



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 26, 2015

TIME: 7:30 p.m.

LOCATION: Development Services Building, Room 107 A&B

www.loccapeltva.org (LOCCA's New Web Site)

AGENDA ITEMS

Section A. Project Reviews

#1 – Project Title:	Cayden Ridge
Representative:	Mr. Jay duVon, Walsh Colucci Lubeley & Walsh Glen Park I, 4320 Prince William Parkway, Suite 300, Prince William, Virginia 22192 (703) 680-4664 ext 128 jduron@pw.thelandlawyers.com

PROJECT DESCRIPTION: This is a request to rezone ±57.53 acres from A-1, Agricultural, to PMR, Planned Mixed Residential, along with associated modifications and waivers, to develop a planned residential community to be known as Cayden Ridge. This rezoning request is being processed concurrently with Comprehensive Plan Amendment (CPA) #PLN2014-00227, Cayden Ridge, which is proposing to change the land use designations to allow for residential uses. At the November 5, 2015 public hearing, the Planning Commission recommended approval of the CPA request, but deferred the rezoning request with the direction to the Applicant to work with the surrounding neighborhoods and to reach out to the community to address concerns. In response to these outreach efforts, the layout has been modified (see Applicants changes on attached) to reduce the total number of proposed single-family detached dwelling units from 188 to 149. Other changes to original plan have been made and the Planning Commission, subsequently, has recommended approval of this project.

NOTES:

Cayden Ridge Layout Modifications

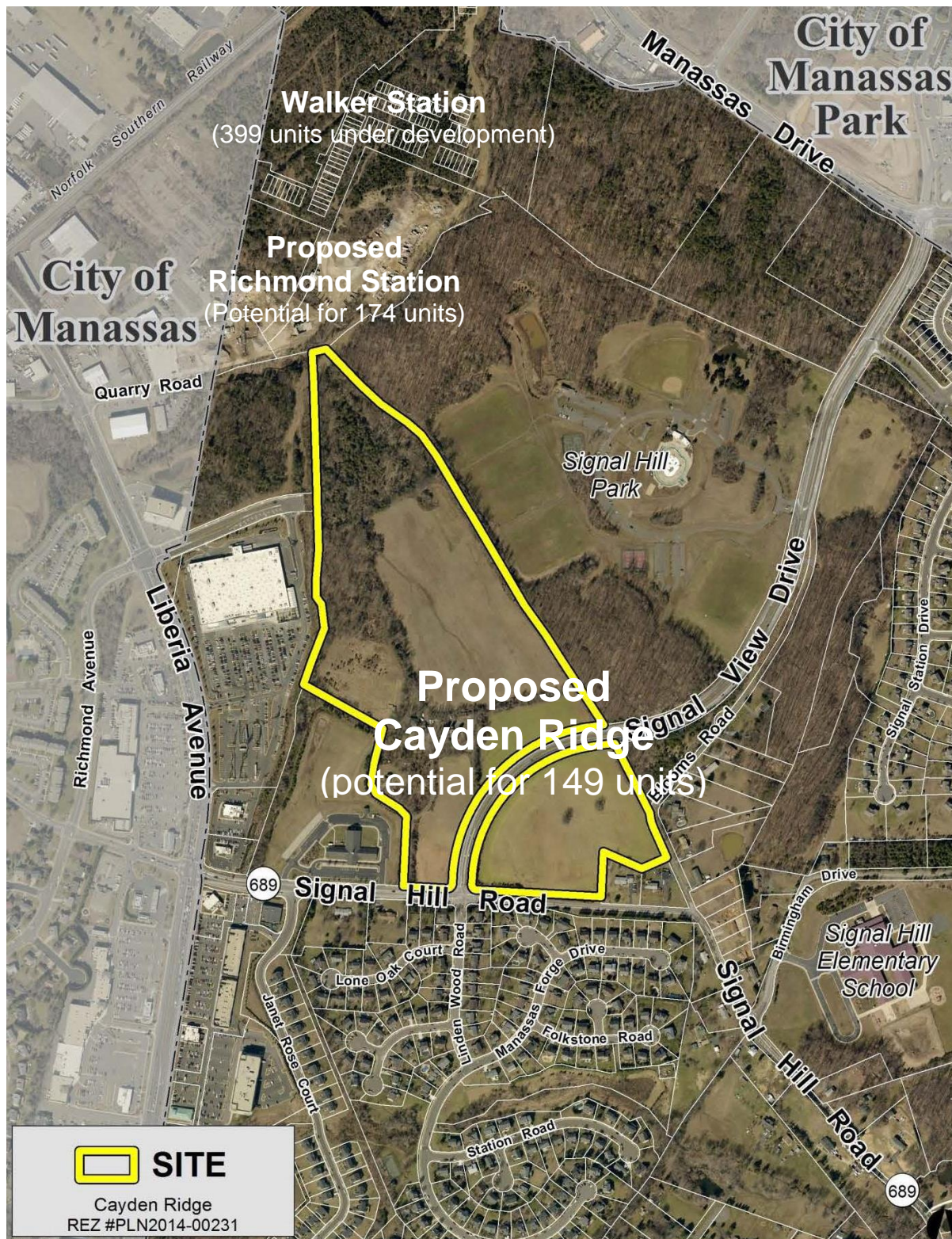


Current Layout - 188 lots



Proposed Layout - 149 lots

Cayden Ridge and Surrounding Area



Special Announcement

Calling all Route 1 businesses and residents!

VDOT is hosting an important meeting so please spread the word.

VDOT will introduce the contractor that is building the duct bank to underground utilities on Route 1 from Mary's Way to Annapolis Way..

Thursday, February 26th, 6-8 pm (7 pm presentation)

O.W.L. Volunteer Fire Station #2

1306 F Street, Woodbridge, VA

(Previously known as Botts Fire Hall)

Section B. Updates (Updated information is indicated in **RED**).

NOTE: Several projects have been moved to the new LOCCA web site (www.loccapeltva.org) and will no longer be carried here.

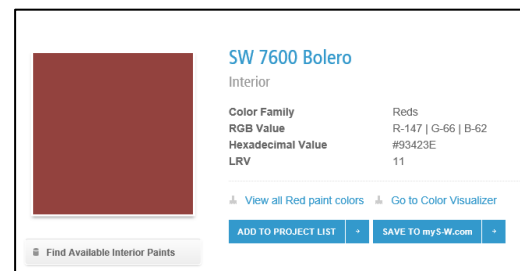
#	Title
1	Historical Update –Jan Cunard, LOCCA Historian and At-Large Historical Commissioner

#	Title
2	Outdoor Storage at Home Depot (Smoketown Plaza) and Lowes (Center at Rollingwood

This issue still exists. An e-mail was sent to Neighborhood Services asking if the Zoning Administrator will be doing anything about this.

#	Title
3	Old Cheeseburgers in Paradise Facility – to become Fuddruckers

As of January 21st the building was still painted the initial bright red. An e-mail was sent to Lisa Fink-Butler asking what Fuddruckers was intending to do with this site. **A request for an update has been sent to Ms. Fink-Butler.**



Section C. 2015 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 29th Development Services Building Room 107A&B <i>Snow Date – February 5th Location: TBD</i> <ul style="list-style-type: none"> • Clearbrook Art Center • Sheetz Courtesy Review • Clark Property Entrance Feature • T-Mobile Tower at Bethel United Methodist Church • Richmond Station CPA & REZ • Proposed Old Bridge Road car dealership 	February 26th Development Services Building Room 107A&B <i>Snow Date – March 5th Location: TBD</i> <ul style="list-style-type: none"> • Cayden Ridge 	March 26th Development Services Building Room 107A&B <i>Snow Date – April 2nd Location: TBD</i> <ul style="list-style-type: none"> •
April 30th TBD <ul style="list-style-type: none"> • 	May 28th TBD <ul style="list-style-type: none"> • 	June 25th TBD <ul style="list-style-type: none"> •
July 30th TBD <ul style="list-style-type: none"> • 	August  NO MEETING	September 24th TBD <ul style="list-style-type: none"> •
October 29th TBD <ul style="list-style-type: none"> • 	November 19th 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:				
	"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."				