



DATE: Thursday, January 26, 2023
TIME: 7:30 p.m.
LOCATION: Zoom

Join Zoom Meeting

<https://us02web.zoom.us/j/86072830939?pwd=NEd6bUdKcE42TUNnZ20wSFZvSVlsdz09>

Meeting ID: 860 7283 0939

Passcode: 745468

One tap mobile

+16469313860,,86072830939#,,,*745468# US

+13017158592,,86072830939#,,,*745468# US (Washington DC)

Dial by your location

+1 646 931 3860 US

+1 301 715 8592 US (Washington DC)

+1 305 224 1968 US

+1 309 205 3325 US

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

+1 386 347 5053 US

+1 507 473 4847 US

+1 564 217 2000 US

+1 669 444 9171 US

+1 669 900 9128 US (San Jose)

+1 689 278 1000 US

+1 719 359 4580 US

+1 253 205 0468 US

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 360 209 5623 US

Meeting ID: 860 7283 0939

Passcode: 745468

Find your local number: <https://us02web.zoom.us/j/86072830939?pwd=NEd6bUdKcE42TUNnZ20wSFZvSVlsdz09>

Find your local number: <https://us02web.zoom.us/j/86072830939?pwd=NEd6bUdKcE42TUNnZ20wSFZvSVlsdz09>

www.loccapeltva.org

Section A. President's and/or Chairman's Time:


- Welcome back from the holiday break!
- Comments on the Year in Review



- Transformation Temple Int'l pulled their application for Nov. 30, 2022 Planning Commission. Attorney is Olaun Simmons of Vanderpool, Frostick & Nishanian. (Transportation safety is a concern, among other issues.)
- Flagship Carwash at Tackett's Mill. Brief update on Tackett's Mill Foundation (Nancy Kyme) and Mr. David Dittman latest adjustments in the works.
- Flagship "Smart Carwash" on Minneville Road was reviewed with LOCCA/PELT & DCCA
- Potomac Mills Mobil (There will be an underground tank for SWM. Site now will have an escape lane for more efficient stacking of carwash)
- Toll Brothers Ashford Glen within The Landing at Prince William SAP. The PELT Committee is preparing some preliminary observations & suggestions that we wish to share with Toll Brothers.
- Data Centers Mitigation Letter is in draft form & it appears that LOCCA, MIDCO & WPCCA are interested in sending a letter to the BOCS
- Kline Rezoning BOCS Public Hearing of Jan 17, 2023 (It was deferred until March 14, 2023 to address remaining issues. Public Comments are closed.)
- **ALTERNATE DESIGN FOR THE RTE 123 (GORDON BLVD.) & OLD BRIDGE ROAD INTERSECTION:** Looking to come up with an alternative design for the Route 123 & Old Bridge Rd. intersection that is less impactful on local area businesses & more respectful of the historical scenic approach to the historic town of Occoquan. Clancy McQuigg & Rob Hartwell may discuss in overview fashion the likely recommended changes that might be possible, as highlighted below:
 - Consider reducing profile of proposed flyovers & limiting this to a one-lane flyover from EB OBR to NB Route 123
 - Consider a NS 2-lane below grade tunnel on Route 123 (Gordon Blvd.)
 - Route 123 to OBR 2 lanes free flow
 - All others stay the same
 - Remove some traffic lights
 - Route 123 SB to OBR, double RT free flow lanes
 - Pedestrian crossing moved down to VDOT traffic light near Devil's Reach Road
 - Leave Current I95 Ramp onto Route 123 as is
 - Leave Traffic Light as is at Devil's Reach Road, rather than closing off Devil's Reach Road.
 - Possible Internal Travel Road in Commuter Lot around Stringer's Exxon
 - Open Discussion
- LOCCA FILES –Looking for permanent home



Section B. Project Reviews:

#1 – Project Title:	Lake Pointe Multifamily Development (REZ2021-00009) Courtesy Review
Representatives:	 <p>Jessica Pfeiffer Senior Planner Walsh, Colucci, Lubeley & Walsh, P. 4310 Prince William Parkway Suite 300 22192 Phone: 703.680.4664 x5119 Fax: 703 jpfeiffer@thelandlawyers.com www.thelandlawyers.com</p> <p>Don Hughes, Horizontal Director for the Mid-Atlantic Office for NRP (& possibly others)</p>
Staff Reviewer:	Anwar Maharmeh

PROJECT DESCRIPTION:

This project was approved by the BOCS on July 12, 2022, following the June 8, 2022 Planning Commission.

Lake Pointe Rezoning is a rezoning from B-1 to PMR , Planned Mixed Residential, within ***The Landing at Prince William Small Area Plan*** area (the proposal would be for multi-family which is consistent with the Small Area Plan designation and layout for these properties). The Rezoning is for 15.52 acres from B-1, General Business to PMR northwest of the intersection of Caton Hill Rd. and Telegraph Rd. and is addressed as 2580 & 2526 Caton Hill Rd.

This project was originally presented at the September 2020 LOCCA/PELT meeting. The applicant (NRP) has worked with PWC Plans & Review staff and have some updates and additional details to share. Current project includes plans to build 355 new apartments near the proposed Commanders Site near the existing Horner Road near Sheetz & the Commuter Lot off of Telegraph Road at The Landing at Prince William Small Area Plan (SAP).

Proffer 7 refers to public art display and Courtesy Review.

Proffer 9 addresses amenities, and shall have a minimum of a swimming pool, a pocket park, playground, and a dog park.

Proffer 14 refers to bicycle parking facilities in accordance with the DCSM. Looking forward to bicycle storage racks both outside & inside the buildings. *Will more bicycle racks be provided at the Horner Road Commuter Lot?*



Proffer 15 calls for the applicant to conduct a warrant study for a traffic signal at Caton Hill Road & the Kilarney intersection area. This will make for two (2) traffic lights at Kilarney and the DMV/Groupe Engineering and Kaiser Permanente entrance area on Caton Hill Rd..

Proffer 16 calls for Parking Management Plan to aid in the control and enforcement of parking. May involve parking permits/stickers, as well as lease restriction information, and subsidies for bus/transit. *Anything new to report as yet?*

Proffer number 19 allows for numerous waivers, including reduction of parking as required in the DCSM, a waiver to allow trees to be planted in storm easements and to install parking lot lights, walls and/or fences, and to allow utility easements in the buffer areas to overlap, and a waiver in the buffer area to allow a travelway for the existing day care facility, and a waiver to allow a variable width buffer adjacent to office uses and other details. *Anything to share on these details?*

NOTES:

#2 – Project Title:	Early Discussion with Westminster at Lake Ridge (WLR) & Possible Purchase of Lake Ridge Baptist Church Property
Likely Representatives for March 30th Meeting:	<p>Ms. Kera Wooten, Exec Director of WLR Gary Steiner, Architect, Perkins Eastman & Michelle Bennett, Architect, Perkins Eastman Christie Podles, COO Ingleside Jamie Spencer, CFO, Ingleside Dan Smith, WLR Resident & Architect</p> <p>[NOTE: This project was requested by WLR to be deferred until the March 30th LOCCA/PELT Committee Meeting. Discussion points are displayed to facilitate a brief check with community</p>



	participants on the future discussion points.]
Staff Planner:	Not yet assigned. No application submitted to PW County, as yet.

PROJECT DESCRIPTION:

There is a need to identify *“the most important LOCCA/PELT & community non-negotiables”* pertaining to development of the LRBC parcel & possibly portions of the Rockledge ES parcel for the next purchaser. The community worked to have Mr. Davis of Xanadu to develop a harmonious in-fill parcel with the neighborhood. It took 5 years, but after Submission #8 to PWC Planning office & numerous intense discussions, Mr. Davis decided to walk away from this purchase.

WLR is awaiting an appraisal to determine if they should purchase and subsequently develop on the LRBC 2.48 acre topographically challenging parcel. Would like to use this time to begin the engagement with LOCCA/PELT, RRCA, TOTA & the community at-large to have an opportunity to gather ideas and concerns before their (WLR’s) next steps occur. What are the most important items for WLR to consider for the LRBC Trustees Parcel? What about portions of the Rockledge ES Parcel?

- Community Response to Zanadu Letter Submission #8 Review Points
- Goal is to have a Seamless, Fully Integrated Infill Parcel with surrounding neighborhood
- Vision for Viewshed from Clipper Drive & Mariner Lane
- Signage & Configuration of the Retaining Walls
- Stormwater Management Concerns Regarding Need to Exceed Current Code Due to Upstream Grandfathered SWM Stds. To do no Harm to Downstream Communities (including WLR, RRCA & TOTA & the Historic Town of Occoquan)
- Temporary Construction Entrance on Mariner Lane
- Amenities Package
- Safety of School Children & Walkers
- Easement on Clipper Drive: Do you plan to abandon access easement on Clipper Drive to restore the buffer area internal to Clipper Drive & Mariner Lane?
- Coordinate future maintenance, timber walls & design & maintenance features for future signage between WLR & RRCA & Courtesy Review with LOCCA/PELT & TOTA
- Harmonize Visibility of New Structure(s) within WLR with RRCA internal to the existing campus-like setting
- Other Issues/Items to Consider – Open Discussion with participants

NOTES:



#3 – Project Title:	Riverside Station REZ 2022-00007 Courtesy Review of Land Bay A
Representatives:	Nathan Mateer <i>Assistant Project Manager</i> The IDI Group Companies 2101 Wilson Boulevard, Suite 1200 Arlington, VA 22201 O: 703-558-7300 C: 571-408-3348 Managing Director, Carlos Cecchi Porter Castaneda, Project Manager (Nicole Greke, Former IDI Project Manager is no longer with IDI)
Staff Reviewer:	Al Alobaidi

PROJECT DESCRIPTION:

Riverside Station (REZ2022-00007 Land Bay A, & REZ2022-00008 Land Bay B) were approved by the BOCS on Sept. 13, 2022. Applicant has agreed to a courtesy review proffer for WPCCA & LOCCA/PELT for both Land Bays A & B.

- **PLEASE NOTE:** This evening’s Courtesy Review is only on Landbay A, and is in conformance with the Proffer II. COMMUNITY DESIGN, Proffer F. Courtesy Review with LOCCA & WPCCA.

The Planning Commission reviewed this on July 27, 2022, and the BOCS approved this rezoning on Sept. 13, 2022. The developer is prepared to present their latest site plan for a LOCCA/PELT Committee & WPCCA Courtesy Review on Land Bay A, highlighting how modifications have recently been made to previous editions of this project. WPCCA may wish to have another review at their March 16th meeting.

Land Bay A is the old 6.3-acre Cowles Ford site on Richmond (old Jefferson Davis) Highway. Mr. Carlos Cecchi of IDI, Inc. purchased this site, and attended the September 30, 2021 LOCCA



PELT Committee meeting, where Sherman Patrick made a presentation. Ms. Nicole Greke, the IDI Project Manager at that time, also attended the September 30, 2021, LOCCA PELT Committee meeting.

Land Bay B is the Station Plaza 12.9-acre parcel, which was purchased by the Boosalis Company. Mr. George Boosalis attended the September 30, 2021, LOCCA/PELT Committee meeting.

Both Land Bay A & B are in the Woodbridge Magisterial District & lie within the boundaries of the North Woodbridge Small Area Plan (SAP). The North Woodbridge SAP has design Standards for development along the widened & improved US Route 1 (Richmond Highway) Corridor and the intersections with Occoquan Road & Gordon Boulevard.

As a way of background, there are major improvements slated for the I95 commuter parking area, the HOV ramp to I95 from the commuter lot, as well as changes to the entrance design to Belmont Bay. Many other features are slated for significant change with the VDOT STARS (Strategically Targeted Affordable Roadway Solutions) Program, as well as the VDOT SMART SCALE improvements.

Of note is the pedestrian, & bicycle & dog walk bridge that has been proffered to be constructed over US Route 1 (Richmond Highway) & which was approved by the BOCS in this rezoning. It is a component of the Land Bay B Project by Mr. Boosalis.

Land Bay A Highlights:

Overall Project Plan:

- Infrastructure & Improvements
- Experience Driven Retail & Events
- Residential Development
- Public Use Space & Public Facilities

Vehicular Circulation Plan

Pedestrian Circulation Plan

Landscape & Open Space Plan:

- Internal Center Landscaping
- Green Area & Tree Canopy
- Perimeter Landscaping

Pedestrian/Bicycle Connectivity

Transportation:

- Occoquan Road Turn Lanes
- Eastern Riverside Access
- Pedestrian Bridge Over US Route 1
- Connectivity of Land Bay A & B

Parking Management

Highlights of Waiver Modifications



Architecture Conforming to Design Guidelines for the North Wordbridge SAP

Signage – Overall Signage & Sign Goals:

- Center Signage
- Building Façade Signage

Lighting & Landscaping

OPEN DISCUSSION & SUMMARY REMARKS

NOTES:

Section C – Discussion Topics

#1 – New/Current Discussion Topics:

- **The Comprehensive Plan –Pathway to 2040** was approved y the BOCS at their Dec 13/14, 2022 public hearing.
- **PW Digital Gateway Comp Plan Amendment** (CPA2021-00004) for 2,139 acres along Pageland Lane & the historic Manassas Battlefield Park was approved at Sept. 14, 2022 PC public hearing (LOCCA – MIDCO – WPCCA Letter of August 29, 2022), and by the BOCS Nov.1 (actually Nov. 2), 2022:
 - Each Digital Gateway Rezoning proposal has to come forward for public review
 - Need to Focus on Mitigation Strategies. LOCCA is working on a draft letter.
 - LOCCA/PELT has started notes on mitigation strategiess
 - LOCCA,MIDCO & WPCCA are intersted in signing the letter to the BOCS.
- **BELMONT BAY:** Need to coordinate with WPCCA regarding proposals for redevelopment of the Belmont Bay area. Special concerns are many & include buffers with the Woodbridge Wildlife Refuge, access to US Route 1, viewsheds, denisity, heights of buildings, the need to preserve open space & parkland, the ultimate status of the Osprey meeting facility & reasautant, etc..

#2 – Project Updates:

- **St. Elizabeth Ann Seton Catholic Church Expansion Plans & SUP** located at 12807 Valleywood Drive, Lake Ridge, VA 22192-3373 (A 5-Phase Expansion Program, with Phase 1



(Initial upgrades and improvements in the Church, Rectory and the grounds are completed.); Phase 2 (proposed Church Lower Level and Narthex Renovations); Phase 3 (Proposed site work, connector plaza, outreach center and columbarium); Phase 4 (Future church/chapel painting, flooring and seating); and Phase 5 (Future new Seton Parish Hall). Fr. Brian Bashista held a community meeting on Weds, Oct. 27, 2021 at the Church Hall and presented an overview to LOCCA's PELT Committee on November 18, 2021. The church has committed to come back to LOCCA's PELT Committee to discuss details as the project is prepared for the public review process. Likely to come to PELT Committee early (March/April?) 2023.

- **EQUITY INCLUSION ISSUES IN PWC:** Draft equity & inclusion policy was issued July 8, 2021. LOCCA had an earlier discussion on this draft policy.
- **Hawthorne Assisted Living Facility on the Prince William Parkway:** Tree clearing and site grading has recently taken place to make way for this new development. LOCCA's PELT Committee had a Courtesy Review on Sept. 24, 2020 and supported this project. Site preparation in anticipation of construction has started.
- **Independent Hill Village (REZ2018-00026):** Joe Jacobs of Elm Street Development has presented his plans for a mixed-use community development to LOCCA/PELT & MIDCO. It was approved by the BOCS on September 13, 2022
- **King's Crest Project (REZ2022-00010):** This is 89.65 acres of vacant land from A-1, Agricultural to SR-1, Semi-Rural Residential district to allow development of 31 single family dwellings on well & septic. Subject property was reviewed by MIDCO in Sept. 2022, as well as by LOCCA/PELT Sept. 29th, 2022. Presented by Noah Klein (note Noah moved to a new law firm from Olin Feldman & Pittleman). Barbara Ghabdan is owner of property & applicant). This is near Delaney Property.
- **Sent LOCCA, MIDCO, and WPCCA Letter to BOCS Regarding Request for a Lower Density on the Delaney tract.** The BOCS agreed & lowered the density on this to coincide with the Occoquan Overlay District in the new 2040 Comp. Plan to protect the Occoquan Reservoir.
- **Killed Purcell Road East Roadway Project in 2040 Comp Plan:** Sent a joint LOCCA/MIDCO & WPCCA Letter & along with community commentary, especially from Hunter's Ridge Residents & their HOA President.
- **Quartz District (REZ2019-00018)** was approved by PC at Sept. 21, 2022 public hearing and was approved by the BOCS at the Oct. 18, 2022 public hearing. Had discussions with Applicant & their Attorneys at the October 28, 2021 and the June 30, 2022 LOCCA/PELT Committee meetings. There is a commitment in the proffers for courtesy updates for the first 8 years of this project for DCCA, LOCCA/PELT, MIDCO & WPCCA. Russ Gestl, Buchanan Partners is principal coordinator with Marian Harders & Jonelle Cameron of Walsh, Colucci, Lubeley & Walsh, P.C. Planning Office staffer is Steve Gardner.
 - This is a part of the Dale City SAP. Project is not feasible without a grade-separated interchange at Minnieville Road & the PW Parkway.
 - Applicant has worked with Street Sense Group planners/architects



- Quartz District Project needs & should have clear Design Standards for Community Commercial & Residential HOA Documents, as well as Umbrella Documents & Reserve Study to be sure that future financial & maintenance commitments are provided for & to avoid/minimize “special assessments.”

#3 – Development Application Process Schedule (DAPS)

Once a developer’s application has been accepted by the County Planning Staff, its status can be found on the latest Development Application Process Schedule (DAPS). The current DAPS can be found at:

<https://www.pwcgov.org/government/dept/planning/Documents/DAPS.pdf>

Section D. General Information Items

#1 – Succession Planning (LOCCA President)

As President Jack Kennedy said in his inaugural speech, “Let the word go forth from this time and place, to friend and foe alike, that the torch has been passed to a new generation of Americans” Well, your LOCCA President would like to be able to say the same thing (realizing that there are no “foes” of LOCCA)! It is time for the torch of civic involvement and caring to pass to the next generation of Lake Ridge residents. **The position of President does not require an unprecedented amount of time or energy.** But it does involve a passion for caring about what our community is and will be in the future. A reasonable estimate of time involved is approximately 20-25 hours per month.

The President is the face of the Civic Association and generally attends meetings of the Planning Commission and Board of County Supervisors when projects are being heard that have been reviewed by LOCCA/PELT. The President also coordinates, as necessary, with other civic associations, Planning Commissioners, and our Supervisors.

Should anyone be interested in seeking one the position of President of the civic association or just have a question about what is involved, please feel free to contact either Jack Kooyoomjian at kjkooyoomjian01@verizon.net or (703) 505-7719 (cell). Jack will be happy to talk to you.

#2 – Citizens’ Time:



Section E. LOCCA PELT Committee CHECKLIST

This checklist is used as a gauge to determine if the development being reviewed contains those features and design elements that embody community expectations of green building & LEED design, energy independence, "livability," "quality-of-life," historic preservation (including enhancement, tourism, and education), schools, parks, open space, trails, transportation connectivity, and functionally-oriented design concepts. It is not intended to be all-inclusive, but rather highlight those aspects of a development that, over the years, have come to signify the expectations of the community.

	Smart Location & Linkage	Y	N	N/A	
1	Compatibility with PWC Comprehensive Plan Zoning Intent				Land Use Matrix and Map Review
2	Proximity to Water and Wastewater Infrastructure				
3	Imperiled Species and Ecological Communities				
4	Wetland and Water Body (RPA) Conservation				
5	Floodplain Avoidance				
6	Proximity to Projected Capacity of Existing Development and Public Services Including: Utilities; Safety; Transit; Education; Waste Management (Landfill)				
7	Reuse and Restoration of Contaminated Land				
8	Reduced Automobile Dependence				
9	Proximity to Pedestrian and Bicycle Network				
10	Steep Slope Protection				
11	Site Design for Habitat or Wetlands Conservation				
12	Restoration of Habitat or Wetlands				
13	Conservation Management of Habitat or Wetlands				
14	Proximity to county registered historic site or historic district				
	Neighborhood Pattern & Design	Y	N	N/A	
15	Walkable Streets				
16	Compact Development and Open Space Protection				Clustering
17	Interparcel Connection				
18	Walkable Streets				
19	Diversity of Residential, Office, and Commercial Uses				
20	Mixed-Income Diverse Communities				
21	Reduced Parking Footprint				
22	Street Network				
23	Transit Facilities Proximity and Connection				
24	Transportation Demand Management Strategies				Technologies and facilities
25	Access to Indoor and Outdoor Recreation Facilities				
26	Access to Trails and Bicycle Paths and Storage				
27	Universal (Handicap) Accessibility				
28	Community Outreach and Design Involvement				
29	Tree-Lined and Shaded Streets				
30	Neighborhood Schools				
31	Buffers and HCOD Review				







Green Infrastructure & Buildings		Y	N	N/A	
32	Construction Activity Pollution Prevention				
33	Green Building Rating				
34	Has an analysis been performed on Energy Efficiency Measures?				
	Is a copy of the analysis of Energy Efficiency Measures available for review				
35	Has an Alternative Energy Analysis been performed?				
	Is a copy of the Alternative Energy Analysis available for review				
36	Water Efficient Landscaping				
37	Existing Building Reuse				
38	Preservation of any Historic Building(s)				
39	Adaptive use of any Historic Building(s)				
40	Minimize Site Disturbance in Design and Construction				
41	Storm water Management				
42	Heat Island Reduction				
43	Solar Orientation				
44	Infrastructure Energy Efficiency Improvements				
45	Wastewater management				
46	Recycled Content in Infrastructure				
47	Waste Management				
48	Light Pollution Reduction				
Innovation & Design Process		Y	N	N/A	
49	Architectural Compatibility with Community				
50	Color Scheme Compatibility with Community				
51	Material Compatibility with Community				
52	Architectural/Color/Material Compatibility with Historic features				
Regional Priority Credits		Y	N	N/A	
53	Regional Transportation Mitigation				
54	Regional Electrical Grid Impact				
55	Impact on Regional Health, Safety, and Education Capacity				
Proffer Statement(s)		Y	N	N/A	
56	Does the applicant commit to the following Condition or Proffer:				
	<p>"The applicant agrees to meet with [<i>name of citizen group</i>] prior to final site plan approval. The purpose of the meeting will be to conduct a review of the final site plan in terms of landscaping, architectural features, lighting, signage, placement of buildings, archeological surveys conducted and/or historic preservation action taken/contemplated, and inform the community of steps taken to meet the standards set forth by LEED. Proof of such meeting will be a letter from [<i>name of citizen group</i>] explaining the outcomes of the meeting. Such letter will be received prior to approval of the final site plan."</p>				



Section F. 2023 Calendar of Monthly Meetings

Meetings are scheduled for 7:30 pm, normally in the Prince William County Development Services Building, 5 County Complex Court, Prince William, Virginia, unless otherwise announced. **During the COVID crisis, we will meet virtually via Zoom.**

January 26th Location: ZOOM  <ul style="list-style-type: none"> • Update on alternative design for Route 123 (Gordon Blvd) & Old Br. Rd. Intersection • Lake Pointe Courtesy Review • WLR Early Discussion on LRBC Property • Riverside Station Land Bay A Courtesy review 	February 23rd Location: ZOOM 	March 30th Location: ZOOM 
April 27th Location: ZOOM 	May 25th Location: ZOOM 	June 29th Location: ZOOM 
July 27th Location: ZOOM 	August  No Meeting	September 28th  Location: ZOOM
October 26th  Location: ZOOM	November 16th  Location: ZOOM	December  No Meeting