



**Tuesday, April 11, 2017 @ 7:30 PM**

1. President Dale Rumberger called the meeting to order at 7:30 PM.
  
2. Administrative Matters & Officers reports
  - February Minutes - A **Motion** to approve the February minutes was made, seconded, and approved unanimously by voice vote.
  - Treasurer's Report was provided by Larry Clark,
    - The TIAA-CREF Money Market balance is \$6,479.97
    - The Sun Trust bank account balance as of April 11, 2016 is: \$2,155.10
    - TOTAL funding is: \$8,595.07
    - In the past month we welcomed Shirley Acres, Greg Budnik and NewingtonVA.org and Mike McGrath as permanent members.
  - A total of 36 people signed in for the meeting this evening.
  
3. Supervisors' Reports.
  - **Springfield District Supervisor Pat Herrity** was not present.
  - **Mount Vernon District Supervisor Dan Storck** commented on several issues:
    - New South County Police Station and Animal Shelter - Fairfax County Department of Public Works and Environmental Services has completed the contract negotiations to provide architectural/engineering design services for this facility. (Also see report under Land Use Committee).
    - Public invited to see Liberty - On Saturday, May 20, from 11AM to 3 PM, the public is invited to see what new development has occurred at the former Lorton Prison site.
    - Teen Job Fair – Supervisor Storck's office is partnering with the SCF, SFCC, and Supervisor Herrity's office to co-host this event at South County High School on April 29<sup>th</sup> from 11AM to 1PM. So far, 38 businesses and over 300 students have signed up to participate. Please encourage any local businesses you may know of to participate.
    - Realtor Town Hall Meeting – On May 3, Supervisor Storck will partner with the Northern Virginia Realtors Association for this event. He will share with them his vision for revitalization along Richmond Highway, including the Embark process, and will hear from them regarding their thoughts, concerns, and advice.



4. Legislative Updates – Postponed until next month

5. Committee Reports

- **Transportation**, Dale Johnson, Chair
  - Briefing on north side of Lorton Road – On April 3<sup>rd</sup>, the official ribbon-cutting was done. The speed limit on Workhouse Rd is 40mph, and Lorton Rd will have a limit of 45mph.
  - Christine Morin provided information on tracking specific projects of the Northern Virginia Paving Program by using their Interactive map, which may be accessed at:  
[www.virginia.gov/projects/NorthernVirginiaPavingProgram](http://www.virginia.gov/projects/NorthernVirginiaPavingProgram)
- **Public Safety**, Jonathan Kiell, Chair - Unable to attend because he is conducting CERT training elsewhere in the community.
- **Environmental & Parks**, seeking Chair - Park Authority update by Linwood Gorham regarding the I-95 Landfill Bee Project, will be discussed next month by Eric Forbes.
- **Education**, Seeking Chair
- **Land Use**, Nick Firth, Chair,
  - New Police Station and Animal shelter- Reiterated some of Supervisor Storck’s comments, and added that AECOM will be the architect.
  - Sportsplex proposal - A group is interested in bringing a sportsplex to this area. Although this project is still way in the future, a conceptual plan soon will be presented to the Land Use Committee.
  - Liberty Update - Nick introduced Jack Perkins, Vice-President of Elm Street Development, to provide an update on the development of Liberty at the site of the old prison and reformatory off of Silverbrook Road.



6. New Business –

- a. The annual **Eagle Festival** will be celebrated at Mason Neck State Park on May 20th, 2017, from 10 a.m. – 6 p.m.,
- b. **Lorton's 4<sup>th</sup> of July Parade** has not happened the past two years. We really need to find someone to step up for our community to organize this important event.
- c. **Van Metre Homes update** - At next month's SCF meeting , a representative from Van Metre Homes will provide an update on the status of the townhomes and single family homes that will soon be under construction.
- d. **LCAC Hope and Health Festival** will take place on May 20th 11 a.m. -2 p.m., next to the Lorton Library
- e. **Update on Liberty** by Jack Perkins, Vice President, Elm Street Development
  - First occupants have moved into the old Administration building.
  - Van Metre, during opening sales weekend, sealed contracts on 2 of 107 townhouses and single family homes; and will work with more than 100 people who made appointments online.
  - Occupancy permits for first residential units were obtained earlier this month
  - Residents began moving in last week
  - Leasing office open M-Fri 10-5, Sun 11-4
  - For Sale Residential
    - Van Metre Homes open for sales by appointment only
    - Sales center is located at the Workhouse Center
    - For more information, contact the sales manager, Rumana Ahmed 703 713-2511
  - Commercial Space
    - Chapel – offers 21,401 sq ft: Delivering as warm lit shell July 2017
    - Power House – So far, there is not a lot of interest in this building
  - There are 6 different residential models being offered, ranging in price from \$599,000 to \$675,000. Mr Perkins showed a slide with artist's rendering of each model.
  - Ribbon cutting will be on May 18<sup>th</sup> at 10AM by invitation only, with refreshments and a tour. The Public is welcome to visit on May 20th, from 11AM to 3PM. Food, drink, and entertainment will be at Liberty Green. Information will be provided by the Builders, and there will be a guided tour.



- Phase 2A
  - Site plan approval is expected late in 2017
  - Closing on the property is contingent on site plan approval
  - 74 townhomes will be available
  - Adaptive reuse of Central Max:
    - Repair walls and towers, including 5 openings in Wall
    - Existing structures: Delivering as warm lit shell late 2018/early 2019
    - Dining Hall: 10,000 sq ft +/-
  
- Phase 2B
  - New construction: Delivering in 2019 or beyond depending on leasing progress
  - Up to 52,000 sq ft +/- is approved (but 40,000 sq ft +/- is most likely to be built).
  
- Project overview on the South side
  - The former prison Dining Hall would be good for restaurant use
  - The other 6 cell block buildings could be used as office space *or* residential development. Right now they are approved for storage units. Mr Perkins clarified that this does not mean a for-profit storage business . . . only storage related to the various development phases of Liberty.
  
- Marketing Goals
  - Continue to target anchor stores and implement a junior anchor and inline space marketing strategy. This will be very challenging until Phase 2 is under construction. (Mr Perkins showed slides with potential Grocer targets, and General Retail/Junior Anchors , Inline shop space, as well as Brewpubs and restaurants).
  - Continue all marketing and PR initiatives started in 2016 plus
    - Increase direct broker outreach
    - Increase site tours

Mr Perkins concluded by encouraging everyone to visit their Website at:  
[www.TheLibertyLife.com](http://www.TheLibertyLife.com)



Q&A followed. Some of the questions were:

- We don't want another survey. How do we contact the developers directly so we can get Whole Foods, restaurants, etc. ?

**Answer:** "We have provided our demographic data to places like Whole Foods."

- What impact will Liberty have on our school system?

**Answer:** Zoning decisions in 2014 and the Site Plan process estimated that the combined impact on school population in our elementary, middle, and high schools will be around 150 additional students.

- When will you be back with another session like this?

**Answer:** Probably Fall – Sept or Oct?

- Will there be bicycle infrastructure on the property?

**Answer:** Yes. Current Site plans require internal bike storage, bike racks, and more.

- When will an Anchor tenant move in?

**Answer:** Around 2019

- Are you looking for specific store names, or just the KINDS of businesses?

**Answer:** Using the example of Whole Foods, Mr Perkins pointed out that "they utilize very specific demographic models, and that their decision-making process (about where to place a new store) is more of an art form. You can contact me directly to discuss more details."

- What about sidewalks and walking trails?

**Answer:** The Cross-County trail will be extended to White Spruce . Sidewalks from Silverbrook should be open completely very soon.

7. Old Business - Covanta Fire clarification – Dale R has received a communication from the Covanta Fairfax Waste to Energy Facility. They have requested that we record the following data regarding capacities at the plant:

- Their permit allows a total capacity in the Pit of 20,000 tons. At the time of the fire there were 14,000 tons.
- The maximum allowed on the Floor is 3 tons; and at the time of the fire, there was 1 ton.

A **Motion** was made, seconded, and approved to adjourn. Dale R adjourned the meeting at 9:40PM.

NEXT MEETING: May 9, 2017 at 7:30 in the South County High School Media Room .

Future Meetings: May 9, June 13, July 11, September 12, October 10, November 14, Dec 12