Comprehensive Plan 2017 Edition - Policy Plan > Environment [Amended Date: 6-28-2022] > Countywide Objectives and Policies > Environmental Hazards).

Dulles Suburban Center guidance also provides specific guidance for EQCs:

Environmental Quality Corridors

Most of the environmentally sensitive land within the Dulles Suburban Center is included within the Cub Run, Flatlick Branch, Frying Pan Branch, Cain Branch and Horse Pen Run Stream Valley Environmental Quality Corridors. Environmental Objective 9 contained in the Policy Plan is to "Identify, protect and enhance an integrated network of ecologically valuable land and surface waters for present and future residents of Fairfax County." Policy A under this objective reads "Identify, protect and restore an Environmental Quality Corridor system (EQC)."

Significant natural resources provide a network of biodiversity and habitat corridors in this area, including the 650-acre Ellanor C. Lawrence Park, Sully Historic Site, numerous stream valley parks, Environmental Quality Corridors (EQC's) and privately-owned property and open spaces. Environmentally-sensitive lands are especially susceptible to degradation and fragmentation from development, including the impact of new or expanded roadways. Efforts should be made to reconnect green spaces to protect and enhance habitat quality, separate potential pollution from streams and incorporate them into the EQC system if appropriate. To facilitate protection of these lands, acquisition by a public body, or open space conservation easements on private lands, should be pursued. Refer to the Environment section of the Policy Plan for additional guidance.

Because most of the land within the Dulles Suburban Center is characterized by low relief, the stream valleys have broad floodplains and poorly drained wetland areas. Areas of 15 percent slope are uncommon. In general, the boundary of the floodplain is also the boundary of the EQC. Much of the wetland area is also located within the floodplains. There are also areas of isolated wetlands which do not qualify as components of the EQC system because they are not directly connected to a stream valley. Nevertheless, these isolated wetland areas, which are common south of the Airport, constrain development because they are subject to the requirements of the Federal Clean Water Act. Activities that result in destruction of these wetlands are regulated by the United States Army Corps of Engineers and the Environmental Protection Agency.

The property is subject to a rezoning that was approved in 1982, RZ 82-C-016. The approval included specific proffer language pertaining to the dedication of floodplain to the Fairfax County Park Authority (FCPA), which now exists as a separate parcel north of the subject property. Additional areas of floodplain are located on the property. Further, the approval included language prohibiting the grading and clearing in the EQC, which was delineated based on slopes and soils at the time. Portions of this EQC are located on the property. Staff notes that EQC in the Dulles Suburban Center is now delineate coincidentally with floodplain.

Fairfax County maps depict a small portion of RPA at the rear of the property, as well as in areas along the eastern property line, however, the original rezoning predates the Chesapeake Bay Preservation Ordinance regarding RPAs. RPA may have been delineated on site with the construction of the existing site improvements in the mid-2010s; however, it is unclear if a delineation was provided with this development.

Staff originally requested more information on the scope of improvements to understand if substantial disturbance is proposed on site or near these sensitive features. Staff concerns stem from the proximity of the existing athletic facilities, specifically the track and trail at the rear of the property, to the EQC and RPA. If development is increased on site, or if soil disturbance is anticipated, the applicant should delineate additional EQC in accordance with Dulles Suburban Center guidance, as well as the Environment element of the Policy Plan.

Staff continues to recommend the applicant provide the maximum distance feasible, or a minimum of 10-15 feet, between the limits of disturbance and any sensitive environmental features, as to limit potential impacts during construction. Prior to any land disturbance, the applicant is encouraged to stake out the RPA, floodplain, and EQC boundary during construction and/or install a temporary fence so that these areas can be protected during construction.

To ensure no encroachment into the environmentally sensitive areas on site, staff recommends:

- The provision of additional information related to soil disturbance and improvements on site;
- The provision of RPA and floodplain delineations or updates to the existing delineations if development is increased, or if soil disturbance is anticipated; and
- Delineation of additional areas of EQC if development is increased, or if soil disturbance is anticipated.

Soils

New development should either avoid problem soil areas or implement appropriate engineering measures to protect existing and new structures from unstable soils (Fairfax County Comprehensive Plan 2017 Edition - Policy Plan > Environment [Amended Date: 6-28-2022] > Countywide Objectives and Policies > Environmental Hazards).

The site contains a number of different soils. Soil types found on the property include 34A, 75B, 80D, 85B, 85C, 89A.

The subject site includes the following soil profiles:

- Soil Map Unit #34 (Dulles): *This silty to clayey soil occurs in drainageways and at the bottom of slopes of the Triassic Basin and is underlain by sandstone, siltstone and shale. Slowly permeable plastic clays exist in the subsoil. Depth to weathered bedrock is typically 40 inches. Depth to hard, unweathered bedrock is typically 5 feet. A perched water table forms atop the bedrock and clays about 1 foot below the surface. Foundation support may be poor because of soft plastic soil and seasonal saturation. Basements below existing grade are not recommended because of potential wetness problems. Engineered drainage is often needed to eliminate wet yards. Septic drainfields and infiltration trenches are poorly suited because of slow permeability, high water table and shallow bedrock. The bedrock disintegrates rapidly limiting its use in engineered fill, road embankment and trench backfill* (Description & Interpretive Guide to Soils in Fairfax County, Page 29).

- Soil Map Unit #75 (Manassas): *This soil consists of sandy, silty, and clayey materials eroded from sandstone and shale. It occurs in drainageways in the Triassic Basin. The seasonal high-water table is between 2 and 3½ feet below the surface. Depth to hard bedrock is greater than 5 feet. Permeability is moderate. Foundation support may be marginal because of soft soil and the high-water table. Foundation drains and waterproofing are necessary to prevent wet basements. Surface grading and subsurface drainage are often required to eliminate wet yards. Suitability for septic drainfields is poor and for infiltration trenches is marginal because of the high-water table* (Description & Interpretive Guide to Soils in Fairfax County, Page 38).

- Soil Map Unit #80 (Nestoria): *This thin silty soil occurs on steep slopes within the Triassic Basin. It is formed from weathered siltstone and fine grained sandstone. Bedrock is typically 1½ feet below the surface. All soil layers are silty and contain increasing amounts of gravels with depth. Nestoria is well drained. Foundation support is good, but excavation can be difficult because of the shallow bedrock. Suitability for septic drainfields and infiltration trenches is poor because of the depth to bedrock.* (Description & Interpretive Guide to Soils in Fairfax County, Page 39).

- Soil Map Unit #85 (Penn): *This silty soil occurs on hilltops and sideslopes of the Triassic Basin over red sandstone and shale. Depth to bedrock is 3 feet. Permeability is moderate to moderately rapid but may be restricted by unfractured bedrock. Foundation support is good, but excavation can be difficult because of the shallow bedrock. If water perches on the bedrock, grading and drainage may be needed to prevent wet yards. Suitability for septic drainfields and infiltration trenches is poor because of the shallow rock. The bedrock disintegrates rapidly, limiting its use in engineered fill, road embankments or trench backfill. Topsoil may be needed to increase rooting depths for lawns, trees and landscape plants* (Description & Interpretive Guide to Soils in Fairfax County, Page 40).

- Soil Map Unit #89 (Rowland): *This soil consists of silty alluvium eroded from sandstone, siltstone and shale. This soil occurs on middle-level floodplain elevations in*

> *the Triassic Basin and is subject to flooding. The seasonal high water table is between 2 and 3 feet below the surface. Depth to hard bedrock is greater than 5 feet. Foundation support may be poor because of soft soil, seasonal saturation and flooding. Foundation drains and waterproofing are needed to prevent wet basement problems. Suitability for septic drainfields and infiltration trenches is poor because of the water table and flooding potential* (Description & Interpretive Guide to Soils in Fairfax County, Page 41).

The soils on site have potential for radon. Care should be taken when disturbing these soils.

Tree Cover and Natural Landscaping

The Environment element of the Policy Plan encourages the conservation and restoration of tree cover on developed and developing sites. The maximum amount of tree cover should be provided on developed and developing sites consistent with planned land use and good silvicultural practices (Fairfax County Comprehensive Plan 2017 Edition - Policy Plan > Environment [Amended Date: 6-28-2022] > Countywide Objectives and Policies > Environmental Resources). The provision of trees also supports improvements to air quality and provides shading to parking lots. The county anticipates the use of high-quality native plants for all planting areas to ensure their viability and to enhance the habitat value of the site. Good quality vegetation should be preserved and enhanced and lost vegetation restored through replanting. Objective 1 of the Environment element further encourages minimizing the application of fertilizers, pesticides, and herbicides to lawns and landscaped areas through, among other tools, the development, implementation and monitoring of integrated pest, vegetation, and nutrient management plans (Fairfax County Comprehensive Plan 2017 Edition - Policy Plan > Environment [Amended Date: 6-28-2022] > Countywide Objectives and Policies > Environmental Resources).

The Public Facilities element of the Policy Plan includes a policy regarding the use of Natural Landscaping techniques for all County facilities. This Policy encourages the use of high-quality native plants for landscaping; recommends soil enhancement for all planting areas to ensure the viability of plants and to enhance the habitat value of the site; and reduced turf area to minimize mowing operations. Native canopy trees should be used to provide shade for outdoor open space.

Staff indicated, as discussed previously, that additional information is necessary to understand the extent of improvements to the site. If disturbance is anticipated on site, vegetative diversity and canopy should all be evaluated on the subject property. Detailed analysis would include information regarding tree health, native and non-native species, sustainable landscape plants, as well as an invasive species management or removal plan. Projects are encouraged to preserve good quality vegetation and incorporate native/non-invasive plantings. The applicant is also encouraged to preserve and plant additional trees to provide shading to parking lots and any outdoor recreation areas.

The applicant has acknowledged a number of staff's comments related to demonstrating how 10-year tree canopy, to include preservation, transitional screening, interior parking lot landscaping, incorporation of native species, management of invasive species, soil remediation, and additional plantings. That said, the applicant has only acknowledged these comments, has

not provided additional details, and notes that many of these elements will be handled with a minor site plan. Staff has concerns putting some of these elements off to minor site plan.

If soil disturbance is anticipated on site, to ensure the appropriate screening and buffering, ensure long-term viability of plantings, and in furtherance of county forest resources policies, staff recommends the following be provided with a resubmission:

- The provision of additional information demonstrating how 10-year tree canopy requirements, to include preservation, will be met;
- The provision of additional information demonstrating how relevant transitional screening requirements and interior parking lot landscaping requirements will be met;
- Staff recommends that the applicant provide a landscape plan that would not include invasive species and incorporate native species to the greatest extent feasible (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); and
- Staff encourages the applicant to pursue soil remediation to ensure the long-term survival of new landscaping and implement natural landscaping techniques to minimize the use of fertilizers, pesticides, herbicides, and mowing;
- Throughout the entire site, staff recommends removing and managing invasive plants and providing tree protection measures during potential construction;

Adequacy regarding tree cover and landscaping requirements is determined by the Forest Conservation Branch (FCON).

Green Building Practices

The Environment Policy Plan encourages building, design, and associated landscapes to use energy and water resources efficiently and to minimize short- and long-term negative impacts on the environment and building occupants. This policy should be considered with the potential future additions and renovations of the subject property, including practices such as:

- Environmentally-sensitive siting and construction of development;
- Application of low impact development practices, including minimization of impervious cover (See Policy k under Objective 2 of this section of the *Policy Plan*);
- Optimization of energy performance of structures/energy-efficient design;
- Use of renewable energy resources;
- Use of energy efficient appliances, heating/cooling systems, lighting and/or other products;
- Application of best practices for water conservation, such as water efficient landscaping and innovative wastewater technologies, that can serve to reduce the use of potable water and/or reduce stormwater runoff volumes;
- Use of recycled and rapidly renewable building materials;
- Use of building materials and products that originate from nearby sources;

- Reduction of potential indoor air quality problems through measures such as increased ventilation, indoor air testing and use of low-emitting adhesives, sealants, paints/coatings, carpeting and other building materials;

- Solid waste and recycling management practices; and

- Natural lighting for occupants.

(Fairfax County Comprehensive Plan 2017 Edition - Policy Plan > Environment [Amended Date: 6-28-2022] > Countywide Objectives and Policies > Resource Conservation and Green Building Practices).

The Public Facilities element also recommends applying green building practices within the design of public facilities. When possible, public facilities should be built and operated to meet or exceed county guidelines for green building certification for capital projects.

Fairfax County Public Schools (FCPS) are subject to state legislative requirements for efficient and resilient public buildings which must be designed, constructed, verified, and operated to comply with a high-performance building certification program – either LEED or Green Globes. The applicant acknowledged staff's comment and noted that FCPS will meet state requirements and will be in compliance with House Bill 2001 legislation.

Additionally, the Policy Plan recommends the incorporation of electric vehicle (EV) charging into development proposals. *Encourage provision of or readiness for charging stations and related infrastructure for electric vehicles within new development and redevelopment proposals, particularly for residential where other opportunities are not available. (Fairfax County Comprehensive Plan 2017 Edition - Policy Plan > Environment [Amended Date: 6-28-2022] > Countywide Objectives and Policies > Resource Conservation and Green Building Practices).*

Staff previously indicated that if changes are proposed to parking or circulation areas, staff recommends incorporation of Electric Vehicle (EV) charging stations for a minimum of 2% to 5% of parking spaces proposed and existing. Such charging stations should be fully wired and functional, and open to all employees and visitors. Based on recent discussions at the Planning Commission and Board of Supervisors, the applicant may wish to consider providing more than 2% to 5%.

In furtherance of county green building policies, staff recommends the following:

- If alterations to the parking or circulation areas are anticipated, the incorporation of EV charging stations to serve a minimum of 2% to 5% of parking spaces is recommended.

COMPREHENSIVE PLAN CITATIONS:

Fairfax County Comprehensive Plan 2017 Edition - Area Plans > Area Plan III > Dulles Suburban Center [December 9, 2025] > Background > Location

DULLES SUBURBAN CENTER

BACKGROUND

Location

The Dulles Suburban Center is located in western Fairfax County, adjacent to the eastern and southern boundaries of the Washington Dulles International Airport (Dulles Airport). The Dulles Suburban Center extends from just north of the Dulles Airport Access and Toll Road (DAAR) on the north to I-66 on the south (see Figure 1). The Dulles Suburban Center small area boundary encompasses the future Innovation Center Metrorail station and includes the Innovation Center Transit Station Area (TSA) located north and south of the DAAR. The southwestern edge of the Suburban Center is contiguous with Loudoun County and Dulles Airport property. With the exception of a small part of the Reston Transit Station Areas, the Dulles Suburban Center is bordered to the north, south and east by residential neighborhoods. Route 28, Centreville and Walney Roads are three major highways that provide north and south access through, to and from the Dulles Suburban Center. Route 50 bisects the area from east to west.

Fairfax County Comprehensive Plan 2017 Edition - Area Plans > Area Plan III > Dulles Suburban Center [December 9, 2025] > Background > Character

Character

The Dulles Suburban Center is approximately 6,661 acres in size and is one of Fairfax County's largest employment areas. Existing development includes mid-rise office development along Route 28 with larger concentrations of office near the future Innovation Center Metrorail Station and the Westfields Business Park. There are also large areas of industrial and industrial/flex development that serve both the local and regional communities and provide manufacturing, distribution and repair services. Residential development is located along some portions of Centreville Road and Walney Road and is also included in the mixed-use areas within Land Unit A and Land Unit J. Retail and hotel uses are located along major roadways. Public and private schools as well as other public facilities, governmental, and institutional uses are dispersed throughout the entire suburban center. Major public facilities include the county police training academy located in Land Unit F-3; Ellanor C. Lawrence Park, a Countywide Resource-based park located, in part, in Land Unit K; and the Sully historic site, located in Land Unit D-5.

Fairfax County Comprehensive Plan 2017 Edition - Area Plans > Area Plan III > Dulles Suburban Center [December 9, 2025] > Concept for Future Development

CONCEPT FOR FUTURE DEVELOPMENT

The Dulles Suburban Center offers an opportunity and challenge to create a high quality, well-conceived, integrated, and balanced employment and residential sector. Vision, creativity, reason, and public-private cooperation can be rewarded by fashioning a model community characterized by an exemplary quality of life featuring an optimal mix of employment, housing, environmental protection, transportation service, and other services, all while significantly enhancing the tax base.

The Concept for Future Development identifies this area as a Suburban Center, which includes the Innovation Center Transit Station Area (TSA) at its northern extent. The vision for the Dulles Suburban Center includes the development of a higher-intensity core area with mixed use development at the Innovation TSA to be served by Metrorail. Two smaller nodes of mixed-use development are planned for Land Unit E-2 on Route 50, and in the Westfields area to create focal points that have ample public spaces that serve residents and employees. The majority of the Dulles Suburban Center is planned to remain suburban in character with the areas at the edges providing transitions in intensity and scale to the surrounding low-density residential areas.

Dulles Airport, a major economic catalyst for the Northern Virginia area, is adjacent to the Dulles Suburban Center. Future development within the Suburban Center will benefit from the proximity of the airport and emphasize national and international business and commercial endeavors; tourism and visitor services; major recreation and entertainment features; mixed commercial and residential areas in urban settings with compatible facilities and amenities; and industrial service areas required to support the Dulles Airport and suburban area, and the metropolitan region. A variety of housing outside the airport noise contours in the Dulles Suburban Center and adjacent Planning Districts will serve this Center.

Travel within the Dulles Suburban Center is envisioned to be served by a multimodal transportation network of interconnecting roadways, high-quality transit, and enhanced pedestrian and bicycle facilities. Plans for high-quality transit service along Route 28 will link mixed- use nodes within the Center and provide connections to regional transit systems, including the Metrorail Silver Line, the planned extension of the Metrorail Orange Line to Centreville, and high-frequency bus service in the High Occupancy Toll (HOT) Lanes on I-66.

Fairfax County Comprehensive Plan 2017 Edition - Area Plans > Area Plan III > Dulles Suburban Center [December 9, 2025] > Planning Issues > Accommodating a Broader Range of Uses

Accommodating a Broader Range of Uses

The Dulles Suburban Center is of sufficient land area and diverse enough in character to accommodate a broad range of uses. An issue to be addressed in this Plan is the manner in which these different types of uses are integrated with existing and proposed development. The flexibility to accommodate a broad range of land uses must be implemented in such a way as to ensure high quality, compatible development in the area.

Fairfax County Comprehensive Plan 2017 Edition - Area Plans > Area Plan III > Dulles Suburban Center [December 9, 2025] > Dulles Suburban Center Area-Wide Recommendations

LAND USE

The Plan for the Dulles Suburban Center recommends baseline and optional land uses to guide development in the area. To obtain the development flexibility afforded by the optional uses, applicants must demonstrate that all applicable performance criteria, are met. All land uses should reinforce the overall goals and objectives of the Plan in both their type and arrangement and should relate positively to the transportation system, as well as to one another, in order to achieve the highest collective development quality for the area.

Development should be consistent with the need to maintain and enhance the economic viability of the Route 28 Tax District. New residential use is not recommended in areas that are impacted by noise from Dulles Airport as set forth in the environment recommendations for Area III. Existing stable neighborhoods within the Dulles Suburban Center that are planned for continued residential use should be preserved. Infill development in these areas should be of a

compatible use, type and intensity in accordance with the guidance provided by the Policy Plan under Land Use Objectives 8 and 14.

Urban Design Objectives

The quality of the built and natural environment is an important consideration in planning for the Dulles Suburban Center The intent of the following design objectives is to achieve the goal of promoting a high-quality built environment, protecting the natural environment, and ensuring the compatibility of future development. Specific guidelines to be used in implementing these objectives are found in the Design Guidelines for the Dulles Suburban Center.

Design Objectives

1. Provide high-quality development that is functionally integrated, orderly, identifiable and attractive.
2. Create a positive and easily recognizable identity for the Dulles Suburban Center as a whole, and also for individual development units. Establish a sense of place and assist in orienting people to find their way to the area's workplaces, stores, and other facilities.
3. Design development to allow for pedestrian access between buildings and amenities, thus reducing reliance on the car; provide publicly accessible open space for active and passive recreation, and visual relief; allow opportunities for shared parking; and generally make more efficient use of land, a valuable resource.
4. Create vehicular and pedestrian/non-motorized vehicle circulation systems that minimize conflicts between these different modes of travel, and that are clearly identified for easy use.
5. Protect adjacent residential neighborhoods from the impacts of new development by establishing landscaped buffers and other landscaping features, as well as maintaining high standards for architectural quality. Keep noise, glare and traffic intrusion at a minimum.
6. Protect and enhance environmental and heritage resources, integrating these features into development to the greatest extent possible.
7. Encourage parcel consolidation in order to realize the benefit of comprehensive urban design and circulation/access principles.
8. Create highway corridors that are visually appealing.
9. Promote a positive image for the Dulles Suburban Center in keeping with the high architectural and design standards for development of the area as a whole.

DESIGN GUIDELINES FOR DULLES SUBURBAN CENTER (LAND UNITS A THROUGH K)

SITE PLANNING

Multimodal Access

- Provide pedestrians, including those with disabilities, with safe and convenient access between transit stops and building entrances, using the shortest route possible.
- Provide bus shelters to protect riders from the weather and that are safe and easy to maintain.

- Provide separate auto and pedestrian circulation systems for a safe environment that encourages walking rather than auto use for short trips.

- Pedestrian safety should be an important factor in designing sidewalks, crosswalks and trails. Adequate lighting is essential. Pedestrian linkages between buildings and parking areas should be well-lit and landscaped. Site development should ensure that the landscaping does not impede visibility or create unsafe conditions.
- Provide pedestrian links to adjacent development and to the regional and countywide trail systems, connecting local sites with the larger community and enhancing the continuity of the larger systems.
- Limit access to arterial roads by consolidating access points or providing access to arterials from secondary roads.
- Encourage bicycle use with bicycle routes and secure convenient bicycle storage.

Parking and Loading Areas

- Encourage parking in either structures, decks or well-screened, off-street parking areas on the sides or at the back of buildings. If it is not possible to accommodate parking behind or beside buildings, minimize parking in front of buildings.

- Locate priority parking spaces for carpools and vanpools close to the employee entrance of the building or parking structure, to encourage ride-sharing.
- Integrate the design of parking structures with that of the buildings served. Perimeter plantings and spandrel planters on the decks/structures are encouraged to soften the effects of facades and to make the structure more attractive.
- Design Park and Ride Lots to be compatible with adjacent development and minimize disturbance to the surrounding natural environment. Trees and other vegetation should be preserved as screening.
- Segregate service, maintenance and loading zones from employee and visitor vehicle parking areas.
- Separate auto and truck traffic on site for light industrial development, providing separate truck parking, loading and vehicle maintenance areas. For uses with large truck traffic volumes, provide vehicle entrances and exits separate from those for visitors.
- Use plant materials, walls, fences or earth berms to screen parking lots and minimize their view from the street right-of-way, adjacent development, and buildings being served by the lot. Break up large parking lots by creating planting areas as dividers.
- Locate or screen the lights within parking lots to minimize glare on adjacent buildings or residential areas.

Open Space/Environmental and Heritage Resources Protection

- Plan development to ensure usable open space.

- Protect and enhance an integrated network of ecologically valuable land and surface

waters. Connect open space that could become a part of a corridor to facilitate the movement of wildlife and/or conserve biodiversity.

- Provide for a continuous open space system linking activity nodes internally and externally. Use natural environmental areas as transitions between developments, as visual amenities, passive recreation corridors, and as wildlife corridors.

- Integrate stormwater management strategies into broader site design concepts, with a goal of designing stormwater management practices that are effective in achieving water quality and volume reduction goals while providing open space and/or visual/landscaping benefits; many low impact development practices (also known as green stormwater infrastructure) can provide both stormwater management and aesthetic benefits.

- Where feasible, minimize areas of impervious surface through shared parking, decked or structured parking; or increased building height; or other measures as appropriate.

- Support tree preservation, tree planting, and sensitive landscaping practices. Maximize tree preservation, remove invasive species and plant native species of trees, shrubs and other vegetation.

- Minimize the disturbance of environmental resources and topography by integrating existing vegetation, trees and topography into site design.

- Preserve or recover and record significant heritage resources, integrating them into site design where feasible

Buffers and Screening

- Provide buffers and screening where necessary to protect adjacent neighborhoods or other less intense uses, recognizing that preservation of natural features in transitional areas enhances the visual quality of the development.
- Utilize architectural and landscape elements (such as walls, berms, trees, varying scales and building masses, etc.) as visual buffers between commercial and non-commercial uses, as well as to mitigate impacts of highway noise.
- Screen from public view rooftop mechanical equipment, materials storage, utility substations and similar facilities.
- Mitigate the impact of blank walls on the side and back of retail buildings with landscaping, screening and buffering.

Utility/Service Areas

- Place utilities underground to the extent possible. Keep utility corridors separate from landscaping corridors to avoid disturbing vegetation during utility maintenance.
- Provide for safe and well-screened on-site storage of refuse generated by commercial and industrial uses, including walled enclosures for dumpsters. Design recycling facilities to be accessible but well-screened.

ARCHITECTURAL DESIGN

Scale/Mass/Form/Facades

- When development is near existing residential areas, scale and mass should be consistent with existing residential development.
- Design retail shopping development in physically unified complexes, not as scattered free-standing structures.
- Establish an architectural theme for multi-building complexes, utilizing similar materials and relating building elements such as entries, windows, and roof lines.
- Incorporate plazas, courtyards or other open space amenities at major building entrances or in the center of a group of buildings that feature special paving, seating, planting, water features such as fountains, and public art.
- Orient buildings and site layout in a manner that contributes to connectivity, encourages walkability and creates a pedestrian-focused environment.

STREETSCAPE

Landscaping

- Provide color, texture and seasonal visual interest at major architectural and site focal points by using flowers and ornamental, deciduous and evergreen shrubs, trees, etc.
- Preserve existing high quality vegetation and integrate it with development to the greatest possible extent.
- Select low-maintenance landscape materials for areas not likely to receive consistent maintenance.

Signage/Street Furniture

- Create a signage style for a given development complex and carry it out consistently at major roads entering the complex and at building site entries. Comprehensive sign systems that establish a distinctive theme and identity and eliminate visual clutter are desirable. Building-mounted signs and ground-mounted shopping center signs incorporated within a planting strip are encouraged. Freestanding and pole-mounted signs are discouraged.
- Provide street furniture including items such as benches, trash receptacles, and planters. Street furniture should be durable, require low maintenance, and be easily repaired or replaced.
- Use benches or other seating in courtyards, along pathways, near building entries, or in any other public area.
- Place trash receptacles conveniently and strategically along major walkways, near building entrances, and in seating areas.
- Within the Sully Historic Overlay District all signs, fences, street furniture, outdoor graphics should be designed and installed to be compatible with the Sully Historic Site in terms of mass, scale, color and visual impact.

Lighting

- Develop a comprehensive lighting plan for development, in order to provide unity and a coordinated appearance, thus contributing to a positive sense of orientation and identity for motorists and pedestrians.
- Provide exterior lighting that enhances nighttime safety and circulation.
- Design lighting in a manner that minimizes glare onto adjacent sites.

ENVIRONMENT

The western quarter of Fairfax County, including the entire Dulles Suburban Center, is located within a geologic feature known as the Culpeper Basin, one of several Triassic-age basins on the east coast. The area is characterized by relatively level terrain, meandering streams in broad floodplains, perched water table, shallow soils, and siltstone and sandstone bedrock located at or near the surface. The geomorphology of the Dulles Suburban Center area contributes to the area's environmental constraints, including low filtration, poor groundwater recharge, highly erodible soils, and flashy hydrology which means the area is prone to rapid increases in flow and velocity of stormwater soon after rainfall.

Within the Dulles Suburban Center, airport noise and environmental quality corridors (EQC) are the primary environmental constraints to development. The floodplain areas and areas of freshwater wetlands, which account for most of the environmental quality corridor areas in the Dulles Suburban Center, are the primary environmental resources which should be protected and incorporated into the development pattern. Stormwater management and riparian buffer protection and restoration plays an important role in protecting water quality and the health of the streams.

Environmental Quality Corridors

Most of the environmentally sensitive land within the Dulles Suburban Center is included within the Cub Run, Flatlick Branch, Frying Pan Branch, Cain Branch and Horse Pen Run Stream Valley Environmental Quality Corridors. Environmental Objective 9 contained in the Policy Plan is to “Identify, protect and enhance an integrated network of ecologically valuable land and surface waters for present and future residents of Fairfax County.” Policy A under this objective reads “Identify, protect and restore an Environmental Quality Corridor system (EQC).”

Significant natural resources provide a network of biodiversity and habitat corridors in this area, including the 650-acre Ellanor C. Lawrence Park, Sully Historic Site, numerous stream valley parks, Environmental Quality Corridors (EQC’s) and privately-owned property and open spaces. Environmentally-sensitive lands are especially susceptible to degradation and fragmentation from development, including the impact of new or expanded roadways. Efforts should be made to reconnect green spaces to protect and enhance habitat quality, separate potential pollution from streams and incorporate them into the EQC system if appropriate. To facilitate protection of these lands, acquisition by a public body, or open space conservation easements on private lands, should be pursued. Refer to the Environment section of the Policy Plan for additional guidance.

Because most of the land within the Dulles Suburban Center is characterized by low relief, the stream valleys have broad floodplains and poorly drained wetland areas. Areas of 15 percent slope are uncommon. In general, the boundary of the floodplain is also the boundary of the EQC. Much of the wetland area is also located within the floodplains. There are also areas of

isolated wetlands which do not qualify as components of the EQC system because they are not directly connected to a stream valley. Nevertheless, these isolated wetland areas, which are common south of the Airport, constrain development because they are subject to the requirements of the Federal Clean Water Act. Activities that result in destruction of these wetlands are regulated by the United States Army Corps of Engineers and the Environmental Protection Agency.

Stormwater Management

Goals

Stormwater management plays an important role in protecting water quality and the health of our streams. Both development and redevelopment offer opportunities to protect and support the restoration of water resources by correcting deficient situations in an effort to protect and restore local streams and to reduce the pollutant loads entering the Potomac River and Chesapeake Bay to the extent practicable. This may be accomplished by reducing the total runoff volume and/or significantly delaying its entry into the stream system and by reducing pollutant loads into our waterways. Stormwater quantity and quality controls should be optimized for all development projects consistent with the scale of the projects, with a goal of replicating natural hydrologic conditions and reducing runoff volumes in furtherance of stream protection and/or restoration.

Low Impact Development

Efforts to reduce stormwater runoff volumes and velocities through on-site practices are important in light of the degraded conditions of many of the streams in this area. Low impact development (LID) practices of stormwater management (also referred to as green stormwater infrastructure) can reduce runoff volumes entering local streams by evapotranspiring water, filtering water through vegetation and/or soil, returning water into the ground, or reusing water. LID practices can include, but are not limited to, bioretention or biofiltration facilities (commonly referred to as rain gardens), vegetated swales, porous pavement, vegetated roofs, tree box filters, and the collection, reuse of stormwater runoff through the use of cisterns, both above ground and below ground. Nonstructural approaches incorporated within site designs/layouts may also be appropriate, including the preservation and/or creation of forested areas with no soil compaction, and landscaping that provides for the infiltration of rainwater. Because of the geologic setting of the Dulles Suburban Center, hydrologic conditions (including water table and soil types) may, in places, limit available stormwater management options. LID measures should be carefully selected and designed, on a case-by-case basis, to address limitations that may be associated with site conditions and proposed uses.

Stormwater Design

All proposals should incorporate stormwater management measures that further the above stormwater management goals. Environmentally-friendly stormwater design, with an emphasis on the use of LID practices as applicable, should be integral to each project, starting at the conceptual stage, recognizing that stormwater management measures may be phased as development occurs. Stormwater and site designs should minimize the amount of impervious cover and incorporate runoff reduction strategies such as infiltration, stormwater reuse and retention to improve downstream waters. The use of appropriate native plant materials is encouraged to provide habitat benefits while reducing fertilization, improving the soil, and minimizing maintenance.

The incorporation of stormwater management strategies in parks and other open space areas may support this approach while providing recreational amenities, habitat benefits and educational opportunities (e.g., interpretive exhibits highlighting ways that the strategies benefit

water and ecological resources). Stormwater management and selected LID practices should also be incorporated into new and redesigned streets where allowed and practicable. As approaches to treating stormwater continue to evolve, technology is improved and new innovative practices are identified, these measures should be employed in support of stream protection and restoration.

In order to achieve the stormwater management goals as noted above, stormwater management controls typically should treat runoff close to its source. This may be accomplished through onsite controls or through coordination of SWM measures among neighboring development sites. Contributions to, or construction of, one or more projects identified in a Board of Supervisors-adopted watershed management plan or projects that would otherwise further county stormwater goals may also be considered.

In addition, at a minimum the following guidelines should be followed for larger development projects (e.g., one acre or more of disturbance); such development proposals should be reviewed on a case-by-case basis for the appropriate optimization of stormwater management and water quality controls, allowing for flexibility in specific approaches to achieve the following guidelines (any one of A, B, or C below):

B. Specific Performance Targets

1. Reduction in runoff volume leaving the site equivalent to at least three-quarters of an inch from impervious surfaces on the site.

2. Reduction in discharges leaving the site to levels that will minimize stream erosion through the use of the energy balance method (based of forested existing conditions or an improvement factor of 0.7) or any equivalent methodology.

If these levels of runoff volume or velocity reduction cannot be attained, a combination of runoff volume reduction and peak flow and velocity reduction should be provided to the extent practicable.

B. Linkage to Green Building Rating Systems

As an alternative to item A above, stormwater management measures may be provided that are sufficient to attain the Rainwater Management credit of the most current version of Leadership in Energy and Environmental Design-New Construction (LEED-NC) or Core & Shell (LEED-CS) rating system (or equivalent of this/these credit(s) that may be based on an alternate rating system). Stormwater management practices that are applied toward this outcome should provide runoff reduction/rainfall volume retention, rather than just stormwater treatment, to the maximum extent practicable.

C. Alternative Approaches

As an alternative to the guidelines above, stormwater management measures and/or downstream improvements may be pursued to optimize site-specific stormwater management and/or stream protection/restoration efforts, consistent with the adopted watershed management plan(s) that is/are applicable to the site. Such efforts should be designed to protect downstream receiving waters by reducing stormwater runoff volumes and peak flows from existing and proposed impervious surfaces to the maximum extent practicable, consistent with watershed plan goals. Consideration may be given to other stormwater runoff-related factors such as soil conditions, groundwater conditions, downstream flooding, drainage complaints, character and

condition of downstream channels, and identified stream impairments. One such management approach that may be considered is that of non-structural measures, which would further enhance environmental stewardship by land owners in the area.

Additional area-wide environmental recommendations are as follows:

1. Preserve the Horse Pen Run and Frying Pan Branch Stream Valleys through dedication to, or acquisition by, the Fairfax County Park Authority.

2. Water quality recommendations presented at the beginning of the Area III section of the Plan should be applied to those lands within the Occoquan Basin.

3. The clustering of development, where compatible, is strongly advised because it increases open space and has a beneficial effect on water quality in the Occoquan Basin.

Highway noise mitigation should be provided for noise-sensitive land uses to ensure a healthful living and working environment in which speech and activity interference is minimized in both interior and exterior areas.

PUBLIC FACILITIES

Existing public facilities located within the Dulles Suburban Center and those for which a future need has already been identified and prior approval received are included on Figure 7. Major expansions of existing facilities (with the exception of federal or state facilities) or uses of land that are distinctly different than the use of the public facility must be considered by the county Planning Commission through provisions outlined in Section 15.2-2232 of the Code of Virginia. For these existing facilities minor expansions which are in keeping with the character of the facility may be considered in conformance with the Plan.

- An adequate water supply and water distribution system should be provided for fire protection services.

- The Regional Stormwater Management Plan should be implemented as identified by the Department of Public Works and Environmental Services.

Additional public facilities may be identified as future needs in the Suburban Center. Such facilities are included for informational purposes and in most cases will require a 2232 Review public hearing before the county Planning Commission prior to being established unless they are specifically identified in the Plan text. Those facilities for which a specific location for future construction has been identified are also listed in the land unit recommendations and are considered a feature of the Comprehensive Plan upon review of the Planning Director and concurrence by the Planning Commission. If a feature shown determination is made, these projects will not require a future 2232 Review public hearing.

FIGURE 7
DULLES SUBURBAN CENTER
EXISTING PUBLIC FACILITIES

Schools	Libraries	Public Safety	Human Services	Public Utilities	Other Public Facilities
Floris Elem.,		Chantilly Fire	Cornerstone	Henninger Court	Cub Run

Carson Middle Coates Elem. McNair Elem. Westfield High	Station Co. 15 Frying Pan Fire Station Co. 36 Criminal Justice Academy Emergency Vehicles Operations Center	Rehabilitation Center	Fairfax Water Facility	RECenter

*Federal and state facilities are not subject to the 2232 review process.

SCHOOLS

The following elementary schools serve the Dulles Suburban Center: Virginia Run, Cub Run, Lees Corner, Brookfield, Poplar Tree, Coates, Floris, Oak Hill, and McNair. The middle schools that serve the area are Carson, Franklin, Rocky Run, and Stone. The high schools that serve the area are Chantilly, South Lakes, and Westfield. In order to address projected enrollment increases within the service areas of these schools, some of these schools are planned for expansion. Many of these schools are outside of the Dulles Suburban Center with the exception of Coates, Floris and McNair Elementary Schools, Carson Middle School, and Westfield High School.

With the introduction of residential communities comes the need to provide for additional school capacity. Capacity needs can be addressed through new school construction, additions to existing facilities, interior architectural modifications, temporary/modular buildings and changes to programs and/or attendance areas. Additional school capacity could be addressed through co-location of school facilities within mixed-use, office or other commercial buildings, provided that all access, safety, security and space requirements are met; with parks and other public facilities; or through other creative approaches. Any option should follow the objectives and policies for public schools within the Public Facilities Element of the Policy Plan.

Fairfax County Comprehensive Plan 2017 Edition - Area Plans > Area Plan III > Dulles Suburban Center [December 9, 2025] > Dulles Suburban Center Land Unit Recommendations

LAND UNIT D-2

CHARACTER

Land Unit D-2 consists of 289 acres and is bounded on the north by Land Unit D-1, on the west by Route 28, on the east by the Horse Pen Run Stream Valley and Land Unit C, and on the south by McLearen Road (Figure 23). The western part of the land unit is generally developed with office, hotel, and industrial uses. The eastern portion includes a public and private school, an assisted living facility, townhouses and commercial uses.

Fairfax County Comprehensive Plan 2017 Edition - Policy Plan > Environment [Amended Date: 6-28-2022] > Countywide Objectives and Policies > Environmental Pollution > Water Quality

"Objective 1: Preserve and improve air quality.

Policy c. Support air quality improvement through tree preservation, tree planting and sensitive landscaping practices. Support and encourage the following during the reviews of development proposals:

- Maximization of tree preservation consistent with planned land use and good silvicultural practices.
- Maximization of tree planting/tree cover restoration consistent with planned land use and good silvicultural practices.
- Pursuit of energy-conscious landscaping efforts such as the planting of trees to provide shading of buildings during the summer months.
- Preservation and/or planting of trees to shade parking lots, thereby reducing heating of parked vehicles and associated evaporative emissions.
- Planting of street trees within road medians and along thoroughfares where consistent with safety.
- Pursuit of landscaping practices that optimize the planting of native species of trees, shrubs and other vegetation in a manner that minimizes the need for mowing and other maintenance activities, particularly during the hotter months of the year.
- Minimization of applications of pesticides with reactive VOC content through integrated pest management approaches to pest control."

"Objective 2: Prevent and reduce pollution of surface and groundwater resources. Protect and restore the ecological integrity of streams in Fairfax County.

Policy k. For new development and redevelopment, apply better site design and low impact development (LID) techniques such as those described below, and pursue commitments to reduce stormwater runoff volumes and peak flows, to increase groundwater recharge, and to increase preservation of undisturbed areas. In order to minimize the impacts that new development and redevelopment projects may have on the county's streams, some or all of the following practices should be considered where not in conflict with land use compatibility objectives:

- Minimize the amount of impervious surface created.
- Site buildings to minimize impervious cover associated with driveways and parking areas and to encourage tree preservation.
- Where feasible, convey drainage from impervious areas into pervious areas.

- Encourage cluster development when designed to maximize protection of ecologically valuable land.
- Encourage the preservation of wooded areas and steep slopes adjacent to stream valley EQC areas.

- Encourage fulfillment of tree cover requirements through tree preservation instead of replanting where existing tree cover permits. Commit to tree preservation thresholds that exceed the minimum Zoning Ordinance requirements.
- Where appropriate, use protective easements in areas outside of private residential lots as a mechanism to protect wooded areas and steep slopes.
- Encourage the use of open ditch road sections and minimize subdivision street lengths, widths, use of curb and gutter sections, and overall impervious cover within cul-de-sacs, consistent with county and state requirements.
- Encourage the use of innovative BMPs and infiltration techniques of stormwater management where site conditions are appropriate, if consistent with county requirements.
- Apply nonstructural best management practices and bioengineering practices where site conditions are appropriate, if consistent with county requirements.
- Encourage shared parking between adjacent land uses where permitted.
- Where feasible and appropriate, encourage the use of pervious parking surfaces in low-use parking areas.
- Maximize the use of infiltration landscaping within streetscapes consistent with county and state requirements."

"Objective 3: Protect the Potomac Estuary and the Chesapeake Bay from the avoidable impacts of land use activities in Fairfax County.

Policy a. Ensure that new development and redevelopment complies with the county's Chesapeake Bay Preservation Ordinance, as applied to Chesapeake Bay Preservation Areas adopted by the Board of Supervisors as generally depicted in Figure 5 of the *Chesapeake Bay Supplement* to the Comprehensive Plan, as may be amended by the Board of Supervisors.

Policy b. Support the analysis and recommendations contained in the *Chesapeake Bay Supplement* to the Comprehensive Plan."

Fairfax County Comprehensive Plan 2017 Edition - Policy Plan > Environment [Amended Date: 6-28-2022] > Countywide Objectives and Policies > Environmental Hazards

"Objective 6: Ensure that new development either avoids problem soil areas, or implements appropriate engineering measures to protect existing and new structures from unstable soils.

Policy a: Limit densities on slippage soils, and cluster development away from slopes and potential problem areas.

Policy b: Require new development on problem soils to provide appropriate engineering measures to ensure against geotechnical hazards."

"Objective 9: Identify, protect and enhance an integrated network of ecologically valuable land and surface waters for present and future residents of Fairfax County.

Policy a: Identify, protect and restore an Environmental Quality Corridor system (EQC). (See Figure 4.) Lands may be included within the EQC system if they can achieve any of the following purposes:

- Habitat Quality: The land has a desirable or scarce habitat type, or one could be readily restored, or the land hosts a species of special interest. This may include: habitat for species that have been identified by state or federal agencies as being rare, threatened or endangered; rare vegetative communities; unfragmented vegetated areas that are large enough to support interior forest dwelling species; and aquatic and wetland breeding habitats (i.e., seeps, vernal pools) that are connected to and in close proximity to other EQC areas.

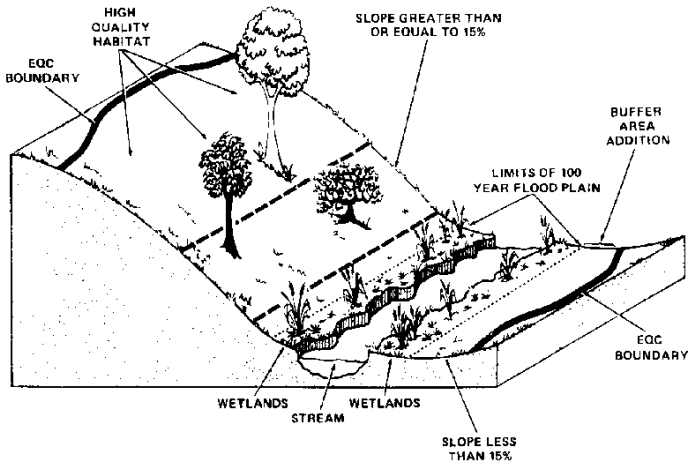
- Connectivity: This segment of open space could become a part of a corridor to facilitate the movement of wildlife and/or conserve biodiversity. This may include natural corridors that are wide enough to facilitate wildlife movement and/or the transfer of genetic material between core habitat areas.

- Hydrology/Stream Buffering/Stream Protection: The land provides, or could provide, protection to one or more streams through: the provision of shade; vegetative stabilization of stream banks; moderation of sheet flow stormwater runoff velocities and volumes; trapping of pollutants from stormwater runoff and/or flood waters; flood control through temporary storage of flood waters and dissipation of stream energy; separation of potential pollution sources from streams; accommodation of stream channel evolution/migration; and protection of steeply sloping areas near streams from denudation.

- Pollution Reduction Capabilities: Preservation of this land would result in significant pollutant reductions. Water pollution, for example, may be reduced through: trapping of nutrients, sediment and/or other pollutants from runoff from adjacent areas; trapping of nutrients, sediment and/or other pollutants from flood waters; protection of highly erodible soils and/or steeply sloping areas from denudation; and/or separation of potential pollution sources from streams.

The core of the EQC system will be the county's stream valleys. Additions to the stream valleys should be selected to augment the habitats and buffers

provided by the stream valleys, and to add representative elements of the landscapes that are not represented within stream valleys. The stream valley component of the EQC system shall include the following elements (See Figure 4):



A TYPICAL
ENVIRONMENTAL QUALITY CORRIDOR

Source: Fairfax County Office of Comprehensive Planning

FIGURE 4

- All 100 year flood plains as defined by the Zoning Ordinance;

- All areas of 15% or greater slopes adjacent to the flood plain, or if no flood plain is present, 15% or greater slopes that begin within 50 feet of the stream channel;

- All wetlands connected to the stream valleys; and

- All the land within a corridor defined by a boundary line which is 50 feet plus 4 additional feet for each % slope measured perpendicular to the stream bank. The % slope used in the calculation will be the average slope measured within 110 feet of a stream channel or, if a flood plain is present, between the flood plain boundary and a point fifty feet up slope from the flood plain. This measurement should be taken at fifty foot intervals beginning at the downstream boundary of any stream valley on or adjacent to a property under evaluation.

Modifications to the boundaries so delineated may be appropriate if the area designated does not benefit any of the EQC purposes as described above. In addition, some disturbances that serve a public purpose such as unavoidable public infrastructure easements and rights of way may be appropriate. Disturbances for access roads should not be supported unless there are no viable alternatives to providing access to a buildable portion of a site or adjacent parcel. The above disturbances should be minimized and occur

perpendicular to the corridor's alignment, if practical, and disturbed areas should be restored to the greatest extent possible

In general, stormwater management facilities should not be provided within EQCs unless they meet one of the following conditions:

- They are consistent with recommendations of a watershed management plan that has been adopted by the Fairfax County Board of Supervisors; or

- They will:

  - Either:

    - Be more effective in protecting streams and better support goals of watershed management plans than stormwater management measures that otherwise would be provided outside of EQCs; or

    - Contribute to achieving pollutant reduction necessary to bring waters identified as impaired into compliance with state water quality standards or into compliance with a Municipal Separate Storm Sewer System (MS4) permit in a manner that would be more effective and/or less environmentally-disruptive than approaches that would be pursued outside of EQCs;

  and

  - Replace, enhance and/or be provided along with other efforts to compensate for any of the EQC purposes, as described above, that would be affected by the facilities.

When stormwater management facilities within the EQC are determined to be appropriate, encourage the construction of facilities that minimize clearing and grading, such as embankment-only ponds, or facilities that are otherwise designed to maximize pollutant removal while protecting, enhancing, and/or restoring the ecological integrity of the EQC.

The following efforts within EQCs support the EQC policy and should be encouraged:

- Stream stabilization and restoration efforts where such efforts are needed to improve the ecological conditions of degraded streams. Natural channel design methods should be applied to the greatest extent possible and native species of vegetation should be used.

- Replanting efforts in EQCs that would restore or enhance the environmental values of areas that have been subject to clearing; native species of vegetation should be applied.

- Wetland and floodplain restoration efforts.

- Removal of non-native invasive species of vegetation from EQCs to the extent that such efforts would not be in conflict with county ordinances; such efforts should be pursued in a manner that is least disruptive to the EQCs.

Other disturbances to EQCs should only be considered in extraordinary circumstances and only where mitigation/compensation measures are provided that will result in a clear and substantial net environmental benefit. In addition, there should be net benefits relating to most, if not all, of the EQC purposes listed above that are applicable to the proposed disturbances.

Preservation should be achieved through dedication to the Fairfax County Park Authority, if such dedication is in the public interest. Otherwise, EQC land should remain in private ownership in separate undeveloped lots with appropriate commitments for preservation. The use of protective easements as a means of preservation should be considered."

Fairfax County Comprehensive Plan 2017 Edition - Policy Plan > Environment [Amended Date: 6-28-2022] > Countywide Objectives and Policies > Environmental Resources

"Objective 10: Conserve and restore tree cover on developed and developing sites. Provide tree cover on sites where it is absent prior to development.

Policy a: Protect or restore the maximum amount of tree cover on developed and developing sites consistent with planned land use and good silvicultural practices.

Policy b: Require new tree plantings on developing sites which were not forested prior to development and on public rights of way."

Fairfax County Comprehensive Plan 2017 Edition - Policy Plan > Environment [Amended Date: 6-28-2022] > Countywide Objectives and Policies > Resource Conservation and Green Building Practices

"Objective 13: Design and construct buildings and associated landscapes to use energy and water resources efficiently and to minimize short- and long-term negative impacts on the environment and building occupants.

Policy a. In consideration of other Policy Plan objectives, encourage the application of energy conservation, water conservation and other green building practices in the design and construction of new development and redevelopment projects. These practices may include, but are not limited to:

- Environmentally-sensitive siting and construction of development;
- Application of low impact development practices, including minimization of impervious cover (See Policy k under Objective 2 of

this section of the *Policy Plan*);

- Optimization of energy performance of structures/energy-efficient design;
- Use of renewable energy resources;
- Use of energy efficient appliances, heating/cooling systems, lighting and/or other products;
- Application of best practices for water conservation, such as water efficient landscaping and innovative wastewater technologies, that can serve to reduce the use of potable water and/or reduce stormwater runoff volumes;
- Reuse of existing building materials for redevelopment projects;
- Recycling/salvage of non-hazardous construction, demolition, and land clearing debris;
- Use of recycled and rapidly renewable building materials;
- Use of building materials and products that originate from nearby sources;
- Reduction of potential indoor air quality problems through measures such as increased ventilation, indoor air testing and use of low-emitting adhesives, sealants, paints/coatings, carpeting and other building materials;
- Reuse, preservation and conservation of existing buildings, including historic structures;
- Retrofitting of other green building practices within existing structures to be preserved, conserved and reused;
- Energy and water usage data collection and performance monitoring;
- Solid waste and recycling management practices; and
- Natural lighting for occupants.

Encourage commitments to implementation of green building practices through certification under established green building rating systems for individual buildings (e.g., the U.S. Green Building Council's Leadership in Energy and Environmental Design for New Construction [LEED-NC®] or the U.S. Green Building Council's Leadership in Energy and Environmental Design for Core and Shell [LEED-CS®] program or other equivalent programs with third party certification). An equivalent program is one that is independent, third-party verified, and has regional or national recognition or one that otherwise includes multiple green building concepts and overall levels of green building performance that are at least similar in scope to the applicable LEED rating system. Encourage commitments to the attainment of the ENERGY STAR® rating where available. Encourage certification of new homes through an established residential green building rating system that incorporates multiple green building concepts and has a level of energy performance that is comparable to or exceeds ENERGY STAR qualification for homes. Encourage the inclusion of professionals with green building accreditation on development teams. Encourage commitments to the provision of information to owners of buildings with green building/energy

efficiency measures that identifies both the benefits of these measures and their associated maintenance needs.

Policy b. Within the Tysons Urban Center, Suburban Centers, Community Business Centers, Industrial Areas and Transit Station Areas as identified on the Concept Map for Future Development, unless otherwise recommended in the applicable area plan, where these zoning proposals seek at least one of the following:

- Development in accordance with Comprehensive Plan Options;
- Development involving a change in use from what would be allowed as a permitted use under existing zoning;
- Development at the Overlay Level; or
- Development at the high end of planned density/intensity ranges. For nonresidential development, consider the upper 40% of the range between by-right development potential and the maximum Plan intensity to constitute the high end of the range.

ensure that zoning proposals for nonresidential development or zoning proposals for multifamily residential development incorporate green building practices sufficient to attain certification through the LEED-NC or LEED-CS program or an equivalent program specifically incorporating multiple green building concepts, where applicable, and encourage an emphasis on energy efficiency and conservation.

Where developments with exceptional intensity or density are proposed (e.g. at 90 percent or more of the maximum planned density or intensity), ensure that higher than basic levels of green building certification are attained.

Policy g. Encourage provision of or readiness for charging stations and related infrastructure for electric vehicles within new development and redevelopment proposals, particularly for residential where other opportunities are not available."

Fairfax County Comprehensive Plan 2017 Edition - Policy Plan > Public Facilities [Amended Date: 5-7-2024] > Countywide Objectives and Policies

Objective 5: Acquire sites which are appropriate for the facility's specific purpose. Apply acceptable criteria when evaluating public facility sites.

Policy g. Locate facilities on sites where existing vegetation is capable of providing a natural buffer, natural shading and cooling, stormwater absorption and enhancing building design. Preservation of existing vegetation should be prioritized when designing the location facility and infrastructure placement.

Objective 6: Design, retrofit and maintain public facilities and sites in an environmentally-sensitive manner.

Policy a. Apply low impact development (LID) practices and natural landscaping methods with the goal of minimizing resource consumption, reducing stormwater runoff and flooding, decreasing life-cycle maintenance requirements, increasing the biodiversity and habitat value of each site, and increasing soil and plant health. Consider factors including costs, health, safety/security, and the broader context of facility and site needs (e.g., recreational uses). Design and coordinate county infrastructure projects, such as trails, sanitary sewer lines, and stream restorations, to minimize disturbance of natural habitats and to minimize the limits of clearing and grading. Design and maintain utility corridors as natural areas to the extent practicable.

Policy b. Design and coordinate county infrastructure projects, such as trails, sanitary sewer lines, stormwater management infrastructure, and stream restorations, to minimize disturbance of natural habitats and to minimize the limits of clearing and grading. Design and maintain utility corridors as natural areas to the extent practicable.

Policy c. Retrofit and maintain existing facilities and sites with natural landscaping and LID methods/practices when opportunities arise in consideration of the factors identified in Objective 6, Policy a.

Policy d. Ensure that natural landscaping and LID practices are monitored and maintained such that they will remain viable over time. Species should be native or adapted (non-invasive, climate-resilient) species.

Policy e. Apply green building practices within the design of public facilities. When possible, public facilities should be built and operated to meet or exceed county guidelines for green building certification for capital projects.

Policy f. Apply climate-resilient design practices to the design of public facilities and infrastructure to ensure long-term resilience to climate hazards such as flooding, severe storms, and extreme heat, in alignment with county’s climate resilience plans and programs, when possible.

County of Fairfax, Virginia

COMMENT LETTER

DATE: December 19, 2025

TO: Jessica Vara, Senior Attorney
Hunton Andrews Kurth LLP

FROM: William Nance, Planner II
Public Facilities and Development Review Branch, Department of Planning and Development

SUBJECT: **2232 Review and Agency Comments – Western High School**

RE: Application Number: 2232-2025-SU-00010

The following is a summary of agency review comments in response to the Western High School 2232 application. The application materials were routed for review on November 10th, 2025. Please provide a response to the comments below and make any updates to the application materials as needed.

Agency Review

Department of Planning and Development (DPD) – Public Facilities and Development Review Branch (PFDRB) – Public Facility Review Comments

1. The new high school appears to conform with Comprehensive Plan goals for encouraging new facilities to accommodate projected population needs and additional student capacity. **Policy Plan, Public Facilities, Objective 3, Policy a**
2. Provide more information on what will be expanded and/or renovated in the existing school and shell buildings. What are the educational specifications relevant to this school that impact renovation? What is the existing student capacity and what will be the updated student capacity? Will the renovation have capacity for future student enrollment? **Policy Plan, Public Facilities, Objective 10, Policy b; Policy Plan, Public Facilities, Objective 8, Policy a; Policy Plan, Public Facilities, Objective 11, Policy b**
3. Discuss and clarify how the 2000 student capacity will be distributed between the school buildings.
4. Please provide a landscape plan and provide details on how certain landscaping requirements will be met, i.e. transitional screening, parking lot landscaping, etc. PFDRB staff defers to FCON for additional comments related to landscaping. **Policy Plan, Public Facilities, Objective 5, Policy g; Policy Plan, Public Facilities, Objective 6, Policy a; Policy Plan, Public Facilities, Objective 11, Policy e**

PLANNING & DEVELOPMENT

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Planning Division
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5. Provide additional information on how the two (2) shell buildings will be utilized and if major disturbance is anticipated in order to construct crosswalks and other multimodal infrastructure necessary to ensure connectivity between the different buildings. **Policy Plan, Public Facilities, Objective 8, Policy a**
6. Provide a more detailed site plan that depicts any alterations to parking lot circulation and queueing. **Policy Plan, Public Facilities, Objective 8, Policy a; Policy Plan, Public Facilities, Objective 11, Policy b**
7. Please provide more details on impacts to the existing athletic fields and recreational spaces These spaces, like the school use, should be considered as part of the public facility approval. **Policy Plan, Public Facilities, Objective 8, Policy f, Policy Plan, Public Facilities, Objective 13, Policy e**
8. Please provide the proposed stormwater management, LIDs/BMPs, and adequate outfall that demonstrates the water quantity and quality are being met on-site. **Policy Plan, Public Facilities, Objective 6, Policy a; Policy Plan, Public Facilities, Objective 11, Policy c**
9. Please demonstrate how the proposal meets relevant Policies from the Comprehensive Plan. Relevant policies from the Public Facilities element are included below:
    a. Objective 1 Policy (f)
    b. Objective 5 Policy (b), (g)
    c. Objective 8 Policy (a), (b)
    d. Objective 11 Policy (a), (b), (c), (e), (f),
    e. Objective 12 Policy (c)
    f. Objective 13 Policy (b), (c), (d),

Department of Planning and Development (DPD) – PFDRB – Environmental Review Comments

1. The applicant should provide additional information on proposed soil disturbance. Previous proffer language applies to the subject property that prohibits grading or clearing in the existing Environmental Quality Corridor (EQC).
2. The applicant should provide additional information on the proposed exterior improvements necessary to convert the structure to a public high school, as well as any proposed improvements to the athletic fields.
3. If exterior disturbance greater than 2,500 sq ft is anticipated, the stormwater design should minimize proposed and existing impervious cover; apply low impact development (LID) techniques; reduce stormwater runoff volumes and peak flows, increase groundwater recharge; and increase preservation of undisturbed areas with a goal of meeting all stormwater management requirements on site.
4. If the applicant plans substantial exterior disturbance exceeding one (1) acre, the applicant should demonstrate how DSC Plan guidance related to stormwater management will be met.
5. Limit the expansion of turf areas. Grassy areas which require pesticides and fertilizers are widely acknowledged to have negative water quality impacts.
6. Staff recommends the applicant demonstrate how they will meet 10-year tree canopy requirements, to include preservation.
7. The applicant should demonstrate how relevant transitional screening requirements and interior parking lot landscaping requirements would be met.
8. Staff recommends that the applicant commits to a landscape plan that would not include invasive species and incorporate native species to the greatest extent feasible (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).

9. Staff encourages the applicant to commit to soil remediation to ensuring the long-term survival of new landscaping and implement natural landscaping techniques to minimize the use of fertilizers, pesticides, herbicides, and mowing.
10. Throughout the entire site, staff recommend removing and managing invasive plants and providing tree protection measures during construction.
11. The applicant should consider providing additional vegetation, such as native trees or shrubs, that can provide shading to buildings and parking areas.
12. The applicant should provide detailed plans for outdoor alterations so staff can analyze potential impacts that may arise with any enlargement or modification to the proposed athletic fields.
13. The applicant should provide RPA and floodplain delineations or update these delineations if they have already exist.
14. If the applicant proposes to increase development on site, or plans to disturb any areas of the site, the applicant should delineate additional EQC on the site in accordance with DSC guidance for EQCs and Obj 9 of the Environment element. These areas should be coincident with the floodplain.
15. The applicant should maintain a 10-15 foot buffer from any RPA, floodplain, or EQC to prevent disturbance in any of these sensitive areas.
16. Staff requests that the applicant demonstrate how they will meet state requirements which require public buildings to be designed, constructed, verified, and operated to comply with a high-performance building certification program.
17. If changes are proposed to parking or circulation areas, staff recommends that the applicant incorporate Electric Vehicle (EV) charging stations for a minimum of 2% to 5% of parking spaces proposed and existing. Such charging stations should be fully wired and functional, and open to all employees and visitors. Based on recent discussions at the Planning Commission and Board of Supervisors, the applicant may wish to consider providing more than 2% to 5%.
18. The applicant should confirm if outdoor recreation areas are proposed at the corner of McLearen Road and Education Drive
19. If outdoor recreation areas are proposed at the corner of McLearen Road and Education Drive, a noise study should be submitted with the next submission, consistent with Objective 4 of the Environment Element of the Policy Plan, to determine the anticipated noise impacts of the proposed development and to determine possible mitigation measures.
20. Staff recommends construction standards and materials that mitigate interior auditory impacts so that interior noise levels within the school do not exceed DNL 45 dBA.

Please see the attached comment letter dated December 10, 2025.

<u>Fairfax County Department of Transportation (FCDOT)</u>

1. Existing pedestrian facilities along Education Drive do not meet County Pedestrian Level of Comfort (PLOC) goals, achieving a PLOC score of 3 while the Comprehensive Transportation Analysis guidelines encourage PLOC scores of 2 or less. The current facilities also do not align with the County's Draft Active Transportation and Trails Plan which calls for a shared use path on one side of Education Drive and a minimum six-foot-wide sidewalk on the other side. These facilities, along with additional right-of-way along Education Drive to accommodate these facilities in accordance with VDOT and Public Facilities Manual (PFM) standards, should be provided
2. Additional information is needed to fully evaluate this application. Specifically, coordination with FCPS is needed to understand the proposed uses for Buildings 2 and 3 and how these uses will be separated or integrated with the main campus. If students and staff will be regularly crossing Education Drive on foot, appropriate pedestrian crossing

facilities to accommodate these pedestrians should be provided to ensure students and staff can safely travel between the school site and these buildings. These crossings will need to be designed in such a way as to respect the long-range plans for Education Drive as a four-lane facility.

3. Coordination is needed to evaluate how the future extension of Education Drive to Park Center Road will impact operations and access to the school site, including turn lanes and pedestrian access.
4. Curb ramps at Education Drive and McLaren Road do not meet current ADA accessibility standards. These facilities should be improved to ensure accessible access for walkers and bicyclists to the school site.
5. Consideration should be given to establishing pedestrian and/or vehicular connectivity to the adjacent Rachel Carson Middle School site to improve circulation within the site and promote greater efficiency between the facilities.
6. Where feasible, pedestrian and bicycle connections should be pursued to connect to adjacent neighborhood in accordance with FCPS and County Safe Routes to School policies. Such connections will reduce the amount of vehicular demand to the school and could reduce the need for bus routes to bring students to the school.

Please see attached memo dated December 3, 2025.

Fairfax County Park Authority (FCPA)

1. The extent and character of the modifications to the existing athletic field, including the proposed field lighting, is not depicted or described in detail with the submitted materials. The location, extent, and character of these modifications may impact sensitive natural resources (trees, slopes, night time wildlife corridors) in FCPA's Horsepen Run Stream Valley Park (SVP). Since the location of the existing field is fixed and impact avoidance may not be practical, FCPS should mitigate proposed impacts to Horsepen Run SVP at the time of site plan review.

Department of Planning and Development (DPD) - Zoning Administration Division (ZAD)

1. An existing private school located within the I-5 District is proposed to be converted into a new public high school. The property is owned by the Fairfax County School Board, and the school will be operated by FCPS. As such, the school will be a public use, which is allowed by right in all zoning districts. Pursuant to Proffer #6 of RZ-82-C-016, office development is limited to a floor area ratio (FAR) of 0.5, while all other uses permitted in the I-5 District are subject to a maximum FAR of 1.0. According to As-Built Site Plan #006046-SAB-003-1, the property is currently developed at an FAR of 0.21. It should be noted that outdoor lighting is subject to Section 5109 of the Zoning Ordinance, including the requirement for a sports illumination plan for playing fields or courts.

Department of Planning and Development (DPD) – Zoning Evaluation Division (ZED)

1. The property in question consists of 4 parcels, identified as Tax Map 24-4 ((1)) 3C, 3D, 3E, and 3F. The property is zoned I-5 and is subject to rezoning RZ-82-C-016, which was approved by the Board of Supervisors on July 26, 1982, to rezone a larger land area to the I-5 District. There was no generalized development plan approved for the property, but the approval included proffered conditions. Public uses are permitted in the I 5 District and are not prohibited by the proffers. The maximum permitted FAR on the property for non-office development is 1.0 as stated in the proffers. The proposal appears to be in substantial conformance with the zoning approval.

Please see attached memo dated December 9, 2025.

Forest Conservation

1. The current submission lacks sufficient Tree Conservation Plan information required for FCON's review. The provided justification and general site layout do not include, among other required elements, 10-year Tree Canopy calculations demonstrating minimum canopy compliance and Interior Parking Lot Landscaping calculations demonstrating compliance with the required landscaped area percentage. Refer to the Public Facilities Manual (PFM, Chapter 12) and the Fairfax County Zoning Ordinance (Articles 8, §8101 and 5, §5108) for full submission requirements.

Virginia Department of Transportation (VDOT)

1. Please provide a TIA determination letter.
2. Per Fairfax County Comprehensive Plan, Education Drive is planned to be extended to Towerview Road. The applicant should provide a VDOT approved circular turnaround on an interim basis until the extension of Education Drive is completed.
3. Show sight distance at all entrances to the site. At any location where the sight line leaves the right-of-way, a permanent easement must be maintained, and the area must be graded and landscaped such that sight distance is not compromised.

Please see attached comment matrix dated November 13, 2025.

Fairfax Water

1. The property is served by Fairfax Water.
2. Adequate domestic water service is available from an existing 8-inch water main on-site. Please see the enclosed water system map.
3. Depending upon the configuration of any proposed on-site water mains, additional water main extensions may be necessary to satisfy fire flow requirements and accommodate water quality concerns.

Please see attached memo dated December 10, 2025.

Land Development Services – Site Development and Inspections Division

No Comments.

Fairfax County Fire and Rescue

No Comments.

Fairfax County Police Department

No Comments.

When submitting new and updated information, please provide a cover letter describing any revisions that are being made in response to the individual comments along with acknowledgements of any comments that will not require any immediate action.

Please send a copy of the response letter to me via email at william.nance@fairfaxcounty.gov when you upload revisions and supplements to the Statement of Justification with site drawings and other documents supporting the updated application into the PLUS system.

If you have any questions, please contact me before submitting your responses, and I can help to schedule a meeting with representatives from any of the agencies providing comments that will need to be discussed for additional clarification.

Sincerely,
William Nance
(703) 324-9823

CC:
Salem Bush, Planner V, Branch Chief, DPD-PD Public Facilities and Development Review Branch

Attachments:
Attachment 1: PFDRB Environmental Comment Letter
Attachment 2: Fairfax County Department of Transportation Memorandum
Attachment 3: Zoning Evaluation Division Memorandum
Attachment 4: Virginia Department of Transportation Comment Matrix
Attachment 5: Fairfax Water Memorandum

County of Fairfax, Virginia

MEMORANDUM

DATE: December 3, 2025

TO: Salem Bush, AICP, CZA, Chief
Planning Division, DPD

FROM: Ashley Denner, Transportation Planner II
Marc L. Dreyfuss, AICP, Transportation Planner IV
Site Analysis and Transportation Planning Division

SUBJECT: 15.3-2232 analysis for application number 2232-2025-SU-00010 [Tax Identification Map: 24-4 ((1)) 3C, 3D, 3E & 3F]

Site Description and Proposal

The Fairfax County Department of Transportation (FCDOT) has reviewed application number 2232-2025-SU-00010 to permit 355,000 square feet of public school uses on an approximately 37.72-acre site located along both sides of Education Drive north of McLaren Road. The site is currently accessed via three existing site entrances from the Education Drive.

Comprehensive Plan

- Education Drive is planned to extend through parcel 24-2 ((1)) 20 to connect with Park Center Drive at Towerview Road as a four-lane collector street.
- The draft *Active Transportation and Trails Plan* calls for a shared-use path to be provided along one side of Education Drive.

Issues Summary

1. Existing pedestrian facilities along Education Drive do not meet County Pedestrian Level of Comfort (PLOC) goals, achieving a PLOC score of 3 while the Comprehensive Transportation Analysis guidelines encourage PLOC scores of 2 or less. The current facilities also do not align with the County's Draft Active Transportation and Trails Plan, which calls for a shared use path on one side of Education Drive and a minimum six-foot-wide sidewalk on the other side. These facilities, along with additional right-of-way along Education Drive to accommodate these facilities in accordance with VDOT and Public Facilities Manual (PFM) standards, should be provided.
2. Additional information is needed to fully evaluate this application. Specifically, coordination with FCPS is needed to understand the proposed uses for Buildings 2 and 3 and how these uses will be separated or integrated with the main campus. If students and staff will be regularly crossing Education Drive on foot, appropriate pedestrian crossing facilities to accommodate these pedestrians should be provided to ensure students and staff can safely travel between the school site and these buildings. These crossings will

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/fcdot

need to be designed in such a way as to respect the long-range plans for Education Drive as a four-lane facility.

3. Coordination is needed to evaluate how the future extension of Education Drive to Park Center Road will impact operations and access to the school site, including turn lanes and pedestrian access.
4. Curb ramps at Education Drive and McLaren Road do not meet current ADA-accessibility standards. These facilities should be improved to ensure accessible access for walkers and bicyclists to the school site.
5. Consideration should be given to establishing pedestrian and/or vehicular connectivity to the adjacent Rachel Carson Middle School site to improve circulation within the site and promote greater efficiency between the facilities.
6. Where feasible, pedestrian and bicycle connections should be pursued to connect to adjacent neighborhood in accordance with FCPS and County Safe Routes to School policies. Such connections will reduce the amount of vehicular demand to the school and could reduce the need for bus routes to bring students to the school.

Conclusion

Further coordination is needed to evaluate and address potential transportation impacts from the proposed facility. At this time, FCDOT is unable to determine whether the location, character, and extent of the proposed use is in conformance with the County's transportation plan.

CC: William Nance, DPD-PD
Nina Aamodt, AICP, FCDOT-SAS
Gregory Fuller Jr., Chief, FCDOT-SAS
Robert Pikora, AICP, FCDOT-TPS
Thomas W. Burke, AICP, PE, FCDOT-TPS
Michael W. Garcia, AICP, Chief, FCDOT-TPS

County of Fairfax, Virginia

MEMORANDUM

DATE: December 19, 2025

TO: William Nance, Planner II
Public Facilities and Development Review Branch, Planning Division, DPD

FROM: Cathy S. Belgin, Chief
Conformance Review and Acceptance Branch, ZED, DPD

SUBJECT: Request for Proposed Western High School; Application 2232-2025-SU-00010

This memorandum is in response to the filed request to convert an existing private school building to a public high school, with minimal modifications proposed to the buildings and the site. The application was submitted on behalf of the property owner, which is the Fairfax County School Board. The property in question consists of 4 parcels, identified as Tax Map 24-4 ((1)) 3C, 3D, 3E, and 3F. The property is zoned I-5 and is subject to rezoning RZ-82-C-016, which was approved by the Board of Supervisors on July 26, 1982, to rezone a larger land area to the I-5 District. There was no generalized development plan approved for the property, but the approval included proffered conditions. Public uses are permitted in the I-5 District and are not prohibited by the proffers. The maximum permitted FAR on the property for non-office development is 1.0 as stated in the proffers. The proposal appears to be in substantial conformance with the zoning approval.

Cc: Kathy L. Smith, Supervisor, Sully District
Evelyn S. Spain, Planning Commissioner, Sully District
Suzanne Wright, Director, Zoning Evaluation Division, DPZ
File: RZ-82-C-016

PLANNING & DEVELOPMENT

Department of Planning and Development
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5507
Phone 703-324-1290
www.fairfaxcounty.gov/planning-development

Virginia Department of Transportation
Project Review & Comment Resolution Form

VDOT Project No.: 000-000-000 **Locality Project No.:** As Applicable	**UPC No:** 00000 00000	**Location:** Western High School
Description: 2232-2025-SU-00010 - Western High School	**Phase:** Plans Dated…	**Design Originator:** Fairfax County

Item	Sheet No.	Review Comment		Response		Final Disposition
		Name: Alex Faghri **Discipline:** NOVA VDOT LD **Date:** 11/13/2025		**Name:** **Discipline:** (Firm) Roadway **Date:** XX/XX/XXXX		**Name:** Of VDOT PM or PC **Discipline:** VDOT PM or VDOT PC **Date:** XX/XX/XXXX
		By VDOT Reviewer 1. Requirement 2. Recommendation 3. Clarification	Code	**By VDOT or Locality PM in Conjunction with Design Originator** A. Agree with Comment (Document Will Be Revised) B. Comment To Be Evaluated (by Whom) C. Disagree with Comment (Provide Justification)	Code	**By the VDOT PM or PC (for Virginia-Maintained Roadways)** **By the Locality PM (for Locality-Maintained Roadways)**
1		Please provide a TIA determination letter.				
2		Per Fairfax County Comprehensive Plan, Education Drive is planned to be extended to Towerview Rd. The applicant should provide a VDOT approved circular turnaround on an interim basis until the extension of Education Drive is completed.				
3		Show sight distance at all entrances to the site. At any location where the sight line leaves the right-of-way, a permanent easement must be maintained, and the area must be graded and landscaped such that sight distance is not compromised.				

Fairfax Water
8560 Arlington Boulevard, Fairfax, Virginia 22031

PLANNING & WATER RESOURCES DIVISION
Gregory J. Prelewicz, P.E.
Director
(703) 289-6318

December 10, 2025

Ms. Suzanne Wright
Director, Zoning Evaluation Division
Fairfax County Department of Planning and Development
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035

Re: 2232-2025-SU-00010
Western High School
2949 and 2950 Education Dr., Herndon, VA
Tax Map: 24-4

Dear Ms. Wright:

The following information is submitted in response to your request for a water service analysis for the above application:

1. The property is served by Fairfax Water.

2. Adequate domestic water service is available from an existing 8-inch water main on-site. Please see the enclosed water system map.

3. Depending upon the configuration of any proposed on-site water mains, additional water main extensions may be necessary to satisfy fire flow requirements and accommodate water quality concerns.

If you have any questions regarding this information, please contact Sergio Quiroga, P.E., Chief, Plan Review at 703-289-6344.

Sincerely,

Ross Stilling, P.E.
Manager, Planning

Enclosure: as noted

Code of Virginia
Title 15.2. Counties, Cities and Towns
Subtitle II. Powers of Local Government
Chapter 22. Planning, Subdivision of Land and Zoning
Article 3. The Comprehensive Plan

§ 15.2-2232. Legal status of plan.

A. Whenever a local planning commission recommends a comprehensive plan or part thereof for the locality and such plan has been approved and adopted by the governing body, it shall control the general or approximate location, character and extent of each feature shown on the plan. Thereafter, unless a feature is already shown on the adopted master plan or part thereof or is deemed so under subsection D, no street or connection to an existing street, park or other public area, public building or public structure, public utility facility or public service corporation facility other than a railroad facility or an underground natural gas or underground electric distribution facility of a public utility as defined in subdivision (b) of § 56-265.1 within its certificated service territory, whether publicly or privately owned, shall be constructed, established or authorized, unless and until the general location or approximate location, character, and extent thereof has been submitted to and approved by the commission as being substantially in accord with the adopted comprehensive plan or part thereof. In connection with any such determination, the commission may, and at the direction of the governing body shall, hold a public hearing, after notice as required by § 15.2-2204. Following the adoption of the Statewide Transportation Plan by the Commonwealth Transportation Board pursuant to § 33.2-353 and written notification to the affected local governments, each local government through which one or more of the designated corridors of statewide significance traverses, shall, at a minimum, note such corridor or corridors on the transportation plan map included in its comprehensive plan for information purposes at the next regular update of the transportation plan map. Prior to the next regular update of the transportation plan map, the local government shall acknowledge the existence of corridors of statewide significance within its boundaries.

B. The commission shall communicate its findings to the governing body, indicating its approval or disapproval with written reasons therefor. The governing body may overrule the action of the commission by a vote of a majority of its membership. 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 owner or owners or their agents may appeal the decision of the commission to the governing body within 10 days after the decision of the commission. The appeal shall be by written petition to the governing body setting forth the reasons for the appeal. The appeal shall be heard and determined within 60 days from its filing. A majority vote of the governing body shall overrule the commission.

C. Widening, narrowing, extension, enlargement, vacation or change of use of streets or public areas shall likewise be submitted for approval, but paving, repair, reconstruction, improvement, drainage or similar work and normal service extensions of public utilities or public service corporations shall not require approval unless such work involves a change in location or extent of a street or public area.

D. Any public area, facility, park or use as set forth in subsection A which is identified within, but not the entire subject of, a submission under either § 15.2-2258 for subdivision or subdivision A 8 of § 15.2-2286 for development or both may be deemed a feature already shown on the adopted master plan, and, therefore, excepted from the requirement for submittal to and approval by the commission or the governing body, provided that the governing body has by ordinance or resolution defined standards

governing the construction, establishment or authorization of such public area, facility, park or use or has approved it through acceptance of a proffer made pursuant to § 15.2-2303.

E. Approval and funding of a public telecommunications facility on or before July 1, 2012, by the Virginia Public Broadcasting Board pursuant to Article 12 (§ 2.2-2426 et seq.) of Chapter 24 of Title 2.2 or after July 1, 2012, by the Board of Education pursuant to § 22.1-20.1 shall be deemed to satisfy the requirements of this section and local zoning ordinances with respect to such facility with the exception of television and radio towers and structures not necessary to house electronic apparatus. The exemption provided for in this subsection shall not apply to facilities existing or approved by the Virginia Public Telecommunications Board prior to July 1, 1990. The Board of Education shall notify the governing body of the locality in advance of any meeting where approval of any such facility shall be acted upon.

F. On any application for a telecommunications facility, the commission's decision shall comply with the requirements of the Federal Telecommunications Act of 1996. Failure of the commission to act on any such application for a telecommunications facility under subsection A submitted on or after July 1, 1998, within 90 days of such submission shall be deemed approval of the application by the commission unless the governing body has authorized an extension of time for consideration or the applicant has agreed to an extension of time. The governing body may extend the time required for action by the local commission by no more than 60 additional days. If the commission has not acted on the application by the end of the extension, or by the end of such longer period as may be agreed to by the applicant, the application is deemed approved by the commission.

G. A proposed telecommunications tower or a facility constructed by an entity organized pursuant to Chapter 9.1 (§ 56-231.15 et seq.) of Title 56 shall be deemed to be substantially in accord with the comprehensive plan and commission approval shall not be required if the proposed telecommunications tower or facility is located in a zoning district that allows such telecommunications towers or facilities by right.

H. A solar facility subject to subsection A shall be deemed to be substantially in accord with the comprehensive plan if (i) such proposed solar facility is located in a zoning district that allows such solar facilities by right; (ii) such proposed solar facility is designed to serve the electricity or thermal needs of the property upon which such facility is located, or will be owned or operated by an eligible customer-generator or eligible agricultural customer-generator under § 56-594 or 56-594.01 or by a small agricultural generator under § 56-594.2; or (iii) the locality waives the requirement that solar facilities be reviewed for substantial accord with the comprehensive plan. All other solar facilities shall be reviewed for substantial accord with the comprehensive plan in accordance with this section. However, a locality may allow for a substantial accord review for such solar facilities to be advertised and approved concurrently in a public hearing process with a rezoning, special exception, or other approval process.

Code 1950, §§ 15-909, 15-923, 15-964.10; 1958, c. 389; 1960, c. 567; 1962, c. 407, § 15.1-456; 1964, c. 528; 1966, c. 596; 1968, c. 290; 1975, c. 641; 1976, c. 291; 1978, c. 584; 1982, c. 39; 1987, c. 312; 1989, c. 532; 1990, c. 633; 1997, cc. 587, 858; 1998, c. 683; 2007, c. 801; 2009, cc. 670, 690; 2012, cc. 803, 835; 2016, c. 613; 2018, cc. 175, 318; 2020, c. 665; 2022, c. 181.

The chapters of the acts of assembly referenced in the historical citation at the end of this section may not constitute a comprehensive list of such chapters and may exclude chapters whose provisions have expired.