



DATE: Thursday, September 29, 2022
TIME: 7:30 p.m.
LOCATION: Zoom

<https://us02web.zoom.us/j/81745292216?pwd=cmxMZDU2WWtNK3RLOFFzTEhGdW53dz09>

Meeting ID: 817 4529 2216

Passcode: 912690

One tap mobile

+16469313860,,81745292216#,,,,*912690# US

+13017158592,,81745292216#,,,,*912690# US (Washington DC)

Dial by your location

+1 646 931 3860 US

+1 301 715 8592 US (Washington DC)

+1 309 205 3325 US

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 386 347 5053 US

+1 564 217 2000 US

+1 669 444 9171 US

+1 669 900 9128 US (San Jose)

+1 719 359 4580 US

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

- Gatherings at Occoquan Ridge (REZ 2018-00007) – Submission #8 - Deferred from Sept. 28 PC public hearing –no date certain established at the present time
- Transformation Temple Int'l Church (SUP2020-000019) Deferred from Sept. 21 PC public hearing to a date certain – Nov. 30, 2022
- LOCCA P.O. BOX
- LOCCA FILES –LOOKING FOR PERMANENT HOME



Section B. Project Reviews:

#1 – Project Title:	Kings Crest Project REZ2022-00010
Representative:	Noah Klein, Attorney, Odin, Feldman & Pittleman 1775 Wiehle Avenue, Suite 400 Reston, VA 20190 Office Tel. 703-218-2100 Direct Office 703-218-2193 Cell 703-608-0528 Barbara Ghadban, Owner of Property & Applicant
Staff Planners:	Emilie Wolfson ewolfson@pwcgov.org and Juana Lozano JLozano@pwcgov.org

PROJECT DESCRIPTION: The Applicant is proposing a to rezone 81.65 acres of vacant Land from A-1, Agricultural, to SR-1, Semi-Rural Residential District to allow development of 319 single-family dwellings on well & septic. The subject property is located to the southeast of the Occoquan River straddling on both sides of the Prince William Parkway adjacent to the Delaney Tract and in the residential neighborhood of Hunter's Ridge, Spring Lake, Running Brook. The south portion is approx. 330 feet east of the intersection of SR-29, Fingerlake Way and Coloriver Road. It is addressed as 6400 Pr. Wm. Parkway. The site is designated SRR, Semi-Rural Residential in the Comprehensive Plan and is located within the Highway Corridor Overlay District, Domestic Fowl Overlay District, and Resource Protection Area Overlay District. Site lies within the Occoquan and Coles Magisterial District.

MIDCO has reviewed this proposal and LOCCA/PELT is reviewing this proposed in-fill residential development, as it sits within in the proposed Occoquan Protection Overlay Area.

PROJECT HIGHLIGHTS:

- Rural street design (ditches & no sidewalks)
- No direct access via Pr. Wm. Parkway, but via existing residential connections
- RPA & perennial stream on north side is protected
- Northern RPA & tree preservation area will be open space governed by proffers & owned & maintained by the HOA
- Focused on extensive tree preservation on north side closer to RPA near the Occoquan Reservoir
- All lots will be on well & septic
- Overall density on latest submission is 2.63 acres/lot



- North side density is 3.11 acres/lot.
- South side density is 1.97 acres/lot
- VDOT required inter-parcel connection from King's Crest to Delaney parcel
- Plan to put in dry ponds for SWM on property
- Only 8 acres% of surface will be impervious out of 81 acres ~~(92% pervious surface)~~
- Will have 36 acres of "open space"
- Checking with Justin Patten that the historic Priest's Mill (circa 1700's) is outside of King's Crest property and entirely contained on the Delaney tract

PRESENTATION & OPEN DISCUSSION

Section B. Project Reviews:

#2 – Project Title:	Exterior Elevation Refresh of Façade at Target at Potomac Mills, 2460 Pr. Wm. Parkway
Representative:	Ms. Mikayla Feil Kimley-Horn 11400 Commerce Park Drive, Suite 400 Reston, VA 20191 Direct 703-870-3632 Mikayla.Feil@kimley-horn.com
Staff in Development Services:	Juan Bernal jbernal@pwcgov.org Lisa M. Fink-Butler lfinkbutler@pwcgov.org Joyce A. Fdeley JFadeley@pwcgov.org Daniel Wagner DWagner@pwcgov.org William Westerman WWesterman@pwcgov.org

PROJECT DESCRIPTION:

Exterior Façade Refresh for Target (see attached illustration)

Section C – Discussion Topics

#1 – New/Current Discussion Topics:

- The Comprehensive Plan –Pathway to 2040 PC public hearing Sept. 28, 2022
- PW Digital Gateway Comp Plan Amendment (CPA2021-00004) for 2,139 acres along Pageland Lane & the historic Manassas Battlefield Park was approved at Sept. 14, 2022 PC public hearing (LOCCA – MIDCO – WPCCA Letter of August 29, 2022)



- Delaney Tract & 2040 Comp Plan work session changes (LOCCA – MIDCO- WPCCA Letter of August 3, 2022) & meetings with BOCS Supervisors
- Need to coordinate with WPCCA regarding proposals for redevelopment of the Belmont Bay area

#2 – Project Updates:

- **VDOT SMART-Scale Projects in PWC:** Anticipate a briefing and update on the VDOT Smart Scale Projects our area. These would include such projects as the Route 123 & Old Bridge Road Intersection proposed configuration, Route 1 intersections with Occoquan Road & Route 123, the new configuration of the Route 123 Commuter Lot and improved direct access on-ramps to I-95 HOV lanes. May wish to coordinate with WPCCA on the Route 1 and I-95 issues & commuter lot issues. PWC DOT courtesy updates on these projects might be a preferred venue.
- **St. Elizabeth Ann Seton Catholic Church Expansion Plans & SUP** located at 12807 Valleywood Drive, Lake Ridge, VA 22192-3373 (A 5-Phase Expansion Program, with Phase 1 (Initial upgrades and improvements in the Church, Rectory and the grounds are completed.); Phase 2 (proposed Church Lower Level and Narthex Renovations); Phase 3 (Proposed site work, connector plaza, outreach center and columbarium); Phase 4 (Future church/chapel painting, flooring and seating); and Phase 5 (Future new Seton Parish Hall). Fr. Brian Bashista held a community meeting on Weds, Oct. 27, 2021 at the Church Hall and presented an overview to LOCCA's PELT Committee on November 18, 2021. The church has committed to come back to LOCCA's PELT Committee to discuss details as the project is prepared for the public review process.
- **EQUITY INCLUSION ISSUES IN PWC:** Draft equity & inclusion policy was issued July 8, 2021. LOCCA had an earlier discussion on this draft policy.
- **Hawthorne Assisted Living Facility on the Prince William Parkway:** Tree clearing and site grading has recently taken place to make way for this new development. LOCCA's PELT Committee had a Courtesy Review on Sept. 24, 2020 and supported this project. Site preparation in anticipation of construction has started.
- **Riverside Station (REZ2022-00007 Land Bay A, & REZ2022-00008 Land Bay B):** This project was approved by the BOCS on Sept. 13, 2022. Applicant has agreed to a courtesy review proffer for WPCCA & LOCCA/PELT.
- **Independent Hill Village (REZ2018-00026):** Joe Jacobs of Elm Street Development has presented his plans for a mixed-use community development to LOCCA/PELT & MIDCO. It was approved by the BOCS on September 13, 2022
- **Quartz District (REZ2019-00018)** was approved by PC at Sept. 21, 2022 public hearing. LOCCA's PELT Committee will get an update by the Applicant & Applicant's attorney at the October 27, 2022 meeting.



#3 – Development Application Process Schedule (DAPS)

Once a developer's application has been accepted by the County Planning Staff, it's 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 D. 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:



Section E. 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 F. 2022 Calendar of Monthly Meetings

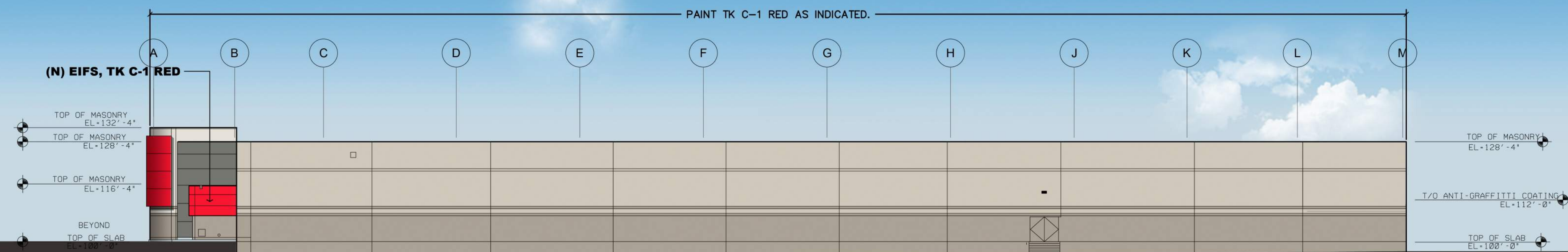
Meetings are scheduled for 7:30 pm, normally in the Prince William County Development Services Building, 5 County Complex Court, Prince William, Virginia, unless otherwise announced. **During the COVID crisis, we will meet virtually via Zoom.**

January 27th Location: ZOOM  <ul style="list-style-type: none"> • Accurate Printing Signage SUP • Pennington Lane Love Dale Courtesy Review • Autozone at The Centre at Rollingwood • Chick-fi-A Canopy Addition #2 at The Glen 	February 24th Location: ZOOM  <ul style="list-style-type: none"> • Potomac Mills Mobil Station Redevelopment Gideon Drive • Park Landing Courtesy Review • 4030 Pr. Wm. Parkway • Gatherings at Occoquan Ridge 	March 31st Location: ZOOM  <ul style="list-style-type: none"> • El Paso Restaurant proposed exterior modifications • Courtesy Review for Revival Baptist Ministries • Stormwater Discussion with PWC Public Works on The Gatherings at Occoquan Ridge
April 28th Location: ZOOM  <ul style="list-style-type: none"> • CANCELLED! 	May 26th Location: ZOOM  <ul style="list-style-type: none"> • Sup. Boddye Occoquan Town Hall Mtg. • New Owners Tackett's Mill Carwash (Flagship Carwash) • Project Updates 	June 30th Location: ZOOM  <ul style="list-style-type: none"> • Update on Charlie Boone Memorial State Park • The Quartz District • The Gatherings at Occoquan Ridge • Riverside Station (IDI/Boosalis) on US Rte 1 & Occoquan Rd.
July 28th Location: ZOOM  <ul style="list-style-type: none"> • Flagship Carwash at Tackett's Mill • Flagshoip "Smart"Carwash at Minnieville Road 	August  No Meeting	September 29th  Location: ZOOM <ul style="list-style-type: none"> • King's Crest • Refresh of Target Façade at Pr. Wm. Parkway
October 27th  Location: ZOOM <ul style="list-style-type: none"> • Update on Quartz District 	November 30th  Location: ZOOM <ul style="list-style-type: none"> • 	December  No Meeting



East Elevation

	(E) BM #1548 CLASSIC GRAY
	(E) BM #HC-172 REVERE PEWTER
	(E) BM #1552 RIVER REFLECTION
	C-1 (TK #8010-1) RED



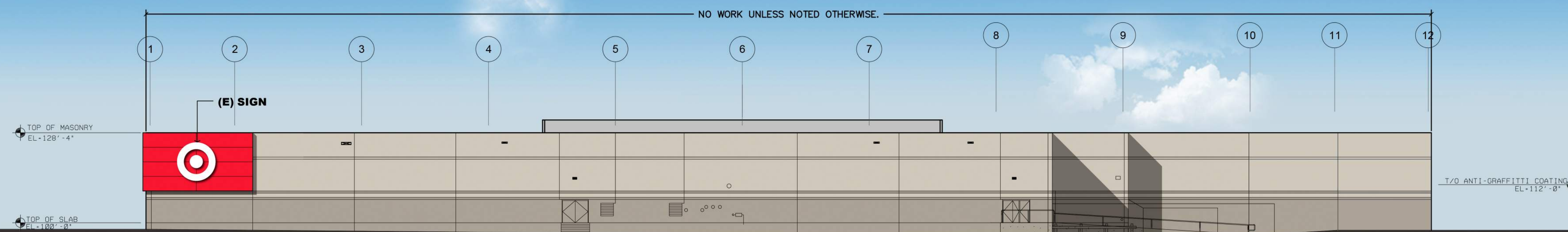
North Elevation

	(E) BM #HC-167 AMHERST GRAY
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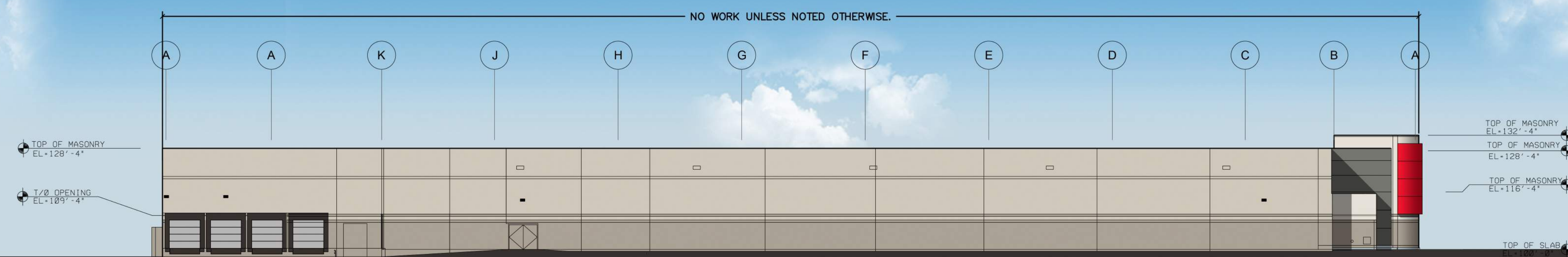
NOTES:

*EXISTING FINISHES FOR REFERENCE ONLY

*NO GENERAL REPAINTING SCOPE. TOUCH UP
ADJACENT AREAS OF WORK, TO MATCH
EXISTING, AS REQUIRED.



West Elevation



South Elevation

Proposed Elevations

T-0759 Potomac Mills, VA : Exterior Elevation Refresh

June 14, 2022