



## 8800 Richmond Highway Comments

### Fairfax County Planning Commission Item PA 2018-IV-MV2

19 July, 2018

Dear Planning Commission--see below for comments on the proposed plan amendment PA 2018-IV-MV2, for tonight's hearing.

The Friends of Accotink Creek share the concerns brought up by Friends of Little Hunting Creek about the proposed comprehensive plan amendment for the property at 8800 Richmond Highway. While there is merit to a development plan that addresses existing environmental issues on the property, we have strong reservations about the proposed encroachment and disruption of land that is in the Environmental Quality Corridor (EQC) and are not convinced that the proposed project provides adequate environmental benefits to justify exemption.

This property has already been significantly damaged by development, namely decades of misuse resulting in a polluted, contaminated site. As we learn from our past mistakes and begin to recognize the costs and consequences of actions that have negative environmental impacts, we feel that it is crucial that we be mindful of what "new" mistakes we may be making now.

Fairfax County's EQC policy is intended to help preserve and protect the remaining essential environmental areas in our watershed. The "Staff Report for Plan Amendment 2018-IV-MV2" provides an excellent analysis of the potential impacts and consequences of the proposal, and concludes with "Staff does not support this amendment". The Friends of Accotink Creek happily stand with these stewards of Fairfax's environment! We appreciate their careful analysis and their commitment to County policy and encourage the Planning Commission to follow their recommendation.

Primary Conservator, Friends of Accotink Creek.

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#### **Additional in-person comments delivered at the July 19, 2018, Planning Commission hearing:**

The Friends of Accotink Creek are speaking tonight because poor little Dogue Creek seems to be short on friends.

Staff has recommended against this amendment, citing concern about establishing a precedent. The precedent that would be established is to tell landowners that they can abuse and degrade protected areas to the point that anything will seem like an improvement and they can then cash out.

The Friends of Accotink Creek ask that this precedent not be established and that protected riparian buffers be fully protected.

Thank you.

## Friends of Accotink Creek

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