



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, October 29, 2015

TIME: 7:30 p.m.

LOCATION: Cedar Run Conference Room, McCoart Building

AGENDA ITEMS

Section A. Project Reviews

#1 – Project Title:	Potential Taco Bell on Old Bridge Road
Representative:	<p>Mr. Jay duVon, Walsh Colucci Lubeley Emrich & Terpak Glen Park I, 4320 Prince William Parkway, Suite 300, Prince William, Virginia 22192 (703) 680-4664 ext 128 jduron@pw.thelandlawyers.com</p> <p>Ms. Jonelle Cameron, Walsh Colucci Lubeley & Walsh PC. 4310 Prince William Parkway, Suite 300, Prince William, VA 22192 (703) 680-4664, Ext. 5132 jcameron@thelandlawyers.com www.TheLandLawyers.com</p>

PROJECT DESCRIPTION: Taco Bell is looking to build a facility on Old Bridge Road (see map). The site is located between Dillingham Square and the 7-11/Auto Zone complex. The land is currently owned by Wedge Development, LLC. Taco Bell plans to have a ground lease. Access is by a shared inter-parcel connector with the existing commercial site on the eastern edge of the parcel adjoining the 7-11. The plan is to have the access toward the front of the site, which limits stacking at the entrance adjoining Old Bridge Road. This could be very hazardous, causing stacking on Old Bridge Road. The applicant may need to consider relocating the shared entrance feature. There are significant trees on the site. Clearing and grading may be problematic for



tree save, but needs to be looked at very closely.

#2 – Project Title:	Goodwill Retail Store on Liberia
Representative:	<p>Mr. Jay duVon, Walsh Colucci Lubeley Emrich & Terpak Glen Park I, 4320 Prince William Parkway, Suite 300, Prince William, Virginia 22192 (703) 680-4664 ext 128 iduvon@pw.thelandlawyers.com</p> <p>Ms. Marian Harders, Land Use Planner, Walsh Colucci Lubeley & Walsh PC, 4310 Prince William Parkway, Suite 300, Woodbridge, VA 22192 (703) 680-4664, Ext. 5121 (571) 989-5121 (Direct) (703) 680-6067 (Fax) mharders@thelandlawyers.com www.TheLandLawyers.com</p>

PROJECT: The applicant's representative has submitted a SUP application for a Goodwill retail store with a donation center, to be located in the planned "Prince William Commerce Center" located on the east side of Liberia Avenue (GPIN 7895-25-7369; part), see aerial below. The site is 1.2 Acres in size.

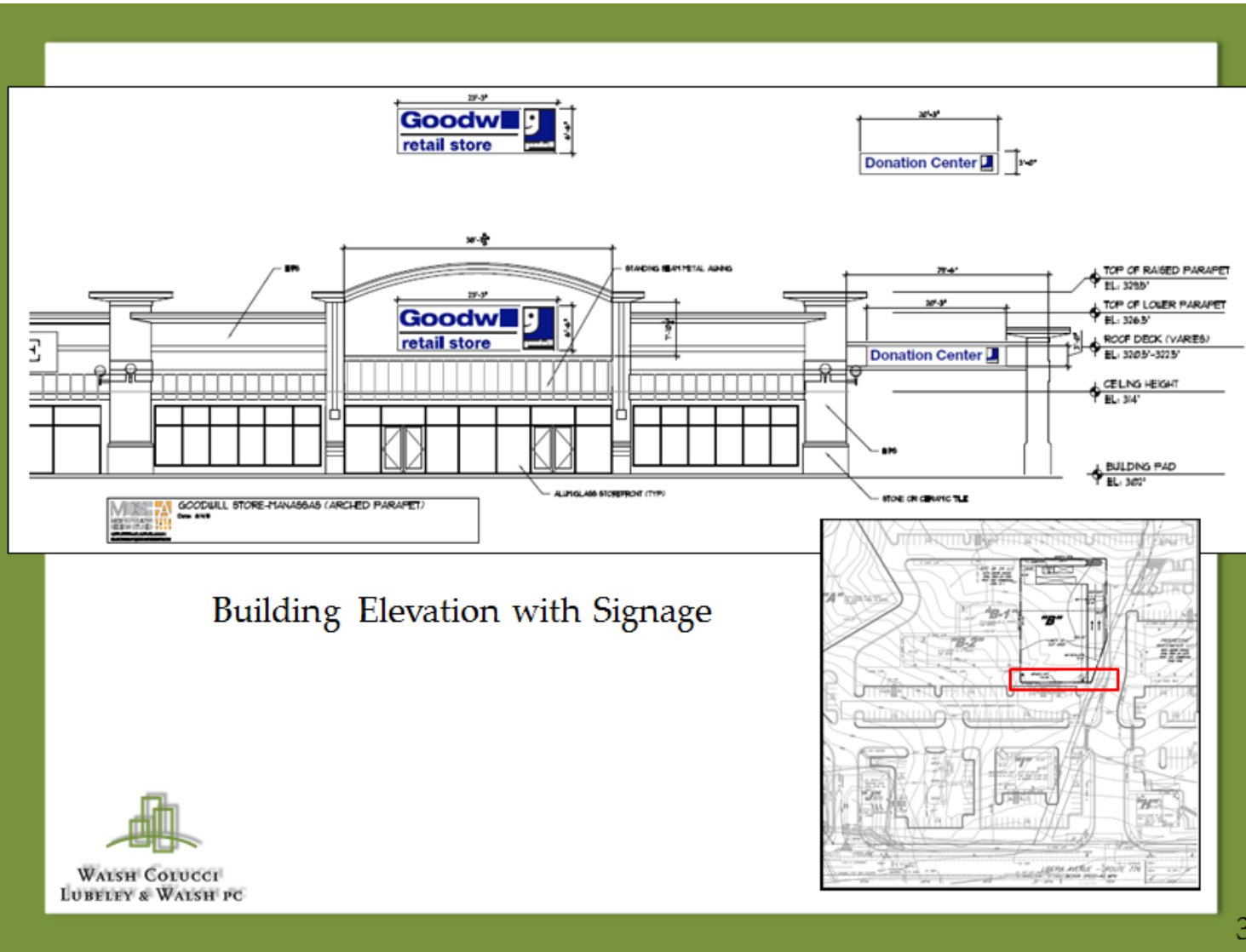


NOTES:

Site Location







#3 – Project Title:	Proffer Amendment for new LIDL Grocery Store at Tackett's Village
Representative:	<p>Mr. Jay duVon, Walsh Colucci Lubeley Emrich & Terpak Glen Park I, 4320 Prince William Parkway, Suite 300, Prince William, Virginia 22192 (703) 680-4664 ext 128 duvon@pw.thelandlawyers.com</p> <p>Ms. Jessica L. Pfeiffer, Planner, Walsh Colucci Lubeley & Walsh PC, 4310 Prince William Parkway, Suite 300, Prince William, VA 22192 (703) 680-4664, Ext. 5119 (703) 680-6067 (Fax) pfeiffer@thelandlawyers.com www.TheLandLawyers.com</p>

PROJECT: LOCCA reviewed this project at our March 2015 meeting. This is a proffer amendment at Tackett's Village to permit a specialty grocery store on the non-residential portion of the property. Attached is an aerial view showing the proposed location. The grocery store will be approximately 33,000 square feet and is a multi-national grocer (similar to Aldi) that is looking forward to locating in Prince William County. Access and transportation safety is very important on this site. It is adjoining the Tackett's Mill Commuter Lot, and some customers will use the commuter lot for entry and exit. There are off-site road improvements associated with



this project, such as modestly lengthening the stacking lane on the eastern portion of Old Bridge Road approaching the Minnieville Road intersection of Old Bridge Road coming up from I95 & Route 123. This land is a part of the Parkway Employment Center Sector Plan planned over 17 years ago, for employment uses in the Eastern end of PWC. LIDL has other locations they are looking at in PWC as well.

NOTES:

#4 – Project Title:	Citizen Input on Economic Development Chapter of Comp Plan
Representative:	Jack Kooyoomjian, President, LOCCA Tom Burrell, Chairman, LOCCA/PELT

PROJECT: We have discussed this topic at our last 3 meetings. We will make a presentation to the planning Commission at the November 18th Work Session. Please see separate hand-out (draft briefing slides). From our discussions at this meeting, we will finalize the presentation. Some points to think about:

- Should part of our vision statement address bedroom community vs employment magnet and everything in-between.
- Should we recommend setting aside land for employment and mixed use developments that target professional and hi technology employment?
 - Why not recognize the Parkway Employment Center set-aside (830 acres - - - "Innovation East") in the eastern end of PWC. This needs priority attention by everyone.
 - The Western End of PWC is overblown with residential and retail commercial development. It needs a huge mid-course correction to focus on professional employment uses.
- There is the whole question of Regional Cooperation. The Metropolitan Washington Council of Governments (MWCOCG) needs to be involved with establishing this vision in cooperation with the various jurisdictions. Fairfax County Economic Development Office is the 600 pound Gorilla. They have Econ Development offices overseas. Where is PWC on this??? We aren't on anybody's map or charts or targeted as a professional employment draw.
- What about keeping densities low in mid-County, but look for "smart & green" business opportunities???
- The small businesses are the economic engines. We need a strategy for attracting, keeping, and nurturing small businesses.
- What about partnerships between PWC and George Mason University and job creation – Dr. Sam Hill and the Northern VA Community College System???

NOTES:

Section B. Announcements and Citizens' Time

1. Historical Update— Jan Cunard, LOCCA Historian and At-Large Historical Commissioner

2. Economic Development Chapter Update:

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.

Date	Topic for Presentation/Discussion
04/15/2015	Planning Office Kick-off Presentation Target Industries Presentation
05/20/2015	Economic Development Office Presentation
06/03/2015	Business/Industry Groups
10/21/2015	Tourism & Cultural Resources
11/18/2015	Civic Groups
12/16/2015	Rural Economy
01/20/2016	Commercial Brokers

County Staff Points of Contacts:

[Ryan Foster](#), Planner II, Long Range Planner, Prince William Planning Office, 703-792-7615

3. General Notes:

a. Status of CVB Task Force on the Prince William County Visitor Center in Historic Occoquan

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"> • Minnieville Commercial • Rivergate Courtesy Review • Chuy's Restaurant • Further discussion on economic development
July 30th Development Services Building Room 107A&B <ul style="list-style-type: none"> • Specialty Grocery Store on Ridgefield Village Drive • Discussion on Economic Development 	August  NO MEETING	September 24th Development Services Building Room 107A&B <ul style="list-style-type: none"> • Mini Price Storage UPDATE • Apostolic Church International • Clearwater Arts Center and Tackett's Mill pylon sign
October 29th McCoart Building Cedar Run Conference Room <ul style="list-style-type: none"> • Taco Bell on Old Bridge Road • Goodwill store on Liberia • Specialty Grocery Store at Tackett's Mill • Economic Development briefing 	November 19th Development Services Building Room 202A&B <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."				