

BBHCA

Brookland-Bush Hill Civic Association - Summer 2026

Please join us for our next Brookland-Bush Hill Civic Association (BBHCA) meeting on Tuesday, Sept. 15 at 7:30 pm in the cafeteria of Bush Hill Elementary. We had a pretty exciting meeting in May, so don't miss your next opportunity to find out what's going on in the burb!

A Message From Your President

TOO CLOSE FOR COMFORT

Jeannie Graham, President

The Data Centers are Coming

One of the roles of BBHCA is to alert you to issues in our immediate area that will, or have the potential to, impact our neighborhood. Unfortunately, this summer we learned we have a doozy, but there is still time for the community (you) to act. (cont. page 2)



Newsletter Highlights

A MESSAGE FROM YOUR PRESIDENT

PAST MEETING MINUTES

NEIGHBORHOOD WATCH

LAND USE UPDATE

MEMBERSHIP NEWS

Are you aware of the new data center that is coming to Bren Mar, a community very close to ours? Located on Edsall Road, only $\frac{3}{4}$ mile west of S. Van Dorn St., the data center, "Plaza 500", has already been approved. However it still requires a new electrical substation that has not yet been approved by FFX County. Many in & around Bren Mar have organized to oppose this. Issues of concern include cuts for giant new power lines, & the potential effects on our electric bills, air quality, noise pollution, property values, & the safety of children who attend schools close by.

On September 24, the Fairfax County Planning Commission will hold a public hearing on the substation, at the FFX County Government Center, 12000 Government Center Pkwy, Fairfax, VA. Please come out to have your voice heard. We are stronger together.

(President's Message Cont.)

You have probably read plenty of stories about the misery inflicted on neighborhoods by the rapidly growing number of giant data centers in Northern Virginia areas like Ashburn, Sterling, & Manassas. Maybe you assumed, like me, that they would never get approval to intrude inside the Beltway—land here is too expensive & residential development is too dense. Well, we've now learned of a data center going up **INSIDE** the beltway, & it's only **2 miles from BBHCA**, & only 67 feet from the nearest home. This is an alarming precedent, especially given the undeveloped land adjacent to our own neighborhood, & we plan to devote much of our discussion to this at the September meeting. The Bren Mar neighborhood next to the planned development is trying to fight this, & we are inviting someone from that opposition group to speak to you at our meeting. Please join us for this very important discussion.

Hot News & Information Exchanges at May Meeting

We had a big member turnout at the May BBHCA meeting &, in addition to the issues brought up in the Board reports (see minutes inside), there was a fire hose of interesting & useful information & tips shared between members during the evening's discussions. Much of it related to events in the neighborhood—like that late night helicopter chase over BBHCA, & the coming sidewalks that will be carved out of Bush Hill properties—as well as the wider area, including the lack of sound walls for the coming Beltway expansion near us. The members present found the discussion so educational (& entertaining) that we are looking at tweaking future meetings to ensure more of these kinds of exchanges. The Board also took several action items based on member requests, including getting in touch with Windemere about overgrown property adjacent to BBHCA (communications are ongoing).

Preventing Mosquitoes



It's been a hot, rainy and humid summer, exactly the kind of weather that brings on an explosion of mosquitoes breeding where standing water accumulates for long. The health department came out to investigate the problem for one BBHCA owner, and discovered that several bordering neighbors had tarps, barrels, and other containers that were collecting water and providing mosquitos extra areas in which to breed.

(President's Message Cont.)

For your sake, and that of your neighbors, we ask that you check your yards for any items that could be holding water, and to dump any standing water at least once a week. Note that spiders, frogs, bats and dragonflies consume such large numbers of mosquitoes that balanced native habitats rarely have problems with them. We have numerous species of these predators in BBHCA, so it might be worth considering how you can attract them to your yard. If you have a frog or fish pond you can treat it with Bti mosquito dunks, as they are supposed to be safe for fish and amphibians as long as you don't exceed the recommended amount. Dunks are also good for other water that you can't easily dump, like unscreened rain barrels. Finally, many people are now using mosquito buckets to halt the breeding cycle. You can make one, or buy it at places like Home Depot. For more information on all of these approaches, go online to homegrownnationalpark.org/build-mosquito-bucket/.



News You Can Use

The Fairfax Energy Compass program is a FREE service in Fairfax County that connects homeowners with a dedicated local energy navigator. From identifying the most effective home upgrades to uncovering available rebates/ incentives and linking you with trusted Fairfax contractors, navigators are there to help every step of the way to make your home more energy efficient. The program offers technical support and guidance for home energy improvements, such as high efficiency heat pumps, insulation, window and door replacements, full HVAC upgrades, or even solar panels, which can significantly cut utility costs. Save money on your bills, boost comfort, and strengthen our community grid. To learn more, visit the Energy Compass webpage at www.fairfaxcounty.gov/environment-energy-coordination/fairfax-energy-compass or call 703-324-3721.



May Meeting Minutes

Brookland/Bush Hill Civic Association Meeting

Tuesday, May 12, 2026

- Called to order at 7:31 p.m.
- President's report – all of the new officers are coming up to speed.
 - The meetings will be March, May, September and November
 - Asked for suggestions for speakers, please email ideas. Our new state delegate is willing to come
 - Yard sale to be held on 6/13. How to advertise was discussed (Facebook, NextDoor, Craigslist & bbhca.net)
- Secretary's report – The November 2025 minutes as written up in the newsletter were approved
- Newsletter report – May newsletter was created and sent on time, receipt confirmed by several present
 - We need articles and advertisers, reminder that a civic association is not an HOA
 - Facebook page will be updated, intention to create a NextDoor page
- Treasurer's report -- \$12850 in the bank. Main bills we pay are web hosting, insurance, and printing costs
 - Will hold an audit in the fall. Volunteers are needed to be an audit committee
- Membership report – 18 paid memberships, 2 more joined tonight with more at the end of the meeting. Need to get more households to sign up. Membership mailings?
- Neighborhood Watch Committee – Justin Kennedy has volunteered to take over this role. There is a 1 hour zoom training available via Fairfax police for Community Outreach.
 - National night out in August
- Land Use Report – see writeup elsewhere in this newsletter. Discussions on the status property on Oakwood, Rose Hill Shopping Center upgrades
 - Sidewalks on Bush Hill drive discussed, possibly need to check with Supervisor Lusk
 - Beltway widening is likely to happen, can we push for sound walls?

- Franconia Triangle (former government center) replacement with 140 housing units. Land Use Committee voted against, but moving forward anyway due to county push for affordable housing
- ADU zoning changes
- VDOT looking at traffic flow on Van Dorn
- SSPA Task force exists now with 12 members to review these applications specifically with the new process
 - 4 applications in Franconia: Hilltop Center, 2 on Telegraph Road, Independent living on Beulah
- Constitution – Revisions are planned to make the language more inclusive and consistent. Volunteers are needed for a committee to propose changes and review
- New Business
 - Residential Parking Permit District is coming to Brookland & Pratt due to the student parking issues. June 6 Board of Supervisor's meeting approval, Signs will go up around July 30. Will need stickers to park on the first blocks of Brookland & Pratt from 8-3:30 on school days. Free, but have to ask for them.
 - The wild overgrown area on Pratt Street was discussed. This belongs to Wellington Commons townhouses, and is their responsibility. Will reach out to them.
- Meeting adjourned at 9:10 p.m.

COMMUNITY



Neighborhood Watch Report

Fairfax County's Neighborhood Watch program is a volunteer initiative designed to help residents work together to continue to keep their communities safe. The program is run in partnership with the Fairfax County Police Department and focuses on neighbors watching out for each other, reporting suspicious activity, and serving as the "eyes and ears" for law enforcement.

BBHCA participates in Neighborhood Watch. Members meet periodically to discuss concerns and engage with our police district's Crime Prevention Officer. We also organize the neighborhood's participation in National Night Out.

Training by the Fairfax County Police Dept is required to serve as a Neighborhood Watch participant. Typically, the one-hour training session instructs residents in the do's and don'ts of active observation during your usual walks and drives around the neighborhood. By honing your observation skills, you will become more attuned to things that are out of the ordinary.

Our role is to observe. We do not engage when we see suspicious activity; that is the role of police.

If interested in joining, please send an email to bbhca2022@gmail.com, Attn: Justin Kennedy.

BBHCA Land Use Update

Carol Alim, landuse@bbhca.net

Land Use Activity April – August 2026



Franconia Federal Triangle:

- **Franconia Governmental Center:** As mentioned in the previous newsletter, the rezoning of this site to multi-family residential was approved by the Board of Supervisors.
- **Beulah Street:** This site has two office buildings with proposal to convert one building to multi-family residential and to demolish the other and replace it with townhouses. The landuse committee recommended for approval of this application.

Kingstowne M&N:

Current Parking lot that was approved for residential with ground level retail. Developer requested elimination of retail along with significant improvements to open space. The Board of Supervisors approved this application in May.

Kingstowne Village Parkway:

Kingstowne Building T: Conversion of office building to multifamily housing (120 units) with an additional 160 units built the parking lot. Staff recommended approval of this application. The Committee reviewed the plan, which had no significant changes based on concerns expressed in earlier meeting: storm water management, amount of parking (there is a garage for the existing building, traffic patterns, access. The Committee voted to recommend against approval of this application.

Mount Vernon Gateway Phase II Janna Lee Ave:

This application is to rezone the site to allow for the development of 144 townhouses. Primary objection to this application was about parking and the number of spaces planned of parking. Although the county requires 259 spaces and the developer is providing 336 spaces, the committee did not believe that was enough for development of this size. There were concerns expressed about the flat roof design. The committee voted to recommend against approval of this rezoning.

(Land Use Cont)

Property on Beulah Street at Steinway Street:

Proposal for new independent living housing.

This application was recalled because it was determined that it can be built “by-right”. This application would increase the density of the site; staff expresses some concern in this regard.



Task Force - 2026

- **Hilltop Village Center, Beulah and Telegraph:** was rejected in the 2019 SSPA process. The proposal is to convert a previously approved, but never built, office building to multifamily housing. The Board of Supervisors approved this application in June.
- **6404 Telegraph Rd/6408 Highland Drive:** convert existing commercial building to single family detached residential. Committee members had strong concerns about the density of of this proposal. Although the home styles are compatible with the surrounding Rose Hill development, the lot sizes are significantly smaller yielding a density that looks out of place. Additional concern about parking. The August meeting to review this application was canceled; nominator is rethinking the density of their proposal.
- **6801 Telegraph Road:** former Federal office building to 120 affordable, senior independent living with 50 single family detached or duplex residences on the parking lot. This application is designated Tier 3 and not under active review.

JUNK RUNNERS

JUNK GONE IN A FLASH

Community Junk Removal
September 26th 11:00am - 1:00pm



Got clutter you've been meaning to deal with? Bring it to the intersection of Old Rolling Rd and Franconia Rd (by the Shell Station) September 26th and let us haul it away, free of charge. We can accept old electronics, household goods, small furniture, old clothes, small appliances, misc small items. We cannot accept paint, chemicals, fuels/oils, tires, or old lightbulbs.

Hosted by your neighbor,
Global Real Estate Advisor Raquel Gutierrez. Questions? Reach out to me!

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The BBHCA wants YOU to become a member!

Membership is essential to our success as a civic association, and everyone in our community is welcome to join. If you haven't yet made your contribution for 2026 (only \$10 individual/\$20 household), there is still time!

BBHCA is your liaison with the Fairfax County government to ensure that the concerns and needs of our community are heard. And we bring important neighborhood concerns to your attention. A great example can be found in this newsletter, where we highlight concerns about the data center being built nearby. Our Land Use Committee plays a key role in reviewing these developments and providing formal recommendations to our District Supervisor.



BBHCA also recently revived its Neighborhood Watch program to ensure the safety of everyone living here. Our community meetings serve as an opportunity to directly hear from and speak to our District Supervisor, State Delegate, police and emergency rescue, as well as local organizations key to our quality of life.

Your annual contribution (only \$10 individual/\$20 household) pays for our communication vehicles: quarterly newsletter, website, email, and social media. Dues also cover the costs for our meeting space at Bush Hill Elementary School and various special events that occur throughout the year. As a member, you will have a vote in important decisions that affect our neighborhood.

Please support your civic association! You can join online at www.bbhca.net > membership. Conveniently pay your \$10/\$20 annual dues online by credit card. Or print and mail the enclosed membership application form with a check. Additional donations are also appreciated. Thanks for your support of YOUR civic association!

MEMBERSHIP APPLICATION
Brookland-Bush Hill Civic Association
Membership Year: 2026

Join us—for the good of *your* community

BBHCA provides many opportunities for you to take an active role in decisions that affect your quality of life and property values as well as make a difference in your community. BBHCA prints a newsletter, maintains a website and Facebook page, and e-mails community updates and alert notices. Only members have a vote at BBHCA meetings on decisions that affect the community and the governance of BBHCA. Join today and support your civic association's efforts to keep our neighborhood a great

place to call home. For current information on BBHCA activities, please go to www.bbhca.net

Enclosed are my member dues: ☐ **\$20.00 (household)** ☐ **\$10.00 (individual)**

PLEASE PRINT CLEARLY The information provided here will be considered confidential and used only for BBHCA communications and membership verification. Dues are applied to the year in which they are received.

NAME: (LAST) _____ (FIRST) _____

NAME: (LAST) _____ (FIRST) _____

STREET ADDRESS: _____

PHONE: _____

E-MAIL(S): _____
(required for e-mail communications and community alerts; see below)

E-mail Communications

☐ ***Please notify me by e-mail*** of community concerns deemed important by BBHCA. I may request that e-mail communications be discontinued at any time. Your e-mail will be used only by BBHCA.

Request for Donation

Your donation will be used to help offset the cost of printing and mailing the BBHCA print newsletter, the website, and other member-approved services. Thank you!

☐ I would like to make a donation to BBHCA for ☐ \$10 ☐ \$20 ☐ Other \$ _____

Please deliver this completed form with your check (payable to "BBHCA") to:

BBHCA Membership Dues
6020 Mayfair Lane
Alexandria, VA 22310

Or you may apply and pay online at www.bbhca.net

Questions? E-mail: bbhca2022@gmail.com / www.bbhca.net / [Facebook.com/bbhca.net](https://www.facebook.com/bbhca.net)

BROOKLAND-BUSH HILL CIVIC ASSOCIATION

BROOKLAND-BUSH HILL NEWS

A newsletter for the Residents of Brookland-Bush Hill
and Gunnell Estates in Alexandria, VA 22310



**Please join us! Brookland-Bush Hill
Civic Association meeting:**

**Tuesday, September 15th at 7:30 pm -
Bush Hill Elementary Cafeteria.**