County of Fairfax, Virginia
Planning Commission Meeting
June 24, 2026
Planning Commission Action

2232-2024-MV-00010 – JONES POINT FACILITIES UPGRADE
(Mount Vernon District)

PLANNING COMMISSION RECOMMENDATIONS:
On June 24, 2026, the Planning Commission voted 12-0 to approve Application 2232-2024-MV-00010, based on the following findings and reasons:

- The subject proposal by the Fairfax County Department of Public Works and Environmental Services to replace and upgrade the existing Jones Point Pump Station, located at 5800 Hunting Creek Road, Alexandria, Virginia, includes construction of a new wastewater pump station, associated utility infrastructure, access improvements, landscaping, and related site improvements necessary to maintain reliable wastewater service and to accommodate projected future demand.

- The proposal 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 on pages 11 through 13 of the Staff Report dated June 9, 2026.

ATTACHED DOCUMENTS:
Pages 11-13 of the Staff Report dated June 9, 2026

MJ

LDS also noted that landscape transitional screening, barriers, and frontage landscaping requirements pursuant to Article 5, Section 5108 of the Zoning Ordinance must be demonstrated, if applicable.

- The applicant responded that a transitional screening waiver (#WAIV-2025-00052) has been requested.

These issues will be further evaluated and addressed, as applicable, during subsequent site plan, building permit, and zoning review processes.

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 proposed replacement of the existing Jones Point Pump Station will occur within an area that currently accommodates wastewater infrastructure and associated utility facilities. The proposal includes replacement of aging infrastructure intended to maintain continued wastewater conveyance service to surrounding residential and commercial development within the existing service area. The selected location allows the facility to remain within the existing wastewater network while continuing to support existing and anticipated future development within the Huntington community, portions of the Richmond Highway Corridor, and surrounding areas of the Mount Vernon Planning District. This is consistent with Objective 1, Policy a of the Public Facilities Element of the Policy Plan (PFEPP)**,** which encourages siting facilities appropriately to the areas they are intended to serve. Additionally, the proposal maintains service to the same general community currently served by the existing facility while improving long-term operational reliability.

The proposal is also consistent with Objective 2, Policy a**,** which supports programming facilities through the county's adopted Capital Improvement Program (CIP), and Objective 2, Policy i**,** which supports identification and implementation of infrastructure replacement and upgrade needs. The existing pump station was originally constructed in 1972, rehabilitated in 1997, and has operational and maintenance challenges associated with aging equipment. The replacement facility is intended to improve reliability while accommodating projected flows through approximately 2045 and beyond. The projected future flows reflect anticipated residential, commercial, hotel, and mixed-use development within the Richmond Highway Corridor and surrounding communities served by the facility. This is further consistent with Objective 3, Policy a, which supports construction of facilities in size and quantity consistent with projected needs.

The proposal additionally supports Objective 1, Policy f**,** which encourages evaluation of alternative sites and demonstration of why the selected location is most appropriate. Multiple

alternative locations and configurations were evaluated, and the selected design minimizes additional disturbance to adjacent environmental resources and FCPA property while accommodating operational and maintenance requirements. The facility has been designed to improve system reliability and allow future capacity increases with limited additional land disturbance, reducing the need for additional major infrastructure improvements. The proposal is also consistent with Objective 5, policies b and d**,** which support consideration of future facility expansion needs and engineering constraints associated with the development of the site.

Character

The proposed replacement of the Jones Point Pump Station is generally compatible in character with the surrounding area, which consists primarily of multifamily residential development, townhouses, parkland, and existing public utility infrastructure associated with the wastewater system and Huntington Levee. The proposal includes predominantly below-grade infrastructure, with limited above-grade features including a control/storage building, emergency generator, fencing, and access improvements. Landscaping, screening, and vegetation retention where feasible are incorporated to reduce visual impacts and maintain compatibility with surrounding development. The proposal is generally consistent with Objective 4, Policies a and c**,** which encourage compatibility between public facilities and surrounding land uses and support appropriate screening and buffering to reduce visual impacts.

The proposal also includes a new access point from the Hunting Creek Road cul-de-sac within the Huntington Mews neighborhood. While the new access introduces visible infrastructure in proximity to adjacent townhomes, the applicant states that the drive-through access configuration is necessary to accommodate maintenance and service vehicles while avoiding the need for a larger turnaround area that would result in additional paving and greater disturbance to adjacent FCPA property, as well as environmental resources, particularly the removal of mature trees. The access configuration was refined through alternatives analysis and stakeholder coordination to reduce impacts on surrounding uses, while accommodating long-term maintenance and operational needs. The proposal includes landscaping, screening, and restoration measures intended to improve compatibility with adjacent residential development and parkland. The proposed access arrangement additionally reflects considerations related to facility operation, maintenance access, and constrained site conditions, generally supporting Objective 4, Policy a**,** Objective 5, Policy d**,** and Objective 35**,** which encourage compatibility with surrounding uses, evaluation of site constraints, and continued efficient operation of wastewater infrastructure systems. Overall, the character of the proposed facility is compatible with surrounding residential development, parkland, and existing utility infrastructure.

Extent

The proposed improvements represent replacement and modernization of an existing public utility facility intended to improve long-term operational reliability while maintaining service to the existing wastewater network. The replacement pump station is designed to increase firm pumping capacity from approximately 1.43 million gallons per day (MGD) to 1.48 MGD and accommodate projected wastewater flows through approximately 2045 and beyond. The proposal is consistent with Objective 2, Policy d and Objective 3, Policy a of the PFEPP**,** which

support facilities constructed in size and quantity appropriate to projected needs and adopted service standards.

The proposed facility is anticipated to remain unmanned, with county maintenance staff expected to visit the site approximately one to three times per week, consistent with existing conditions. The proposed improvements are not anticipated to increase local traffic generation. While the proposal includes a new access point from the Hunting Creek Road cul-de-sac, the access configuration is intended to accommodate maintenance operations while reducing the need for additional paved areas and greater disturbance associated with larger vehicle turnaround requirements. The limited frequency of site visits and anticipated maintenance activity, combined with the proposed access arrangement, supports compatibility with adjacent residential uses and recreational resources, consistent with Objective 4, Policy a of the PFEPP.

The proposal incorporates landscaping, screening, stormwater improvements, and restoration measures intended to reduce impacts to surrounding development and environmental resources. The facility has also been designed to allow future capacity increases with limited additional land disturbance, reducing the need for substantial future infrastructure modifications. The proposal is consistent with Objective 35, Policy c**,** which supports maintenance and improvement of wastewater conveyance systems necessary to maintain efficient long-term operation and accommodate future service demands. Overall, the extent of development is appropriate for the site and compatible with surrounding residential development, parkland, and existing utility infrastructure.

CONCLUSION AND RECOMMENDATIONS

Department of Planning and Development (DPD) and FCDOT staff identified concerns regarding the increased extent of development associated with the proposed replacement facility compared to existing conditions, particularly the addition of a longer maintenance access road and secondary entrance in closer proximity to adjacent residential uses. During the review process, DPD, FCDOT, and FCPA staff coordinated with DPWES staff to evaluate the operational need for the proposed access configuration and consider potential alternative layouts. Through this coordination, review agencies better understood the operational requirements necessary to maintain the facility, as well as the environmental and parkland impacts associated with alternative configurations, including additional grading, tree removal, and disturbance to adjacent FCPA property. While the proposal introduces additional infrastructure and associated impacts compared to existing conditions, staff finds that the selected configuration reasonably balances operational requirements, environmental constraints, and compatibility considerations associated with continued use of the site as a public wastewater facility.

The proposed replacement of the Jones Point Pump Station satisfies the criteria of location, character, and extent as specified in Virginia Code §15.2-2232, as amended. The proposal supports continued wastewater service, replacement of aging infrastructure, and accommodation of projected future demand while maintaining compatibility with surrounding development. Therefore, staff recommends that the Planning Commission find Application 2232-2024-MV-00010 to be substantially in accord with the provisions of the adopted Comprehensive Plan.