



**Meeting at Workhouse Arts Center  
Tuesday, January 14, 2019 @ 7:30 PM**

**I. CALL TO ORDER**

- **President Dale Rumberger called meeting to order at 7:32 PM.**
  - President Rumberger makes introductory remarks and greets the large audience
  - Agenda Overview/Highlights, including two presentations
    - Liberty re: the adaptive reuse
    - Covanta

**II. ADMINISTRATIVE MATTERS & OFFICERS REPORTS**

- **Approval of Meeting Minutes**
  - President Rumberger called for any corrections to the December minutes as posted on the website. The minutes were approved as written – no comments or questions.
  - Reminders from President:
    - December meeting was the election meeting and there a resolution passed that had to do with the funding for the outdoor facilities of Central Green Park, which was amended to take some sections out and passed unanimously by the group.
    - December meeting is always a holiday soiree. SCF hosted all our responders and introduced elected officials. December meeting are always held at the Workhouse Arts Center.
- **Treasurer's Report**
  - Larry Clark provided the following account balances:

Sun Trust Checking:                      \$1,213.37

TIAA CREF Money Market:      \$6,714.87



Total funding: \$7,928.14

- **South Fairfax Chamber of Commerce Report (SFCC)**

Casey Whitmarsh highlighted:

- The Third Thirsty Thursday
- Events Calendar will posted to the website in the next few days
- Annual 2020 Job Fair
  - Will be reaching out to the community in the coming weeks in preparation
- Thanks on behalf of SCFAA Last month, the Chamber introduced its newest member - the South County Football Alumni Association. Casey thanked & commended everyone at the meeting who rallied together and helped the association with money towards overnight accommodations that contributed to the team's win.

### III. SUPERVISOR REPORT

- **Springfield District Supervisor Pat Herrity**

Not present or represented

- **Reminder President Rumberger:** South County Federation Boundary is 15% in Springfield, 85% in Mount Vernon. Both supervisors are invited to share thoughts and represent their districts at SCF meetings.

- **Mount Vernon District Supervisor Dan Storck**

Supervisor Storck had several topics to address:

- First Board Meeting today of the new term
  - New Board - 4 members brand new



- Moderately progressive board that recognizes responsibilities to keep the community growing and thriving. Live, Grow, Work & Play philosophy.
- Supervisor Storck Chairing the Environment Committee
- Supervisor Storck Chairing Audit Committee
- Supervisor Storck Vice-Chair of the Economic Development Committee
  - Initiated the strategic economic development team that works on ways to grow our economy and increase job
  - Initiated the tourism task force – Mount Vernon has the most tourism venues in the area except for the Mall in DC- which is designed to increase opportunities to bring more tourists to the area to stay and enjoy the places we love and leave their money behind. ☺
    - Fairfax Peak (Ski World) is a big topic this year to build an indoor ski slope – proposed public/private partnership that has been searching for an appropriate location for 4 years with the force
- Supervisor Storck appointed to the Board of the Operations for the VRE
- BOS Board Matters
  - South County Football team will be coming to the board on March 10 to be acknowledged and supported.
  - Coach Gerry Panoni will also be recognized on March 10 for his 40 years working for schools and children, coaching and teaching
  - Mount Vernon's 33<sup>rd</sup> Annual Town Meeting is scheduled Saturday, February 1
    - Held at Mount Vernon High School
    - Doors Open to our vendor hall – most state vendors are there



- 9:30-12:00 pm Elected Officials/Appointed Officials
  - Fly Through exhibit at the Town Meeting will show all the different events and achievements that have occurred in the past year
- The 4<sup>th</sup> Annual *Advisor* (newsletter) will be in mailboxes this week. 2019 results and accomplishments are highlighted as well as forward-looking goals for 2020. Calendar of Events also included
- South County Teen Job Fair
  - Job Fair South County High School March 7, 2:00-4:00 pm
  - Job Fair Mount Vernon High School March 21, 10:00 am -12:00 pm
  - Job Fair West Springfield High School March 28, 10:00 am -12:00 pm
- Gunston Fireboat is under construction.
  - Last year, we did not have on-river or on-bay water support for our community – fireboats unable to operate
  - Brand new fireboat is being built and will be operational by Memorial Day
  - FFX County Police Boat does currently support and will continue to support
- Mount Vernon has coined 2020 as “The Year of the Woman”
  - Lucy Burns Museum at the Workhouse Arts Center opening at the end of the month
  - Suffragist Memorial at Occoquan Regional Park opening in August
  - 100<sup>th</sup> Year of Women Getting Right to Vote August 26
- Community Questions
  - Q: Agenda and List of Vendors for Town Hall, where can I find them and where is it posted?



- It will be listed on the website
- Over 50 vendors will be coming and we're about 2 weeks away from posting
- [Fairfaxcounty.gov/mountvernon](http://Fairfaxcounty.gov/mountvernon)
- Draft Agenda will be posted by the end of the week
- Core of the event is to hold a true Town Meeting – Opportunity to ask questions to elected officials over 40 minutes of dedicated time for queries
- Q: President Rumberger – There has been some confusion on the decommissioning of a nuclear reactor on base at Ft. Belvoir. Confusion on Next Door and other forums. Request for a simple readout and explanation of the process
  - Been listed for more than a year
  - Nuclear Reactor from the late 50's, and this will be the final remediation of radiation so that it can be fully restored and anyone can walk around the grounds.
  - Levels are already low, but they will now be fully remediated and fences will come down and it can be utilized by the public
- Thanks Nick Firth and Walter Clark for their support and efforts on Lorton Visioning Process
  - Look ahead to 2040 with community input
  - Call to please get involved and contact these two representatives for more information
  - More information also available on the website
- Facility Funding at Central Green Park
  - They were unaware that there were not public restroom facilities at the park
  - As President Rumberger mentioned in opening remarks, it was immediately addressed and will be corrected to ensure there are facilities at the Green



- **Additional President Remarks**
  - Suffragette memorial at the regional park – pamphlets available if anyone is interested in supporting the fundraising efforts for the cost of the memorial
  - Job Fair – several of us volunteer to help kids do their first job interview. If you’re interested in volunteering to come out to the high school that afternoon see Dale or Casey.

#### IV. LEGISLATIVE UPDATES

None

#### V. COMMITTEE REPORTS

- **Transportation, Dale Rumberger, Chair**
  - Dale Johnson stepped down for an employment opportunity, so Dale is currently taking Transportation. Looking for a co-chair
  - Article in the Washington Post Metro Section, Page 2 on Sunday highlighting VRE trains added during the day & proposed high speed VRE
  - Will be having a presentation on this later on this year
- **Land Use, Nick Firth, Chair**
  - No Update, Land Use meeting not held in December
- **Public Safety, Jonathan Kiell, Chair**
  - No Update
- **Education, Seeking Chair**
  - No Update
- **Parks, Howard Bishop, Chair**
  - No Update
- **Environmental, Wes Speer**



- No Update

## **ELM STREET DEVELOPMENT PRESENTATION**

Introduction by Larry. Presentation available on the SCF website

Presented by Jack Perkins, Elm Street Development – Development Partner on the Adaptive Partners on the Reuse

- Reminder that project is a public-private partnership with Fairfax County
- Very exciting progress in 2019, and presentation focused on what is in store for next couple years
- Started the adaptive reuse of the penitentiary
  - December 10 received occupancy permits for Fairfax County for the 7 buildings inside the wall and tower
  - Completed the base building renovation to bring them up to modern building code - bringing utilities and lighting up to the point where tenants could come in start their tenant fit-out work
  - As this phase was underway, leasing and marketing efforts started to “catch” and interest began on office, retail and restaurant users as they saw the progress and the construction started to take shape
  - There is an agreement with a national anchor tenant to purchase a pad site (.75 acre). Not able to share a name or type of anchor yet, but will when due diligence period has ended and it is official
  - Two Leases signed for P2 (former cell block) – smaller retail buildings
    - Local artist – Lithographer workshop and studio
    - Local children’s dance studio
    - Will be filing business permits with the county this spring
    - Businesses could possibly be open by the end of 2020
    - Interest from dental client
  - Dining Hall would lend itself to restaurant or brew pub



- Have talked to local tenants and have some renewed interest
- Still optimistic that space will become a restaurant
- Residential:
  - Liberty Crest Apartments added 6 more units in the renovated guard quarters building last month
    - Total of 171 units. 3 of the 6 are already leased and occupied
  - Van Metre Homes – down to last 4 townhomes to sell and are wrapping up their building program.
  - Two New Builders
    - Craftmark Homes is building 35 elevator townhomes (\$600-\$700K)
    - Brookfield Homes is building 39 townhomes (\$500K)
- Snowden Ashford Road is reopened to the public and a big thanks to the public for their patience while it was closed
  - Former Parking Lot for the Giles Runs Meadow park and frisbee golf course will now have townhomes in it but will maintain connection points within the park, including 10' Walking Trail that will stop at the property boundary and will not continue down to Lorton Road until Park Authority moves ahead with improvements
  - No update from Park Authority on timing
  - Corner of the parking lot where there is a play area today will ultimately be sidewalk connections to existing trailheads that are there today
  - There will also be connections to sidewalks and trails that are off of the roundabout
  - Medians for the roundabout will be installed once the townhome construction is finished
- Power House had little interest from commercial tenants – no success from marketing and is now competing against the commercial space being filled at the penitentiary. They will continue to market it, but may exercise option to convert building to residential units (12 maximum).



- Chapel – lease signed with Action Chapel Virginia and tenant is working on interior building plans and permits
  - Fit out cost issues are still open, but they are optimistic they will be resolved and interior work will begin this summer (business end of the deal still being negotiated)
  - Parking Lot with 98 spaces
    - Site Plan Approved
  - Underground Storage Tanks were lying dormant where the parking lot was going to be, and they were removed and contaminated soil was removed last Fall
  - Question: There is water ponding along the curb today in front of the chapel
    - Final layer of asphalt has not been installed but will eventually exist and mitigate that concern.
    - In the meantime, they will cut/grade it correctly
  - Question: Street is very narrow and could cause congestion. Would Elm Street consider a road from Giles Run with access to the back of the church to minimize congestion for the residential homeowners?
    - Answer: It's not on the current plan. It would be something they would need to go back and revise the site plan (in other words, not a quick change).
  - General Comment: Kudos to construction there and improvement with all the rain gardens
  - Comment from President Rumberger: Many comments SCF has received have centered around parking. The church has services on Wednesday, Fridays and Sundays with very active times. It would be good to sit with the HOA to address parking management, signage and curb color. Once this occurs, can Elm Street bring it back to the SCF?
    - Agreement that it is never too early to start planning and Elm Street will return to present.
  - Questions: Does the Park Authority have to do something before Snowden Ashford parkway is reopened?



- No the road is open today and is functioning, but they don't know what the timeline is for the additional Park Authority's improvements
- Question: What happened to the life sized cross carved by an inmate?
  - Response from Supervisor Stork: Cross is on the wall at the Lucy Burns Museum
- Question: What is the due diligence period for the anchor and is it a grocer?
  - Not currently able to discuss.
- Question: Was the option to exercise residential units at the powerhouse in the development conditions, and is there a date that a decision needs to be made?
  - Yes, it was in the proffers. They have already exceeded the minimum time frame it had to be marketed for commercial use, but they are unaware of a sunset provision
- Question: What is the SF of the Power House?
  - 8,000-9,000 square feet
- Question: Street Lighting on Snowden Ashford Road?
  - Road will ultimately be maintained by VDOT and they installed the street lights on their portion of the road, but the other portion of the road is dark and that is a VDOT matter
- Phase 2B
  - Next step on the site
  - Nearing approval from the county
  - Adds parking lots in the north and south prison yards, as well as the reconfiguration of White Spruce Way
  - This work will be done this year regardless of the leasing status of the commercial portion of the property
  - Currently 57 parking spaces, this plan would allow an additional 256 spaces inside the prison walls
  - Question: There was initially parking outside the prison fence in the corner. Was it removed?



- On the original plan they had the ability to build outside the wall. It is not on this site plan. If the anchor tenant lease proceeds, it is likely another site plan will be submitted that shows that option
- White Spruce Way
  - Cul-de-sac will be removed that exists today
  - Roadways will be built through for ingress and egress to the shopping center
  - Islands exist today on Mountain Larkspur Road. First island will be extended and then another small island will be added (see PPT for images)
  - Anticipated timeframe will be Summer 2020 and completed in Fall 2020
  - Traffic will be presented in more detail with full plans available closer to construction start and another presentation will occur prior to starting that effort.
- Comment from Supervisor Storck: Storck's office meets monthly and every conversation has been about a grocery anchor tenant. They are working it as hard as possible, and are aware of the contacts and the conversations Elm Street and its partners are having. Their efforts continue and they hope to be able to bring in a grocery anchor.
- Liberty Sign letters are 8ft tall and they are arriving on a tractor trailer tomorrow. Letters will be illuminated (from within, with a soft white glow and a dimmer) before the weekend
- Following that, they'll be installing interior lighting in the tops of the guard towers to provide additional illumination
- Question: will there be a traffic signal put in at the end of Liberty?
  - If the anchor tenant moves forward, they will have to put a traffic signal. Design work has begun anticipating the anchor tenant will move forward
- Question: Will there be a crosswalk at Silverbrook at that light?



- Will follow up.
- Question: The top left corner of the site, is that another potential anchor store?
  - Yes, there is another 20,000 ft available in the future should the anchor lease up well.
- Question: How Many HOA's exist today and when are they operational?
  - One HOA and one master association.
  - HOA are the owners of the townhomes and SFH (181 fee-simple homes)
  - Master Association members are the landlords of the apartments (Alexander Company), the commercial landlords (Chapel, Powerhouse and anyone in the penitentiary), and the homeowners themselves are members of the master (elect a representative and have one or two board members at the master level)
  - Both are up and running. Annual Meeting will be in March or April
  - Elm Street Development is the declarant of both at this time.
- Question from President Rumberger: Can you explain the maximum unit counts for residential?
  - Base residential was 171 apartments and 181 for-sale homes (352). Then, they also have the ability to do 12 residential units in the Powerhouse and 8 per unused retail buildings (48 maximum)
- Question: There was a possibility of the chapel being a daycare instead. What would happen then to address the parking and would that be a good time to revisit putting a road in the back?
  - Yes, that option does exist and the parking would likely reduce. If it does, Elm Street agrees that would be a good time to address the possibility of a road there.

## **COVANTA PRESENTATION**



Introduced by Wes Speer.

Presenters: Don Camarata (Covanta Business Manager) & Frank Capobianco (Covanta's Fairfax Facility Manager)

Presentation was designed to be a reminder of what Covanta does here in Lorton and some of the changes made to the facility of the last two years. Also to give us a flavor of how they have performed.

- Covanta is a waste company that specializes in finding alternative waste disposal
- Operate energy from waste facilities – energy is formed from waste
- 41 modern EFW facilities in North America, China and Europe
  - Lots of recent growth, including Dublin and the UK
- Annual capacity for Covanta – 21M tons of waste
  - Question: If we're doing 1M (Lorton capacity) and there are 41 facilities, what are the other facilities doing?
    - Yes, most are smaller (e.g. Alexandria is 350)
  - Question: How many other companies are doing this? Who are your competitors?
    - There are two major competitors and a few smaller companies
    - 75 facilities here in the US that are not just Covanta.
    - In the US we have very large land areas vs. places in Europe where EFW is the preferred way of disposing of municipal solid waste
    - Commonly located in the higher population areas
    - Last facility built in 2015 in West Palm Beach
- Waste Hierarchy (Reduce, Reuse, Recycle). Recover the energy value from that waste is the 4<sup>th</sup> option before you send it to the landfill. There are always methane emissions to the atmosphere. Methane is about 30 to 40 times stronger than carbon dioxide as one of the greenhouse gases. It is one solution to the global climate change to recover the energy and reduce impact on the greenhouse gases.
  - 65kWh per ton of waste from landfill vs. 550kWh per ton when processed through EFW (renewable energy generation)



- Power can't be sold directly to customers. It has to go to the market power grid.
- Question: If you're just dumping waste in a landfill, how is it generating any energy?
  - The methane generates energy
- Question: Have you been in discussions with Alpine X?
  - Yes, they've been in, but right now they can't be directly supplied to
  - Hopeful that legislation changes
  - Can, however, currently supply steam for refrigeration and other uses
- Covanta Fairfax Energy from Waste Facility
  - Designed and built by Covanta in 1990
  - 3,000 tons per day of municipal solid waste
  - 80+ mega watts of power generated
  - VPP star site, Virginia Environmental (OSHA's high standards for safety) – just recommended for VPP star renewal
  - Recovers 35,000 TPY of ferrous and non-ferrous materials
  - Uses Reclaimed Water from Newman Cole
  - 93 employees
  - Question: Since the laws right now limit the production of energy, does that also limit the way that you process what comes in? What happens to that unused potential for energy production?
    - Limited by the amount of waste they can process by their DEQ permits. Can't bring in more waste, which is the fuel. They can produce more power, but it can only be sold to the wholesale market.
  - Question: A lot of trash comes from the transfer station. Noticed that most of the trucks are driving down 123 in the morning, but it's not the most efficient route. Is that on purpose?
    - Yes, there is a prescribed truck route.
- Major Fire in February 2017. Silver lining is a lot of technology improvements
  - Thermal Imaging Cameras



- Remote Operated Fire Monitors
- Upgraded Sprinkler System
- Motor Operated Roof Vents
- Non-combustible roof system
- Revised procedures for water storage and hot load identification
- Enhanced Emergency Response with auto dispatch
- Key Accomplishments Since Restart
  - Improved availability, reliability performance and pre-fire
  - Strong Environmental Performance (last year was the best environmentally in 17 years)
  - Strong Safety Performance (568 Days without an OSHA reportable injury)
    - Will send a link to SCF to access that data
  - Enhanced Fire Detection and Response System and Procedures
  - Unit #4 Fabric Bag House replacement completed in Fall 2018
    - Bag House is the final filtration of combustion gases – takes all the particulate out of the emissions
  - Successful operation of the Boiler #4 Low NO<sub>x</sub> (nitrogen oxides – precursor for ozone and the oxidation of nitrogen in the air) System
    - Installation of Boiler #2 completed
- Each year, the metal recovery collection is worth about 29 thousand cars worth of steel.
  - Revenue stream for Covanta
  - Recycled and reused rather than wasted or ending up in a landfill
  - From a greenhouse gas emissions perspective, same as taking 236,000 passenger vehicles driven for one year.
  - Only take post-recycle waste
- Emissions Performance
  - Covanta operated up to 99% below federal emissions standards in 2018 and 2019
- Question: I saw a bunch of white clouds the other night. How much is it operating now and what is that?
  - It's water vapor that is more visible on colder nights.



- Question: Are you actively trying to change the legislation and the strict requirements?
  - Yes, they have an entire government relations team that is actively tackling their political agenda
- Question: Who does your emissions testing?
  - A third party. There is a requirement to report data collection to the state. Also includes daily, quarterly, and annual testing.
- Covanta is also very active in the community
  - Partnership with the American Legion Post 172 and Fairfax County for the proper and honorable disposal of American Flags (over 4,000 flags processed)
  - Lorton Community Action Center
  - South County Little League Sponsorship (managed through Mount Vernon Chamber of Commerce)
  - Prescription Drug Take Back (twice per year)
  - Education Support
- Question: Could you describe your ash disposal process?
  - They are reducing the volume to about 25% of what it is when it comes in (by weight). County crews haul the material from their ash bin back to the ash landfill, which still has plenty of capacity left.

### **Looking Ahead – 2020 and 2021**

- Low NOx technology start up testing and optimization of Boiler #2.
- Unit 3 and 4 will be installed in 2020 and 2021 respectively
- Unit #3 Bag House replacement during April 2020
- Safety Improvement
- Question: Was your contract renewed this year?
  - Yes. There is a continuous lease on the property until 2031. In addition, there is a waste disposal agreement that discusses volume and pricing in 5 year tranches (allows for planning and operation of the plan) which was renewed.
- Question: Is there a profit sharing option?



- Under the old terms of the agreement, Covanta kept the lion's share of the power sales. But, when it was renegotiated a lot of that was a trade off. Much of the profit sharing went away and was moved to the pricing side (effective price went down as Covanta took the risk on the power and the metals).
- Comment from President Rumberger: It might be good to add tours for the 30<sup>th</sup> celebration of the EFW.
  - Noted and will be considered. In addition, if there is a group of residents that would like a tour, just call and ask (doesn't have to be for the anniversary)
- Comment: Missing from the community involvement is the Workhouse Arthouse.
  - It's on our list to be more involved with the Workhouse.
  - Chamber of Commerce: Workhouse Fireworks happens to be the end of June and will get in contact to get a booth there for Covanta.
  - Another suggestion for liaison work with the high schools.
    - Covanta conducts two high school groups per month. Also connected with GMU.
  - Another suggestion for participation in the Job Fair.
- Comment from President Dale Rumberger: SCF commends Covanta for their continued communication. If their government relations team needs letter of support or local input, SCF would be willing to provide it.

**VI. OLD BUSINESS**

None.

**VII. NEW BUSINESS**

None.

**ENDING COMMENTS**

Only two HOAs have shown interest in parking committee. Taking additional HOA interest/representation no later than the end of the year



February we will look at a resolution for the I-95 Traffic Fix. SCF believes there are better solutions. February current agenda item will be update from Waste Management Incorporated.

Dale Rumberger adjourned the meeting at 9:36 pm.

NEXT MEETING: February 11, 2020 in the South County High School Media Room

FUTURE MEETING DATES in 2020:

- March 10, April 14, May 12, June 9, July 14, August (No Meeting), September 8, October 13, and November 10 in the South County High School Media Room
- December 8 at the Workhouse Arts Center

Recorded by Angelina Fuller