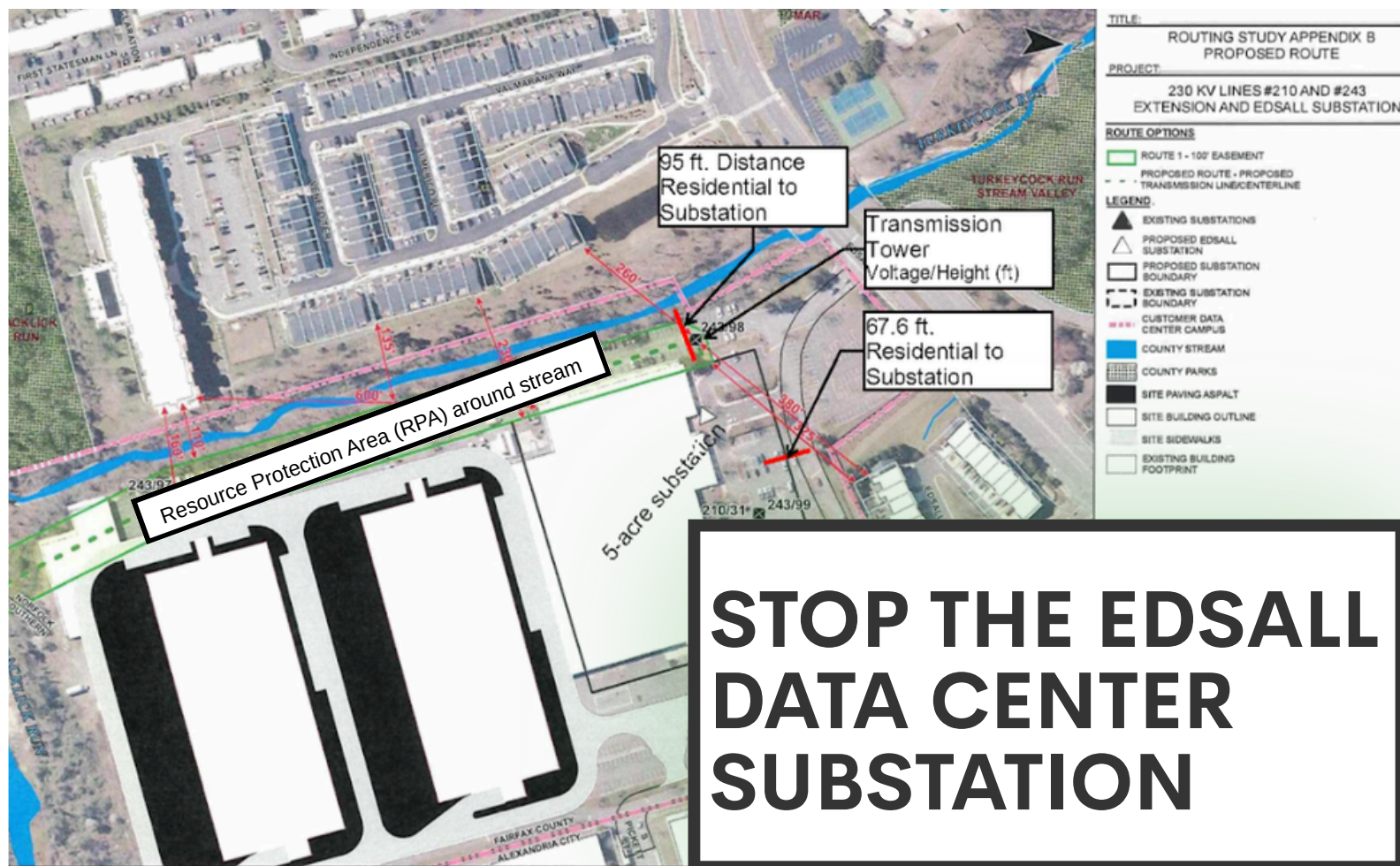




Sept. 24 7:30 p.m.
Planning Commission Public
Hearing & Decision on 2232 Data
Center Substation Application



Location: Fairfax County
Government Center, 12000
Government Center Pkwy, Fairfax



SHOW UP! Help us pack the room.



Can't make it? Contact the Board of Supervisors and Planning Commission calling on them to deny the substation application. Scan the QR code for contact info and sample text.

QUESTIONS? PRESS INQUIRY?
WANT TO GET INVOLVED?

Email savebrenmar@gmail.com

Background

The Bren Mar community's 4-year battle against a data center campus a mere 67 feet from residential areas in the Mason District needs your support.

How You Can Help

The Plaza 500 data center project will have a public hearing and decision by the Planning Commission on Sept. 24 to determine if the substation can move forward. It is the **first and only time** that we'll be afforded a public hearing for this development.

This decision has countywide implications given the precedent it would set. We need to put pressure on each of our supervisors to recognize this proposal as the outlier it is and reject it.

Learn More By Scanning
The QR Code Here



<https://sites.google.com/view/savebrenmar>

A Data Center Is Coming to Edsall Road

What is actually being built about half a mile from our homes — what it could mean for our bills, our air, our water, our quiet, our children, and our property values — and the meetings between now and September that will settle it.

UPDATED AUGUST 7, 2026

MARK THESE DATES BETWEEN NOW AND THE VOTE:

Sat, Aug 15 10:30 am	Community forum , hosted by the Alexandria People's Assembly. Beatley Library, 5005 Duke Street, Alexandria. Capacity 150 — register at PLTI-ALEX.ORG .
Tue, Sept 22 7:30 pm	Mason District Land Use Committee — formal recommendation. The Committee votes on whether to recommend approval or denial. Mason District Governmental Center, 6507 Columbia Pike, Annandale.
Thu, Sept 24 7:00 pm	Fairfax County Planning Commission — public hearing and decision. THE VOTE THAT MATTERS If you come to only one thing, come to this. Board Auditorium, Fairfax County Government Center, 12000 Government Center Parkway, Fairfax.

THE ONE DECISION STILL OPEN

The data center building site plan has been approved. The campus as a whole has not. The substation is an equally essential piece: without it, the developer does not have a complete, buildable project. **That substation must still clear a state-required 2232 Public Facilities Review before the Fairfax County Planning Commission — a public hearing to decide whether it is in “substantial accord” with the County's Comprehensive Plan.** That vote is set for **September 24, 2026**. It is the first, last, and only opportunity this community has to be heard on any part of this project, and it carries countywide weight: it will guide every future 2232 review in Fairfax. The application is **2232-2025-MA-00007**.

1 What they are building

Starwood Capital Group, a Miami-based investment firm, is redeveloping the Plaza 500 office park at 6295 Edsall Road into an industrial data center. Dominion Energy is building the power infrastructure to run it. **These are separate approvals — the data center, the substation, the transmission lines — but neighbors will live with their combined effect.**

The buildings	About 461,000 sq. ft. of data center — two buildings of roughly 230,600 sq. ft. each — up to 70 feet tall, on roughly 34 acres. ^[1]
The power	176 megawatts of requested electrical load, for a single customer. That is the demand used to justify the new grid infrastructure. ^[4]
The substation	A new 5-acre Dominion “Edsall” substation on the site — the fenced yard of transformers and switchgear that steps high-voltage power down before it reaches the campus. ^[4]
The lines	Two 230-kilovolt lines running about 0.9 mile on new steel monopoles, in a 100-foot-wide right-of-way cut where none exists today. ^[4] Dominion's open-house materials say 125 feet tall; the City of Alexandria's August 3 letter describes eight or nine towers averaging 123 feet ; press accounts say 120. Asked at the July 28 meeting how tall the line would be, Dominion could not say. Residents want accurate visual simulations from actual homes before the County decides. ^[24]
Distance to homes	67 feet — the closest point to a residential development, per project documents. At the July 28 meeting Dominion's siting specialist told residents 300 feet. Before the SCC, Dominion's witness testified to about 100 feet from the nearest community; residents' witness testified it was closer, and the Commission accepted Dominion's number over that objection. The hearing examiner called the lines “ <i>unusually close to residential structures.</i> ” ^{[4][24]}
Distance to metro	Half a mile from the Van Dorn Metro. Instead of transit oriented development we're getting heavy industry.
Who lives here	About 28,000 people live within one mile of the site, and roughly 84,000 within two miles — based on 2020 Census block data. This is not an industrial corridor with a few homes at its edge. It is a neighborhood. ^[25]
Closest to the site	Four communities sit directly adjacent — the Ridges at Edsall , Bren Pointe , the Isabella at Monticello Mews , and Jefferson Green . Within about a fifth of a mile: Bren Mar Park , the neighborhood this fight is named for, plus Edsall Terrace and Edsall Station . Then the Overlook (0.4 mi) and Landmark Mews (0.6). Watergate — 1,460 households, roughly 5,000 residents — is about half a mile away across the Alexandria line. ^[21]