



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 28, 2015

TIME: 7:30 p.m.

LOCATION: Development Services Building, Room 107 A&B

AGENDA ITEMS

Section A. Project Reviews

#1 – Project Title:	Commercially Zoned Property at Elm Farm Road and Prince William Parkway
Representative:	Mr. Bill Burke (CNE, MBR-RLI, CSP), Managing Partner - Principal Broker, Virginia Realty Partners, 4004 Genesee Place, Suite 209, Woodbridge, VA 22192 703-216-8309 (cell) 703-285-1208 (fax) b.burke4475@gmail.com www.virginiarealtypartners.com

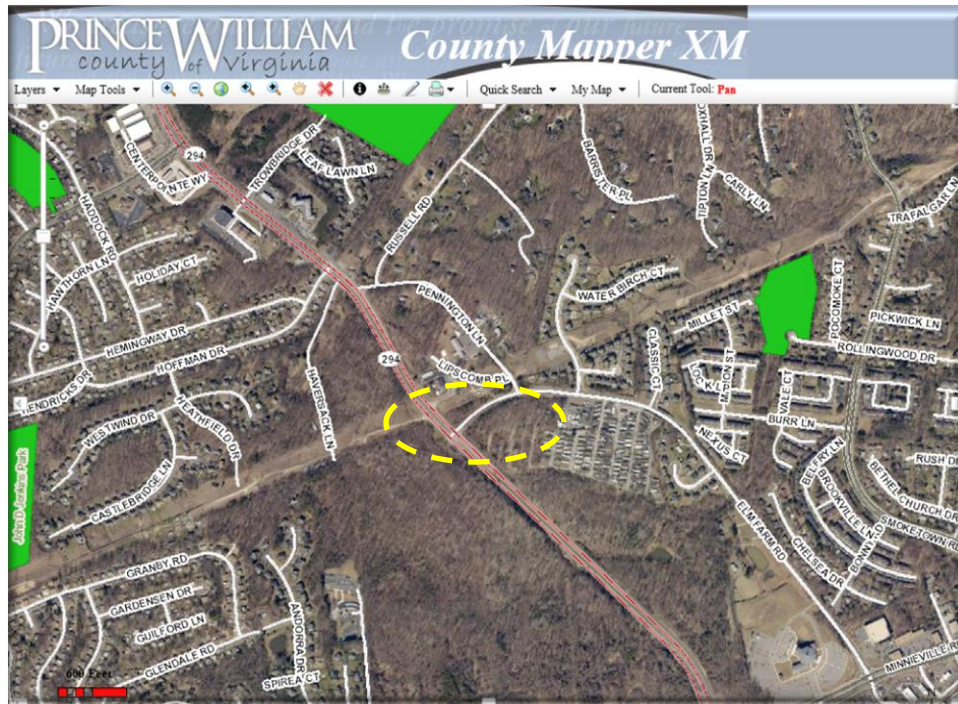
PROJECT DESCRIPTION: Mr. Burke's firm, Virginia Realty Partners, represents the owner of the property located at the intersection of Elm Farm Road and the Prince William Parkway. It is currently zoned for Office Mid-Rise, but Mr. Burke believes the market for this product is so thin at this location that alternative uses would be more constructive.

Before finalizing any recommendations to the landholder, Mr. Burke, at the urging of Supervisor May, has requested that he be allowed to have a discussion with LOCCA to gather some local input as to what the highest and best use of the property might be perceived to be.

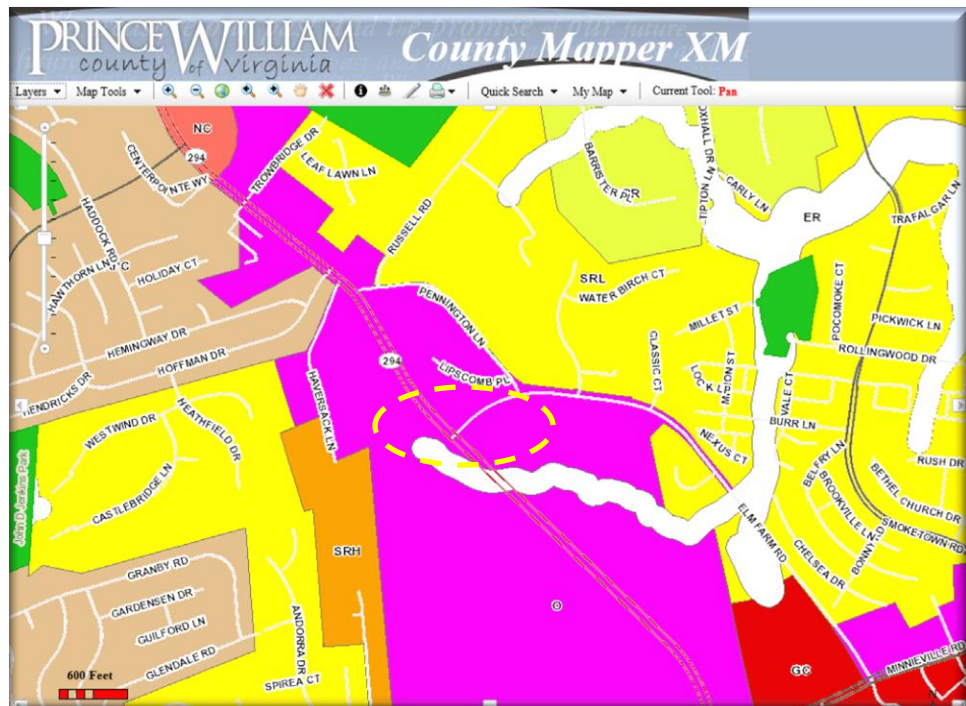
According to Mr. Burke, the owner of the parcel is primarily interested in selling the land and not interested in developing it himself. The owner also believes the current zoning for mid-rise offices makes no sense with today's demographics, traffic flows and market demands.

NOTES:

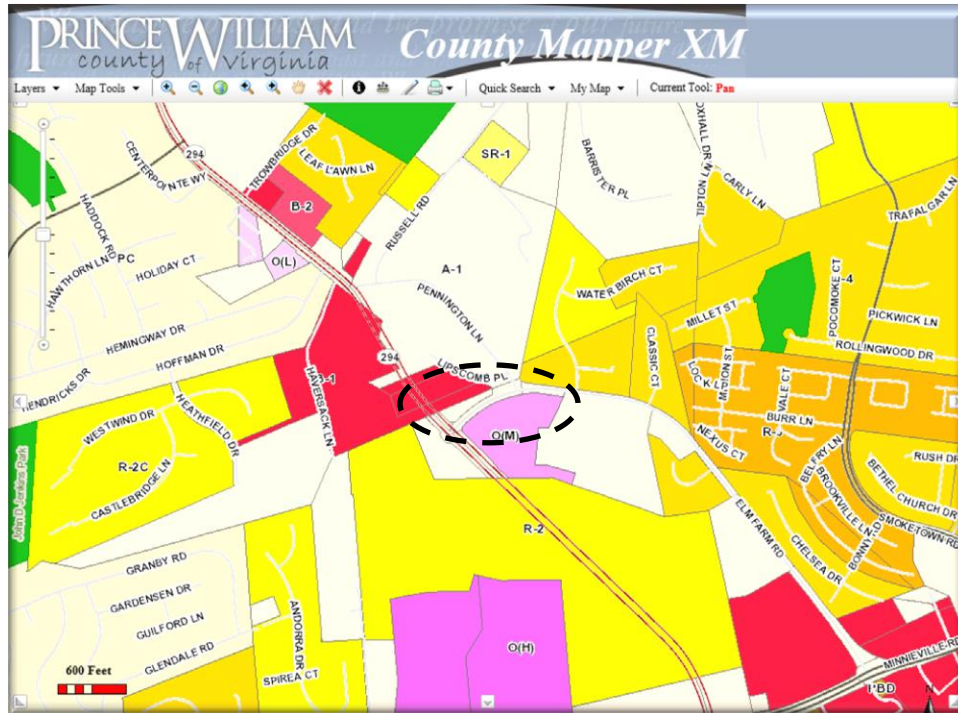
AERIAL VIEW OF SITE(S)



CURRENT LONG RANGE LAND USE



CURRENT ZONING



Section B. Announcements and Citizens' Time

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

Economic Development Chapter Update:

<http://www.pwcgov.org/government/dept/planning/Pages/Economic-Development-Chapter-Update.aspx>

Introduction

The Prince William County Planning Office has begun an update to the Economic Development Chapter of the Comprehensive Plan, which had its most recent update and review in 1993, with a technical update in 2008. In doing so, planners will be working closely with the Prince William County Department of Economic Development and many additional stakeholders in order to support the County's Strategic Plan Economic Development goal of providing a robust, diverse economy with more quality jobs and an expanded commercial tax base. The overall goal of the update is to support and implement the existing economic development strategy through land use and development tools and infrastructure improvements.

Project Framework

A framework has been established in order to guide the chapter update process. The key steps of the framework include:

- Developing overarching chapter goal(s)
- Creating economic development policies
 - Providing broad statements to set a preferred course of action
 - Relate to other plan elements
- Developing action strategies for each policy, including:
 - Administrative processes
 - Studies and tasks
 - Ordinance updates and/or amendments
 - Considerations for Special Use Permit or Rezoning processes
 - Infrastructure recommendations

Preliminary Emerging Themes

As the project moves forward, there are different topics related to economic development and land use that will be explored.

Some of the preliminary emerging themes that will be studied and analyzed over the course of the project include:

- Matching land and infrastructure resources with existing and anticipated future markets (e.g. targeted industries, etc.)
- Innovation Technology Park

- Parkway Employment Center
- Mixed-use districts
- Redevelopment tools
- Tourism and cultural resources
- Agribusiness and the rural economy
- Green, blue, and gray infrastructure
- Open space connectivity, trails, parks, etc.
- Water resources
- Infrastructure including: roads, rail, fiber, utilities, etc.
- Quality of life enhancements
- Military relationship – Marine Corps Base Quantico, Fort Belvoir, Joint Land Use Study (JLUS)
- Development review processes
- Enhanced marketing
- At-place employment

Planning Commission Work Sessions

A series of Planning Commission Work Sessions have been scheduled to collect stakeholder input, and inform, discuss, and receive feedback from the Planning Commission.

Work Session Date* Topic for Presentation/Discussion

4/15/2015	Planning Office Kick-off Presentation
5/20/2015	Economic Development Office Presentation
6/3/2015	Business/Industry Groups
9/2/2015	Civic Groups
9/16/2015	Rural Economy
10/21/2015	Tourism

*Dates are tentative and subject to change. Please see [ePortal](#) for the latest dates

Contact Us at:

[Steve Hall](#), Community Development Manager
[Ryan Foster](#), Planner II, Long Range Planning
Planning Office: 703-792-7615

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 • Economic Development charrette discussion 	March 26th Development Services Building Room 107A&B <i>Snow Date – April 2nd Location: TBD</i> <ul style="list-style-type: none"> • Old Bridge Commons • Cayden Ridge • Grocery Store at Tackett's Village • Developing an Economic Strategy discussion
April 30th Development Services Building Room 107A&B <ul style="list-style-type: none"> • Discussion of Economic Development Chapter of Comp Plan • Habitat for Humanity • Sheetz Courtesy Review • Dillingham Square Landscape follow-up • MJM Auto Location 	May 28th Development Services Building Room 107A&B <ul style="list-style-type: none"> • Zoning of property at PW Parkway and Elm Farm Road • Further discussion on economic development. 	June 25th Development Services Building Room 107A&B <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."				