



## Regarding Site Specific Plan Amendments – Sheridonna Lane

March 9, 2023

Regarding the Sheridonna Lane Site-Specific Plan Proposal [LE-007](#):

The Friends of Accotink Creek wish to express our opposition to the Sheridonna Lane Site-Specific Plan Amendment Nomination LE-007.

Rather than analyzing in detail the engineering merits of the proposal, we need only apply a simple logic to what appear to be the plain facts before us.

All nine of the parcels are entirely within a floodplain easement. A floodplain seems to be an exceedingly poor location to locate housing of any type (despite the regrettable fact that these parcels in fact already have low density housing).

The following future scenario is all too plausible:

*TV Reporter: "Supervisor, how do you justify your vote in favor of this floodplain residential project a decade ago when today we see senior citizens being lifted from the rooftops by helicopter to escape the floodwaters we knew would come?"*

*Supervisor: "Umm. Umm. Umm. It seemed like a good idea at the time."*

Although the proposal’s suggestions of stream restoration, erosion reduction, and conveyance to the County are tempting, the attached qualifications and risks render the offered benefits questionable. The “Reconnect flood plain to RPA” idea seems to be a non sequitur when the “Addition of berm to control 100-year flood plain” would only divert floodwaters and their hazards eastward away from the existing floodplain and RPA with unforeseeable consequences. Moreover, should the levee fail in the future, the developer’s responsibility will be long gone, leaving the County and residents holding the bag.

Why would we allow building in a floodplain area like this when we just adopted both CECAP and Resilient Fairfax? The unfortunate precedent would spur ever more such proposals. These parcels are adjacent to Huntley Meadows Park and the Comprehensive Plan language indicates they should be preserved by the County specifically to buffer this treasured jewel in our park system. Doing anything else would be to treat our environmental and climate policies as mere aspirational afterthoughts.

Please do not approve the Sheridonna Lane nomination.

Further, Fairfax County should undertake an examination of all floodplain and RPA parcels with an eye toward acquisition, easements, or incentives to enhance our stormwater, CECAP, Resilient Fairfax, and Environmental Quality Corridor goals.

## Friends of Accotink Creek

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