



DATE: Thursday, June 29, 2023
TIME: 7:30 p.m.
LOCATION: Meeting to be conducted via Zoom

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

King's Crest Project (REZ2022-00010): This is 89.65 acres of vacant land from A-1, Agricultural to SR-1, Semi-Rural Residential district to allow development of 31 single family dwellings on well & septic. Subject property was reviewed by MIDCO in Sept. 2022, as well as by LOCCA/PELT Sept. 29th, 2022. Presented by Noah Klein (note Noah moved to a new law firm from Olin Feldman & Pittleman). Barbara Ghabdan is owner of property & applicant). This is near Delaney Property. Was approved by the BOCS on June 6, 2023 with community support from MIDCO & LOCCA.

Transformation Temple Int'l. Church SUP 2020-00019:

- Was Deferred Indefinitely from June 14, 2023 PC Public Hearing
- Both PWC Planning Office Staff Report & MIDCO Recommend Denial of SUP on this 4.26 acre site on 5451 Davis Ford Road & Located within the Occoquan Reservoir Protection Area (ORPA)
- It might be helpful to assist Transformation Temple Int'l to look at other sites
- OPEN DISCUSSION

Jiffy Lube SUP Rehab on Minnieville Road (SUP 2023-00015): This is scheduled to go to the PC Public Hearing (July 26th?) Brian Prater of Walsh, Colucci, Lubeley & Walsh, P.C. is the Applicant's Rep.



OPEN DISCUSSION ON DRAFT LOCCA/WPCCA/RTE. 123
COALITION/Belmont Bay HOA DRAFT LETTER PERTAINING TO RE-



DESIGN OF THE RTE 123 (GORDON BOULEVARD) & OLD BRIDGE ROAD INTERSECTION:

- Suggest directing the letter to PW BOCS & cc'ing PWC DOT Staff,
- Need a Business-Friendly, Pedestrian, Hiker & Walker Friendly Design & A Design that is respectful of Historic Occoquan as a Gateway Entrance to Eastern Pr. Wm. Couny while Moving Lots of Vehicles Safely,
- Need a Design that has a Long Life Utility That Accommodates Growth in Our Area,
- Free-flow turning lanes with no traffic lights is not pedestrian friendly. Need to address this issue & Consult with the PW Trails & Blueways Committee,
- Discussion of current draft letter & outreach in preparation of Sept. 22, 2023 Occoquan District Public Town Hall Meeting on Rte 123 & OB Road Intersection Re-Design,
- Need to Thank Norman Dixon, Jim Brighton & all contributors,
- OPEN DISCUSSION
- LOCCA FILES –Still looking for permanent home

Section B. Project Reviews:

#1 – Project Title:	Sheetz Rebuild at Prince William Parkway and Hillendale Drive
Representatives:	John Foote & Marian Harders Senior Land Use Planners Walsh, Colucci, Lubeley & Walsh, P.C. 4310 Prince William Parkway Suite 300 Prince William, VA 22192 Phone: 703.680.4664 x5121 Fax: 703.680.6067 (Direct: 571.989.5121) mharders@thelandlawyers.com jfoote@thelandlawyers.com www.thelandlawyers.com SHEETZ Representatives: Brian Soyka & Allen Stevens BOHLER Civil Engineers: Katherine Roberts & Christina Hughes
Staff Planner:	

PROJECT DESCRIPTION: The presentation will be for an SUP application for rebuilding & upgrading the existing Sheetz facility located on the southeast corner



of the Prince William Parkway and Hillendale Drive Both LOCCA/PELT & DCCA reviewed the original SUP application as well as the previous re-build. Sheetz is requesting to amend their existing SUP in order to completely remove the existing building and canopy areas. This will allow for a complete rebuild of the existing use. The proposed SUP will continue to accommodate a by-right quick service food store and restaurant with a drive-through and sign plan package.

It is anticipated that the new facility will have 6 pump islands providing a total of 12 fueling positions with the main building consisting of approximately 6,077 square feet of gross floor area.

COURTESY REVIEW:

- Proffer Courtesy Review of Architecture, Signage, Lighting & Landscaping with DCCA & LOCCA's PELT Committee Prior to Final Site Plan Review

NOTES:

#2 – Project Title:	Toll Brothers, Ashford Glen
Representatives:	Jessica Pfeiffer & Jonelle Cameron Walsh, Colucci, Lubeley & Walsh, P.C. 4310 Pr. Wm. Pkwy, Suite 300 Pr. Wm, VA 22192 Phone 703-680-4664 jpfeiffer@thelandlawyers.com jcameron@thelandlawyers.com TOLL BROTHERS REPS: (Headquarters is Fort Washington, PA) CHRISTOPHER CONSULTANTS: Daniel Langston KIMLEY HORN: Sara Knox, Traffic Consultant (Also for 14 th HS)
Staff Planner:	

PROJECT DESCRIPTION:



LOCCA's PELT Committee was introduced to Ashford Glen at the October 27, 2022 LOCCA/PELT Committee meeting. This project will be totally within the RC area of "*The Landing at Pr. Wm. Small Area Plan*," near/next to the 14th HS. The property consists of a consolidation of twelve parcels totaling about 36.6 acres, including the redevelopment of Penny's Junkyard and is located off of Minnieville and Telegraph Roads. Back in October, the Applicant (Toll Brothers) was proposing a rezoning to PMR, Planned Mixed Residential, for a maximum of 359 units, which would accommodate a mix of housing types.

General features highlighted at the October 27, 2022 meeting included the following:

- Provision for Triplex Units & Townhomes
- Parking: Code requires 896 spaces. Applicant proposes 1008 spaces
- Proposing Charging Stations for Electric Vehicles
- LOCCA/PELT Suggested planning for on-street parking in addition to the 1008 spaces
- (Being close to the 14th HS, students will use overflow parking in the neighborhood. On-street parking will serve as guest overflow, as well as overflow from future 14th HS Students.)
- Wet Pond with fountain, sidewalks & trails
- Dog Run
- Bike Racks
- Community Clubhouse

LOCCA/PELT Participants Suggested the Following:

CONSIDER UPGRADES BUILDING EXTERIOR DESIGN OPPORTUNITIES:

- Options for Upscale Masonry Trim on Façade
- Use of Balconies
- Use of Terraces & Alcoves
- Break up roofline to have interesting architectural features to evoke quality design
- Stagger exterior walls & provide for bay windows & bump-outs
- Rooftop/Luxury Spaces & Home Office Spaces
- Consider Solar & LEED Building Design Opportunities
- Consider EV & Hybrid Hookups for Resident & Guest Vehicles



TRAFFIC & PARKING:

- Need to Look at & Discourage Cut-Through Traffic (Use of 4-way stops, speed humps, traffic Tables?)
- Traffic Study? – Estimated 2,480 vehicle trips/day? Any updates on this?
- Consider Accommodating Pedestrian/Biker Network & Connectivity, especially to Horner Road Lot and existing/future area trail systems?
- Need to seriously consider on-street public parking on public roads
- Being close to the 14th HS, students will definitely use overflow parking in the neighborhood.
- On-street parking will serve as guest overflow, as well as overflow from future 14th HS Students.)

CONSIDER WOKFORCE HOUSING INCENTIVES:

- Consider Provisions for Affordable Housing or Proffers Addressing this Need

AMENITIES:

- Consider HOA Meeting Space & Common Areas such as Party Rooms, Lounges, etc.
- Outdoor & Indoor Bike Rack Storage?
- Proffer Bike Racks or Storage Lockers at Horner Lot?
- Pickle Ball Court?
- Outdoor Pool Area?
- Outdoor barbeque & open pit gathering/lounge areas?
- Planting Gardens for Residents?
- Wellness Walkway for Residents?
- Tot Lots?
- Consider EV & Hybrid Hookups for Resident & Guest Vehicles
- Other Amenities?

LANDSCAPING & GREEN SPACE:

- Consider Boulevard Plantings. LOCCA's area is the Charter VA Green Community Designated by the VA Dept. of Forestry in 1991
- Need Discussion of Specimen Trees to Save. Consider discussions with PWC Arborist Julia Flanagan
- Common Areas & Open Space?



- Conservation Development Opportunities?
- Increase Green Spaces Between Buildings – Might need to increase height one or two levels to provide for more open space

STORMWATER MANAGEMENT:

- Need to Tie Into Regional Ponds
- Suggest BMPs & Low Impact Development Features to be incorporated on Site (Use of Rain Barrels, Swales, Rain Gardens, etc.)
- Wet Ponds can be an aesthetic feature

HOA COVENANTS:

- HOA Covenants – Will there be Umbrella Covenants?

COURTESY REVIEW:

- Proffer Courtesy Review of Architecture, Signage, Lighting & Landscaping with LOCCA's PELT Committee Prior to Final Site Plan Review

NOTES:



Section C – Other Discussion Topics

#1 – New/Current Discussion Topics:

- **BELMONT BAY:** Need to coordinate with WPCCA & Belmont Bay HOA regarding proposals for redevelopment of the Belmont Bay area. Special concerns are many & include buffers with the Woodbridge Wildlife Refuge, access to US Route 1, retaining viewsheds for more residents especially to the water, density, heights of buildings, the need to preserve open space & parkland, the ultimate status of the Osprey meeting facility & restaurant, opportunities to enhance SWM controls & open space vistas facing the water, etc..
- **PW County Crisis Receiving Center on Worth Avenue:** As of March 23, 2023 PWC was the winning bidder to purchase the former Gander Mountain Building complex at 14011 & 14041 Worth Avenue for \$15.2 million for a Crisis Receiving Center. The building is 155,309 sq. ft. and was constructed in 1996 on 12.51 acres of land (also includes the current Floor & Décor portion of the building).

#2 – Project Updates:

- **Westminster at Lake Ridge & Possible Purchase of Lake Ridge Baptist Church Property:**
 - We have received notice of a delay in this discussion
 - Discussed this on Jan 26th in preparation for more dialogue at the March 30th LOCCA/PELT Committee Meeting which was again deferred to a date uncertain. A new date has not been established as yet.
 - Future discussion might also involve discussion of a portion of the Rockledge ES property.
- **Sent LOCCA, MIDCO, and WPCCA Letter to BOCS Regarding Request for a Lower Density on the Delaney tract.** The BOCS agreed & lowered the density on this to coincide with the Occoquan Overlay District in the new 2040 Comp. Plan to protect the Occoquan Reservoir.
- **Sent LOCCA, MIDCO, and WPCCA Letter to BOCS Regarding Dropping Purcell Road East Roadway Project in 2040 Comp Plan:** Sent a joint LOCCA/MIDCO & WPCCA Letter & along with community commentary at



BOCS public hearing , especially from Hunter’s Ridge Residents, & HOA President Delton Nichols.

- **Quartz District (REZ2019-00018)** was approved by PC at Sept. 21, 2022 public hearing and was approved by the BOCS at the Oct. 18, 2022 public hearing. Had discussions with Applicant & their Attorneys at the October 28, 2021 and the June 30, 2022 LOCCA/PELT Committee meetings. There is a commitment in the proffers for courtesy updates for the first 8 years of this project for DCCA, LOCCA/PELT, MIDCO & WPCCA. Russ Gestl, Buchannan Partners is principal coordinator with Marian Harders & Jonelle Cameron of Walsh, Colucci, Lubeley & Walsh, P.C. Planning Office staffer is Steve Gardner.
 - This is a part of the Dale City SAP. Project is not feasible without a grade-separated interchange at Minnieville Road & the PW Parkway.
 - Applicant has worked with Street Sense Group planners/architects
 - Quartz District Project needs & should have clear Design Standards for Community Commercial & Residential HOA Documents, as well as Umbrella Documents & Reserve Study to be sure that future financial & maintenance commitments are provided for & to avoid/minimize “special assessments.”

#3 – Development Application Process Schedule (DAPS)

Once a developer’s application has been accepted by the County Planning Staff, its status can be found on the latest Development Application Process Schedule (DAPS). The current DAPS can be found at:

<https://www.pwcgov.org/government/dept/planning/Documents/DAPS.pdf>

Section E. General Information Items

#1 – Succession Planning (LOCCA President)

As President Jack Kennedy said in his inaugural speech, “Let the word go forth from this time and place, to friend and foe alike, that the torch has been passed to a new generation of Americans” Well, your LOCCA President would like to be able to say the same thing (realizing that there are no “foes” of LOCCA)! It is time for the torch of civic involvement and caring to pass to the next generation of Lake



Ridge residents. **The position of President does not require an unprecedented amount of time or energy.** But it does involve a passion for caring about what our community is and will be in the future. A reasonable estimate of time involved is approximately 20-25 hours per month.

The President is the face of the Civic Association and generally attends meetings of the Planning Commission and Board of County Supervisors when projects are being heard that have been reviewed by LOCCA/PELT. The President also coordinates, as necessary, with other civic associations, Planning Commissioners, and our Supervisors.

Should anyone be interested in seeking one the position of President of the civic association or just have a question about what is involved, please feel free to contact either Jack Kooyoomjian at kjkooyoomjian01@verizon.net or (703) 505-7719 (cell). Jack will be happy to talk to you.

#2 – Citizens’ Time: Are there other issues of concern to the community, or individuals, or for the good of the public order that should be discussed?



Section F. LOCCA PELT Committee CHECKLIST

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	Walkable Streets				
19	Diversity of Residential, Office, and Commercial Uses				
20	Mixed-Income Diverse Communities				
21	Reduced Parking Footprint				
22	Street Network				
23	Transit Facilities Proximity and Connection				
24	Transportation Demand Management Strategies				Technologies and facilities
25	Access to Indoor and Outdoor Recreation Facilities				
26	Access to Trails and Bicycle Paths and Storage				
27	Universal (Handicap) Accessibility				
28	Community Outreach and Design Involvement				
29	Tree-Lined and Shaded Streets				
30	Neighborhood Schools				
31	Buffers and HCOD Review				



Green Infrastructure & Buildings		Y	N	N/A	
32	Construction Activity Pollution Prevention				
33	Green Building Rating				
34	Has an analysis been performed on Energy Efficiency Measures?				
	Is a copy of the analysis of Energy Efficiency Measures available for review				
35	Has an Alternative Energy Analysis been performed?				
	Is a copy of the Alternative Energy Analysis available for review				
36	Water Efficient Landscaping				
37	Existing Building Reuse				
38	Preservation of any Historic Building(s)				
39	Adaptive use of any Historic Building(s)				
40	Minimize Site Disturbance in Design and Construction				
41	Storm water Management				
42	Heat Island Reduction				
43	Solar Orientation				
44	Infrastructure Energy Efficiency Improvements				
45	Wastewater management				
46	Recycled Content in Infrastructure				
47	Waste Management				
48	Light Pollution Reduction				
Innovation & Design Process		Y	N	N/A	
49	Architectural Compatibility with Community				
50	Color Scheme Compatibility with Community				
51	Material Compatibility with Community				
52	Architectural/Color/Material Compatibility with Historic features				
Regional Priority Credits		Y	N	N/A	
53	Regional Transportation Mitigation				
54	Regional Electrical Grid Impact				
55	Impact on Regional Health, Safety, and Education Capacity				
Proffer Statement(s)		Y	N	N/A	
56	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>				



Section G. 2023 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. **During the COVID crisis, we will meet virtually via Zoom.**

January 26th Location: ZOOM  <ul style="list-style-type: none"> • Update on alternative design for Route 123 (Gordon Blvd) & Old Br. Rd. Intersection • Lake Pointe Courtesy Review • WLR Early Discussion on LRBC Property • Riverside Station Land Bay A Courtesy review 	February 23rd Location: ZOOM  <ul style="list-style-type: none"> • Discussions on Draft LOCCA Letters in progress • Internal PELT Committee Courtesy Reviews (Lake Pointe Multi-Family, Riverside Station Landbay A) & Other Planning Toll Bros. Ashford Glen) • Data Center Issues • Rte 123 & Old Bridge Rd Alternative design Options 	March 30th Location: ZOOM  <ul style="list-style-type: none"> • Transformation Temple Int'l. • LOCCA Sustainability Rep. • Park Funding Letter Discussion • Jiffy Lube SUP Amendment
April 27th Location: ZOOM  <ul style="list-style-type: none"> • SEAS SUP Amendment • Rte. 123 & Old Bridge Road Intersection Alternative Designs 	May 25th Location: ZOOM  Meeting Cancelled	June 29th Location: ZOOM  <ul style="list-style-type: none"> • Discussion of Draft Letter on Rte 123 & OB Rd Intersection Re-Design • Sheetz Re-Build SUP on Hillendale & Pr. Wm. Pkwy • Ashford Glen Rezoning "The Landing at Pr. Wm. SAP"
July 27th Location: ZOOM 	August  No Meeting	September 28th  Location: ZOOM
October 26th  Location: ZOOM	November 16th  Location: ZOOM	December  No Meeting