

Sully District Council of Citizens Associations



**P.O. Box 230042
Sully Station, VA 20120-0042**

21 June 2024

The Honorable Jeff McKay
Chairman, Fairfax County Board of Supervisors
c/o Clerk to the Board
12000 Government Center Parkway, Suite 552
Fairfax, VA 22035

Subject: Urgent Concern -- Breach of Rezoning Proffers, Westfax Data Center Application, SP-2023-00052 and Resultant Impacts on Chantilly Meadows Mobile Home Park

Honorable Members of the Board:

The Joint Sully District Land Use Committee of the Sully District Council (of Citizens Associations (SDCCA) and the West Fairfax County Citizens Association (WFCCA) wishes to make the Board aware that the above referenced by-right data center application, currently undergoing staff review, is in breach of proffer agreements. The 1983 proffers (Appendix 1. Proffers.) were tended as part of Rezoning Application RZ-82-S-090 and contain both specific provisions and language highly protective of then called 'Friendly Village of Dulles Mobile Home Park'. Now known as The Meadows of Chantilly, this 490 home residential park is a critical and unique component of truly affordable housing both within Sully District, and the county entire. It is the only mobile home park within the western portion of the county. It deserves the full protection provided by the proffers.

One of our most important civic tasks is the protection of the health and well-being of our residents, especially vulnerable communities. Chairman McKay recently asked planning staff to craft the... "highest data center standards we can possibly foresee'. As currently proposed, Westfax represents the antithesis of the Chairman's request. The 1983 proffers were prescient in their protective intent for this economically distressed community, having a median family income of \$60,329.

Subject: Urgent Concern -- Breach of Rezoning Proffers, Westfax Data Center Application, SP-2023-00052 and Resultant Impacts on Chantilly Meadows Mobile Home Park
Date: 21 June 2024

While a cursory review of the application's 60 page submission reveals conflicting calculations on important data such as acreage and FAR, our letter focuses on proffers which are either inconsistently applied or outright ignored. If these proffers are allowed to be ignored, the health and well-being of a county defined at-risk residential community will be unequivocally compromised. Please note that these proffers were known to applicant and fully included on the final page of the submittal.

PROFFER #4. *"...overall FAR for the entire development will not exceed 0.55 calculated on the gross land area and prorated on a per acre basis for developable property."* Plan Sheet 3 contains zoning calculations indicating the once 53.25 acre Westfax Business Park has been reduced in size to 39.57 acres; this presumably results from a portion of the Cain Branch stream valley being dedicated to the Park Authority. Of these remaining acres, the present application contains a land area that varies in description from 8.26 acres to 8.99 acres. Furthermore, the northwestern most corner of the aggregated lot under consideration contains a small portion of RPA. RPA is not developable land. It is unclear how developable area has been identified and tabulated. Based on information provided, the development entire, and this lot's individual resultant building size/FAR is neither verifiable nor supportable.

PROFFER #9. *"...in areas immediately adjacent to the existing non-conforming mobile homes, a 50' wide transition screening strip will be created....a combination of a 72" opaque wood fence and landscaping to supplement existing trees..."*. Sheet 7 shows a 'proposed fence'. As detailed on Page 5, the specified fence is a metal 'trident' picket/barrier fence. Later, Sheet 30 notes a proffer-specified wooden fence, but its location appears to crisscross with the trident fence. Plantings are shown inside of the barrier fences only. No supplemental plantings are indicated within the outer portion of the required 50' wide transition screening; this outer area appears to be limited to "tree save" only. Further, plantings do not fully wrap across the southern property boundary. There are homes within 75' of the proposed generator yard. The several "landscape plans" do not demonstrate clear adherence with the provisions or spirit of this proffer.

PROFFER #13. *"Any building within 150' of the boundary common to....residentially developed portions of Friendly Village of Dulles Mobile Home Park ...will be limited to a maximum height of 40' measured in accordance with current Fairfax County criteria"*. The two existing buildings to be demolished are both 2 stories, built in conformance with the proffer. The proposed building is 70' tall, exclusive of any rooftop equipment. The building will dwarf and overshadow the adjacent single-story mobile homes. This is in direct

Subject: Urgent Concern -- Breach of Rezoning Proffers, Westfax Data Center Application, SP-2023-00052 and Resultant Impacts on Chantilly Meadows Mobile Home Park
Date: 21 June 2024

contradiction to the proffer on height limitations that protect and preserve the residential character of the park.

PROFFER #17. *“Handling and transfer or storage of any known hazardous or toxic materials will not be permitted on any part of the development”*. The approximately 250+ proposed diesel generator yard faces the mobile homes; the closest home is about 75’ from the yard. It is estimated that as many as 20 generators – each of which could be the size of a typical mobile home - will be in the yard. Diesel fuel is a known hazardous material. Per Harvard’s Chan School of Public Health, diesel particulate emissions have been linked to cardiac and pulmonary disease in addition to numerous cancers. Data center reliance on diesel backup is a serious breach of proffer. The use is not suitable and openly violates the proffer.

The plans for Westfax Data Center were first submitted on 25 August 2023. It is unclear why this plan has lingered within the county’s ‘cooperative’ ESI review system and has not been rejected out of hand. The proffers were clearly crafted in part to protect housing valuable to lower income families who are unable to economically compete for other housing options.

The Meadows of Chantilly’s 490 homes equal 28% of all mobile homes within the county. It is the only mobile home park north, south or west of the Route 29/50 crossroads. It is an extremely scarce housing resource which is uniquely affordable to economically challenged families.

We ask that the Board of Supervisors swiftly and clearly come down on the side of economically disadvantaged families and let this mobile home park flourish. We further ask the Board to fully endorse and support the successful and far-sighted 1983 development proffers for Westfax Business Park.

Respectfully Yours,

Jeffrey M. Parnes
President
Sully District Council of Citizens
Associations
@SullyDistrict
president2024@SullyDistrict.org
703.424.2956

Stephen Chulick
President
Western Fairfax County Citizens
Association
stephen.chulick@gmail.com
(703) 927-7150

Subject: Urgent Concern -- Breach of Rezoning Proffers, Westfax Data Center Application, SP-2023-00052 and Resultant Impacts on Chantilly Meadows Mobile Home Park
Date: 21 June 2024

Distribution:

Fairfax County Board of Supervisors
Fairfax County Planning Commissioners
Meghan Van Dam, Affordable Housing Division Director
Helman Castro, Director of Operations, Land Development Services
Kirsten Munz, Director, Permitting and Code Administration Division, Land Development Services
SDCCA Members
WFCCA Members

Appendices:

1-Proffers:

<https://plus.fairfaxcounty.gov/CitizenAccess/urlrouting.ashx?type=1001&ID1=00HS5&ID2=00000&ID3=004PP&agency=FFX&SeqNo=307965>

2-Supplemental Information:

For current statistics on the county's manufactured housing supply and the unique value of Chantilly Meadows, refer to the 6 May 2024 Fairfax County Draft Application for the US Department of Housing and Development Preservation and Reinvestment Initiative for Community Enhancement (PRICE) Main Competition:

<https://www.fairfaxcounty.gov/housing/sites/housing/files/Assets/documents/price/DRAFT%202024%200506%20PRICE%20Application%20Combined%20Application.pdf>

Note that our letter is posted at: http://www.sullydistrict.org/references/20240621_JSDLU&TC_Letter_WESTFAX,MeadowsofChantilly.pdf