BBHCA

Brookland-Bush Hill Civic Assocation - Fall 2026

Please join us Tuesday, Nov. 17th at 7:30 pm in the cafeteria of Bush Hill Elementary for the next BBHCA meeting. We will be holding BBHCA Board elections, getting an update on the plans & public hearing for the huge data center close to us, & discussing possible changes to the BBHCA by-laws.

Newsletter Highlights

A MESSAGE FROM YOUR PRESIDENT

PAST MEETING MINUTES

NEIGHBORHOOD WATCH

LAND USE UPDATE

MEMBERSHIP NEWS



A Message From Your President

ELECTIONS & DATA CENTER

Jeannie Graham, President

Elections will be held for the BBHCA Board at the Association's November 17th meeting. As of this writing, most of the current officers are willing to stand for re-election, however nominations for all positions are open to all current members of BBHCA. These elected positions include the president, vice-president newsletter, vice-president membership, treasurer, & secretary. We will be taking nominations up to & during the November meeting. If you have questions about any of the positions, please contact Jeannie Graham at bbhca2022@gmail.org. It is also important that we have a good turn-out for this meeting to ensure that our election results are official for the year & that BBHCA can continue to work for you, so please do be sure to join us on the 17th! We will also vote on our proposed 2027 budget at the November meeting. Voting cards will be provided to current members upon your arrival at the meeting, so please make sure your 2026 membership is up to date.

(cont. page 2)

(President's Message Cont.)

Hearing for Planned Data Center One Mile from BBHCA



Those present at the September meeting learned a great deal about the proposed data center on Edsall Road, which is even closer than we first estimated. As the crow flies, & as noise & pollution travels, the edge of the data center is only one mile from BBHCA. Frequent complaints about data centers are that the deep bass sounds they produce can be heard for several miles. Neighbors of existing data centers describe it as a maddening sound that goes right through their home's walls. The particulate pollution from their standby diesel generators, which must be powered up at least daily, would also be expected to blanket the air for some distance. See the meeting minutes inside this issue for more information on the data center talk from Tyler Ray of the Bren Mar Coalition, & you can also find out more at https://sites.google.com/view/savebrenmar

Fairfax County must approve a new substation in order for the data center to move forward as planned, & there will be only ONE public hearing before the county makes that decision. That hearing was delayed from its original September date & is now scheduled for **7:30 pm on Dec. 2nd at the Fairfax County Government Center, 12000 Government Center Pkwy, Fairfax**. The Bren Mar Coalition is urging residents to show up & pack the room, or to call the Board of Supervisors & Planning Commission to make your opinion known before the hearing.



By-Laws

Updates & revisions to the BBHCA Constitution & By-Laws was put on the backburner after the election of a brand new Board last year, but that project is moving again & we hope to have a presentation to residents on possible changes as early as this November meeting.

We will also vote on our proposed 2027 budget at the November meeting. Voting cards will be provided to current members upon your arrival at the meeting, so please make sure your 2026 membership is up to date.



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raquel@raquelrealtour.com
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Brookland/Bush Hill Civic Association Meeting Minutes

Tuesday, September 15, 2026

- Called to order at 7:32 p.m.
- President's report – We listened and got microphone and speaker, hopefully you can hear better.
- Secretary's report – The May 2026 minutes as written up in the newsletter were approved
- Newsletter report – Newsletters were mailed, should have been delivered this week.
- Treasurer's report – recent bills were liability insurance and newsletter. We are ok on funds but are spending more than we are taking in.
- Membership – We need more members, please encourage your neighbors.
- Neighborhood watch – Welcome new watch chair Justin Kennedy. We are working on rebuilding a neighborhood watch committee, please reach out to volunteer.
    - Justin will be the point of contact for the Crime Prevention Officer of the police department, and will monitor the county crime reports
    - Plan to restart participation in National Night Out in 2027
    - Community Advisory Council at the police station
        - County Camera Sharing Program—you can share your home security camera footage with the county police. There are 2 versions: Register with the county and they will ask for footage if needed, or give them direct access to the camera. The latter is mostly business use.
        - Drone Program in the county—Drones as first responders. For more information check the county's real time crime center at https://www.fairfaxcounty.gov/police/real-time-crime-center
- Land Use – VDOT completed the study for Van Dorn St and approved a plan for the Franconia/Van Dorn interchange. More details can be found at https://www.vdot.virginia.gov/projects/northern-virginia-district/south-van-dorn-street-stars-study-in-fairfax-county/
- Constitution & Bylaws – Election will take place at the November meeting. Quorum is needed. All existing officers are running, but nominations are welcome. A committee is needed for possible updates to the constitution and bylaws.
- Presentation by Tyler Ray of the Save Bren Mar Coalition about the new Data Center proposal off of Edsall Road
- This is less than a mile from our neighborhood. The data center rezoning was rejected, so it was rescaled such that it is able to be built by right on the property, but they are requesting a new 5 acre substation on the property, which will have 98 foot tall transmission towers, is only 67 feet from the nearest homes, and has no mitigation plans. 12000 people live within 1 mile, 28000 within 2 miles. The transmission lines will run through a resource protection area along Turkeycock Run. Most other substations are 3000 feet from residences with mitigations.
- The State Corporation Commission approved this transmission line, but the county has not approved it. There is a public hearing on December 2, 2026 for discussion of approval. If the county rejects the proposed substation, it will go back to the SCC for reevaluation.

BBHCA Land Use Update

Land Use Activity August – October 2026

Carol Alim, landuse@bbhca.net



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 Landuse Committee recommend against approval of this application. The Planning Commission recommended approval of this application. Board of Supervisors public hearing scheduled for 15 September but wasn't on the addenda for that meeting and I haven't been able to find another date. The committee voted to recommend against approval of this rezoning.

Property on Beulah Street at Steinway Street: A proposal for new independent living housing. This application requires a special exception to the residential zoning designation for this site. While independent living facilities do not provide living assistance or health care, they are required to provide services (transportation, meal options) to residents which is not required for a residence that is age-restricted (55 and over). This application would increase the density of the site; staff expresses some concern in this regard and there was significant opposition from the surrounding community. Planning Commission public hearing deferred from 12 September will be held 29 October 2026.

Data Center Edsall Road: The Planning Commission public hearing was rescheduled to 2 December 2026. The County adopted new, stricter, requirements for data centers but this application was already in progress, so it was exempt. I attended the public hearing for these changes; in my opinion they are not strict enough. There is significant opposition to this appliclation.

Franconia-Springfield Planning Study: The county is reviewing and updating the planning guidance for the future of Springfield. There was a virtual community update 20 October 2026.

Day Care Center Expansion: Request for Special Exception to permit expansion of existing in-home center from 5 children to 10. Existing facility has had no complaints from neighbors, who support the increase. The home has space to care for more children both inside and in the play area. HOA allows up to 12 children. Committee recommended approval for this application.

(Land Use Cont.)

Hannover Springfield Apartments (Springfield Town Center):

- Phase I: 439 multi-family dwelling units, on Spring Mall Drive is completed and taking applications.
- Phase II: 356 multi-family dwelling units. Applicant submitted a zoning and development plan to update their 2009 mixed-use plan to exclusively residential, elimination commercial and retail.

Springfield Town Center Hotel:

Permits Pending

- This application was approved in the 2009-time frame with the Comprehensive Plan and Zoning changes for Springfield Mall. Several years ago this applicant requested, and received approval, to change the location of the hotel and another building on the sit.
- The hotel will be located on the Loisdale Road side of the Town Center and is expected to have 165 rooms and is being built by InterMountain Management.

Task Force - 2026

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 surronduing 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.

The next Landuse meeting will be held on Monday, 26 October 2026 at 7:00 pm via Teams.



An appeal from our VP of Membership

Diane Williams

Love Where You Live? Get Involved – Join the BBHCA in 2026!

Membership is essential to our success as a Civic Association, & 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! It's your last chance to become a 2026 member so that you can vote in the November 17, 2026 BBHCA election!

BBHCA is your liaison with Fairfax County government to ensure that the concerns & needs of our community are heard. Our Land Use Committee plays a key role in reviewing new developments & 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 & speak to our District Supervisor, State Delegate, police & emergency rescue, as well as local organizations key to our quality of life.

Your annual membership pays for quarterly newsletter, website, email, & social media as well as costs for our meeting space at Bush Hill Elementary School & various special events that occur throughout the year. Please support your Civic Association! You can join online at www.bbhca.net > membership. Conveniently pay your $10/$20 dues online by credit card. Or print & mail the below membership application form with a check. Additional donations are also very much appreciated.

Thank you for your support of OUR Brookland – Bush Hill Civic Association!

2026 - Membership or Donation Form

NAME: (LAST) _____ (FIRST) _____

STREET ADDRESS: _____

PHONE: _____

E-MAIL(S):_____

(required for e-mail communications & community alerts; see below)

Request for Donation

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

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

NAME: (LAST) _____ (FIRST)_____

Your donation will be used to help offset the cost of printing & mailing the BBHCA print newsletter, the website, & 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 & pay online at www.bbhca.net

Questions? E-mail: bbhca2022@gmail.com / **www.bbhca.net** / **Facebook.com/bbhca.net**

BROOKLAND-BUSH HILL CIVIC ASSOCIATION
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A newsletter for the Residents of Brookland-Bush Hill
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Please join us! Brookland-Bush Hill Civic Association meeting:

Tuesday, November 17th at 7:30 pm - Bush Hill Elementary Cafeteria.