



Supervisor Ruth
Anderson
Occoquan District
Supervisor



Lake Ridge Occoquan Coles Civic
Association's
Planning, Environment, Land-Use and
Transportation Committee

SPECIAL TOWN HALL MEETING

DATE: Wednesday, May 22, 2019

TIME: 7:00 p.m.

LOCATION: Lake Ridge Fellowship House
12800 Harbor Drive, Woodbridge, VA 22192

Section A. Welcoming Remarks

- The Honorable Ruth Anderson, Occoquan District Supervisor
- Dr. K. Jack Kooyoomjian, President, LOCCA

Section B. Project Reviews

#1 – Project Title:	Kaiser South
Representative:	Tim Hudgins, AIA, LEED AP, Project Manager, Kaiser Permanente MAS National Facility Services, 4000 Garden City Drive, 7 th Floor, Hyattsville, MD 20785 (240) 309-5550 (cell) timothy.w.hudgins@kp.org

PROJECT DESCRIPTION: Kaiser Foundation Health Plan of the Mid-Atlantic States, Inc. ("Kaiser") has an approved plan for its property located at 13285 Minnieville Road. Kaiser sought to amend the original plans and proffers associated with PRA #PLN2009-00339 to allow for a modified program that supports construction of a premier urgent and specialty care medical center. Specifically, Kaiser plans, initially, to build an approximately 250,000 square-foot medical center with a combination of surface and structured parking spaces, as well as a publicly accessible health park for use by patients, families and community members. The planned development will offer a wide range of health care services, including adult and pediatric care, women's health services and pharmacy, as well as a lab, optometry and outpatient surgery. The facility is also planned for virtual visit technology, a state-of-the-art MRI suite and consult rooms to support one-on-one counseling and care advice for families and individuals.

As a part of the project, Kaiser is retaining proffer commitments to install traffic signals at the main site entrances along Minnieville Road and Caton Hill Road, as well as right turn lanes at each entrance along Minnieville Road – all while reducing traffic to the site by approximately 7,000 daily trips as compared to the development permitted on the site today. Kaiser is also revising and enhancing various other proffer commitments related to bus shelters along

Minnieville Road and Caton Hill Road, a tree preservation plan, design guidelines, open space and pedestrian facilities. Kaiser strives to serve the community and is eager to provide the citizens of Prince William County a new, innovative health care option through the development of its South Northern Virginia medical hub facility.

At the November 13, 2018 LOCCA/PELT Committee Meeting, the following suggestions were made/discussed:

LOCCA/PELT CHECKLIST: We recommended Kaiser Staff take time to review of 55 Items on list (see attached) as they reflect upon refinements and enhancements to their proposed 30% design & how their project will be integrated into the area

Kaiser DESIGN GUIDELINES:

- Encouraged Kaiser to engage in design guidelines for both interior & exterior elements.
- Kaiser staff appeared very engaged & committed to do this.
- Their interior building design elements were very thoughtful, efficient & people-friendly
- Community asked for exterior design elements to reflect the surrounding area developments

STRUCTURED PARKING FACILITY: LOCCA/PELT Committee asked Kaiser staff to consider “Greening-up” the exterior face of the Structured Parking Garage with planters and greenery on each level & on the rooftop Level such as is done at Reagan Washington National Airport

BRICK ELEMENTS & GREEN DESIGN ELEMENTS in Kaiser BUILDINGS:

- Recommended Some Consideration of Brick or “Brick-Like” Elements in Design
- Had discussion of prominent use of Virginia brick used in surrounding commercial & office uses through-out area and citizens & LOCCA/PELT Committee was looking for some elements in the Kaiser Design.
- Agenda & handouts relating to brick structures in surrounding area were provided.
- Had discussion on LEED (silver) design & consideration for green roof elements that might be incorporated into the design theme

OPEN SPACE, PEDESTRIAN FACILITIES & HEALTH PARK:

- Need to Consider an Overall Pedestrian Friendly Design Plan to Kaiser pedestrian paths & courtyard internal to site parkland
- Plan to connect paths with adjoining sidewalks
- Working on a plan for pedestrian connectivity toward Tackett’s Mill area and the new/future/planned park at Tackett’s Mill
- Kaiser has contributed to providing “see money” to planning the new community park at Tackett’s Mill
- Consider incorporating benches, park-like setting internal to site
- Consider pedestrian-friendly crosswalks & traffic safety features, especially with adjoining commercial at Madison Farms, Holly Acres, Twin Oaks Farm, Preserve at Caton’s Crossing, etc.
- Walking path in the Kaiser Health Park area should consider a heart-healthy/fitness exercise trail
- Consider a Handicapped Course for Wheelchair-bound patients within the Kaiser Health Park
- Discussed Proffer Commitment related to bus shelters along Minnieville Road & Caton Hill Road

STREET SCAPE & LANDSCAPING:

- Recommended consultation with PWC Arborist, Ms. Julie Flanagan
- Suggested consideration of boulevard plantings along Minnieville Road & Caton Hill Road to compliment HCOD plantings requirement on these major streetscape areas
- Discussed Tree Preservation Plan

LIGHTING:

- Free-standing lighting should incorporate shielded shoe-box design to prevent light pollution but should consider energy-saving LED lighting.
- Building-mounted lighting, if used, should be shielded so as not to distract from the motoring public roadways

SIGNAGE:

- Monument design of front entrance signage with showpiece landscaping was recommended
- Directional signage, should be modest & designed to complement park-like setting
- Suggested low-intensity ballast, if you are to use internally lighted signage
- Consider use of off-white. Cream or beige soft tone colors for the faceplate, and not pure white. Alternately consider dark faceplate with off-white, beige or cream-colored lettering & low intensity ballast to improve readability
- Externally illuminated signage would be very attractive, especially if accompanied with showpiece landscaping

STORM WATER ELEMENTS:

- Had discussion on the possible use of bioswales as part of the Storm Water Management (SWM) system
- Will use existing in-place SWM facility to manage storm water

ENTRANCE/EXIT & TRAFFIC FLOW:

- Front entrance off Minnieville Road is planned to be for all patients
- Rear Entrance off Caton Hill Road is planned to be the employee entrance. Employees will park on surface parking & patients will use structured parking garage

CONSTRUCTION SCHEDULE:

- 3 years from now (approx. 4th quarter of 2021)

NOTES:



Section C. Project Tracking

“Projects on the Map” in the Occoquan District (as of the April 16th Development Application Process Schedule (DAPS))

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 the April 16th DAPS there is 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	The draft Small Area Plan has been posted on the County web site. To download a copy of the plan and for more information, go to the site at: http://www.pwcgov.org/government/dept/planning/pages/sap_parkwayemploymentcenter.aspx
CPA2017-00004	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 P/C and BOCS hearing dates have not been set as of April 16, 2019.
REZ2019-00018	Quartz District (part of Dale City Small Area Plan)	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. P/C and BOCS hearing dates have not been set as of April 16, 2019.
REZ2019-00024	Hawthorne Retirement Residences	Scott Meyer	This is a request to amend the proffers associated with REZ #PLN2000-00041 to change the use designation in a portion of Land Bay I from OC-2 to O(H), Office High Rise / B-1, General Business, to permit an assisted living facility, along with associated modifications, to include signage, building height, and floor area ratio (FAR) increase. P/C and BOCS hearing dates have not been set as of April 16, 2019.
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.
REZ2018-00024	MGM Enterprises Office Building	Scott Meyer	MGM Enterprises Office Building – To rezone ±4.76 acres from A-1, Agricultural, and O(L), Office Low-Rise, to O(M), Office Mid-Rise, to develop a four-story mixed-use building with retail and office space. P/C and BOCS hearing dates have not been set as of April 16, 2019.

Section D. Upcoming Events

May 23, 2019, 6:30 – 9:00 pm



THURSDAY MAY 23, 2019

PRINCE WILLIAM COMMITTEE OF 100 PRESENTS:

“TEACHER RETENTION IN PRINCE WILLIAM COUNTY”

Moderator: Dr. Sam Hill

Panelists: (1) Kate Olson – Flynn PHD (2) Lyle Beefelt, former member PWC School Board (3) Gil Trenum, PWC School Board (4) Riley O’ Casey, President PWEA

Come join us for dinner or just the forum, if you prefer!

Dinner is \$30 for PW C100 members/\$35 non-members

(There is no charge for the forum)

RSVP to Bel O’ Neill at bel@ask-bel.com

Social: 6:30PM

Dinner 7:00PM

Forum: 7:45PM

Location: Brittany’s Restaurant

12449 Dillingham Square, Lake Ridge, VA 22192

Check us out on Facebook at

Prince William Committee of 100

Subsequent to the Forum, will be General Meeting and Elections.

June 1, 2019: 1 – 4 pm

Waterfront Festival: Neabsco Creek Boardwalk & Regional Park Grand Opening

Prince William County will hold a Grand Opening & Ribbon Cutting ceremony for the Neabsco Creek Boardwalk and designation of a new regional park. The mile-long Boardwalk is a critical link of the Potomac Heritage National Scenic Trail, connecting Rippon Lodge historic site and Rippon Landing Park with the Metz Wetlands.

This National Trails Day celebration will include guided historical hiking tours across the boardwalk and trails, kayaking tours, Science in the Park exhibits, conservation and environmental exhibit booths, plus guided tours of Rippon Lodge. There will also be live musical performances and food for purchase via locally-owned food trucks. This is a free, family-friendly celebration.

11 a.m. to 4 p.m. – The Service Authority Community Outreach team will serve tap water via the AquaVan, provide free water bottles and lead water-themed games at Rippon Lodge.

11 am. to 2 p.m. – The Service Authority will open the Grubbs Educational Center for special Saturday hours and self-guided tours as part of the community celebration.



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>				