

To: Board of
Supervisors

6/9/2019

My name is Suparna Paul-Mohapatra and I am an officer of the Oakcrest Farms Estates HOA in Oakton, Virginia. We know you are considering a medical facility less than ½ mile from our house. We would like to voice three concerns regarding **HEALTH, TRAFFIC (and the noise that it and the additional emergency vehicles will generate),** and **RESIDENTIAL COMMUNITY** preservation.

1. **HEALTH:** The facility will be built using septic instead of a county sewer. During last two of the hearings, Dan Chute (professional health safety professional with decades of experience), gave vital statistics on the 2.1% failure rates of Fairfax County septic systems determined by a recently published US EPA case study. It is also known that the projected septic load of this commercial medical and residential facility will include a toxic mix of pharmaceuticals, infectious bodily waste, strong detergents and sterilizer poisons. Based upon projected volumes of 9000 gallons per day, this system will be expected to handle almost 3.3 million gallons per year. With a failure rate of 2.1%, this would release approximately 69,000 gallons of toxic effluent into the community water table every year! Over 200 families use well water in this surrounding community. Responsible planning would REJECT this development proposal in this location. Would you, planning commission representatives, like to live in a community with a medical facility that leaks thousands of gallons annually of toxic waste, including medical waste? Is that where you would want to raise your families? Please see the enclosed US EPA Case Study regarding the Fairfax County Septic Systems to validate the 2.1% failure rates or check out the link at:
https://www.epa.gov/sites/production/files/2015-06/documents/decentralized-case-study_fairfax-county-va-2.pdf
2. **TRAFFIC:** We realize you are in a tough situation, balancing what is good for development and the community. Our family has lived off Hunters Mill since 1991. We find it truly enchanting. During the hearings, the development team has justified a new building on Hunters Mill by pointing out “similar” facilities in the area, such as churches and daycare facilities. This is a misleading argument. These facilities have been here for decades. In fact, what the development team is really pointing out, is that there has been limited building due to the residential zoning and increased traffic. Hunter Mill is a two-lane road already crowded with cars – commercial development will only increase traffic.
3. **RESIDENTIAL COMMUNITY:** We are concerned that building a commercial site in our residential area – within a ½ mile from my home – will set a precedent. What will the Hunter Valley and Hunter Mill community look like in 20 years? One commercial site after another? If it is OK to add a medical facility, can my neighbor and I sell our 8 acres and profit much more than we would if we sold our individual lots? Why is it OK for one landholder to profit greatly and the rest of us only be residential lots? Where does this stop? Although, I have no intention of selling my land for commercial use, by allowing this facility, you are opening up Pandora’s box – others will want to follow. Will an exception be made to all that apply for commercial

zoning? Will only an exception be made in this one case, since a high-power development team is forcing itself onto the community?

We have a 92-year-old father and 80-year-old mother. Our family could benefit greatly from this facility. However, we think it is more important to preserve this residential area than to personally benefit. There are other medical facility options within a 5-10-mile radius that can serve our mother and father when the time comes.

We truly plead to you not to build this facility due to these three reasons: health, traffic, and maintaining a residential feel to our community, as well as the **additional noise that the additional emergency vehicles will generate on Hunter Mill Road**. We find it disheartening that the team behind this facility continues to advocate for it despite not one person from the community supporting them in the hearings. If this development team is truly interested in doing the right thing, they will “fold their tents” and look for a new location. This company is about profit and could care less about a community; this is obvious in their actions.

Respectfully,

A handwritten signature in black ink, appearing to read 'Suparna Paul-Mohapatra', written in a cursive style.

Suparna Paul-Mohapatra