

Environmental Quality Advisory Council

Annual Public Hearing—January 13, 2014

Written testimony

Note: Formatting of some of the written testimony shifted as it was copied into this document.



Testimony before the Fairfax County Environmental Quality Advisory Council Annual Public Hearing: January 13, 2014.

Good evening. My name is Eric Goplerud. I am speaking on behalf of the Unitarian Universalist Congregation of Fairfax (UUCF), a religious community in Oakton of about 1,100 adults and youths, and the Faith Alliance for Climate Solutions. We are a growing faith alliance organized for climate change solutions as an urgent moral, spiritual responsibility to protect future generations.

Fairfax County leads in many areas, but it is lagging when it comes to climate change solutions. We in the County have the resources and know-how to be a leader in climate change solutions. We can start with steps that save taxpayers money, make us more efficient and enhance our quality of life. All of these steps are good for the local economy.

In November, UUCF overwhelmingly approved a Congregational Resolution on Climate Change. The resolution, which I will leave with you, states, in part:

We affirm the value of life, the sacredness of each person and all life on the planet. Global climate change is fundamentally a moral, ethical and social justice crisis. We have a responsibility to work with faith communities everywhere to act to avert and limit the potential catastrophic effects of climate change. Although options exist for avoiding the worst consequences of climate change and for limiting the effects of past and current greenhouse gas pollution, we are fast approaching tipping points.

UUCF affirms that we ground our mission and our ministries in reverence for the Earth. We demand action from our elected leaders to implement effective solutions, starting with the adoption of enforceable agreements to rapidly and significantly reduce greenhouse gas emissions; to strengthen the renewable energy infrastructure, energy conservation, storage and power distribution, and investing in technologies essential for effective use of renewable energies. We commit to taking personal and congregational responsibility for reducing our own carbon footprints.

We have reviewed the County's many environmental reports and plans (the Environmental Quality Advisory Council's 2013 Annual Report, the County's energy policy, the 2013 County Comprehensive Plan, the Community Greenhouse Gas Inventory for Fairfax County, the Energy Task Force meetings, and Chairwoman Bulova's Private Sector Energy Taskforce report). All have admirable points. But in the



face of impending climate catastrophes, we are concerned. The resolutions, recommendations and exhortations are good. But, where is the urgency? Where are the metrics? Where is the accountability? These we see as lacking.

Fairfax County leads in many areas. We can also lead on common-sense climate solutions that save taxpayers money, generate new businesses, and protect our quality of life.

We recommend the Environmental Quality Advisory Council and the County commit to the following in 2014:

1. Commit to increase the energy efficiency in county buildings by 25% over the next three years, and to lead by publicly reporting the energy consumption of all county buildings by the end of 2014.

We strongly support the project proposed by the county Energy Coordinator to develop a real-time energy dashboard for county buildings (for all county buildings, including public schools) and to make the dashboard publicly available on the County website. The county should monitor all county-owned buildings, put the information on the county’s website, and update it monthly to show comparisons between buildings and trends over time. A public dashboard, with actively monitored 25% reduction goals over three years, will instill accountability to the public and serve as an example for other building managers in the county.

Sector	Note	Unit	2006	2007	2008	2009	2010
County Operations-Electricity	3,4	kWh	557,301,768	565,734,851	568,933,533	559,968,145	580,165,555
County Operations-Direct Combustion ... Natural Gas	3,4	therms	8,712,694	10,150,528	10,796,115	11,665,677	11,242,539
County Operations-Direct Combustion ... #2 Fuel Oil	3,4,6	gal	68,006	95,288	116,039	219,094	66,013
County Operations-Direct Combustion ... Propane	3,4	gal	31,224	38,585	34,390	40,406	30,270
County Operations-Mobile	3,5	gal	87,110	87,116	94,348	100,499	102,754

This table from the Community Greenhouse Gas Inventory for Fairfax County (April 2013) shows that electricity use by county operations accounts for 98% of the county’s greenhouse gas pollution. Through its example, the County will encourage commercial building managers and homeowners to monitor and reduce their energy use. We recommend the county invest in 2014 in smart meter-driven energy efficiency programs for county buildings, and encourage commercial and residential smart-meter use.



2. Establish a centralized environment and climate office with authority for coordinating the actions of individual county agencies and for promoting business and citizen engagement to protect the environment, promote innovative solutions, and save the taxpayers money.

The Fairfax County Comprehensive Plan (2013) notes in Objective 12:

Fairfax County does not have an integrated environmental management program. The responsibility for environmental planning, monitoring and enforcement is spread throughout the County government. This administrative structure has resulted in a fragmented and inconsistent application of resources to environmental protection.

We ask the County this year to keep its commitment made in 2009 to a comprehensive plan with a centralized office and clear, enforceable metrics to reduce public, commercial and residential greenhouse gas pollution.

3. Increase the energy efficiency of commercial buildings.

A late evening drive along I-66, the Springfield interchange or the Dulles Toll Road would be brightly illuminated by the massive outpouring of light from unoccupied office buildings and parking structures. The Sustainable Development Policy for Capital Projects calls for new construction or renovations of greater than 10,000 square feet to “strive for” LEED Silver designation, and for new construction or renovation of greater than 2,500 square feet to “strive for” LEED designation. We believe that this should be a requirement, not an exhortation. Further, we recommend for new construction, the County develop a proffer system to encourage energy tracking and benchmarking. The energy efficiency proffer process could be modeled on the County’s Traffic Demand Management Proffer Process, which has succeeded in reducing single occupancy trips for new commercial buildings.

4. Encourage public, private and community projects to demonstrate use of local alternative, renewable energy.

We support the rapid approval and permitting for the Lorton Green Energy Triangle. Just outside the nation’s capital, the Green Energy Triangle would be a showplace for innovation, the first of its kind in the U.S., using a mix of renewable energy—solar, geothermal, wind, and recovered methane gas—to provide for the energy needs of county facilities located in the southern (Lorton) area of Fairfax County.

Chairwoman Bulova’s Private Sector Energy Taskforce should be re-constituted to mobilize the creativity



of the private sector in developing innovative, profitable solutions such as the Green Energy Triangle. Montgomery County provides a good model.

The Faith Alliance can provide details on these and other common-sense, measurable actions that the county can take in 2014 that will mobilize the ingenuity of our incredibly talented Fairfax residents, generate new high-tech businesses, and protect our quality of life.

To summarize, we recommend the County commit to:

- 1. Increase the energy efficiency in county buildings by 25% over the next three years, and to publicly report energy consumption of all county buildings by the end of 2014.**
- 2. Establish a centralized environment and climate office**
- 3. Mandate increased energy efficiency of commercial buildings.**
- 4. Encourage public-private and community projects to demonstrate use of local alternative energy**

The Unitarian Universalist Association's Statement of Conscience on Climate Change states:

We declare that we will not acquiesce to the ongoing degradation and destruction of life that human actions are leaving to our children and grandchildren.

Climate change is one of the greatest moral, technical and political issues in human history. The Faith Alliance for Climate Solutions and the Unitarian Universalist Congregation of Fairfax commit to live and act with hope that solutions will be developed – starting here in Fairfax County.

Thank you.

Eric Goplerud, goplerud@gwu.edu. 703-759-0218. 1564 Regatta Lane, Reston Virginia;

For more information about UUCF, please contact Mary Lareau, 703-281-4230, mlareau@uucf.org



**Unitarian Universalist
Congregation of Fairfax**

UUCF Resolution on Climate Change

At a special congregational meeting on Sun., Nov. 3, 2013, the members of UUCF voted 123-1 in favor of this Congregational Resolution on Climate Change.

Whereas:

We affirm the value of life, the sacredness of each person and all life on the planet. Out of this affirmation we are called to protect and cherish life. In this moment in history, we recognize the impact of our actions on the fate of the interdependent web of life on our planet.

Global climate change is fundamentally a moral, ethical and justice crisis. We, as individual UUs, our UUCF community, and faith communities everywhere have a religious responsibility to act and bear witness, to work together to avert and to limit the potential catastrophes of climate change.

Climate change is real. The scientific consensus is that the causes of climate change are not primarily natural, but stem from the human burning of fossil fuels and disrupting natural means for retaining and absorbing carbon and other greenhouse gasses.

Climate change is harming people now and already causing bird, mammal and plant species extinctions. The potential consequences of the climate change problem are catastrophic and without parallel for civilization and for many species.

People who are poor, at home and abroad, will suffer disproportionately. Some regions of the world will suffer much more and sooner than will we in this country.

Although options exist for avoiding the worst consequences of climate change and for limiting the effects of past and current greenhouse gas pollution, we are fast approaching tipping points where humanity will not be able to stop climate and civilization catastrophes and the widespread extinction of many species.

Climate change is one of the greatest moral, technical and political issues in human history. We affirm the value of hope even in the gravest of circumstances—a hope justified not only by the power of human action for good, but also by our understanding of the creative force of life in the universe. Thus we commit ourselves to live and act with hope.

Therefore, be it resolved:

UUCF affirms that we ground our mission and our ministries in reverence for the Earth and take responsible action personally, as a congregation, and as citizens to avert this catastrophe.

We demand action from our elected leaders to implement effective solutions, starting with the adoption of enforceable agreements to rapidly and significantly reduce local, national and, in concert with other countries, global greenhouse gas emissions,



**Unitarian Universalist
Congregation of Fairfax**

We call for the U.S. government and state and local governments to undertake specific initiatives that have the greatest potential to directly counter the forces that are causing climate change, and to do so within the short time we have left to avert the worst climate chaos:

1. Price carbon to reflect its true societal price in order to lower demand for fossil fuels, to encourage use of non-polluting energy sources.
2. Work with other countries to use market, regulatory and treaty tools to sharply reduce US and international greenhouse gas emissions, and to assist peoples and environments facing extraordinary climate-based pressures.
3. Dramatically reduce emissions from power plant energy sources, especially coal-fired power plants, shifting to emission-free or very low emission alternatives, as well as strong emission controls to promote carbon capture and long-term carbon storage to cut emissions from power plants that cannot economically be replaced.
4. Strengthen the renewable energy infrastructure, energy conservation, storage and power distribution, and investing in technologies essential for effective use of renewable energies such as the “smart” electrical distribution grid. Create sustainable markets for renewable energy.
5. Sharply reduce fossil fuel extraction activities, in particular coal, oil tar sands, oil/gas shale fracking, mountain-top removal and environmentally damaging drilling on public lands and off-shore. Cut fossil fuel subsidies.

We commit to taking personal and congregational responsibility for reducing our own carbon footprints through our choices in transportation, in our homes and buildings, in use of renewable resources, and in eating and serving energy-efficient food that is locally produced and low on the food chain;

We pledge help and call for our leaders to assist communities who bear great burdens of global climate change, including indigenous peoples, subsistence communities, communities of color, and those whose economic security may be affected by energy policies necessary to speed the transition from fossil fuels to renewable sources of energy.

Be it further resolved: the UUCF Social Justice Council shall be charged with reporting annually to the congregation on UUCF actions, progress and new initiatives related to addressing these resolutions on climate change.

Jessica Bowser, Kingstowne resident, speaking as an Individual

My name is Jessica Bowser and I am resident of the Kingstowne community. I am speaking as an individual but with the support of the staff at the Kingstowne Residential Homeowners Association. Every spring for the past few years, the Kingstowne community has experienced an influx of large snapping turtles crossing the road on Kingstowne Village Parkway in between the Thompson Center and the South Center buildings. There is a creek located between the two buildings and Kingstowne Village Parkway passes over this creek. Each spring during nesting season, large snapping turtles can be found crossing the road, presumably to return to their traditional nesting sites. Last spring, the turtle crossings occurred at all times of the day and night and lasted throughout the month of April and into part of May.

This activity poses a large safety hazard to motorists, pedestrians, and the turtles. Kingstowne Village Parkway is the main road that passes through the majority of the Kingstowne community and experiences a considerable amount of traffic. Turtle crossings cause many motorists to stop their cars in the middle of the street. Some motorists get out of their cars and attempt to move the turtles out of the road. This situation creates the largest safety hazard for all involved. Large snapping turtles are aggressive and very powerful. Physically moving a large snapper is dangerous and very difficult. Most people do not know how to properly handle a snapping turtle and can injure the turtle or be injured by the turtle. These dangerous scenarios are occurring in the middle of a busy road while traffic is passing at 35-40 miles an hour. Further, turtles trying to reach a nesting ground will continue to move in the direction of the nesting site. So if a motorist or pedestrian were to successfully remove a turtle from the street, the turtle will attempt to cross the street again if it is not moved in the same direction it was previously traveling.

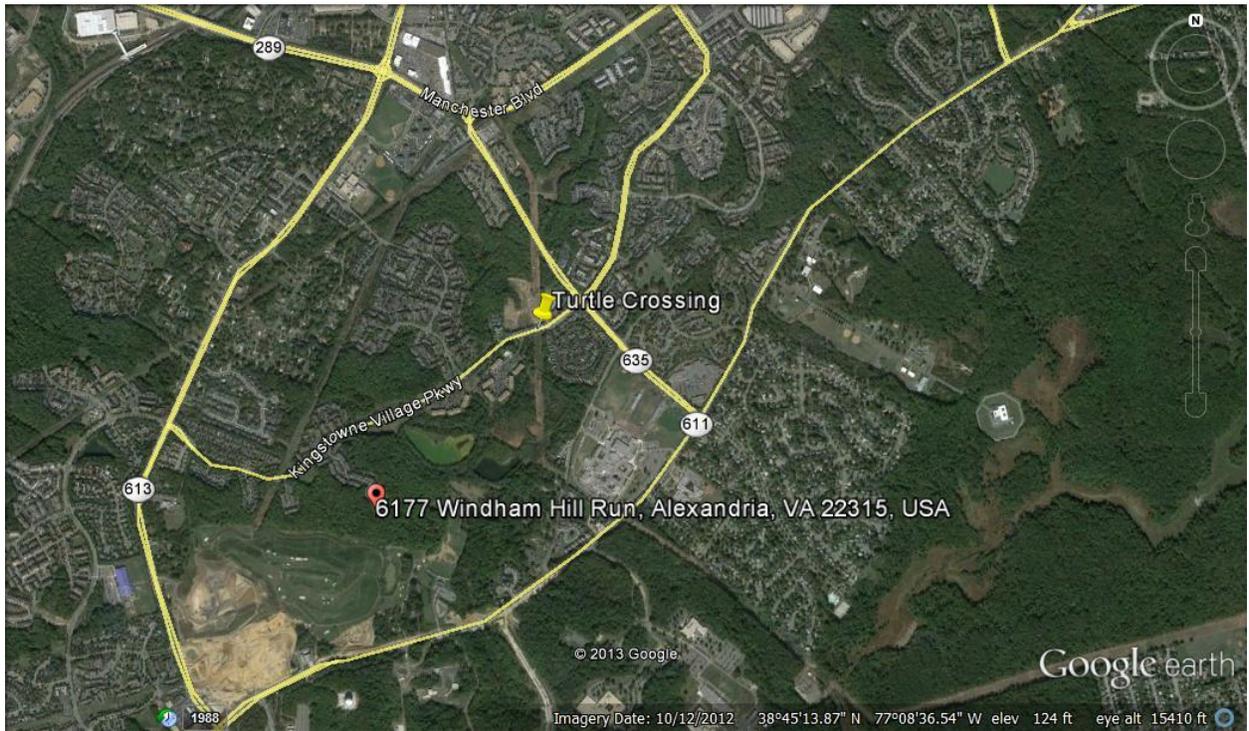
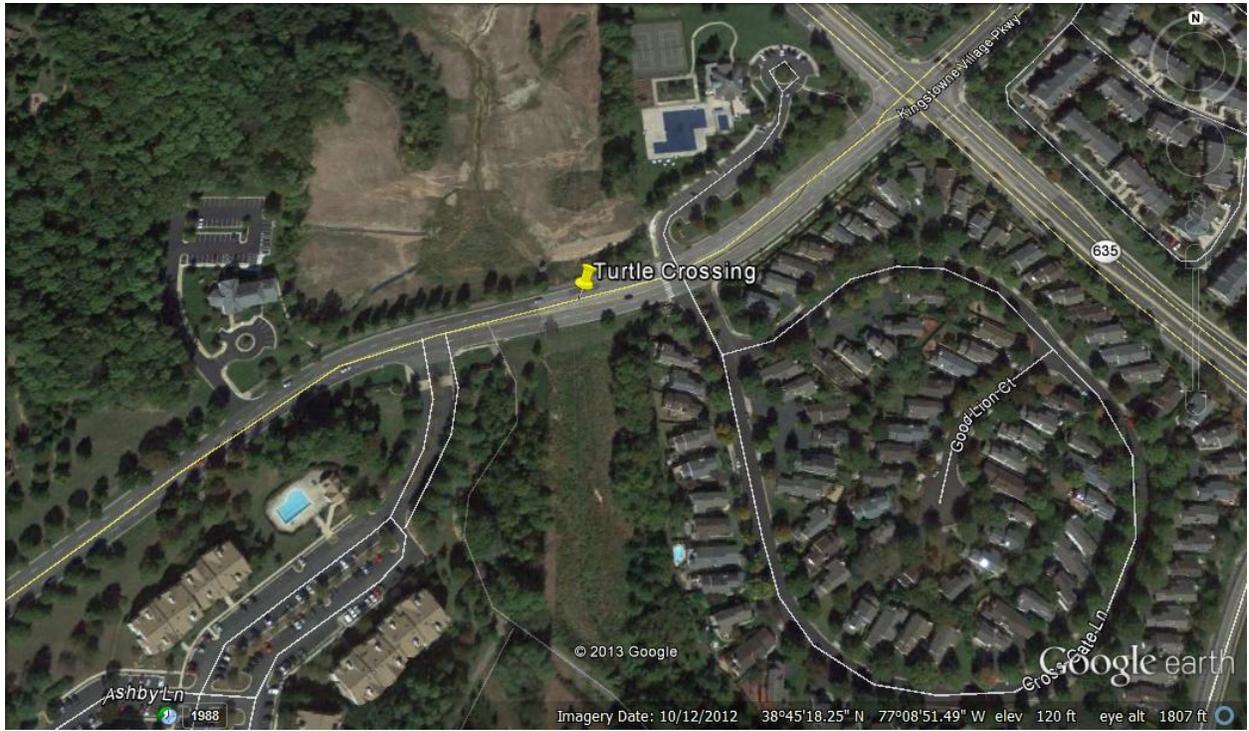
In addition to dangerous interactions with the animals, a turtle in the road poses driving hazards as motorists swerve to avoid hitting them. If a car were to hit a turtle, it would likely cause damage to the car. A turtle that has been hit by a car and survives will likely experience a cracked shell that can become infected and result in a slow, painful death for the animal.

The staff at the Kingstowne Residential Homeowners Association experiences a large number of calls regarding this problem each spring. It is unknown if the turtles are crossing the road because the passage under the road is blocked. There has been recent construction on this site and it is possible that the turtles cannot pass safely under the road and, therefore, are being forced to cross over the road.

I have contacted several organizations and agencies in an attempt to have this issue addressed including the Kingstowne Residential Homeowners Association, Northern Virginia Soil and Water Conservation District, Fairfax County Department of Planning and Zoning, the Virginia Department of Transportation, and The Humane Society of the United States. I spent approximately six weeks emailing nine different employees of these agencies and was unable to receive any assistance.

In conclusion, I am requesting that the area under Kingstowne Village Parkway that crosses over the creek be examined for blockage and remedied so that all wildlife may pass freely under the road. Additionally, I am requesting that "turtle crossing" signs be installed to warn motorists of the potential hazard.

Thank you for your time and consideration.





Presentation to the Fairfax County Environmental Quality
Advisory Council:

**Potential environmental, economic, energy and public
utility benefits from increased production and
consumption of waste-based biogas in Fairfax
County.**

January 13, 2014
Jim Lemon, President, Biogas Researchers, Inc.
jim.lemon@biogasresearchers.co

Executive Summary

This presentation is being made to raise awareness of the many virtues of biogas production and consumption. It is intended to prompt the Fairfax County take a hard look at the way it currently handles its FOG (fats, oil and grease), food waste and sewage sludge, and to consider whether those components of its waste stream can be used more beneficially to produce biogas and valuable fertilizer.

Biogas is a renewable, clean-burning, waste-based fuel, and its production and consumption actually mitigate a host of solid waste, sewerage, surface water, air emission and soil nutrient problems. Purified biogas is 98% pure methane, identical to the natural gas that heats our homes.

Much more biogas could be produced if the Fairfax County were to make a concerted effort to divert its FOG, food waste and sewage sludge to new or existing biodigesters. Biodigesters are more than just perpetual renewable natural gas "wells" and fertilizer producers. They perpetually give new value to a particularly nasty part of our waste stream.

Potentially excellent opportunities exist to use a good portion of Fairfax County's FOG, food waste and sewage sludge to produce biogas. Biogas Researchers Inc. stands ready to help the County explore those opportunities and carefully consider the multiple benefits of increased biogas production.

About Biogas Researchers, Inc.

Biogas Researchers (BR) is a new 501(c)(3) non-profit organization created to raise awareness of the benefits afforded by increased production and consumption of biogas in the National Capital region. Our website, at www.biogasresearchers.co, is under construction as of December 31, 2013, the date of BR's incorporation.

About biogas

Biogas is a form of renewable energy that is currently produced at about 2000 sites in the U.S. by the anaerobic digestion that naturally occurs at many of our country's landfills (decomposing organic waste), wastewater treatment plants (human waste and food waste) and dairy and pig farms (manure). More recently, a number of specially designed anaerobic digesters ("biodigesters") have been constructed to process a wide variety of food waste and other organic materials diverted from municipal solid waste and sewerage systems. These "codigestion" facilities are on the leading edge of the modern, growing biogas industry in the United States.

Methane is the principal ingredient of both biogas and natural gas. Thanks to several technological advancements, it is now economically feasible to remove carbon

dioxide and other contaminants from biogas and “upgrade” it to about 98% pure methane. At that point, it is referred to as renewable natural gas (“RNG”) and it is identical to the gas that flows in our pipelines and heats our homes.

Biogas is common in Europe, but is still a very small source of power and fuel in the U.S. According to the American Biogas Council, the biggest barrier to more production and consumption of biogas is awareness.

Biogas today in and around Fairfax County

According to information on the internet, biogas is currently being produced at wastewater treatment plants in Centerville and Alexandria, and at the I-66 and I-95 landfills, and at a landfill in Manassas.

With minimal upgrading, biogas can be used to generate heat, or electricity, or both at or near the site where it is produced. For example, since 1990, Fairfax County has been collecting biogas at its I-95 Landfill and using it to generate 6 megawatts of electricity - enough to power approximately 6,000 homes in Fairfax County. The power is sold to Dominion Virginia Power.

Biogas is also piped from the I-95 Landfill to the nearby Noman M. Cole wastewater treatment plant where it is used to incinerate bio-solid sludge. Landfill biogas gas is also used to heat various landfill maintenance buildings and other facilities.

Biogas as a vehicle fuel

When biogas is upgraded to RNG status, it can be used as vehicle fuel and/or injected into natural gas pipelines. For example, I have frequently refueled my bi-fuel, hybrid-electric Prius automobile with RNG produced at a landfill in Pennsylvania, two waste-food biodigesters near Interstate 70 in Ohio, and at a large dairy farm midway between Indianapolis and Chicago. Today, I can also refuel my car with fossil compressed natural gas (“CNG”) at the new public refueling station at Dulles Airport. But when I run that car on RNG, it has extremely low “well to wheel” greenhouse gas emissions. Fleets of garbage trucks around the country are now being fueled with RNG from landfills. To the best of our knowledge there is no RNG vehicle fuel available within hundreds of miles of Fairfax County.

“Directed Biogas”

There is also something called “directed biogas.” Directed biogas is RNG that has been produced at a landfill, wastewater treatment plant or some other biodigester site that is subsequently injected into a natural gas pipeline where it is commingled with natural gas. An equivalent amount of gas is contracted for delivery at some another location, where it can be used to generate “green” electricity. For example, Apple, Inc., uses directed biogas to power its 4.8 megawatt power plant at its huge new, billion-dollar, power-guzzling data center in Catawba County, NC. Apple wanted to use

directed biogas so that it could obtain the Renewable Energy Credits, or “RECs” that result from such usage.

Apple also wanted a “silent power plant” with low pollutant and greenhouse gas emissions, so its power plant is comprised of fuel cells that electrochemically convert the hydrogen in the methane gas into electricity. As such there is no combustion, and noise and harmful emissions are greatly reduced. It is the largest such fuel cell installation ever built outside of the utility industry. To the best of our knowledge, directed biogas does not exist and is not recognized as a form of renewable energy in Virginia.

Blue Plains biogas project

New biodigester and combined heat and power (“CHP”) generation facilities being constructed at D.C. Water and Sewer’s Blue Plains Advanced Wastewater Treatment Plant (“AWTP”) will produce enough biogas to generate up to 14 MW of electric power, equivalent to 30% of the AWTP’s average power demand. Blue Plains is considered to be the largest AWTP in the world. When completed in 2014, the new facilities are also expected to reduce the facility’s greenhouse gas emissions by 40 percent and save residents of the district and surrounding metropolitan areas an estimated \$20 million annually—\$10 million in power savings and \$10 million in reduced sludge disposal costs.

Initially only sludge will be used to produce the biogas at Blue Plains, but DC Water has left the door open for future codigestion of FOG (fats, oil and grease), food waste and even outside sludge from other WTPs that do not have the capital funds to build digesters.

Our request to the EQAC and Fairfax County

Biogas Researchers is making this presentation tonight to raise awareness of the many virtues of biogas production and consumption, and to ask Fairfax County to take a hard look at the way it currently handles its FOG, food waste and sewage sludge.

Much more biogas could be produced in the United States, especially if a concerted effort is made to divert the FOG, food waste and sludge produced in our metropolitan areas to new or existing biodigesters. Biodigesters are more than just perpetual renewable natural gas “wells” and fertilizer producers. They perpetually give new value to a particularly nasty part of our waste stream.

Biogas is a clean-burning, waste-based fuel, and its production and consumption actually mitigate a host of solid waste, sewerage, surface water, air emission and soil nutrient problems. As organic waste makes its trip through a biodigester, it produces biogas and becomes a very clean and valuable fertilizer. Biogas-powered electricity

generators can integrate with and respond to the needs of the electrical grid better than more intermittent forms of renewable energy (i.e., wind and solar). Furthermore, RNG made from biogas is the cleanest vehicle fuel available.

Today, most of Fairfax County's solid waste, including its food waste, is incinerated at the Covanta waste-to-energy plant in Lorton and the ashes are landfilled. We believe there excellent opportunities exist to use a good portion of that waste to produce biogas, and BR stands ready to help the County explore those opportunities and carefully consider the multiple benefits of diverting increasing amounts of its FOG, food waste and sewage sludge to biodigesters. BR would like to help Fairfax County lead a joint effort with neighboring jurisdictions to help make Northern Virginia and the National Capital area a robust, leading producer and consumer of biogas.

Thank you for the opportunity to make this presentation.

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pstrat57@gmail.com
703-965-5759
January 10, 2014

Fairfax County Environmental Quality Advisory Council
Fairfax County Department of Planning and Zoning
12055 Government Center Parkway Suite 801
Fairfax, VA 22035

Council Members:

I wish to inform you about a land-use decision that has been appealed to the Fairfax Circuit Court and a possible opportunity to acquire a missing portion of an Environmental Quality Corridor.

Background

The Girl Scout Council of the Nation's Capital (GSCNC) has permission to operate a camp for girls on 67 acres in a Residential-Estate (R-E) District in Sully District. (*Attachment 1*) GSCNC desires to construct a 6,000 square foot storage building on this property. The reason given for this construction project is to save \$50,000 per year in rent of a warehouse that GSCNC has leased in Merrifield for the past 25 years.

Land Use Issue

GSCNC believes that because it is a Public Benefit Association (PBA) it should have the right to build anything it wants on this land. However, on November 20th, the Board of Zoning Appeals, after three hours of testimony and deliberations, ruled (5-1) that GSCNC's planned building was not an acceptable use of this property. GSCNC has appealed this decision to the Circuit Court. Please advise the Board of Supervisors that no PBA operating in Fairfax County should be allowed to disregard the County's Zoning Ordinance or Comprehensive Plan. Such action is unfair to all the citizens—and future generations—of Fairfax County.

Opportunity for the County to Acquire a Missing Portion of an Environmental Quality Corridor

A large portion of GSCNC's 67 acres lies in an Environmental Quality Corridor: the Difficult Run stream valley. (*Attachment 2*) The Board of Supervisors could offer to purchase a portion of GSCNC's floodplain in order to incorporate this sensitive area into the Fairfax County Park Authority's stream valley park system with the stipulation that GSCNC earmark these funds to purchase appropriately-zoned land to build their warehouse. This acquisition is justified according to the 2013 Comprehensive Plan for Parks and Recreation (See BOS Goals: Objective 1, Policy i, which is listed below.)

Action

- 1) Please advise the Board of Supervisors that the construction of the building described in SEA 81-C-081-02 submitted by GSCNC is not in the best interest of our County.
- 2) Please encourage the Board of Supervisors to inquire about purchasing GSCNC's portion of the Difficult Run Environmental Quality Corridor.

Thank you,

Trish Strat
1st Class Girl Scout (1963-1972)
GSCNC Leader, Troop 515 (1995-2008)
GSCNC Service Unit Manager (2001-2003)
GSCNC Council Trainer (2000-2003)
Sully District Tree Commissioner (2010-2012)

Attachments:

- (1) Map showing the location of GSCNC's Camp Crowell
- (2) Map showing Camp Crowell's Resource Protection Areas and Environmental Quality Corridors

FAIRFAX COUNTY COMPREHENSIVE PLAN, 2013 Edition

POLICY PLAN Parks and Recreation, Amended through 5-14-2013

Page 3, 4

BOARD OF SUPERVISORS GOALS (cont)

Objective 1: Identify and serve current and future park and recreation needs through an integrated park system that provides open space, recreational services and facilities, and stewardship of natural and cultural resources.

Objective 1, Policy i: Acquire those Environmental Quality Corridors (EQC) segments needed to connect and complete the public stream valley network and trail systems. Where land acquisition may not be feasible or desirable, work to obtain use of privately-owned resources through voluntary means such as conservation easements and cooperative agreements.

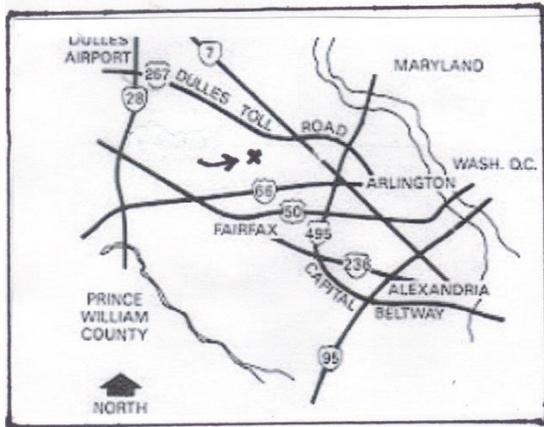
<http://www.fairfaxcounty.gov/dpz/comprehensiveplan/policyplan/parksrec.pdf>

Girl Scout Camp Crowell

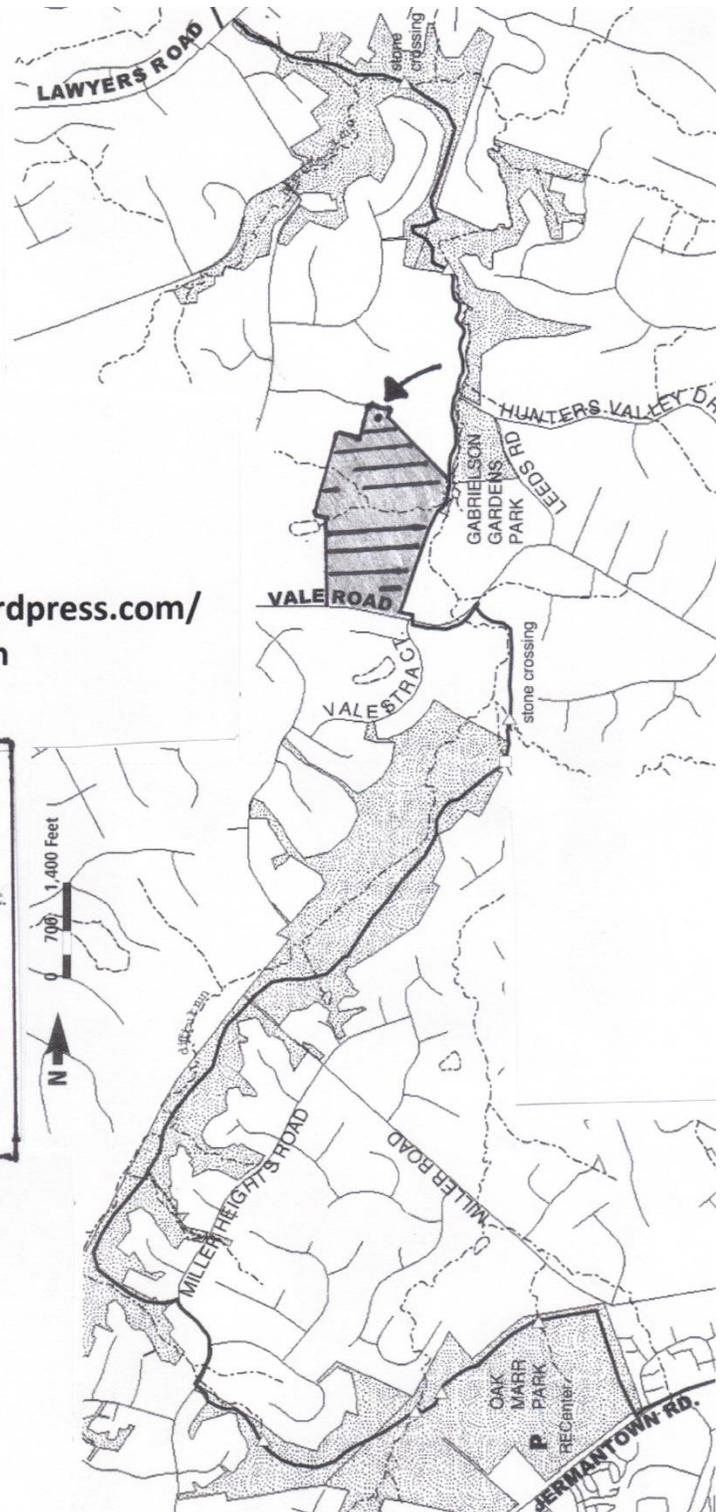
Oakton, Sully District
Difficult Run Watershed

Proposed warehouse with
6000 sq ft footprint plus
4000 sq ft paved parking

More information at:
Zoning Case: SEA 81-C-081-02
<http://stopindustrialoakton.wordpress.com/>
Facebook: StopIndustrialOakton



LEGEND	
	Parkland
	Trail
	Bridge
	Fair weather crossings
	Roads
	Streams
	Parking

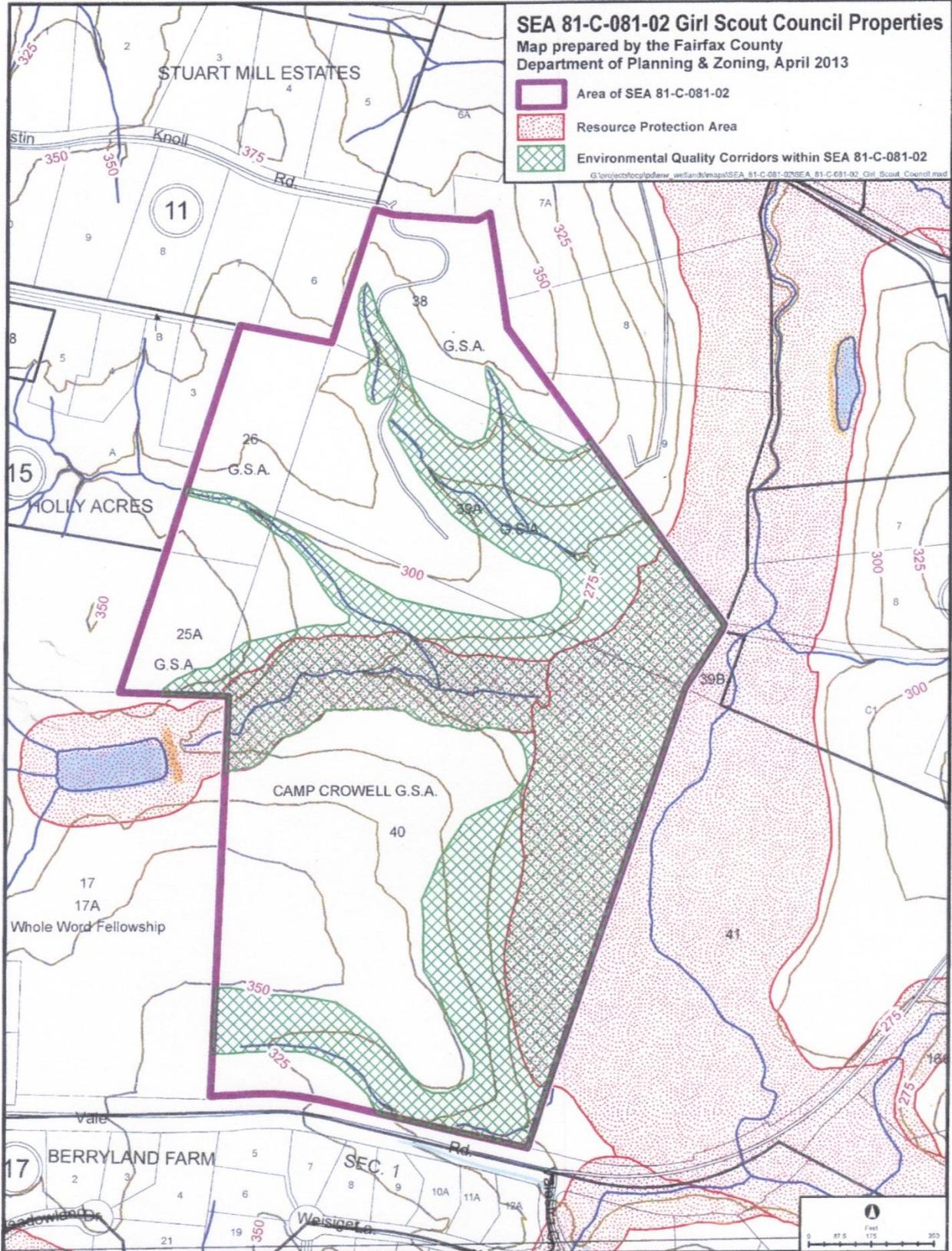


SEA 81-C-081-02 Girl Scout Council Properties

Map prepared by the Fairfax County
Department of Planning & Zoning, April 2013

-  Area of SEA 81-C-081-02
-  Resource Protection Area
-  Environmental Quality Corridors within SEA 81-C-081-02

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John Cartmill, Fairfax Climate Watch, EQAC Testimony

Jan 13, 2014

I would like to begin by thanking the council for their hard work over the years. I am speaking here tonight on behalf of Fairfax Climate Watch. Fairfax Climate Watch is a non-profit organization, with the mission to honestly communicate climate science and related information in a productive context. It was founded by our executive director Matt Owens in 2012. My family has lived in Fairfax County since 1995. I joined the board of Fairfax Climate Watch last spring, when I realized I needed to assume an active role in combating climate change. This fall I also became a member of FACS.

My message tonight is simple: we need to reduce carbon emissions drastically starting now.

Cutting carbon emissions is essential to preserving the welfare of the planet. We are already feeling the direct effects of global warming here in Fairfax county. The Derecho, Snowmageddon and flooding rains are exactly the type of extreme events predicted by climate science and they will only increase in frequency and severity in the future. Homeowners and flood insurance rates are rising. Large scale disasters like Sandy and Katrina are consuming our federal tax dollars.

Future events such as an implementation of a carbon tax will hit areas dependent on fossil fuel power. Cities like Portland and States like Iowa with over 20% of its electricity generated by wind power will become the meccas for coveted "green collar" jobs. We may also be flooded with climate refugees from submerged island nations, or states like Louisiana and Florida already trying to cope with sea level rise, and from the now burgeoning exurbs as people abandon their McMansions to seek a more sustainable lifestyle.

There is also a moral issue. The CO₂ we generated during the decades of dramatic growth is still warming the planet. And as carbon addicts we must assume some of the responsibility for mountain top removal, Deepwater Horizon and last week's Elk City chemical spill along with many other environmental disasters caused by the extraction and processing of fossil fuels.

The task before us is daunting. Our county's residents and businesses generate over 11 Million metric tons of CO₂ equivalent every year. That is 6 Billion cubic meters, enough to bury every square inch of Fairfax County to a depth of 20 ft. Because CO₂ emissions are cumulative, we must act swiftly to avoid even greater impacts. Dr. David Lea, science advisor to the U.S. Department of State to President Obama's Special Envoy on Climate Change, in a recent lecture said we are ready committed to 1.5 degrees C of warming and to stay below 2 degrees the world must start cutting carbon emissions by 3% per year. Kevin Anderson, Deputy Director of the UK's Tyndall Research Centre thinks developed countries need to cut emissions by 40% by 2018 to allow undeveloped countries a decent lifestyle. In 2007 Fairfax County signed the Cool Counties pledge to reduce global warming emissions 80 percent by 2050, an achievable average annual reduction of 2 percent.

I am afraid, despite our best intentions we are not on a path that to meet those goals. We will be forced to make hard choices and cutting emissions must be considered in every decision the county makes. This will require much better planning and execution. Despite millions of dollars' worth of studies and planning, every major road in the county has had to be redone since I have lived here. We are now even exploiting the shoulders of I-66. And every day I'm haunted by the brilliantly lit, but depressingly empty stations along the Silver line. Wasting electricity and adding to that project's already huge carbon footprint. The billions spent on 11 miles of metro rail could have bought enough renewable energy and state of the art busses to make those goals I mentioned earlier easily achievable.

So what must we do going forward. Many good things are happening. The urbanization of Tysons Corner and Merrifield should pay handsome dividends, but there is so much more that needs to be done. We need to adopt a Marshall Plan mentality. The county must take the best of ideas from other communities around the area, around the nation, and around the world.

- Cities like Minneapolis and Cincinnati are helping their residents go solar with innovative financing.
- Tax assessments for vehicles and property could be tied to energy consumption.
- Fines for brightly lit office buildings with idle computers.
- Prohibiting homeowner's associations from restricting solar installations, including the old fashioned clothes line.
- Cut back on meat in school lunches and use locally grown produce.
- Give bikes and pedestrian traffic the first priority in the transportation budget.
- Stricter building codes, maybe even no more single family home construction.

But the one thing that absolutely must be done is to use the county's greatest resource its citizens. Engaging them, as you have here tonight, is the best solution.

John Cartmill

Director Fairfax Climate Watch

<http://www.FairfaxClimateWatch.com>

CITIZEN TESTIMONY before the FFC Environmental Quality Advisory Council

I've been professionally involved with land use for over 30 years. I'm a former city and town planner and later, I worked for private and institutional developers - overseeing projects from site selection and feasibility through construction and occupancy. As I worked in primarily rural and small suburban communities, I greatly admire Fairfax County's deft ability to manage its' many complex issues, across large departments and overlapping interests. I commend the County for the breadth of its planning and regulatory efforts to promote true environmental stewardship. Sadly, I took all this fine work for granted and paid little attention to local land use until recently.

Last year, I became extremely interested in the proposal to construct a regional industrial warehouse on the property known as "Camp Crowell". No matter from what 'side' I examined the issue, it simply made no sense to me. From the community's perspective, there was nothing in the Comprehensive Plan to support such an industrial use in the RE zoning district, and indeed, the Zoning Ordinance does not allow warehousing in this district by right, by special permit, nor by special exception. Others have, or will speak later this evening on other aspects of that proposal which the Applicant has now referred to the Circuit Court. I greatly hope the Advisory Council can affirm that a warehouse is neither an appropriate land use at Camp Crowell, nor a permitted one, and uphold the guidelines of the Comprehensive Plan.

In trying to learn about the proposal - how it received status to be heard and not be rejected out of hand, I learned about the Zoning Ordinance's definition of a "PUBLIC BENEFIT ASSOCIATION": "*An establishment of a nonprofit organization, including fraternal organizations, which provides social, physical, recreational, educational, agricultural or benevolent services. Such establishment shall not be operated for the purpose of carrying on a trade or business, and no part of the net earnings shall inure to the benefit of any member of such organization or any other individuals; provided, however, that regular employees may be paid reasonable compensation for services rendered.*" (excerpt from "Chapter 20, ...Definitions") What I learned is that once conferred upon an organization, this designation provides the ability to promote an application that would almost certainly be denied outright if submitted by any other entity - Public Benefit Associations are treated as almost 'super citizens', if you will. While the notion of giving non-profit service organizations some flexibility is appealing on so many levels- we need to be keenly aware that there are all 'flavors' of non-profits: there are membership and fee for service organizations (such as the Girls Scouts and Boy Scouts); there are non-profits that are true charities, such as Salvation Army, Goodwill, or NVFS; there are non-profits that are predominately community-focused fraternal clubs, such as the Moose Lodge; and while not casting aspersions on any 'fringe' persuasions, there are non-profits set up to benefit and promote very narrow interests alone.

The problem I perceive with the 'Public Benefit Association' status is that it prevents us from being equal under zoning laws. No entity or individual should be given greater standing than another. The Girls Scouts of the Nations Capital have brought the depth of this 'benefit' status into very sharp focus; it firmly believes its "public benefit" affords it special legal and zoning status in its' ongoing pursuit of the warehouse. In the planning world, this particular type of "do-gooder" scenario is often referred to as "a puppy case"...What kind of person would ever kick or starve a puppy? But let's forget public perception and politics for the moment: Given the provisions of the existing Ordinance and the current Comprehensive Plan, the warehouse could never be approved at Camp Crowell. Yet FFC has been forced to spend significant resources in the ongoing analysis and review of this application - a waste of taxpayer funding that could have been more fruitfully employed.

I would like to suggest that the "Public Benefit Association" designation be removed from the Ordinance. Land use is land use. It shouldn't matter what kind of organization or individual is proposing the use. All land use proposals need to be seen in light of the Comprehensive Plan, and not some individual corporate mission statement *that can change at any time*. If a rezoning is called for, then let it rise or fall on its' merits alone.

To further complicate matters, Public Benefit Associations receive Special Exceptions, and Special Exceptions run with the land - they never expire. If the land is sold, the uniquely assembled uses are passed on to the next owner, whomever that may be. Further, at the present time, the County is unable to proactively monitor Special Exceptions and any related development conditions imposed by the BoS. I was truly shocked to learn this. The County depends upon the *public to notify it of flagrant or suspected violations. According to Zoning Enforcement, some reporting of violations, such as breaches of occupancy limits, can be extremely difficult to prove and are almost completely reliant on the landowners' ability to keep accurate records and then to make those available to the County in a timely way. Months can pass without a response. Other violations such as erosion and resultant stream or floodplain degradation are more easily documented. But still, the burden is squarely on private citizens to identify, document and report known or suspected deficiencies to County Code Compliance.

Creating opportunity for yet more confusion, there are many individual land uses ('campgrounds' ironically among them) that can be applied for via Special Exception (running with the land) OR by Special Permit; Special Permits are given to a specific entity and do not run with the land. I believe the County should manage future land use risk to the greatest extent possible. One way to accomplish this would be to require Special Permits as a first line of defense - *thus no 'special uses' would run with the land*.

Again, I suggest again the County abandon the 'Public Benefit Association' designation, and affirm equal status and protections under zoning for all citizens.

Last, in an effort to keep citizens informed and engaged, I hope that Site Plans for Special Exceptions, Special Permits and all development proposals can be posted on line at the time an application is accepted. The Applicant can pay for the creation of a PDF file and its uploading to, say, an "Applications in Process Data Base". The Applicant can pay for the additional server space and its maintenance. It's great to read staff reports as they are posted, but the reports can only be understood in the context of the precise plan being proposed. Very few citizens have free time during work days to visit County offices and review plans. It's problem enough for most citizens to review and *understand the plans; it can take significant time, sometimes hours to fully understand what a plan represents. On-line access to plans as soon as their acceptance is confirmed can only lead to more informed public comment, inquiry, and more efficient use of everyone's time. We citizens who care ask to be given the tools to more easily participate in the protection of our environment and become more effective, vital members of the County's community.

Thank you for allowing me to speak. Thank you for your time. Thank you so much for your public service.

January 13, 2014

Jehanne Arslan
11000 Carter Cooper Way
Oakton VA 22124

jehanearslan@gmail.com

**McLean Citizens Association
Environment, Parks, and Recreation Committee Testimony
EQAC Public Hearing
Monday, January 13, 2014**

My name is Merrily Pierce. I am the Co-Chairman of the McLean Citizens Association's Environmental, Parks, and Recreation Committee. In November of this year we will be celebrating 100 years of civic participation and have been proactive in many of the programs that are highlighted in the 2013 report. We the work of EQAC, and especially of our agency-integrated county staff members, who have made implementation of policies a reality over the years. I'm especially grateful to Kambiz Agazi and Noel Kaplan for their dedication to environmental issues, for working with organizations like the MCA, and to this body and I remain grateful for the work that each one of you on the Council does in compiling the annual report.

I want take a moment to recognize Frank Crandall, one of your Board Members and a longstanding member of the MCA and McLean Community, for his constructive ideas and participation in EQAC as the Dranesville District Representative to the Council. Frank is single-minded in his dedication to the details of environmental policy at a level that many of us do not have the patience to undertake. For that characteristic alone we are grateful as well as for the many volunteer hours over the years he has spent in advocating for sound management of environmental challenges. The list of projects in which Frank has played a major role is too long to enumerate here. Frank is recuperating at a healthy pace in Falls Church as we speak and we expect him to be back on our committee soon.

First of all,

Stormwater: We strongly support the County's stormwater program including the Stormwater Service District and will advocate within our organization as we draft our FY 2015 Budget Resolution for the rate increase as well as for inclusion of the Environmental Improvement Program (EIP).

Watershed Protection: The MCA has been a strong advocate of all aspects of the County's watershed protection measures over the years including the Chesapeake Bay Regulations. We were participants in crafting Bay measures and in both the Difficult Run and the Middle Potomac Master Watershed Plan Task Forces. We support the continuation of watershed and water quality protection measures.

Non-Motorized/Multi-modal Transportation: The MCA has a strong track record in support of non-motorized and multi-modal transportation. Our Transportation Committee participated in the county's Tysons Metrorail Station Access Management Plan (TMSAMS), the county's Transportation Dialogues, and submitted priority-specific pedestrian/bicycle/transit projects to our local Supervisor as the County participates with NVTAs for its share of revenues as a result of omnibus transportation bill, HB 2313.

Land Use and Transportation: Long an advocate of the land use planning/transportation nexus, the MCA also continues to support EQAC Recommendations in this area. We also follow and support MWCOG and the regional Air Quality program in which the county participates.

Energy: We have always been supportive of the County's LEED program and any measures that conserve energy.

MCA Specific Concerns: While we embrace and urge support of the programs in the 2013 EQAC Annual Report, I want to focus on several predictable and specific issues in which our committee has been active in the last year.

Water Quality – As stated, we continue to support a healthy stream environment and any measure that protects water quality and our drinking water in the county.

Road chemicals. We ask that the County work with the community and VDOT to encourage the use of substitutes for sodium-chloride based chemicals for deicing roads. Interstate 495 following the construction of the Express Lanes has more than doubled the amount of impervious surface that crosses over some of the county's major watersheds and streams. Stormwater from our highways flows directly and untreated into our streams. Massachusetts has a program for reduced salt application for roads that cross sensitive watershed areas. I have attached a resolution passed by the MCA in 2012 following completion of the I-495 Express lanes that was forwarded to VDOT requesting that they implement a similar program. We are especially concerned about the enormous I-495/I-267 Interchange and the segment of the Beltway that runs parallel to and over Scotts Run but there are other areas in the county with the same challenge.

Stormwater Management – Infill development. We request that the county consider a way to measure the estimated cumulative SW impact for a given area with existing impervious surface and projected impervious surface as one way of measuring the effectiveness of our SWM controls on water quality in our streams. We were not able to get this issue addressed as a recommendation during the Master Watershed Planning Process and this was an anticipated phenomena for our neighborhoods. In some McLean communities it is likely that 80% to 90% of the homes will have been upsized within the next ten years. From personal observation I believe that regulations implemented over the last ten years are effective but are we and do we have a way to measure this improvement? The MCA would like to work with the county on such a program of estimating and anticipating impact and would like to suggest a pilot project. We are also concerned about enforcement and inspection and that the county has sufficient staff to carry out these responsibilities.

We are supportive of the Stormwater Management Ordinance process.

Natural Resources Management Plan and alignment with the Fairfax County Park Authority Staff and Budget Issues.

Dranesville District is especially fortunate in having County Parks, regional, and federal parkland. We are strongly in support of increased stewardship by the County, FCPA, and volunteers and will be advocating for more staff support for programs in the County and Park Authority to protect our natural resources. We are losing mature trees and vegetation in our stream valleys in McLean to invasive species and other reasons. We are specifically concerned about Plan language in Park Authority planning documents that implies that the degraded condition of some of our local parks cannot be reversed. There are challenges, certainly, but nothing is hopeless and plan language should reflect this. We support increased funding for both volunteer, county, and PA programs to remove invasive vegetation and replant where trees have been destroyed.

We support programs that control the deer population that threaten the understory, neighborhood shrubbery, and provide a host for the deer tick cycle. Sterilized does do not solve these problems.

Trees: The MCA and the McLean Trees Foundation have a well-earned reputation for tree advocacy. A former Trees Committee member from years past used put on all the Committee documents “Trees for McLean – McLean for Trees.” We have lost noticeable tree canopy in recent years as housing construction has accelerated and acreage formerly kept in woods is cleared for construction, from the clearing of the mostly volunteer-planted Beltway tree buffer when construction began on the Hot Lanes, and thru infill development. We support any program in the county, as we try to do in McLean, where tree cover is enhanced and protected.

Environmental Stewardship. We are strongly in support of the Park Authority’s IMA program that uses volunteer support for invasive vegetation removal in our Parks. With the public schools community service hour programs, specific community service days, and Volunteer Fairfax, we manage to have a core of volunteers participate in our local park workdays and we appreciate the staff that make these programs possible. We also encourage the continuation and expansion of our stewardship programs that connect our young people with the living outdoor environment around them. We also strongly support the environmental programs and county support of those programs in many of our schools.

Healthy Fairfax: Fairfax County has recently passed a 2013-2018 Community Health Improvement Plan “Live Healthy Fairfax.” Many of our environment and Park programs have a direct link to healthy living and should be part of this initiative as part of EQAC’s 2014 efforts.

Thank you. The MCA is grateful for the progress made in recent years in Environmental Protection and we look forward to working with you on programs that improve the environment of which we are all a part.

MCA Resolution (E P & R Committee)

Hot Lanes and Reduced Salt Option

October 3, 2012



WHEREAS, the new 495 Express Lanes on the Beltway are expected to open at the end of this year, and,

WHEREAS, a significant portion of the headwaters of Scotts Run lie in Tysons Corner and under the I-267/I-495 Interchange at the Toll Road, and,

WHEREAS, the Tysons Corner Plan incorporates stringent stormwater management requirements and the HOT Lanes were constructed under less strict State standards, and

WHEREAS, Scotts Run parallels the 495 Express Lanes to Old Dominion Drive where it crosses under the Beltway and flows through the Fairfax County Park Authority's 380 acre Scotts Run Nature Preserve to the Potomac River, and,

WHEREAS, these lanes have significantly increased the amount of impervious surface and new larger culverts will direct stormwater runoff into the stream, and,

WHEREAS, the Beltway is heavily pre-treated with salt and deicing chemicals when a winter weather event is predicted and is heavily treated with salt and sand once it snows to keep travel lanes clear, and,

WHEREAS, it is well documented that salt and deicing chemicals that wash into nearby streams decrease water quality and create a toxic environment for living creatures in streams in urban areas, and,

WHEREAS, some states such as Massachusetts now have programs using reduced-salt compounds to protect public water supplies and wells, and,

WHEREAS, VDOT/TransUrban will be responsible for snow removal on the 495 Express Lanes and the Beltway, and,

THEREFORE, BE IT RESOLVED, that the MCA forward a copy of this resolution and appropriate cover letter to VDOT's Northern Virginia District Office, with copies to appropriate elected officials, requesting that before cold weather arrives this season, that a reduced-salt option be evaluated for use on this specific segment of the 495 Express Lanes and Beltway in order to protect water quality in Scotts Run and the Scotts Run Nature Preserve.

Be it Further Resolved, that Fairfax County staff be requested to consider additional water quality monitoring along this segment of the Beltway following storm events.

**McLean Citizens Association
Environment, Parks, and Recreation Committee Testimony
EQAC Public Hearing
Monday, January 13, 2014**

Issues that have not been approved by the organization but that will be addressed in coming months.

Submitted by Merrily Pierce, Co Chair MCA EP&R Committee

NOISE

External fuel-fed power generators

Home owners in residential areas are installing fuel-fed generators outside of their homes to deal with power outages. Many of the less expensive models have little or no sound buffering and create a noise nuisance in neighborhoods when a power failure occurs, especially if power fails in the middle of the night. Can the county find a way to address this nuisance.

Construction noise in residential neighborhoods

Some 1950's-1970's neighborhoods in the county have been experiencing accelerated tear-down rebuild construction. A new home takes from 3 months to a year during which time adjacent neighbors are subjected to industrial noise levels and truck traffic. The county's noise ordinance permits construction essentially from sun up to sun down with relief from construction noise only on Federal holidays. People are awakened by noise in the early morning and lose the use of their yards in the late afternoon and evenings because of construction noise. Can the county look at later start times and earlier stop times when industrial level noise occurs in a residential area.



Alliance of Nurses for Healthy Environments

Bringing Science and Passion to the Environmental Health Movement

STEERING COMMITTEE

Laura Anderko, PhD, RN
Georgetown University

Adelita Cantu, PhD, RN
National Assoc of Hispanic Nurses

Stephanie Chalupka, EdD, RN,
FAAOHN
Worcester State University

Kathy Curtis, LPN
Clean & Healthy NY

Karen G. Duderstadt, PhD, RN
National Assoc of Pediatric Nurse
Practitioners

Tom Engle, RN
Assoc of State and Territorial Directors
of Nurses

Wade G. Hill PhD, PHCNS-BC
Montana State University College of
Nursing

Katie Huffling, RN, MS, CNM
American College of Nurse-Midwives

Beth Lamanna RN, WHNP, MPH
Public Health Nursing Section,
American Public Health Association

Jeanne Leffers, PhD, RN
University of Massachusetts
Ruth McDermott-Levy, PhD, RN
Villanova University

Lillian Mood, RN, MPH

**Kathi Salley Randall, RNC, MS, NNP-
BC**
National Assoc of Pediatric Nurse
Practitioners

Barbara Sattler, RN, DrPH, FAAN
University of San Francisco

Beth Schenk, MHI, RN
Saint Patrick Hospital

Mary Jane Williams, PhD, RN

**Sandy Worthington, M SN, WHNP-
BC, CNM**

Planned Parenthood Federation of
America, Inc

*Affiliations added for identification
purposes only*

January 12, 2014

Dear Environmental Quality Advisory Council,

I am writing as a resident of Fairfax County (6815 Cherry Lane, Annandale) and as a member of the board and steering committee of the Alliance of Nurses for Healthy Environments. I thank you for the opportunity to submit written testimony about the environmental (and health) issue of climate change and adaptation. As a nurse and researcher in the field of climate change and public health, I am writing to encourage the County to develop an adaptation plan that will prepare citizens for issues such as heat waves (2012 was the hottest summer on record), poor air quality, and severe storms (such as the Derecho in 2012).

Although the state of Virginia has developed an adaptation plan, it focuses on the coastal regions. Currently, Fairfax County does not have a published climate-health adaptation plan. Possible strategies to reduce risks includes:

- Strengthen watershed protection policies
- Improved early warning systems
- Increased accessibility/availability of mass transit
- Improved pollution control policies
- Increased use of renewable energy
- Community outreach and education
- Strengthen public health funding and emergency preparedness policies

The climate-health adaptation plan should establish linkages between municipalities, hospital systems, and public health to comprehensively address the range of issues that Fairfax County will need to address now and in the future when extreme weather events occur.

In addition to developing a climate-health adaptation plan it is essential that Fairfax County invest in a strong mitigation plan. Efforts should include expansion of the tree canopy (with policies to support a reduction in the destruction of existing trees), increasing use of renewable energy (coupled with energy conservation initiatives), and a focus on the built environment (increasing the number of sidewalks, bike lanes, public transportation and availability of shelters for those using buses).

As a recipient of the White House Champion of Change Award for work in Public Health and Climate Change (2013) I would be delighted to participate in efforts to establish a climate-health adaptation plan for Fairfax County.

Thank you again for this opportunity,

Dr. Laura Anderko
La266@georgetown.edu
703 642-0752

From: Gbooth123@aol.com [mailto:Gbooth123@aol.com]
Sent: Friday, January 10, 2014 10:11 AM
To: Kaplan, Noel
Cc: larry.zaragoza@cox.net; tliercke@verizon.net; skoch@audubonnaturalist.org
Subject: EQAC

I cannot speak at the Monday hearing as I am chairing a meeting that night.

Thanks for including the Wetlands Board in the EQAC report.

I am attaching a statement I made to the Fairfax County Park Authority on behalf of the Audubon Society of Northern Virginia which I hope you will include in the commission's hearing record.

Stemming climate change is the top priority of the National Audubon Society so I reiterate the views and recommendations I expressed to EQAC last year and urge the county to implement the recommendations directed at local government by the Virginia Climate Commission.

We also urge the county to implement the natural landscaping plan developed under the leadership of former Chairman Gerry Connolly.

Finally, ASNV and the Friends of Dyke Marsh appreciate the county's support for the restoration of Dyke Marsh.

Thank you and the commission for your public service.

Glenda Booth
Audubon Society of Northern Virginia
President, Friends of Dyke Marsh

Comments of the Audubon Society of Northern Virginia, www.audubonva.org

Terrence Lierke, President

July 1, 2013

on the Fairfax County Park Authority's Natural Resource Management Plan

On behalf of the more than 4,000 members of the Audubon Society of Northern Virginia, I am pleased to share our comments on your May 2013 "65% Draft Natural Resource Management Plan." We greatly appreciate the opportunity to provide comments.

We have commented numerous times on master plans for various county parks, as well as FCPA's plans and priorities, including previous versions of the natural resource plan, your "Great Parks, Great Communities" initiative, and this year, on your Strategic Plan. We urge you to consider our previous comments in finalizing this plan.

Overall

We welcome the natural resource plan and believe it should be an integral part of all park planning and operations. We hope the FCPA Board will take that approach. With so little land left in the county (around six percent) and with a long history of human disturbance and alteration of habitat, we look to FCPA to make natural resource protection and restoration a higher priority, for reasons we have stated in our previous submissions. We continue to urge an increase in staffing and budget for these purposes.

This draft plan has many valuable components and we support most of them. We cannot comment on all of them, but we are pleased with FCPA's commitment to preserve and restore some of our natural resources.

We especially urge FCPA to make restoration a higher priority and find little emphasis in this plan. We hope you will undertake a major restoration initiative. We urge you to give greater attention to restoration of natural areas in your final plan, as restoration of degraded areas offers many opportunities to improve habitat and the health of the environment, especially in light the densely developed nature of the county, its urbanizing trends and the historic imbalance favoring active park uses in FCPA budgets, programs, staffing and activities.

We urge you to add goals and steps to curb greenhouse gas emissions and adapt to the inevitable consequences of climate change. Removing grassy areas and reducing the need to mow grass, for example, can reduce polluting mower emissions. We direct you to the findings of the Governor's Commission on Climate Change and work done by the Metropolitan Washington Council of Governments describing the impacts of climate change in the region.

Under implementation and the need for "significant resources in both staff and funding" and "access to new and alternative methods of funding" (page 3), we urge you to publicly identify these alternative methods and invite public comments and suggestions. We hope that they do not move toward commercializing more of our parks. We remind you that natural resources provide ecological services for free, services like stormwater retention, absorbing carbon dioxide and filtering polluted water.

In terms of staffing (page 3), we urge you to enhance stewardship by training all staff in proper stewardship, foster more collaboration between divisions and provide staff and volunteers more training in natural resources awareness and stewardship.

We applaud inclusion of more natural resource inventories (page 4-5) (We need to know what we are destroying before we do it) and assessing and communicating their significance. Comprehensive natural resource inventories should be a part of all park master plans. They should include all natural resources, not just “vegetative communities” that the plan references. We urge protection of all rare, endangered and significant species.

On page 4, Management, we recommend that you add a seventh to ensure having adequate plan review staff in the Resource Management Division to review proposals for development. Currently, review for activities like FCPA stream restoration, trail construction and visitor center additions, to larger efforts in new development, seem inadequate. FCPA should not rely on other agencies wholly for this.

In terms of avoiding adverse impacts to natural areas outside park boundaries that may affect parks (page 5), we urge FCPA to urge the Board of Supervisors to adopt policies that require those responsible for impacts to mitigation for them. FCPA could look to the mitigation policy of the Fairfax County Wetlands Board as an example.

We applaud inclusion of the provision on page 6, #12, “Plant only locally common native plant species in natural areas” and urge you to expand that to all park properties in appropriate (non-active-use) areas. We also urge you to add creating and restoring biodiversity in this provision.

On page 6, we applaud your recognition of the need for “clearly defined goals,” “measurable feedback mechanisms such as biological monitoring,” holistic management and science-based decision-making.

We appreciate the emphasis on forested areas (#17, page 7) and urge an equal emphasis on restoring the health of county waterways, most of which are seriously degraded. We urge emphasis also on meadows and other habitats, beyond forests.

We support including “connectivity” (#18, page 7) and hope that it will in fact be a priority in acquiring properties, preparing master plans and managing parks. With the county rapidly urbanizing, there are few opportunities left. Large, unfragmented properties better protect biodiversity than small, fragmented parcels. We urge you to coordinate with private and public property owners (such as the U.S. National Park Service and Fish and Wildlife Service and the state parks system) to create more conservation corridors. We support a landscape-scale management approach.

We are pleased you acknowledge that “many visitors lack an understanding of the threats facing the long-term health of these natural resources” and we applaud your emphasis on stewardship. The Audubon Society of Northern Virginia welcomes the opportunity to be stewards and we urge you to examine our Audubon at Home program as an example. We support your intent to form partnerships (page 8, #23) and citizen science. We urge FCPA to upgrade and create more nature centers for all ages.

We hope you will clarify the intent in “explore alternative forms of outreach to engage citizens in natural resource conservation” (Page 8, #20). What alternative forms?

We support #24, page 8, “partner with all county agencies” as we believe natural resource protection and restoration should be a higher priority in all county decision-making, especially development and land use decisions. FCPA has a large role as there is no other county agency with a natural resource conservation and restoration mission.

While perhaps not specifically addressed in this plan, we urge FCPA to strongly resist placing cellphone towers and other commercial facilities in county parks.

Thank you again for the opportunity to comment. We look forward to working with you to improve natural resource preservation, restoration and management in the county.

From: kathrynfowler@verizon.net [mailto:kathrynfowler@verizon.net]

Sent: Monday, January 13, 2014 8:38 AM

To: Environmental Quality Advisory Council

Subject: late question for EQAC public hearing

EQAC,

Why do I continue to see new, as in recently planted, non-native landscapes around County buildings?
Example: Reston Library--

Thank you.

Kay Fowler

> From: Constance Hartke [<mailto:constance@actwebservices.com>]

> Sent: Saturday, January 11, 2014 5:13 PM

> To: 'EQAC@fairfaxcounty.gov.'

> Subject: Girl Scout Council of Nation's Capital Application SEA

> 81-C-081-02

>

>

>

> Dear members of EQAC:

>

>

>

> I oppose the construction of a warehouse at Camp Crowell. I thought

> you'd like to know that a pair of Bald Eagles built a nest near there

> last year and I have a reliable report that the pair have returned

> this year. I thought it important for you to have this information as

> you evaluate the overall effects on the ecosystem of this intrusion of

> a warehouse and all that it will bring with it.

>

>

>

> The folks who know the specific whereabouts of the nest understandably

> don't want to advertise the location.

>

>

>

> Best regards,

>

>

>

> Connie Hartke

>

> 571-205-8874

January 13, 2014

Environmental Quality Advisory Committee
County of Fairfax

Dear Chairman Koch:

I am presenting these points for the Environmental Quality Advisory Committee to consider this year. Each point is made to support the County's pledge to reduce greenhouse gas emissions under the Cool Counties Declaration.

1.) Establish a budget category sourced from local tax revenue to fund annually the County's response to climate change.

In filling the Facilities Energy Manager position last year, the County took its first step. Other functions that I believe are not currently funded include the annual emissions inventories, policy implementation and community education and outreach.

2.) Promote the adoption of branded energy efficiency programs for buildings.

As part of its community outreach the County should quickly adopt reliance on branded energy efficiency initiatives with commercial developers. The public believes that LEED certified and Silver means the buildings operate efficiently. About all it means in practice is that the buildings operate to actually meet code or slightly better. ASHRAE and Energy Star offer programs that ensure buildings are built to operate much more efficiently than code requires; and, absent use of LEED, the Energy Star program can mean indoor air quality is improved because it is better managed. Energy Star's program of proven best practices for commercial buildings claims a 7-year return on its investment. The level of certainty within such economics provides a return exceeding the long-term performance of New York stock exchange.

Unsurprisingly, the many buildings built to be sold as condos, or rented or leased to tenants (all of whom will pay their utilities including heating and cooling) there is considerable pushback from the development community since the higher operating energy costs of built-to-code buildings don't touch their pocketbooks. However, as the County is accountable to the entire public it should act on behalf of future tenants and condo owners to use its powers in negotiating proffers to include the use of the branded energy efficiency programs. Many opportunities to promote consumer interests in this way await the County as the ongoing and emerging development of its major commercial centers such as Tysons and Springfield expand.

The MITRE Corporation produced a report recommending Fairfax County adopt Energy Star within its proffer negotiations. The Planning Commission seems to be preparing itself to reject this recommendation on the basis that Energy Star is too "prescriptive". This depreciatory characterization of Energy Star reminds me of the story noted this

month in a recent music review by Anne Midgette and branded into the public consciousness in the movie “Amadeus”, about how the Emperor Joseph II complained to Mozart that the “Abduction from the Seraglio” contained “too many notes”. In the fictionalized “Amadeus”, Mozart replies to the effect that the opera contains “exactly the number of notes that are required”. Good buildings are engineered works of art too, and are better for having the completed attributes that enhance the experience for their occupants and viewers. Complaining about Energy Star as “too prescriptive” is like telling a musician to remove an arbitrary number of the notes from his or her composition.

Inherent in any response to climate change are steps that require we be proactively more efficient as well as steps to transform our energy economy into one that is sustainable by relying on renewable generation. Developers may hold their rights of ownership, but when the public gives up something permanent in the form of a zoning variance, the public should receive tangibles in return, and what better way to obtain a tangible than lower energy bills for tenants and progress towards lowered GHG emissions for everyone. Lower energy bills also makes apartments more affordable for lower- and middle-income tenants.

As a form of consumer information and protection and as a climate change initiative, the MITRE report also recommends the County establish a program for commercial leasers to publish the heating and cooling energy requirements of buildings. This could be expressed for example as annual BTUs per lease-able square foot. I believe this recommendation was tendered to EQAC several years ago. I recommend EQAC adopt it and recommend the County promote its benefits as it strives to bring it to pass.

3.) Develop internal staff capacity on a continuous basis:

Current policy provides for County staff to be encouraged to make suggestions and take actions and be recognized for their accomplishments. The County should be asked to provide a report to EQAC on how this policy has worked.

Pursuant to this policy, the County should resolve to use its staff, and only to resort to contracts when the expertise is clearly available only from the outside. The case in point is the contractor the County funded to develop the “Energy Saving Tips”. Much of the content provided by that contractor is outdated and questionable, as much of it seems lifted from the nation’s post-OPEC energy conservation response of the 1970s. If the County had used people who actually do such things around their house or vetted the contractor’s draft product through its new home inspections staff, a far better product would have resulted. It also seems to me that the coordinating committee could have anticipated this vetting benefit.

4.) The online Energy Saving Tips product and its related parts should be revised to be truly instructive on how to make a house more efficient and comfortable. It also should include information on electric standby loads and how to test for them, it should better explain home energy audits using a blower door test and work with local businesses to

promote the benefits of earning the Energy Star label for existing older homes. I believe there are many County staff members who are fully capable of doing this work and could greatly improve upon what the contractor prepared.

This is technical, confusing and tedious stuff that many people do not have the patience or knowhow for. The public needs hands on help, which the Community Events of several years ago may have successfully delivered yielding real energy savings for the participants. If this is so, the initiative warrants revisiting for consideration as a permanent program to be funded by the County.

For examples of why the Tips should be updated and revised, look under “getting ready”, where it suggests you have a “candle” to help detect air leaks. Checking around walls, windows, baseboards and outlets with a lit candle or incense stick seems a fire risk to me. The houses in my 60s neighborhood were so leaky when constructed that the feeble and possibly blocked with lint bath exhaust fans are not likely to have the capacity to create negative pressure. This is an old idea warmed over from the 1970s. “Getting ready” includes other items that I find puzzling. Why a calculator? Why a carbon monoxide detector?

Under “checking attic insulation”, it suggests checking for the presence of a vapor barrier, but does not advise on what to do if there is none. On inspecting attic vents it advises to inspect attic vents to be sure they are not covered with insulation. This advice pertains to soffit vents, but that is not made clear, and could be confused with an eave or ridge vent. To check walls for insulation, it provides that one remove electric outlet covers and using a chopstick to “...probe into the wall. If you encounter resistance you have insulation there”. The instruction fails to state that the probing must occur outside the electric box. Someone probing inside the box will encounter the resistance of wires or the back wall of the box and conclude they have insulation. It does not advise on what to do if there is no wall insulation. Finally it suggests hiring a professional for a “thermographic inspection”, without a mention here or elsewhere as far as I know, how this is conducted as part of a home energy audit using a blower door.

The experience of home energy auditors tells the reader where to focus. Some of the important points are included, but one of the most important ones is not, the basement band-board area. The Sample Checklist table is an exercise in stating the obvious without explaining how the “fix” is to be done. An important recommendation, to replace recessed light cans with “Air Loc models”, warrants a detailed explanation. I have heard from energy auditors that addressing this item can correct draft and comfort problems as well as paying for itself. The document should describe or show examples of non-compliant cans, which evidently were used widely in the 80s and 90s. Alternatives to replacing the noncompliant cans are strategies using wallboard to enclose a noncompliant can at the attic side. One of these could be described or shown.

The entire section should be updated to explain the building envelope; to better promote home energy audits using a blower door test; to explain the energy losses from ducting that runs outside the building envelope into the attic and what fixes are available; and to

explain and educate about standby loads that now reside in most appliances and the benefit of choosing Energy Star models. For the do-it-yourselfer, the document should point to the areas of leakage that are most commonly reported by energy auditors, such as basement band-board, the seam behind shoe molding where exterior walls meet the floor (installing new wall to wall carpet or refinishing hardwood floors when the shoe molding is removed, presents an opportunity to run a bead of caulk along this seam), and window and door frame moldings.

Each picture or video of real cases would speak the usual thousand words.

I feel confident County staff could produce a first rate update of this product and from it, identify pathways leading to a broad community engagement, if they are but tasked to do so.

Sincerely,
Ross Shearer
406 Course St, NE
Vienna, VA 22180

10 January 2014

Fairfax County Environmental Quality Advisory Council
Fairfax County Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, VA 22035

Dear Council Members:

At the very northeastern boundary of the Sully District in Oakton, there exists an opportunity to acquire a missing portion of the Difficult Run Stream Valley Park System and protect it from development. This property is at the center of a community fight to uphold the Zoning Ordinance and the Comprehensive Plan to protect the residential integrity of the surrounding neighborhoods. (See map)

The property in question is a camp for girls (address 10902 Vale Road, Oakton, VA 22124) operated since the 1950's by the Girl Scout Council of the Nation's Capital (GSCNC) on 67 acres in a Residential-Estate (R-E) Zone. Located in the Upper Difficult Run Watershed which has an 18% level of impervious surface, where 10% is unstable and 25% is beyond restoration. (See *Difficult Run Watershed Management Plan attached*) The GSCNC submitted special exception amendment application **SEA 81-C-081-02** to construct and operate a 6,000 square foot tri-state regional distribution warehouse on this property along with 4,000 sq ft parking lot and septic field for full time employees. Over 10,000 sq feet of new impervious surface would be created and brings an industrial shipping and receiving warehouse operation to a neighborhood community. This land use is not allowed under the Zoning Ordinance and does not comply with the Comprehensive Plan.

The community mounted a strong opposition to this proposal and on November 20th, the community won when the Board of Zoning Appeals ruled by 5-1 that the warehouse was not an allowed use. Unfortunately, the GSCNC continues to disregard opposition from the community and their own members by appealing this decision to the Circuit Court. No property owners, even if that owner qualifies as a public benefit association, should be allowed to disregard the County's Zoning Ordinance or Comprehensive Plan. **(I encourage all EQAC members to watch the BZA hearing video of Nov 20. It was the last case heard that day.**

Go to www.fairfaxcounty.gov/cable/channel16/bza_meetings.htm)

It would be beneficial to the county and the GSCNC for the Board of Supervisors to recommend the purchase of a portion of the camp ground's floodplain to incorporate this sensitive area into the Fairfax County Park Authority's stream valley park system with the stipulation that the GSCNC earmark these funds to purchase an offsite location for their warehousing needs. (Numerous viable offsite locations have been identified and presented to the GSCNC already) This would save this environmentally sensitive land from development and keep it for future generations. *This acquisition is justified according to the 2013 Comprehensive Plan for Parks and Recreation (See BOS Goals: Objective 1, Policy i, which is listed below.)*

Sincerely,
Kathy Whitcraft
10904 Justin Knoll Road
Oakton, VA 22124 (Sully District)
kwhitcraft@cox.net

FAIRFAX COUNTY COMPREHENSIVE PLAN, 2013 Edition**POLICY PLAN Parks and Recreation, Amended through 5-14-2013**

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BOARD OF SUPERVISORS GOALS (cont)

Objective 1: Identify and serve current and future park and recreation needs through an integrated park system that provides open space, recreational services and facilities, and stewardship of natural and cultural resources.

Objective 1, Policy i: Acquire those Environmental Quality Corridors (EQC) segments needed to connect and complete the public stream valley network and trail systems. Where land acquisition may not be feasible or desirable, work to obtain use of privately-owned resources through voluntary means such as conservation easements and cooperative agreements.

<http://www.fairfaxcounty.gov/dpz/comprehensiveplan/policyplan/parksrec.pdf>

Comprehensive Plan, Fairfax Planning District, F4 Fox Lake Community Planning Sector Area II, Page 62, Figure 28, Parks and Recreation Recommendations Sector F4

Countywide Parks: Difficult Run Stream Valley, "Protect and preserve significant ecological resources in the Difficult Run headwaters through a combination of land dedication, donation of conservation easements to, and purchase by, the Fairfax County Park Authority."

Difficult Run Watershed Management Plan Watershed Condition by Fairfax County page 2-13 as follows: Note the last paragraph

2.5 Existing Impervious Area

Impervious surfaces are those that do not allow precipitation to infiltrate through the natural soils and into the groundwater. They include roadways, parking lots, sidewalks, residential driveways, and rooftops. Imperviousness is one of the causes of the issues identified in Difficult Run:

- Impervious surfaces are a source of **runoff pollution**. Chemical contaminants such as oils, metals, and sediment, wash off from impervious surfaces.
- Higher levels of imperviousness are a source of **increased stormwater flow**, which is an increase in the volume of stormwater and an increase in the rate of flow of stormwater.
- **Stream instability and erosion** increases as a result of higher stormwater flows, resulting from higher levels of imperviousness.
- **Stream water quality and stream habitat** can become impaired from additional runoff pollution and the change in streamflow resulting from higher imperviousness.

While there is no single measure that indicates whether a watershed is healthy or degraded, research (CWP, 2003) has shown that stream channels become unstable and aquatic habitat becomes degraded when watersheds are more than 10 percent impervious. At 25 percent impervious, the same research indicates that it would be difficult if not impossible to restore stream health to pre-development conditions.

page 2-14

Sec. 2.5.2 Subwatershed Imperviousness

"The total area of the Difficult Run watershed is 37,297 acres. Using the method described above, there are an estimated total of 6,862 acres (or 18.4 percent of the total watershed) covered by impervious surfaces, shown in shown in Table 2.9. of the report."

Comprehensive Plan map 37-1 showing Residential Estate zoning North of Vale road which includes the campground surrounded by residential development. The closest commercial development is 2.5 miles away.

