



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, July 28, 2016

TIME: 7:30 p.m.

LOCATION: Development Services Building, Room 107 A&B

Section A.

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

Section B. Project Reviews

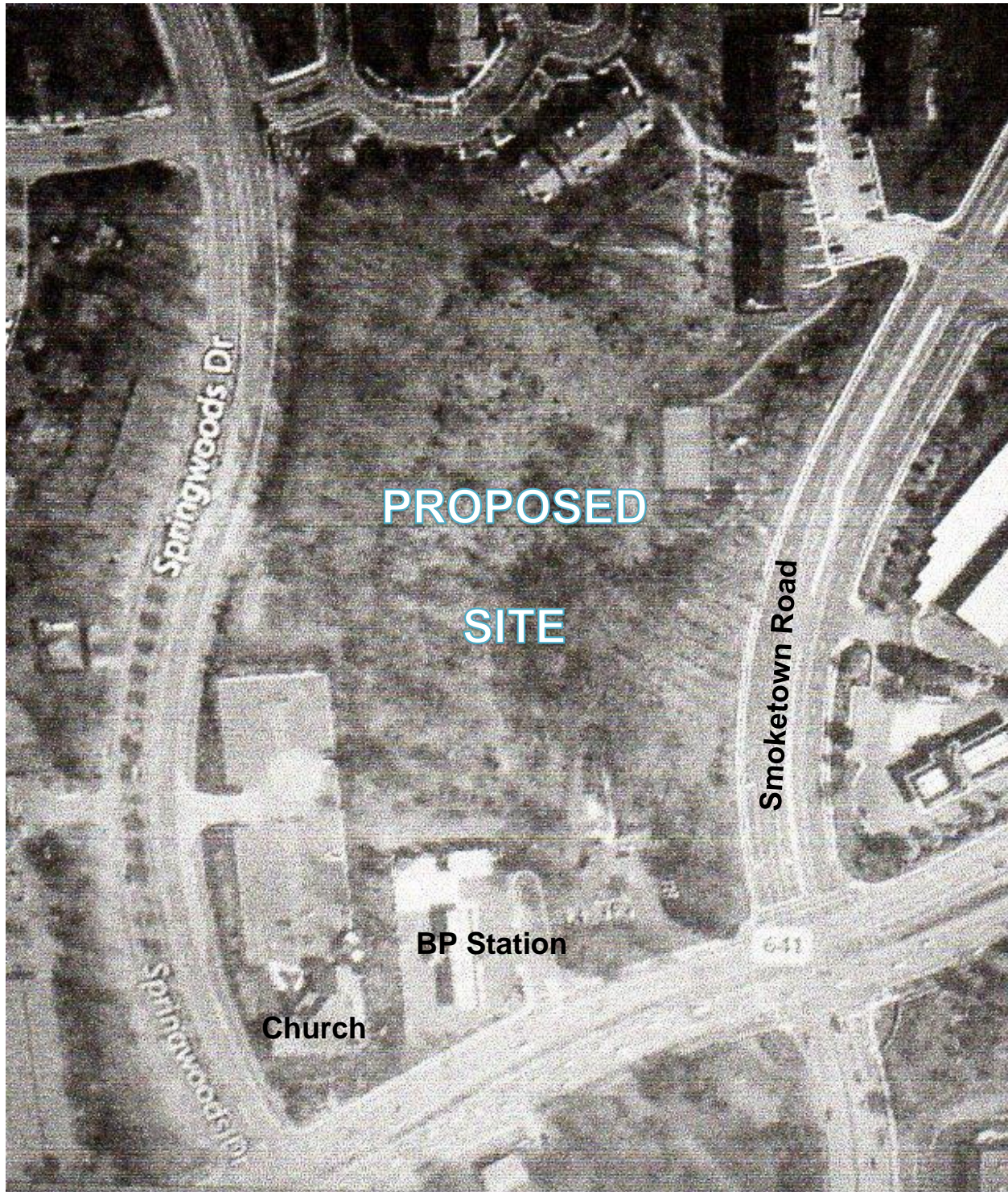
#1 – Project Title:	Proposal to Build Bike and Skateboard Park in Lake Ridge
Representative:	Ms. Wendy Boone and Ms. Lynda Lee (daughter) 571-334-7665 wendyssong2@gmail.com

PROJECT DESCRIPTION: See attached full proposal at the end of this agenda. As stated, “Our mission is to gain support for building a **Bike and Skateboard Park** in the community of Lake Ridge in Woodbridge, Virginia. The young people who currently ride in the streets and parking lots in our neighborhoods need a safe place to ride their BMX bikes, scooters, skateboards and skates. 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. We want this situation to change. We also want this park to be a place to go and relax, whether you come to ride or not. Parents can sit and watch their children and young people can enjoy being with their friends.

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 camaraderie there. We want to provide a place for young people to make memories and to feel that they are a part of the community in which they live.”

NOTES:

Proposed Bike and Skateboard Park Location



#2 – Project Title:	Webster's Landing Day Care (SUP2017-00001)
Representative:	Mr. Pete Ebert, Associate Broker, Farms and Acreage, Inc., 2407 Columbia Pike, Suite 200, Arlington, VA 22204 (Mailing Address: PO Box 339, Oakton, VA 22124) 703-591-7020 x 2 pete@farmsandacreageinc.com



Farms AND Acreage, Inc.

PROJECT DESCRIPTION: The following is the applicant's narrative for their application



DEVELOPMENT NARRATIVE

GPINS: 8093-10-7743, 8093-10-8536, 8093-10-8320, 8093-10-7423 and 8092-19-7695

The following application is submitted on behalf of BTM Land, LLC owners and Webster's Landing Daycare LLC, applicant. The applicant is requesting a Special Use Permit on the subject 2.61-acre parcel which is currently zoned R-4 Residential (REZ#PLN2008-00633) to build and operate a Child Day Care Facility. The subject property has an approved site plan and subdivision plat reflecting 5 single family lots. The applicant does not intend to change any of the underlying proffers, but will implement any additional conditions as set forth by staff during the Special Use Permit review. The owners intend to reconsolidate the current lot configuration as shown on PWC Site Plan#10-00121R00S04 to support the proposed daycare use. The subject site is located within the Neabsco Magisterial District. The proposed application is in conformance with the 2013 Long-Range Comprehensive Plan and is considered an allowed use under the Prince William County Zoning Ordinance.

The applicant intends to construct a 9,840 square feet square foot building and associated play area of not less than 5,680 square feet of play area with associated parking for 48 vehicles as shown of the General Development Plan prepared by Ross, France and Ratliff, Ltd dated June 15, 2016. The subject property shall be developed in accordance with the best standards and practices necessary to meet federal, state and local requirements.

The remaining text and associated documentation shall address general issues regarding the development of the property in relation to the 2013 Comprehensive Plan.

1. Environment Plan

A. Site disturbance for the site shall be limited to necessary areas such as streets, drive-ways, parking areas, building sites and any other areas shown on the final site plan.

B. According to the adopted Chesapeake Bay Overlay District Maps, no Resource Protection Areas are designated on the subject parcels.

C. An Environmental Constraints Analysis was conducted by Angler Environmental dated May 1, 2008 and is made part of this application. A US Corps Wetland Disturbance Permit was issued for the extension of Talmadge Drive.

D. Applicant proposes 15% or more of the site remain in open space.

2. Cultural Resources Plan

A. There are no Cultural Resources deserving protection. The site has been generally cleared with a road constructed and erosion control measures in place.

3. Fire and Rescue

A. The subject parcel is located within the 4-minute response limit from the Dale City Princedale Fire and Rescue Station # 18

B. Applicant shall make a monetary contribution in the amount 0.61 per building square foot of building area at the time of each building permit.

C. Subject site shall install required number of fire hydrants to serve the development.

4. Potable Water Plan

A. The proposed development shall be served by public water.

5. Sewer Plan

A. The proposed development shall be served by public sewer.

6. Transportation

A. Access to the site shall be in general conformance with those entrances depicted on the special use permit plan.

7. Land Use

A. GPIN: 8093-10-7743, 8093-10-8536, 8093-10-8320, 8093-10-7423, 8092-197695

B. Zoned R-4 /2013 Comp. Plan designated SRL Suburban Residential Low

C. FAR: .09

Community Design

A. The façade of any building on the Property that is facing and within 200 feet of Webster's Way shall be constructed of brick, stone, cementitious siding, architectural concrete masonry unit (e.g. regal stone, split face, precision ground face), pre-cast concrete panels or architectural metal paneling, but not plain concrete block or a combination thereof. EIFS (Exterior Insulation and Finish System) may be used as secondary building material on facades. Other materials may be used, if approved by the Planning director or his/her designee.

B. The Applicant shall plant the buffer areas with indigenous and drought tolerant native species appropriate to the location and climate of the area.

C. All freestanding signs on the Property shall be monument style. The base of each monument sign shall be constructed of materials that are compatible with material of the principal building served by said sign. All signs may be illuminated and shall be subject to approval of a sign permit.

D. Building lighting and parking lot lighting shall be consistent with the Zoning Ordinance and DCSM

9. Economic Development

A. Application is designed to increase the nonresidential tax base as encouraged by the 2013 Economic Development Chapter of the Comprehensive Plan.

Note: Housing, Libraries, Parks & Open Space, Schools, Telecommunications are not considered as being impacted as a result of this application and therefore are not discussed.

NOTES:

LOCCA/PELT

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

July 2016 Monthly Meeting



JUNE 15, 2016

FRONT ELEVATION

KIDDIE
ACADEMY
EDUCATIONAL CHILD CARE

LXP LOVELESS PORTER
ARCHITECTS, LLC
8111 MAIN STREET, SUITE 210, HARRISBURG, VA 23119 TEL: 757.566.1900
WWW.LOVELESSPORTERARCHITECTS.COM EMAIL: OFFICE@LPA-LLC.NET



RIGHT SIDE ELEVATION

JUNE 15, 2016



LEFT SIDE ELEVATION

KIDDIE
ACADEMY
EDUCATIONAL CHILD CARE

LXP LOVELESS PORTER
ARCHITECTS, LLC
8111 MAIN STREET, SUITE 210, HARRISBURG, VA 23119 TEL: 757.566.1900
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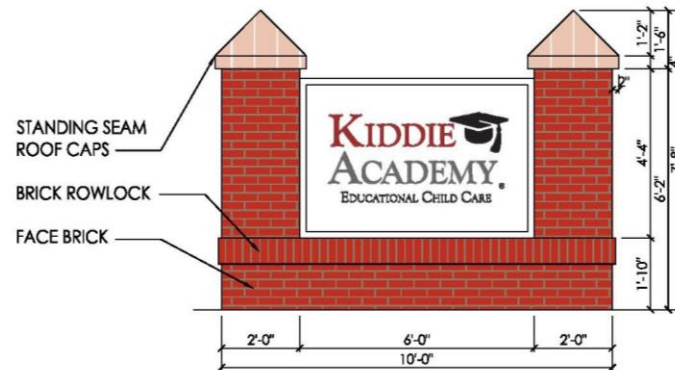


JUNE 15, 2016

REAR ELEVATION

KIDDIE
ACADEMY
EDUCATIONAL CHILD CARE

LOVELESS PORTER
ARCHITECTS, LLC
8411 MAIN STREET, SUITE 210, MANASSAS, VA 20108 TEL: 703.398.1800
WWW.LOVELESSPORTERARCHITECTS.COM EMAIL: OFFICE@LPALLO.NET



MONUMENT SIGN ELEVATION

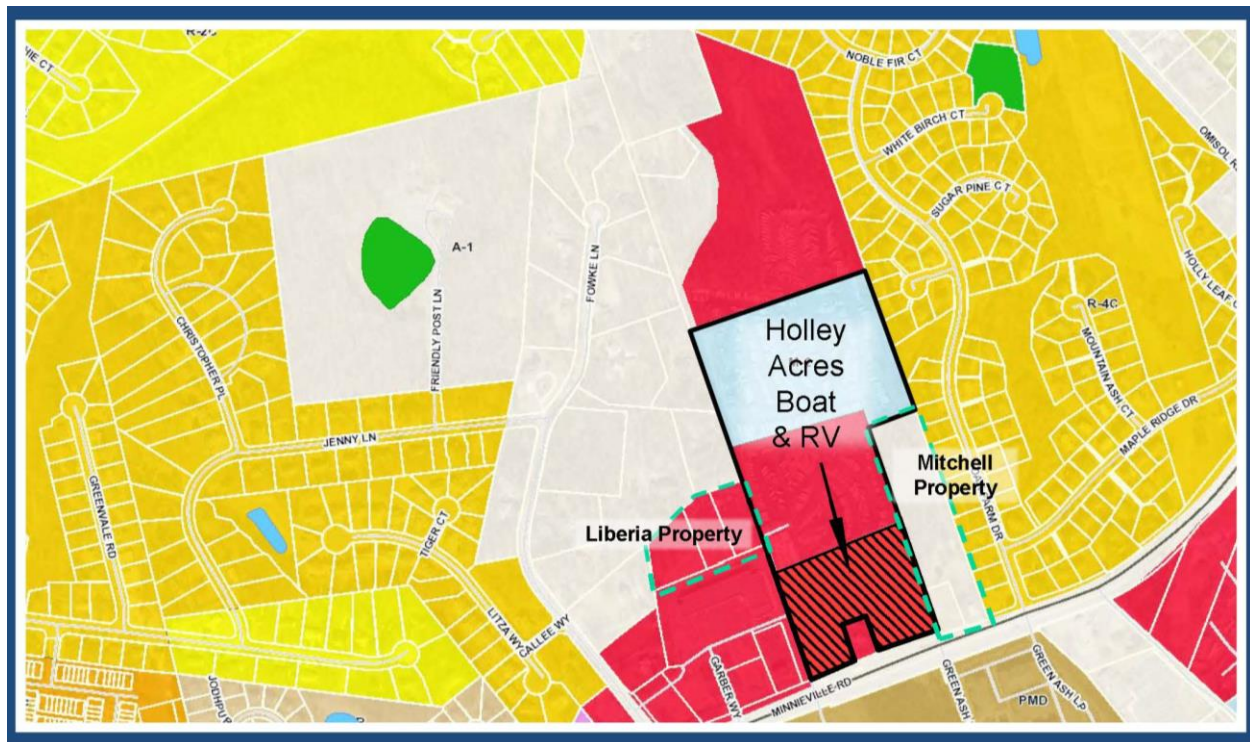
JUNE 15, 2016

KIDDIE
ACADEMY
EDUCATIONAL CHILD CARE

LOVELESS PORTER
ARCHITECTS, LLC
8411 MAIN STREET, SUITE 210, MANASSAS, VA 20108 TEL: 703.398.1800
WWW.LOVELESSPORTERARCHITECTS.COM EMAIL: OFFICE@LPALLO.NET

#3 – Project Title:	Mitchell Property Landscaping Courtesy Review
Representative:	Ms. Susan Benson, Design/Build Concepts, LTD., 4160 Dale Blvd, Dale City, VA 22193 (703) 878-7246 Sherman Patrick, Jr. AICP, Compton & Duling, L.C., Parkway East at County Center, 12701 Marblestone Drive, Suite 350, Prince William, Virginia 22192-8307 (703) 565-5134 (703) 298-7265 (Cell) spatrick@comptonduling.com

PROJECT DESCRIPTION: This project has already been approved. This is a courtesy review of the proposed landscaping plan required by proffer.



NOTES:

Section C. General Announcements and Citizens' Time

General Announcements

1 Proposed Chinn ES and School Siting Issues in General

February	School system indicated they will pull the Public Facility Review (PFR) request for the Chinn site
March	No change
April	PFR Submission still pending
May	No changes
June	No changes
July	No change

2. Economic Development Chapter Update:

February	Staff working to draft a new version of the Chapter for review by the Planning Commission
March	No additional information
April	Planning Commission Work Session topic for May 4 th meeting
May	Staff drafting chapter
June	No changes
July	No change

3. Trees in the Medians

June	Public Works staff and VDOT rep attended June LOCCA meeting to discuss the how, what, and why of trees being removed from the median at the Glenn and where this might happen in other County locations. LOCCA agreed to draft a FOCAL letter to the BOCS
July	No change

5. Citizens' Time:

Section D. 2016 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 28th Development Services Building Room 107A&B <i>Snow Date – February 7th Location: TBD</i> <ul style="list-style-type: none"> Proposed ES at Chinn Park Verizon Monopole at Prince Of Peace Methodist Church LIDL at Tackett's Mill Marquee Hospitality Hotel ACT Wellness Center on Minnieville Garber Property Landscape Courtesy Review 	February 25th Development Services Building Room 107A&B <i>Snow Date – March 3rd Location: TBD</i> <ul style="list-style-type: none"> Taco Bell on Old Bridge Prestige Academy in the Lake Pointe Business Park Prince William Commons refurbishing 	March 31st Development Services Building Room 202A&B <i>Snow Date – April 7th Location: TBD</i> <ul style="list-style-type: none"> Chuy's Monument Sign MJM Auto on Minnieville Road Self-Storage in Sullins Furniture
April 28th Development Services Building Room 107A&B <ul style="list-style-type: none"> Chris Price, Planning Director as Guest Speaker – Data Center Overlay Districts Subdivision Plan review of Hoadly Falls Phases I and II Proffer changes – Minnieville Terrace Shopping Center Marquee Hospitality Hotel – Shoppers Best Way 	May 26th Development Services Building Room 107A&B <ul style="list-style-type: none"> Apollo Enterprises, LLC Act Wellness (Minnieville Road) Carter's Grove 	June 30th Development Services Building Room 107A&B <ul style="list-style-type: none"> Trees in the Medians Cell Tower at Chinn Center Potomac Corner Center Goodwill Store @ Prince William Commerce Center
July 28th Development Services Building Room 107A&B <ul style="list-style-type: none"> Proposal for Bike and Skateboard Park in Lake Ridge Proposed Child Day Care Center 	August  NO MEETING	September 29th Development Services Building Room 107A&B <ul style="list-style-type: none">
October 27th Location: TBD <ul style="list-style-type: none"> 	November 17th Location: TBD <ul style="list-style-type: none"> 	December  NO MEETING

PROPOSAL

to Build a BMX Bike and Skateboard Park in Lake Ridge

Background :

Our mission is to gain support for building a **Bike and Skateboard Park** in the community of Lake Ridge in Woodbridge, Virginia. The young people who currently ride in the streets and parking lots in our neighborhoods need a safe place to ride their BMX bikes, scooters, skateboards and skates. 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. We want this situation to change. We also want this park to be a place to go and relax, whether you come to ride or not. Parents can sit and watch their children and young people can enjoy being with their friends.

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 camaraderie there. We want to provide a place for young people to make memories and to feel that they are a part of the community in which they live.

Accomplishments to Date:

On **May 7, 2014**, I (Wendy Boone) attended a **Strategic Planning Committee** meeting in Lake Ridge to ask the committee and the **Board of Directors of Lake Ridge Parks and Recreation Department (LRPRA)** for their support in building a BMX Bike and Skateboard Park in the community. The Board members seemed interested and our committee went on to set up a Facebook page and a Change.org petition. On **January 23, 2015** after many months of conversations, emails and meetings, the Board of Directors concluded that this project was beyond the scope of what their organization was willing and able to help us with. They felt that the county has more resources for a project of this kind, especially in the areas of insurance and liability. They also cited that Lake Ridge indeed has a lot of common area, but it is mostly strips of land here and there of various types of terrain and not one large area conducive to building a park. Also, the money that LRPRA would have to spend to add a bike and skateboard facility to the community would make it necessary to increase the homeowner assessment fees. As a homeowner myself, I did not want that to happen.

By the **end of January**, we were working with **Lake Ridge/Occoquan Supervisor Mike May** and his aides Alyssa Souvignier and Alex Stanley. We shifted our focus on our **Change.org Petition** from targeting LRPRA to targeting the Board of County Supervisors, and we were looking forward to seeing our article about the Bike and Skate Park appear in the February 2015 issue of the Old Bridge Observer. We also partnered with owner Jim Haugan of **Village Skis and Bikes** in Dillingham Square and began consulting with and receiving guidance from **Spohn Ranch**, a bike and skate park design company and **The Tony Hawk Foundation**, both in California. We also started a **Facebook** page Lake Ridge Bike and Skateboard Park.

On **April 14, 2015**, we began working with the **Prince William County Parks and Recreation Department** with Mike May's aide Alex Stanley as the liaison between the county and our committee. **Debbie**

Andrew and her staff have done amazing work on our behalf and, at our meeting on **August 13, 2015**, Debbie presented us with the perfect spot and the perfect solution to our original vision. The county-owned site is within the Lake Ridge community, which means that the young people can bike and skate there on their own without having to be driven, they can be close to home and be safely off the streets.

We are now working with **Supervisor Ruth Anderson**. I met with her and Alex Stanley on **March 9, 2016**. Alex and I brought her up-to-date on our Bike and Skate Park project.

We know there is much to do from this point and that in order to move on with our project, this committee must present our proposal to the Parks and Recreation Department detailing what we want and the steps necessary to get there. Our fundraising efforts must include design, engineering, architectural plans and development. We are also aware that this is still only a "proposed site" pending approval of the Board of County Supervisors.

Partnerships:

1) Village Skis and Bikes - This business has been an active part of the Lake Ridge Community for over 30 years. Owner Jim Haugan has mentored many young people during that time, including Charlie. To quote Jim's words from the Old Bridge Observer article, *"A lot of my mission is giving young kids the support to have a job where they can learn about the growing-up stage - how to interact with people and how to serve customers."* Jim is an important part of our committee and has met with Parks and Recreation with us. He has opened his shop after hours to hold our committee meetings.

2) Occoquan Bible Church - Right after the meeting with Parks and Recreation on August 13th, we visited the proposed site and reached out to the Occoquan Bible Church about our hope to build a Bike and Skateboard Park in the wooded area next to their parking lot. They have since been supportive of our idea and are interested in our success. Our committee member Dan Corris is a member of the church and, therefore, our direct contact with them. We met in **March 13th** with **Youth Pastor Ben Purves** and talked about the possibility of allowing us to use their parking lot entrance as the Skate Park entrance, which would eliminate the need to construct a point of ingress and egress. This is *huge*. The church has found that they need additional parking on Sundays and during special programs. By collaborating with us to build additional parking on the proposed site, our Skate Park will have the parking lot it is required to have and the church will have the extra parking it needs. They estimate that 24 spaces will work for them. Pastor Ben also expressed a desire to build a playground for their church children. A restroom and water fountain would be beneficial to us both, and since our park also requires these things, installing them could also be a mutual endeavor. Security lights would also be a good thing to add.

Here is a quote from an email we received from Pastor Ben a few days after that meeting: *"I spoke with our board yesterday evening, and the discussion was favorable toward allowing use of our parking lot as an entrance point for the park. We would see it as a practical way to give to our community, and we think that transforming that property into a park, and the availability of additional parking would be a blessing for our church family as well."*

3) Spohn Ranch Skate Parks and Jeff Stern, Skate Park Development - We have been consulting with them for several months. They would be able to come here and hold a Community Design Workshop. Their cost to us is \$7,500 which "includes site visit, community workshop skate park development overview, community workshop design session, and a custom 3D Conceptual Design that is based on input from the community."

Alex says the Parks & Rec do community outreach and that they have an engineer as well. So I said that this doesn't seem possible in our situation since we can't start fundraising or even touch the land until our proposal is approved by the Board of County Supervisors.

4) The Tony Hawk Foundation - Their "Skate Park Development Guide" has been very helpful (and really eye-opening about what is involved in this kind of undertaking). We hope to apply for a grant from them.

5) Artisan Skate Parks, Andy Duck, Director - Artisan is the company that built Veteran's Park in Woodbridge and, coincidentally, our committee member Ryan Magyar worked with them on this project. Their company is located in the Outer Banks, about 10 miles from my home there, which means we can work together face-to-face. I had a very good conversation with Andy and sent him what information I have about the site and our mission.

6) Prince William County Police Department - we hope to develop a partnership with the police. I expect they have a community relations program we can tap into. Our vision includes building a driving path around the park wide enough for a motorcycle or patrol car to drive through and check up on things. I plan to contact Detective Annie Tyrell and Sgt. A.S. Robinson who I have worked with in the past. Having a police presence will give a comfortable sense of security to the park and help to develop positive relationships with the police and young people who go there.

Objectives:

1) Project Characteristics and Elements

- A cement "run" for the bikes and skateboards, scooters and roller blades to be designed and built by a reputable skate park company
- A dirt bike trail that committee members will build using the dirt dug up during land clearing and construction of the cement portion
- Covered sitting areas with benches and picnic tables made in part from the trees that are cut down when we clear the land
- A graffiti fence/wall as a possible fundraiser
- A parking lot. Occoquan Bible Church is interested in working with us on this.
- Restrooms and water fountain. Occoquan Bible Church is also interested in this to use with the play ground they want to build.

2) Community Outreach

- Notify the public of our mission by writing a story to be appear in local newspapers and other publications (like our story that appeared in the Old Bridge Observer in February 2015). **We believe that as soon as we get the word out that we are hoping to build a Bike and Skateboard Park, we will hear from people interested in donating.** Therefore, we should have something in place for people to send their donations to that appears in the article. Speaking to Parks and Rec. about their ability to hold the funds that come in needs to be done very soon.

- Visit and speak at as many clubs and groups that would be interested in having us, such as the Woodbridge Rotary Club (who I spoke to a year ago), Lake Ridge Lyons Club, Montclair Women's Club (who already know about us) and the Alexandria Jaycees Keyman Club (who I have spoken to at their last 2 annual meetings. I am a member of this group).
- Visit businesses in the immediate area to gain their support and interest in our mission (For example, the Old Bridge Veterinary Hospital will be directly affected by our park. We have reached out to them and have gained their support. Dr. Kawasaki and his staff have asked to be kept updated on our progress.)
- Contact BMX and skateboarding groups and businesses to help spread the word and thereby gain the support (monetary and otherwise) of many more like-minded people.
- Collaborate with Occoquan Bible Church on extending their parking lot for our mutual use and on building restrooms and a water fountain that they can use when they build a playground. Security lights may also be a good addition.

3) Fundraising

- Have an "event" at Village Skis and Bikes and possibly at Veterans Park and the BMX Track; hold an Art Show featuring local artists - just some possibilities
- Utilize social media - we have a Facebook page and are currently building a Website and looking into possibly fundraise using "Go Fund Me"
- Send letters to local businesses and organizations and apply for grants
- Create printed media to pass out
- A graffiti fence/wall as a possible fundraiser - We would repair the existing wall that divides the site from the apartment complex next to it. It is broken here and there and full of graffiti. To fundraise, we would "sell" sections to artists to show off their work. When the fence is full of art and has been there for the community to see, we would paint over it and start all over with another fundraiser. These fundraisers would be an on-going source of revenue.

The Role of the County:

According to Debbie Andrew, Director of the Parks and Recreation Department, the main issue is funding. Her idea is that the entire cost of construction of the Bike and Skateboard Park would be privately funded and that the county's costs would be only liability and maintenance. The park does not have to be staffed. There will be signs posted encouraging the use of helmets and pads and use of the park is at the risk of the user. Parks like this are generally open from dawn to dusk. The committee hopes that the community will take pride in the park and help to keep it nice.

We understand that the county needs to convey the land to parkland and have the confidence that the funds are going to come in for the various phases (if we do it that way). This project needs to be voted on by the planning commissioner and then by the Board of County Supervisors. The county has to give approval of the project before Debbie can "put our funds in escrow" and we can start fundraising. Our committee has written

this proposal to explain what we want and where we want it, who we have talked to and intend to talk to, and how we intend to raise funds.

We also need to clarify what Parks & Rec **can and cannot** do for us before the project is approved by the Board of County Supervisors. This is a list of actions and personnel that we understand through previous conversations that the county has the resources to do. However, we don't know which of these things they can and cannot help us with prior to approval. We are working on tackling these things ourselves if necessary.

- a landscape architect who can draw up a plan to fit a skate part in the space
- a land developer to determine the cost to clear the land
- an engineer who can come up with a cost using Veteran's Park as a guide
- a certified arborist to help Dan make a tree-save program (Donnie Kozanecki)

The committee is working on a diagram of the site to show what we want and where. Our resources are limited as to our ability to measure and visualize, but we hope to have something on paper soon.

Thank you.

Wendy Boone
571-334-7665

Committee Members:

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