



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, May 25, 2017

TIME: 7:30 p.m.

LOCATION: Development Services Building, Room 107 A&B

www.loccapeltva.org

Section A. Updates

Historical Update – Ms. Jan Cunard, Occoquan Representative to the Convention and Visitors Bureau and LOCCA Historian

Membership Update –2017 is our Membership Drive Year. You can find the membership form at the end of this agenda or by going to the LOCCA web site at: <http://www.loccapeltva.org>. If you have already signed up, thank you and please take the form and give it to a friend.

Section B. Project Reviews

#1 – Project Title:	Charlie Boone Trails Memorial Foundation
Representative:	Ms. Wendy Boone 571-334-7665 wendyssong2@gmail.com

PROJECT DESCRIPTION: The following is from the Charlie Boone Trails Memorial Foundation:
“Our mission is to gain support for building a Bike and Skateboard Park in Lake Ridge and to show the Prince William Board of County Supervisors that there is indeed a strong interest in our community for a park like this. The young people who currently ride in the streets and parking lots in our neighborhoods need a safe place to ride and where they can feel that they are a part of the community in which they live. When kids are skating and biking where they shouldn't be, it can be dangerous for everyone. Tragic accidents have occurred in our area as a result. This situation must change. Let's create a place for those who have outgrown the Fantasy Playground and build a park where they can ride their bikes, skateboards, scooters and skates safely and know that the community did this just for them.

The inspiration for this Bike and Skateboard Park came from the family of Charlie Boone who passed away in June 2012 at the age of 22. From the time he was big enough to ride and skate, he knew he had found his ultimate passion. Through the years, Charlie and his friends rode and maintained the bike jumps on the private property by the Dillingham Square Shopping Center which had been home to two generations of BMX bikers. They shared a deep sense of commitment and comradery there. We want to provide a place for young people to make memories as Charlie and his friends did, and to feel the pure exhilaration and pride as they finally nail that jump or trick that they have been working so hard to achieve.

We have partnered with Village Skis and Bikes in Dillingham Square in Woodbridge and have been working with the Prince William County Parks and Recreation Department. Our vision and mission is gaining traction. Our family and friends are excited and hopeful and we are thankful for all of the support and good wishes we have received!"

NOTES:

#2 – Project Title:	Potomac Corner Center
Representative:	Shahriar Etemadi, PTP, Principal, STS Consulting (410) 718-8660 Etemadi.sts@gmail.com www.STSconsultingUS.com

PROJECT DESCRIPTION: We last reviewed this project at our June 2016 meeting. At that time, this was described as a plan for property located at the northwest corner of Prince William Parkway and Smoketown Road (see map below). The developers are seeking a proffer amendment for increasing the density on the parcel to allow for a retail/office development and to gain a second access. This is a proffer amendment application to increase the density within the allowed FAR of 0.4. This will be an approximately 65,000 square feet, three level building with the 45' height limits and will be situated along entire Smoketown Road frontage and partial frontage of Prince William Parkway. The first floor will be retail and second and third floors are offices. The developer is proposing to build a green roof and use many elements of the green buildings in the construction. They are also seeking a "right in and right out only" access from Prince William Parkway. They have prepared a traffic study and the proposed access on Prince William Parkway far exceeds VDOT's minimum standards for a partial access as proposed. The projected trips are not changing the level of service at any of the studied intersection.

After listening to LOCCA/PELT comments, the developer has revised the renderings for the building. The previous and revised renderings are shown on the following pages.

NOTES:



Project Location

PREVIOUS RENDERINGS:



REVISED RENDERINGS:

Views Looking West from Prince William Parkway



Views Looking North from Prince William Parkway



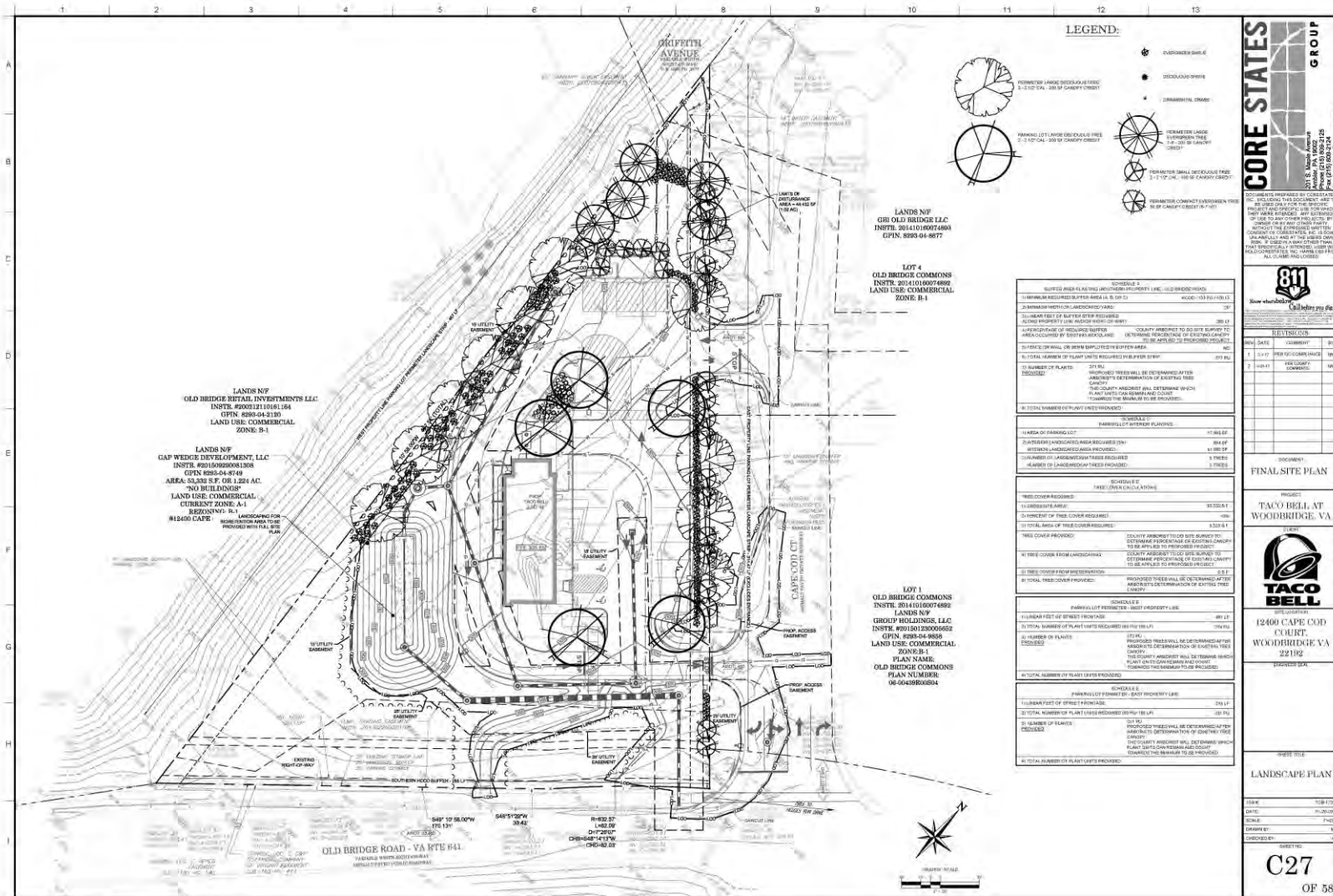
View Looking South from Smoketown Road



#3 – Project Title:	Taco Bell Courtesy Review
Representative:	Ms. Jen Adams, Core States Group, 5501 Merchants View Square, Suite 753, Haymarket, VA 20169 703-728-4644 jadams@core-eng.com

PROJECT DESCRIPTION: This is a courtesy review of the approved Taco Bell on Old Bridge Road (adjacent to the 7-11 and AutoZone. See the following pages for Landscape Plan and Building architectural renderings.

NOTES:



LOCCA/PELT

Lake Ridge Occoquan Coles Civic Association
Planning, Environment and Land Use Committee

May 2017 Monthly Meeting

Special Use Permit #SUP2016-00022
Taco Bell - Old Bridge Road
Approved by BOCS: 12.13.2016

Meika J. Daus
Planning Office



RIGHT SIDE ELEVATION 1/8" = 1'-0" A



Special Use Permit #SUP2016-00022
Taco Bell - Old Bridge Road
Approved by BOCS: 12.13.2016

Meika J. Daus
Planning Office

FRONT ELEVATION 1/8" = 1'-0" B

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DOCUMENTATION REQUIRED TO OBTAIN A CORE STATE PERMIT
1. A completed application form
2. A completed site plan
3. A completed environmental impact statement
4. A completed financial statement
5. A completed legal opinion
6. A completed public hearing report
7. A completed public hearing transcript
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TACO BELL
200 OLD BRIDGE ROAD
WILMINGTON, DE

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WILMINGTON

EXTERIOR
ELEVATIONS

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LEFT SIDE ELEVATION 1/8" = 1'-0" A



Special Use Permit #SUP2016-00022
Taco Bell - Old Bridge Road
Approved by BOCS: 12.13.2016

Meika J. Daus
Planning Office

REAR ELEVATION 1/8" = 1'-0" B

Section C. General Announcements and Citizens' Time

1. General Announcements

- a. Charlie Boone Trails Memorial Foundation, Inc.

<https://facebook.com/pages/Lake-Ridge-Bike-and-Skateboard-Park/653062408147569?sk=timeline>

Since they last spoke with us, the family has made great progress in organizing a process for this park to move forward. Members of the family will be present to talk to us about the progress made. They have incorporated with the name Charlie Boone Trails Memorial Foundation, Inc. and are on their way to becoming a 501c (3) Non-profit organization. They are making plans now to start community outreach and fundraising.

- b. Clearbrook Center of the Arts Bench Project: From the Center's web site:

Bench Project

Boy Scout Sean Zylich, Troop 295, orchestrated the construction of sturdy, ash benches that have been painted by art students attending NVCC Woodbridge Campus. Each bench has a business sponsor who chose the theme and compensated the artist for their work. The benches are on display around Tackett's Mill Center and many of them are available for purchase through the Rotary Club of Lake Ridge. Stop by and see these beautiful works of art!



Does LOCCA want to consider purchase of a bench to honor past members?

- c. "Projects on the Map"

Number	Name	Planner	Request
REZ2017-00011	Estates at Bren Landing	Keasha Hall	Rezone 47.75 acres from A-1 to SR-1; No dates scheduled
REZ2017-00010	Pennington Lane	Jennifer Davidson	Rezone 6.86 acres from A-1 to R-2 for 7 SF detached units; No dates scheduled
SUP2017-00025	LRPRA Changeable Copy Sign	Keasha Hall	SUP to allow replacement of current sign with electronic sign; PC recommended approval; BOCS will hear project on July 18th.

May 2017 Monthly Meeting

Number	Name	Planner	Request
REZ2016-00027	Potomac Corner Center	Scott Meyer	To amend the proffers associated with previously approved REZ #PLN2007-00026 (Potomac Corner Center), to change the proposed retail/office building size and orientation, along with site layout changes, new access improvements, and associated building height modification; No dates scheduled

2. Citizens' Time:

Section D. 2017 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 26th Development Services Building Room 107A&B <i>Snow Date – February 2nd Location: TBD</i> <ul style="list-style-type: none"> • Proposed Starbucks on the Parkway • Lake Ridge Baptist Church property • Courtesy Review of Marquee Hospitality Hotel • 	February 23rd Development Services Building Room 107A&B <i>Snow Date – March 2nd Location: TBD</i> <div>Cancelled</div> <ul style="list-style-type: none"> • • • 	March 30th Development Services Building Room 107A&B <i>Snow Date – April 6th Location: TBD</i> <ul style="list-style-type: none"> • Immanuel Anglican Church • Apostolic Church International • Lake Ridge Nursery • Lake Ridge Baptist Church Property • LRPRA LED Changeable Copy Sign
April 27th Development Services Building Room 107A&B <ul style="list-style-type: none"> • Lake Ridge Baptist Church Property • Lake Ridge Nursery • Starbucks on Parkway courtesy review • Starbucks on Hedges Run (add-on) 	May 25th Development Services Building Room 107A&B <ul style="list-style-type: none"> • Charlie Boone Trail Foundation • Potomac Corner Center • 	June 29th Development Services Building Room 107A&B <ul style="list-style-type: none"> • • •
July 27th Location – TBD <ul style="list-style-type: none"> • • • 	August  NO MEETING	September 28th Location – TBD <ul style="list-style-type: none"> • • •
October 26th Location – TBD <ul style="list-style-type: none"> • • • 	November 17th Location – TBD <ul style="list-style-type: none"> • • • 	December  NO MEETING



The Charter Virginia Green Community, 1991

MEMBERSHIP FORM

The Lake Ridge Occoquan Coles Civic Association (LOCCA) was established to foster a sense of community pride and a commitment to common goals and ideas in the-Lake Ridge area. LOCCA works to preserve and extend the amenities and natural beauty that had originally attracted many of us to the area – LOCCA is protecting your investment. LOCCA seeks to convey, as a unified voice, the desires and concerns of the community, and to have a positive impact on the planning and land-use decisions that affect us all. LOCCA is a non-profit organization that is nonpartisan, nonpolitical, and not affiliated with any development corporation or financial institutions.

Membership can be obtained on an annual or lifetime basis. The LOCCA fiscal year runs from October 1st through September 30th. When becoming a member during the fiscal year, membership will be effective immediately upon payment of the required fee and will run for one year or through the end of the next fiscal year, whichever is longer. When joining for the first time, the dues are as show (First Year Membership). Thereafter, the Annual Membership amount applies. Lifetime membership is effective immediately upon payment of the fee and will run until the qualifications for membership lapse (members must either reside or own property in Prince William County)

Date: _____
Name: _____
Address: _____

Home Phone: _____
Work Phone: _____
E-Mail: _____
Community: _____
District: _____

Please check the appropriate box(es). **Make checks payable to LOCCA and mail to LOCCA. P.O. Box 204, Occoquan, VA 22125**

First year Membership (for the first year of memberships only)

- ☐ Individual: \$4.00
☐ Family: \$5.00

Annual Membership (for those who have paid first-year dues in a previous year)

- ☐ Individual: \$1.00
☐ Family: \$2.00

Lifetime Membership (One-time charge)

- ☐ Individual: \$10.00
☐ Family: \$15.00

- ☐ I cannot actively participate but I would like to be on the LOCCA e-mail roster
☐ I am interested in the following committee, office, program, or activity:



Thank you for your interest in LOCCA and your membership dues. This portion of the form will be returned to you upon payment of dues,

Date

Amount

Received by