



**Meeting at SCHS Media Room
Tuesday, Feb 13, 2018 @ 7:30 PM**

1. President Dale Rumberger called the meeting to order at 7:40 PM.

2. Administrative Matters & Officers reports

- January Minutes - A **Motion** to approve the January minutes was made, seconded, and approved by voice vote.
- Treasurer's Report - Larry Clark

TOTAL SunTrust Bank Account: \$2,034.58

TIAA Money Mkt: \$6,506.30

BALANCE: \$8,540.88

CHECKS RECEIVED BUT NOT DEPOSITED:

South Run Oaks HOA - \$50.00

Hollymeade HOA - \$50.00

- South Fairfax Chamber Report – Tom Repczynski highlighted the upcoming South County Teen Job Fair, co-sponsored by his South Fairfax Chamber, along with Supervisors Herrity and Storck, the South County Federation, and the Connection Newspaper. It will take place on Mar 17, from 1-3 pm at the South County High School. We are looking for volunteers to help so that local students may get connected with local businesses looking to hire. Dale R emphasized the importance of internships and other voluntary service on students' college application CVs. Tae Choi stated that 28 businesses already have signed up; and Supervisor Storck urged any local businesses interested in hiring to contact his office.

3. Supervisors' Reports.

Springfield District Supervisor Pat Herrity was not in attendance nor represented.



Mount Vernon District Supervisor Dan Storck commented as follows:

- 31st MVD Town Meeting – “This was the most watched MVD Town Meeting in History, including 400 attendees and over 500 online Facebook Live views.”
- Liberty meeting update –
 - Phase 1 – “Infrastructure and amenity construction is essentially complete. The County paid about \$8 million towards the cost of the infrastructure improvements. The 165 rental apartments are about 66% leased; about 110 units have been leased. The pace of leasing is running slightly behind the developer’s projections, but the rents obtained are meeting the developer’s projections. The developer expects the apartments to be fully stabilized by May of this year. About 10 of the 24 single family homes have been sold to date. The pace of sales is ahead of the developer’s projections and should be complete later this year. Sales have been generally in the upper \$800’s to mid \$900’s. About 6 of the 83 townhomes have been sold to date. The pace of sales is behind the developer’s projections and will extend well into 2019. Sales have been generally in the upper \$500’s to low \$600’s. The builder is making adjustments to the pricing of the smaller townhomes to improve the pace of sales. Regarding the Power House, initial rehabilitation work on this building is complete. The developer is in negotiations with a “co-work” operator to bring about 8,000 square feet of office use to this building. That use is consistent with the approved zoning. At the Chapel, initial rehabilitation work is also complete. Numerous churches, day care operators, private schools, and other potential users have toured the chapel, but a potential user has not yet been identified.
 - Phase 2 - “The County executed long term ground leases with the developers for the Phase 2 historic structures at the end of 2017. The penitentiary and the guard quarters are now “owned” by the developers, and the developers have assumed responsibility for the security and maintenance of these structures. Construction on Phase 2 is scheduled to begin later this year, probably in late summer or early fall. This is several months later than originally scheduled. The primary reasons for pushing back the start of construction are delays in obtaining final approvals for the federal and state historic tax credits, the impact of federal tax reform, and the slow pace of townhome sales. The initial construction will include infrastructure and the re-habilitation of the historic structures, including the prison wall and towers, the cell block buildings, the dining hall, and the guard quarters. Phase 2 infrastructure is projected to take 8-10 months to complete (summer of 2019). Completion of the re-habilitation of the historic structures is projected to take about 15 months to complete (late 2019). The start of construction is contingent on the developers obtaining financing for Phase 2. As in Phase 1, the financing for Phase 2 will include federal and state historic tax credits. Fairfax County will again be funding a portion of the infrastructure costs. The County’s portion in Phase 2 is about



\$4.8 million. Commercial Leasing efforts continue, and the developer is in negotiations with a restaurant operator to bring a new restaurant concept to the existing dining hall inside the penitentiary. These negotiations are ongoing. The developer is actively leasing the remaining space in the other existing penitentiary structures, but no leases have yet been signed. The developer is also actively leasing the new retail center planned for the north yard inside the penitentiary. Leasing efforts are focused on finding an anchor tenant for this center; once an anchor tenant is found, the developer believes the rest of the new retail space can be leased. Timing for the construction of the new retail center is tied to successful leasing of the space. This construction would include the extension of White Spruce Way into the penitentiary.

Phase 2 also includes an additional 74 townhomes. Construction of these homes is not expected to begin until mid- or late 2019. Construction of market rate housing will likely extend to late 2021 or early 2020, depending on the market.

- ESI update – “I met again with Dean Kattler (the ESI CEO) and James Patteson. I believe that he (Kattler) wants to find a way to work with us, and I told him we are still committed to meeting all terms of SEA1. We want to get access to the park site ASAP”.
- Original Mount Vernon High School – “Elm Street & Alexander Company have been hired as the Master Planner for the original Mount Vernon High School. Similar to Liberty, we plan to redevelop a 40-acre site owned by the County with a historical building. We want everyone’s input on this.”
- Ides of Bark - “The Third Ides of Bark Dog Festival will be on Sunday, March 19, 2017, from 1:00 PM – 4:00 PM at Grist Mill Park, located at 4710 Mt. Vernon Memorial Highway. The past Ides of Bark have been extremely successful. If you own a dog, this is THE event to be at. Lots of free giveaways and a chance for you to meet and visit with many local doggie vendors. The Police K9 crew will be doing demonstrations, and many other doggie events will be held throughout the day. If you have any friends or family members who own dogs, please share with them this great event.”

4. Legislative Updates - Karen Corbett-Sanders , the Mount Vernon District representative on the Fairfax County School Board, commented:

- The CIP has been approved and forwarded to the BOS. The spending cap currently is \$155 million per year; but this means a facility must wait 37 years before renovation. This year we are asking for an increase of \$50 million totaling \$205 million. This will enable us to move up renovations by 4 years and decrease the number of trailers.
- Also, we adopted a budget of \$2.9 billion and forwarded it to the BOS. The only change from the Superintendent’s proposed budget is that we are asking for an increased focus on teacher salary equity. Additionally, the board is working with the Superintendent to align the strategic plan with the budget and to establish timelines. The contracting process is to become more transparent in order for the board to have more oversight.
- On March 17 at Hayfield HS, students will be submitting their favorite nutritious recipes which will be judged for possible inclusion in school lunch and breakfast choices.



5. Committee Reports

- **Transportation**, Dale Johnson, Chair was not present. Dale R commented:
 - We have received a full briefing regarding EMBARK, especially the reorientation of traffic along Richmond highway. We learned that anywhere BRT is installed it will necessitate a total road width of 8 lanes! EMBARK's Land Use impact is troubling especially in the area of the one-lane section at the railroad bridge. The report acknowledges that this is the biggest "aneurysm" in the plan; and VDOT and FCDOT are in conversation with the RR. How much of our life goes straight up Rte 1? We will lose 2 ½. lanes to BRT. The report goes to the BOS Mar 20th. The document planning originally was really focused on Ft Belvoir going north. We need to get our perspective into the plan. It will re-purpose land for commercial use and more.
 - We are eager to read the findings from the transportation study on Lorton and Silverbrook Roads; and we have requested Tae Choi to advocate for us to have access to it.
- **Public Safety**, Jonathan Kiell, Chair
 - Encourages everyone to sign-up for the Fairfax Alert system.
 - Jonathan is arranging for a police representative to address the SCF about local police matters. Please let him know of concerns you would like addressed.
 - Free CERT (Community Emergency Response TEAM) preparedness training. The next local class at Ft Belvoir will begin on Mar 22. Flyers are available and interested people may sign-up via the following link:
<http://www.fairfaxcountycert.org> or get in touch with Jonathan for more information.
- **Environmental & Parks**, Howard Bishop, Chair – nothing this month
- **Education**, Seeking Chair



- **Land Use**, Nick Firth, Chair - Began with a few brief comments before opening the floor to the Lorton Community Center Staff Presentation.
 - Former Sunrise facility renovation will be considered in his committee
 - Panera Bread is interested in building a new restaurant next to the car wash.

 - Lorton Community Center Staff Presentation - In introductory remarks, Dan Storck said, “this is a long-desired project from (former Supervisor) Hyland’s time. It will serve a lot of purposes, including LCAC. I wanted input from everyone in the Community; and I didn’t anticipate that it could be NOT on the Library site. The Steering Committee has been working on this for several months. I asked them to look at other potential sites and they have been putting in a lot of effort so that the facility will be something that the whole community can be proud of and first-class!” Then he turned over the floor to a multi-disciplinary team to provide a briefing to the large number of citizens in attendance. Their PPT presentation may be found at <https://www.fairfaxcounty.gov/neighborhood-community-services/sites/neighborhood-community-services/files/assets/documents/lorton/south%20county%20federation%20meeting%202-13-18.pdf>.
 - Ipek Aktuglu, the Project Manager for the Community Center, started off by explaining the Background, Site Selection, Location based on community to serve, Fairfax County Owned Sites, Lorton Library Site Concepts, Noman Cole Site Concepts, Site Selection Criteria, and Analysis Summary (Pros and Cons of each site).
 - Pallas Washington (Fairfax County Regional Manager NCS) stated that the Lorton Community Center is one of a fleet (of many such centers). They developed a complex community / demographic profile to inform their decisions.
 - The Community Steering Committee looked at such things as the Population Density, Poverty rates, Single families headed by women, Median income, Transportation, Density of households within a 3-mile radius of the Library, CSP (Coordinated Service Planning – the indicator of basic needs requests), density of Households with over-60 folks, and households of under-18.
 - The Fairfax County-owned sites are the Lorton library, and Noman Cole property. Design concepts were developed for both. According to James Patteson, in order to develop at the Noman Cole site, they would have to eliminate the tennis courts, and the \$2.5 million land value then would have to be reimbursed to the Sewer Fund from the \$18.5 million bond, thus limiting the scope of the new building.
 - Questions and Comments included:
 - Nick Firth asked about the Community Center amenities.
ANS: There will be services for every aspect of the community.



- Why does the money have to be put back into the Sewer Fund?
ANS: James Patteson said that the BOS would have to approve to allow using Noman Cole for the Center because the space is set aside for future capacity of the Noman Cole facility. He said that he would not support this proposal because it limits future expansion in response to increasing population density.
- Linwood asked if the house (LCAC) will be demolished . . .
ANS: YES
- Dale R asked why data on the children did not come from the schools.
ANS: Pallas Washington said that all the data was from Census Track and could be balanced with school data.
- Dale R also asked where the EMBARK land cut will be taken.
ANS: Earl Flanagan answered it will be all from the Library side. David Whale, the Grimm & Parker Architect, added that as EMBARK expands, 43 feet must come from the library side, and the service road will go away.
- Chris Ambrose, from the Shepherd Hills community, pointed out discrepancies between what was in the Comp Plan, and the scope of this center, which he claims is 10 times the size of what was in the comp plan. He opined that “well over half of the green space in the library site will be lost. He expressed other concerns, too, charging that the vast majority of the current green space will be paved over. Some residential streets sit right on the property line of this (Library) site.” Of great concern to Chris is that the “town center” concept will be lost. He feels strongly that the Lorton Rd / RR track option (which was not referred to the concept development stage) is better than the Library site because it has a traffic light, is more walkable, etc.
- Howard Bishop of the Williamsburg Square HOA supported Chris’ points.
- Earl Flanagan pointed out that “as EMBARK eventually arrives in our area in maybe 20 years, it will create densities that may require expansion of the Library’s services.” The implication is that the Library may need the available land for itself at some point.

6. Old Business – Dale R decided not to put the Lorton Community Center Resolution on the table for a vote.

7. New Business – Lorton Community Center Mason Neck Resolution was not addressed because it was pulled by Mason Neck prior to the start of the meeting.

A Motion was made, seconded, and approved to adjourn. Dale Rumberger adjourned the meeting at 10:05 pm



NEXT MEETING: March 13th, 2018 at South County High School Media Room

Future Meeting Dates: April 10th, May 8th, June 12th, July 10th, August (No Meeting), September 11th, October 9th, November 13th, December 11th (Workhouse Arts Center)