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Fairfax County Board of Supervisors Meeting, Tuesday, May 5, 2026

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[00:00:02] Good morning, everyone, and welcome to our board meeting of May 5th, 2026, and we are going to begin our board meeting as we always do, in a moment, with a moment of silence to be followed by the Pledge of Allegiance, but before we rise for that, I'm going to ask my colleagues if they have anyone they would like to keep in their thoughts and prayers this morning, and I'm going to begin just by mentioning it was with great sadness that we learned of the passing of Mount Vernon resident and personal friend of mine, Peter Alifaris, on April 29th. Peter was a longtime resident of the Montebello community. Through many years, I had the privilege of knowing Peter.

[00:00:41] I first met him in the 1990s when he was on the Brown Academy Board of Directors and worked closely with the community and school to expand the school with the support of the surrounding community. Professionally, he was a respected leader in government financial auditing. He served as the Executive Director of Operations at the Association of Government Accountants.

[00:01:05] Beyond that, Peter was a United States Army veteran and a Bronze Star recipient, being a lifelong servant, having held many senior positions as well in the U.S. General Accounting Office and the USDA's Graduate School. And it was always a joy to work with Peter, he had a calm presence, but forceful. He had good opinions, and he shared those, but most importantly, he was a person of great humanity, a friend of so many people, an influencer, and as I mentioned

[00:01:39] before, a close personal friend of mine as well. Peter will be missed, and at this time, I'd ask us to keep his son Nicholas, his sister Elaine, his partner Anna in particular, and all of Peter's loved ones and our thoughts and prayers as we move forward. And I'm sure, Supervisor Stork, you may want to add something about Peter Alifaris. Well, thank you, Mr. Chairman. And it is truly with great sadness and somebody who, maybe I don't have quite the long history that the chairman does with him, but absolutely has been a longtime friend and just an amazing

[00:02:17] part of our Mount Vernon community. He passed away April 29th after a long illness. Peter's connection to the community began in 1971 when he was first assigned to Fort Belvoir as an Army captain following his service in Vietnam. He moved to Belhaven Towers, where he soon met his future wife, Gwen, put down roots, and built his life in Mount Vernon.

[00:02:41] He often said with great pride that for more than 50 years he had lived within a five-mile circle of Montebello. Peter was a profound Greek patriot who carried his heritage with him in everything he did, a fitting reflection of a man who was equally devoted to his roots and to the community he called home for half a century.

[00:03:01] He especially enjoyed breaking into Greek banter with Christine and took great pleasure in the fact that I had no idea what they were saying, Which is true and happened very frequently, I would say. Peter was involved in countless community projects over the years, working alongside Jerry, me, and our entire team.

[00:03:21] His contributions touched so much of what makes Mount Vernon the community that it is today. Improvements at Mount Vernon Country Club and Montebello, thoughtful advocacy on land use and transportation, the annual budget process and long efforts to improve Richmond Highway and ensure county staff remain focused on the needs of our community.

[00:03:40] I will deeply miss his regular visits, always accompanied by his beloved partner, Anishalk, his patience and genuine kindness with my young staff, his willingness to mentor and guide them, and his abiding care for this place and the people in it.

[00:03:56] I know friends and family are invited to gather at Jefferson Funeral Chapel on Wednesday, May 6th from 5 p.m. to 8 p.m. Funeral services will be held at St. Catherine's Greek Orthodox Church in Falls Church on Thursday, May 7th at 11 o'clock.

[00:04:13] And again, my sincere condolences, like you, Mr. Chairman, to Anna, his son, Nick, John Kandall, and the entire Montebello community. Thank you, Supervisor Stork. We definitely lost a great one here. So thank you. Thank you for your added comments.

[00:04:29] Let me ask if any of my colleagues have anyone else they would like to keep in our thoughts and prayers. Supervisor Herity. Yeah, just I'm sad to announce the passing of Ken Isaac. Ken grew up in Norton, Virginia, before moving to Northern Virginia after graduating from Clinch Valley College. He was deeply committed to service, spending 50 years as an active member of the Clifton Lions Club, serving as the club president for many years and in various roles, both regionally and nationally, within Lions Club International.

[00:05:00] Ken's survived by his sister, his wife Patricia, and their three children, seven grandchildren, and three great-grandchildren. He'll be deeply missed, and I ask we keep Ken's family in our thoughts from first. Indeed. Thank you, Supervisor Herity. anyone else who would like to be recognized. Seeing and

hearing no one, if all who were able to, could rise for a moment of silence to be followed by the Pledge of Allegiance.

[00:05:24] And this morning we have a number of presentations, five to be exact, so we'll try to move through

[00:06:22] these swiftly. I will announce the proclamation and invite our speaker down to the podium in front of me. We will then read the proclamation after our speaker's remarks. We will pose for a picture from the dais, and our first presentation this morning is a proclamation to designate April 14, 2026, as Holocaust Remembrance Day in Fairfax County, and this was requested by myself and by Supervisor Palczyk, and our speaker is Frank Cohn.

[00:06:51] Understand? Yes. Frank is here. He's right in front of us. Frank Cohn, who, of course, is a Holocaust survivor. Among many things that Frank Cohn is, he is a Holocaust survivor. And while he's making his way to the podium, I am going to recognize Supervisor Palczyk to make a motion.

[00:07:16] One second, Frank. Let me get Supervisor Palczyk to read the proclamation. We'll vote on it. And then we are anxious to hear from you. So in one second, we'll hear from you. Supervisor Palczyk. Whereas the Holocaust was a state-sponsored systematic persecution and annihilation of European Jews by Nazi Germany and its collaborators between 1933 and 1945.

[00:07:45] And while Jews were the primary target, with six million murdered, other ethnic and religious groups were also victimized. And whereas, pursuant to the 1980 Act of Congress, the United States Holocaust Memorial Council designates Days of Remembrance each year to recall and reflect on the horrific crimes committed during the Holocaust and to ensure that the memory and legacy of the lives lost will not be forgotten.

[00:08:13] And whereas we have a responsibility to those who perished as well as those who survived to educate future generations and to rededicate ourselves to understanding the history of the Holocaust and its enduring impact on the world. And whereas April 14, 2026 was recognized around the world as Yom HaShoah or Holocaust Remembrance Day And the Jewish Community Relations Council held its annual Yom HaShoah commemoration to honor the lives of those affected, living, and deceased, and to call to mind their courage, forbearance, and strength.

[00:08:50] Now, therefore, be it resolved that the Fairfax County Board of Supervisors, on behalf of all Fairfax County residents, does hereby proclaim April 14, 2026 as Holocaust Remembrance Day in Fairfax County and urges all residents to participate in appropriate observances, educational programs, and remembrance activities to ensure that the lessons of the Holocaust are never forgotten.

[00:09:17] And the chair will second that. Discussion on the motion. Supervisor Pouchik. Mr. Chairman, and all of you here today, you know, I appreciate that we talk about our survivors, those who perished, and also the future generations.

[00:09:33] I know we have second generation and third generation, and many were present at the events held by JCRC. For me personally, the most educational moment was about a decade ago. I took my mom to Vilnius, where my grandmother was born, to visit the town. She luckily was able to escape, having been orphaned. And as we visited the sites and this very small Jewish museum, the greenhouse, as it's called, with pictures of the religious schools and the non-religious

[00:10:13] to schools, and we're looking up there. And all of a sudden, my mom goes, there it is. That's my mom. And it was my grandmother in her teacher seminary class. I still get goosebumps. And to think, while she was fortunate enough to escape, her life was never the same.

[00:10:33] And pretty much all of the children she once taught and thought of as her own did not survive, as was true for most Lithuanian Jews. So those of us who are fortunate to be here generations later. Thank you. And as we see the rise of anti-Semitism, xenophobia, and discrimination, I think it's more important than ever to commemorate the 80 years since the Holocaust and to continue to educate. And I appreciate the work that JCRC and our

[00:11:07] other organizations do in the community, because while we have some survivors left, we know they won't be with us forever. And we need to ensure that the education and the misinformation do not continue past their lives.

[00:11:24] So thank you, Frank, for being here today. Thank you, all of you. And thank you to my colleagues for supporting this important moment in commemoration. Thank you, Supervisor Palczyk. Further discussion? Supervisor Alcorn, then Supervisor Stork? Thank you. Yeah, just to build on some of the comments.

[00:11:41] From Supervisor Palczyk, I am very glad we're we're here today doing this and and um you know they say history doesn't repeat itself but it echoes um and you know we're not here as federal folks we're local but i can't help just acknowledging the fact that frankly if our country would have let more jews in uh in other countries at the time more would have survived more folks would have survived and you know let's let's not forget that piece of it as well. Thank you. Thank you, Supervisor Alcorn, Supervisor

[00:12:18] Stork. Absolutely, immigration and caring for others is the core of that, and Frank, that has been your life, caring for others. I know that you've had the opportunity to celebrate with you your 100th birthday about nine months ago, and that life is a life of giving to other people, and particularly, I remember something that you said to me at the time. First off, never again, I think for all of us, never again has to echo.

[00:12:50] We have to keep that understanding alive. But also something that you said that your parents taught you is to do the proper and right thing, to be honest and faithful. Your character does not change, and your character hasn't changed.

[00:13:07] The gifts that you've given not only to the world, but particularly for the Mount Vernon District, have been huge and ongoing. And again, my deep thanks and blessings to you for once again being here to represent the essence of the best of all of us. So thank you.

[00:13:22] Thank you, Supervisor Stork. Others who would like to comment? Supervisor Lusk. Thank you, Mr. Chairman. I had the honor of participating in the Unto Every Person Holocaust commemoration video, along with many of my colleagues here on this board. It took more than three and a half hours just to read a portion of the victims' names, underscoring the immense generational impact of the Holocaust.

[00:13:48] There are fewer than 200,000 Holocaust survivors that are alive today and around 30,000 of them living in the United States. I'm so proud to see you here before us here today. As the years pass, it becomes even more crucial to preserve the memory of the Holocaust so that we do not risk repeating it.

[00:14:10] Recognizing Holocaust Remembrance Day as a county is one way of doing that. Thank you, Mr. Chairman. Thank you very much. And, Frank, it is an honor to have you here before us today. Frank is in and of himself historic, and as Supervisor Stork mentioned, has stepped up and helped our community in so many ways.

[00:14:34] But obviously, being a Holocaust survivor sends a strong message to the rest of our community to have you here today and to understand how strongly Fairfax County supports you, supports our Jewish community, and rises up against bigotry and hate in this community.

[00:14:54] And the louder and more often we do it, we hope what that does is serves as a prevention mechanism for those who are really causing people to hate and discriminate against individuals in our community. It goes against Fairfax County's DNA to do that in any way.

[00:15:12] And having you stand before us here today is a blessing, and we have commemorated this before. We had a gentleman here that I think a lot of us knew very well, Michelle Margosis, who would come every year. Also is a Holocaust survivor that, you know, we sadly have lost in our community.

[00:15:30] But we are so blessed to continue what he started to support our community and to have Frank here with us. And so we're going to vote, and then we're going to hear from this young man. All those in favor of the motion, please say aye. Aye. Any opposed?

[00:15:46] Any abstentions? That motion carries. Frank, the floor is yours. Welcome, my friend. Mr. Chairman and members of the board, well, first of all, this is quite a change. I've been here, but it's now a different place, and all the faces seem to have been changed.

[00:16:09] But it is a great honor that I can, on behalf of all the survivors, listen to you proclamation and the very fine comments from members of the board.

[00:16:25] We are all in favor of it. And my credentials are I am a survivor. I escaped with my parents back in 1938, after my father had lost all the ability to take care of the family economically.

[00:16:56] And he went on a visitor's visa to the States to find some distant relatives who had emigrated a long time before, to give him an affidavit, but it was a depression, and part of the affidavit is that you have to assure that the people who receive it will never become a burden to the government. Well, they did not have the money to do that, and he had to stay longer, but by staying

[00:17:30] longer, he evaded the Gestapo agents, two of them who came to our door. And when it comes to an escape, everybody has a different story. But the common denominator is that somebody in the family had to take action, and you had to have a bit of luck. Well, we were in good shape. My mother was

[00:18:01] a hero, and you can hear the luck that we had in timing. What happened was when these two Gestapo agents came, they were, my mother was instructed to tell my father that the minute he came back from his trip, he was to report to Gestapo headquarters. And that raised a red light in her brain because she knew that a business acquaintance by the name of Michaelis had

[00:18:36] been told to do that and they found him a couple hours later dead on the sidewalk. He's either been pushed or jumped out of a third story window. So she wrote my father to stay where he is so he won't get arrested. And then a couple of days later, a British lady came to our door and she had an official document indicating that we had to provide her with a bedroom in our apartment.

[00:19:07] My mother took me aside and said, be careful what you say here, because she is a Gestapo informant. And, well, a few days later, she said, let's go for a walk. And I knew immediately that this was important. And then when we got outside, she said, should we go? Well, I understood what the question was, but it was not an easy one. I was 13 years old. I had all my friends there.

[00:19:46] I was in a private Jewish school. I liked my teachers and I liked the people in the class And my relatives were still there, but the smartest thing I ever did in my life, I said, let's go, because I knew we were not wanted in the country, and I also knew that Nazis were dangerous people.

[00:20:13] Well, she got herself a visa from the consulate in Breslau where we lived, and, well, it was lucky that there were no computers because they didn't realize that my father was already in country.

[00:20:32] Had they done that, they would have realized we were not going to be visitors, but we were refugees, and nobody wanted refugees. Well, completely out of character, she went back and bribed somebody in the consulate to put my name as well on the visa, and it was easy because I was already on her passport.

[00:20:59] And then we did sneak out and got out of there, evading the informant who was in our apartment.

[00:21:15] And we went to, and a train to Berlin, said goodbye to my grandfather, who died just a few weeks later in a program that came at that time called Crystal Night.

[00:21:32] And also she said goodbye to her oldest sister, but they had taken action to get to Australia, but she never saw her again either because we didn't have the funds and they didn't have the funds to make the trip.

[00:21:51] Well, in any event, we ended up in New York. We had gotten a first-class passage on the Holland-America line, the Steamer Stadtendam.

[00:22:11] And, oh, I had a wonderful trip. by was an adventure for me, but my mother was in dire condition because she knew that arriving in New York, you went to Ellis Island, and there there were interrogations.

[00:22:31] If they found out that my father was already in country, they would have put us on the next boat going back to Germany, and goodness knows how the heck we would have been treated when we got back. Well, anyway, the luck was that we ended up in New York on the 30th of October 1938, and the crystal night was on the 9th of November 1938. So you can see the luck we had

[00:23:10] in our timing. And President Roosevelt at the time issued an executive order that all people in country would never be forced to go back to Germany. And that meant that our visitor's visa were extended indefinitely, and we were saved.

[00:23:38] And then a few years later, in 1930, 1938, when I was 18 years old, one month after my birthday, I was drafted into the United States Army.

[00:23:57] Well, it wasn't easy at first because everybody had received orders to go to basic training who came in with me, except me. I went to my sergeant, why didn't I get orders? And he said, because you're an enemy alien.

[00:24:16] Enemy alien? Yep. You were born in Germany. You came over on a German passport, and you were never naturalized. And of course, the Germans are the enemy. You looked at as a German, so the FBI has to investigate you.

[00:24:36] Well, it wasn't just the name of enemy alien. I also was worried because the second day we were put on KP. We were woken up at 4 in the morning and worked in the kitchen until 8 o'clock at night and decided, oh my goodness, am I going to be a permanent MP while I get investigated?

[00:25:10] I went back to the sergeant and I said, sergeant, I'm not a novice on the military. I had ROTC in high school, and I had one term of ROTC. I know the close-order drills.

[00:25:27] I know the terminology. I know some of the tactics and so forth. He said, I'm glad you said that. I'll make you an acting gadget. What's an acting gadget? Well, you've got this armband with corporal stripes.

[00:25:43] Don't get it into your head that you're a corporal. You're not. you're just a temporary corporal. But when these new recruits came in, you now being a veteran of four days in the United States Army, you form 'em up and you march 'em to the theater where you see the two films that you saw on your second day.

[00:26:07] I said, "Great." And sure enough, the new recruits came in, I formed them up and up two, three, four, up two, three, four, off to the theater where we saw two films.

[00:26:22] Why We Fight, a very good informational film as to why we were in the army. And the second one, How to Avoid Venereal Diseases. I saw that film more than anybody else in the United States Army.

[00:26:42] Well, three months later, I will. Three months later, I got my orders to basic training, and two weeks there, they took me to Columbus, Georgia, to the federal court, and I was sworn in as a U.S. citizen.

[00:27:03] And boy, was I proud. People who are born there don't realize the value that they have being born as a United States citizen. And now I was as good as anybody else, and I lived happily ever after.

[00:27:24] That was a heck of a way to start the morning, and I will just say this.

[00:27:56] It is so important, though, to hear these stories, and especially for our young people to hear these stories from people who really experienced history so that we can always do better. And so it was an honor to have you with us here today, and at this time, We're going to pose for a photo.

[00:28:14] Supervisor Palczyk and I are going to come on down, and if the board could rise.

[00:29:42] Admittedly, that will be a tough act to follow the rest of our presentations this morning. But we do next have a resolution to recognize the 100th anniversary of the Garden Club of Fairfax. And this was requested by myself and Supervisor Bierman.

[00:29:59] Our speaker is Robin Walker, president of the Garden Club of Fairfax. If you could come on down, and if anyone is here with you, they're welcome to join you as well. And I am going to turn to Supervisor Bierman for a motion. Thank you, Mr. Chairman. Whereas the Garden Club of Fairfax held its first meeting on June 30, 1926, with 20 charter members committed to improving their community, and whereas early leaders, including Kitty Barrett-Poser and Mrs. Amos Chilkut, advanced civic, environmental, and planning efforts that shaped Fairfax County,

[00:30:33] And whereas the club supported historic preservation and public service through projects such as maintaining the Old Town Hall and raising funds during World War II for the Red Cross and soldiers at Fort Belvoir. And whereas members have enhanced community spaces through plantings and gardens at sites including Greenspring Gardens, Meadowlark Botanical Gardens, and Sully Historic Site.

[00:30:55] And whereas through participation in Historic Garden Week in Virginia, the club has supported the preservation of notable landscapes such as Gunston Hall and Mount Vernon and advocated for the protection of River Farm. And whereas the club has inspired future generations, not through youth gardening programs and support of environmental education initiatives, now therefore be it resolved that the Fairfax County Board of Supervisors on behalf of all residents does hereby commend the Garden Club of Fairfax for 100 years of service and extends its appreciation for the club's enduring contributions to conservation, beautification, and community engagement.

[00:31:32] And the chair will second that along with Supervisor Palchik. Discussion on the motion. Supervisor Beerman. Yeah, that is a tough act to follow. I'm going to try and just bring a little bit of the energy at 40 that he had at 100. But thank you for all you do in our community.

[00:31:51] You know, in local government, our job is to make communities a nice place to live. That is, that's it, right? and it's working with groups like the Garden Club of Fairfax people not only you make it a nice place to live because you make it a beautiful place to live a pretty place to live and it's also something that I know that a lot of people in our community take a lot of pride in gardening I do not have a green thumb my mom does you know and and so the fact that you all have been around in our community for a hundred years creating beautiful spaces Meadowlark Botanical Gardens is

[00:32:27] absolutely wonderful. I've got a five-year-old and a two-year-old. Great place to push a stroller around. Let me put it that way. And all of the work that you've done to keep Fairfax County as a beautiful place to live has been so great over the past hundred years. So here's to the next hundred. Thank you. Thank you, Supervisor Beerman, Supervisor Stork, to be followed by Supervisor Palchek. And I just wanted to also thank and give you my thanks and appreciation, but also to Let everyone know that we did finally succeed.

[00:33:01] River Farm, just this past week, I want to make sure you all knew, the environmental easement that will protect the farm forever was signed and done, and Northern Virginia Conservation Trust is now the owner of the easement. So those efforts of more than five years ago, protecting and saving that, really was a culmination of a huge community effort.

[00:33:23] Not only on your part, I know the chairman and I were particularly involved with it, along with state officials and many, many others. But I just wanted to thank you all very much for your advocacy and the difference that you made. Thank you. Thank you, Supervisor Stork, Supervisor Palachuk. Just very briefly, because I know what Park Park was brought up, but my absolute favorite park, even though it's a Mason District, is Greenspring Gardens.

[00:33:45] It is a refuge. It is a place I thankfully discovered in high school to get through tough times and brought my mom. And it's a multi-generational beauty. really the education you provide. It's gorgeous. Right now, I can't wait to go in the spring again.

[00:34:04] It really is, for those of us who are trying to learn to be better gardeners, it's just an inspiration and, again, a beautiful place for respite from really, really stressful times. So thank you to you and to all of

our gardeners in the county.

[00:34:21] Thank you, Supervisor Palczyk. And this is a 100-year anniversary, and we just had a 100-year-old individual here before us who was looking great, just like the Garden Club is. But I do want to reflect on something Supervisor Pouchik just mentioned, because I don't think we talk about this enough. Our green spaces and our gardening as therapy, especially in difficult times. And we just heard the story of some really difficult times. And we know a lot of people in our community are dealing with difficult times. And if it weren't for these beautiful green spaces and

[00:34:56] gardens available to them as therapy and you know thankfully there are people here with green thumbs those volunteers before us and all the people that have served in the Garden Club over these hundred years with their green thumbs out beautifying our community and I'm like Supervisor Beerman I don't have a green thumb my wife does so my job is to dig the holes and she plants them and they turn out beautifully so we all play a role in doing this even if we don't have green thumbs.

[00:35:25] But thankfully, I do want to thank all the volunteers, because this is a volunteer organization. The volunteers who have played a vital role in getting us to 100 years and hopefully 100 years more. So thank you. With that, we are ready for a vote.

[00:35:41] And all those in favor of the motion, please say aye. Aye. Any opposed? Any abstentions? And that motion carries. And as I mentioned, we have Robin Walker, the president of the Garden Club of Fairfax, with us. Welcome. The floor is yours. Thank you. Mr. Chairman, member of the board, Supervisor Beardman, an honored guest, and my fellow members of the Garden Club of Fairfax. On behalf of the Garden Club of Fairfax, thank you for recognizing our 100th anniversary. It is a privilege to stand before you representing a century of women

[00:36:13] who believe gardening could strengthen a community. Our story began in 1926 when Mrs. Catherine Richardson, our first president, gathered with 20 women in Fairfax City with a shared conviction that beauty and stewardship mattered. Our members have always shown up to serve.

[00:36:36] Among our early leaders were Kitty Bartlett-Poser, longtime garden editor of the Washington Post, and Mrs. Amos Chilcock, the first woman appointed to the Fairfax County Planning Commission. They were gardeners, but they were also preservationists, educators, and civic leaders.

[00:36:58] Over the decades, we have restored landscapes at Sudley Plantation, supported public spaces such as Green Spring Gardens and Meadowlark Botanical Gardens. Most recently, we have partnered with Sudley Woodlands Stewardship Education Center, sponsored a garden kaleidoscope sculpture at Meadowlark Gardens, and contributed to the Moongate Project at Greenspring Gardens.

[00:37:24] So next week, we will be there when they do the ribbon cutting and dedication of Greenspring's Moongate Project. We believe that when citizens care for their shared garden spaces, communities thrive. Through Historic Garden Week, we open public houses and gardens and raise funds that restore and preserve Virginia's historic sites and public gardens.

[00:37:47] We begin as a garden tour, which becomes a partnership between citizens and history, between beauty and preservation, between today and tomorrow. We are especially grateful to Supervisor Bierman for introducing this proclamation and for supporting the civic organizations that strengthen Fairfax County.

[00:38:10] As we celebrate 100 years, we are rooted in history, growing with purpose, and committed to nurturing Fairfax County, its gardens, its landmarks, and its shared public spaces for the next 100 years.

[00:38:25] Thank you. Thank you very much, Robert. Thank you very much for all you do and all the volunteers who aren't here and the volunteers that are here. We appreciate you. And with that, we are ready for a photo. And if you all could come forward, Supervisor Beerman and I will come down and the board can rise.

[00:39:13] And next, we have a proclamation to designate May 2026 as National Water Safety Month in Fairfax County.

[00:39:48] And this was requested by myself. Our speaker is Matt McCall, Reston Community Center Aquatics Director. If you can come on down, and anyone who's here with you is welcome to join you. And while you are doing that, I'm going to hand the gavel to Vice Chairman Smith so that I can read the following proclamation.

[00:40:05] Whereas water safety is a vital public health priority in Fairfax County, home to numerous pools, lakes, rivers, and recreational waterways, and whereas drowning remains a leading cause of unintentional injury-related death, particularly among children, and is preventable through education, awareness, and responsible behavior, and whereas Fairfax County is committed to promoting water safety practices, including learning to swim, wearing life jackets, supervising children closely, and avoiding swimming while impaired or distracted, and whereas residents and visitors

[00:40:42] are encouraged to take advantage of water safety programs, swim lessons, and community resources offered by local organizations, public schools, and county agencies, and whereas first responders, lifeguards, instructors, and community advocates play a critical role in preventing water-related incidents and ensuring safe aquatic environments, and whereas raising awareness about water safety empowers individuals and families to make informed decisions and helps reduce the risk of accidents and injuries, now therefore be it resolved that the Fairfax County Board of Supervisors,

[00:41:16] on behalf of all Fairfax County residents, does hereby proclaim May 2026 as Water Safety Month in Fairfax County, and encourages all residents to prioritize safety in and around water, to educate themselves and others about life-saving practices, and to work together to build a safer community for all.

[00:41:37] I'll second that motion along with Supervisor Herity. Discussion on the motion, Mr. Chairman. Thank you, Vice Chairman Smith. First, I want to thank all of you for being here this morning, and certainly the work that happens in Reston. We're much appreciative of that. But countywide, this is a very serious issue and one we wanted to raise awareness to.

[00:41:57] And as the proclamation reads, this is all of our responsibility to prevent 911 calls in particular, but also to educate residents of our community. And this really got my attention back early on when I was Franconia District Supervisor.

[00:42:14] And I met with the folks from the Joey Pizzano Memorial Fund, and they talked to me about all the swimming lessons that they provided in our rec centers, help to support financially for people with different abilities.

[00:42:31] And it really didn't dawn on me how much more difficult it was for them to be able to participate in aquatic activity safely. And certainly long after that, with our One Fairfax Resolution, this is

exactly why we raise awareness about people of all abilities and their opportunities that exists in our county.

[00:42:53] Working with them, of course, we were able to get the first safe, thanks to the Park Authority and to the Joey Pizano Memorial Fund, the first safe water park for people of all abilities to be able to enjoy. got nationwide attention. And it really came about because a passionate group of people were working in this space already and came to me and said, we want to do something bigger in Fairfax County to raise awareness about water safety, not just for everyone in the county, but specifically for people with differing abilities. And long story short, we have a very

[00:43:30] successful program there. I mean, thanks to a lot of folks in this room right now, but particularly our partners at the Park Authority and the folks from the Joey Pizano Memorial Fund. And their story of losing one of their children to a drowning accident inspired them to get active in our community and do something about it.

[00:43:51] And so I circle back to where I started, which is this is all of our responsibility to do what we can to prevent water accidents from occurring and to be cognizant and mindful that all of our people in this county come to this with different abilities and different skill sets, and it is all our responsibility to look out for and to protect one another.

[00:44:12] So thank you. Thank you. Supervisor Lusk and then Alcorn. Thank you very much, Madam Vice Chairman. I'll say thank you to the chairman for this very important proclamation. We can all benefit from annual reminders about how to safely enjoy the water.

[00:44:28] And I'll say, according to the CDC, more children ages 1 to 4 die from drowning than any other cause of death. Studies show that drownings disproportionately affect communities of color. The U.S. Swimming Foundation found that 64% of African American children and 45% of Hispanic children have little to no ability to swim.

[00:44:53] And this disparity is reflected in drowning rates. For African-American people under age 30, drowning rates are one and a half times higher than white people of the same ages, according to the CDC.

[00:45:09] You are never too old to learn to swim. And the Fairfax County Park Authority offers swimming lessons for everyone from infants to those as young as six months to adults. And as the weather warms and we begin visiting pools, beaches, and rivers more often, this proclamation reminds us that we are never, again, too old to learn water safety.

[00:45:35] Thank you, Mr. Chairman. Thank you. Supervisor Alcorn, then Herody. Thank you, Madam Chairman. Yeah, I want to thank everyone here, but especially my fellow Restonians, for the leadership on this. I think, building on what Supervisor Luss said and the chairman, This is, it is really important that we look out for our entire community on issues like this because, you know, we all need to understand that people do, they're here with different abilities and different backgrounds.

[00:46:08] And frankly, for me, this is a great example of why, what our park authority is doing in terms of its equity initiatives and looking at making sure that we provide services. swimming lessons and training, not just to those of us that can afford it, but frankly, to everybody who can do it. And it is important for life, but it's also really important that here today, we're creating the awareness and understanding, and frankly, reaffirming our commitment to this issue. So thank you very much. Thank you. Supervisor Herity, then Sizemore

[00:46:48] Heiser. Yeah, as a former pool rat, swim coach, lifeguard, all that, I mean, water safety is just absolutely important. And people don't realize how many places there is water. It's not just where you're supposed to swim, but water can come up on you at any time. Thank the American Red Cross for everything they do with all of their programs. I, unfortunately, have had to see park Authority personnel do the great job that they do at our pools and rec centers because I spent a lot of time in the pool at rec centers.

[00:47:21] So thank you to the Park Authority for what you do there. Several jurisdictions, including Stafford as part of their sports tourism efforts, have been able to make resources available to teach all their, I think it's third grade and fourth grade kids how to swim.

[00:47:43] And that is something I know I've spoke with the superintendent about. She's very interested in. But it's something that we ought to consider here in Fairfax because it can be done. It can be done cost effectively. We certainly have the resources that are available during the day. But, look, thank you for the awareness because the awareness is important.

[00:48:06] Thank you. Supervisor Sizemore Heiser. Thank you. Just briefly, I just wanted to add a little bit to the importance of the swim lessons for folks who are neurodivergent, those on the autism spectrum. I'll speak to it personally. I have a son on the spectrum, so I made sure he had swim lessons early.

[00:48:22] But just some statistics, that drowning is a leading cause of death for individuals with autism, with a risk 160 times higher than the general pediatric population. Accidental deaths, drowning accounts for 71% to 91% of total deaths among children with autism, accidental drowning.

[00:48:42] Research indicates that over 200 children with autism drowned in the United States since 2021. But in 2024, it was 69, which is the highest ever. And part of the risk of the cause is an affinity to water.

[00:48:58] A lot of individuals, a lot of people have an affinity to water. My son does. He could spend all day in a pool or in the ocean, right, because of the sensory experience. Unintentional falls and higher danger of elopement for some individuals. And just so you know the statistics, death among people with autism have increased 70%.

[00:49:17] Sorry, 700%. I'll say that again since I stumbled over that. Deaths among people with autism have increased by 700% in the last 16 years. So I say this because I think sometimes it's a population that we don't talk about as much when it comes to drowning and pool safety.

[00:49:33] So the adapted aquatics that we have that my son took advantage of, that he eventually was on swim team and all these things, we need to make that more accessible and available because it is such a danger to this population. So I just wanted to mention that. I want to thank you for the work you do because it is so important. You are literally saving lives.

[00:49:51] So thank you. Thank you. Seeing no further discussion, all those in favor, please say aye. Aye. Any opposed? Any abstentions? That motion carries. Mr. Chairman. Thank you, Vice Chair Smith. And as I mentioned, we have a lot of folks here, but Matt McCall, Reston Community Center's Aquatics Director.

[00:50:06] Welcome. The floor is yours. Chairman Jeff McKay, distinguished members of the Board of Supervisors, and our valued members of the Park Authority, thank you for your leadership in recognizing May as Water Safety Month.

[00:50:23] That recognition does more than mark the calendar. It sets a tone across Fairfax County that safety, prevention, and preparedness matter, especially as families return to the water in the warmer months.

[00:50:39] RCC, along with the Park Authority, strengthens water safety across the county, from well-managed facilities to shared standards of excellence in aquatic programming and public education. Together, we are building a safer, more prepared community.

[00:50:58] At Reston Community Center and Park Authority Pools, water safety is not a seasonal effort. It is a daily commitment. That commitment comes to life through the people who serve our community every day. Reston Community Center and the Park Authority exemplify this commitment through high-quality instruction, lifeguard training, and community-based outreach that builds confidence and life-saving skills.

[00:51:26] Our year-round Learn to Swim program reaches residents of all ages and backgrounds. At RCC, each summer, we remove financial barriers by offering free beginner swim lessons for children. Because learning to swim is not a luxury, it is a life skill.

[00:51:45] That mission is carried forward by the outstanding instructors like Alfred Toussaint, whose calm presence and skill in the water help students build confidence and trust. Families don't just see progress.

[00:52:01] They feel reassured knowing their children are in capable caring hands. Water safety also supports lifelong health. Our aquatic program includes aqua fitness programs providing older adults with a safe, low-impact way to stay active.

[00:52:19] Under the leadership of Dori Trainham, these classes have grown into a true community, one that improves mobility, strengthens health outcomes, and fosters meaningful human connection beyond the pool.

[00:52:35] Equally important is preparing those who stand on the front lines of safety. RCC is proud to be one of the region's leading lifeguard training providers, with more than 300 individuals certified each year. Under the leadership of Sophie Kachner, these future lifeguards are trained not only in skills but in responsibility, judgment, and the confidence to act when every second matters.

[00:53:02] And while programs and professionals are critical, water safety ultimately belongs to us all. It lives in simple everyday choices, knowing your limits, swimming with a buddy, wearing a light jacket when needed, watching children closely, and recognizing that drowning is often silent.

[00:53:24] Because of your support and because of the dedicated professionals like Alfred, Doy, Sophie, and the hundreds of other aquatic staff, our community is stronger, more confident, and better prepared around the water. and that is a commitment that will ripple far beyond the month of May.

[00:53:43] Thank you. Thank you, Matthew. Thank you very much, Matthew, and to all our RCC folks and Park Authority folks, this is a team effort. We appreciate you, and if you all can come forward for a photo, and others here from the Park Authority for this photo, please come on down.

[00:54:05] Don't be shy. And while you're coming down, I will join you, and if the board could rise.

[00:56:14] All right. Next up, we have a proclamation to designate May 2026 as Lyme Disease Awareness Month in Fairfax County. This was requested by myself and Supervisor Herity.

[00:56:30] I understand our speaker is Greg Skull from the National Capital Lyme Disease Association. If you could come on down, and folks who are here with you are welcome to join you. And at this time, I'm going to turn to Supervisor Herity to read the proclamation. Yes, Mr. Chairman, I have a proclamation to move.

[00:56:47] Whereas May marks the start of tick season in Northern Virginia, and since the COVID-19 pandemic, increased outdoor activity has heightened exposure to ticks and mosquitoes contributing to a continued rise in confirmed and likely cases of Lyme disease.

[00:57:03] And whereas Lyme disease remains the most common vector-borne disease in the United States, with recent estimates from the CDC indicating that approximately 476,000 Americans are diagnosed and treated each year, though many cases go unreported, and whereas Virginia has reported thousands of Lyme disease cases annually in recent years, with additional cases likely undiagnosed or misdiagnosed, particularly when symptoms such as the characteristic bullseye rash are not detected, and public health surveillance efforts were impacted during the pandemic,

[00:57:39] and whereas Lyme disease and other vector-borne illnesses, including Zika virus and West Nile virus can have serious and sometimes deliberative, debilitating health impacts, and Lyme disease can be present in many forms, including muscle pain, arthritis, neurological, and cardiac complications, and Bell's palsy, often causing flu-like symptoms, as well as extreme fatigue. And whereas residents can protect themselves by using EPA-registered repellents, wearing protective clothing,

[00:58:13] performing tick checks and after-outdoor activities, promptly removing attached ticks and eliminating standing water around their homes to reduce mosquito breeding. Now, therefore, be it resolved, Fairfax County Board of Supervisors, on behalf of all residents of Fairfax County, does hereby proclaim May 2026 as Lyme Disease Awareness Month in Fairfax County and urges all residents to take actions to prevent and protect against tick-borne illnesses.

[00:58:41] So moved. And the chair will second that, along with Supervisor Bierman. Discussion on the motion, Supervisor Herity. Yes, Mr. Chairman. I certainly want to start by thanking Monty and Greg Skull and all the people at NatCap Lime for the great work they do and for being here.

[00:58:58] I'm also very honored to see Dr. Leota and Dr. Lucchini, world-renowned scientists and leaders in the field. I want to thank you for being with us. I'm happy to see us recognize Lyme Disease Awareness Month today as reports are showing higher numbers of ticks in our region this year.

[00:59:19] In fact, earlier this year, CDC reported the highest number of tick-related ER visits across the country in a decade with Virginia identified as a hotspot. Lyme disease is a debilitating disease that's become more prevalent in Virginia, especially in northern Virginia where more and more people I meet have been personally affected.

[00:59:40] or affected through a loved one. It's especially important that we educate our kids, as kids make up 30% of the cases of Lyme disease reported by the CDC annually. NACAP Lyme has developed great materials to help educate our students and lead the way for tick prevention education to be included in curriculums throughout the state.

[01:00:05] National CAP Lyme is also a thought leader in continuing education for medical providers, modernization of visualizations for public health data on tick-borne diseases. And as we know, one of the hard things about ticks, about Lyme disease, is it doesn't always show up right away.

[01:00:26] And so many cases go undiagnosed because there's really not a good test. NatCap Lyme also has some exciting news to share about their partnership with George Mason University. Along those lines, I want to thank NACAP Lyme, and happy we're doing this, and we do it every year, but it is really important because so many people are ending up with Lyme disease.

[01:00:53] Thank you very much, Supervisor Herity. Let me also thank NACAP Lyme for being here. As we mentioned, we have their director and several folks affiliated with them here with us, But I also want to take this moment to thank our health department who do work on this throughout the year on raising awareness both with our community and in locking hands with the schools to make sure this message gets out to our young people.

[01:01:20] It's very important, and this is the time of year, not only where ticks are abundant, but also coincidentally the time of year where everybody wants to get out and enjoy nature and enjoy the improved weather. So the timing of this every year when we do this is always spot on to raise awareness and to take steps to avoid being attracted by ticks.

[01:01:42] And I think that's something we can all do. We mentioned earlier on water safety that this is also a public safety issue that everybody can play a role in if they're educated and understand what to do. If there's no further discussion, all those in favor of the motion, please say aye.

[01:01:58] Aye. Any opposed? Any abstentions? That motion carries, and as was mentioned, we have Greg Skull with the National Capital Lyme Disease Association with us. Welcome. The floor is yours. Thank you. Mr. Chairman, Supervisor Herity, and members of the board, on behalf of Lyme and tick-borne disease patients and their families and friends throughout Fairfax County, we are deeply grateful for your recognition of this serious public health issue And for your leadership in raising awareness through the board's proclamation of May as Lyme Disease Awareness Month.

[01:02:36] Fairfax County continues to set an important example for communities across the nation. As you have likely seen in recent press reports, the past year has been a record-setting year for tick bites, underscoring the urgency of this issue.

[01:02:53] For more than 50 years, a medical community has sought a definitive diagnostic test for Lyme disease, yet that goal remains unmet. Progress in prevention and treatment depends on the development of accurate, reliable diagnostics.

[01:03:10] We urgently need tests capable of detecting infection at all stages and confirming the eradication of disease-causing pathogens. To achieve this, it is critical that we move beyond the limitations of the current two-tier testing approach and support innovative, science-driven solutions.

[01:03:33] For these reasons and for the health of our nation, NACAP Lyme is proud to support the Lyme research program at George Mason's Center for Applied Proteomics and Molecular Medicine, including the development of a new urinary diagnostic test for Lyme disease.

[01:03:50] This groundbreaking work is being conducted right here in Fairfax County. NACAP Lyme has committed \$150,000 to establish the George Mason Lyme Disease Research Fund, providing unrestricted support for this promising research led by Dr. Alessandra Lucchini under the direction of Lance Liotta, co-director of the center.

[01:04:16] We're honored to have Dr. Liotta with us today and Dr. Lucchini with us today as we recognize the pioneering work being carried out by her and the team at George Mason University as a work that we believe will hold the potential to transform diagnosis and ultimately help conquer tick-borne diseases worldwide.

[01:04:43] Dr. Liotta, we thank you and Dr. Lucchini for your leadership and for taking on this critical task. Finally, we return to you, the Fairfax County Board of Supervisors and the leadership of Supervisor Herity.

[01:05:00] Your continued commitment to raising awareness about ticks and the diseases they carry has been instrumental. Your recognition has helped make it possible for NACAP Lyme to support this vital research effort. Thank you very much.

[01:05:16] I have a written statement for the record that I will share. Thank you very much, Greg. And I know all of us have this book in front of us. Did you want to say a word about this?

[01:05:36] Quickly. I see Fred is the author on the back here, so I want to give him a chance to tell us about his book. Thank you so much. My name is Fred Diamond. I'm a resident of Fairfax. I've been here for 26 years. I had a spouse who had chronic Lyme disease. We actually were in this room about 15 years ago talking about it.

[01:05:53] I wrote a book called Love, Hope, Lyme, with family members, partners, and friends who have a chronic Lyme survivor need to know. I do a podcast called The Love, Hope, Lyme. I didn't know the Lyme was as serious as it was until about five years ago when we had an incident in our family.

[01:06:09] But there are thousands, millions of people around the globe. Virginia is one of the top five states with Lyme. The work that Monty and National Capital Lyme is doing is amazing to bring peace to families that need it. And I hope you enjoy my book, and please feel free to share it with your constituency.

[01:06:26] Thank you very much, Fred. I appreciate that. And with that, I think we're ready for a photo. And if all of you can come forward, Supervisor Herity and I will come down, and the board will rise.

[01:07:00] All right.

[01:07:38] Finally, we have a proclamation to designate May 2026 as Fight the Bite Awareness Month in Fairfax County. And this was requested by myself and Supervisor Herity. Our speaker is Joshua Smith, Environmental Health in the Fairfax County Health Department. If you can come on down, and anyone who is here with you, and while you're doing that, I will have Supervisor Herdy read the proclamation.

[01:08:00] Yes, Mr. Chairman, I have a proclamation to move. Whereas mosquito and tick season is underway in northern Virginia, making this an opportune time to remind residents about the impacts of mosquitoes and ticks, the diseases they transmit, and the effective means of prevention. West Nile virus, Lyme disease, and other vector-borne diseases continue to impact lives in our community, and more residents spend time outdoors.

[01:08:23] Following the pandemic, among other factors, case numbers have trended upwards. Whereas mosquito and tick bites can be prevented using personal protection measures, such as the use of repellents recommended by CDC in prevention, dressing to prevent mosquito and tick bites, and performing tick checks.

[01:08:40] Whereas Fairfax County Health Department helps increase awareness and education about bite prevention, sharing resources with our community, ranging from mosquito repellent wipes to mosquito dunks. And whereas residents can help prevent mosquitoes in their yards and neighborhoods by eliminating standing water in their yards, emptying containers that may hold water, or requesting a yard inspection from the Fairfax County Health Department, now therefore be it resolved that the Fairfax County Board of Supervisors on behalf of all residents of Fairfax County does hereby proclaim May 2026 as Fight the Bite Awareness Month in Fairfax County

[01:09:19] and urges all residents to remain vigilant and adopt prevention measures to protect themselves and their families and their communities from mosquito and tick-borne illnesses. So moved. And the chair will second that, along with Supervisor Pouchik. Discussion on the motion. Supervisor Herity.

[01:09:35] Yeah, real quick. And education is so important in preventing these diseases, either from ticks or mosquitoes. And I really want to recognize our health department for all the great work that they do to educate our community on how to, you know, how to fight the disease, to be aware, know how to respond to bites.

[01:09:58] I know the Mosquito Dukes and Mosquito Wipes are one of the most popular giveaways at our summer concert series, but so are the calendars for the kids. Because, again, as we heard, 30% of Lyme disease victims are basically children.

[01:10:19] So I want to thank you for everything you all do. And also, I happened to stumble on one of the education classes you do for our employees about ticks because our employees have to go out and tromp through the woods and all the places that ticks breed.

[01:10:37] And you're not only protecting our residents, but you're protecting and helping our employees as well. So I appreciate everything you all do. Thank you. Any further discussion? Let me also thank you. And as I mentioned in the last item, particularly our health department, who year-round does a lot of work to educate our public about a whole lot of things, including this.

[01:11:01] And in this particular case, has always found a way historically to make it fun, not just educational. but also fun. Supervisor Palchek is very upset that the life-size tick is not here, or mosquito. Mosquito is not here. It's both. I, for one, am okay with that, but in all seriousness, that is the fun that you bring and the education that you bring, and on behalf of the residents of Fairfax County, I certainly want to thank you for all of your efforts. With that, all those in favor of the motion, please say aye. Aye. Any opposed? Any abstentions? That motion carries, and Joshua,

[01:11:40] welcome. The floor is yours. Good morning. Mosquito and tick bite prevention. While some mosquito and tick bites can be annoying, others can be life-changing if those mosquitoes or ticks are infected with pathogens like West Nile virus or Lyme disease. Simple public health prevention measures can go a long way to protect you from vector-borne disease. There are easy steps one can take to prevent mosquito and tick bites and the diseases they can potentially transmit. Avoiding times and places where mosquitoes or ticks might be present, using those repellents we've talked about that

[01:12:15] contain EPA-registered, CDC-recommended active ingredients like DEET or picaridin, and also using permethrin-treated clothing or gear. Additional recommendations for tick bite prevention include performing tick checks during and after outdoor activities, showering soon after outdoor activities, and putting clothes in the dryer for 10 minutes on high heat after being outdoors.

[01:12:37] If any residents find ticks attached to themselves or a loved one, we do have a free tick identification service available at the health department. Education and awareness are also helpful in preventing bites. We continue to collaborate with the health department, county, and community partners to provide prevention information to our residents.

[01:12:57] To help spread the prevention word, our staff attend community events such as the Earth Day Festival a couple weeks ago and the Colmore Multicultural Day. The next Fight the Bite calendar will be coming out soon, either later this month or early June. It will be making its way into the schools and distributed to fourth graders throughout the county.

[01:13:17] And prevention information is provided throughout the community, also through our partnership with others at the health department, like the community health division. The health department also offers free yard inspections to residents to help identify potential mosquito breeding sources in their yards.

[01:13:34] By eliminating standing water around our yards, we can help reduce the number of biting mosquitoes. Thank you again for this proclamation and for helping us fight the bite in Fairfax County. Thank you very much, Joshua, for, as I said, for what the Health Department does on so many fronts, this being one of the many things that they help our community with.

[01:13:55] And before we come forward for a photo, if you want to introduce to us who is with you here, supporting you. Yeah, without the tick costume. Yeah, this is one of our seasonal technicians, Kai. Excellent. Thank you for being here this morning. With that, I think we're ready for a photo.

[01:14:10] And if you gentlemen could come forward, Supervisor Herity and I will join you and the board could rise.

[01:14:14] We now are going to go on to our next agenda item, which is board adoption of the FY 2027 budget plan and decision only on the on one, the zoning ordinance amendment regarding zoning application fees and plan district recreational facilities minimum expenditure.

[01:15:29] Two, amendments to Appendix Q, Land Development Services Fee Schedule of the Code of the County of Fairfax, Virginia, regarding adjustment of the fees charged by Land Development Services for Plan Review, Permits, and Inspection Services. Three, amendments to Chapter 62, Fire Protection of the Code of the County of Fairfax, Virginia.

[01:15:49] Four, amendments to Appendix Q, Section 1, Subsection H, and Section 2, Subsection D of the Code of the County of Fairfax, Virginia. And five, proposed amendments to Section 61, I'm sorry, 67.1-10-2 of the Fairfax County Code relating to sewer charges.

[01:16:11] And I'm going to turn the gavel over to Supervisor, our Vice Chairman Smith, so that I can make a requisite series of motions. First, number one, I move that the Board set the real property tax rate at \$1.12 per \$100 of assessed value.

[01:16:26] As a result of this action, the real property tax rate for calendar year 2026 will be reduced by one quarter of a penny from the present rate of \$1.12 and a quarter per \$100 of assessed value. I'll second that motion. Any discussion on the motion?

[01:16:43] Seeing and hearing none. All those in favor, please say aye. Aye. Anyone opposed? No. Any abstentions? That motion carries 8 to 2. Thank you, Vice Chairman Smith. Second, I move, I'm going to

have, is the approval of the FY 2027 tax rate resolution having established a real property tax rate at \$1.12 per \$100 of assessed value.

[01:17:06] I move that the board approve the FY 2027 tax rate resolution adopting tax rates for Fairfax County as detailed in Attachment 2 of the memorandum to the board dated May 4, 2026. I'll second that motion. Any discussion on the motion? Seeing none, all those in favor, please say aye.

[01:17:25] Aye. Anyone opposed? Hear any nay. Any abstentions? That motion carries 9 to 1. And 3, this is approval of the FY 2027 Appropriation Resolutions for County Agencies Funds and School Board Funds and the FY 2027 Fiscal Planning Resolution.

[01:17:43] I move board approval of the FY2027 Appropriation Resolution for County Agencies and Funds, the FY2027 Appropriation Resolution for School Board Funds, and the FY2027 Fiscal Planning Resolution as set forth in Attachments 3, 4, and 5 of the memorandum to the board dated May 4, 2026.

[01:18:03] I'll second that motion. Any discussion on the motion? Seeing and hearing none. All those in favor, please say aye. Aye. Any opposed? Herity, nay. Any abstentions? That motion carries 9 to 1. Thank you, Vice Chairman Smith. Our fourth item is zoning fees. I move that the board adopt the proposed zoning ordinance amendment for zoning application fees and planned district recreational facilities minimum expenditure with the staff recommended option as set forth in staff report dated March 3rd, 2026, and that the amendment become effective at 12.01 a.m. on July 1, 2026, with two following amendments.

[01:18:40] One, the fee for reductions of minimum distance requirements for manufactured homes will instead be the provided option of \$615. And two, the fee for developments providing affordable dwelling units will instead be the two-tier option.

[01:18:55] I'll second that motion. Any discussion on the motion? Seeing and hearing none, all those in favor, please say aye. Aye. Any opposed? Any abstentions? That motion carries. Thank you. Vice Chairman Smith, item five is land development service fees. I move the Board to adopt the proposed amendment to Appendix Q, Land Development Services Fee Schedule, of the Code of the County of Fairfax, Virginia.

[01:19:17] Regarding adjustment of the fees charged by Land Development Services for plan review, permits, and inspection services as set forth in the staff report dated March 3, 2026, and that the amendment become effective at 12.01 a.m. on July 1, 2026.

[01:19:33] I'll second that motion. Any discussion on the motion? Seeing and hearing none. All those in favor, please say aye. Aye. Any opposed? Any obsessions? That motion carries. And item 6 is fire marshal fees. I move the Board of Supervisors adopt the proposed amendments to the Code of the County of Fairfax, Chapter 62, as set forth in the staff report dated March 3, 2026, and that proposed amendments become effective at 12.01 a.m. on July 1, 2026.

[01:19:59] I second that motion. Any discussion? Seeing and hearing none, all those in favor, please say aye. Aye. Any opposed? Any abstention? That motion carries. And Item 7 is Fire Marshal Fees 2, and I move the Board of Supervisors adopt the proposed amendments to the Code of the County of Fairfax and Appendix Q, Section I, Section H, Section 1, Section H, and Section 2, Subsection D, as set forth in the staff report dated March 3, 2026, and that the proposed amendments become effective at 12.01 a.m. on July 1, 2026.

[01:20:32] I'll second that motion. Any discussion on the motion? Seeing and hearing none, all those in favor, please say aye. Aye. Any opposed? Any abstentions? That motion carries. And finally, item eight is sewer ordinance amendments. As part of this year's budget process, amendments to the sewer ordinance were proposed.

[01:20:48] The public hearing was administered and advertised, I'm sorry, was advertised on March 24th and March 20th and March 31st and was held on April 14th, 2026 at 3 p.m. I therefore move that the Board adopt amendments to the Code of the County of Fairfax, Chapter 67.1, Sanitary Sewers and Sewage Disposal, Article 10, Charges, by amending and readopting Section 67.1-10-2 of the County Code as advertised.

[01:21:20] I'll second that motion. Any discussion? Seeing none, all those in favor, please say aye. Aye. Any opposed? Any abstentions? That motion carries. Mr. Chairman. Thank you very much, Vice Chairman Smith, and that concludes this year's round of budget activity. You can see how happy our budget staff is, and I will just reiterate on behalf of the entire board, our thanks once again to staff for the great work that they do every day, year-round on the budget, but in particular over the past couple months to get us to this point today, so thank you very much.

[01:21:51] And with that, we are going to move on to board matters, and these have been compiled digitally and will go alphabetically by district, following myself and Vice Chairman Smith. And I am going to turn the gavel over to Vice Chairman Smith. I have two, I have a series of board matters, not very many.

[01:22:10] And Vice Chairman Smith, my first board matter is to approve without objection the proclamation that's listed in this document to be presented inside or outside of the boardroom as appropriate. And those are listed here in this document. There's a number of them. I'm not going to read them all because you have that in front of you, but I would appreciate board support.

[01:22:30] Without objection, it's so ordered. Thank you. My next board matter is joint with Supervisor Lusk, and it involves a resolution recognizing Diversion First's 10th anniversary. This year marks the 10th anniversary of Diversion First, a nationally recognized cross-system initiative that brings together public safety, health and human services, the courts and community partners.

[01:22:52] We all know Diversion First offers alternatives to arrests and incarceration for people with mental illness, substance use disorders, and developmental disabilities who come in contact with the public safety and criminal justice system for low-level offenses. And I'm not going to read this whole item.

[01:23:10] We all are very well aware of the great success that our Diversion First program has, And I want to thank all the county staff, court staff, colleagues of mine who have been involved in making sure that not only is Diversion First successful, but that after 10 years we have remarkable statistics to show the difference this has made in our community.

[01:23:33] And therefore, I move the Board of Supervisors' request, the Office of Public Affairs, to prepare a resolution recognizing the 10th anniversary of Diversion First. I'll second that motion. Any discussion? Seeing and hearing none. All those in favor, please say aye. Aye. Any opposed? Any abstentions? Have motion carries.

[01:23:49] Thank you, Vice Chairman Smith. And here is a light item that I am doing jointly with Supervisor Stork to recognize the exclusive craft beverages that have been formulated to celebrate the 250th anniversary. And as our nation commemorates the 250th anniversary of the United States through

2026, Fairfax County is proud to join the celebration by showcasing its rich history and vibrant local economy through exclusive limited edition craft beverages created for this milestone known as the Spirits of 76.

[01:24:25] In April, our local wineries, Paradise Springs Winery in Clifton, the winery of Bull Run in Centerville, unveiled commemorative wines developed in partnership with the Fairfax County America's 250th Commission. These include a signature Red Blend 250 and a signature White Blend Independence, marking this historic occasion.

[01:24:45] Our craft brewing community is taking part with the release of Fairfax 250, a collaborative limited edition hazy IPA created by several of our outstanding local breweries. This beer reflects the diversity and creativity of Fairfax County and is available at participating locations beginning in mid-June.

[01:25:06] There is also art that will feature four unique designs that capture the people, places, and pints that shape Fairfax County's tourism experiences. And below, I'll read them, are local breweries who have participated in this initiative, Bunny Man Brewing, Fairwinds Brewing, G34.3 Brewing, Hawkely Brewing, Lake Ann Brewhouse, and Ono Brewing Company, along with Settle Down Easy Brewing.

[01:25:31] Additionally, George Washington's Mount Vernon will debut a series of limited edition whiskey releases in 2026, highlighting its historic distilling legacy and offering a unique way to connect with our nation's founding era. Together, these efforts highlight Fairfax County's role in celebrating America's semi-quincentennial, something that Supervisor Stork, if you can't pronounce it, yield to Supervisor Stork.

[01:25:55] He does it proudly and well while supporting local businesses and tourism. Therefore, I move the Office of Public Affairs prepare a proclamation designated May 19, 2026 as exclusive craft beverages to celebrate America's 250th anniversary in Fairfax County in partnership with Visit Fairfax and the Department of Economic Initiatives and to invite our local wineries and breweries for an in-board room recognition.

[01:26:21] I'll second that motion by Supervisor Beerman and Herity. Any discussion on the motion, Supervisor Beerman? Just one question, if it's brought jointly by you, Mr. Chairman, and also Supervisor Stork, which one of you is buying? Supervisor Stork is the answer to that.

[01:26:38] The one who can best pronounce semi-sequentennial is the one who gets to buy. Great, great. All those in favor of the motion, please say aye. Aye. Anyone opposed? Any abstentions? That motion carries. Thank you very much, Supervisor Smith. And that is the end of my board matters, and next up is you, Supervisor Smith.

[01:26:59] Thank you, and I do have one board matter that's everybody's places that didn't make it into the packet, but my first one is a joint board matter with Supervisor Bierman. The Journalism Education Association recently named Chantilly High School and McLean High School as recipients of the 2026 First Amendment Press Freedom Award.

[01:27:17] Chantilly and McLean were two of 26 high schools nationwide to receive this award. This is the 12th consecutive year that Chantilly has received this recognition and the 9th from McLean. Therefore, Mr. Chairman, I ask without objection that the board direct staff to invite the journalism students from Chantilly and McLean High Schools, along with the appropriate staff, to appear before the board to be acknowledged for their comprehensive achievements.

[01:27:41] And without objection, that is so ordered, Supervisor Smith. And my next one is a joint board matter with you, Mr. Chairman. On December 6, 2022, the Board of Supervisors authorized a plan amendment for a complete update to the Comprehensive Plan's policy plan with the goals of, one, reviewing, updating, and streamlining the existing policy plan elements, two, new policy plan elements as needed, and three, ensure the policy plan is in alignment with the countywide strategic plan, the one Fairfax policy, and other recently adopted policies and initiatives.

[01:28:14] This amendment was divided into two phases. Phase one was adopted by the Board on December 9, 2025. Staff is preparing to kick off phase two, which includes the housing, economic development, revitalization, parks and recreation, and heritage resources elements, and the Chesapeake Bay supplement. The heritage resources element is supported and implemented by the Heritage Resources Management Plan, which has not been updated since it was adopted by the Board in 1988 in order to complete the heritage resources policy plan update the heritage resources management

[01:28:50] plan needs to be reviewed and updated concurrently therefore the authorization should be expanded to include the heritage resources management plan which was not addressed within the previously authorized amendment therefore mr chairman i move that the board of supervisors direct staff to update the heritage resources management plan and couple the effort with the update to the heritage resources element of the policy plan and the chair will second that motion discussion on the motion supervisor Hardy you know I and I'm not going to ask for it to be modified but I hope when we do this section of the policy plan review we look at affordability as a part of the process

[01:29:27] and streamlining it so that there are things that we can we added 80 pages last time I think hopefully we don't add pages this time well we will we will see where that results I will just say that you know 38 years boards have had a chance to update this and they've decided not to so I'm proud that like so many things are in our zoning ordinance this board has decided to modernize and update these documents it's not an easy process it involves a lot of citizen involvement I don't want to prejudge what our citizens and what the Planning

[01:30:05] Commission have to say about this but I am happy that we're doing this update after so many years and frankly I hope we're setting the stage to do these updates in a more timely fashion moving forward so that it's not such a heavy lift and so I thank you supervisor Smith for bringing this forward thank you mr.

[01:30:23] chairman if there's no further discussion all those in favor of the motion please say aye aye any abstentions or any opposed any abstentions that motion carries supervisor Smith thank you supervisor Smith. Supervisor Sizemore Heiser. Thank you. I have a few board matters, so I will just get started. First, I have a joint board matter with you, Mr. Chairman, and Supervisor Herity for Lake Braddock Secondary School. A little background. The Lake Braddock Secondary School Symphony Orchestra has been selected to perform at the 80th Annual Midwest Band and Orchestra Clinic

[01:30:57] to be held on December 16th to 18th, 2026, in Chicago, Illinois. This clinic features a prestigious array of performers, professional musicians, adult ensembles, college and university bands, jazz bands, and high school and grade school students, with high school representing the most competitive field. Lake Braddock Secondary School Symphony Orchestra is the first high school string orchestra from Virginia to receive this honor in 30 years, and the only Virginia group selected this year.

Selection required submission of a blind evaluated recording judge on excellence in performance, musicality, and preparation. This clinic draws over 18,000 attendees from

[01:31:35] across the country and around the world. So in recognition of this achievement, I move that the Board of Supervisors direct staff to prepare a resolution honoring the Lake Braddock Secondary School Symphony Orchestra for their selection to perform at the Midwest International Band and Orchestra Clinic to be presented outside the boardroom at the May 14, 2026 spring concert at Lake Braddock Secondary School. And I'm happy to second that along with others. Discussion on the motion. This is co-sponsored by myself and Supervisor Herity. So Supervisor Herity and I second this. Discussion on the motion. Supervisor Sizemore Heiser. I just wanted to briefly recognize

[01:32:12] the importance and the rarity. We often talk about sports tourism, but we have a great arts and music tourism here as well in Fairfax County. And our schools are a big part of that. If you've been to any school production or any orchestra, you can see the professional quality across our schools. And so I think it's important that we recognize that as well and recognize that music education isn't just beneficial for those who want to become musicians, like my own son, but it's cognitive teamwork, communication benefits are deeply proven in science and research. And so I wanted to just give a bravo to Lake Braddock Orchestra. And I think they'll appreciate doing it at their concert where the parents and grandparents

[01:32:52] and family and loved ones were there. So thank you for your support. Yeah, thank you, and thank you for mentioning that. They're amazing. Lake Braddock, of course, our arts throughout Fairfax County, our public high schools. And I'm always amazed if you're not one to go to one of the concerts, all you have to do is go to one of the theater productions to see how important the music and the orchestra and the musicians are to our theater productions, which are also amazing, throughout Fairfax County.

[01:33:22] So this is a great recognition of Lake Braddock, but as you mentioned, of really our music and arts throughout FCPS. If there's no further discussion, all those in favor of the motion, please say aye. Aye. Any opposed? Any abstentions? That motion carries.

[01:33:38] Supervisor Sizemore-Heiser. Thank you. I'd like to submit a board matter for publicity request for the 5th Annual Braddock Bark on May 30th. A little background, Mr. Chairman and colleagues. I invite you all to join us, and you have a flyer at your diocese at the 5th Annual Braddock Bark Festival on May 30th at Lake Akatink Park.

[01:33:57] This is a free, family-friendly event, which is a perfect outing for dog lovers and their leash companions. Whether you like to have a fun event to bring your doggie, whether you're looking for a new doggie member to add to your family, or you just love dogs, there is something for everyone. And what you'll get to do is meet adorable dogs looking for their forever home, let your pup cool off in a doggy splash zone, or enjoy the luring activity, which I understand was the number one most popular activity, booths from local nonprofits, and we're inviting this year county agencies as well to join us to share resources.

[01:34:28] And of course, food vendors. It is May 30th, 1 to 4 p.m. at the McLaren Sergeant Pavilion at Lake Akatink in Springfield. So therefore, Mr. Chairman, I ask that without objection that the Office of Public Affairs provide promotional support for the 2026 Braddock Bark event, included in the county's weekly newsletters, on the county's homepage, and on social media. And without objection, that is so ordered. Mr. Chairman?

[01:34:51] Yes. Can I just jump in? I'm not objecting, but this is a powerful flyer. Isn't it cool? This is a really good flyer. I'm like, you know, I might go just because of the flyer. Well, I'm going to show the flyer off a little bit, but I have some great staff, including a really great intern to help design it.

[01:35:07] Awesome. And if you go So Supervisor Alcorn, there's always a great turnout and great excitement and enthusiasm commensurate with the quality of the flyer. I'm sure coincidental with that, but it is a great event. So thank you for putting it on, for carrying on the tradition that was started in Braddock.

[01:35:26] And without objection, that was so ordered, Supervisor Seismorheiser. Thank you. Thanks for your patience, as I have several for today. I have a joint board matter with you, Chairman McKay, to recognize the soldiers of Howery Field Park Day. Again, a little background.

[01:35:42] Since 2021, we as a board have taken time to honor the sacrifice of six young soldiers from the 77th Engineer Port Construction Company, stationed at Fort Belvoir, who perished on June 1, 1967, while assigned to a community service project. The soldiers were working to provide a baseball field for the local Little League at Howery Field Athletic Complex in Annandale.

[01:36:04] They died when a flagpole they were erecting was hit by a gust of wind and contacted a high-voltage power line. All of the men were under 25 years of age, and if you bear with me, I'd like to share their names. Their names were Private Paul D. Briggs from Waco, Texas, Private Anthony B. Evans from Uniontown, Pennsylvania, PFC Marvin D. Harrison from Jacksonville, Florida, excuse me, Private Charles Oliver from Vermillion, Ohio, PC Kenneth G. Steiner from St. Ann, Missouri, and Private Charles Whaley from Aberdeen, Ohio.

[01:36:37] For the past five years, the board has declared June 1st as soldiers of Howrey Field Park Day to honor these six young soldiers. I'm once again requesting that we join community members to commemorate the solemn day and express our appreciation for the men who provided us a facility that residents of all ages continue to enjoy.

[01:36:56] So therefore, Mr. Chairman, I move that the Board proclaim June 1, 2026 as Soldiers of Howery Field Park Day in honor of the six soldiers who gave the ultimate sacrifice while helping to build this local facility and that a presentation be made outside the boardroom at the annual ceremony scheduled for that same day on the same site.

[01:37:13] And the Chair will second that motion. Discussion on the motion? Seeing and hearing none. All those in favor, please say aye. Aye. Any opposed? Any abstentions? That motion carries. Supervisor Sizemore Heiser. Thank you. I have one more verbal board matter from staff, a deferral motion for the proposed five-year consolidated plan for fiscal years 2027 to 2031 and a one-year action plan for fiscal year 2027.

[01:37:38] This is the verbal board matter. On March 17, 2026, the Board of Supervisors held its public hearing on the proposed five-year consolidated plan for fiscal years 2027 to 2031 and a one-year action plan for fiscal year 2027. At the conclusion of that public hearing, the Board voted to direct the public comments on the plans to the Consolidated Community Funding Advisory Committee, CCFAC, for its consideration before the CCFAC was to make its final recommendations to this Board for action on today, May 5, 2026.

[01:38:09] Given the timing of HUD's notification to the County's actual grant levels, final action on the Board's approval of these plans need to be deferred to May 19, 2026. Accordingly, I move that the Board defer its action on CISFAC's, CCFAC's, final recommendation regarding the proposed five-year consolidated plan for fiscal years 2027 through 2031 and the one-year action plan for fiscal year 2027 to the Board's meeting on May 19, 2026.

[01:38:36] And Chair, we'll second that along with Supervisor Palczyk. Is there any discussion on the motion? This, again, is a required technical change, and I see Tom Fleetwood in the audience. He's nodding in the affirmative that this is supported by staff. All those in favor of the motion, please say aye.

[01:38:53] Aye. Any opposed? Any abstentions? That motion carries. And Supervisor Sizemore-Heiser, is that all? That is it. Thank you. Thank you very much. And next up is Supervisor Bierman. Thank you, Mr. Chairman.

[01:39:09] No written board matters today, but I do want to mention something that is coming up next week. I'm surprised that you didn't mention your chairman's spring social next Tuesday, because right before that spring social is a very, very important meeting, I believe.

[01:39:27] I am not the chair of the audit committee. That is Supervisor Stork, but the audit committee is one of our committees that is not a committee of the whole. There are only four members on it, and the rest of you six are really missing out. We have an audit coming to the audit committee next week, an active transportation project study.

[01:39:49] It is remarkable. It is long. It is important. I believe that it would behoove every member of this board to read that audit and to at least potentially send a staffer to that meeting next Tuesday, which will be after our regularly concluded meetings.

[01:40:09] I already am anticipating bringing a board matter related to that audit at the meeting two weeks from today. This builds upon the discussion we had at the Board Transportation Committee meeting on April 6th.

[01:40:25] It's really important. We need to find ways to improve our processes, and I hope that this audit is an important step. So I just wanted to make that announcement. And with that, I, you know, if you have to say that you're sticking around the government center just to go to the spring social and you don't want to prove what a nerd you are to come to the audit committee, that's okay.

[01:40:49] But really would appreciate your support. Thank you. Thank you, Supervisor Beerman. And we're happy to have all of you join us at the social afterwards. It was planned deliberately so that when you get done with that heavy meeting, you can come socialize and have a moment of enjoyment for your work.

[01:41:06] With that, our next supervisor is Supervisor Lusk. Thank you, Mr. Chairman. I have two items. First, Kay of Navien at Mount Vernon Gateway, LLC. The applicant is the contract purchaser of approximately 7.53 acres located between Richmond Highway and Buckman Road to the east of Janalee Avenue.

[01:41:28] Properties identified as Tax Map 101-2, Double Circle 5, Single Circle 2, Parcels 5, 7, 8A, 8B, and 9. And Tax Map Location 101-2, Double Circle 5, Single Circle 3, Parcels 3A, 4, 5, 6, 7, 8, 9, 10, 11, and 12.

[01:41:50] as well as a 30,231-square-foot portion of the Rolling Hills Avenue right-of-way proposed to be vacated and or abandoned, again, the subject property. The subject property is zoned to the PDH-30

district and is improved with 14 single-family homes constructed in the 1950s.

[01:42:10] This land area is Phase 2 of the Mount Vernon Gateway development. Phase 1 was approved in 2022, containing 280 multifamily units, and is currently under construction. The applicant submitted a proper condition amendment application and a concurrent resigning application in order to develop Phase 2 of the Mount Vernon Gateway with 68 townhomes and 86 2 over 2 stacked townhouses, a total of 144 additional residential units.

[01:42:43] Phase two features connectivity, three publicly accessible urban parks, and workforce housing units. The zoning applications are being reviewed by county staff and are scheduled for a public hearing before the Planning Commission on July 15, 2026.

[01:43:02] The applicant has requested concurrent scheduling of the board date. Therefore, Mr. Chairman, I move that the board direct staff to schedule a board public hearing date for rezoning application RZ 2025-FR-00027 concurrent with PCA 2004-LE-021-002 to a date certain of August 25, 2026, the next available board meeting after the planned commission public hearing. In addition, I move the board direct staff to accept for concurrent and simultaneous

[01:43:40] processing a site plan and any other plans as needed in conjunction with RZ FDPA-2025-FR-00027 and PCA-2004-LE-021-002. This motion should not be construed as a favorable recommendation by the board on the proposed applications and does not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. So move.

[01:44:14] And the chair will second that motion. Is there any discussion on the motion? Seeing and hearing none. All those in favor, please say aye. Aye. Any opposed? Any abstentions? That motion carries. Supervisor Lusk. Thank you, Mr. Chairman. My second item, I encourage all of my colleagues and the public to save the date of Saturday, August 22nd from about 9.30 a.m. until 2 p.m.

[01:44:36] to join the Franconia-Springfield community, the local chamber, and the Fort Belvoir Garrison leadership as we once again walk across the Veterans Memorial Bridge located in the heart of Central Springfield's commercial business area to the American Legion Post 176 for a community celebration.

[01:44:54] This annual celebration commemorates the covenant of support and cooperation between Fort Belvoir, our veteran community, state and local government, and our local businesses and residential communities. There will be entertainment, local community groups, vendors, and so much more.

[01:45:11] So with that, Mr. Chairman, I move or first I invite my colleagues to join me on August 22nd to experience a celebration of community in the Franconia District. And without objection, I ask the Board of Supervisors to direct the Office of Public Affairs to help promote community awareness of this event and to post the event on the county's public calendar. And without objection, that is so ordered. Supervisor Lusk. Thank you, Mr. Chairman.

[01:45:38] That concludes my board matters. Thank you. Supervisor Alcorn. Thank you, Mr. Chairman. I have four land use board matters and one quick announcement. The first one is a comprehensive plan amendment for the Crescent property to allow more non-residential uses, including public facilities. So as the board is aware, in July of 2025, the board transferred the 16.5-acre Crescent Apartments property in Reston to the Redevelopment and Housing Authority, enabling the good folks in the Housing and Community Development Department to move forward with much-needed redevelopment

[01:46:13] plans of this aging apartment complex that provides 181 units of affordable housing. This activity comes in the wake of the Lake Ann Economic Visioning Study conducted by the Department of Planning and Development, which involved extensive community discussion and achieved a community consensus on the overall direction and scale of Lake Ann revitalization.

[01:46:36] These discussions in the ultimate economic visioning report to the Board called for the redevelopment of the Crescent property consistent with the comprehensive plan recommendations and acknowledged the need for more space for the Reston Community Center to meet local service needs and reduce ongoing waiting lists for popular classes.

[01:46:54] As FCRHA begins the process of finding a development partner and begins to look at necessary zoning requirements, there is a key element of the existing Comprehensive Plan guidance that needs to be reviewed and likely updated. Under current Comprehensive Plan guidance, the consolidation of Land Unit D, which is primarily developed with the Crescent Apartments, and Land Unit A, which is primarily developed with surface parking serving Lake Ann Plaza, grants a significant intensity bonus on both land units, which would have more than accommodated location of a new community center on the Crescent property.

[01:47:31] The base redevelopment option for Land Unit D, without consolidation, would allow up to 750 dwelling units and only 2,000 square feet of non-residential development, increasing non-residential space to a maximum of 30,000 square feet, including a public facility such as a community center, would allow for redevelopment of the Crescent with a community center to be considered.

[01:47:54] Therefore, Mr. Chairman, I move the Board direct staff to review amending the Fairfax County Comprehensive Plan, 2017 edition, Area 3, Reston, as amended through September 10, 2024, Village Center's land unit recommendations to allow for the inclusion of up to 30,000 square feet of non-residential uses, including public facility uses, in the base plan guidance, And I would so move.

[01:48:19] And the chair will second that motion. Discussion on the motion. Yeah, Mr. Chairman, this is under. Supervisor Alcorn. Thank you. This really moves to a formal consideration. It's not a done deal in terms of size, scope. But this will help, I think, bring the community into the discussion for exactly what community facility might go there.

[01:48:42] So thank you, Mr. Chairman. Thank you. Request everyone's support. Yep, thank you. definitely will be a good conversation and that's what this authorizes so all those in favor of the motion please say aye aye any opposed any abstentions that motion carries supervisor Alcorn thank you my second board matter relates to expedite and concurrent processing for old rest and associates LLC's application mr. chairman old rest and associates LLC known as the applicant

[01:49:13] is currently processing applications identified as RZ 2025-HM-00018 and FDP 2025-HM-00018. The applicant proposes to redevelop 1850 Old Reston Avenue with a residential community that preserves and pays homage to the circa 1899 A. Smith Bowman House.

[01:49:36] The proposed, which predates Reston by a considerable time, by the way, The proposed community includes up to 57 townhouses and preserves the Bowman House as either a single-family detached dwelling, an office, or a clubhouse. The proposed development would deliver quality open space areas, seven affordable dwelling units, and retain the gazebo, pond, and portions of the existing wall along Old Reston Avenue.

[01:50:02] To facilitate timely redevelopment of the site, the applicant requests the scheduling of a Board of Supervisors public hearing and concurrent processing. So therefore, Mr. Chairman, at the applicant's request, I move that the Board direct staff to schedule a public hearing before the Board of Supervisors on a date certain of July 14, 2026.

[01:50:23] And I further move that the Board direct the Department of Planning and Development to coordinate with the Director of Land Development Services to allow for concurrent processing of any site, building, and or other plans associated with RZ 2025-HM-00018 and FDP 2025-HM-00018.

[01:50:44] And just a note, this motion should not be construed as a favorable recommendation by the Board and does not relieve the applicant of compliance with all applicable ordinances, regulations, or adopted standards, yet I would so vote. And the Chair will second that. Discussion on a motion. Seeing and hearing none, all those in favor, please say aye.

[01:51:02] Aye. Any opposed? Any abstentions? That motion carries. Supervisor Alcorn. Thank you, Mr. Chairman. The third one relates to an application by Woodland Park Crossing Retail, LLC. Mr. Chairman, Woodland Park Crossing Retail LLC, known as the applicant, is currently processing applications identified as PCA 2003-HM-046-05 and FDPA 2003-HM-046-003.

[01:51:33] The applicant proposes to add principal and secondary uses permitted within the established PDC zoning district to existing buildings at Woodland Park Crossing. No site or building modifications are proposed.

[01:51:50] Woodland Park Crossing is a mixed-use development constructed in 2007 that includes ground floor and second-story commercial uses, a grocery store, and both surface and structured parking. This proposal provides an opportunity to lease space to new tenants and better align the development with current zoning ordinance provisions.

[01:52:09] To facilitate timely occupancy of vacant space, the applicant requests the scheduling of a Board of Supervisors public hearing along with concurrent processing of the associated applications. So, Mr. Chairman, at the applicant's request, I move that the Board of Supervisors direct staff to schedule a public hearing before the Board of Supervisors on a date certain of June 23, 2026.

[01:52:30] And I further move that the Board direct the Department of Planning and Development to coordinate with the Director of Land Development Services to allow for concurrent and simultaneous processing of any site building and or other plans associated with PCA 2003-HM-046-05 and FDPA 2003-HM-046-003.

[01:52:51] and note that this motion should not be construed as a favorable recommendation by the board and does not relieve the applicant of compliance with all applicable ordinances, regulations, or adopted standards. Yet, I would so move. And the Chair will second that. Discussion on the motion. Seeing and hearing none, all those in favor, please say aye.

[01:53:09] Aye. Any opposed? Any abstentions? That motion carries. Supervisor Alcorn. Thank you, Mr. Chairman. Last board matter, Pulte Home Company, LLC, the applicant, It has filed a rezoning and final development plan identified as RZNFDPA 2022-HM-00003 on three parcels of land identified on the Fairfax County tax map as 18-3, double circle 6, 7A, 7B, and 7C to permit residential development at an overall floor area ratio of 1.39.

[01:53:44] The proposed rezoning would replace three office buildings and surface parking with stacked townhomes, three multifamily buildings, urban parks, and a range of transportation and frontage improvements along Sunset Hills Road, Reston Station Boulevard, and Easterly Road.

[01:54:00] The proposal represents an opportunity to expand housing supply within the Wheely-Reston East Transit Station area. The rezoning application is currently scheduled for a Planning Commission public hearing on May 13, 2026. The applicant has worked collaboratively with county staff, the community, and my office over the past seven years, including through the SSPA process, to enable residential use on the property and to refine the development plan. To ensure a public hearing before the Board of Supervisors by the end of June 2026, the applicant has requested expedited processing

[01:54:35] to establish a public hearing date for the application. Therefore, Mr. Chairman, I move the board of supervisors direct county staff to expedite the scheduling of the board of supervisors public hearing for rzfdp 2022-hm-00003 to a date certain of June 23rd 2026 and this motion should not be construed as a favorable recommendation with the board of supervisors on the proposed applications and does not relieve the applicant from compliance with the provision of all applicable ordinances regulations or adopted standards. I would so move the chair will second that discussion on the motion. Seeing and hearing none, all those in favor, please say aye. Aye.

[01:55:15] Any opposed? Any abstentions? That motion carries. Supervisor Alcorn. Thank you. And just very briefly, I just want to call the board's attention. There is a NIP that came around last Friday on Unified Sanitary Districts. I'd encourage all board members to look at that closely. I believe it's coming up next Tuesday at our Environmental Committee meeting, chaired by Supervisor Palchek.

[01:55:39] And so there are a couple of different issues in there. You know, one relates to, you know, we're not, staff's not recommending we move forward with the overall countywide USD, but there are opportunities for smaller USD proposals that doesn't address the larger financial issues facing us that are clear and countywide.

[01:56:05] So this is something we're going to really need to, I think, lean into and to get on top of. So I'd encourage everybody to be ready for that next week. A lot to discuss. Yeah, thank you, Supervisor Alcorn. And next up is Supervisor Jimenez. Well, thank you, Mr. Chairman.

[01:56:23] I have one board matter, one announcement. Mr. Chairman, as you and the board are aware, Fairfax County, in coordination with our legislative team, remains in regular contact with our Fairfax delegation to the United States House of Delegates and the United States Senate, expressing Fairfax County's stance on legislation and funding projects that affect nearly 1.2 million residents.

[01:56:45] The bipartisan legislation package introduced by members of the House Ways and Means Committee to modernize the John H. Schaffee Foster Care Program for a successful transition to adulthood is a cornerstone federal support for youth in foster care and in Fairfax County, where we serve a population of more than 250 children and youth in foster care, of whom 35% are eligible for the Shafee-funded services.

[01:57:12] The modernized package works to equip local jurisdictions such as Fairfax County with the greater flexibility and more effective tools to deliver services implementing child welfare programs and supporting youth as they transition out of foster care. Additionally, the county expresses strong support for the 21st Century Road to Housing Act, a bipartisan legislation passed by the United States Senate on

March 12, 2026, and urges lawmakers not to impose burdensome and feasible reporting requirements in Section 504.

[01:57:46] Increasing the supply and availability of housing remains a top priority. In Fairfax County, this bill represents a meaningful step toward addressing the housing affordability crisis across our nation. Finally, the county continues to advocate for local authority and opposes narrowing local discretion as it relates to broadband, wireless, wireline, and cable deployment. HR 2289, also known as the American Broadband Deployment Act of 2025, would significantly restrict local decision-making by creating shorter timeframes for review,

[01:58:24] shifting administrative, financial, and legal risk onto local governments while increasing provider leverage in permitting and franchise negotiations. Therefore, Mr. Chairman, I move that the legislative staff send the attached three letters under the chairman's signature to our congressional delegation to support the John H. Shafee Foster Care Program, support the 21st Century Road to Housing Act, and to oppose the American Broadband Deployment Act of 2025.

[01:58:53] And the chair will second that motion. Discussion on the motion. Supervisor Palchuk. Thank you, Mr. Chairman, and I want to thank Supervisor Jimenez for his work on this and on the staff. I did appreciate having the letters and want to point out that while all of these, overall, they're positive, there are some very specific issues that you point out in the letters and the chairman that I think are critical, especially with the Road to Housing Act, which has changed several times.

[01:59:25] And while there are many positive movements in that, I think especially pointing out the changes in the moving to work authority, which our housing authority has done an excellent job in implementing and having that ability to show excellence and helping more of our low-income families, especially as we coordinate with our workforce housing and the mission of supporting them.

[01:59:54] So I appreciate that's pointed out here, because should that pass, it would greatly change and impact that program and the importance of that to our families. Also, I think you pointed out the Build Now Act, which seems to really move away from localities that have historically built and maybe less support will come to places that are seeing very fast growth versus communities where growth has perhaps already happened to that degree, and places like Fairfax would be negatively impacted.

[02:00:34] So I think at the federal level, I appreciate the work that you and our staff do, because while some things are packaged to sound really positive, the details are what matters, and the devil in these details. could have a large impact so i hope as we continue to follow this and as our representatives working at the federal level and our staff and our housing staff could help us keep updated on how this legislation moves forward and could impact us that would be very much appreciated either through organized committees that we already have or really through nips

[02:01:14] I think it's important that we continue to follow this through Congress. Thank you, Supervisor Palczyk. If there's no further discussion, all those in favor of the motion, please say aye. Aye. Any opposed? Any abstentions? And that motion carries. Supervisor Menez.

[02:01:29] Thank you, Mr. Chairman. I have just one quick announcement left. Mr. Chairman, I am proud to recognize Mr. James Albright of Mason District, chair of the Mason District Arts Council as our first ever and 2025 Mason District Community Champion. We're bringing back the awards here. Although we had originally planned to present this award last year, weather challenges such as the ice storm and the busy

spring schedule required us to postpone. I'm grateful we were able to take time last week in our office to properly celebrate his many contributions. Jayme embodies the best of this recognition. His leadership, service, and dedication to the Mason District Arts Council have a meaningful and lasting

[02:02:08] impact on our community. Through his work, he has helped expand access to arts and culture across Mason District, ensuring that more residents can engage, create, and connect. James has also been an incredible asset to our office, most recently providing a piece of published work just yesterday highlighting the importance of the arts for our aging residents. His commitment to making these initiatives both accessible and consistent reflect a deep understanding of how the arts strengthen community well-beings at every stage of life. As we approach America's 250th anniversary this summer, the Mason District Arts Council has

[02:02:44] been leading its Mason Arts 250 program in an effort to engage the public through the arts inspired by the ideas of the heart of the American Revolution. Artists and community members are collaborating on a series of active featuring events of music, poetry, theater, speech, and visual arts through June and July. James's dedication, creativity, and commitment to the community continue to make a lasting effort in Mason District, and we are all grateful for his efforts. Thank you very much, Supervisor Jimenez, and next up is Supervisor Stork. Thank you, Mr.

[02:03:20] Chairman, and I also thank you for the board matter earlier about the craft beverages of celebrating our semi-quincentennial and American 250th, and particularly that we about half of the particular breweries that were mentioned in Mount Vernon District. I'm not sure that what it says about Mount Vernon District, but it is an opportunity to come and celebrate along with the many other tourism and other sites as part of Potomac Banks. Bunny Man Brewery, Fair Winds Brewery, G34.3 Brewing Company. We have former firefighters as well as Air Force veterans that

[02:03:59] that operate two of those. And then we have maybe the most famous veteran of all, George Washington, in the distillery at Mount Vernon. That's a key part of that. So I'm looking forward to all of you coming down and tasting a little bit more of Mount Vernon in addition to the other sights and sounds that you can experience. So thank you. To go along with that, joining with the chairman, This year, Fairfax County joins the Commonwealth and the nation in commemorating the 250th anniversary of America's founding.

[02:04:36] For generations, Fairfax County has been home to individuals and events that have helped shape both Virginia and the United States. On May 15, 1776, Virginia's Fifth Revolutionary Convention adopted a resolution to draft a Declaration of Rights and Constitution, establishing the framework for a new government grounded in the authority of the people.

[02:04:57] Just two days later, George Mason of Gunston Hall was appointed to the committee and became the principal author of what would become one of the most influential documents in American history. On June 12, 1776, the Virginia Declaration of Rights was unanimously adopted.

[02:05:15] Its 16 articles outline fundamental freedoms, including freedom of the press, religious liberty, the rights of the accused, and the principle of civilian control of the military. The document begins with a powerful assertion that all people are born free and independent with inherent rights that cannot be taken away, an idea that would soon influence Thomas Jefferson in drafting the Declaration of Independence.

[02:05:40] The Virginia Declaration of Rights established a lasting framework for democratic governance, grounded in the principle that power is vested in and derived from the people, and that government exists to serve, protect, and secure the rights of its citizens. While the promise of these freedoms has not always been fully realized, generations of Virginians and Americans have worked to advance and uphold these ideals.

[02:06:04] Today, the principles first articulated 250 years ago continue to resonate influencing the direct declaration of rights across the United States and around the world. Therefore, Mr. Chairman, we ask that the Board of Supervisors join us in recognizing June 12, 2026 as Declaration Day in Fairfax County and direct staff to prepare a signed proclamation to be presented to Gunston Hall's Executive Director on June 9, 2026 in the boardroom to honor the enduring legacy of the Virginia Declaration of Rights and its significance to our community, the Commonwealth, and the nation.

[02:06:41] Heard the motion. I'm happy to second that motion. Discussion on the motion? No discussion. All those in favor, please say aye. Aye. Any opposed? Any abstentions? That motion carries. Supervisor Stork.

[02:06:57] Thank you, Mr. Chairman. About a year ago, and be specific last spring and summer, our community experienced some of the most severe storms in recent memory. On the evening of May 16, 2025, a severe fast-moving storm with 70-mile-an-hour winds tore through the Mount Vernon area, bringing down hundreds of trees along the George Washington Memorial Parkway and our district, knocking out power to at least 30,000 homes, some for many, many days.

[02:07:28] and closing 202.5 miles of the parkway for six days six days tragically two lives were lost to fallen trees on vehicles on fry road in the parkway near morningside lane on most residents then and on the parkway along near morningside lane while most residents know what to do during a snowstorm a snowstorm this geographically isolated storm made clear that other types of severe weather can leave people searching for guidance and need to provide clear and more more accessible resources. In response to the overwhelming feedback from residents, my office produced a comprehensive after-action report and partnered with county staff to develop

[02:08:08] centralized resources for residents during major storm events. In April, the county launched a new webpage, Storm Center, designed to serve as a one-stop resource for storm-related information. The page includes current advisories, tools for reporting power outages, downed trees and flooding, as well as guidance on road maintenance responsibilities, alerts related to the George Washington Memorial Parkway in particular, as well as information on different storm types, ready Fairfax resources, and more.

[02:08:41] This was truly a team effort, and I want to recognize the people who made it happen. The Office of Public Affairs, thank you, Tony. Angelique Rinaldi on my staff did an amazing job. Greg Lacamele, and the Department of Emergency Management and Security, the Fairfax County Police Department, Fairfax County Fire and Rescue, and the Department of Public Safety Communications.

[02:09:05] Their collaboration turned resident frustration into a lasting community resource. Therefore, Mr. Chairman, I ask that the board direct the Office of Public Affairs to continue promoting the Storm Center webpage, especially ahead of and during severe weather events, and to share with board offices any additional opportunities to enhance public awareness and accessibility of critical storm-related information.

[02:09:31] And without objection, that is so ordered, Supervisor Stork. Thank you, Mr. Chairman. And last, I have a verbal matter. Really, it's a recognition and a thank you to the hundreds of residents who came out on Friday, May 1st, for our 8th annual Senior Summit, the Lurton Community Center.

[02:09:49] This event is the perfect way to kick off Older Americans Month, which is May, and a great opportunity to showcase the many resources we have for older adults in Fairfax County. Thank you, especially Neighborhood and Community Services, specifically Ali Malone, Sherita Cole, and Patricia Thompson for their partnership.

[02:10:08] And additionally, thank you to the exhibitors and the many speakers, especially you, Mr. Chairman. I appreciate your opportunity and your being there and speaking. Jason Crudeville, also a Mount Vernon District resident, who's been very involved with looking for ways to prevent fraud and scams.

[02:10:25] And then Kathy Richardson with libraries. And thank you to Retirement Unlimited for providing free box lunches for all attendees. And absolutely positively, of course, Team MVD, Cynthia Rosales, Cassie Donahue, Diego Rodriguez Cabrera, Shirley Short, Christine Morin, and Abadala Abadi.

[02:10:44] So thank you. Thank you, Supervisor Stork. It was a great event, and your team partnering with NCS and so many others that you just named did a great job. It brought joy to me to walk into the community center there and see the entire gym full of people ready to learn about opportunities and to hear about opportunities in the county.

[02:11:07] So great turnout, great event, and as I said there, I know these take a lot of work to put on, so well done. Thank you, Mr. Chairman. And was that all, Supervisor Stork? Yes. All right. Next up is Supervisor Palchik. Thank you, Mr. Chairman.

[02:11:23] I have quite a few, but I want to make one brief announcement. Thinking about the 250th anniversary, we had a really lovely anniversary this past Saturday, and I see former Chairman Kate Hanley is here, and she was even quoted in it. It was the 75th anniversary of the first donation that created the Fairfax County Park Authority, one of our first public-private partnerships.

[02:11:46] And dozens of members of the Aiken family were there and present several generations. It was a truly beautiful event, a park that many of us, including myself, grew up in, learned to ride a bike. And the family started with the 14 and a half acres and ended up committing about 57 acres to form the very first park in our park system.

[02:12:07] We had representatives from across the board, including Ben Aiken from the county, who was adopted by the family that day. No relation, but they are such a warm and caring family that they even adopted our own Ben Aiken from Fairbanks County.

[02:12:23] And so I just want to congratulate them, the family, thank them for their many, many years of service. And it was a truly, truly beautiful event that was held for that. Moving on, I do have first, Board Matters, recognizing Bob Budoff.

[02:12:40] I'm pleased to recognize Bob Budoff for his outstanding professional achievements and dedicated community service. as he concludes his tenure as board president of the Jewish Community Relations Council. Bob serves as senior vice president of legislative and regulatory affairs at the Distilled Spirits Council, where he helps shape policy at the federal and state levels.

[02:12:59] But in addition to his professional work, many of us have known him in the community. As a committed community leader, has held leadership roles at Temple B'nai Shalom and Fairfax Station, including founding and leading its Israel Committee for two decades, has been an active member of the jcrc including serving as co-chair of the northern virginia commission a strong proponent of social justice and interfaith engagement he's worked to build bridges between communities bob's dedication to public service and community engagement has made a meaningful and lasting impact and therefore i move without objection that a proclamation be

[02:13:35] prepared and presented to bob budoff at jcrc's annual meeting on may 14th i realize it's county wide. So I apologize, Mr. Chairman, that we did not reach out, but happy to do that in conjunction with you. The next is a joint board matter with Chairman McKay, Supervisor Beerman, and Supervisor Alcorn. Moving on to fun times, promoting the DMV Summer Kickoff Music Fest. And let's, before you do that, let me just mention the last one without objection is so ordered. Supervisor Palchek, Make sure that's official.

[02:14:09] Next is a joint board matter with those in or near Tysons. This summer is tuned for celebration, and in Tysons, we're continuing to build something bigger. Experience Tysons, a coordinated effort to activate our urban core through culture, events, and shared community moments that bring people together and define Tysons as a destination.

[02:14:33] As we look ahead to milestone moments like America's 250th anniversary and Tyson's 150th, we also recognize another cultural milestone, the 50th anniversary of go-go music. Born as funk-fueled offshoot right here in the DMV, go-go did not just find a rhythm, it became the rhythm of the region.

[02:14:54] On Sunday, May 31st, from 12 p.m. to 8 p.m. at Lerner Town Square, the go-go community will be turning up the volume on this milestone right here in Tyson's at the DMV Summer Kickoff Music Fest, and you all should have a copy of this. This marks the fourth straight year the festival has made Tysons its stage, already drawing more than 10,000 attendees and striking a rhythm for cultural and economic activity.

[02:15:19] This year's lineup features many of dynamic talent. I will skim a little bit, and some authentic high-energy performances. And it's a large-scale cultural gathering setting the tempo for Tysons. Fairfax is the urban core, driving visitation and giving local businesses plenty to dance about.

[02:15:40] This festival hits a sweet spot where placemaking meets economic development. We know that hotels, restaurants, and retailers will not just see food traffic, they will feel the beats of experiential visitation. My office will be working closely with the Tysons Community Alliance and the Department of Economic Initiatives to study this event and better understand its cultural and economic impact on the county.

[02:16:04] Therefore, I move without objection that the Board of Supervisors direct staff to prepare a proclamation honoring this 50th anniversary to be presented outside the boardroom. We further move that the Office of Public Affairs advertise the DMV Summer Kickoff Music Fest to their channels and invite the community to join me in welcoming the talented musical performer.

[02:16:25] And without objection, that is so ordered, Supervisor Palchik. Thank you, Mr. Chairman. I have three that are land use related. Members of the board, Standard Healthcare Services, Inc. has filed applications PCA-FDPA-85-P-002-002 and CDPA-85-P-002 for the property located at 8230 Leesburg Pike within the Tyson Central 123 District of the Tyson's Urban Center.

[02:16:57] The application seeks approval to establish approximately 17,391 square feet of college use within the existing building, with the remainder continuing as office use. No changes to the site are proposed.

[02:17:13] The new use will support a nursing education institution with primarily online instruction and limited in-person activities. The applicant has operated in Fairfax County for over 20 years and has been required to relocate twice in recent years due to the redevelopment of previous sites.

[02:17:30] The Tyson's Comprehensive Plan encourages a mix of uses, including educational and institutional uses, as we develop Tyson's into a vibrant, mixed-use urban center. The applicant has worked with staff, and the application is moving forward in the review process. To facilitate timely consideration, the applicant has requested that a Board of Supervisors public hearing be scheduled.

[02:17:51] Therefore, Mr. Chairman, I move that the Board schedule a public hearing for PCA, FDPA 85-P-002-002 and CDPA-85-P-002 before the Board of Supervisors on July 14, 2026.

[02:18:08] This motion should not be construed as a favorable recommendation by the Board of Supervisors on the proposed applications and does not relieve the applicant from compliance with the provisions of all applicable ordinances, regulations, or adopted standards in any way, nor does it prejudice in any way the Board's consideration of the proposed applications.

[02:18:27] And the Chair will second that. Is there any discussion? Seeing and hearing none. All those in favor, please say aye. Aye. Any opposed? Any abstentions? That motion carries. Supervisor Palachuk. Thank you, Mr. Chairman. The next is the board matter authorizing concurrent site plan processing for RZPA-2026-PR-00013 and PCA-2023-PR-00010.

[02:18:58] Members of the board, this application seeks approval of a proper condition amendment, PCA, to the previously approved rezoning RZ FDP 2023-PR-00010, which permits up to 196 townhomes on the property in the Flint Hill Suburban Center. As part of the rezoning, the applicant proffered five new privately owned publicly accessible parks. The PCA is limited in scope and refines the timing and sequencing of park construction relative to residential development phasing. No changes are proposed to the number of townhomes, the overall layout of the community,

[02:19:35] or the size, location, and quality of the parks. The amendment instead ensures that park amenities are delivered in a coordinated manner that enhances safety and usability. The applicant has worked closely with staff who have no major comments with the application. To move forward in a timely manner with the development, the applicant has requested consideration of concurrent site plan processing. Therefore, I move the Board of Supervisors direct staff to concurrently and simultaneously process any site plans associated with the applications RZPA-2026-PR-00013

[02:20:12] and PCA-2023-PR-00010. This motion should not be construed as a favorable recommendation by the Board on the pending application and does not relieve the applicant from compliance with the provisions of all applicable ordinances, regulations, or adopted standards.

[02:20:30] And the chair will second that motion. Is there a discussion on the motion? Seeing and hearing none, all those in favor, please say aye. Aye. Any opposed? Any abstentions? That motion carries. Supervisor Palchuk. Thank you, Mr. Chairman. The final one had a minor change on just how we measured the space.

[02:20:49] We moved it to acreage, so I will read it as acreage. This is a board matter authorizing the county executive to act as the board's agent in RZ-2025-PR-00014. Members of the board, in a previous motion on May 13, 2025, the board consented to the inclusion of approximately four-tenths of an acre of right-of-way in the rezoning application RZ-2025-PR-00014.

[02:21:17] A proposed multifamily housing development located at 1950 and 1954 Old Gallows Road in the Tyson's Urban Center. This portion of right-of-way is no longer required for roadway purposes and is the subject of a pending vacation request so it can be incorporated into the proposed development as a park.

[02:21:38] The applicant has worked to address staff comments and the case is scheduled for an upcoming public hearing. Therefore, I move that the Board authorize the County Executive and or his designees to act as agent of the Board in connecting with the rezoning applications subject to the execution of an agreement indemnifying the Board as to any proffered conditions associated with the application.

[02:22:03] This motion should not be construed as a favorable recommendation by the Board on the proposed applications and does not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. And the Chair will second that discussion on the motion.

[02:22:21] Yes, Supervisor Coucher. I just want to add briefly, all of these are minor but big improvements. The last one is for parks. This one is also to create a community park and more housing where we are seeing more mix of uses. So I appreciate the ability to allow the applicants to work with flexibility with our county staff.

[02:22:39] Absolutely. Thank you, Supervisor Palczyk. If there's no further discussion, all those in favor of the motion, please say aye. Aye. Any opposed? Any abstentions? That motion carries. Supervisor Palczyk. That's all, Mr. Chairman. Thank you, Supervisor Palczyk. Next up is Supervisor Herity.

[02:22:56] Yes, Mr. Chairman, I've got two board matters. The first is done jointly with Supervisor Smith Chantilly Cyber Recognition. The Virginia Cyber Range hosts a statewide Capture the Flag Cybersecurity competition for Virginia public high school students.

[02:23:13] Virginia High School Cyber Cup is a cybersecurity competition focusing on various cybersecurity challenges, including web application security, network traffic analysis, log analysis, cryptography, and reverse engineering to build interest in cybersecurity careers, awareness of cybersecurity best practices, and help connect the cybersecurity industry in Virginia with local school districts.

[02:23:40] After three difficult hours of competing, the Chantilly High School team won their first ever championship in the advanced division cyber team competition. And this is kind of a makes it unique by delivering a complete flawless solution to every challenge in the event. The Chantilly team also took second place in the beginner division. Chantilly cyber chargers program, both advanced and beginner, created a pipeline of skilled students and international competition necessary for such accomplishments. The competition was an incredible experience full of learning,

[02:24:15] collaboration, and meeting amazing professionals in the cyber world, said one of the team members. The victory marks a milestone for the school's cybersecurity program in placing them at the top of Virginia's high school cyber talent during the 2026 season. Therefore, Mr. Chairman, I ask without

objection, resolution be prepared for Santilli Cyber Chargers to recognize their first ever CTF trophy to be presented outside the boardroom. And without objection, that is so ordered. Supervisor Herity. The second one is for the board to have a discussion on the 2025 studies. And Supervisor Herity on this one, I'm going to rule this out of order in the interest

[02:24:54] of time because as your office was informed yesterday, the chair of the budget committee, which is me, has already scheduled this for discussion this fall. And nine members of this board supported budget guidance that asked for a number of things to be discussed, including this. So this will be discussed this fall at a budget committee and that is already scheduled.

[02:25:14] So this is overtaken by events. Well, that is great news, and I hope it includes all the aspects in the board manner. I appreciate it. Thanks. Thank you. And with that, we are going to move on to our next item, which is administrative items.

[02:25:32] And I am going to turn to Supervisor Smith to see if you have a motion for admin items 1 through 3. I move approval of admin items 1 through 3. And the chair will second that. Are there any items board members would like pulled for discussion or for a separate vote? Seeing and hearing none.

[02:25:50] All those in favor of admin items 1 through 3, please say aye. Aye. Aye. Any opposed? Any abstentions? And that motion carries and takes us to action items. And action item number 1 is approval of First Amendment to the Phase 2 Design and Construction Agreement between the Fairfax County Board of Supervisors and the City of Fairfax regarding the joint redevelopment the Willard Health Center and the Sherwood Community Center and even though this has been worked on for a long time it does fall I'm gonna turn to

[02:26:23] Supervisor Sizemore Heiser for a motion. I move that the Board of Supervisors approve the county executive recommendation and authorize the execution of the First Amendment to the Phase two design and construction agreement between the City of Fairfax and the county. And I'm gonna second that along with Supervisor Palczyk, all of whom have been active in the conversations on this and just delighted to see this moving forward and delighted with the support from the Fairfax City Council as well. This is a true partnership project that will improve the lives of people not just in

[02:27:02] Fairfax County but also in Fairfax City. Supervisor Palczyk. Thank you, Mr. Chairman. I do I very much want to speak to this a little bit because it was a monumental vote, anonymous in the end with the city council and just so important.

[02:27:17] Unanimous, not anonymous. It was unanimous. We know who they were. Anymore coffee. Sorry, we had a middle of the night wake up with a kiddo. So I want to thank especially the sitting council members, but also two former council members who were instrumental in bringing light and support to this, Janice Miller, Tom Ross.

[02:27:41] I know we're very, very engaged, as well as other community members. Mayor Reed for her leadership, even though she doesn't get a vote. She has been working with the county, county staff and city staff. I've worked very closely before I was elected, I had conversations about this, and I know it's been going on for many, many, many years, a long time, city-county partnership that I think is pretty important and that it's going to bring both a community center for children, for seniors, for all ages, co-located, as we try to do with our health center, with

[02:28:17] so many of the health services that are critical to the community, and not to mention, And this one's for you, Jimmy. LEED Gold Certification, Net Zero Energy, LED lighting, all electric building systems, solar panels, really.

[02:28:33] And the staff have worked hard to look at areas, and they have reduced the economic footprint, the cost. But I think this will be a great amenity, as well as an economic amenity for the businesses nearby. But this is just a very critical moment.

[02:28:51] I know there were some tough times, and I'm just so grateful that we're finally moving forward. And before Chris Leonard retires, because I know he's been instrumental on this as well. So very happy to support this. Thank you, Supervisor Palchek, and a lot of our staff, some of which are here, who played a vital role, a lot of patients getting to this point.

[02:29:09] And since you mentioned names, I also want to mention Mayor Meyer, because he and I spent a lot of time talking about this project. And while he's no longer mayor, as we know, with so many projects, they start at one point in time, they're complicated, and a lot of times they end under another elected official's leadership.

[02:29:32] And so we've had multiple mayors involved in this, multiple city council members, a lot of county staff, and just want to make sure we recognize all of them. Supervisor Sizemore Heiser. Thank you. I just wanted to mention, in addition to the great comments- We haven't voted on this yet, just to make sure everybody knows.

[02:29:50] Right. I just wanted to mention specifically for the Braddock district, you know, we, along with other districts, are right next to the city of Fairfax and really have a partnership. A lot of people from Braddock go and enjoy some of the amenities and restaurants in the city of Fairfax and vice versa.

[02:30:05] So I wanted to mention for Braddock that this is not just great for the city residents, but a lot of the amenities at the Willow Sherwood Center are very close to the district and provide both preschool for low and moderate income families, nurses clinics, maternal and child health, dental, and many, many more services that are accessible to county residents across the county, but really accessible for residents in Braddock because of the location of it.

[02:30:30] And so I'm really glad for that partnership. I think it sets the stage for more partnerships across jurisdictions and inter-jurisdictional partnerships. And grateful to county staff as well, Tia Raju, Vishal Oak, and Martha Sandsaver for all their hard work. And for all you all, I know I came late to this and I'm new to this, and so I don't want to take any credit for this happening.

[02:30:49] But I'm really glad to see this move forward for my district as well. Thank you very much. Supervisor Herity. Yeah, and I'm a little torn here because this is a very important project and all the benefits that you just mentioned are good ones.

[02:31:05] What my concern has been through the process, and I vocalize that, I think the meeting before last at the FCAB meeting, not FCAB, but the Joint City-County Inter-Jurisdictional Committee, this project's cost has increased.

[02:31:21] and a lot of that cost increase has been driven by our policies and some of them were mentioned net zero and legal so I'm going to be abstaining I support the project I don't support what we did to the cost and it's I don't believe that's in our taxpayers best interest so I'll be abstaining and cost

driven by a lot of things not just that tariffs and labor and all those things are going to play a role as well as as the construction begins and certainly the environmental components of this project over time hopefully will save the city and county money and these were heavily vetted and debated with county

[02:31:59] board members and with the City Council having said that all those in favor of the motion please say aye aye any opposed any abstentions very abstain and that motion carries let's see supervisor herity abstaining so nine to one nine to zero to one and with that we are going to move on to act our action Item number two, which is approval of Fairfax Connector summer 2026 service changes in the Braddock, Dranesville, Franconia, Hunter Mill, Mount Vernon, Providence, Springfield, and Sully districts, i.e. most of the county.

[02:32:34] And I am going to turn the gavel over to Supervisor Smith so that I can make a motion, and I move that we approve the county executive's recommendation. Second. Second. I'll second the motion along with Supervisor Luskin-Beerman. Discussion on the motion?

[02:32:52] Supervisor Palchuk? Well, I will support this. I know this is, to me, challenging to support. Very much have been excited that we've been able to increase our bus frequency, and I know some of the feedback was mixed from those who responded.

[02:33:11] While I was surprised to see that the biggest route, 401-402, actually got the most approval because it's going to be improving a little bit of the serviceability. I know that it will be reducing some of the lines that help create that last mile to transit that are being used by the community.

[02:33:29] But we know, looking at the cost, the cost per ridership, and where, honestly, we're still waiting on state transportation funding, which would help cover our bus system as well as metro system, I think it's critical that we are trying to be responsible and looking at reductions that are responsible.

[02:33:52] And that was really good community outreach and feedback. So I want to commend the staff on that. And then the only plus side I'm seeing a silver lining is that in the current WMATA budget, the only two routes that were added in Fairfax are through MVTC funding.

[02:34:11] So we will be expanding the F-20 and the F-61, which I know have huge ridership and also are part of our regional network here. So that's a little glimmer of hope and another reason why we really need that state-level transportation funding.

[02:34:30] Thank you. Supervisor Alcorn, then Herity. Yeah, thank you. Like my colleague, Supervisor Palchuk, I'll be supporting the motion a little bit reluctantly, but I think there are three things here that are worth noting. First of all, you know, without dedicated transit funding, we can't fully fund our transit needs.

[02:34:55] And, you know, that really, we just can't do it on the backs of our property taxpayers, particularly our residential homeowners. So, you know, this, I think, in a weird way, kind of underscores that fact. The second thing is there are efficiencies to be gained, you know, by looking at this, and Supervisor Bierman noted this, I believe, during the budget discussions a little bit.

[02:35:21] And I think it's important for us as supervisors and also the county overall that we need to communicate with the general public that if these services don't get used, we can't continue to pay for them.

[02:35:40] I mean, it's a little bit of a use it or lose it situation. So I think, you know, certainly at some point that maybe is something staff can think about and a nice way of communicating that if there is one. I don't know.

[02:35:56] And the third thing that jumps out to me is we have long-term transit needs that will only be serviced by our bus system, at least for the foreseeable future. And I do hope that this is perhaps a little bit of a reset and that we can look at some of our longer-term bus needs and transit needs.

[02:36:24] And in particular, and I would just note this, and we've been hearing about this a little bit since we adopted the policy plan updates, where we talked about intentionally planning for village centers, suburban centers that are transit ready.

[02:36:43] And, frankly, this is a long-term goal, I realize, but as we move towards transit-ready, new transit-ready centers and more evolved transit-ready centers, it's going to mean more bus service.

[02:37:02] And that's, you know, through BRT or whatever, it's really going to be part of our future. So, anyway, I will be supporting this motion. Thank you. I have Supervisor Herity, then Stork. Yeah, I want to start by thanking the county executive and transportation staff on a very good piece of work, because this was a good piece of work, and I think it was seven-something million dollars that we saved in this last budget.

[02:37:30] So thank you for that. And as I did at budget public hearing, just because I think I had my number slightly off at the budget public hearing, I had a constituent complain about one of the cancellations to my office, and so we shared with them it was \$83. a ride and her objection went away when she found out we were paying eighty three dollars a ride so I think a lot of this is communication again all this is difficult I'm clearly going to be supporting it but good piece of work supervisor store thank you my advice here and I want to echo the general

[02:38:10] comments have been made in the fact that this is I would say basic blocking and tackling rather than some huge you know review that we do this is how you make a difference i want to thank the county executive and your team for looking for ways to you know make a difference without you know minimize and minimizing the impact of that i think this is what we have in front of us and for that i'm very appreciative and i think these are the kinds of things that we can make a difference going forward because these are the the ingredients of how we ultimately save money not with some grandiose plan but with some day-to-day blocking and

[02:38:48] tackling looking at each thing and moving along and going on to the next one and so again I want to thank everybody involved and they can stop me not really all the work that they did to engage with us to make sure that we understood those elements as well so and had feedback and on that thank you thank you chairman McKay yeah thank you I'm just gonna wrap up I appreciate my my colleagues' comments and appreciation for staff and the work that it took to get to this point.

[02:39:14] This is using metrics to guide decisions, which is, of course, a really important thing. And I'm just going to wrap up by reminding folks that this is why during the conversation on the DMV Moves Task Force, I was so adamant about local control of bus service.

[02:39:33] We would not be able to do this if we did not run our own bus service. And we know better than anyone what our land use patterns look like today and into the future. And we know better than anyone who's riding our buses and why. And this is not only a smart decision.

[02:39:51] It's not always easy to make the smart right decision, but to make the smart right decision driven by metrics and another indicator of why it's important to have local control over bus operations, especially in a place the size of Fairfax County. so I appreciate my colleagues' support. Thank you. Seeing no further discussion, all those in favor of the motion, please say aye. Aye. Any opposed? Any abstentions? That motion carries, Mr. Chairman. Thank you. Vice Chair Smith, and we do have one information item,

[02:40:25] and just as a refresher, the board does not vote on information items, and this, of course, is the Fairfax Falls Church Community Services Board FY 2027 fee schedule. It's here for any questions, but I do want to just make this comment that the CSB adopted the use of the national standard for rate development used by Medicare to determine reimbursement rates, which is a good thing.

[02:40:52] And in addition to that, that structure has been adopted to allow the schedule to be updated annually. And this is really important to make sure that the fee schedule for these critical services is updated routinely so as not to surprise any of the people who need these services in our community.

[02:41:13] And so, again, this is an informational item if anyone has any questions at this time or comments. Okay. Seeing and hearing none, we thank staff for sending this our way and the work that they put into it. And before we make a motion for closed session or stand, closed session is a short one today, so let me just verify with the county attorney how long we need.

[02:41:37] That's correct, Mr. Chairman. I estimate approximately 15 minutes. 15 minutes and the first of many, many public hearings today begin at 3.30. So we are going to report to closed session at 3.15, and we are going to report here at 3.30 to begin a busy afternoon of public hearings.

[02:41:57] Should this motion by Supervisor Smith be approved? Supervisor Smith. Thank you, Mr. Chairman. I move that the Board of Supervisors recess and go into closed session for discussion and consideration of matters enumerated in Virginia Code Section 2.2-3711 and listed in the attached agenda for this meeting.

[02:42:14] And in addition, as permitted by Virginia Code Section 2.2-3711A1, discussion and consideration of board appointments of the directors of the Department of Human Resources and the Office of Human Rights and Equity Programs. And the chair will second that motion along with Supervisor Lusk.

[02:42:31] Discussion on the motion? Seeing and hearing none. All those in favor of the motion, please say aye. Aye. Any opposed? Any abstentions? That motion carries. Before we break, I'm not aware of any deferrals. Let me just verify that nobody has deferrals to announce.

[02:42:48] Okay. Seeing and hearing none, we will take a short recess.

[02:42:51] Report to closed session at 3:15 so that we can begin our public hearings at 3:30. Welcome back

[03:03:06] The board is coming out of closed session and first order of business I'm going to turn to Vice Chair Smith for a motion. Thank you, Mr. Chairman I move the Board of Supervisors certified that to the best of each member's knowledge only public business matters lawfully exempted from the open meeting requirements by virtue of Virginia Code section 2.2 - 3 7 1 1 and and only such public business matters as were identified in the motion by which closed session was convened, were heard discussed or considered by the Board of Supervisors during the closed session.

[03:03:36] Chair, we'll second that motion. Is there discussion on the motion? Seeing and hearing none, all those in favor of the motion, please say aye. Aye. Any opposed? Any abstentions? That motion carries. Motion's coming out of closed session. Supervisor Smith. Mr. Chairman, I move that the Board of Supervisors appoint Christina Chrissy Peterson as the Director of the Fairfax County Department of Human Rights Resources, effective May 18, 2026, with a starting salary of \$270,000.

[03:04:06] You've heard the motion. The Chair will second that motion, along with Supervisor Pouchik and Lust. Discussion on the motion. Seeing and hearing none, all those in favor of the motion, please say aye. Aye. Any opposed? Any abstentions? That motion carries. Supervisor Smith. I move that the Board of Supervisors appoint Nicole Rawlings as the director of the Fairfax County Office of Human Rights and Equity Programs, effective May 18, 2026, with a starting salary of \$180,000. You've heard the motion. The chair will second that. Discussion on the motion? Seeing and hearing none. All those in favor of the motion,

[03:04:40] please say aye. Aye. Any opposed? Any abstentions? That motion carries, and I believe that is the end of our closed session motions. And with that, first we have both of those folks we just appointed in the auditorium if you want to rise for a moment and congratulations congratulations look forward to all of us look forward to serving with you and and wish you luck on this next adventure thank you for being with us and we are now going to move on to our afternoon public hearings and

[03:05:16] i'd ask everyone to bear with us we have a lot of them and so before we begin i'm just going to remind folks of the rules for testimony and and individuals wishing to provide testimony have a a number of options. They can testify here in person. They can provide testimony by phone or by YouTube video. At the designated point in the public hearing, I'll call for any speakers from the speakers list and they will either come forward or their video will be shown or they will be connected live by telephone. There will then be an opportunity for anyone else who would like

[03:05:47] to speak on the matter to come down to the podium or to call in at 703-324-1020. Speakers testifying by a video must have signed up and submitted their video no later than 9 a.m. on the day prior to the public hearing. For public hearing testimony, you're given three minutes to speak as an individual. If you're a spokesperson for a group, you are given five minutes. And with that, we are going to move on to our first public hearing, which is a public hearing on PCA 84-L-020-28, CDPA 84-L-02009, Kingstown M&N LP,

[03:06:26] and Federal Realty Partners LP in the Franconia District. And if we could please have the applicant reaffirm the affidavit. Good afternoon. I'm Kelly Posesny with DLA Piper Milan News Planner, and I'm reaffirming the affidavit dated April 10, 2026.

[03:06:42] Thank you. Thank you very much. Disclosures from board members. I'll disclose that Jonathan Halley contributed in excess of \$100 to the Friends of Jeff McKay. Are there any other disclosures from board members? Seeing and hearing none, I will now recognize county staff for a staff presentation.

[03:06:58] Thank you, Mr. Chairman and board members. My name is Nick Cicero with the Department of Planning and Development. The applicant is proposing to amend the proffers in the conceptual development plan for planning policies.

[03:07:27] Mr. Chairman, I think when you said we have a lot of cases, you jinxed this. I might have. Sorry about that.

[03:07:44] All right. We're all good. Thank you again. All right. Start over. Thank you, Mr. Chairman and board members. My name is Nick Cicero at the Department of Planning and Development. The applicant is proposing to amend the proffers and the conceptual development plan for land-based M&N to remove the non-presidential component of the previously approved multifamily project while redesigning the buildings and modifying the design and the amenities within the pedagogy.

[03:08:27] the pedestrian plaza adjacent to the site the 5.46 acre subject property is located on the northern portion of kingstown town center adjacent to the kingstown village parkway the site is on pdc 4.66 acres of the site is developed as a circuit surface parking lot well 0.8 acres of the property is developed as a public plaza the site is relatively flat and access to the parking on is provided from several locations along the service alley to the south and the internal drives

[03:09:01] to the east and west. The slide on the left reflects the previously approved multifamily buildings. The maximum number of E units will remain the same at 646. However, the previously proffered non-residential space opposite the public plaza will be eliminated. The interior layout of the multi-family building has also been redesigned with apartment units now fronting Kingston Village Parkway and providing direct access to the sidewalk along that frontage.

[03:09:37] In addition, the drop-off loop along Kingston Village Parkway is removed with this application. The slide on the left reflects the previously approved pedestrian plaza. During review of this case. The applicant has worked with staff to redesign the space and amenities. The pedestrian plaza, which was previously shown to include an ice skating rink, will feature a seasonal fountain, outdoor seating, shade elements, a children's play area, and a platform bench slash informal stage.

[03:10:10] Thank you. That concludes my presentation. Thank you very much. At this time, we'd welcome an applicant's presentation. Good afternoon. Once again, I'm Kelly Pesosny, a land use planner with DLA Piper. I think Mr. Cicero did a great job of explaining the project and what we're here for. There's been multifamily approved on this property since I think it was 2016.

[03:10:39] And as you see, it's still a vacant parking lot. So we are back in with a design that we think will work. There were changes made to the multifamily buildings. And I think the most impactful changes were to the pedestrian plaza that is proffered to come with the first building with this development. So it used to have an ice skating rink, which while a great amenity is only, you know, wintertime activity. So working collaboratively with staff, with Supervisor Lust's office, with the community at the Franconia Land Use Committee, we've come up with a better scheme that has a ton of activities for active, passive, social recreation opportunities. So you

[03:11:18] can come to the plaza different times, different times of the day, and there's always something different to do. So we think that that's going to be a huge benefit and is much better than what was previously proposed. Well, with that, we come to you with a recommendation of approval from staff, from the Franconia Land Use Committee, and the Planning Commission, and we just want to thank staff for working collaboratively with us, especially on the Park Plaza. We had a lot of meetings, and we went through different elements and what it could be.

[03:11:49] So with that, we hopefully have your recommendation of approval as well. And that's it. And I'm here for any questions if you have them. Thank you very much. Are there any questions of staff or the applicant? Seeing and hearing none, this is a public hearing.

[03:12:06] I have no speakers who have signed up in advance to testify on this matter. Is there anyone here present who would like to speak on this subject? This is a public hearing. Anyone who would like to testify? Seeing and hearing no one, let me ask if we have any callers. There are no callers. There are no callers.

[03:12:22] The applicant waives rebuttal, closing comments, and a recommendation from county staff. On March 18, 2026, the Planning Commission voted to recommend approval of PCA 84-L-020-28 and the Associated Conceptual Development Plan Amendment CDPA 8-4-L-0-2-0-9, subject to the executed proffers dated March 30, 2026.

[03:12:58] Staff concurs with that recommendation. Great. Thank you very much. Any questions from board members? Final check. Seeing and hearing none, I will close the public hearing and recognize Supervisor Lusk for a motion. Thank you very much, Mr. Chairman. First, I would like to thank the applicant for working so diligently with the Kingstown community, working with the Franconia Land Use Committee, and the county staff to bring forward this improved residential development.

[03:13:27] This zoning case represents a long history that is outlined on pages 3 and 4 of the staff report, and the use mix has evolved very significantly over time. While serving on the Planning Commission back in 2008 with Supervisor Alcorn, this land bay was designated and approved as an all-office development.

[03:13:50] Recognizing that there was no demand for new office at this location, the use mix then changed in 2016 to a mixed-use building with 886,000 square feet of residential and roughly 68,000 square feet of ground floor retail.

[03:14:06] It changed again in 2020, reducing the retail usage down to roughly 11,400 square feet. Now, in 2026, we are here with a proposal for an all-residential building and design revisions that activate the Open Space Plaza year-round.

[03:14:26] So I appreciate the comments from Ms. Persesny, and I will agree with her that this is significantly better than the previous design. This is a case study of a project's evolution over time. It also demonstrates the flexibility that is needed by our development community to respond to changes in the market.

[03:14:45] So with that, Mr. Chairman, I am delighted to report that these applications have the support of the staff, the Planning Commission, and the Franconia District Land Use Committee. And with that background, I move that the Board of Supervisors approve PCA 84-L-020-28 and the Associated Conceptual Development Plan Amendment CDPA 84-L-020-09 subject to the executed proffers dated March 30, 2026.

[03:15:20] And the chair will second that motion, along with Supervisor Herity. Discussion on the motion? Mr. Chair. Yes, Supervisor Alcorn. Yeah, just very briefly, just to reiterate, I remember this case from 2008, and frankly, there's nobody here to testify.

[03:15:35] So this has come a long way, and it's good to see something actually happening with this property. Thank you. I remember that case as well as anyone at this board, and it's been a long time. And your point is well taken, but it is good to see this critical piece of the town center finally coming to what we think is a successful close and to see the construction take place and the much-needed housing.

[03:16:01] So, thank you. If there's no further discussion, all those in favor of the motion, please say aye. Aye. Aye. Any opposed? Any abstentions? And that motion carries. So, Mr. Chairman, if I could just thank

the staff for their work on this. I know this was a bit of a lengthy little process as well, and just acknowledge that we made improvements over time that are going to significantly allow for the development of this land.

[03:16:27] And I want to thank Kingstown for their patience. Obviously, I know this has been kind of an iterative process for you in terms of what to do with the site. But I am happy as a person who worked in economic development to see that we're going to be able to execute and build on this property and have some return back to the county in the commercial tax base.

[03:16:47] So with that, thank you very much, Mr. Chairman. Thank you very much. Thank you all. And with that, we're going to move on to our next public hearing, which is on SE-2020-MV-008, Nova Petroleum Realty, LLC in the Mount Vernon District.

[03:17:05] And could the applicant please reaffirm the affidavit? Good afternoon, Chairman, members of the board. My name is Kathy Taylor from the law firm of Walsh Clucci. On behalf of the applicant, I do reaffirm the affidavit dated April 21st, 2026.

[03:17:20] Thank you very much. Are there any disclosures from board members? Disclosures from board members? Seeing and hearing none, I will now recognize staff for a presentation. Thank you, Mr. Chairman. I'm Savannah Murray with the Department of Planning and Development. The applicant, Nova Petroleum Realty, LLC, seeks a special exception approval for a vehicle fueling station and a waiver of the minimum lot area at 8500 Richmond Highway.

[03:17:49] The application area includes two properties that are zoned C8 Highway Commercial and located in the Highway Corridor Overlay District. Parcel 1 is currently developed with an existing service station comprised of a convenience store, three service bays, and eight fueling pumps. Parcel 1B is undeveloped land and was recently under violation for the outdoor storage of tires, junk vehicles, and unpermitted food truck in the public right-of-way. The applicant proposes to redevelop the two parcels with the

[03:18:26] 2,500 square foot vehicle fueling station to include a convenience store and 12 fuel pumps underneath a canopy. An electric vehicle charger will also be installed that will serve two vehicles. Right-of-way will be acquired by VDOT for the Richmond Highway Widening Project and Richmond Highway Bus Rapid Transit BRT Project, bringing the site square footage to 29,396 square feet. That concludes my presentation. Thank you very much. At this time, we'd welcome an

[03:18:59] applicant's presentation good evening good afternoon again board members of the board chairman again Kathy Taylor from the law firm of Walsh Clucci I believe this is a very straightforward application so I do only have a few brief remarks overall we believe this application reflects the type of high quality development that the county is looking to implement to slowly change the face of route one as miss Murray mentioned the site today is an existing service station that was built back in the 1960s and continues to operate in

[03:19:37] that same manner as it was originally constructed. As you can see here that the proposal has cleaned up the site and will reactivate and refresh an aging use with a new high-quality active vehicle fueling station that will continue to be neighborhood-serving use. Some notable changes to this existing use, as you can see on this slide, it's characterized by robust landscape buffers that are not there today, increased green spaces, new stormwater management controls that are not there today, as well as safer

pedestrian and vehicular circulation. Ultimately, this proposal will better align with the county's overall urban vision for the Richmond Highway Corridor,

[03:20:17] including implemented the vision of the larger Route 1 widening project in its final. This is the ultimate condition and specifically the BRT system, as you can see on this slide. The applicant has also worked very closely with county staff to ensure that the proposed development will be consistent with the Embark design guidelines, including limiting any repetitive use or oversized commercial signage, as well as minimizing any corporate colors or corporate logos.

[03:20:44] The applicant has committed to a number of development conditions. I will not go through this slide, but if you do have any questions about any of these, we are happy to answer those questions. Finally, I will note that throughout this process, the applicant has reached out to adjacent neighbors and also engaged with the local MVCCA, which has provided a recommendation of approval.

[03:21:06] In addition, both staff and the Planning Commission have voted to provide a recommendation of approval as well. And with that, I do request your favorable consideration in this case. And I'm happy to answer any questions you might have. Thank you very much. Are there any questions of staff or the applicant?

[03:21:22] Seeing and hearing none, this is a public hearing. And I have no speakers who have signed up in advance to testify on this matter. Is there anyone here present who would like to speak on this subject. Anyone who would like to testify on this matter? Seeing and hearing no one, let me verify we have no callers. There are no callers. No callers. The applicant waives

[03:21:40] rebuttal. Closing comments and a recommendation from staff. On March 18, 2026, the Planning Commission voted to recommend approval of SE 2020 MV 008, subject to development conditions now

[03:22:17] dated April 30, 2026, and the requested waiver and modification. Staff concurs with those recommendations. Thank you. Last check. Questions from the board? Seeing and hearing none. I will close the public hearing and recognize Supervisor Stork for a motion. Thank you, Mr. Chairman. And I think the pictures that we've seen of the existing site probably speak better to the need for the redevelopment than anything I could possibly say in thousands of words. This is the future of Richmond Highway that we're moving towards. And what you saw in the pictures is not only the past but some of the existing conditions that we're still working with and

[03:22:57] we will continue to work hard to alleviate those and there are properties that need attention like this one and I am all in to do just that and my staff has I think done a great job working with developer and working with county staff to move this along. Mount Vernon Council of Citizens Associations are very supportive of this. This modernization of the site is probably clearly the word the one as in number one highway and the number one area in Fairfax County is going to get redeveloped and this is one piece at a time and the BRT is a great way to do that so I thank all

[03:23:33] of us to bring us here I thank all of us in terms of the dedication of the funds and everything else that will that's continuing to move this this highway and this project forward so 1960s are hopefully way behind us but these kinds of sites and stormwater management issues and impervious surfaces still need our attention. I think we'll continue working on that. Two charging stations do a lot to make that point and commitment as well. So with that, Ms. Chairman, I move, I request that the applicant confirm

for the record their agreement to the development conditions dated April 30th, 2026. Yes. Yes, on behalf of the applicant, we do agree to the development

[03:24:12] conditions dated April 30th, 2026. Thank you. I move the Board of Supervisors approve SC2020MV-008 subject to the development conditions dated April 30, 2026. I move that the board waive the minimum lot area requirement in the C-8 district.

[03:24:29] Finally, I move that the board modify the minimum front yard setback in favor of those shown on the S-C-Plat. You've heard the motion. The chair will second that along with Supervisor Lusk and Herity. Discussion on the motion. Seeing and hearing none, all those in favor of the motion, please say aye.

[03:24:46] Aye. Any opposed? Any abstentions? That motion carries. Thank you. Mr. Chairman, I just want to thank Savannah Murray and Kathy Lewis's team for their great work on this, especially to address the violations that have been here for a good while and help bring them into compliance and get us to where we are today.

[03:25:02] Thank you very much. Thank you. All right. Our next public hearing is a public hearing on RZ2025-FR-00011 CIA Beulah Street, LLC in the Franconia District. And could we please have the applicant reaffirm the affidavit?

[03:25:20] Thank you, Mr. Chairman. members of the board. My name is Lynn Strobel. I represent the applicant. I reaffirm the affidavit that is dated February 4th, 2026. Thank you. Thank you very much. Are there any disclosures from board members? Seeing and hearing none, I will now recognize county staff for a staff presentation. Thank you, Mr. Chairman. I am Tabitha Cole with the Department of Planning and Development, and today I will be presenting this rezone request. The 6.82 acre site is located at the corner of Grovedale Drive and Beulah Street and is comprised of six parcels developed with three office buildings, a single-family detached home, and then two vacant lots. The surrounding

[03:25:59] area is characterized by a mix of uses, including office, community-serving retail, residential, and public facilities. The applicant proposes to rezone the site to the PDH-12 district to permit 69 townhomes and 24 multifamily units, which would be located in a converted three-story office building. Parking would be provided throughout the site with surface parking, on-street parking, and private garages and driveways. All stormwater requirements would be met on site. The development would provide 38% open space, 0.89 acres of which would be urban park space centrally located to the

[03:26:37] site with a pedestrian connection to the recently approved multifamily development on parcel 503 to the north. The park spaces would be programmed with passive and active recreational amenities, and additional amenities would be located behind the multifamily building. The development would retain an existing access point on Grovedale Drive and one on Beulah Street, with the option to have a second access on Grovedale Drive subject to VDOT approval. Throughout the site would be a network of private streets, alleys, and five-foot-wide sidewalks. The applicant also proposes future

[03:27:14] interpersonal connections with the kinder care property contingent on that site redeveloping, and then also connections to that future multifamily development that we mentioned before to the north. Along Beulah Street and Grovedale Drive, improvements would include a grass buffer, five-foot-wide sidewalks, and construction of a missing segment of the on-road bike lane on Grovedale Drive. The

proposed townhomes would be three to four stories with a maximum building height of 50 feet, while the multifamily building would remain three stories with a maximum building height of 45 feet.

[03:27:48] Final design and building materials will generally conform with the CDP and FDP elevations, as shown on this slide. Thank you. That concludes my presentation. Thank you very much. At this time, we'd welcome an applicant's presentation.

[03:28:06] Thank you, Mr. Chairman, members of the board. I appreciate Ms. Cole's presentation. I think she did a wonderful job in describing this application. I think I'll just offer a few words. As was noted, my client was able to consolidate about 6.8 acres that are zoned C2, R1, and C5, and they're proposing a rezoning to the PDH-12 district.

[03:28:29] This application has been pending for quite some time, as it was part of an SSPA that was filed and then got caught up in the Franconia Triangle replanning process. But that having been said, you know, we have worked closely with the supervisor's office, and I think that early on we were told to make sure that we focused on a couple of things.

[03:28:49] One was to make sure we have enough parking. That is important to the Franconia District Land Use Committee. And there's no opportunity to park on Grovedale or Beulah Street. So we had to focus on that as well as open space. That was something that was deemed to be important to make sure it was well designed.

[03:29:09] So our current proposal that is before you today, I think, accomplishes those objectives. The proposal includes the repurposing of an existing office building, which I think is a real plus to the design. And then the open space, while 27% is required, we are providing about 39%.

[03:29:31] So we really did make sure that this will be a well-landscaped, well-designed proposal. And what might be of note to you in the open space is that we do share some open space with the adjacent property. The drawings may have looked familiar to you because the former Franconia, and I can say former now because the move has taken place, so the former Franconia Government Center will be developed with a multifamily building for affordable housing.

[03:30:00] So we did collaborate with the developers of that project. created an open space that is shared between the two properties it includes active and passive recreation it provides pedestrian connectivity and vehicular connectivity so I think that we really you know works together very well with that with both the staff and the developer of that property also work closely with the community I'll just say that we changed our overall design of our townhouse units because they wanted something that would be more compatible with that existing office building so we worked with them on style and materials and came up with something I think that they were very pleased that we did that

[03:30:40] so this application comes to you with a recommendation of approval from the Franconia district land use committee the staff and the Planning Commission and I would ask for a favorable consideration this afternoon I would also thank miss Cole and other staff members for working through this project with us it's no it's never as easy as it looks by the time you get to the board But I think we've finally come to you with a very good product.

[03:31:03] So thank you very much. And again, I'll be happy to answer any questions. Thank you. Thank you very much. Any questions of staff or the applicant? Supervisor Lusk. Thank you, Mr. Chairman. I just have one quick question, and it is centered on the former office building, which will become multifamily.

[03:31:23] I know there's a decision that you have to make relative to whether those will be for sale or rental units. Can you give me some insight here in terms of kind of the timing and the process for making that decision? I think that, you know, we never know what the market holds, but hopefully within, I would say within the next year, as we're going through that site plan process and seeing what the market is like, that's, I'm sure, when that decision will be made.

[03:31:49] Okay. We'll look forward to that. Thank you. Thank you. Thank you. Are there any other questions of staff or the applicant? Okay. Seeing and hearing none. This is a public hearing, and I have no one signed up to speak in advance. Is there anyone here present who would like to speak on this matter? Anyone present who would like to speak? This is a public hearing. Seeing and hearing no one. Let me verify we have no callers. There are no callers. No callers. The applicant waives rebuttal. Closing comments and a recommendation from county staff.

[03:32:19] On April 8th of 2026, the Planning Commission recommended to the Board of Supervisors approval of this application, and staff concurs with that recommendation. Thank you. Thank you. Last check, questions from board members. Seeing and hearing none, I will close the public hearing and recognize Supervisor Lusk for a motion.

[03:32:50] Thank you very much, Mr. Chairman. We'd also like to thank the applicant team here for their patience as we work together with the county staff to engage the community to consider the long-term future of the Franconia Triangle, the larger area that's bounded by Grovedale, Beulah, and Franconia Road.

[03:33:09] Today, this area is a low-performing mix of commercial uses, including many vacant low-rise office buildings. The approval of this case introduces townhomes and the conversion of a vacant office building to residential to complement the 120 units of affordable housing that was approved by this board on March 17, 2026.

[03:33:31] These cases together create a vibrant mixed-use residential community with a variety of unit types at a variety of price points, all served by a well-designed, centrally located open space. And really appreciate the work that was done with the applicant on both sides of this property to come up with that open space.

[03:33:56] The affordable units approved in March within the adjacent development are likely to be rental, and it is my hope that some, if not all, the units here may offer homeownership opportunities. These cases set the stage to realize a future goal, as stated in the comprehensive plan, for the Frank County Triangle to serve as a focal point for the future of this area.

[03:34:21] So, again, I am delighted to report that this case and application has the support of the staff, the Planning Commission, and the Franconia District Land Use Committee. And, again, with that background, Mr. Chairman, I will move that the Board of Supervisors approve RZ 2025-FR-00011 and its Associated Conceptual Development Plan subject to the executed proffers dated March 20, 2026, and I further move that the Board of Supervisors approve those waivers

[03:34:55] and modifications as listed in the staff report dated March 24, 2026. So moved. Second. You've heard the motion. It's been seconded by Supervisor Palchuk. Discussion on the motion. Supervisor Alcorn. Yeah, just very quickly, I just want to compliment the applicant on the site layout.

[03:35:13] This looks good. You're going to have a, there's going to be a nice little community there, really good access great open space as the applicant mentioned so nice work any further discussion seeing and hearing none all those in favor of the motion please say aye aye any opposed any abstentions that motion carries thank you and then here mr. chairman if I could just again thank you for their work on this application and then also thinking the applicant for the patients as we were We're able to work through the Franconia Governmental Center site.

[03:35:48] And I think in the end, having these two sites looked at kind of comprehensively is going to be a better project for both and a better project for the community. So with that, thank you, Mr. Chairman. Thank you. Our next public hearing, I understand, is being deferred, and that is a public hearing on RZ-2025-FR-00009.

[03:36:13] Joshua M. and Madison G. Patterson in the Franconia District. Supervisor Lusk. Thank you, Mr. Chairman. Due to an affidavit issue, I will need to move that the Board of Supervisors defer the decision for RZ 2025-FR-00009 to the next available Board of Supervisors date.

[03:36:43] Sorry, you were reading off of the previous ones. It's the public hearing now. Yeah. Yeah, sorry. Thank you. I'm sorry. I pulled the wrong one. Pardon. My mistake.

[03:37:04] Sorry. I thought I did the – okay. Yeah, that's the one I thought I read. Let me do it again. I defer decision – We're deferring the public hearing, not just the decision.

[03:37:25] I apologize. Mr. Chairman, I move that the Board of Supervisors defer the public hearing for RZ 2025-FR-00009 Joshua M. and Madison G. Patterson to the next available Board of Supervisors date.

[03:37:45] So moved. Do we need a date? I think we need to announce a date. Yes, we should give a specific date and time for this one. And I believe it's being deferred to May 19th. I'm just unsure of the time. And I apologize. I wasn't sure if there was going to be a date assigned for this one. So I will move it to a date certain of May 19, 2026.

[03:38:05] At 3.30 p.m. At 3.30 p.m. All right. That motion has been made, seconded by Supervisor Herity. Discussion on the motion? Sorry about that. Seeing and hearing none. All those in favor of the motion, please say aye. Aye.

[03:38:21] Aye. Any opposed? Any abstentions? That motion carries. And that takes us to our next public hearing, which is a public hearing on RZ-2025. MA-000020, which will be heard concurrently with SEA-80-A-072-002 versus our property owner LLC in the Mason District, and could the applicant please reaffirm the affidavit?

[03:38:48] Good afternoon, Mr. Chairman, Supervisors. My name is David Schneider with Holland and Knight, and reaffirmed the affidavit stated April 16, 2026. Thank you very much. Disclosures from Board Members. Supervisor Jimenez. Mr. Chairman, I'd like to declare that Cannon Hill contributed in excess of \$100 to Friends of Andres Jimenez in the past 12 months.

[03:39:09] Thank you, Supervisor Jimenez. Supervisor Herity. I want to disclose that Tom Davis contributed in excess of \$100 to my campaign. Thank you very much. Are there any further disclosures? Seeing and hearing none, I would now recognize staff for a staff presentation. Thank you, and good afternoon, Mr. Chairman, members of the board.

[03:39:28] My name is Sharon Williams, and I'm with the Department of Planning and Development. with me today is Heather Springs, also from the Department of Planning and Development. This application proposes a rezoning from the I-5 district to the C-8 district to permit a vehicle sales, rental, and service establishment concurrently with a special exception amendment to permit vehicle sales, sign modifications, and carry forward the previously approved uses in a floodplain.

[03:39:52] The 15.67-acre property consists of two parcels and is located at 6,800 and 6850 Versar Center between I-495 and the VRE, adjacent to the mixing bowl I-395-I-495 interchange. It's located within the Beltway South industrial area of the Comprehensive Plan and its zoned I-5.

[03:40:13] Two four-story office buildings are located on the site currently with a gross floor area of 100,000 square feet and 120,000 roughly square feet respectively, as well as a four-story parking garage. Telecommunication tower is also located on the eastern edge of the property. Also contained on the property is floodplain resource protection area and environmental quality corridor which bisects the property between the office buildings and a bridge runs through the environmentally sensitive areas on site to provide access to lot 22b so this applicant is proposing a rezoning and a special exception to permit vehicle sale rental and service establishment and the applicant

[03:40:52] proposes to generally maintain the existing layout with reduced building footprints the existing office buildings are proposed to be demolished and replaced with the vehicle sale rental and service establishments but the existing four-story parking garage is proposed to be retained for vehicle storage the use should be divided into two buildings with one building proposed on each parcel on lot 22a the applicant proposes the sales and delivery building and on 22b the service building is proposed both of these proposed buildings would have a maximum height of 40 feet Surface parking and vehicle storage is also proposed on both lots surrounding the buildings,

[03:41:29] and the total gross floor area on site would be 54,000 square feet, roughly, according to an overall 0.08 FAR. The applicant also proposes to provide 172,000 square feet of 10-year tree canopy coverage via tree plantings and tree preservation.

[03:41:46] In addition, the applicant proposes to reduce the previously approved limits of disturbance and encroachments into the RPA and restore almost 61% or 23,000 square feet of RPA on site. While this application proposes to carry forward the previously approved uses in a floodplain, there are no new encroachments into the floodplain proposed on this application.

[03:42:10] The applicant is also proposing sign modifications on site, and they request to increase the building-mounted sign area on the proposed buildings and to permit additional freestanding signs on the site to allow for easier wayfinding for future customers and increased site visibility for the vehicle sales establishment.

[03:42:26] The total sign area allowed by Wright and Article 7 of the ordinance, including freestanding and building mounted signage, is 640 square feet. This applicant is requesting 1,700 square feet of total sign area, which is 1,072 square feet of additional sign area above the maximum permitted by the ordinance.

[03:42:46] Of the 1,700 square feet of proposed sign area, 800 square feet, or 46%, is proposed for temporary signage, which is only allowed on-site for up to 24 months from the start of display. And staff

has also proposed a development condition to limit the number of temporary signage to two signs on-site for up to 24 months.

[03:43:06] The applicant is requesting 27 freestanding signs on the site, or the ordinance limits freestanding signs to a maximum of two signs on-site. But the applicant is seeking flexibility in the number of signs because they're not sure how many will be needed by the end user. And staff supports that flexibility, but has encouraged the applicant to limit the number of pole-mounted signs clustered in close proximity to reduce visual clutter.

[03:43:30] And then shown here are the architectural renderings for the buildings. And that concludes my presentation. Thank you. Thank you very much. At this time, we'd recognize the applicant for an applicant's presentation. Mr. Chairman, supervisors, again, David Schneider.

[03:43:51] Here on behalf of the property owner versus our property owner, LLC, I want to thank Ms. Williams and Mr. O'Donnell. We've been working now for years at this point to make this long vacant office building in this office park productive. First, you hear fill in the floodplain, and Ms. Williams said this, we're not proposing any new fill in the floodplain.

[03:44:08] 50 years ago, they put a little bit of fill in to hold up the roadway to get access to Hechinger Drive, and we need to keep that SE carrying forward so that fill can remain so that we maintain site access. This is a unique property. It is located between the VRE railroad and the Springfield Mixing Bowl.

[03:44:28] It's a tough site. There is no direct access. It's off a easement, off a cul-de-sac at the end of Hechinger Drive. There's limited visibility. It sits down below the highway. The original SE from about 50 years ago restricted it to only office use in those exact buildings.

[03:44:49] And as we know, buildings that old that were built out to be a corporate headquarters, So for a very specific build-out, there's no market for office on this site. And the site's been almost entirely vacant now.

[03:45:04] There's been no leasing activity. The owner tried. They built spec suites. They did marketing campaign. They even put it up for auction, and it didn't sell. So the owner's taken on themselves to try to figure out how to get this to be productive again because there is no office use. In 2023, we came before you for an SE to remove that condition that it's only office in these buildings.

[03:45:27] And we had to be very precise because of the environmental protections on the property. We had to get a floodplain jurisdictional determination from the Army Corps, RPA delineation from the county. This application is fully compliant with the Chesapeake Bay Preservation Ordinance. We're not seeking any waivers or any exceptions.

[03:45:45] We had to calculate exactly how much impervious and where it is. And as staff said, this request is very narrow. We can sell, store, and repair dump trucks, tractor trailers, and cement mixers. on the site, but not passenger vehicles. We can rent them, but we can't sell them. So we have to rezone to a district that allows the sale of passenger vehicles and then seek the SE for that use. And as staff acknowledge, this is probably the least intense viable use that could get this site back into productivity. We're restoring the majority of the RPA. We're honoring all the

[03:46:24] environmental conditions that we came up with in 2023, plus additional ones. We are providing more than three times the required open space. It's fewer vehicle trips than office, and at an FAR of only

0.08 FAR.

[03:46:39] I want to just quickly touch base on the signage. 27 freestanding signs does sound like a lot, and it is. They are intended for internal wayfinding. It is a tough site. There's a bridge. You have to get through the forest. And so we need to make sure that people can get from where they want to go.

[03:46:54] And it's a standard now condition on SEs that in its condition seven says, any by-right signage that would otherwise be allowed as set forth in the zoning ordinance that is not shown on the SE plat is not permitted and will require an SEA. So we had to do an abundance of caution not to need to come back for an additional wayfinding sign because if it's bigger than four square feet, it would need a sign permit, and then we couldn't do it under this condition.

[03:47:20] We built in the flexibility to have those signs. We don't intend, the owner does not intend to put up 27, but we don't know exactly what and where it's going to need, and this prevents us having to come back for another public hearing. So with that, we have a recommendation of approval from both the Planning Commission and the Mason District Land Use Committee, and happy to answer any questions and ask for your approval.

[03:47:41] Thank you. Thank you very much. Are there any questions of staff or the applicant? Okay. This is a public hearing. I do not have any speakers who have signed up in advance to testify on this specific matter. Is there anyone present who would like to testify? This is a public hearing.

[03:47:56] Anyone who would like to speak on this matter? Seeing and hearing no one, let me ask if we have any callers. There are no callers. No callers. The applicant waives rebuttal. Closing comments and a recommendation from county staff. On March 25, 2026, the Planning Commission recommended the approval of these applications, and staff concurs with those recommendations.

[03:48:17] Thank you so much. Thank you. Final check, questions from board members. Seeing and hearing none, I will now close the public hearing and recognize Supervisor Jimenez for a motion. Thank you, Mr. Chairman. I have two motions, so let's move right along. Mr. Chairman, I request that the applicant confirm for the record their agreement with the development conditions dated March 12, 2026.

[03:48:39] On behalf of the applicant, again, David Schneider, we agree to those development conditions. Thank you. Mr. Chairman, I move that the Board of Supervisors approve RZ2025-MA-00020 subject to the proffers dated April 15, 2026, and I further move that the Board of Supervisors approve SEA 80-A-072-002, subject to the proposed development conditions dated March 12, 2026.

[03:49:13] You've heard the motion. It's been seconded by Supervisor Palchik. Discussion on the motion. Seeing and hearing none, all those in favor of the motion, please say aye. Aye. Any opposed? Any abstentions? That motion carries. Supervisor Menes. Thank you, Mr. Chairman. And then we'll move right into the second motion.

[03:49:30] Mr. Chairman, on June 10, 2025, the Board directed staff to evaluate an amendment to the Comprehensive Plan for Tax Map Parcels 80-2, 1, 2-2A, and 2-2B to allow vehicle sales, rental, and service, including maintenance and repair use.

[03:49:48] a concurrent rezoning rz-2025-ma-00020 and special exception sea-80-a-072-002 were just approved by the board through that and staff's recommendations including as appendix 6 of the staff report dated march 12th 2026 it was determined that the proposed use was in general conformance to the

comprehensive plan therefore an amendment to the comprehensive plan is not needed I therefore move
move that the board amend

[03:50:26] the 2025 comprehensive plan amendment work program for remove SSPA 2025 - I - 3a you've heard the motion it's been seconded by supervisor lust discussion on the motion seeing and hearing none all those in favor please say aye aye any opposed any abstentions that motion carries thank you very much

[03:50:49] Next, we have a public hearing on RZ 2024-SP-00011, which will be heard concurrently with SCA-83-P-071-03, PCA-77-C-111-05, and PCA 79-C-054, TPC Freedom 1-LC and TPC Freedom 2-LC in the Springfield District.

[03:51:22] And could we please first have the applicant reaffirm the affidavit? Chairman, Supervisor, still David Schneider, we're representing the applicant here. We reaffirm the affidavits dated March 26th, April 6th, and April 16th.

[03:51:38] Thank you very much. And I know Supervisor Bierman and I have announcements to make. First, as the board is aware, the board has appointed me to serve as an uncompensated member of the Inova Health System Foundation Board of Trustees.

[03:51:53] I receive, again, no compensation for this service out of abundance of caution, and not because it is legally required. I am voluntarily recusing myself from the public hearings on all four of the concurrent TPC Freedom I and II zoning applications and will not be participating in discussion or vote on such matters.

[03:52:12] And before I exit the dais, I'll disclose for the record that Supervisor Bierman made a contribution in excess of \$100 to my campaign. And at this time, I will turn to Supervisor Bierman. I'm going to exit, and Vice Chair Smith will handle the rest of this public hearing. Thank you, Mr. Chairman.

[03:52:29] As you know, the board has appointed me to serve on the Inova Fairfax Health Care Quality and Reliability Committee. I receive no compensation for this service. Out of abundance of caution and not because it is legally required, I am also voluntarily recusing myself from the public hearings on all four of the TPC Freedom I and Freedom II concurrent zoning applications, and I will not be participating in the substantive discussion of these matters nor in the ultimate vote.

[03:52:59] Before I exit the dais, I will disclose for the record that recently I donated in excess of \$100 to the campaigns of Chairman McKay, Vice Chairman Smith, Supervisor Jimenez, and Supervisor Sizemore-Heiser. And with that, I am going to exit. Thank you. Thank you, Supervisor Beerman.

[03:53:15] I want to disclose that Supervisor Beerman donated in excess of \$100 to Kathy Smith for supervisor. Other declarations from board members? Supervisor Herity? Yes. I'd disclose that Tom Davis and John Peterson each donated in excess of \$100 to my campaign.

[03:53:32] Supervisor Jimenez? I'd like to declare that Supervisor James Bierman contributed in excess of \$100 to Friends of Andres Humanities in the past 12 months. Thank you. Supervisor Sizemore-Haiser. Thank you. I'd like to disclose that Supervisor James Bierman donated in excess of \$100 to Friends of Rutchness Sizemore-Haiser, my campaign committee.

[03:53:51] Okay. Thank you very much. I will now recognize staff for a presentation. Thank you, Vice Chair. I'm Katie Quinn with the Department of Planning and Development, and I'm joined by Megan Van Dam with Housing and Community Development and Katie Sager with Wastewater Management. This is a

rezoning application for new residential uses. The site is located within Landing at K of the overall Fairfax Center planning area and is located on the boundary of Fairfax County and the City of Fairfax. The property is zoned I-4 and C-6 and is currently developed with office condominiums in the I-Nova Keller Center. The Keller Center

[03:54:30] would remain and all other buildings would be demolished. The board recently adopted a comprehensive plan amendment to allow the site to be developed with residential mixed uses. The applicant proposes to rezone the property to the PDC district.

[03:54:46] The new development would include two multifamily residential buildings, known as Buildings A and B, the Keller Center, and rear loading stack townhomes. Building B would include an all-affordable option that would provide 140 affordable rental units serving up to 60 percent of the area median income.

[03:55:06] The applicant has also requested a concurrent parking reduction of 23.5 percent for Building B's all affordable option. 1.88 acres of public park spaces would be provided. This slide shows renderings of the proposed architecture, and this slide shows character images of the proposed park spaces.

[03:55:28] And just to quickly note, the proffers were revised this afternoon. The only change was to edit a typo in the heading. There are no other changes to the proffers. That concludes my presentation. Thank you. Thank you. I'll now recognize the applicant for a presentation.

[03:55:48] Madam Vice Chair, Supervisors, David Schneider represent the applicants. I want to thank Ms. Quinn and Mr. O'Donnell. We have been working on this one for a long time. And also, I want to specifically thank the wastewater team, FCDOT, and the housing team. This application has improved a lot since it was first introduced in the 2022 SSPA cycle.

[03:56:08] I have learned more about sewer capacity than I ever wanted to or thought I would need to know, but it has been a wonderful learning experience. Staff did a great job explaining it, so rather than go over the details, I want to focus on four key elements of the application.

[03:56:25] Affordable housing, sewer capacity, transportation improvements, and open space, urban park. So with affordable housing, we have an opportunity here to help fill the gap under this up to 60% AMI inventory that we know that we need in the county.

[03:56:42] Our proposal has two options when it comes to the provision of ADUs here. One, we would call it the fully affordable building, that we know it's a competitive process. But if we are able to obtain LIHTC financing, building B, all 140 units, would then be affordable up to 60% AMI.

[03:57:02] And again, it's subject to getting the competitive 9% tax credits. And if we're able to do that, the LIHTC building would then satisfy all of our ADU-WDU requirements because that would be 5x what we actually generate on the site.

[03:57:18] We generate 29 ADUs, and this is an opportunity here to take advantage of that financing vehicle if we're able to, to give a big multiplier. But then we have the second option built into the proffers, which is not the preferred option, but it is that if we're not able to obtain the financing, then it would proceed under the standard WDU and ADU ordinance.

[03:57:40] So the backstop or kind of the worst-case scenario would be exactly every other application, how it's done in every other application. So this is just an opportunity. The applicant was trying to be

creative here on how can we do that. We've built in and we work very closely with housing and staff on proffers that ensure that all the occupancy permits in the townhomes, SAC townhomes can't be issued until this decision and whether the LIHTC building delivers.

[03:58:07] So this really has been a, we really worked together to try to think about how to use creative new solutions and partner with the private sector to shorten this housing gap that we have. And you can't talk about all of this new housing without talking about sewer capacity.

[03:58:23] We worked very closely with the county's wastewater team. The teams have been together down in the sewers. And there is no capacity for a single additional residential unit in Land Unit K right now. There's a separate plan amendment coming for you, and that was important because that is going to do the plan density for all of Land Unit K.

[03:58:47] And there's only a couple hundred units in Land Unit K right now. And this new plan amendment would allow for up to potentially 3,000 units there. So this is a great opportunity to get more housing, but there's no sewer capacity. So we have been working closely, and the applicant has proposed to upgrade the Pender pump station from a capacity of its 1 million gallons per day to 3 million gallons per day, which is a significant lift.

[03:59:12] And it's only possible because of the county's sewer reimbursement program. So this is a way that we can help unlock this land unit and let others follow us afterwards and deliver the pump station to allow for more housing. We've talked on transportation.

[03:59:30] I know this slide violates all PowerPoint conventions, so I will skip it. But essentially, we are doing a lot on transportation. One of the main things is we worked with the City of Fairfax and FCDOT to negotiate an interjurisdictional connection on where we can cross the jurisdictional line to get to Germantown Road.

[03:59:48] And that's going to help with the congestion on road 50 and 66. And we've also-- we're going to be proposing bus stations, pedestrian improvements and going to redo the intersection to help shorten the crossing distance. This land unit also doesn't have a communal gathering space. Right now it's just all old office park. And so we are going to introduce over six acres of open space, 5.6 if you take out anything that's in an easement. And of that, we're going to have meeting all the urban park requirements. And we've consolidated a lot of the urban park into a common green,

[04:00:26] which is our largest park-type typology, to have a central park, orienting all the open space towards the corner, towards the rest of that land unit, to welcome people in. So we think that this application is doing a lot from housing and beyond, from sewer and transportation and urban park to really help activate this land unit.

[04:00:44] With that, we have the support from the Planning Commission and ask for your approval. I'm happy to answer any questions. Thank you. Do board members have any questions of staff or the applicant? Supervisor Lusk? If I could ask Chris Harrington to help me with this, just out of curiosity, trying to understand the comments that were made on the sewer capacity and the proffers that are specifically connected to the sanitary sewer pump station.

[04:01:12] Could you help us get a little bit more clarity on that, please? Good afternoon. Chris Harrington, Director of Public Works and Environmental Services. So staff from Wastewater Planning here can elaborate, but fundamentally this would be a unique circumstance in which, through the boards'

developer reimbursement program, a pump station, a county pump station, would be built by private development.

[04:01:32] So we think that it is important. We're appreciative of the collaboration that we've had with the applicant to get to this point because it is necessary for the development, as the applicant stated. There are multiple provisions in the proffers that speak to how the reimbursement and the pump station could be created.

[04:01:49] There is an additional alternative there in the proper conditions. It is at the county's discretion, which we appreciate. There has been some discussion about a two-pump station solution versus upgrading the existing pump station because that would double the maintenance and the risk and be an additional impact on the community.

[04:02:05] We're not supportive of that alternative. But, again, it is at our discretion, and that is just an alternative to the other conditions provided. So we're fully in support of the application. That's helpful. That's helpful. Thank you very much. Thank you.

[04:02:22] Supervisor Alcoyne. Thank you, Madam Vice Chair. I want to ask staff about the affordable housing options, and if you could elaborate a little bit. We heard the applicant side, and I know the staff report expresses some thoughts. And could you talk about that just a little bit?

[04:02:41] Oh, here they come. Okay. Sorry, I should have given somebody a heads up. Thank you, Megan. Good afternoon. Megan Van Dam with the Department of Housing and Development.

[04:02:56] I'd say in short, we have had a lot of conversations about how the affordable housing will work on this site. Ultimately, we've come to the resolution where, in either development option, the affordable dwelling units per the ADU ordinance, per the workforce housing policy as well, those will be met on site.

[04:03:22] So right now, the first option, the units can be transferred into a fully affordable building, and the applicant has proposed and specified through the tax credit program. And then the second option will have a more traditional and conventional distribution of affordable housing within the development in the event that the tax credit building will not get built.

[04:03:46] Okay, and I know there's a long history of discussions about building affordable units on-site or off-site or, you know, within a larger development, and also the relationship with LIHTC. I don't want to make a big deal on this, but this might be something as a board we would want to stay on top of before we move too far one direction or another.

[04:04:09] So, thank you. Okay, I don't see any other questions. This is a public hearing. I don't have any speakers signed up. Is there anyone in the auditorium who would like to speak? Okay, I'll check with the clerk.

[04:04:25] Do we have any speakers? There are no callers. Okay. Okay. Tell I don't discuss this all the time. I'm going to close the public hearing.

[04:04:42] Okay. Closing comments and recommendation from staff. Oh, I closed the public hearing too soon. Okay, closing comments and a recommendation from staff. The Planning Commission recommended approval on March 11th, and staff concurs. Thank you. Are there any last questions from board members? Okay, now I'm going to close the public hearing and recognize the Supervisor Herity for a motion.

[04:05:04] I think I'm a I'll make my motion first and then a few comments but Madam Chairman I move the Board of Supervisors approve PCA - 77 - C - 1 1 1 - 0 5 approve PCA - 79 - C - 0 5 4 approve SCA - 83 - P - 0 7 1 - 0 3 approve RZ - 2024-SP-00011, subject to the executed proffers dated May 5, 2026, approve parking adjustment

[04:05:42] PKS-2025-00014, pursuant to section 6100.6.d of the zoning ordinance, based on the provisions of qualifying affordable housing and subject to conditions dated November 25, 2025, contained in Appendix 11 of the staff report and approve the modification and waivers listed in the staff report and in the handout date of March 11, 2026.

[04:06:11] So moved. Seconded by Supervisor Lusk and Palcha. Supervisor Harrity? A lot of work went into this one, as you can tell. This is an area of the county, we just had another major project approved in this area that's been opened up and made possible by the widening and the the new opportunities on I 66 and this project certainly takes advantage of those and it is a first of the kind in Fairfax County utilizing our sewer reimbursement

[04:06:45] program to expand and replace an entire pump station it is not insignificant there were two projects that kind of depended on this happening and there's a couple more that depend on this happening so I want to thank this application got burdened with the with the cost of all of that so certainly thanks to the applicant on this you know a commitment not only to comply with the county's affordable housing policies but hopefully provide a hundred and forty fully affordable units through light tech financing without a contribution from the county which is which is significant and I'm going to echo

[04:07:24] supervisor Lusk if we go the other direction I I hope we end up with for sale units instead of for rent units because I think that's something that we we really need to see more of in Fairfax County you know in a lot of future thinking and planning efforts for reimagine and reimagining land unit K I mean the connection to the city there was a lot done here I have to thank the applicant and the team for for getting it done a lot of pages in this but a lot

[04:08:01] of good work thank you and I hope the board supports it thank you seeing no further discussion all those in favor of the motion please say aye aye anyone opposed any abstention that motion carries with Supervisor Beerman and

[04:08:16] Chairman McKay recused from this section of the meeting thank you very much that

[04:08:51] Our next public hearing is on AFR-2025-SU-00003, Hickok's Local Agricultural and Forestral District Renewal in the Sully District, and at this time, we would recognize county staff for a staff presentation.

[04:09:11] Thank you. Good afternoon, Mr. Chairman and members of the board. My name is Salem Bush from the Department of Planning and Development. I'm here to present the Hickok's Local Agricultural and Forestral District. Beside me is Kelly Atkinson, also from the Department of Planning and Development, and the applicant, John Hickox, is also here as well.

[04:09:28] This application requests to renew the Hickox Local Agricultural and Forester District, which is an approximately 80-acre district, and it's located on Route 29 and Bull Run Post Office Road. If you look at the map, basically there's a whole area that's outlined in blue that is also part of the property owner's property, but that is part of a conservation easement and not part of the A&F district.

[04:09:51] The property is zoned residential conservation and is in the Water Supply Protection Overlay District and the Bull Run Stone Bridge Historic Overlay District, and the site is also located on the Bull Run Watershed. A soil and water conservation plan was prepared by the Northern Virginia Soil and Water Conservation District.

[04:10:11] Critical recommendations include nutrient and pest management, as well as erosion control. The primary nutrient management recommendation relates to the handling of horse manure on the property. The applicant is currently working with our other agencies to implement best practices to prevent the leaching of nutrients from the manure.

[04:10:29] Other recommended items include record keeping and pasture management. The area forester inspected the property and determined that it was appropriate to continue the 2012 forestry management plan and offered new recommendations on invasive species management. The proposed district renewal satisfies all applicable Group A and four of the criteria in Group B.

[04:10:52] And then that concludes my presentation. Thank you. Thank you very much. Are there any questions of staff at this point? Okay. And the applicant does not need to give a presentation, but if the applicant would like to, they're welcome to.

[04:11:10] Please, come on down.

[04:11:19] Can you bump me up a little bit? Can they raise up the... You guys make this thing move? I think we can. It might be at full height. Oh, there it goes. It's not at full height. There you go. It's like magic. All right. Thank you. Hello, everyone. My name is John Hickox. I'm the owner of the winery at Bull Run and the neighboring Stonebridge Equestrian Center, which I own with my wife, Kimberly, and our two daughters, Lillian and Delaney.

[04:11:50] Since I only make it out to the government center, and it looks like you all have a long night, I thought I'd take a few minutes to share a little background on the winery at Bull Run. First, I want to thank county staff, including Sophia Fisher, who I think is sick today.

[04:12:06] Of course, Supervisor Smith, Commissioner Evelyn Spain, and many others whose continued support helped preserve agriculture here in Fairfax County. As one of the last remaining working farms in the county, we're proud to continue the age-old practice of agriculture right here in Fairfax, both for the benefit of our community and as a source of pride in the wines we produce.

[04:12:27] My connection to this area goes back to 1982, when my family moved here from my father's military assignment at the Pentagon. I grew up here, attended local schools, Fairview, Robinson, and then later Georgia Basin University, where I studied math, business, and history.

[04:12:45] I started working as a carpenter as a teenager, and ended up starting up a construction company in college, so I've stayed in the field ever since then. I've never felt the need to leave as Northern Virginia has always been a wonderful place to live, work, and raise a family. The dream for this property began back in 2008 during the real estate downturn.

[04:13:05] At the time, it was an abandoned site, no infrastructure, no utilities, just overgrown land where a farmhouse had burned down decades earlier. Over the next several years, I slowly brought it back to life, clearing trees, stabilizing soil, and experimenting with the planting of grapevines.

[04:13:20] Early on, the late supervisor Michael Fry stopped by unannounced after hearing about this spectacle of a man trying to grow grape vines in the Sully district. He stopped by and asked me two simple questions.

[04:13:38] Do you think this is a good idea, and do you think those vines will actually survive and grow grapes here? And a 25-year-old version of myself says, I don't know, but we're going to find out. So we started with just 16 vines.

[04:13:53] There was no water on site, so I hauled a 350-gallon water tank in the back of my truck and watered each vine by hand. After a few years of trial and error, I found success with Norton, a Virginia native grape, and began scaling into the vineyards you see there today.

[04:14:08] Today, we farm over 60 acres of vineyards across three counties, growing 12 different grape varieties, 200 tons of grapes, and produce about 12,000 cases of wine each year. While employing nearly 120 people. Just as important, we preserved open space with you all's help.

[04:14:29] That space is accessible to the public seven days a week. And aside from bringing my teenage daughters to work with me in the summer, which is truly my greatest joy, the most rewarding part is simply seeing how many people come out to enjoy this property right here in Fairfax County.

[04:14:46] As Fairfax County approaches its 250th anniversary, we're proud to partner with Visit Fairfax and the board on a commemorative wine called Independence, celebrating our shared history. Don't worry, it's empty. I'm not going to get us in trouble.

[04:15:08] This commemorative wine called Independence celebrates our shared history. A toast, if you would, to our shared humble beginnings as people, as a country, as a nation, and our enduring pursuit of freedom that has defined our nation for 250 years.

[04:15:24] As you can see, I even brought a bottle with me today. And as I said, it's empty, so just to stay out of trouble and avoid any arguments over who gets a glass. But in all seriousness, I'm very thankful for the opportunity to speak with you all today. And we greatly appreciate your continued support in helping us preserve this special corner of Fairfax County.

[04:15:44] Thank you for your time, and I'm happy to answer any questions. That was an excellent presentation. Thank you very much, and we certainly appreciate you and the winery tremendously, so thank you. Are there any questions at this time of staff or the applicant?

[04:16:01] Seeing and hearing none, this is a public hearing, and I do not have anyone signed up in advance to testify on this matter. Is there anyone here present who would like to speak on this matter? Anyone present who would like to testify? Seeing and hearing no one, let me ask the clerk if we have any callers.

[04:16:17] There are no callers. No callers. Applicant waives rebuttal. Closing comments and a recommendation from county staff. The Planning Commission and Agricultural and Forest District Advisory Committee voted to recommend approval for the renewal. Staff concurs with the recommendation. Thank you. Thank you very much.

[04:16:32] Questions for board members? Let me just say before we close the public hearing that your description of your discussion with former supervisor Mike Fry is spot on. For those of us who knew Mike really well, we could totally imagine that exact thing happening.

[04:16:49] So thank you for bringing Mike's spirit back into the boardroom in a way that we can all get a smile out of. So thank you. With that, I'm going to close the public hearing and recognize Supervisor Smith for a motion. Thank you. Mr. Chairman, I request the applicant state on the record their acceptance of the provisions contained in the proposed ordinance dated March 25, 2026.

[04:17:12] And the Chair will second that motion. Oh, I'm sorry. You want to first, if you can affirm that first. You just need to say yes. Oh, sorry. Yes. Okay. Now I'll turn to Supervisor Smith for the second half of the motion.

[04:17:23] I move that the Board of Supervisors adopt a district ordinance renewing the Hickox Local Agricultural and Forestal District to be codified in Appendix F of the County Code, as proposed in AFR 2025-SU-00003, pursuant to Chapter 44 of Title 15.2 of the Code of Virginia and Chapter 115 of the Fairfax County Code, as set forth in the staff report dated March 25, 2026.

[04:17:52] And that's the motion I will second. Discussion on the motion. Seeing and hearing none, all those in favor of the motion, please say aye. Aye. Any opposed? Any abstentions? And that motion carries. Thank you very much. Thank you. Thank you. And while we're transitioning to the next public hearing, since it was brought up, I did do a board matter earlier today, celebrating the spirits associated with our 250th birthday from Bull Run and Paradise Springs and so many of our breweries across Fairfax County that are participating in that celebration.

[04:18:30] So there's a lot of folks doing that, and we are appreciative for that. Next is a public hearing on proposed plan amendment, SSPA-2023-3-11-UP, Samuel Morse Drive in the Hunter Mill District.

[04:18:48] And can we please have staff reaffirm the – oh, there is no affidavit because this is a plan amendment. So at this time, we'll recognize staff for a staff presentation. Thank you, Mr. Chairman. Before the presentation, I'm Clara Johnson with the Department of Planning and Development. I'm pleased to introduce Kazi Mohamin.

[04:19:05] It's his first time presenting before the board. Great. Welcome, Kazi. Glad to have you. Thank you. Good afternoon, Mr. Chairman and members of the Board of Supervisors. I'm Kazi Mohamin, and I'm joined with Clara Johnson. We are with the Department of Planning and Development, and today we'll present the Samuel Moore-Strive Comprehensive Plan Amendment.

[04:19:25] Also with us today is Taylor Waymire from County Department of Transportation. The subject site is approximately five acres in Reston and is generally located south of Sunset Hills Road, north and west of Reston Station Boulevard, and east of Michael Faraday Drive.

[04:19:46] Located within the Wheelie-Reston East Transit Station area, the site is currently developed with three low-rise office buildings. The areas to the west and south are developed with a mix of multifamily residential, townhouses, and office uses.

[04:20:03] The areas to the east and north are developed with low-rise office uses. Adopted comprehensive plan guidance for this area recommends office, industrial, institutional, and mixed use at an intensity between 0.5 to 1.0 FAR.

[04:20:22] On April 11, 2023, the Board of Supervisors authorized a consideration of a site-specific plan amendment for the subject site to add an option for residential use. A rezoning review is underway to

modify the site from I-4 industrial to PRM planned residential mixed use in order to implement the proposed development.

[04:20:48] The proposal is to replace three office buildings with residential uses. A concept plan, as shown here, consists of a mix of 112 multifamily units and 46 stacked townhouse units, totaling 158 residential units at an FAR of 1.4 FAR.

[04:21:10] Staff analysis considered how the proposed residential uses would integrate with the surrounding existing and planned uses. The proposal would extend the established pattern of multifamily development and add new segments to the planned rest and grid of streets.

[04:21:28] Implementing the grid and improving bicycle and pedestrian connections will also strengthen multi-modal access to the metro. That concludes staff's presentation. Thank you very much. At this time, we would welcome a presentation from the nominator.

[04:21:44] I see Brian Winterhalter is here. Welcome. Thank you, Mr. Chairman, members of the board. I'm Brian Winterhalter with DLA Piper here on behalf of the nominator. And I don't have a detailed presentation, but just to say this has been a long time in the making.

[04:22:02] There were various different configurations of this proposal at different times throughout the process, with a parcel to the west that's no longer part of the assemblage. There was a parcel to the east that's no longer part of the assemblage. We have three parcels, five acres, that, as you heard from staff, will be the site of a nice residential development that will be quite compatible with the emerging Wheely neighborhood around this site and will fit in quite well with the form and scale of the proposed residential development.

[04:22:29] And at that time, we also had been part of the Reston Task Force process informally. We were then not part of that ultimate recommendation, even though the Reston Task Force endorsed a residential option for this site. We then went through the SSPA process, and so here we find ourselves. And we're very glad to be here after quite a long journey, frankly.

[04:22:49] But we're very excited about moving forward with this project. As you heard, we have a concurrent rezoning application that is in process. That rezoning application has recently received a recommendation of approval from the planning staff, and we appreciate the collaboration with everyone, including Ms. Johnson and Mr.

[04:23:06] Mohamed as well, as well as Commissioner Carter and Supervisor Alcorn, of course. So with that, I'm, of course, happy to answer any questions. Thank you very much. I'm sorry. Thank you very much. Are there any questions of staff or the applicant? Okay.

[04:23:23] Seeing and hearing none, this is a public hearing, and I do have one speaker. who has signed up in advance to testify on this matter, Adam Rubenstein. Is Adam here? He is. And after Adam, is there anyone else here present who would like to speak on this subject that is not signed up? Anyone else?

[04:23:41] Okay, if you could come down here and be ready and sign in with the clerk. And our first speaker will be Adam Rubenstein, Vice President and Treasurer of the Lofts at Reston Station Condo Association. Welcome. Thank you. Good afternoon. We're generally supportive of this proposal.

[04:24:00] We do have some concerns that we wanted to bring to the attention of the board relating to, we're loft one, so we're directly next door to this proposed development, so we'll be greatly impacted if the

development is approved. And like I said, we're generally supportive, but we want to make sure that our concerns are heard and hopefully addressed through these public hearings.

[04:24:21] First one I wanted to mention is, and Suva Alcorn knows this well because he's been involved in some meetings I mean about this, VDOT acceptance of Reston Station Boulevard. And it was in the proffers for Lofts 1 that Pulte was supposed to be cooperative and helpful in making sure that the process to get Resentation Boulevard turned over to VDOT in a timely manner.

[04:24:47] And unfortunately, that has not happened. They have actually held it up. It's three developers that are working together that have built different segments at Resentation Boulevard at different times. Pulte was the first one to build their segment, then Rooney, and then EYA. And as a result of Pulte sort of not fulfilling what they should be fulfilling in terms of getting the ball rolling with that has caused problems with EIA.

[04:25:13] As mentioned, they can't get off bond because the road has not been turned over yet to VDOT. So, you know, we ask that going forward that Pulte make sure that they fulfill their requirement in the proffers to get this road hopefully turned over to VDOT as quickly as feasible.

[04:25:30] Another issue is snow removal. And right now it's a nice, beautiful day. We're just a few months away from the big storm we had in January, but Pulte is required to remove snow from Reston Station Boulevard in front of our building, as well as Michael Faraday Drive, which is also in front of our building.

[04:25:47] And they have not been doing so in a timely manner. The storm in January, five days, I was out of town actually myself, somewhere nice and warm. I was happy to miss the storm, but five days after the storm ended in January, Snowcrete reached out to them because they had not plowed yet. And they said, we're not responsible, Michael Faraday, after I showed them proof that they are.

[04:26:06] They finally came and plowed both roads, but almost a week after the storm had ended. To me, this is unacceptable. You know, they know they're responsible. I shouldn't have to call them. They shouldn't come automatically, like every other developer in the neighborhood does. So I hope moving forward that Pulte will do a better job of removing that snow.

[04:26:25] Because, again, you know, it was a bad storm, as we all know. But not having the roads plowed in front of our building created, obviously, a challenge for people to safely move about. Next issue is if this development is approved, having lived through other developments around us being built, like Faraday Park and the EYA townhomes and Uniontown townhomes, a lot of dust is created, which ends up kicking our balconies outside of our building.

[04:26:59] And I'd like to see Pulte be responsible to power wash at the conclusion of their project, power wash our building and our balconies. Because trust me, like I said, we were the first ones built, so we watched everything else around us get built up. And it was just caked with, you know, dust from the construction.

[04:27:16] So that's a request we would hope we can get put into the proffers when we get to that zoning case coming up next month. Also, loading zone. So, Pulte was required when this went through the zoning back for Lofts 1.

[04:27:32] The requirement was for them to have two loading zones. They requested a waiver from the county to not have any loading zone. The staff's preference was one loading zone, which would have been

totally sufficient. We don't need two. One would have been fine. Even though the staff's preference was for one loading zone, the waiver was granted.

[04:27:51] I don't know why, honestly, because the staff said in their report their preference was to have one loading zone. This created a problem for us because the loading zone that was given to us as a result of the waiver is three parking spaces that are striped. And those are parking spaces that we use for visitor parking behind our building.

[04:28:07] The problem is that the moving trucks, when they come, would have to parallel park into these three parking spaces. So they can't just pull in. They'd have to use the whole length of three parking spaces. So they'd have to parallel park, which is just not feasible. You can't fit a standard-sized moving truck into three parking spaces.

[04:28:25] So we really need more than three parking spaces. And logistically, it just creates challenges for the moving truck to get in and out of these spaces. And like I said, I don't know why the waiver is granted, but I hope moving forward that the board will be more careful about when they're granting waivers. And the rationale that Pulte used for requesting the waiver was that because we're condo building, we don't have as many move-ins and move-outs.

[04:28:48] But that's not totally true because we have about one-third of our units are rented out. So we do have, you know, still maybe not as much as a standard apartment building, but we do have a fair amount of moving to move out. I assume that beep means I'm done. Yes. Okay.

[04:29:04] Well, thank you for your time. Sure. Thank you. Thank you for your testimony. And do we have any other speakers who are here who wish to testify on this? Okay. Let me ask at this time first for closing comments and a recommendation.

[04:29:21] Oh, wait a minute. Let me make sure we don't have any callers. There are no callers. At this time, let me ask for closing comments and a recommendation from staff. Thank you, Mr. Chairman. On April 29, 2026, the Planning Commission recommended approval of this plan amendment, which adds an option for residential use up to 1.4 FAR, with conditions that address extending transportation connections, providing usable park space serving the community, and continuing pedestrian and bicycle routes east and west of the site.

[04:29:54] Staff concurs with the Planning Commission recommendation. Okay, thank you. And questions, I do want to ask one, I know the Speaker mentioned a number of times that these issues will, of course, be resolved and come up in the rezoning. And so I just wanted to make sure that nothing that he testified about is being precluded through approving this plan amendment and that the issues that he raised would be technical issues that would be handled at the rezoning stage of the process.

[04:30:23] That is correct, Mr. Chairman. Okay. Thank you very much. Other questions of board members? Supervisor Alcorn. Yeah, thank you. Just to build on that, there will be another bite at the apple. May 13th is now the date for the Planning Commission public hearing on the rezoning.

[04:30:39] And then back to the board on June 23rd. So, yes, I do appreciate several of those items might be considered for addressing and zoning. Thank you. Thank you very much. Are there any other questions of board members?

[04:30:55] Seeing and hearing none, I will now close the public hearing and recognize Supervisor Alcorn for a motion. Thank you very much, Mr. Chairman. First of all, I want to thank Adam for coming out and testifying on behalf of the community. I think as the board may recall, last fall we had another rezoning case in this general area from Comstock, and we had someone testify specifically about parking on Reston Station Boulevard.

[04:31:21] We have had a couple of meetings on that. We're basically getting together a community approach, working on getting Reston Station Boulevard into the VDOT system so that we can better address some of those parking and other issues there.

[04:31:38] And as already noted, there were some issues raised today that are more appropriately addressed perhaps at the zoning stage. So that is coming very soon. So, this is, as the nominator said, this has been in play for a number of years, and this plan amendment proposes to add an option for residential use within a portion of the Wheelie-Reston East Transit Station area that is planned for a mix of non-residential uses.

[04:32:12] The expectation is that new development would include elements that advance the vision of the Ruston Plan, such as increasing housing supply, near transit, and improvements to pedestrian, bicycle, and vehicular circulation. This plan amendment makes it possible to expand the mixed-use environment that is established in the area.

[04:32:29] The Planning Commission alternative to the staff recommendation found on the board item is intended to reduce ambiguity and to add additional guidance regarding cohesive streetscape design along Reston Station Boulevard. So this adds an option to the plan for residential, and I do look forward to seeing the proffers and the rezoning application when it ultimately comes to the board.

[04:32:56] So with that, Mr. Chairman, I move that the Board of Supervisors adopt Plan Amendment SSPA 2023-3-11 UP per the Planning Commission's recommendation as shown in Attachment 1 of the board item. You've heard the motion has been seconded by Supervisor Palchuk.

[04:33:13] Discussion on the motion. Seeing and hearing none, all those in favor, please say aye. Aye. Any opposed? Any abstentions? And that motion carries. Thank you very much. Next, we have a public hearing on a proposed zoning ordinance amendment regarding minor and editorial revisions and changes to reflect Virginia code updates.

[04:33:37] And as soon as they are ready, we would recognize staff for a staff presentation.

[04:33:53] Good afternoon. My name is Pamela Paneros with the Zoning Administration Division. Over time, staff has compiled a list of changes to the zoning ordinance that are needed to correct errors, resolve inconsistencies, provide clarification of certain provisions, codify existing practices, and make other minor revisions.

[04:34:23] The staff report details these minor changes, but I will, however, highlight a few specific changes being proposed along with changes to address recent Virginia Code updates. The amendment addresses provisions on setbacks. Currently, pre-1978 lots are required to get a zoning administrator determination to reduce additional setbacks, which has been difficult to apply. This amendment removes that step by automatically exempting those lots while keeping standard district setbacks.

[04:34:56] The amendment clarifies that residential districts do not include property developed with an international airport or related uses when applying data center setback requirements, and it aligns the standard with the standard recently adopted in the electrical substation amendment.

[04:35:15] The proposed amendment allows older variance-approved setbacks prior to 2006 be modified through a special permit instead of a variance amendment, applying current standards without increasing the level of relief. The proposed amendment clarifies that earthborne vibration standards, which were originally intended to regulate ongoing operational impacts from permanent uses, do not apply to temporary activities of short duration, such as construction, demolition, or maintenance work.

[04:35:50] The amendment addresses provisions for signs. It removes additional temporary signage allowance for single-family properties under construction, which has proven difficult to enforce while still retaining the standard 12 square feet of yard signage.

[04:36:08] This simplifies the ordinance and improves enforceability. The amendment adds language clarifying that only fully enclosed connections allow multiple buildings to be treated as one for frontage in sign area calculations. it does not reduce allowable sign area.

[04:36:28] Finally, the amendment also includes updates that reflect recent changes to the Virginia Code. HB 2330 allows certain land use hearing notices to be sent by first-class mail instead of certified mail, which helps align the ordinance with current administrative practices.

[04:36:46] SB 1422 allows localities to apply a shorter 10-day appeal period for violations related to the shortage, I'm sorry, to the storage or disposal of non-agricultural excavation material, waste, or debris. And SB 1267 allows enhanced civil penalties for certain repeat zoning violations occurring on multifamily properties. These provisions are optional for localities to adopt. That concludes the presentation. We're happy to answer any questions.

[04:37:20] Thank you very much for that. Any questions of staff? Questions of staff. Seeing and hearing none, this is a public hearing, and I have no one signed up in advance to testify on this specific matter. Is there anyone here present who would like to speak on this subject?

[04:37:36] This is a public hearing. Anyone who would like to speak on this subject? Seeing and hearing no one, let me ask, do we have any callers? There are no callers. There are no callers. Closing comments and a recommendation from staff. Staff presented the proposed amendment to the Planning Commission on April 22, 2026 and the Planning Commission recommended adoption of this amendment with the changes outlined in the staff report. Staff concurs with the PC recommendation and supports adopting the changes in the staff report dated March 3, 2026.

[04:38:09] Okay. Any questions from board members? Final check. Seeing and hearing none, I will turn to Vice Chairman Smith for a motion. Thank you. Mr. Chairman, recently a question came up related to the proposed change removing the ability for the director to modify the color temperature for outdoor lighting, and I believe that additional review is needed, and I will be recommending approval of the changes with exception of that item.

[04:38:35] So now I have my motion. Therefore, I move that the Board of Supervisors adopt the Zoning Ordinance Amendment for minor and editorial revisions and changes to reflect Virginia Code updates as set forth in the staff report dated March 3, 2026, with the staff-recommended options, except for item

number 13 that makes an edit to subsection 5109.3.a.2 related to outdoor lighting not be adopted and then the amendment become effective May 6,

[04:39:09] 2026 at 12.01 a.m. Second. You've heard the motion. It's been seconded by Supervisor Palchik. Any discussion on the motion, Supervisor Smith? I just want to thank staff. There's a lot of details and work that go into this, and I appreciate all that work. Supervisor Palchik.

[04:39:26] Thank you, Mr. Chairman. I want to thank Vice Chair, and I want to thank staff, too. These are the non-sexy but really intricate details that go into ensuring both safety and applicability. So I appreciate the additional time to look at the lighting section.

[04:39:44] I have a very urban area, and we want to make sure that we are both protecting our neighbors but also the people within those areas. We've had some issues with garages that are not fully enclosed. So I really appreciate the time to look into that further. Thank you. Thank you.

[04:40:00] If there's no further discussion, all those in favor of the motion, please say aye. Aye. Any opposed? Any abstentions? And that motion carries. Thank you. Next, we have a public hearing on proposed plan amendment SSPA 2023-1-2B Cavalier Club in the Mason District.

[04:40:21] And as soon as they are ready, we would welcome a staff presentation. Mr. Chairman, before Mike presents, it's my pleasure to introduce Michael Wing. It's his first time presenting before the board.

[04:40:36] Oh, it is not. It is. It is. We're welcoming him back. It is not his first time in this auditorium with the Board of Supervisors, but in this capacity, we are glad to see. Public speaking, which is be funny, be quick, and be gone.

[04:40:54] We love it, but more importantly, we welcome you back. If I can get the technical thing straight, I'll be okay. Is that up there already?

[04:41:13] Okay. Oh, F5. Is that on? Okay, perfect. Thank you. Good afternoon. My name, oh, actually this one is the wrong one.

[04:41:32] And as I said, technical problems are my forte. Okay, here we go. Good evening, Mr. Chairman and Board of Supervisors.

[04:41:50] My name is Michael Wing. I'm joined here tonight with Clara Johnson. We're with the Department of Planning and Development, and we'll provide a brief staff recommendation for SSPA 2023 I-2B Cavalier Club Plan Amendment.

[04:42:11] This plan amendment is located within the seven corners CBC. The Cavalier Club can be seen highlighted at the top of this image. The subject site is located in an area of Fairfax County that sits between the City of Falls Church on the west and Arlington County on the north and east.

[04:42:37] The site, outlined in teal, is approximately 5.64 acres. A portion of the Cavalier Club's development parking is located in the Arlington County portion of the development. Existing plan guidance for the subject property is located within Land Unit E of the Seven Corners CBC.

[04:42:59] Current guidance for this transitional area recommends multifamily residential use, 16 to 20 dwelling units per acre. The property was developed in 1965 with the Cavalier Club, a 12-story, 220-unit apartment building with 2,600 square feet of ground floor retail space.

[04:43:20] The existing Cavalier Club apartments exceed the plan and zoned density. This amendment considers adding approximately 300,000 square feet of new residential development potential for an increase in residential development potential from 220 units to a maximum of 520 and 20,000 square feet of retail.

[04:43:47] The proposed development plan associated with the rezoning application retains the existing 12-story building with 220 units and currently proposes an 8-story residential structure with 250 units and 5,000 square feet of ground floor retail.

[04:44:06] This would result in a total of 470 multifamily units. Proposed plan language encourages connections west to the traffic light at Peyton Randolph Drive and east to McKinley Road. The recommendation further conditions enhancements to pedestrian and bicycle facilities.

[04:44:28] The townhomes depicted in this concept are in Arlington County, and a formal application has not yet been submitted to accommodate this townhouse concept. As part of our evaluation, staff considered the integration of a residential building on the site with the existing apartments.

[04:44:50] Considerations also included opportunities to enhance both pedestrian and bike facilities that serve the area. Additionally, the study considered transportation facilities including both access to transit stops and the potential for frontage improvements, such as a road diet on Wilson Boulevard, enhancing pedestrian crossings and paths.

[04:45:14] Interparcel connectivity between this property, Falls Church, and Arlington were also important considerations. Expanding affordable housing was also a focus of our review. Mr. Chairman, that concludes our presentation.

[04:45:30] I'd be happy to answer any questions. Thank you very much. And before we go to questions, I see Ms. Mariska is here representing the nominator. You're welcome to give us a presentation as well. Good afternoon. Sarah Mariska with Oden Feldman Piddleman here on behalf of the nominator, and I will be brief as well.

[04:45:47] But very big thank you to Clara and to Mike for working for many years now on this nomination, similar to a few agenda items ago. We have been working for a long time to bring this to fruition, so we are very pleased to be here. This has been a really interesting process to be at the juncture of Arlington County, the city of Falls Church, and really this gateway site.

[04:46:10] So we're really excited to improve this longstanding community. I don't know if you've been to this site, but it really is a beautiful old community that we are looking forward to improving with some additional amenities and enhancing the existing, very well-maintained community.

[04:46:26] We do look forward to bringing some park space, some retail, and some additional connectivity to this area to really bring folks in to this part of Fairfax County. So with that, staff or the Planning Commission recommended approval, and I'm hopeful that you all will as well. So thank you so much for your time.

[04:46:43] Thank you very much. Are there any questions of staff or the nominator? Seeing and hearing none, this is a public hearing, and I have no one signed up to speak in advance. Is there anyone here present who would like to speak on this subject? This is a public hearing.

[04:46:58] Anyone who would like to testify? Seeing and hearing no one. Let me see. Do we have any callers? There are no callers. No callers. Closing comments and a recommendation from county staff. Thank you, Mr. Chairman. On March 11, 2026, the Planning Commission recommended the approval of the staff recommendation.

[04:47:17] This recommendation adds a plan option for residential uses up to 300 new multifamily dwelling units and 20,000 square feet of retail with conditions that address integration of a new residential building, vehicular connectivity and multimodal enhancements, preservation and development of new affordable housing on the site.

[04:47:38] In conclusion, the Planning Commission and staff recommend the comprehensive plan guidance as modified and as indicated in the staff report, we recommend approval. Thank you, Mr. Chairman. Thank you very much. Are there any questions from board members?

[04:47:54] Seeing and hearing none, I will now close the public hearing and recognize Supervisor Jimenez for motion. Thank you, Mr. Chairman. Mr. Chairman, I move that the Board of Supervisors adopt the staff recommendation for Plan Amendment SSPA 2023-I-2B, found on page 21-27 of the staff report dated February 18, 2026.

[04:48:18] Second. For the motion, it's been seconded by Supervisor Lusk. Is there a discussion on the motion? Seeing and hearing none, all those in favor of the motion, please say aye. Aye. Any opposed? Any abstentions? That motion carries. Thank you very much. Well done, Mike.

[04:48:33] We're glad you're back. Thanks. Appreciate it. And next, we have a public hearing on proposed plan amendment 2025-CW-T1, active Fairfax transportation plan study. And as soon as they are ready, we would welcome a staff presentation.

[04:49:08] Good evening, Supervisors.

[04:49:25] Thank you for this opportunity to present the draft Active Transportation and Trails Plan. Development of this plan started in 2020 with the active Fairfax study with the goal of combining the countywide trails plan map and the bicycle master plan map into a single map and updating the active transportation recommended facilities to support use by people of all ages and abilities.

[04:49:51] The Board authorized drafting this comprehensive plan amendment on May 13, 2025, almost a year ago, and we conducted additional outreach for the comprehensive plan amendment over summer and fall of 2025 and obtained a Planning Commission recommendation in March of 2026.

[04:50:10] This presentation briefly summarizes the public input and resulting draft comprehensive planning documents being proposed. Public engagement built on feedback received during the active Fairfax study. Public engagement conducted last fall included pop-up engagement events, social media posts, ads and flyers in county facilities, two virtual public meetings, and a public survey.

[04:50:35] Across all three phases of public engagement, just under 2,000 surveys, including 66 surveys received last fall, emphasized the importance of safe crossings, expanding and improving off-street trail options, and providing connections between existing facilities.

[04:50:51] These insights directly informed updates to the plan, including refinements to map symbology, regional trail designations, and identification of network gaps. As a result, the amendment is proposing to

replace both the countywide trails plan map and bicycle master plan map with the active transportation and trails plan map.

[04:51:12] This is achieved by replacing Appendix 3 and removing Appendix 5. In addition, we propose amending objective 3 in the transportation element of the policies plan with additional active transportation policies and make minor edits to special planning area plans and other appendices in the transportation element of the policy plan, basically updating references.

[04:51:35] Finally, the active transportation toolkit included as attachment 4 of the staff report is included by reference in the appendix 3 plan text and map text. The recommended policies for inclusion in the transportation element, Objective 3, are listed here.

[04:51:51] Objective 3 itself includes the revision to add all users and abilities in the statement. Policy A through C provide a foundation for a well-connected, sustainable, comfortable, safe, and convenient network with facilities on both sides of the street and crosswalks at each leg of the intersection to promote walkable and bikeable communities.

[04:52:12] Policies D through G pertain to active transportation policies and amenities and services to ensure accessible, inclusive, and connected systems. The November 2025 draft active transportation trails plan map is included in the staff report and incorporates feedback from the fall 2025 public engagement.

[04:52:36] Per the Planning Commission recommendation, the double asterisk footnote in the map legend is recommended to be replaced with the text in the purple box. The Planning Commission also proposes additional modifications for the draft Appendix 3 text that reflects this proposed revision and that clarify that the facility type guidance for trails for open space and Stream Valley trails is provided in Map Note 2 as opposed to the tables.

[04:53:03] Staff concurs with these recommendations. And this concludes my presentation. Thank you. Thank you very much. Are there any questions of staff? Any questions of staff? Seeing and hearing none, this is a public hearing. I do have four speakers who have signed up in advance to testify, and speaker number one is Renee Grebe.

[04:53:23] Renee, can you hear me? Are you on the line? Yes, I am. Welcome. The floor is yours. Thank you. Good afternoon, Chairman McKay and members of the Board of Supervisors. I'm Renee Grebe, Fairfax County resident and Nature Forward's Northern Virginia Conservation Advocate. Nature Forward supports the goals of the plan amendment and the broader proposed active transportation and trails plan, the ATPP, in support of Fairfax County's community-wide energy and climate action plan to reduce vehicle miles traveled. Thank you to each of you who took the time to meet with me and our partners to discuss this plan. Providing a safe, comfortable, connected trail network is essential to ensuring

[04:54:01] residents and visitors have the access they need to make the switch to more sustainable active transportation options like walking and cycling. And these same networks are really wonderful resources for residents used for exercise and recreational activities as well, contributing to opportunities for increased health outcomes. Fairfax County needs a better and better maintained active transportation network and Nature Forward supports this vision. A primary reason for engaging on this plan amendment is to avoid current trail planning conflicts and prevent future damage to and destruction of sensitive environmental resources like we're experiencing with the

[04:54:37] proposed northern segment of the Cinderbed Road bikeway. That project is an unfortunate prime example of a flawed planning process without guardrails. If you're not familiar with the Cinderbed Road project. I encourage you to learn more about it via our website, and the link was included in our written comments. And as a quick summary, the project was initially proposed as a simple straight line on the Bicycle Master Plan map at the cost of \$4 million, with a relatively low benefit-cost ratio of 0.7. Following a post-funding environmental assessment, the project cost has now skyrocketed to \$18 million, due in large part to the need for two bridges and

[04:55:13] additional considerations as the path will cut through not only valuable wetlands, but also will directly negatively impact a globally rare acidic steepage swamp on this site. The project has subsequently raised needless conflicts between environmental and cycling groups and between the county itself. And this public hearing is not about the Cinderbed Road Bikeway, but it is about the comp plan language and supporting guidance that could prevent the occurrence of another cinderbed. We appreciate the Planning Commission's proposed edits to the ATTP map, legend, and Appendix 3. They worked with staff in response to comments asking for stronger upfront environmental review. This new language helps to provide a tripwire of

[04:55:51] sorts by allowing the option to require preliminary environmental discovery for open space and stream valley trails specifically. A tripwire which could ultimately protect environmental resources. Because of the conflicts that we encountered with Cinderbed, Nature Forward co-convoked a discussion group and workgroup with six fellow cycling and environmental advocacy partners within our Fairfax Healthy Communities Network specifically to look at this plan. And you'll hear from several of our advocates tonight. We work to better understand the needs and the goals and the concerns of both the active transportation and conservation communities. And we provided joint comments to the Planning Commission asking that the plan adequately reflect our collective

[04:56:30] perspectives when we were motivated by that strong desire to avoid future and potential conflicts over trail projects. And I'm really proud to report that our six organizations collectively supported the comp plan language and planning commission recommendations so we're here today to say nature forward supports the plan amendment and the attp map and ask that the board also support the planning commission's recommended text changes to help ensure further integration of environmental protections and dovetailing of resilient fairfax schools into this plan thank you for your consideration thank you very much renee speaker number two is sean newman sean is here um and we will have speaker number three and four who are joining

[04:57:07] us by phone is there anyone else present who would like to speak on this matter okay welcome mr newman good evening chairman good evening members of the board my name is sean newman i'm a fairfax county resident and also representing tonight on behalf of fairfax alliance for better bicycling fab i'm also the fab representative to your fairfax county trails sidewalks and bikeways committee we profusely thank the county staff for their work on this plan over the past seven plus years. It's taken a long time, but we're really happy to see it come to this position where it's at right now. The updated after-transportation map, the policy toolkit, and the modernization

[04:57:45] of county policies will have a lasting positive impact on active transportation within the county. Staff also conducted an admirable public engagement plan and incorporated input both from nationwide best practices, Fairfax County residents, and advocacy groups such as FAB.

[04:58:06] We support the plan. Recently, we worked closely, as Rene just mentioned, with partner organizations in the Fairfax Healthy Communities Network to seek consensus and remove the possibility of late-stage conflicts over trail projects. This work is seen in the change recommended by the Planning Commission, and we are supportive of the overall plan and the modified language.

[04:58:24] We remain concerned that additional environmental review could unnecessarily delay design finalization and construction of projects, but do support the plan as modified. We hope that the comp plan changes do result in environmental or other concerns addressed early on in the design of open space and stream valley trails.

[04:58:45] We encourage the board to continue to support the goals of connected, comfortable, and enjoyable active transportation network in Fairfax County that includes trails through natural spaces. Additionally, as noted by the Trails, Sidewalks, and Bikeways Committee, Fairfax County Park Authority and the Department of Transportation really need to make sure that they are coordinating to ensure a connected active transportation network.

[04:59:08] In 2015, when residents were asked which park facilities are most important to households, the highest rank facility was paved walking and biking trails. Those trails should be connected to active transportation facilities outside of our parks to allow residents to bike instead of drive to nearby parks and also to use these parks for more convenient travel.

[04:59:28] For the plan as a whole, Fairfax County needs to closely partner with VDOT and press them to implement these plans and recommendations in the toolkit, especially when it comes to building cycle tracks. There's almost none in the county, and the willingness of VDOT recently to implement one at the Vienna Metro Station is a good start, and we hope that FCDOT and VDOT will continue to work closely together in the future.

[04:59:52] FAB additionally recommends that FCDOT staff continue to improve and use the active transportation plan. We encourage the county to identify major bicycle routes, inventory maintenance needs, and possible future connections and alternatives, and to come up with a prioritized list of those needs so that when opportunities come to fill those gaps, initial decisions will have already been made regarding the appropriate facility. This plan, along with previous active Fairfax matters passed by the board, such as the Safe Streets for All, the Bicycle Parking Guidelines, and the comprehensive transportation analysis will go a long way towards ensuring

[05:00:29] that the county prioritizes active transportation in new and revitalized projects. However, these changes do not provide the funding or the effort to maintain the existing trail network. The county and VDOT really need to dedicate sufficient funds and effort to maintain our active transportation facilities by assessing maintenance needs and coming up with a comprehensive, prioritized plan for clearing those paths, repaving them, and repairing them.

[05:01:00] On behalf of the bicyclists, pedestrians, micro-mobility users, and other non-motorized transport users of Fairfax County, we ask that you approve the measure as adjusted by the Planning Commission. That concludes my comments. Thank you very much, Sean. Our next speaker is Kevin O'Brien. Is Mr. O'Brien on the line?

[05:01:16] Can you hear me? Yes, I can. Welcome. The floor is yours. Good afternoon, Board of Supervisors. It's great to be speaking to you again on this topic. As stated, my name is Kevin O'Brien,

Virginia organizer with the Washington Area Bicyclists Association, and I'm testifying today on behalf of the bicycling community in full support of the county's active transportation and trails plan and the required amendments to enact it.

[05:01:43] I've been following and actively engaging with this project for the entirety of my tenure at WABA, stretching now over four years. Community members, groups like FAB that I've had the privilege of working besides have been on this beat for even longer. So we could not be more excited to see it finally reach the finish line.

[05:02:03] It is a long but necessary journey to get to this point, and I applaud the immense amount of work that county staff has put in over these years to develop, refine, redevelop, re-refine what has amounted to a full-scale reimagining of the county's plan for active transportation. The result today is hopefully a transfer formative plan.

[05:02:23] The consolidation of the county's bike lane and trail network maps make it much easier to understand what we're trying to accomplish, which is a comprehensive, low-stress network that connects every resident in corner of the county. It lays out more clearly the routes needed to reach those residents and destinations.

[05:02:40] And perhaps most crucially, it offers a comprehensive and dynamic toolkit for implementation. This toolkit provides a much-needed foundation for planning and decision-making, outlining the considerations that must be factored in, and laying out in crystal clear terms what kinds of facilities are warranted where.

[05:02:57] Shifting how Fairfax residents get around and creating new alternatives to driving is a top goal that this county and its leaders here today have espoused again and again in speeches and resolutions and grand plans. When it has come down to making the hard choices and investments towards that goal, we've often hemmed and hawed, but that era of tentativeness can end, and we can take a major step forward today by equipping staff with this plan and its toolkit that, rooted firmly in our values, creates a proper backstop for effecting change.

[05:03:31] It's harder decisions, more automatic, that reframes the tradeoffs and ultimately enables those first steps away from the status quo and towards a different, healthier, safer, more accessible, and more sustainable transportation future. Before I conclude, I would be remiss if I didn't mention the final edits from the Planning Commission that are before you today.

[05:03:54] These changes are the product of an immense amount of effort over these last final few months to address the lingering, illegitimate environmental concerns of active transportation routes through sensitive open spaces. Bicycling and environmental advocates worked together with staff and planning commissioners to discuss how to meaningfully strengthen the guardrails and clarify the considerations for development in sensitive green spaces.

[05:04:17] County staff showed immense patience with us, really going above and beyond, despite the late hour, and should be applauded for their willingness to get it right. And I do believe we have gotten it right. I believe we've achieved the right balance with this latest plan language, allowing us to deliver a more connected active transportation network faster while ensuring appropriate consideration and mitigation of environmental impact.

[05:04:41] By encouraging environmental review earlier in the project development process and by ensuring robust and early public engagement in general, we can hopefully uncover issues earlier and at lower cost, which I genuinely believe will, in fact, expedite rather than delay project delivery.

[05:04:58] It's truly a win-win, and we hope that you, too, see it as such. To wrap up, I want to once again applaud the great effort to bring active transportation planning in Fairfax County to the 21st century. We look forward to working with you, the community, our partner organizations, and county staff to realize its full potential to transform how we move.

[05:05:21] Thank you. Thank you very much. And our fourth speaker is Betsy Martin. Betsy, can you hear me okay? Yes, I can. Welcome. The floor is yours. Thank you. I'm Betsy Martin, representing the 5,500-member Northern Virginia Bird Alliance.

[05:05:37] We support the staff recommendations for the Active Transportation Comp Plan Amendment, including a revised map note recommended by the Planning Commission that would clarify that additional environmental review may be required for trails in environmentally sensitive areas.

[05:05:53] In 2021, we first learned of and opposed the planned construction of the Cinderbed Road bikeway through globally rare habitat acidic seepage swamps in the Newington Conservation Site in Franconia District. This area is designated as a natural heritage site by Virginia's Department of Conservation and Recreation.

[05:06:16] Our experience taught us that there are serious flaws with the current trail planning process. We learned that FCDOT conducts no assessments of the natural resources that may be impacted by a trail before it's approved, funded, and designed.

[05:06:33] This almost guarantees that trails will be planned through sensitive areas. Nor does FCDOT consider alternative alignments to building trails through such areas or evaluate tradeoffs between the environmental harm a trail may cause and the benefits it may yield.

[05:06:51] When the county discovers a planned trail will have adverse environmental impacts, it rarely reconsiders its initial decision to build there. FDOT is able to build trails in areas that would be protected from other forms of development because county, state, and federal laws and regulations, such as the Chesapeake Bay Preservation Ordinance and the NEPA National Environmental Policy Act, largely exempt bicycle trails.

[05:07:22] This exemption from legal environmental protections puts the onus on the county to protect its natural resources before destructive trails are approved and built. We applaud the effort by DPWEF and the Park Authority to develop a county policy to limit trail development in sensitive areas.

[05:07:42] We ask the county to adopt that policy and incorporate it into the comprehensive plan. We believe the revised map note recommended by the Planning Commission can serve as a tripwire to pause development into sensitive areas and trigger environmental review earlier in the process before advancing too far in the design of open space and stream valley trails.

[05:08:07] Earlier information about environmental constraints should make it possible to adapt or realign trail designs to reduce environmental harms. Such trails are also likely to be less expensive and less controversial.

[05:08:23] The current planning process has led to approval of destructive and expensive trails, and it has also brought bike trail advocates and environmentalists into conflict, as has been the case for the Cinderbed Road Bikeway. In an effort to find common ground, MVBA and other environmental and bike advocate organizations met to hash out our perspectives on the Active Fairfax plan.

[05:08:51] We came to a considerable agreement, and we joined in supporting the plan amendment and the active transportation plan. NBBA believes that more timely and improved environmental review and greater transparency during the planning process will reduce controversy and opposition to trails on environmental grounds and will speed the approval and construction of environmentally sound trails.

[05:09:18] Like Trail Advocates, we support accessible, safe trail networks that improve residents' health and quality of life and encourage them to adopt active transportation options that advance climate goals. We look forward to supporting beneficial trails rather than opposing harmful ones like the Cinderbed Road bikeway.

[05:09:40] Thank you very much. Thank you very much, Betsy. And that is the end of my speakers who have signed up in advance to testify. Is there anyone else here present who would like to speak on this matter? This is a public hearing. Anyone else who would like to testify? Seeing and hearing no one, let me verify we don't have additional callers.

[05:09:58] There are no additional callers. No additional callers. Closing comments and a recommendation from county staff. County staff recommends the adoption of the Act of Transportation and Trails Plan Comprehensive Plan Amendment.

[05:10:15] Thank you very much. Final check. Questions from board members. Supervisor Herity. Just a quick clarification. These are guidelines, not requirements, correct? That is my understanding, correct.

[05:10:31] I just wanted to confirm, because I end up sitting around some developments, and they get read as requirements occasionally. Thank you. Supervisor Stewart. Thank you, Mr. Chairman. One of the issues that's been brought to my attention a couple different times, and I've gotten clarification, but maybe you could further, I guess, clarify.

[05:10:54] The concept of Greenway, there's been some concern expressed to me by particularly individuals who have been very involved with this process. Can you all explain or define how you use that and why it's maybe as broad as it is versus maybe more narrow?

[05:11:13] So the concept of Greenway is defined in our recreation element of the Comprehensive Transportation Plan. We are not changing that with this Comprehensive Plan Amendment. We do provide two facility types, Stream Valley Trails, as well as trails through open space that tie into the concept of greenways.

[05:11:38] Sorry, I could hear some of what you were saying, but not all of it. And I don't know if it's me or just where your voice was to the microphone. But if you could try again, I'll try to listen better this time. And if you can move your microphone up maybe a little bit, that'll help me. Thank you very much. Okay.

[05:11:54] The Draft Active Transportation and Trails Plan has two trail types that are through open spaces. The first is trails through open space, and the second is Stream Valley Trails. Those are the facilities that we define in the Active Transportation and Trails Plan.

[05:12:15] The recreation element of the policy plan defines greenways and refers to Active Transportation facilities through open space. That's helpful. Thank you. And I know part of the question that I got was this person who's been in the field for 20, 30 years identified that normally those terms are, I guess, defined a little bit better.

[05:12:43] And that's what's particularly valuable about that is it enables better focus by the community and more likely funding. Specifically, he represented the East Coast Greenway, the Potomac Heritage National Scenic Trail, and others.

[05:13:01] So was there a particular reason that we left it broader? Was it just there were two different parties had different perspectives and it was easier just to define it more broadly? Or is that a deliberate effort on the part of the team that put this together?

[05:13:18] It was a deliberate effort to define those two trail types that are included in the plan. I'm not sure how that decision relates to using the term Greenway alternately.

[05:13:34] I'd have to get back to you on that. Okay. Thank you. Are there any additional questions from board members? Supervisor Lusky. Thank you, Mr. Chairman. I've heard a couple of times the reference to the Cinderbed Road bikeway trail, and I'll make a point that we did work very closely with the staff and trying to address a number of the environmental impacts that were being borne by that project, and there were a number of significant changes that were made with regard to the project.

[05:14:11] So I just want to push that up front. And then I just want to ask, as a part of the recommendations here, what we're really trying to do is make sure we're thinking about some of those environmental impacts up front. Can we talk a little bit about how we will review some of those impacts earlier in the process to help us maybe avoid some of the points and the concerns that we've heard here today.

[05:14:36] Yeah, so the environmental risk discovery effort is envisioned to consist of a GIS review of known environmental sensitive areas as well as cultural and historical resource locations to inform what impacts it could possibly have to the potential project, as well as community outreach, asking the community to help identify some of those as well and shape the project very early on prior to fully funding the project.

[05:15:12] So what I'm hearing you say is that we're going to look at these impacts earlier, but we're going to also take those impacts into consideration prior to finalizing the design for the projects.

[05:15:28] Is that correct? So it's a two-phase environmental effort. Phase one is this environmental risk discovery. That's identifying things that may influence whether or not a project is funded. Prior to finalizing design, we call for going through an environmental risk review, and that will be conducted prior to finalizing the design.

[05:15:55] And so that's a lot more in-depth process. Which I might say, in the case of Cinderbed, we weren't able to necessarily do that at the beginning of that project. Is that correct? Yes.

[05:16:11] We had to re-delineate the wetlands that were out there. That was completed, and the project was changed to reflect those. Okay. Now, I appreciate that. That helps, at least in terms of being able to recognize that we're going to approach these projects in a different way in the future, and that could allow us to avoid some of the environmental impacts that we've seen.

[05:16:37] Okay. Thank you. Supervisor Beerman. I just want to confirm on December 2nd, 2025, we held a Transportation Committee meeting. I believe that that meeting we discussed the active transportation and trails plan.

[05:16:53] We had an extensive discussion, for instance, on the fact that it is a guide and it is not all about requirements. We also talked about the ways in which the plan and the map is actually over-inclusive to some degree for the purposes of putting things onto a plan as a way to later unlock federal funding.

[05:17:10] For instance, we talked about the fact that the plan is not necessarily financially constrained, but it is aspirational. But that's a key word, aspirational. Again, it is a guide. I just want to confirm that all of that discussion still holds, correct?

[05:17:29] You can say yes. Well, Mr. Chairman. I believe so, yeah. Okay, thank you. I just want to make sure that the discussion that we had and the issues that we litigated, so to speak, at that meeting are all still – all of the discussion there still holds with what we are voting on today, correct?

[05:17:53] Yes. Thank you. Yes. Okay. Thank you. We were all there. We remember that. But I appreciate you putting it on the record here for clarification. I saw Supervisor Alcorn and then Supervisor Palchuk. Yeah, you know, I think maybe a number of us have been through situations where it's a guide, but it requires extraordinary actions by us as district supervisors to address the situation.

[05:18:20] That does happen from time to time. I mean, I'll just acknowledge here that, you know, there are times whenever there's a trail shown on the map And, frankly, staff says this needs to be done, you know, associated with whatever development is being proposed on the site.

[05:18:38] And I would just say, yes, it's a guide, but it's also our jobs as district supervisors to engage, you know, and, frankly, to help sort out situations like this. So, thank you. No, I think that's definitely very fair, and I think one of the reasons we were looking for the clarification is because this is a plan amendment, and the plan is a guide.

[05:19:02] That is how it is defined, and obviously as individual cases come forward, we have to consider a lot of things, but the plan language obviously is one. The plan maps is one, but we know that plans are written at a certain period of time, and cases can come in tomorrow.

[05:19:19] they could come in many many years from now and part of our job is definitely to try to solve for those but also to recognize that things change things need to be modified and sometimes you need to do things to make it fit so that you can make something happen or come up with an alternative to it and so you know just for those folks who are watching just want to make sure that we are approving the guide here and ultimately its implementation is going to be dependent on a lot different factors, including what Supervisor Alcorn just said.

[05:19:50] Supervisor Palchuk. Thank you, Mr. Chairman. I wasn't going to ask this question, but I think because others have come up-- and first of all, thank you, Laura Gosch. You've done an excellent job in leading this team and this effort. Because this is a guide, I just want to ensure that this means not only improving the way-- and yes, improving the way we work with the community and look at the environment first and help ensure really more timeliness that way, as well as focus on impacts.

[05:20:20] My concern has been also around who is impacted by this, A, which agencies, and can we confirm that every agency in the county has shifted or will shift the way they look at our trails, whether it's

our park authority, whether it's working with Nova Parks, will this impact every single DOT, Will this impact every agency and how they work together?

[05:20:48] So it's my understanding that every agency needs to work towards the plan language, right? And so in that sense, yes, it's going to be addressed and incorporated, and discussions will be had about what would be the appropriate facility for a particular location as influenced by the Act of Transportation and Trails Plan.

[05:21:11] And that's helpful. I think my other concern is, yes, each district supervisor plays a role. I think when I came in, it was said, we play the role in ensuring coordination and communication. So I just want to ensure that whether it's through you, active transportation, or DOT, that there is maybe an enhanced level of communication coordination with any trail that will be planned or looked at in the county.

[05:21:38] And that's maybe a separate question and ask, once we approve this guide, that it's not just the guide that's important, the policy, but to your point, and the chairman's, the implementation, right? and how we will implement this policy. So to that end, we have a couple of follow-on motions that are recommended.

[05:21:55] One is to update the facilities manual, and the other is to update the zoning ordinance for consistency with the Act of Transportation and Trails Blund. This is Mike Garcia with Fairfax DOT. I just want to point out that during the assemblage of the actual study, there was extensive coordination with all the agencies that you recommend that you were talking about.

[05:22:17] Furthermore, when we go through initial project review, when our capital project section goes through that, they enlist the help of all the agencies that are involved, parks, schools, the board offices, to review each project that goes forward to make sure there is extensive collaboration.

[05:22:32] So it has been done, it is done, and it will continue to be done. I appreciate that. I mean, I think this process, I really appreciate it. I hope, while we say there's always coordination, there's always a lot of coordination happening, and that maybe in a way that the trail network gets a little bit more of a forefront, right?

[05:22:51] Sometimes it seems like the back end and the check mark, but that we look at the trails and their impact on the county through the active transportation plan to say this is a priority, right? To me, this is a priority. I appreciate everyone who's commented on this and they've worked together, but making sure we as a county and our agency see this as a priority whenever a trail comes up.

[05:23:15] So just to follow up on that real briefly before I turn to Supervisor Behrman, the chair of our Transportation Committee, for a motion, I do want to say the trails are absolutely a priority in the county. I think what the concern is, which you're kind of hearing up here a little bit, is there are times, and we heard this in the testimony, there are times when there are conflicting goals within even our county agencies that intersect themselves at a point and when this plan is looked at it can be triggered by a lot of things it can be triggered by rezoning and land use case that we cover it could be triggered by a public improvement it can

[05:23:53] be triggered by a number of different things and I think the role that we play ultimately is obviously our staff is going to look at these look at the plan try to adhere to the plan but if there's conflicting information or conflicting goals between our county agencies that might be trying to achieve different things but are working cooperatively then that ultimately is the board's job to sort that out

through public input and make a decision and I just want to clarify that for folks who are watching it's not the plan versus something else it's not a county agency versus somebody else but if there is an impasse

[05:24:28] ultimately that has to be adjudicated through the process of you know Planning Commission involvement citizen involvement and then ultimately decision by the Board of Supervisors depending on the way in which it comes into our process and I think that I just want to make sure that that is clear to everyone and it was clear to me through the Q&A I just want to further clarify that with that I'm gonna close the public hearing and turn to Supervisor Beerman for a motion. Thank you, Mr. Chairman. Yes, that's what I was trying to get at, as well as what I think Supervisor Alcorn was trying to get at. On May 13, 2025, the Board of Supervisors authorizes the

[05:25:07] consideration of Comprehensive Plan Amendment 2025-CW-T1 to incorporate the recommendations from the Active Fairfax Transportation Plan study into the Comprehensive Plan. The proposed Active Transportation and Trails Plan will serve as a consolidated, modernized, context-sensitive framework, which will guide future development and improvement of the county's active transportation network, while providing the flexibility to respond to changing conditions.

[05:25:39] The amendment and the preceding study included robust community engagement, as well as early and ongoing coordination with county agencies and each board office. And after I make this motion, I will mention some of the many county agencies that were involved to hit on what Supervisor Palachuk was talking about.

[05:25:57] The feedback received throughout the process has been reflected in the multiple iterations of the draft plan. Mr. Chairman, I move that the board adopt the Planning Commission recommendations for Plan Amendment 2025-CW-T1 contained in the staff report dated February 18, 2026 with Planning Commission modifications dated May 18, 2026.

[05:26:20] That's wrong. With Planning Commission modifications dated April 18, 2026. March 18, 2026. And that motion has been made. The chairman seconds it along with several others, Supervisors Stork, Alcorn, and Palachuk, IC.

[05:26:41] Discussion on the motion? Supervisor Behrman. Just briefly, I want to name a lot of names here that were given to me of people who worked on this at the county. Nicole Winans, who I believe has since left the county, was the lead on the project and was instrumental in developing the consolidated plan.

[05:27:00] Others to thank include Ryan, Paul Johnson, Kelly Barrett, Tom Wampler, Laura Ghosh, Taylor Wehmeyer, Mike Garcia, Michael Linsky, and Graham Owens. There was support from FCDOT with Nina Amote, Hannah Kachner, Zachary Desjardins, Sanford Klanfer, Nohemi Miranda, Andrew Sheldon.

[05:27:22] From DPD, it was Daquan Zhao, St. Clair, Dee Williams, Beth Elliott, Joanne Phoebe, DPWES, it was Peter Vigliotti, Linda Barfield, FCPA. It was James Corcoran and Elizabeth Ionetta, and it was also Anna Ricklin.

[05:27:40] And, yeah, so there were a lot of people there. And sorry, Laura provided this to me, so Kelly, I don't know why she didn't put you on this one. But I just want to thank all of the people who worked very hard on this over many years.

[05:27:59] Thank you. Thank you, Supervisor Bierman. Supervisor Palcic. Thank you, Mr. Chairman. And I appreciate thanking all the staff. I also was really grateful to the various groups, many who are with Fair Recks Healthy Communities, that really came together with those competing preferences, right, priorities, and who really came to consensus.

[05:28:22] So I believe there were six of them, Nature Forward, WABA, Coalition for Smarter Growth, Northern Virginia Bird Alliance, Friends of Homes Run, and Sierra Club, Great Falls. You get the gold star for being proactive and collaborative advocates to help us move forward in a positive way, especially those who wanted to address things that happened in the past, like Cinderbet, that they did not approve of.

[05:28:46] So just really thank them for that. Thank you. And I'm going to make this easier on everyone. Just thank everyone involved in the process. With that, all those in favor of the motion, please say aye. Aye. Any opposed? Any abstentions? That motion carries. Supervisor Bierman.

[05:29:02] Thank you, Mr. Chairman. Thank you, Mr. Chairman. I have two quick follow-on motions. I move that the Board of Supervisors direct FCDOT staff to work with Land Development Services and other agencies to evaluate the provisions in the Public Facilities Manual with respect to the Active Transportation and Trails Plan to identify necessary updates to reference the Active Transportation and Trails Plan, require sidewalks on both sides of the street where appropriate, and update the sidewalk and trail standards for width and materials to align with the Active Transportation and Trails Plan and VDOT Standards for acceptance, and I further move that the Board of Supervisors direct

[05:29:38] FCDOT staff to work with the Department of Planning and Development's Zoning Administration Division and other agencies to evaluate the zoning ordinance with respect to the Active Transportation and Trails Plan to identify necessary updates to reference the Active Transportation and Trails Plan and update the sidewalk and trail standards to align with the Active Transportation and Trails Plan and VDOT Standards for acceptance.

[05:30:03] You've heard the motion. It's been seconded by Supervisor Alcorn. The chair will second that as well. Discussion on the motion? Seeing and hearing none, all those in favor, please say aye. Aye. Any opposed? Any abstentions? That motion carries. Thank you, Supervisor Beerman, and thank you all.

[05:30:22] And next we have the public hearing everyone's been waiting for, which is a public hearing on and approval of the sale of half a million gallons per day of Fairfax County's unused treatment capacity and 2.7 million gallons per day of conveyance capacity at the Alexandria Renew Treatment Plant and Associated Conveyance System to the City of Falls Church.

[05:30:45] And we are switching out staff here, and as soon as staff is ready, we would welcome a staff presentation.

[05:31:05] Thank you, Mr. Chairman. Good afternoon. My name is Bill Barrick, the Director of Wastewater Planning and Monitoring Division, and I'm glad you're excited about this as much as I am. The proposed wastewater capacity sales agreement will sell 0.5 million gallons per day, or MGD, of Fairfax County's unused wastewater treatment capacity at the Alexander Renew treatment plant and 2.7 MGD of conveyance capacity to the City of Falls Church to address the City's need for additional capacity due to growth.

[05:31:35] The city will pay the following, \$8,258,500 for 0.5 MGD of additional treatment capacity, \$519,405 for an initial additional conveyance capacity of 1.08 MGD, approximately \$6 million for the city's

share of enlarging a portion of the county's conveyance system, \$779,108 for an additional post-construction conveyance capacity of 1.62 MGD.

[05:32:05] Following these transactions, the city's convenience allocation will increase from 4.3 million gallons per day to 7.0 million gallons per day, and the treatment capacity at the Alexander Renew treatment plant will increase from 1.0 to 1.5 MGD.

[05:32:23] If you have any questions, I'd be happy to answer. Are there any questions of staff? Supervisor Stork. I'm just really seeking confirmation of conversations that I know, at least I've had and probably with others, It's just that this does not significantly limit the redevelopment, not only the Richmond Highway area, because it's a significant user of Alexander Renew, but also the capacity that it gives us, takes us far into the future of any potential need we have.

[05:32:56] Do you have, I see the head nods, and please say yes or no, but also do you have any kind of projection that you've made as to when this capacity would have been ever used by the county so yes the county does have available capacity our projections are that capacity is available through 2050 and beyond we coordinate with our partners at alexander renew so if additional capacity would be needed after that 2050 we'll have those conversations but through 2050 we do not need that capacity thank you thank you are there any other questions of staff seeing and

[05:33:35] hearing none this is a public hearing and I have no speakers who have signed up in advance to testify on this matter. Is there anyone here present who would like to speak on this subject? This is a public hearing. Anyone present who would like to testify? Seeing no one, let me verify there are no callers. There are no callers. No callers. Any closing comments or a recommendation from staff? Staff recommend that the Board of Supervisors approve the wastewater capacity sales agreement with the City of Falls Church and authorize the County Executive to execute the agreement in the attachment to the board item. Thank you. Final check. Questions from board members? Seeing and hearing none, I will now close

[05:34:13] the public hearing and recognize Supervisor Palachuk for a motion. Thank you, Mr. Chairman. I move that the Board of Supervisors approve the sale of half a million gallons per day of Fairfax County's unused treatment capacity and 2.7 million gallons per day of conveyance capacity at the Alexandria Renewed Treatment Plant and its associated conveyance system to the City of Falls Church, Virginia, in a form substantively similar to the agreement as set forth in Attachment 1 to this board matter.

[05:34:42] This is not a board matter. In Attachment 1, period. All right, there we go. And the chair will second that motion. Discussion on the motion. Supervisor Palchuk. Mr. Chairman, I really just want to thank all the staff who worked on this. I know it was not an easy process, always a negotiation, looking at making sure that we are maintaining our capacity while also getting what looks like a really good deal for the county.

[05:35:08] I want to thank the executive, Mark Gorey, and the DPWS team for all your time on this. We have our neighbors, and sometimes we have to share. And I think this is a good agreement for us to continue sharing well in the future.

[05:35:23] So thank you all. Thank you, Supervisor Pouchek. Is there any further discussion, seeing and hearing none? All those in favor of the motion, please say aye. Aye. Any opposed? Any abstentions? And that motion carries. Thank you all very much. And next, we have a public hearing to amend and re-adopt

Chapter 127 of the Code of the County of Fairfax, Virginia, relating to the Commercial Property Assessed Clean Energy and Resiliency Program.

[05:35:53] And as soon as they are ready, we would welcome a staff presentation. Good afternoon, Mr. Chairman and members of the board.

[05:36:09] My name is Stephanie Cadenat, and I'm with the Office of Environmental and Energy Coordination. I'm joined today by Director John Morrill, also from the Office of Environmental and Energy Coordination. The agenda item before you is to consider amendments to Chapter 127 of the County Code, which governs the county's Commercial Property Assessed Clean Energy and Resiliency Program, or CPACE.

[05:36:30] The proposed amendments update the county's ordinance and associated program agreement to align with recent updates to the Virginia CPACE statute that became effective following the 2025 legislative session. These updates, as listed in the item, are to add clarification to eligible property types.

[05:36:47] They expand the definition of property owner to include certain long-term ground lessees and extend the loan approval period from two to three years. These amendments ensure the county's ordinance remains consistent with updates to state law and the statewide CPACE program framework so that Fairfax County can continue to offer CPACE as a funding mechanism for property owners.

[05:37:08] Fairfax County opted into the statewide program administered by the Virginia PACE Authority in 2023. CPACE allows commercial property owners to access private financing for improvements such as energy efficiency, renewable energy, water efficiency, and resiliency upgrades.

[05:37:24] These projects are funded by private capital providers and repaid through a voluntary special assessment on the property. Thank you, and this concludes staff's report. Thank you very much. Are there any questions of staff? Yes, Supervisor Pouchek. Thank you, Mr. Chairman.

[05:37:39] I think this was shared, but I just want to confirm for the record that CPACE is fully, we give the ordinance, but it is a private sector. There's no county investment, no county funding in order to allow this to be used by our commercial property owners.

[05:37:58] That is correct. Thank you. Any additional questions at this time? Seeing and hearing none, this is a public hearing, and I do not have any speakers who have signed up in advance to testify on this matter. Is there anyone here present who would like to speak on this subject? This is a public hearing.

[05:38:13] Anyone who would like to testify? Seeing and hearing no one, let me ask if we have any callers. There are no callers. There are no callers. Any closing comments or recommendation from staff? Staff recommends that the board adopt the proposed amendments to Chapter 127 of the county code to ensure the county's ordinance stays consistent with state law and the statewide program framework.

[05:38:37] Thank you. Thank you. Final check. Questions from board members? Seeing and hearing none. I will now close the public hearing and recognize Supervisor Palchuk for a motion. Thank you, Mr. Chairman. I move that the Board adopt a proposed ordinance to amend and re-adopt sections of the Prefects County Code set forth in Chapter 127, Commercial Property Assessed Clean Energy and Resiliency Program, as set forth in Attachment 4 to the Board agenda item for this public hearing.

[05:39:06] You've heard the motion. I will second that. Discussion on the motion. Seeing and hearing none. All those in favor of the motion, please say aye. Aye. Any opposed? Any abstentions? and that motion

carries. Thank you very much. Our next public hearing is a public hearing on a proposal to vacate and abandon a portion of Boston Boulevard in the Mount Vernon District and we again are making a staff change and as soon as county staff is ready we would welcome a staff

[05:39:36] presentation. Good evening Mr. Chairman and members of the board. My name is Jeff Edmondson and I'm with Fairfax County Department of Transportation in the site analysis section and I'm here to present a proposal to vacate and abandon a portion of Boston Boulevard in the Mount Vernon District. The applicant, on behalf of their client, is requesting that a portion of Boston Boulevard be vacated under Section 152-2272

[05:40:15] and abandoned under Section 332-909 of the Virginia Code. The applicant is seeking this request to consolidate and redevelop the adjacent property. The adjacent property was formerly the site of SSPA CPN-22MV-003.

[05:40:31] The former plan amendment suggested the possibility of the property being redeveloped residential uses. The SSPA was withdrawn in the fall of 2024. The subject portion of Boston Boulevard east of Edinburgh Drive is constructed and is in the VDOT department, excuse me, the Virginia Department of Transportation secondary system of highways. And that concludes my presentation. Thank you very much. Are there any questions of staff? Seeing and hearing none, this is a public hearing and I have no speakers who have signed up in advance to testify on this matter.

[05:41:06] is there anyone here present who would like to speak on this subject if you could come on down please and sign in actually why don't you since we know who you are why don't you restate who you are for the record and then if you could at the end of your testimony just sign in so that with the clerk over here to to my right so that we have that officially welcome back happy to do so my name is Sean Newman resident of Fairfax County here representing really myself not fab But I came to know about this because I regularly ride by this spot.

[05:41:40] There is a surprising little connector that goes from Rolling Road onto Boston Boulevard that allows for pedestrians and bicyclists to get through, where otherwise you'd have to go probably another half mile, three-quarters of a mile around out of your way. And I support the amendment, the matter before you.

[05:42:00] I have no issue with what they're doing as long as it ensures that that bike path connection is maintained. I also wanted to bring your attention to the fact that there are these connections all over the county and probably should be more. But that these connections can make a huge difference when we have a county full of cul-de-sacs and those cul-de-sacs end and sometimes they just end and there's no way to get through them.

[05:42:25] In this case, it ends and there's a way to get through them. And that's amazing. And I love it. And again, I use it regularly. So I just wanted to kind of bring that to your attention. And thanks, staff. I spoke with the staff on this and got my questions answered. Spoke to Supervisor Stork's office as well.

[05:42:42] But I just wanted to come here and say that, and I appreciate the time. Thank you. Excellent. Thank you very much. I appreciate your testimony. Is there anyone else here who would like to testify on this matter? This is a public hearing. Anyone who would like to testify? Seeing and hearing no other folks.

[05:42:57] Let me ask if we have any callers. There are no callers. No callers. Closing comments and a recommendation from staff. Thank you. Staff recommends board adoption of the proposed order and

ordinance. Thank you very much. Final check. Any questions from board members?

[05:43:14] Seeing and hearing none, I will now close the public hearing and recognize Supervisor Stork for a motion. Thank you, Mr. Chairman. To be honest, I was not aware of the path, and I'm not familiar with it, but all I can say at this point is that I'm more than happy to work with the developer and look to...

[05:43:33] I can think of a couple other situations, like the one you mentioned, that I share with my bike riding. So I would absolutely look for ways to ensure that we provide some pathway through. But this does not require it.

[05:43:48] What we're doing provides a property owner with a lot more flexibility than they would have with this. So I'm going to go ahead and move this, but I share the current concern. I'm happy to be sensitive to and work with them to see how we can accommodate that. Thank you. With that, the applicant Cooley, LLP, on behalf of their client, 7700 Boston Boulevard, LLC, is requesting the vacation and abandonment of a portion of Boston Boulevard.

[05:44:14] The subject portion of Boston Boulevard served as a cul-de-sac near the intersection of Boston Boulevard and corporate court, and extended into the applicant's property, 7700 Boston Boulevard, LLC, plans to redevelop their property and to utilize the subject right away without the need for the cul-de-sac in the future.

[05:44:30] Therefore, I move that the Board of Supervisors adopt the vacation ordinance and order of abandonment, which will take effect immediately of the subject right away. And the Chair will second that motion along with Supervisor Herity and Palchuk. Discussion on the motion.

[05:44:48] Seeing and hearing none, all those in favor of the motion, please say aye. Aye. Any opposed? Any abstentions? And that motion carries. Thank you very much. Our next public hearing is on a proposal to vacate and abandon a portion of Banting Drive in the Braddock District.

[05:45:05] And at this time, I'd recognize staff for a staff presentation. Good evening, Mr. Chairman and members of the board. My name is Jeff Edmondson, Site Analysis Section, Department of Transportation. I'm here to present a proposal to vacate and abandon a portion of Banting Drive in the Braddock District.

[05:45:24] The applicant is requesting that a portion of Banting Drive be vacated under Section 15-2-2272 and abandoned under 33-2-909 of the Virginia Code. As part of their new subdivision, the applicant extended Banting Drive north beyond the existing turnaround area.

[05:45:43] Therefore, the extension eliminated the need for the subject vacation area. The subject portion of Banting Drive has been raised and resealed. The vacated area of Bending Drive will be returned to the adjacent property owner, the Penns Crossing Homeowners Association. And that ends my presentation.

[05:45:59] Thank you very much. Are there any questions of staff? Seeing and hearing none, this is a public hearing, and I have no speakers who have signed up in advance to testify on this matter. Is there anyone here present who would like to speak on this subject? This is a public hearing. Anyone who would like to testify?

[05:46:16] Seeing and hearing no one, let me ask if we have any callers. There are no callers. No callers. Closing comments and a recommendation from staff. Thank you. Staff recommends a board adoption of the attached ordinance and order. Thank you. Final check. Any questions from the board?

[05:46:33] Seeing and hearing none, I will now close the public hearing and recognize Supervisor Sizemore Heiser for a motion. Thank you. I move, I hereby move that the Board of Supervisors accept the county executive's proposal to vacate and abandon the small portion of Banting Drive that previously served as a turnaround and return it to the adjacent Penn's Crossing Homeowners Association.

[05:46:54] And the chairman will second that. Wow, a lot of people are interested in this. I will second it with a lot of other people. Discussion on the motion? Seeing and hearing none, all those in favor, please say aye. Aye. Any opposed? Any abstentions?

[05:47:10] And that motion carries. Next up is a public hearing to consider adopting an ordinance to establish a revitalization and redevelopment economic incentive program in the Drainsville, Franconia, Hunter Mill, Mason, and Mount Vernon districts. And as soon as they are ready, we would welcome a staff presentation.

[05:47:41] Good evening, Mr. Chairman and members of the board.

[05:48:02] My name is Elizabeth Hague, and I'm with the Department of Planning and Development. And with me this evening, I have Tracy Strunk, also from the Department of Planning and Development, Lisa Jacobs and Jay Doshi from the Department of Tax Administration, and Cherie Mack and Daniel Robinson from the County Attorney's Office.

[05:48:21] Today, I'm going to present the proposed Revitalization and Redevelopment Economic Incentive Program, which would supplant the existing Economic Incentive Program adopted by the Board of Supervisors on September 15, 2020.

[05:48:38] Note, however, any application approved under the Economic Incentive Program would be allowed to continue per that ordinance. Today, the Board is considering an ordinance to amend the Fairfax County Code by adopting Article 32 to Chapter 4 relating to Revitalization and Redevelopment Economic Incentive Program and adopting Appendix X.

[05:49:02] Under the existing Economic Incentive Program, six geographical areas were designated as EAP areas and each had effective dates where the financial incentives were available to eligible applicants for up to 10 years.

[05:49:20] While the program experienced an initial burst of enthusiasm and activity with eight applications approved in the first few years, including one in Annandale, two in Bailey's Crossroads, two in McLean, one in Springfield, and two along Richmond Highway.

[05:49:37] However, as of 2025, last year, any new projects coming in would no longer be able to achieve the full 10-year tax abatement because the effective dates were all off and running.

[05:49:54] And as the incentive period counts down, fewer developers are inclined to apply for the program, thus slowing the pace of redevelopment in these areas. Oops, damn. Sorry, sorry, sorry. We need to do it. Thanks.

[05:50:18] Yeah. Features. Where is it going? No. Previous. Yes. All right. So our new revitalization and redevelopment economic incentive program that's being proposed is targeted to designate specific zones within designated revitalization and redevelopment economic incentive areas.

[05:50:49] And each zone will get its own 10-year time period. Essentially, this program will address the shortcomings of the effective date periods by area that we experience under the Economic Incentive

Program by allowing each new eligible project to establish its own 10-year incentive period.

[05:51:12] Eligible projects would in effect establish a separate Economic Revitalization Zone or ERZ by ordinance within the eligible REAP areas. And each ERZ would have its own ordinance which would be located in Appendix X of the County Code.

[05:51:33] Note that the effective date of an ERZ must be identified in the ERZ ordinance when it would go forward with a rezoning or site plan. And it must commence three years after the date of initial adoption of the ERZ ordinance.

[05:51:52] However, if the applicant demonstrates good cause, the board may set an effective date up to four years from the date of initial adoption of the ERZ.

[05:52:06] So, all right. So I actually want to, something is messed up here. Ah, okay. Eligibility. Okay. Eligibility. Next one. What? It's not doing. Well, this is the next one I want to do.

[05:52:35] What I wanted to say is that the eligibility criteria are unchanged under the REAP. Any proposed development must be commercial, industrial, multifamily, residential, or any combination thereof. Applications must contain a newly proposed assemblage not previously approved for a rezoning or site plan.

[05:52:58] The project must consist of at least two contiguous parcels totaling a minimum of two acres. and the application, most importantly, must conform to all laws and policies related to the provision and preservation of affordable housing and the use and consolidation recommendations contained in the comprehensive plan.

[05:53:20] So there are going to be the following revitalization in economic incentive areas. The commercial revitalization districts of Bailey's Crossroads, Seven Corners, McLean, and Springfield.

[05:53:41] The commercial business areas of Annandale and Linconia. The commercial revitalization area of Lake Ann. Suburban neighborhood areas of Richmond Highway, as well as some parcels between the CRDs and the suburban neighborhood areas.

[05:53:57] The Franconia-Springfield TSA, exclusive of some single-family residential property. and the Huntington and Culmore incentive areas as defined by the ordinance. This is not, yeah, I don't know why this is out of order, sorry, my apologies.

[05:54:21] All right, so just to, okay, that's what it's a problem, Culmore, maybe I don't touch. New Culmore area. So this is the area, it is actually the commercial properties that are along Leesburg Pike between Bailey's Crossroads and Seven Corners.

[05:54:44] Next. I'm just going to let Tracy drive. We have expanded the Annandale, the previous boundaries for the Ypres area to include the full community business district, which kind of is the tail end to 495. And then we are adding Huntington, a good portion of the transit station area, principally the WMATA station and the Huntington Club condominium project, And then lastly, of course, Lake Ann commercial revitalization area.

[05:55:15] Keep going. And in sum, we think that this new revitalization and redevelopment economic incentive program addresses the problem we experienced under the EAP program of the expiring 10-year effective dates by area.

[05:55:33] We think it provides greater flexibility. We think there's a greater likelihood that applicants can achieve the full 10 years of the partial real estate tax abatement. We have, as you saw, added some new areas or expanded existing areas.

[05:55:51] The program is currently proposed would be in effect for 20 years with the sunset clause. The board could at any time extend that if it's so desired or conversely conclude the program.

[05:56:07] I think I mentioned any applications that are currently approved under the existing Economic Incentive Program would continue under that program. Finally, should the board approve this ordinance today, staff is prepared with updated forms and procedures that will get published on our website tomorrow as quickly as we can.

[05:56:32] And with that, I am happy to entertain any questions. Thank you very much. Let me ask a couple just for clarification, because I do think, and it's how it had to be advertised, but I do think the advertisement of this might have thrown some people off.

[05:56:49] And so I just want to get some verifications of a few things. First of all, the existing policy that we have has been in place since 2020, and what we're doing here is really modifying two things. One is the 10-year time frame, and the second is adding some geographical areas.

[05:57:09] And so this is not a whole brand new thing coming through. This is actually going back into a program that's been in place for six years and making modifications to it. That is correct. And the second question I have is, since this is no longer a hypothetical program, but it has been in place for six years, there has been some concern raised about this placement.

[05:57:27] And I just want you to verify for the record that since the economic incentive program has been in place, that there has been zero displacement from residents or loss of affordable housing units because of the program. Is that correct? Yes, that is also correct. And in fact, the actual opposite has happened.

[05:57:45] This program has created countless, and I have them here. I'm not going to run through them, but a lot of affordable housing units that we did not have before. Is that correct? That is correct. Yes, all the new residential development had affordable units as part of it. And then my final question is, applications that come in under this new ordinance should be adopted must be in compliance with the entirety of our comprehensive plan, including all of our affordable housing policies.

[05:58:14] Is that correct? That is correct. Thank you very much for those important clarifications. Let me ask if there are any other questions at this time of staff before we begin the public hearing. Supervisor Jimenez. Thank you, Mr. Chairman, and thank you to staff. Obviously, Mason District has already benefited from this.

[05:58:33] We're actually doing a groundbreaking tomorrow around one of the projects thanks to this. One of the things that I am, and I think the addition of Colmore is fantastic. I think the expansion of Annandale is great. Seven Corners is a different story. But one of the things that I have a question on is why land on three with a potential one year?

[05:58:52] like even if you had everything working out perfectly everything that means everything is just runs on time there's no complications but you have to move through the entitlement process the site plan approval and construction within that time frame I worry that the four the three years with the additional

four years but the potential of a fourth year is just going to automatically become four years because there's almost zero chance that this moves within three to go through all of that.

[05:59:22] So why choose three, given an additional four? I can guarantee you almost that every single one is going to end up just taking that additional fourth year as status quo. We did consult with the building industry and a number of land use attorneys and developers about this.

[05:59:42] And we did initially propose the three years because we thought that would be an expected amount of time to complete the entitlements, ideally construction. One of the things we talked about was the fact that if you're going into this program, you really need to have your ducks in a row.

[06:00:04] You should be very conscious of the time frames and be lining up your financing and all of that. That said, we listened to the industry folks and provided for the additional year. I think we should give it some time and see how it goes.

[06:00:23] If we do find that that's what's happening, that everybody is defaulting to the four years, then I think that's something we should look at at that time and we can amend the ordinance. But this was striking a balance. Part of the program is to catalyze and make things move a little bit faster than they might otherwise do.

[06:00:44] And so, again, that's why we're encouraging people to really, I mean, obviously the economy changes, but really try and know that when they're ready to go, that they're not waiting in a linear fashion to line up stuff.

[06:01:00] Just real quick, so what is the typical project delivery schedule currently? Go through all the things that I mentioned, the site plan, approval of construction, all of that, the entire, how long is that? We believe that typically it's about a year to get through all the site and building plans, and then they can start construction.

[06:01:22] So when they go forward, they've got either the rezoning or if it's by right, they could actually have their site plan, in which case there would be even less time. So right now you're telling me one year to get through all that. You're telling me that if I go talk to every single project in Mason District, you're telling me right now 12 months.

[06:01:42] That's typical. Supervisor Jimenez, we can, as has been noted, this comes in after the rezoning, so it's timelines that come after our part of the development. So I don't want to speak for another department, but we can certainly get you what the current timelines are.

[06:01:57] And as you know, there has been some recent state code changes that look for a 12-month return around for site plans, so we can get you some more information on exactly what those are. All right, thank you. I think people are going to be extremely, extremely excited that it takes one year. Thank you.

[06:02:15] Additional questions, Supervisor Lusk? Well, I won't necessarily ask questions here. I might just say I appreciate the work that's been done to revise the program because I'll acknowledge that in my district I could see that there were some challenges with the previous iteration because clearly if you came in the program in year five, you're only going to get five years of abatement.

[06:02:39] And it becomes much harder convincing someone to consider coming into the program under that consideration. So making sure that we're providing a vehicle and a mechanism for people to get the 10 years, I think is extraordinary. And I also will say, and the chairman will agree with me on this, is that

we've had conversations with another user in the Springfield area, and they made that pretty clear. They came in under one program, had the challenges that they had, and made it clear that they couldn't come in in that same program with

[06:03:15] another project. So I think we are helping make this program more viable by making the decisions and the changes that are being proposed here. So I just wanted to say that publicly and acknowledge that this is moving in a much better direction than previously. Thank you, Mr. Chairman. Thank you, Supervisor Luskin. And I do have one other question, and it's following up on Supervisor Jimenez's stream of questions. What this does is allows, if the applicant demonstrates good cause, the board may set an effective date up to four years after the

[06:03:50] date of the initial adoption of the ordinance, and maybe help us understand how we came up with four years, just on that specific point. I know Tracy does not want to speak for another department. I did consult with Land Development Services and was given the approximate one-year time frame, and it is possible for construction to be done in a couple years.

[06:04:17] So that was the initial offering. And then, again, we got feedback from the development business community that they wanted some flexibility because sometimes, and we've all seen it happen, there's some site complications.

[06:04:32] There's always some unknowns. And so some sites are just more challenging than others. There's tough grades or soil conditions. So the thought was those kind of factors could be weighed at the time the economic revitalization zone ordinance was adopted and the board could make a decision.

[06:04:53] So let me just ask a follow-up, though, because we – and I appreciate that. We had to arrive somewhere in terms of the number of years, and four seemed like the reasonable one, and I appreciate that. But the way this is advertised, I just want to be clear, and this might be a question for the county attorney who's with us.

[06:05:10] This allows for the board to set an effective date up to four years. If someone is working in good faith with the county and can still not achieve that within four years, what happens? And is it within the scope of the advertisement for us to be more flexible in that area and say maybe it needs to be five?

[06:05:31] Just help me understand, first, the flexibility of the advertisement, and then secondly, what happens to someone if they meet the first part of the test, which is they're demonstrating they're working in good faith, which would allow the board to extend it up to four years.

[06:05:48] But what if four years, the second part of it isn't sufficient? Sorry, Chairman McCabe. So the ordinance would set the timeline for the beginning of that 10-year period.

[06:06:06] So if much like today, if something is approved into the program and then it doesn't get to the point where they can start getting the refund and the money back, if the ordinance sets it and they don't hit that substantial completion target by the end of three years or four years or whatever, that they still are in the program, they just wouldn't necessarily, their 10 years has already started.

[06:06:29] So they might only get nine and a half years or nine years at that point. So it's not like if they don't hit substantial completion by that date that they are no longer in the program. So can you conceive of a situation where one would successfully demonstrate good cause but still need an extension beyond the four years, and what could that be?

[06:06:57] I'm asking you to be hypothetical just because when we get in the real-world application, we just don't want to find out that we potentially have tied our hands. And we can't predict everything, I understand that, but we have a test here that says the applicant demonstrates good cause, which of course is subjective and flexible, but assuming that test gets met, can you conceive of a situation where the four years may not be sufficient?

[06:07:23] I'm going to kick that to our county attorney friends behind me, but I believe the ordinance sets the start date and then it becomes fixed at that point, but I'll let them tell me I'm wrong. Okay, and they are conferring.

[06:07:38] Chairman Daniel Robinson from the Office of the County Attorney, I think one option in this situation, you know, if we're in the future and you're at three and a half years and they haven't hit it, the board has the authority to amend the ordinance, the ERZ ordinance or this code at that time, right?

[06:08:04] So if we think this has become an issue, you could amend the ordinance at that point. And particularly if you see it's become an issue that's become more ubiquitous, right, we amend the entire code. But also you have control over that ERZ ordinance as well. And if that happened, that would retroactively support anyone who is already in the process?

[06:08:29] It could be crafted to do that. It could be crafted to do that because it hasn't been effective yet, right? You're still within your wheelhouse to amend that ordinance. Okay. Follow-up question, Supervisor Menas. So just to be clear, and thank you again for this, just to be clear, if we in the future want to become more flexible and want to change it so that it's not for we have to come back here and redo this again to open it up and make it more flexible?

[06:09:01] So there's the individual ordinance, the economic revitalization zone, that sets the date, say the time the rezoning goes forward. That is the ordinance I believe we're talking about amending. There's also the ability if over time, through experience, nobody's coming close to the four years, this overall program ordinance could be amended.

[06:09:25] So there's two approaches if I understood the county attorney correctly. That's correct. Okay. I mean, the reason why we're asking this question is some of the challenges that we've run into has given us experience in this area, and I appreciate the answer that was given.

[06:09:45] I just thought that once the clock started on somebody in the process that we already have delineated, that that's it for them, and if we go back and amend the ordinance, That is for new applications coming in.

[06:10:01] In other words, if we extended that time frame, we wouldn't be able to extend it for the people who are already in the formal pipeline and are in the program. And that's why I'm asking that question because I do think that's one of the reasons why we're here today to fix this is we did not have a good fix for someone who was already in the pipeline because making changes to this are for applications moving forward, not necessarily for applications in the current program.

[06:10:27] Right. And here, the 10-year limitation is on the effectiveness of the ordinances. So if it hasn't—right now, the ordinance has been in effect, the one that exists. These individual ordinances, you might pass them, but they're not effective until that future date. So they're not in effect yet.

[06:10:42] And so you have—you're not extending it beyond 10 years. You're still capped by the 10 years. You're just pushing it out farther, if that makes sense. Right. I do. I understand that. But I just want to be clear about this before we adopt this is that for people who are already in the 10-year period, if it's determined they need more time and we change our ordinance to allow for more time, they do not automatically become eligible for that because they are under the program that existed at the time they came in and the clock started.

[06:11:16] Just to clarify your hypothetical, their incentive has started already? They have hit their effective date, and they're already going, yes, if you then extended it to say you have four years or five years, their ordinance has already started. Their ERZ has already begun and commenced, and they can't get extended because they're limited to the 10 years.

[06:11:37] That is what I thought. So I thank you for that clarification. Okay, before we begin the public hearing, let me just make sure there are no other questions from the board at this time. Okay, this is a public hearing, and I do have several speakers who have signed up in advance to testify, and our first speaker is here, and that is Mary Payden, and Mary Payden is the Housing Committee Chair for the Fairfax NAACP.

[06:12:09] Welcome, Mary. Thanks, Jeff, and good evening, speakers. I'm here representing Fairfax NAACP. I recognize that this economic incentive plan is being expanded and renewed to 2046, and I'm looking at it in context with the chair's directives to staff to increase the housing supply and spur economic growth.

[06:12:34] Also, I've participated in development of recently adopted relocation plans for tenants and mobile homeowners. All of these efforts show the county's intent to grow and provide homes for many to live in this beautiful region. But what I don't see in these plans is planning to revitalize aging neighborhoods in a manner that would intentionally benefit their current residents.

[06:13:02] Historic federal urban renewal projects beginning in the 1960s aimed to revitalize neighborhoods with a system of federal loans and grants. But most of these plans went wrong, and many resulted in tragic displacement of residents.

[06:13:18] Despite past challenges, many of these federal mechanisms still exist, maybe weaker now and less funded, but they're now still being used by community development advocates elsewhere to improve neighborhoods on a smaller scale and benefit local residents and small businesses.

[06:13:37] A recent Urban Institute review of federal place-based policies summarized revitalization goals as more than just economic development. They include improving residents' life chances through poverty alleviation or community transportation, increasing and preserving the supply of affordable housing, spurring economic growth through redevelopment and revitalization, supporting small business ecosystems, leveraging industry networks to rapidly transform regional economic growth.

[06:14:10] The Economic Incentive Plan focuses solely on economic development by offering regulatory and financial incentives to the private sector. A developer must put together packages of two or more acres, build something new, not renovate or preserve buildings, as I understand, with higher density in keeping with the comprehensive plan.

[06:14:32] New multi-story, multi-use complexes that cover at least two acres tend not to have affordable rental spaces for small community-serving retail shops or services. The maps of the revitalization area

include thousands of units of older market-rate affordable apartments.

[06:14:50] If any of the larger buildings were torn down and rebuilt, the new buildings would not be able to house all the displaced residents, despite the county policy of no net loss, if possible. The Department of Economic Development and Centers, ZDI, offers job training, small business support, and placemaking projects, but they are aimed at present conditions and do not address how small community-serving businesses can fit into a high-density framework with rising land values.

[06:15:23] A separate but coordinated community and development initiative plan should be developed in keeping with the one Fairfax test of who benefits, who's harmed, and who's at the table. I hope the board can work with its equity team, EDI, and the Housing, Community, and Development Department, as well as with research consultants to hold discussions with the county's revitalization communities about what improvements they would like to see and develop a set of goals that might benefit current residents.

[06:15:56] Gentrification and displacement tend to happen unless there is a clear vision and intentional use of tools to make sure that development benefits existing communities. Some tools commonly mentioned are Federal Home Loan Bank Act loans, community development financial institutions, property tax breaks, and proffers.

[06:16:19] I know you'll pass this Economic Incentive Plan, but I hope you can also hold a broader discussion about how to elicit local community development visions and select tools that will help accomplish them. Do not let this plan be your only tool. It can accomplish some things, but not others.

[06:16:37] And if used in all cases, like a hammer used to cut wood, it could do more harm than good. Thank you. Our next speaker is Marianella Funes. Are you on the line? Yes, I am.

[06:16:52] Welcome. the floor is yours. Thank you, Chairman, and good evening, supervisors. I am Marianela, community organizer with Tenants and Workers United, and I represent communities along Roosevelt Corridor, and we believe that progress and development are beneficial when they provide sufficient protections and opportunity for the small businesses and the immediate existing

[06:17:21] In recent years, we have observed private equity firms acquire mobile home parks, leading to inflate land values and rent increases that provoke indirect displacement.

[06:17:37] We are concerned that the proposed rehabilitation incentive program may exaggerate this issue, as the designated areas include thousands of housing units.

[06:17:53] Community along Route 1 corridor are already struggling to remain in the county, and this development plan might make it even harder for low-income residents to stay. A rehabilitation plan should improve areas for the benefit of both current residents and the local economy.

[06:18:16] The county needs a broader vision that focuses on improving conditions for local residents and small businesses in a way they recognize as progress. Currently, by focusing solely on property redevelopment for economic purposes, this plan primarily offers regulatory and financial incentives to the private sector.

[06:18:43] The rehabilitation map includes thousands of market-rate affordable housing units. If these buildings are demolished and rebuilt, the new structures will likely to be enabled to house all displaced residents, despite the county's no net loss policy.

[06:19:06] Historically, many federal rehabilitation programs have resulted in the destruction or gentrification of neighborhoods rather than serving the community. However, research from institutes like the Urban Institute and Policy Links suggests there are better ways to implement community place-based improvements.

[06:19:33] We ask the Board of Supervisors to place existing communities at the center of these rehabilitation goals. We urge you to work with your equity team and research consultants to hold discussions with these communities to identify the improvement they wish to see.

[06:19:54] We anticipate the passage of this plan. Many in our communities remain unaware of it. As currently written, the plan does not fully encompass the spirit of one Fairfax or the original intent of rehabilitation, which is to benefit the immediate communities, will it simultaneously stimulate economic growth.

[06:20:20] Thank you for your consideration. Thank you very much. Our next speaker is Corinne Crosdale. Corinne, can you hear me okay? Yes, yes, sir. Welcome. The floor is yours. All right, thank you. Well, good afternoon, supervisors. Please accept this testimony regarding the ordinance of Article 32 of Chapter 4.

[06:20:44] And as a directly impacted resident and community leader in South Fairfax County, specifically a mobile home community leader, I am deeply concerned about the implications of this program. We have already seen developer activity lead to inflated land values and rent increases.

[06:21:02] This plan is concerning because it offers tax relief and incentives to private equity firms without a clear strategy for protecting existing communities and families. And by focusing solely on property redevelopment for economic purposes, the plan primarily benefits the private sector and disregards low-income residents in the proposed areas.

[06:21:24] The revitalization map includes thousands of market rate affordable apartment units. And if these are demolished, new structures will likely be unable to house all displaced residents, despite the county's no net loss policy. Historically, many revitalization programs have resulted in the gentrification or destruction of neighborhoods rather than serving the people who live there.

[06:21:47] and the revitalization map poses a threat to local small businesses that are owned by our neighbors, potentially destroying the local economy and or ruining relationships between the county and its constituents. And we urge you to place existing communities at the center of this revitalization goals. While we anticipate the passage of this plan, many in our communities remain unaware of it. As currently read in, the plan does not fully encompass the spirit of one Fairfax or the original intent of revitalization to benefit the immediate community while simultaneously spurring economic growth.

[06:22:25] Thank you. Thank you very much. Let me ask if there's anyone else present who would like to testify on this matter. This is a public hearing. Anyone else present who would like to test? Please come on down.

[06:22:40] I need folks who are here to testify on this to come down and sign in with the clerk. If you can state your name for the record and if you could sign in with the clerk when we're done. Before we begin this testimony, we may ask if we have additional callers as well. Okay, welcome. Chairman McKay, members of the board, thank you very much for your time.

[06:22:58] I actually did sign in with the clerk when I got here. My name is Mark Vianney. I'm with the Mount Vernon District. I am speaking as an individual tonight. I'm speaking in favor of the proposal tonight. In both my professional and my civic capacity, one of the most frustrating things we ever see, that you never see, are all the great solutions and imaginative solutions for underutilized properties, properties that the community wants to see redeveloped, but it never comes to pass because projects either A, dealing with some of the individuals who own the property, or B, there's a gap in the financing. And not on top of just trying to profit, there's just some sort of

[06:23:34] particular issue with this property that creates a different financial circumstance than anything else. And sometimes you don't even realize that you're competing with other jurisdictions in front of an investment committee that's located out of state that usually the CFO sits on, and he says, okay, I understand the comp policy wants this, but, you know, this other jurisdiction wants this, and they're providing financial incentives or a runway for this to help us get where we need to be. And so that's the situation we face. And then one day in 2020, to staff's eternal credit, along comes the EIP. And, you know, I won't repeat what staff's already said

[06:24:11] in part of the staff report, but, you know, while not a panacea, it does provide meaningful solutions. And you've seen that. And I've seen that on meaningful solutions either when it's implemented in a policy and a project, but also when it's just available on the shelf. And an investment committee says, you know what, actually we will just go ahead and we'll go with the existing approvals, but we know that if we need to come back or something, we've got this. And some of the examples I would say, I have a video of this.

[06:24:37] Bailey's Crossroads. It was a construction debris recycling facility 30 feet away from a townhouse community in the core of our cbd you know and having knowing that they had the ability to do a affordable do eip there you know let them go forward they ended up not doing that but because of that that project's gone and now you have 300 new units 300 plus new units are there the wd use for that and it's created the opportunity for the county to do its own affordable housing project next door on richmond highway we have properties that have been owned by the same family since the earth cooled and you know we wants to go ahead and try to combine them but you know one of those properties these properties for

[06:25:17] whatever reason they have a large retaining wall on one side of like a 30 to 40 50 foot retaining wall that supports the single family community immediately to the west of them you know and that has to be repaired that has to be reconstructed and those are the kinds of things that you don't see with other common properties so and you can all think of it we all know these properties in our in our community this is the kind of stuff that the eip allows people to move forward and

[06:25:42] And it allows people to now, with those underutilized properties, can come in with new high-quality housing, fulfill the goals of our comprehensive plan, new high-quality housing generally, market-rate housing, but new ADUs, new WDUs, providing the whole myriad of different goals we want for our community and to help us continue to be inclusive.

[06:26:01] So, as staff noted, lately, just by virtue of the terms of it, it's starting to expire. It's time to tweak it. And so I ask your support for that. I also really appreciate you including Huntington Metro site in there. Thank you very much for your time. Thank you, Mark. Let me ask if we have any additional callers.

[06:26:19] We do not, and anyone else present who would like to testify? Okay, so at this time, I am going to close the public record, and let me ask first—actually, I'm not going to close the public record. Let me ask first for closing comments and a recommendation from staff.

[06:26:35] Staff recommends that the board adopt the ordinance to establish a revitalization and redevelopment economic incentive program. And at this time, let me ask if there are additional questions of board members.

[06:26:51] We had some earlier, but let me ask for additional questions. Supervisor Palczyk. Thank you, Mr. Chairman. Thank you to the staff. I believe this question is for Ms. Strunk. Having heard from our community members who are concerned about how this could impact the community, And then hearing Mr. Vianney explain the opportunities there, can you just clarify for us and on the record that this is only an economic incentive?

[06:27:16] This is in no way makes changes to the process with DPD, with the community engagement, with the work with the supervisor's office, with what we do and continue to work to improve the community piece to anything that might be redeveloped?

[06:27:35] That's correct. The program actually specifically requires conformance with the comprehensive plan. I was just looking at our policy plan. We do have specifically, if you remember, objectives that speak to considering residential, commercial, and cultural displacement.

[06:27:52] So we have specifically put that in our comprehensive plan. I won't promise that we've quite figured out how to do it, but we are working on it, and that is something that we take into consideration. The comprehensive plan for all of these properties looks at what's there, the community that's there, and we have preservation policies and other policies that really are intended to try and serve the community.

[06:28:14] So this does not change any of that. Thank you. Additional questions, Supervisor Alcorn. Thank you. A question for Ms. Haig. I know you're very familiar with the Lake Ann Revivalization area. By the way, fascinating discussion.

[06:28:29] Really appreciate the testimony from everybody tonight. Thank you, Mary, very much. In that process, and I think this is one of the things that was mentioned, at least by Mary, the community came together. There was a consultant hired by the county, and really to try to find that consensus, what would benefit the local residents and economic development.

[06:28:53] I would say it was fortunate that I think we have made investments in the Lake Ann area, especially with the purchase of the Crescent property several boards ago, which frankly allows for us to implement basically a we're going to preserve that affordable housing and more.

[06:29:16] So I guess there are other tools. I guess my question is, are there not? And I think we've seen that with Lake Anne. And as well as, frankly, updates to the comprehensive plan, you better make sure the comp plan is what you want because that could be a problem.

[06:29:33] Ms. Haig, would you agree? Absolutely. There are multiple tools in the toolkit to bring to bear. The community is always consulted, and there's always a balance between what's needed for economic development and what the community wants to see.

[06:29:52] So I think that was very much part of the LACAN process. Yeah, and obviously it's still playing out, but we'll see. And perhaps we do need additional tools, you know, to help facilitate this, but I think

this is definitely a tool that needs to be enhanced, at least today.

[06:30:09] All right, thank you. Okay, any additional questions? Okay, with that, I am going to close the public hearing, and I am going to recognize Supervisor Stork for a motion. Thank you, Mr. Chairman. I'm going to make the motion that I'm going to have some comments.

[06:30:25] I move that the Board adopt the ordinance to amend Chapter 4 of the Fairfax County Code by adding a new Chapter 32 to establish a revitalization and redevelopment economic incentive program and an Appendix X to the Fairfax County Code, all to take effect on May 6, 2026, and as shown in the attachment to the Board item.

[06:30:47] I further move that the staff prepare forms and procedures for the administration of the program consistent with the ordinance. And I'll second that, along with Supervisor Palchik and Supervisor Lusk. Discussion on the motion, Supervisor Stork, I'll start with you. All right. Thank you, Mr. Chairman. First and foremost, I think as the testimonies we heard today identify, the needs are great, and they're across the board.

[06:31:10] And it's not making redevelopment an important part of what we do, and revitalization is a crucial part of what we do. It's actually how do we do it, and how do we do it in a way that, you know, essentially leaves no one behind, provides our community and residents who live there with an opportunity to be engaged and help redevelop that process.

[06:31:30] And we know that those are real issues and real concerns and real needs. It's what are the programs, what are the options that we have? And in the end, it's about, frankly, finding money to be able to do that. And a key part of that finding money are developers or folks who see an opportunity but at the same time maybe see the potential as, I mean, oftentimes we do, and then how do we realize that potential.

[06:31:58] And in some ways it's a dance, right? In some ways it's you have something here, a community, something over there, and you work together and ultimately you end up with hopefully a consensus around something that has everybody satisfied and ultimately makes a real difference. And we, in turn, I think most importantly, continue to make and grow our community and have it be a vibrant, successful one.

[06:32:20] And parts of the areas we're talking about have had challenges in that area for years, I'd say decades, right? So we know that this is our potential. We know this is our opportunity. And we know that this is a tool, a successful tool, although one that's been more limitedly used than we want, but still a successful tool.

[06:32:40] Specifically in the Mount Vernon, well, actually, on the Richmond Highway Quarter, my colleague, Supervisor Lusk, and I have had two projects of which the net effect of those projects has not displaced a single individual. We've not lost any affordable housing, whether it's market or subsidized affordable housing, and we will be creating over 500 more affordable housing units.

[06:33:04] 500 units that we would not have had without this program. So the benefits, the opportunities, the potential of this is real. The alternatives, frankly, didn't happen without it. So I think we recognize that we need more tools in the toolbox, and this is one of those tools.

[06:33:23] Again, I'm very pleased to be making the motion. I'm pleased about the opportunities it creates for all of us, and especially pleased to know that we will have one more way of increasing the housing stock, which is, I think, the most important.

[06:33:39] I know it's the most challenging issue we face as a board, not economic development. We're doing very, very well economically development-wise, growing more than 5% a year. So our housing stock is not keeping up with that, and this is a way to do that and do that better. So thank you. Thank you, Supervisor Stork, and I, too, want to thank staff for their work on this.

[06:33:58] This is something that we believed would have accomplished more by now, and we know we need to tweak. We started conservatively to make sure we weren't getting in over our head, and I appreciate the testimony. I don't agree with some of it, though. I have to be frank.

[06:34:13] I think this is fully in compliance with our One Fairfax plan, and in fact, there is an equity impact that is a part of the board item that speaks very specifically to the equity benefits that this program brings, especially in our revitalization areas.

[06:34:28] It also, you know, makes sure that it's recommending implementation of housing policies and practices that encourage all who want to live in Fairfax to be able to do so, the provision of a full spectrum of housing opportunities across the county, most notably in mixed-use areas that are accessible to multiple modes of transportation, provide redevelopment, suitable revitalization sites for mixed use and housing development that can lead to opportunities for everyone to fully participate in the region's economic vitality, contribute to the readiness for the future, and connect to its assets and resources, and it goes on beyond that.

[06:35:06] And I can say, as someone who's been doing this for a long time, to further complement what Supervisor Stork said, the revitalization that we've seen in some parts of this county has not only brought in numerous new housing opportunities, higher quality housing in a lot of places, dedicated affordable units that are not subjected just to the market, but are actually required to be dedicated affordable units that you get through the revitalization process, as well as additional jobs, near transit, and other amenities that complement the older

[06:35:41] neighborhoods that surround them. And most of the revitalization projects I'm familiar with. The older neighborhoods around them have complemented the fact that it has improved their neighborhoods. It has improved their quality of life. It has put more people proximate to transit. And it has mandated affordable units that are under the control of our ordinance as opposed to just subjected to the marketplace.

[06:36:04] And so I think, you know, we need to reflect on a couple things here. One, that regardless of what happens with, first of all, this program has been in existence for six years. As I mentioned before, this is not hypothetical. And every application that has come in those six years, and this is probably why we've not had the loss of affordable units, is subjected to every other regulation that the county has.

[06:36:27] This doesn't exist on its own and exempt people from every other regulation on the books, including all the language about preservation, no net loss, the requirements to provide affordable housing per our ordinance. And through that generated redevelopment in some areas, we're able to get many older challenges in some of our communities solved through the proffer system, through legally binding commitments. And we have been able to generate affordable housing units, as I said before, that are under

the control of the requirements that are in our ordinance. And the biggest concern I have is with some of the communities that exist in the county that are

[06:37:07] market rate affordable, is that I don't have, there's no control over those units. And, you know, That is a reason for people to be concerned. I get it. But we have put in place, I don't, you know, I don't look at this short-sighted at all because it's 2026, and a lot of the testimony we're hearing is not reflective of the fact of where this board has come over a lot of years.

[06:37:33] As the co-author of our One Fairfax policy, I want it to be used properly. We didn't have that not that long ago. We did not have a manufactured housing coordinator. We did not have the protections in the comprehensive plan for mobile homes and no net loss.

[06:37:51] We did not have the aggressive affordable housing plans in some of our revitalization areas like we have in the Richmond Highway Corridor as an example. We have come a long way, and I understand people being concerned, but we also must reflect on all that we have put in place, in addition, that still must be adhered to if this existing policy that's been in place for six years is tweaked.

[06:38:15] And I think we have a track record of implementing this that shows we can do it and grow our affordable housing, grow our jobs, put revitalization in place that helps the older neighborhoods around them and does it in a way that makes sense where transit and other things exist.

[06:38:32] And so not only do I support this, I think in the long term, we look back at the projects that have happened under it. And in the future, when we look back under the projects that have happened under this new provision, we will see that these are actually improving parts of our county that have cried out for revitalization and improvement.

[06:38:52] There's a reason their revitalization districts for a long period of time have cried out for the type of revitalization that in some cases without this program won't happen. And people will be left with the status quo and not benefit from the improvements that this program brings to the community that it's in and the larger community surrounding it.

[06:39:13] And so my only concern with it, just to be candid, is are we being flexible enough with regard to the time frames? And I am appreciative of the responses that we got from staff. I'm going to trust them since this has been in place for six years.

[06:39:30] I am hopeful that we don't have to come back here and fix those again. But this program, where it has operated in the county and where we have had the eight projects come through, have in a very profound way improved those communities and the areas around them.

[06:39:50] And I think we can't lose sight of that and all the things this board has done to put in guardrails of protection for the very concerns that we heard during the testimony. and there's a lot of those in place as we move forward. And so I certainly will be supporting this.

[06:40:06] I appreciate that others will. I appreciate all the comments that Supervisor Stork shared because I think they were spot on. Is there any further discussion before we vote? Seeing and hearing none, all of those in favor of the motion, please say aye. Aye. Any opposed?

[06:40:22] Any abstentions? And that motion carries. And before we wrap up, I do know, because I see these come across my office, these notices every once in a while of employees who are retiring. And Liz is one of those. So this is the last time I think you will be before us.

[06:40:39] And so I want to thank you for all of your work on revitalization over so many years. Thank you. And with that, we are going to move on to our final public hearing, which is a public hearing to consider an ordinance to amend and re-adopt Fairfax County Code Sections 7-2-13 and 7-3-2 to relocate a polling place in the Mason District and relocate a voter satellite office.

[06:41:09] And at this time, as soon as they are ready, I would recognize, I love to call them every once in a while, staff. But we recognize staff as soon as they are ready to give us a presentation. Staff's ready, and she's going to be very quick because I understand there are about 15 people on the line willing to testify on this no you've heard the um in that case is there a move to defer

[06:41:42] this item this is an ordinance this is a hearing uh to amend the ordinance to relocate a polling place in mason district and the voter satellite office you have in franconia you have them before you. Holmes Precinct has been moved out of the Kilmore Library because it's under renovation and it's not can't be used. It's being moved to Bailey's Elementary for that period.

[06:42:12] And you all know that the Franconia Government Center, the old Franconia Government Center is moved the satellites moved to the new one and we do have to change the address and the location on everything. So that's all.

[06:42:29] Thank you very much, staff. uh, for that presentation. Um, and this is a public hearing and I have no speakers who have signed up to advance to testify on this matter. Is there anyone here present who would like to speak? This is a public hearing. Is there anyone present who would like to testify?

[06:42:47] Seeing and hearing no one. Let me ask staff if we have any callers. There are no callers. There are no callers. They all hung up. Ha ha ha ha. They'll get us next time, right? All right. Uh, well, if there are no callers and there are no closing comments. No closing comments. From staff, you recommend moving forward. Are there any questions from board members? Seeing and hearing none, I will now close the public hearing and recognize Supervisor Amenev's for a motion. All right. Thank you, Mr. Chairman. I move that the Board of Supervisors adopt the ordinance amending and re-adopting

[06:43:24] Fairfax County Code Section 7-2-13 and 7-3-2 to relocate a precinct in the Mason District and relocate a voter satellite office included as attachment five to the public hearing item. I'm happy to second that, along with a lot of excitement around this outside of Mason District.

[06:43:44] Is there any discussion on the motion? Seeing and hearing none, all those in favor, please say aye. Aye. Any opposed? That motion carries. And that brings us to the end of our board meeting of May 5, 2026.

[06:44:02] And with that, the board is adjourned.

