



Officers

Jack Kooyoomjian, President
 Vice President - Vacant
 Kathleen Harding, Secretary
 Tom Burrell, Acting Treasurer

Others

Tom Burrell, PELT Committee Chairman
 Jan Cunard, LOCCA Historian

MONTHLY MEETING AGENDA

DATE: Thursday, February 25, 2016

TIME: 7:30 p.m.

LOCATION: Development Services Building, Room 107 A&B

Section A. Historical and CVB/Visitor Center Update (Jan Cunard)



Section B. Project Reviews

#1 – Project Title:	Taco Bell on Old Bridge Road
Representative:	<p>Mr. Jay duVon, Walsh Colucci Lubeley Emrich & Terpak Glen Park I, 4320 Prince William Parkway, Suite 300, Prince William, Virginia 22192 (703) 680-4664 ext 128 jduron@pw.thelandlawyers.com</p> <p>Ms. Jonelle Cameron, Walsh Colucci Lubeley & Walsh PC. 4310 Prince William Parkway, Suite 300, Prince William, VA 22192 (703) 680-4664, Ext. 5132 jcameron@thelandlawyers.com www.TheLandLawyers.com</p>

PROJECT DESCRIPTION: We reviewed this project in October 2015. Taco Bell is proposing a facility on Old Bridge Road (see map). The site is located between Dillingham Square and the 7-11/Auto Zone complex. The land is currently owned by Wedge Development, LLC. Access is by a shared inter-parcel connector with the existing commercial site on the eastern edge of the parcel adjoining the 7-11. A Transportation Impact Analysis (TIA) has now been conducted and the applicant will share the results and their plans/recommendations.



NOTES:

#2 – Project Title:	Prestige Preschool Plans at Lake Pointe Business Park	
Representative:	Ms. Emily McKeown, PE, Civil Engineer, Dewberry, 13575 Heathcote Boulevard, Suite 130, Gainesville, VA 20155 703.468.2211 emckeown@dewberry.com Mr. Jake French, PMP, Construction Manager, Embree Asset Group, Inc. 4747 Williams Drive, Georgetown, TX 78633 512-819-4795 (O) 512-630-9574 (C) jfrench@embreegroup.com www.embreegroup.com	 

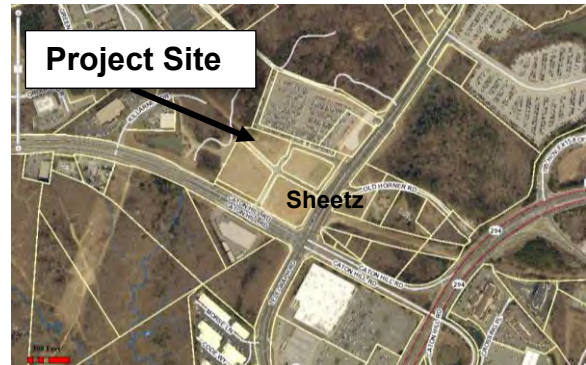
PROJECT: The following is a brief description of the facility:

The 10,499 ft² facility being built in the Lake Pointe Business Park has eleven (11) child care rooms, an indoor play area “plaza” room, reception, front office kitchen, and a laundry and lounge area. There will be five (5) outdoor fenced in play areas.

The following provides some background on the school – The Prestige Preschool Academy:

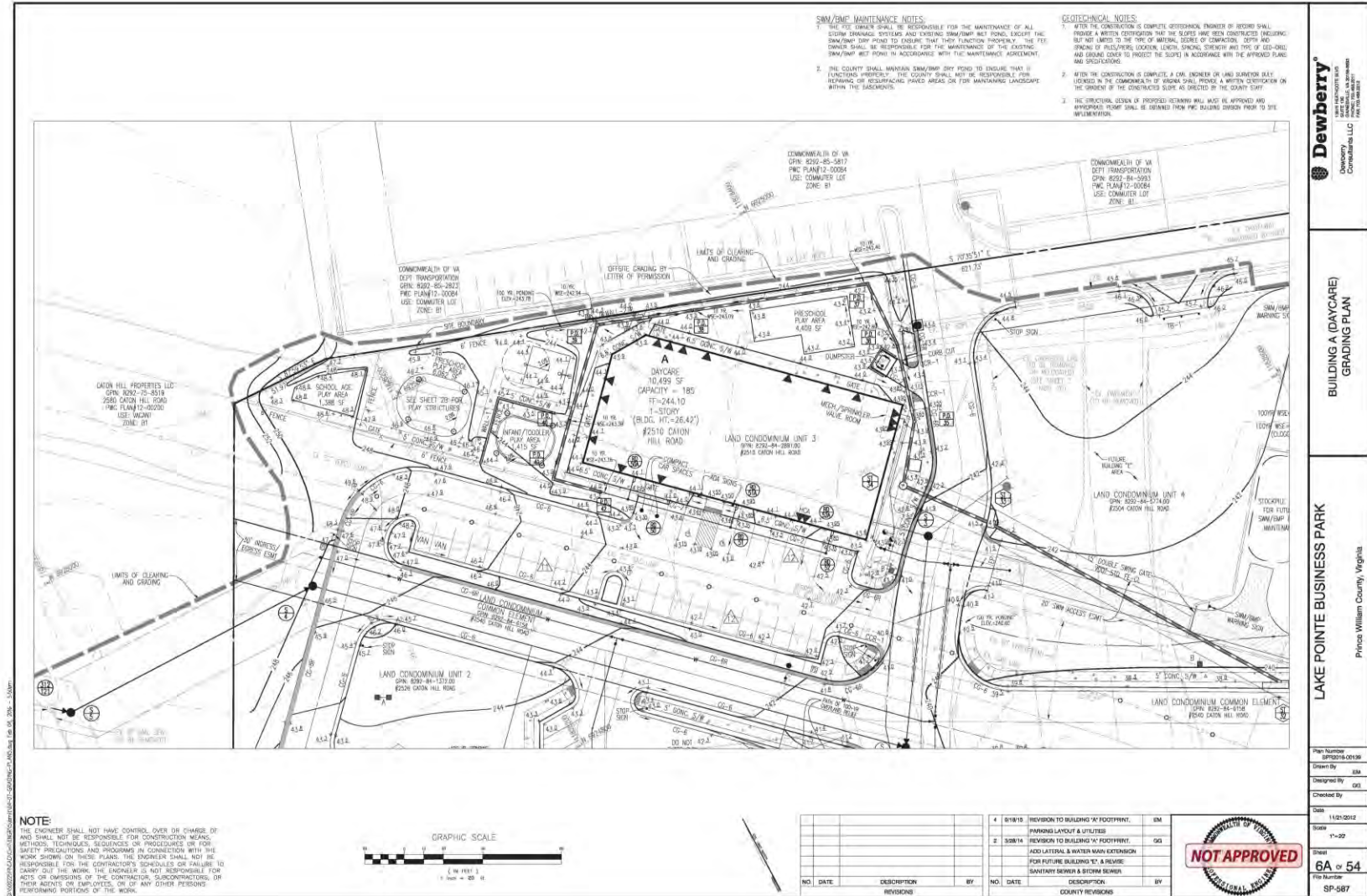
- Prestige Preschool Academy’s mission is to provide exceptional care to children while fostering each child’s intellectual, social, physical and moral development in an academic-rich environment.
- Prestige Preschool Academy has been offering quality child care and preschool education for many years. We have a great reputation and that is the result of the amazing care our dedicated and compassionate teachers provide every day.
- All of our teachers receive ongoing training in early education because we ensure our children are learning with the most up-to-date methods.
- We have separate classrooms and playgrounds for each age group, and an awesome room called Prestige Plaza that enhances children’s creativity and role-playing.
- And because we know security is so important, we are proud to have a biometrics security system that allows access to our school. Safety is paramount to us at Prestige.
- Prestige Preschool Academy classrooms were specifically designed with the child in mind. Each room features carpeted and tiled areas to facilitate everything from eating and art to circle time and just crawling around. Small group instruction and learning centers promote active learning and teacher guidance throughout the day. Prestige’s state-of-the art facilities utilize whiteboards, books, toys, games and computers to enhance the learning experience.
- At Prestige Preschool Academy, the child’s safety is our primary concern; here are just a few examples of the measures we take to keep the children safe.
- Our front entrance is locked at all times. Only our parents and staff have an individual code which allows them access into the school.
- We have observation cameras in each of our classrooms and the monitors are in the Center Director’s office. We have the ability to observe and monitor any classroom at any time.
- Our Procure system allows us access to important information we need for the safety and care of th child. We can see the names and photos of people authorized to pick-up the child, child’s medical information and their schedule.
- Your highly qualified staff is fingerprinted and a background check is done.

- To continue to keep our children safe we do regular maintenance of all materials both inside and outside the facility. As well as following all safety standards enforced by the state in which they are located.
- Prestige is open 6:30am - 6:30pm Monday through Friday and serves children ranging in age from infants to 12 years of age.

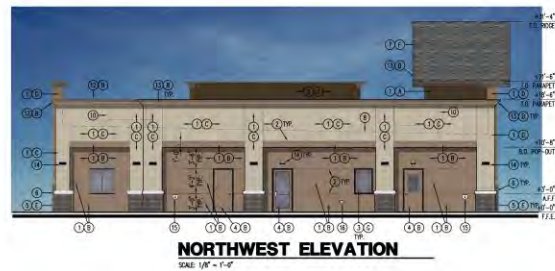
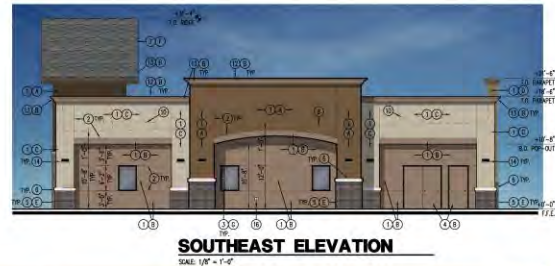


NOTES:

Prestige Academy Site Plan



Prestige Academy Building Elevations



COLOR & MATERIAL SCHEDULE

① PAINT	PAINT:	CL. 2020A "WORLDWIDE"
② PAINT	PAINT:	CL. 2020A "LATE"
③ PAINT	PAINT:	CL. 2020A "JANUARY"
④ PAINT	PAINT:	CL. 2020A "SUMMER"
⑤ BRICK KNOX	BRICK:	CL. 2020A "SUMMER"
⑥ CONCRETE ROOF TILE	CEMENT ROOF TILE:	CL. 2020A "SUMMER"
⑦ ALUMINUM STOREFRONT	ALUMINUM STOREFRONT:	CL. 2020A "SUMMER"
⑧ EXPOSED METAL (MILK)	EXPOSED METAL (MILK):	CL. 2020A "SUMMER"
⑨ ARTISTED METAL (MILK)	ARTISTED METAL (MILK):	CL. 2020A "SUMMER"
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CONTRACTOR TO PREPARE ONE (1) 4" x 4" TEXTURED WORK UP PANEL AT JOB SITE FOR ARCHITECT AND/OR OWNER'S REVIEW AND APPROVAL.

GENERAL NOTES

1. SET OUT DRAWINGS FOR GRADE ADJACENT TO EXTERIOR EDGE BUILDING. PART SHOULD EXTEND TO PER GRADE WALL.
2. SCHEDULE NOTE: ALL ROOF WOUND MECHANICAL EQUIPMENT SHALL BE COMPLETELY SCHEDULED BY SUBJECT WALLS EQUAL TO OR GREATER THAN THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
3. ALL GROUND MOUNTED MECHANICAL EQUIPMENT SHALL BE SCHEDULED BY MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
4. ALL SOURCE UNDER SEPARATE PERMIT
5. PAINT ALL UTILITIES TO MATCH ADJACENT COLOR ON BUILDING.
6. PRIOR TO APPLICATION CONTRACTOR TO PREPARE THE AND FOR SUEETS REVIEW AND APPROVAL.
7. ARMEDS, GATES, FENCE AND ALL OTHER EXPOSED METAL TO BE PAINTED WITH HIGH PERFORMANCE PAINT.

KEYNOTES

- 9) STUCCO SYSTEM OVER FRAMING, TIE SAME FIRST
- 10) 1/2" STUCCO REVEAL
- 11) ALUMINUM STRENGTHEN
- 12) RAIL, COLOR & FINISH, PAINT COLOR TO MATCH ADJACENT FINISH
- 13) BRICK VENEER
- 14) STUCCO POP-OUT, FINISH COLOR TO MATCH RAIL & 2502 "HARD DUSTY"
- 15) ROOF LINE
- 16) ROOF DRAIN COMPOUNDS
- 17) ALL ROOF-MOUNTED EQUIPMENT TO BE FULLY SLOTTED
- 18) ALL PENANCE DRAIN SEPARATE PENANCE
- 19) METAL PENANCE CAP FLOORING, FINISH
- 20) STUCCO FINISH CORNER
- 21) LIGHT FIXTURE, BULB FIXTURE = "F" - "E" AFF. UNDO SEE ELECTRICAL PLANS
- 22) ELECTRIC DRESSING, FINISH, SEE FINISHING & ELECTRICAL DRAWINGS
- 23) ELECTRIC PLUMBING DRAWINGS
- 24) METAL GALVANIZED OVERLAP SCISSOR, DRIVING "H" NO. 2 "H" 100% LOCATE OVERLAP SCISSOR OPENING "P" MIN. ANGLE DRIVEN SEE DET. 100.2.



**BOLLINGER
CONSULTING
ARCHITECTS, INC.**
*Architectural Planning Interior Project
Management 3428 E. Indian School Rd
Phoenix, Arizona 85018*
Tele: (602) 957-5025
Fax: (602) 954-8677

**PRESTIGE PRESCHOOL ACADEMY
DAY CARE**
LAKE POINTE BUSINESS PARK - LOT 1
NW OF CATON HILL RD & TELEGRAPH RD, WOODBRIDGE, VA 22192

REVISIONS	

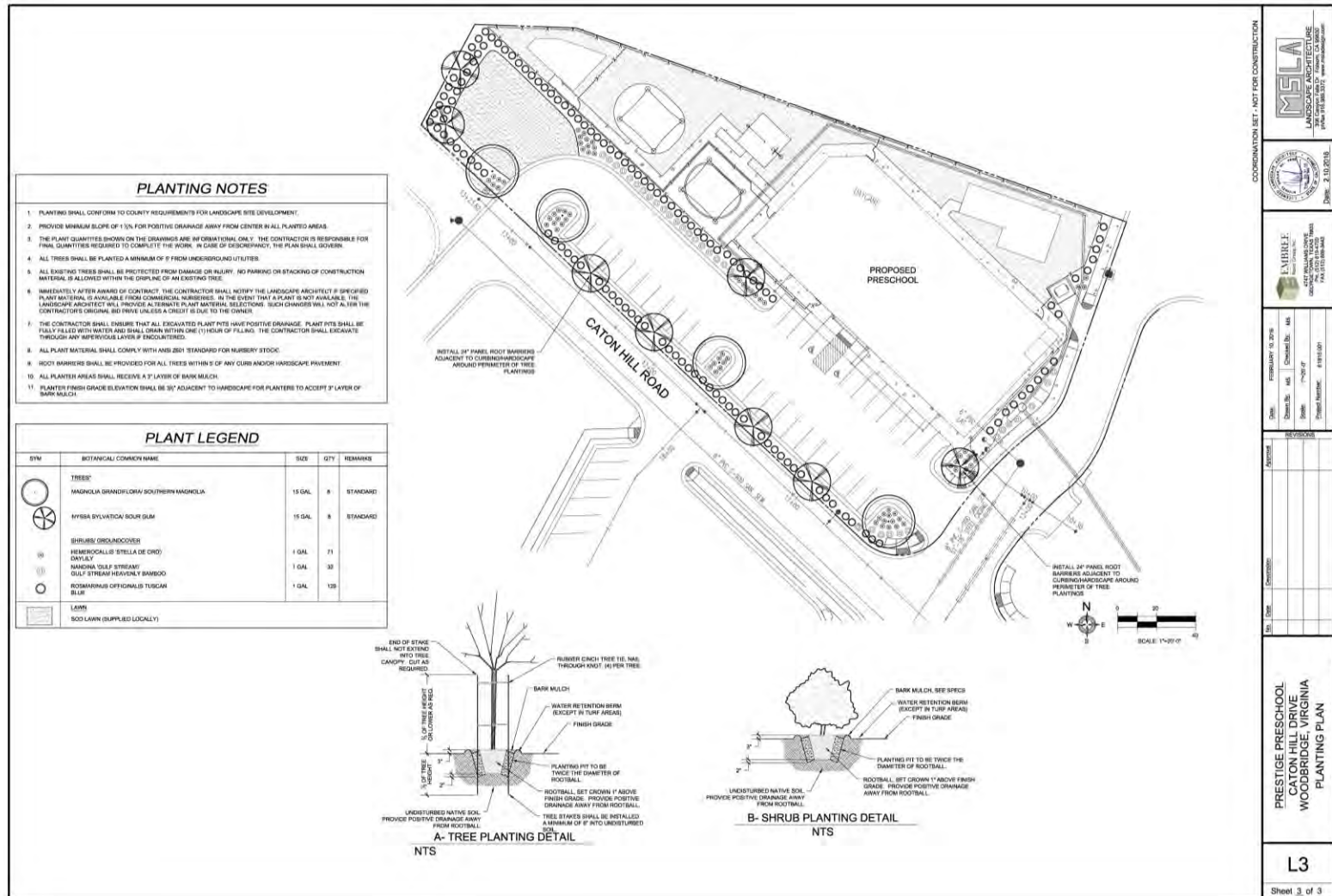
DATE:	11/23/2015
PROJ.#	152715
DESIGN:	-
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CHECK:	KB

**EXTERIOR
ELEVATIONS**

A3.1



Prestige Academy Landscape Plan



#3 – Project Title:	Refurbishing of Prince William Commons Shopping Center
Representative:	Mr. Dino Ponce, LHI & Design, 6537 Riefton Court, Alexandria, Va 22310 (703)401-3141 lhiaiddesign@gmail.com www.lhidesign.net

PROJECT: The owner of the Prince William Commons Shopping Center is working on the facelift for the center, See the next page for a picture of the existing facility plus a rendering of the proposed elevations. The footprint is staying as is, they are adding a stucco design to make elevation more modern. See picture and rendering on the following page:

NOTES:

Existing Center



Proposed Facelift



The BJ's site is adjacent to the project site. It has been shown here only to compare the architecture type. It is not part of the project site.



Section C. General Announcements and Citizens' Time

General Announcements

1 Proposed Chinn ES

We have been told by Supervisor Anderson's office that the School system has pulled the Chinn site from consideration as a possible site for a new elementary school.

2. Bills Before House and Senate Impacting Proffers

Both bills have been approved (as amended) by their respective bodies and sent to the other body for consideration.

HB 770, "Conditional zoning; provisions applicable to all rezoning proffers, definitions" **SUMMARY AS PASSED HOUSE:**

Conditional zoning. Provides that no locality shall (i) request or accept any unreasonable proffer in connection with a rezoning or a proffer condition amendment as a condition of approval of a new residential development or new residential use or (ii) deny any rezoning application, including an application for amendment to an existing proffer, for a new residential development or new residential use where such denial is based on an applicant's failure or refusal to submit, or remain subject to, an unreasonable proffer. A proffer shall be deemed unreasonable unless it addresses an impact that is specifically attributable to a proposed new residential development or other new residential use applied for. An off-site proffer shall be deemed unreasonable pursuant to the above unless it addresses an impact to an off-site public facility, such that, (a) the new residential development or new residential use creates a need, or an identifiable portion of a need, for one or more public facility improvements in excess of existing public facility capacity at the time of the rezoning or proffer condition amendment, and (b) each such new residential development or new residential use applied for receives a direct and material benefit from a proffer made with respect to any such public facility improvements. In any action in which a locality has denied a rezoning or an amendment to an existing proffer and the aggrieved applicant proves by a preponderance of the evidence that it refused or failed to submit, or remain subject to, an unreasonable proffer that it has proven was suggested, requested, or required, formally or informally, by the locality, the court shall presume, absent clear and convincing evidence to the contrary, that such refusal or failure was the controlling basis for the denial. The bill also provides that certain conditional rezoning proffers related to building materials, finishes, methods of construction, or design features on a new residential development are prohibited.

SB 549 "Conditional zoning; provisions applicable to certain rezoning proffers" **SUMMARY AS PASSED SENATE:**

Conditional zoning. Provides that no locality shall (i) request or accept any unreasonable proffer in connection with a rezoning or a proffer condition amendment as a condition of approval of a new residential development or new residential use or (ii) deny any rezoning application, including an application for amendment to an existing proffer, for a new residential development or new residential use where such denial is based on an applicant's failure or refusal to submit, or remain subject to, an unreasonable proffer. A proffer shall be deemed unreasonable unless it addresses an impact that is specifically attributable to a proposed new residential development

or other new residential use applied for. An off-site proffer shall be deemed unreasonable pursuant to the above unless it addresses an impact to an off-site public facility, such that, (a) the new residential development or new residential use creates a need, or an identifiable portion of a need, for one or more public facility improvements in excess of existing public facility capacity at the time of the rezoning or proffer condition amendment, and (b) each such new residential development or new residential use applied for receives a direct and material benefit from a proffer made with respect to any such public facility improvements. In any action in which a locality has denied a rezoning or an amendment to an existing proffer and the aggrieved applicant proves by a preponderance of the evidence that it refused or failed to submit, or remain subject to, an unreasonable proffer that it has proven was suggested, requested, or required, formally or informally, by the locality, the court shall presume, absent clear and convincing evidence to the contrary, that such refusal or failure was the controlling basis for the denial.

3. Economic Development Chapter Update:

A series of Planning Commission Work Sessions have been held to collect stakeholder input, and inform, discuss, and receive feedback from the Planning Commission. This series of outreach meetings is complete. Staff will now work to draft a new version of the Chapter for review by the Planning Commission and, hopefully, the community at-large.

County Staff Points of Contacts: [Ryan Foster](#), Planner II, Long Range Planner, Prince William Planning Office, 703-792-7615

4. Citizens' Time:

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Section D. 2016 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.

January 28th Development Services Building Room 107A&B <i>Snow Date – February 7th Location: TBD</i> <ul style="list-style-type: none"> Proposed ES at Chinn Park Verizon Monopole at Prince Of Peace Methodist Church LIDL at Tackett's Mill Marquee Hospitality Hotel ACT Wellness Center on Minnieville Garber Property Landscape Courtesy Review 	February 25th Development Services Building Room 107A&B <i>Snow Date – March 3rd Location: TBD</i> <ul style="list-style-type: none"> Taco Bell on Old Bridge Prestige Academy in the Lake Pointe Business Park Prince William Commons refurbishing 	March 31st Development Services Building Room 202A&B <i>Snow Date – April 7th Location: TBD</i> <ul style="list-style-type: none">
April 28th Location: TBD <ul style="list-style-type: none"> 	May 26th Location: TBD <ul style="list-style-type: none"> 	June 30th Location: TBD <ul style="list-style-type: none">
July 28th Location: TBD <ul style="list-style-type: none"> 	August  NO MEETING	September 29th Location: TBD <ul style="list-style-type: none">
October 27th Location: TBD <ul style="list-style-type: none"> 	November 17th Location: TBD <ul style="list-style-type: none"> 	December  NO MEETING

Project Review Checklist

The Charter Virginia Green Community, 1991

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	Diversity of Residential, Office, and Commercial Uses				
19	Mixed-Income Diverse Communities				
20	Reduced Parking Footprint				
21	Street Network				
22	Transit Facilities Proximity and Connection				
23	Transportation Demand Management Strategies				Technologies and facilities
24	Access to Indoor and Outdoor Recreation Facilities				
25	Access to Trails and Bicycle Paths and Storage				
26	Universal (Handicap) Accessibility				
27	Community Outreach and Design Involvement				
28	Tree-Lined and Shaded Streets				
29	Neighborhood Schools				
30	Buffers and HCOD Review				
31	Construction Activity Pollution Prevention				

Project Review Checklist

The Charter Virginia Green Community, 1991

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