



DATE: Thursday, February 28, 2019
TIME: 7:30 p.m.
LOCATION: **Development Services Building, Room 107 A&B**

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

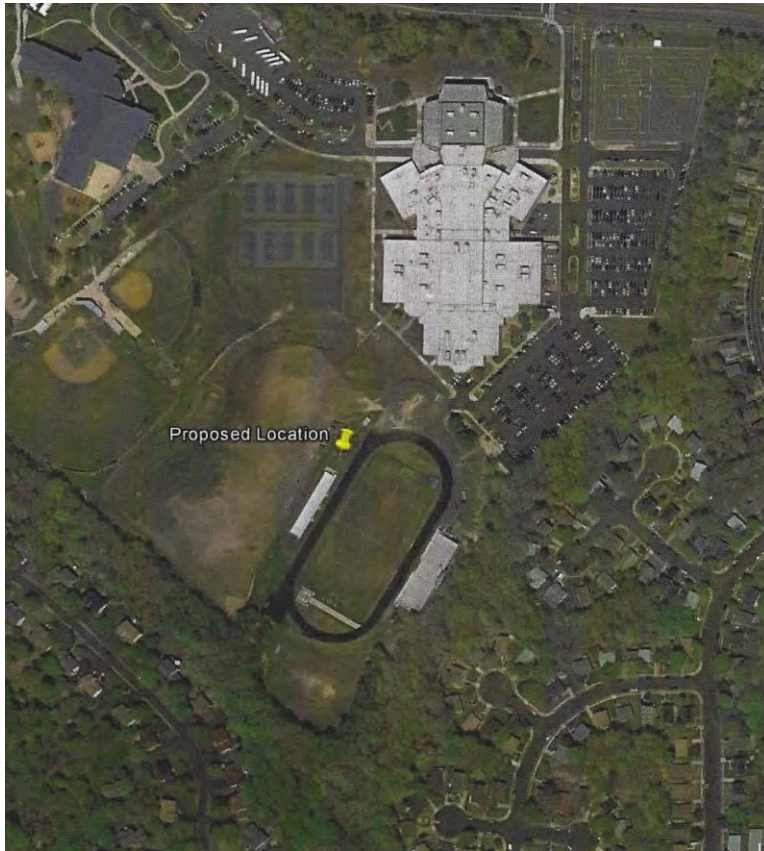
- Proposed Land Uses Around the PW County Government Center
- Proposed Quartz District as a Part of the Dale City Small Area Plan
- PWCA and Civic Association Sponsored Panel Discussion on Smart Growth & the Future of the Rural Crescent, Thursday, March 7th at, 7-9pm at Northern VA Community College, Manassas Campus, Colgan Theater, 6901 Sudley Road, Manassas, VA 20109. The event is open and free to the public. Free Parking (See Flyer on the handouts table)

Section B. Project Reviews

#1 – Project Title:	Cell Tower at Woodbridge Senior High School
Representative:	<p>Mr. Frank Stearns, Esq., Donohue & Stearns, PLC, 201 Liberty Street, Leesburg, VA 20175 (703) 726-2547 fwstearns@donohuestearns.com</p> <p>Mr. Matt Penning, Development Associate, Milestone Communications, 12110 Sunset Hills Rd. #100, Reston, VA 20190 (703) 865-4697 matt@milestonecorp.com</p>
Staff Planner:	

PROJECT DESCRIPTION: The applicant has filed an application for a Special Use Permit (SUP) for T-Mobile and Milestone Communications to replace a 90' stadium light pole at Woodbridge HS with a 134' (plus 2' lightning rod) and a 2700 sq ft (approx. 50 ft X 53 ft X 8 ft high) chain link enclosure compound with plastic inserts with WBSHS colors at the base of the pole for equipment. There is limited space, but plans are for some landscaping in the space allowed around the exterior of the enclosure. Have received a request from the School to provide some lighting on the practice fields, which are **not** currently illuminated. This antenna is being planned to be built concurrent with the school system plans for a turf field and a concession stand. Antennae will accommodate T-Mobile plus 3 other carriers. Schools will receive 40% of revenue plus a \$25,0000 site fee plus \$5,000 for each new carrier. They have met with Supervisor Anderson and their application has been accepted. They held a planning for the community on February 13th at Woodbridge SHS, as well as a balloon fly on Sat, Feb 16th from 8 am to 12 noon.

NOTES:





#2 – Project Title:	Panera Bread at Crossing West - Site Plan #SPR2019-00036
Representative:	Osvaldo Ramos, Timmons Group, 20110 Ashbrook Place, Suite 100, Ashburn, VA 20147 (703) 554-6700 (703) 726-1345 (Fax) www.timmons.com Jonelle Cameron, Associate, Walsh, Colucci, Lubeley & Walsh, P.C., 4310 Prince William Pkwy, Suite 300, Prince William, VA 22192 (703) 680-4664 x5132 jcameron@thelandlawyers.com , www.thelandlawyers.com
Staff Planner:	

PROJECT DESCRIPTION: This is a request for a courtesy review of the new Panera Bread at Crossing West prior to final site plan approval. **See the renderings on the following page.** The facility is being constructed on Prince William Parkway in front of the Target facility. LOCCA reviewed the project at our July 2018 meeting, and sent a Courtesy Review letter on August 2, 2018 (See LOCCA letter of August 2, 2018). Two issues raised at that timer included the following: 1) Size of proposed monument sign, and 2) Potential conflict between off-peak delivery area and the drive-thru lane, and how the off-peak deliveries will be coordinated. In this review, anticipate follow-thru discussion on the above points, as well as review of proposed architecture, signage (monument, façade & directional), lighting & landscaping. Also, need discussion on maintenance of pothole repairs on the entrance area, which seems to be a chronic problem.

NOTES:



13/02/2018 11:40:52 AM



1 RIGHT ELEVATION COLORED RENDERING
1/4" = 1'-0"



2 FRONT ELEVATION COLORED RENDERING
1/4" = 1'-0"

13/02/2018

Bakery Cafe
#0780

Project Name:

Project Site:

Project File:

Bakery Cafe #0780
PARKWAY CROSSING WEST
SHOPPING CENTER
TBD - PRINCE WILLIAM PARKWAY
WOODBIDGE, VA 22192

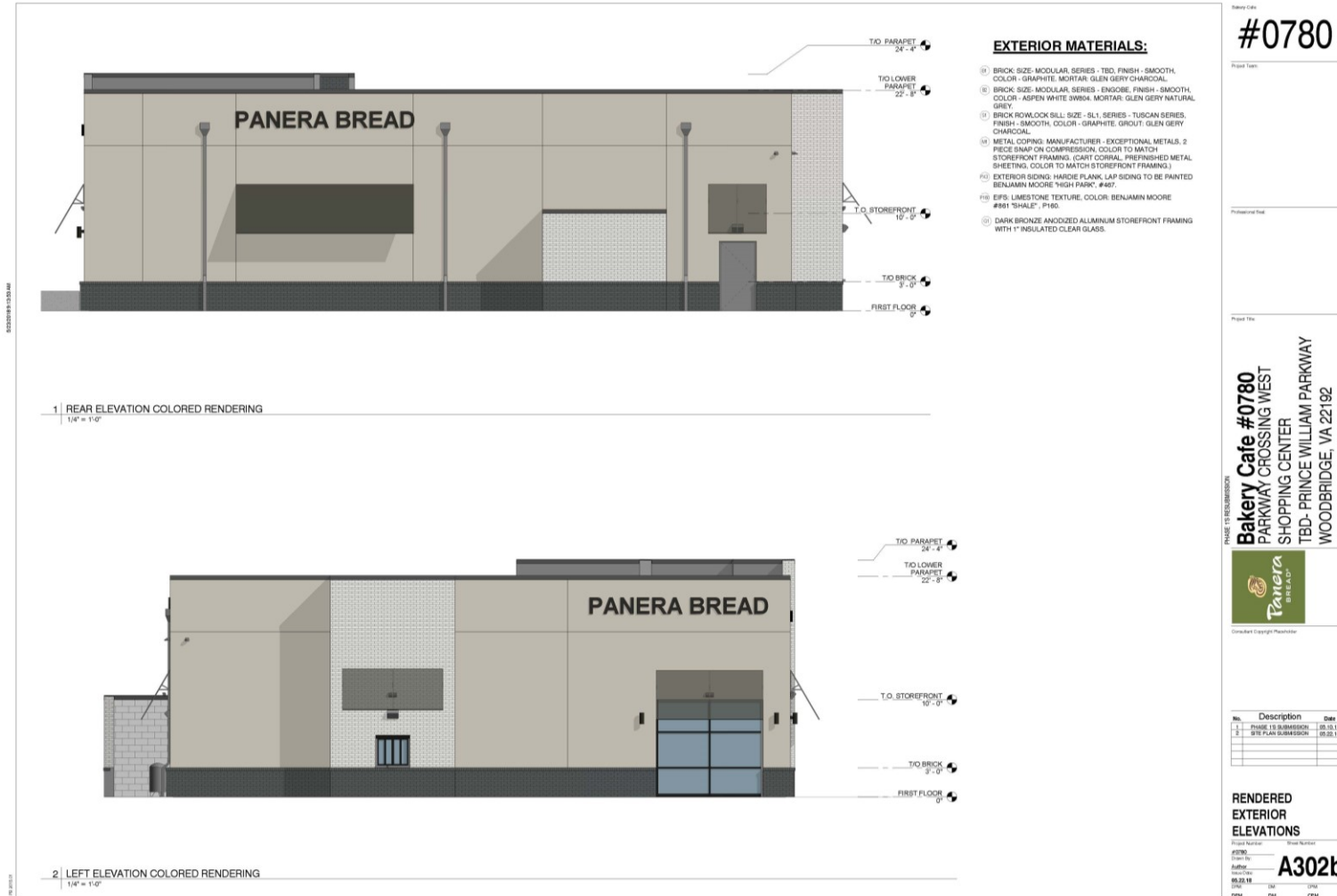


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Rev.	Description	Date
1	PHASE 10 SUBMISSION	08.10.17
2	PHASE 11 PLAN SUBMISSION	09.03.18

RENDERED
EXTERIOR
ELEVATIONS

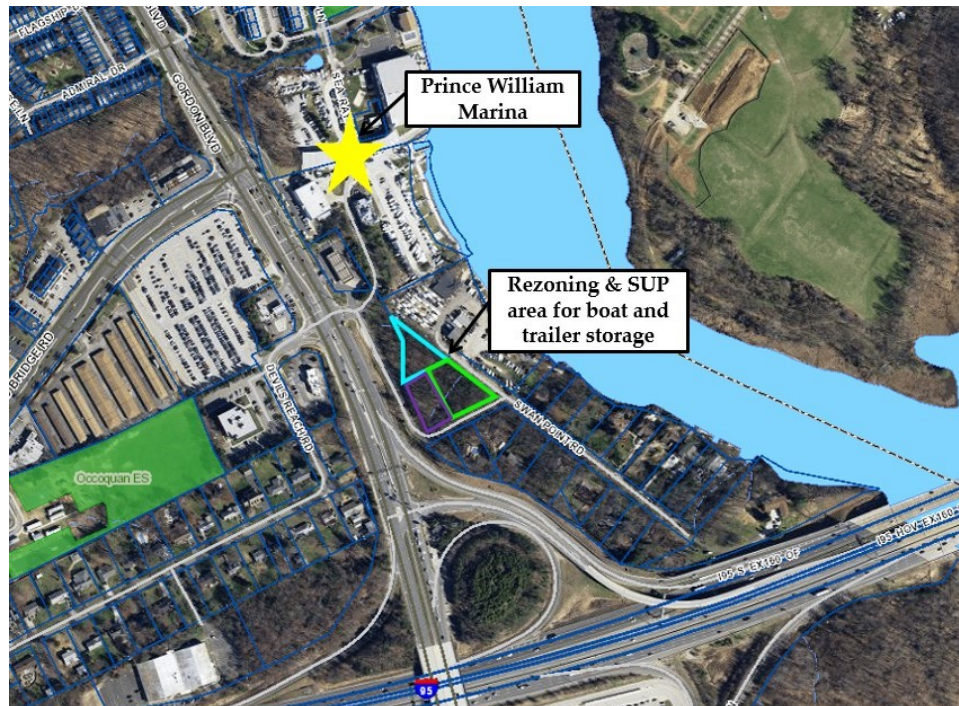
Project Number: **A301b**
Client: **PELT**
Author: **PELT**
Date: **08.20.18**
Scale: **1/4" = 1'-0"**
Sheet: **01** of **01**





#3 – Project Title:	Prince William Marina Expansion
Representative:	Mr. Brian Prater, Walsh, Colucci, Lubeley & Walsh, P.C., 4310 Prince William Pkwy, Suite 300, Woodbridge, VA 22192 (703) 680-4664 Fax: (703) 680-6067 bprater@thelandlawyers.com www.TheLandLawyers.com
Staff Planner:	

PROJECT DESCRIPTION: Walsh Colucci is working with Prince William Marina on this project for the expansion for boat and trailer storage on 1300 Devil's Reach Rd., 1302 Devil's Reach Rd. and 1215 Swan Point Rd. Below is map of the Prince William Marina and the location of the proposed boat and trailer storage area outlined in blue, green and purple. LOCCA/PELT originally supported the Prince William Marina project when it was first built as a "Public-Private Partnership" between PWC and with Carlton Phillips & his original partner, Mr. Bagley. and had conducted a courtesy review on the original site development. This project has been well-received in the community and we look forward to the ongoing dialogue with Mr. Phillips. & the Pr. Wm. Marina staff and their representatives.



NOTES:



Section C. General Announcements and Citizens' Time

1. General Announcements

"Projects on the Map" in the Occoquan District



Number	Name	Planner	Request/Status
REZ2018-00007	Gatherings at Occoquan Ridge	Keasha Hall	The applicant has now submitted their 3 rd set of responses to staff questions/comments/concerns. As of February 16th, still no P/C date and no BOCS date. Communities of Thousand Oaks, River Ridge, and Westminster, together with LOCCA, have submitted an alternative plan to Ms. Hall for inclusion in her staff report.
CPA2017-00006	Parkway Employment Center Small Area Plan	Ryan Foster	Staff is now in the process of drafting the plan. Draft language for the SAP is expected April 15, 2019. For more information, go to the County web site at: http://www.pwcgov.org/government/dept/planning/pages/sap_parkwayemploymentcenter.aspx
TBD	Dale City Small Area Plan	Ryan Foster	Because the boundary of the Dale City Small Area Plan crosses district boundaries, we have been asked to be a participant in the development of the plan. For more information, go to the County web site at: http://www.pwcgov.org/government/dept/planning/Pages/sap_DaleCity.aspx
REZ2019-00018	Quartz District (part of Dale City Small Area Plan – Neabsco District)	Scott Meyer	This project is part of the Dale City Small Area Plan. It is a request to rezone ±143.12 acres from A-1, O(H), and R-2, Suburban Residential, to PMR, Planned Mixed Residential, and PMD, Planned Mixed Use District, with associated waivers/modifications. The proposed mixed-use project will generally include a commercial center (±300,000 square feet of retail/commercial and office uses); up to 1,000 residential units (townhouse and multi-family); various access and pedestrian improvements; and public use and open space areas.
N/A	Charlie Boone Park	Wendy Boone	The Department of Parks and Recreation is supporting the efforts to establish a multi-use park at 12490 Everest Peak Lane in memory of Charlie Boone.

2. Citizens' Time:



Section D. 2019 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 31st Development Services Building Room 107A&B <i>Snow Date – February 7th Location: DSB Room 107 A&B</i> <ul style="list-style-type: none"> • Independent Hill/Parsons Business Park • LongPointe proffer change • MGM Office on the Parkway • The Gatherings at Occoquan Ridge 	February 28th Development Services Building Room 107A&B <i>Snow Date – March 7th Location: TBD</i> <ul style="list-style-type: none"> • Proposed Cell Tower at Woodbridge High School • Panera on the Parkway Courtesy Review • Prince William Marina Expansion 	March 28th Development Services Building Room 107A&B <i>Snow Date – April 4th Location: TBD</i> <ul style="list-style-type: none"> •
April 25th Location TBD <ul style="list-style-type: none"> • 	May 30th Location TBD <ul style="list-style-type: none"> • 	June 27th Location TBD <ul style="list-style-type: none"> •
July 25th Location TBD <ul style="list-style-type: none"> • 	August  NO MEETING	September 26th Location TBD <ul style="list-style-type: none"> •
October 31st Location TBD <ul style="list-style-type: none"> • 	November 14th Location TBD <ul style="list-style-type: none"> • 	December  NO MEETING



Prince William County

2019 Comprehensive Plan Update Schedule

Chapter/Small Area Plan	Draft Text on Web (Projected)	Public Meeting/PC Work Session (Projected)	PC Public Hearing (Projected)
Cockpit Point Battlefield Study	4/26/2018	5/2/2018	1/16/2019
Safe and Secure Community	1/18/2019	2/20/2019	3/20/2019
MCBQ Joint Land Use Study	2/13/2019	3/13/2019	4/17/2019
Bristoe Station/Kettle Run Battlefield Study	2/13/2019	3/13/2019	4/17/2019
North Woodbridge Small Area Plan	2/20/2019	3/20/2019	4/17/2019
Innovation Small Area Plan	3/1/2019	4/3/2019	5/1/2019
Route 29 Small Area Plan	4/15/2019	5/15/2019	6/19/2019
Parkway Employment Center Small Area Plan	4/15/2019	5/15/2019	6/19/2019
Parks and Recreation	5/17/2019	6/19/2019	7/10/2019
Technology and Connectivity	6/10/2019	7/17/2019	9/4/2019
Independent Hill	6/10/2019	7/10/2019	9/4/2019
Dale City Small Area Plan	6/17/2019	7/17/2019	9/4/2019
Education/Libraries	6/24/2019	7/24/2019	9/18/2019
Rural Area Study	6/28/2019	9/25/2019	11/6/2019
Triangle Small Area Plan	7/5/2019	8/7/2019	9/18/2019
Yorkshire Small Area Plan	8/16/2019	9/18/2019	10/16/2019
Fairgrounds Small Area Plan	10/11/2019	11/13/2019	12/18/2019
Mobility Chapter	12/6/2019	1/8/2020	2/19/2020
Land Use Chapter	12/6/2019	1/8/2020	2/19/2020



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	Inter-parcel 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				



	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 [<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>				