

Sully District Council of Citizens Associations



P.O. Box 230042
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Joint Sully District Land Use and Transportation Committee Resolution on Route 28 Bypass/Public Hearings

WHEREAS the Sully District Council of Citizens Associations (“SDCCA”) and West Fairfax County Citizens Association (“WFCCA”) joint land use committee (the “Joint Committee”) recognizes the paramount importance of the protection of the Occoquan Watershed and upholding Fairfax County’s environmental policies, as expressed in the adopted Fairfax County Comprehensive Plan; and

WHEREAS both SDCCA and WFCCA have long supported protection of residential neighborhoods from development impacts, including traffic, stormwater, noise and other detrimental effects, as well as protecting natural communities, including threatened species, and preserving contiguous wildlife habitat; and

WHEREAS the Sully District includes residential conservation [R-C] zoned areas, and the WFCCA includes many member communities and individual residents within the R-C zoning district, and nearby, in the western corner of Fairfax County;

WHEREAS both SDCCA and WFCCA strongly support facilitation of citizen and neighborhood engagement in the land use and transportation approval process, as well as the long standing tradition of robust citizen participation in governmental public hearings before significant decisions, as well as the principles of governmental transparency and accountability; and

WHEREAS the Joint Committee recognizes that since 1982, Fairfax County has protected the Occoquan Downzoning, through its Comprehensive Plan and zoning ordinance, including the residential conservation [R-C] zoned areas, from impervious surface, site disturbance and other impacts of development, to

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protect water quality for the Occoquan Reservoir and the environment in the watershed, and historic and cultural resources; and

WHEREAS the Prince William County Board of Supervisors, on September 8, 2020, after public hearing in July 2020, and after reconsideration of its August 2020 vote, approved the “Option 2B” route for a new Route 28 bypass¹, which new highway is located in both Prince William and Fairfax Counties; and

WHEREAS the Fairfax County segment of the “Option 2B” Route 28 bypass would include a new bridge over Bull Run, a roadway passing through Bull Run Regional Park and other parcels in the R-C zoning district, and would require a new interchange or other connection to existing Route 28 in the vicinity of the existing intersection with Compton Road; and

WHEREAS the new bridge, new roadway and new Route 28 interchange are not depicted or described in the Fairfax County Comprehensive Plan², either in maps or text, despite the provisions of Virginia Code section 15.2-2223, regarding locations of future roadways and bridges, and features such as interchanges, stormwater facilities and other improvements; and

WHEREAS despite the Fairfax County location of “Option 2B,” the Fairfax County Board of Supervisors has held no public hearing on either amending the adopted Comprehensive Plan, or approving the proposed route for the new Route 28 bypass “Option 2B” through Fairfax County, or allowed Fairfax County citizens any meaningful opportunity for objection or other comment to the Fairfax County Board of Supervisors, despite the significance of this project to the environmentally sensitive R-C district, or the complexity of the associated transportation issues, potential historic and cultural issues including the site of

¹ Illustration of the new bypass route approved by the Prince William County Board of Supervisors attached as Exhibit 1.

² Figure 2, page 6, Figure 28, page 73, and Figure 32, page 82, from the adopted Fairfax County Comprehensive Plan, Area III Volume, Bull Run Planning Sector attached as Exhibits 2, 3 and 4; Diagram from the Fairfax County JADE mapping system, with transportation elements depicted, attached as Exhibit 5.

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the Battle of Blackburn’s Ford in 1861³, and the absence of any such bypass on the adopted Fairfax County Comprehensive Plan; and

WHEREAS the Fairfax County Board of Supervisors has the important responsibilities of protecting the Occoquan Reservoir and the citizens of Fairfax County from environmental impacts, upholding the principles and priorities expressed in its adopted Comprehensive Plan, protecting historic and cultural resources, and promoting citizen engagement in governmental decisions; and

WHEREAS Fairfax County citizens are entitled to the at least the same opportunity to participate and comment on this important decision as the citizens of Prince William County had with their elected Board of Supervisors; now therefore

BE IT RESOLVED that the Joint Committee opposes the vote by the Prince William County Board of Supervisors to approve any new bypass routes within Fairfax County, in the absence of appropriate public hearings with the Fairfax County Board of Supervisors, and full opportunity for Fairfax County citizen participation.

BE IT FURTHER RESOLVED that the Joint Committee requests Chairman Jeff McKay, Supervisor Kathy Smith and the Fairfax County Board of Supervisors to take all appropriate actions to block any construction or public funding of the Fairfax County portion of the Route 28 Bypass “Option 2B,” or any further extraterritorial approvals by the Prince William County Board of Supervisors in Fairfax County.

BE IT FURTHER RESOLVED that the Joint Committee requests the Fairfax County Board of Supervisors defer any approvals of the Fairfax County segment of the proposed new Route 28 bypass segment until after such time as any associated Comprehensive Plan amendments can be investigated and evaluated, including the transportation, environmental, and historic resource impacts of the “Option 2B” proposal with its new bridge, new bypass and new interchange located in the downzoned R-C district, upstream from the Occoquan Reservoir, and until after full opportunity for participation by Fairfax County citizens and advocacy groups

³ Library of Congress illustration, Exhibit 6.

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in open public hearings, and a vote by the Fairfax County Board of Supervisors, on those amendments.

BE IT FURTHER RESOLVED that the Joint Committee requests the Fairfax County Board of Supervisors schedule public hearings for Fairfax County citizens and advocacy groups to have a full opportunity to debate and comment on the “Option 2B” route in Fairfax County before any final approval decisions are made on the proposed Fairfax County segment.

BE IT FURTHER RESOLVED that this resolution be communicated to the Fairfax County Board of Supervisors, as well as the Northern Virginia Transportation Authority, the Commonwealth Transportation Board, the Fairfax County Planning Commission, and the Environmental Quality Advisory Council (EQAC).