



DATE: Thursday, October 27, 2022
TIME: 7:30 p.m.
LOCATION: Zoom

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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, 2022 PC public hearing –no date certain established at the present time
- Transformation Temple Int'l Church (SUP2020-000019), 5451 Davis Ford Road
Deferred from Sept. 21 PC public hearing to a date certain – **Nov. 30, 2022**. Atty is Olaun Simmons of Vanderpool, Frostick & Nishanian. Senior Pastor is Rev. Sadick Arthur. LOCCA/PELT met on July 2, 2020, August 6, 2020 & Nov 18, 2021. LOCCA/PELT Addressed issues needing to be resolved with respect to transportation safety, environmental issues, neighborhood impacts & requested courtesy review if SUP is approved.
- Update on Charlie Boone Trails Memorial Foundation (CBTMF) Bike & Skate Park:
 - They (CBTMF) have sent another package for the Hylton Foundation and are hopeful they will move forward with it quickly so they can start the work to satisfy the MOU.
 - They need to reach out to Planning to get another extension, even if the shared parking lot next to the Occoquan Bible Church doesn't pan out. Sadly progress on this does not seem to be bearing fruit, because the Planning Office & Parks & Rec do not support the Shared Parking concept (Liability & other complications on shared use).
 - The extension is needed to redesign the plan & to allow Pennoni & Associates to perform the work needed to satisfy the MOU.
 - Is there any sliver of land along Springwoods that could be used as an entrance for the skate park?
 - If PWC could acquire right-of-way for a sliver of land along Springwoods for the skate park entrance that might help to build a new access entrance for the skate park.
 - Entire venture needs a redesigned access & layout for skate park, biking & parking lot.
 - FYI, Bryce Barrett lead the Foundation thru the PFR process and currently is with PWC DOT
 - Need a local liaison person to represent Foundation.
- Carter Bank Building 12791 Harbor Drive at Tackett's Mill was recently purchased by United Title and Escrow. LOCCA/PELT should reach out & contact them (Current Owner is Ms. Miriam Valdez , 15393 Ballerina Loop, Woodbridge, VA 22193) regarding signage & their plans for the exterior
- LOCCA FILES –LOOKING FOR PERMANENT HOME



Section B. Project Reviews:

#1 – Project Title:	Potomac Mills Mobil Motor Vehicle Fuel Station Redevelopment
Representative:	Sherman Patrick , (Presenter at the LOCCA/PELT Committee Meeting on Feb 24, 2022) Compton & Duling 12701 Marblestone Drive Suite 350 Pr. Wm., VA 22192 Phone: 703.565.5134 spatrick@comptonduling.com
Staff Planner:	

PROJECT DESCRIPTION: This is a follow up to the Project Review during the February 2022 LOCCA/PELT Meeting.

Located at 14496 Gideon Dr., Woodbridge, VA 22192. This facility had an SUP approved in the mid 1980's. The one-story convenience store will have approximately 1,584 square feet of building area and is allowed as a by-right use as currently zoned. The planned fueling station canopy will be approximately 20 feet in height, 35 feet in width, and 90 feet in length. The proposed location of the fueling station is east of the proposed new convenience store location, parallel to Gideon Drive. Parking lot lighting will include full cut-off fixtures to prevent glare onto the surrounding properties, and right-of-way. Landscaping will incorporate native species. The current four service bays will be reduced to three service bays. The re-build is estimated to take 8 to 12 months. **NOTE:** Please note that at the Feb. 2, 2022 LOCCA PELT Committee mtg., Dan Smith, Architect with LOCCA (Westminster at Lake Ridge resident) observed that there appears to be no escape lane for the carwash.

NOTES:



#2 – Project Title:	Toll Brothers, Ashford Glen
Representative:	Jessica Pfeiffer Jonelle Cameron Walsh, Colucci, Lubeley & Walsh, P.C. 4310 Prince William Pkwy Suite 300 Prince William, VA 22192 Phone: 703.680.4664 x5119 Fax: 703.680.6067 jpfeiffer@thelandlawyers.com jcameron@thelandlawyers.com
Staff Planner:	Application is not yet filed with PWC.

PROJECT DESCRIPTION: Toll Brothers seeks rezoning for a parcel in the Occoquan Magisterial District that is going to be called Ashford Glen. The property consists of twelve parcels, including the redevelopment of Penny’s Junkyard, located off of Minnieville and Telegraph Roads. The entire property is about 36.6 acres. The Applicant is proposing a rezoning to PMR, Planned Mixed Residential, for a maximum of 359 units, which will be a mix of housing types. The following is a aerial view of the property.



NOTES:

Section C – Discussion Topics

#1 – New/Current Discussion Topics:

- The Comprehensive Plan –Pathway to 2040 PC public hearing process



- 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 and is scheduled for the Oct. 18, 2022 BOCS 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, Buchanan 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, 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 kikooyoomjian01@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 [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."</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"> • Potomac Mills Mobil Fuel Station Replacement. • Toll Brothers, Ashford Glen 	November 17th  Location: ZOOM <ul style="list-style-type: none"> • 	December  No Meeting