

A Data Center Is Coming to Edsall Road

What is actually being built less than 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 19, 2026

MARK THESE DATES BETWEEN NOW AND THE VOTE:

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 7:30 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 public hearing and vote there will ever be on any part of this data center campus — the SCC case reviewed only the transmission line, never the community impact — 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 us	Less than half a mile from Watergate, along a road most of us drive daily.
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 less than half a mile away across the Alexandria line. ^[21]
Also nearby	The new Inova Alexandria Hospital , under construction at WestEnd Alexandria — 192 beds with a cancer center and specialty care center — sits about one mile away and is due to open in 2028, the year after the substation is scheduled to go into service. And about 800 feet on the other side of Plaza 500, the Vulcan site redevelopment is planned — parks, condominiums, townhomes and a hotel. The land around this substation is not emptying out. It is filling in with more homes. ^[22]

HOW CLOSE IS 67 FEET? A COMPARISON.

A regulation tennis court is 78 feet long. The courts sit across Edsall Road from the site's entrance. The nearest home would be closer to this infrastructure than one of those courts is long.

The fairest measure, though, is what governments themselves have decided is close enough. Fairfax County's own 2024 data center rules require a **200-foot** setback from homes, a rule the County chose not to apply here, and its December 2025 substation rules set the separation between substation equipment and homes at **100 feet**, after its own Planning Commission voted unanimously for 200. Other Virginia communities have gone further: Spotsylvania's guidelines now recommend **400 feet** plus a 300-foot buffer; Henrico's adopted guidelines call for **500 feet**; and James City County's policy says data centers should not sit within **1,000 feet** of occupied homes. Virginia's 2026 law now requires a sound assessment for facilities of 100 megawatts or more with homes or schools within **500 feet** — but only when a project needs a rezoning or special permit. A by-right site plan like this one never triggers it. ^{[2][3][16][23]} **Sixty-seven feet is closer to homes than Fairfax's own current rules allow, closer than the 100 feet its Board settled on, half the distance its Planning Commission wanted, a sixth of what Spotsylvania now requires, and a fifteenth of what James City County's policy calls for.** No jurisdiction in Virginia that has looked hard at this question has landed anywhere near 67 feet.

2 Why weren't we told?

There was legal notice. The county and state processes each ran their own. The problem is that neither one ever matched the project's real-world impact area.

The zoning did the rest. Because the land is zoned *general industrial* — the category written for warehouses — a data center was permitted “*by right*,” so the plan went to administrative staff review instead of the public hearing most people expect.

Then the project was split into pieces. The data center, the substation, and the transmission lines advanced on three separate tracks, so no single process ever explained the whole thing in one place. Stronger county protections arrived after the applications were filed, and were not applied.

And the notice stopped at the county line. The site sits in Fairfax County while thousands of the closest residents live in Alexandria. Entire communities across that line — including all 1,460 households at Watergate — received no direct notice at all. **A full timeline appears in Section 4.**

3 What a data center is, and why it matters here

A data center is not an office building. It is an industrial facility: acres of computers running around the clock to power cloud services and artificial intelligence. It never turns off, and it employs very few people once built.

And “industrial” is not one thing. Zoning recognizes levels of it: *light industrial*, which covers office and flex space; *general industrial*, which covers warehouses and distribution — the category this land carries; and *heavy industrial*, the category defined by what a use emits.

A campus with banks of diesel generators behaves like the last of those, not the warehouse the zoning contemplates. That gap between what the zoning permits and what the use actually does is the heart of this. The City of Alexandria reached the same conclusion, calling the incompatibility of “*heavy industrial use in such proximity to a densely populated area*” a “*clear and compelling reason*” to deny the application. ^[27]

Virginia's own researchers have already looked at this site. Northern Virginia is the world's largest data center market, with about 13 percent of global capacity. JLARC — the Joint Legislative Audit and Review Commission, the General Assembly's nonpartisan research arm — studied the industry in 2024 and found that “*the industrial scale of data centers makes them largely incompatible with residential uses*,” and that local zoning requirements “*are not always sufficient*” to protect the people nearby. To illustrate that second point, JLARC printed a map. **The map was of this project, and of Bren Mar.** ^[6]

Our electric bills

In Virginia, the cost of building transmission lines and substations is spread across all ratepayers. On a Dominion bill it appears as the “*Rider T-1*” line. Dominion estimates the Edsall project at **\$23.1 million** — \$13.7 million in transmission and \$9.4 million in substation work. JLARC projected that data-center-driven costs could add **\$14 to \$37 a month** to a typical residential bill by 2040. That is roughly **\$170 to \$440 a year**. ^[6] **On July 31, 2026, the State Corporation Commission ordered Dominion to change that** — a decision the Governor's office announced on August 5. Going forward, when a substation and the lines connecting it exist only because one large customer asked for them, that customer pays, not everyone else's bill. Dominion has ninety days to file the new policy. **But the order applies only going forward, and Edsall was approved in August 2025 — so this project's costs still land on our bills.** ^{[19][27]}

Why here, and not Van Dorn?

That question is not abstract here. It may be the reason this substation is going where it is. Residents asked Dominion to co-locate it at the **existing Van Dorn substation**, between I-495 and the Metro tracks, well away from homes. Dominion rejected it on cost: its own filings price Van Dorn at **\$71.4 million — about \$48.3 million more** than building here. Under the old rules that difference would have fallen on Dominion, and through Dominion on every ratepayer — so Dominion called the cheaper site the feasible one. **The July 31 order removes that arithmetic.** It applies only going forward, which is exactly why September 24 matters: a denial requires a different location, and a different location requires fresh approval under the new rule instead of the old one. ^{[19][27]}

Our air

Data centers keep large banks of diesel generators for backup power. The testing is not occasional and it is not optional — it is **mandatory and scheduled**, which means the exhaust comes in concentrated bursts, on a calendar, close to the ground. Fairfax's 2024 rules require generators to sit **300 feet** from homes — another standard that does not reach this project. ^[2]

Diesel exhaust carries nitrogen oxides, carbon monoxide and fine particulate matter. The **U.S. Environmental Protection Agency** says exposure can lead to asthma and respiratory illness and can worsen existing heart and lung disease, and links fine particulate exposure to decreased lung function, aggravated asthma, nonfatal heart attacks, and premature death in people with heart or lung disease. Children, older adults, and anyone with asthma or heart disease carry more of it. ^[9]

The region's air already carries a heavy load from these facilities. In a February 2026 report, Virginia Commonwealth University researchers mapped 138 Northern Virginia data centers using state permit and emissions data and found clusters of them already out-polluting nearby power plants. Between 2015 and 2023, data-center emissions in the region rose **196 percent for carbon monoxide, 111 percent for nitrogen oxides, and 139 percent for particulates** — and across the region those facilities are currently running at only 4 to 7 percent of what their permits allow. If they ran to their permitted limits, they would account for roughly **a third of all nitrogen oxides emitted in the region**. Northern Virginia already has more than **9,000** data-center backup generators, some of them diesel. Each facility is permitted on its own, without counting what the ones already built nearby release. ^[9] How many generators Plaza 500 will have, how large they are, and how often they will run has still not been answered.

Our water, and the Chesapeake

Water use depends on the cooling system, and Starwood has not confirmed which one Plaza 500 will use. The regional planning benchmark, from the Interstate Commission on the Potomac River Basin, is up to about **8,500 gallons a day per megawatt** at peak for evaporative cooling. Applied to a 176-megawatt campus, that is on the order of **a million gallons a day**. ^[12]

The City of Alexandria has also flagged something the county record has not: the 100-foot cleared right-of-way for the transmission line would cut through **Resource Protection Areas for Backlick and Turkeycock Run** — land the Commonwealth designates for protection precisely because it buffers streams. ^[27] And what runs off this site travels farther than most realize. The land drains into **Turkeycock Run**, which flows through Bren Mar Park to Backlick Run, Holmes Run, Cameron Run, and on to the Potomac and the Bay. ^[12] That stream is already failing, by the County's own account: Fairfax has committed **\$805,000 just to design** a restoration at Bren Mar Park — eroding banks, lost trees, a threatened sewer line. Construction is not yet funded. ^[13] Nearly half a million square feet of new roof and pavement would send still more stormwater into it. The Chesapeake Bay Foundation, Sierra Club, Nature Forward, and Friends of Holmes Run have all raised concerns. ^[15]

Still unanswered

After the July 28 community meeting at the Mason District Governmental Center in Annandale, basic questions remain open:

- Which cooling system, and how much water it will draw
- How many backup generators, how large, and how often they run
- The final height and appearance of the transmission towers
- Measured noise at the nearest homes and school grounds
- Whether any alternative site was seriously studied
- How construction traffic on Edsall Road will be managed, and for how long
- How much light the site will cast at night, and toward which homes
- **Who the end user is** — which company would occupy the campus
- **What measurable benefit** the community receives in return

The last two are linked. Fairfax's case for data centers rests on tax revenue from the computer equipment inside them. Federal property is not taxed. This would likely be the largest data center inside the Beltway and among the closest to Washington — which makes a federal end user more plausible here than almost anywhere else. If that is who moves in, the county's main stated benefit may never be collected, and residents would carry the burden without it.

Our quiet

Cooling equipment, fans, chillers, pumps and transformers all produce sound, and a data center runs them continuously. Neighbors elsewhere describe a constant low-frequency hum — the difficult kind, which carries farther, passes through walls, and often barely registers on the meters noise ordinances rely on. JLARC reported that noise at Virginia data centers generating complaints typically measured 40 to 59 decibels — rarely loud enough to break a noise ordinance, and residents said it affected their wellbeing anyway. ^[6] In Prince William County, residents about 700 feet from a data center have spent years trying to get complaints enforced, reporting headaches, disrupted sleep and vertigo. The City of Alexandria told the Planning Commission the same thing in August: residents near substations report **headaches, vertigo, nausea, difficulty sleeping, ear pain and hypertension**, effects the City attributes to low-frequency sound that local noise ordinances and air-quality standards do not reach. ^[27] ^[9]

What this site will sound like is not yet known — and that is the concern. Asked at the July 28 meeting how loud the substation would be, Dominion could not say. Residents have asked for a project-specific noise study at the nearest homes and school grounds before a decision is made.

Our property values

The research that matters here is about **high-voltage transmission lines**, not server buildings. The lines and the substation are what would sit closest to homes. Reviews of properties directly adjacent to transmission lines find declines in the range of **3 to 10 percent**. The effect drops off quickly with distance and generally disappears within about **200 to 300 feet**. ^[17] ^[18]

Studies of data centers themselves are mixed and do not show a clear effect on nearby home values. **That research is not about what is being decided on September 24.** ^[7] ^[8]

No study has been done for this site — which is the point. Residents have asked for an independent appraisal, with visual simulations from actual homes, before the County votes.

Our children

These burdens are not shared evenly, and children carry more than their share. **The twenty schools closest to the site enroll more than 18,000 students** — by straight-line distance:

0.6 mi Washington Int'l Academy	1.7 mi Queen of Apostles	2.3 mi Glasgow MS
0.7 mi Bren Mar Park ES	1.8 mi William Ramsay ES	2.5 mi Francis C. Hammond MS
1.0 mi Samuel W. Tucker ES	2.0 mi James K. Polk ES	2.7 mi Belvedere ES
1.3 mi Holmes MS	2.0 mi Patrick Henry K-8	3.4 mi Bailey's ES Arts & Sciences
1.5 mi Edison HS	2.2 mi John Adams ES & ECC	3.7 mi Glen Forest ES
1.5 mi TJ HS Science & Tech	2.2 mi Parklawn ES	3.7 mi St Anthony of Padua
1.5 mi Weyanoke ES	2.3 mi Ferdinand T. Day ES	

Distances are miles from the data center site. [21]

Younger children are not in that count. **Ten licensed preschools and child care centers sit within two miles:**

0.6 mi Bren Mar Park ES pre-K & county care	1.1 mi Montessori Kids Universe, Cameron Sta.	1.6 mi Bright Start Learning Center
1.0 mi Lincolnia Academy of Early Learning	1.2 mi Bailey's Childcare & Learning Center	1.8 mi Alexandria KinderCare
1.0 mi Creative World at Landmark	1.4 mi Spring "N" Dale School, 6574 Edsall Rd	1.8 mi Saint Gabriel Preschool
1.1 mi Luca's Rainbow Bilingual Preschool		

And those are only the ones with a public address. Virginia withholds street addresses for licensed home-based child care — there are **25 such providers in this ZIP code alone.** [21]

School is not the only place children spend their days. The **Bren Mar Recreation Association pool sits directly across Edsall Road** from the site's main entrance. It is where neighborhood children spend their summer afternoons, outdoors, in exactly the months generators are tested. The club's **tennis courts sit directly across from the site's main entrance.** [25]

Nor is it the only one. The **Lincolnia Community Center** — after-school programs, senior programs, meeting space for this end of the county — is about **1.2 miles** from the site, and the **Parklawn** and **Lincolnia Park** neighborhood pools serve families in the same radius. These are the ordinary places people in this area gather outdoors. None of them were consulted, and none appear in the impact analysis. [21][25]

Children breathe faster than adults and their lungs are still developing, making them more sensitive to the fine particles and diesel exhaust from generator testing. Chronic low-frequency noise disrupts the sleep and concentration learning depends on. No study has shown this project will cause a specific illness, and this briefing does not claim one. What has not happened is the work that would answer the question: air and noise modeling at these school grounds, a public inventory of the generators, and a commitment they will not be tested during school hours. Virginia’s new local-assessment tools were meant for exactly this — the impact on “homes, schools, and farmland.” [10]

Look for your own community here. Watergate is not the closest, and this is not a Bren Mar problem. **Within half a mile:** Edlandria, Edsall Bluff, Alexandria Knolls West, South Port. **Within a mile:** Watergate, Cortland Landmark, Highpointe, Landmark Terrace, The Olympus, Sentinel of Landmark, Summers Grove, Mason at Van Dorn, West End, The Summit. **Within a mile and a half:** The Seasons, The Mark, 101 North Ripley, Cortland Van Dorn, and Cameron Station — about 1,850 homes and more than 5,000 residents. Counting only what we could verify, **these communities hold roughly 8,500 Alexandria homes** — and the list is not complete. [21]

4 How this happened — a timeline

Early 1970s

The site is zoned industrial when almost no homes stand nearby. Watergate at Landmark opens in 1975, Alexandria's first condominium. Over fifty years the area fills in with dense housing and much of the surrounding industrial land is rezoned residential — but this parcel's designation is never revisited. The parcel held offices and warehouse space, never a factory district. [20]

2022

Starwood acquires the 34-acre parcel and proposes a rezoning. The Planning Commission, County staff, and the Mason District Land Use Committee raise concerns about a data center here. Asked to commit that it would not build one, the developer declines — and instead requests an **indefinite deferral**, which the Planning Commission grants. That action freezes the project for two years and leaves something more durable: a written record that the County's own staff and its Planning Commission were already troubled by a data center at this site. That record belongs in the September 24 file. The developer later returns under the zoning that was already there — unchanged since the 1970s — where no hearing is required. [20]

Feb 5, 2024

Site plan SP-2024-00003 is filed. Because the parcel carries **general industrial** zoning — the warehouse and distribution category, not the light industrial that covers office space and not heavy industry — the data center is permitted by right and enters administrative review — no public hearing, no community vote. The filing date also locks in which rules apply. Within weeks the presidents of six neighboring associations — Bren Pointe, the Overlook, the Isabella at Monticello Mews, Jefferson Green, the Ridges at Edsall, and Landmark Mews — write the Board of Supervisors together, asking it to require public review. [1]

Sept 2024

Fairfax adopts much stronger data-center protections — greater separation from homes and generators, and new noise studies. The Planning Commission recommends that pending applications have to meet them. The Board of Supervisors declines, adopting the new standards with a grandfather clause for site plans accepted on or before **July 16, 2024**. Plaza 500 was filed in February. The protections exist. They were written so that this project would not have to meet them. [2]

Feb 25, 2025

Delegate Vivian Watts asks the State Corporation Commission to deny the transmission line and substation, citing the site's history and a state study naming it too close to residents. [20]

Aug 8, 2025

The SCC approves the line and substation **as meeting the state's legal requirement for need and necessity**. That is the whole of what the SCC decides: whether the facility is needed to serve this customer's request. **It does not review the impact on the surrounding community, and it is not an approval of the substation's siting.** So when the developers suggest the public was already engaged during the SCC process, be precise about what that process was — no part of it asked the questions the Planning Commission must answer on September 24. ^[4]

Dec 2025

Fairfax adopts substation rules. County staff proposed a **100-foot** setback between substation equipment and homes. The Planning Commission votes **11-0** to double it to **200**, and separately recommends that a substation abutting a residential neighborhood require a special exception — a public hearing and a Board vote. The Board of Supervisors adopts neither. The setback stays at 100 feet, and substations remain permitted by right in industrial districts. ^[3]

Jul 28, 2026

More than 100 residents pack the Mason District Land Use Committee meeting, spilling into the hallway; dozens speak against it. Dominion's presentation shows a tree-lined "meadow" but omits the towers and lines. Its siting specialist tells the room the substation will be 300 feet from homes; project documents show 67. A coalition of civic, environmental and health organizations has already written the County urging denial. ^[11]

Jul 30, 2026

At the coalition's and his constituents' request, **Rep. Don Beyer sends the Planning Commission a letter urging denial** of the substation application. ^[14]

July 31, 2026

The State Corporation Commission orders Dominion to make large customers pay for their own transmission. The order covers substations and the lines connecting a customer to the grid — a precise description of what is proposed here. It applies going forward, not to the Edsall approval already granted, which is why the September 24 vote is the opening left. The Governor's office announced the decision on August 5. ^[27]

Aug 3, 2026

The City of Alexandria formally opposes the substation. On City letterhead, on behalf of the City Council and city residents, Mayor Gaskins asks the Planning Commission to deny the application, calling the incompatibility of "heavy industrial use in such proximity to a densely populated area" a "clear and compelling reason" to reject it, and warning that approval "presents a serious threat to the health and safety of our residents." Fairfax confirms receipt and forwards it to the Planning Commission and Board of Supervisors. ^[27]

Aug 6, 2026

Mason District Supervisor Andres Jimenez urges the Planning Commission to recommend denial. The site is in his district. He says he remains "unconvinced that Dominion Energy has demonstrated that alternative sites, co-location opportunities, or design modifications have been fully exhausted," and that "the people who live in these neighborhoods should not be asked to accept a project of this magnitude unless every reasonable alternative has been fully explored." ^[28]

Aug 6, 2026

State Sen. Elizabeth Bennett-Parker asks the Planning Commission to deny the application. She represents all of Alexandria and part of the Mason District. The proposal, she writes, "raises regional concerns that transcend jurisdictional boundaries," and the substation's "proximity to homes is incompatible with the surrounding area and our community's values." ^[30]

Aug 10, 2026

A coalition letter asking Governor Spanberger to publicly support denial is delivered to her office — signed by **1,312 individuals and 29 organizations** across **21 Virginia cities and counties**, including 970 signers in Fairfax County and 257 in Alexandria, plus a former Fairfax County Planning Commissioner. ^[29]

Sept 24, 2026

The Planning Commission holds the public hearing and votes. If it denies the application, Dominion or Starwood can appeal to the Board of Supervisors — which can uphold the denial. A no on September 24 is the goal; it may not be the last word.

5 What we can do

The data center building's site plan is approved. **The campus is not.** Without the substation, the developer does not have a complete, buildable project — and that review is still open. Decisions like this turn on how many people show up and speak.

1 Show up — especially on September 24

Attendance is what officials count. If you can make only one meeting, make it **September 24 at 7:30 pm**, at the Fairfax County Government Center.

To speak: pre-register at fairfaxcounty.gov/planningcommission/speaker or call 703-324-2865 **before 1:00 p.m. on the hearing day**. Sign up in time and you get four minutes; an organization's representative gets seven. Miss the deadline and you can still speak, but only for three. **Can't attend?** Written testimony to plancom@fairfaxcounty.gov counts too. ^[5]

2 Email Fairfax County

THE ASK: Recommend **denial** of application 2232-2025-MA-00007. The location is not in substantial accord with the Comprehensive Plan, and Dominion has not shown — in Supervisor Jimenez's words — that "alternative sites, co-location opportunities, or design modifications have been fully exhausted." Ask for a transparent comparison of the alternatives, starting with co-location at Van Dorn.

A short, personal email is one of the most effective things anyone can do. Say where you live, how far you are from the site, and what concerns you most.

- Tracy Strunk, Director, Planning & Development — Tracy.Strunk@fairfaxcounty.gov — *her staff writes the recommendation the Commission will weigh*

- Planning Commissioner Alis Wang, Mason District — alis.wang@fairfaxcounty.gov — *she votes on this*
- Supervisor Andres Jimenez, Mason District — mason@fairfaxcounty.gov — *the site is in his district*
- Chairman Jeff McKay — chairman@fairfaxcounty.gov — *he chairs the Board that would hear any appeal*
- Ervin Uriarte, Mason District land use staff — Ervin.Uriarte@fairfaxcounty.gov — *he tracks this case for the district office*
- Planning Commission, for the record — plancom@fairfaxcounty.gov

3 Thank the officials who stepped up — and widen the circle

On **August 3**, **Mayor Alyia Gaskins and the Alexandria City Council formally asked the Planning Commission to deny the application** — writing on behalf of the City and its residents, and speaking directly to the health and safety consequences for the people who live nearest. **We are deeply grateful to the Mayor, the City Council, City Manager Jim Parajon, and the City staff who made sure Alexandria's opposition was placed on the official record.** The City had no obligation to weigh in on another jurisdiction's land use decision. It did anyway, for us. Days earlier, on **July 30**, **Rep. Don Beyer wrote the Planning Commission urging denial.**

A brief thank-you keeps those offices engaged through September 24: Rep. Beyer's District Director, Noah Simon, at

noah.simon@mail.house.gov, and the Mayor and Council at CouncilComment@alexandriava.gov.

And on **August 6**, **Mason Supervisor Andres Jimenez**, whose **district the project is located in**, **urged the Planning Commission to recommend denial** — he does not believe this proposal, “*as currently presented*,” strikes the right balance. That deserves a thank-you at mason@fairfaxcounty.gov, and it is worth being precise: “**as currently presented**” is a **limit, not a finish line**. The Commission still has to vote, and it still has to hear from us.

And **our own state senator, Elizabeth Bennett-Parker**, has **now written the Planning Commission asking it to deny the application** — this proposal, she says, reaches past the county line. A thank-you at senatorbennett-parker@senate.virginia.gov keeps that office with us through September 24.

Then help widen the circle. Ask our **two U.S. senators** and our **state legislators** to send similar letters. Del. Watts has already committed; Sen. Dave Marsden should hear from us too. You can attach these letters and ask them to do the same.

- **Sen. Tim Kaine**, U.S. Senator — Manassas office 703-361-3192 — *ask for Rachel Reibach, N. Va. regional director*
- **Sen. Mark Warner**, U.S. Senator — Vienna office 703-442-0670 — *ask for the energy and infrastructure staffer*
- **Sen. Dave Marsden**, Virginia State Senate — senatormarsden@senate.virginia.gov or 571-249-3037 — *he represents*

SOURCES

[1] Fairfax County PLUS — Plaza 500 site plan SP-2024-00003. [2] Fairfax County 2024 data center zoning amendment (200-ft setback; pre-July 16, 2024 plans grandfathered). [3] Fairfax County electrical substation zoning amendment adopted Dec. 9, 2025 (100-ft buffer; certain pending applications grandfathered — Board Summary, App. 1). [4] Virginia SCC Final Order, Case PUR-2024-00135 (Aug. 8, 2025). [5] Fairfax County Planning Commission — speaker registration and written comment. [6] JLARC, *Data Centers in Virginia* (2024). [7] A. Priest, Univ. of Rochester Simon Business School (Feb. 27, 2026), *Not In My Back Yard! The Effects of Data Centers on Housing Prices* — effects small and slightly positive. [8] Clower & Waters, George Mason Univ. Center for Regional Analysis (Nov. 10, 2025), *Data Centers and 2023 Home Sales in Northern Virginia* — homes nearer data centers sold for more. [9] Pitt, Suen & Plisko, VCU Institute for Sustainable Energy and Environment (Feb. 12, 2026), N. Va. data center emissions, 138 facilities, Va. DEQ data; generator count from Virginia Mercury (Feb. 17, 2026); U.S. EPA on diesel exhaust health effects; Prince William County noise reporting. [10] Office of Governor Spanberger, news release, June 30, 2026. [11] Annandale Today and Patch, July 28–30, 2026 — meeting attendance, testimony, and the 300-ft/67-ft discrepancy. [12] Fairfax County — Cameron Run watershed (~42 sq. mi., heavily developed); Interstate Commission on the Potomac River Basin, 2025 WMA Water Supply and Demand Study (up to ~8,500 gal./day per MW at peak for evaporative cooling). [13] Fairfax County Public Works — Turkeycock Creek at Bren Mar Park restoration (~\$805,000). [14] Rep. Don Beyer, letter to the Fairfax County Planning Commission, July 30, 2026. [15] Friends of Holmes Run, comments in SCC Case PUR-2024-00135. [16] Spotsylvania Co. data center design standards adopted Dec. 9, 2025 (400-ft setback, 300-ft buffer); Henrico Co. Comprehensive Plan data center guidelines adopted June 10, 2025 (500 ft); James City Co. Board policy adopted Nov. 12, 2025 (1,000 ft from occupied dwellings). [17] Headwaters Economics, *Transmission Lines & Property Value Impacts*; EPRI, *Transmission Lines and Property Values: State of the Science*; Counselors of Real Estate, *Power Lines and Property Prices*. [18] Bolton, Houston-area analysis of homes adjoining transmission easements (early 1990s) — assessed values 12.8–30.7% below comparables. [19] Virginia Chief Energy Officer, comments to the SCC on cost causation, July 2026. [20] Del. Vivian E. Watts, comment letter to the SCC, Feb. 25, 2025. [23] Virginia 2026 data center siting legislation (sound assessment, 100 MW+, homes/schools

neighboring communities and chairs the Senate’s natural resources committee — ask for a letter urging denial

- **Del. Charniele Herring**, Virginia House of Delegates — DelCHerring@house.virginia.gov — 804-698-1004 · 703-606-9705

4 Sign, join, and volunteer

- **Add your name to the letter to Governor Spanberger** — it was delivered August 10 with 1,312 signatures, and it is still open through the vote — sign at sites.google.com/view/savebrenmar
- **Join the Save Bren Mar email list** — savebrenmar@gmail.com — and follow the coalition on Facebook and Instagram (@savebrenmar)
- **Sign the Change.org petition** — chnng.it/y5qX2Mb2WY
- **Volunteer for a shift** — an hour handing out fliers — sign up at mobilize.us/savebrenmar
- **Ask your church, club, or association** — in Alexandria or Fairfax — to weigh in

5 Ask your condo board to act

Ask your condo board to write on behalf of the community, put this on a meeting agenda, and request baseline air-quality, noise, and traffic readings *before* construction — so that if conditions change, we can prove it rather than argue about it later.

within 500 ft). [22] Inova — new Alexandria Hospital at WestEnd Alexandria, the former Landmark Mall site (192 beds; opening targeted 2028). [21] NCES Common Core of Data and Private School Universe Survey (2024–26); distances computed from U.S. Census Bureau geocoded coordinates.

[25] Bren Mar Recreation Association, 6324 Edsall Rd; distance computed from U.S. Census Bureau geocoded coordinates. [25] Population within one and two miles — U.S. Census Bureau data via the Save Bren Mar Coalition; Vulcan site redevelopment (parks, condominiums, townhomes, hotel) about 800 feet from Plaza 500, Fairfax County planning record. [26] Fairfax County PLUS — Plaza 500 building permit application filed July 16, 2026; site plan SP-2024-00003 status “Revised.” [30] Sen. Elizabeth B. Bennett-Parker, 39th Senatorial District, letter to the Fairfax County Planning Commission opposing the Edsall Data Center Substation 2232 application (Aug. 6, 2026). [29] Coalition letter to Gov. Abigail Spanberger requesting public support for denial of the Edsall Data Center Substation 2232 application, delivered Aug. 10, 2026, with full signatory roster. [28] Office of Mason District Supervisor Andres Jimenez, statement urging denial of Dominion Energy’s Edsall Road substation proposal, Aug. 6, 2026. [27] Va. SCC Order, July 31, 2026, Case No. PUR-2026-00056 (Dominion Rider T-1) — line extension policy change requiring large-load customers to pay for “direct connect” transmission facilities, “generally meaning substations and the lines connecting the customer to the bulk transmission system”; applies prospectively; scc.virginia.gov/docketsearch doc. 8dt001; Office of the Governor release, Aug. 5, 2026. Van Dorn co-location rejected by Dominion on cost; \$48.3 million cost differential per Va. SCC Case No. PUR-2024-00135, docket documents 83n#01 and 83nf01 (scc.virginia.gov/docketsearch). Mayor Alyia Gaskins, City of Alexandria, letter to the Fairfax County Planning Commission opposing the Edsall Data Center Substation 2232 application (Aug. 3, 2026), on behalf of the City Council; receipt confirmed by Fairfax County Aug. 4, 2026; source of the “eight or nine towers averaging 123 feet” description and the Resource Protection Area finding. [24] Virginia Mercury, Aug. 21, 2025 — SCC approval; eight 120-ft structures. School and community distances are straight-line from the project site — not walking or exposure distances. Meeting dates can change; check the Planning Commission’s posted agenda before September 24.