



**DATE:** Thursday, November 16, 2023

**TIME:** 7:30 p.m.

**LOCATION:** Zoom meeting.

<https://us02web.zoom.us/j/88624340420?pwd=ZnJmLzEwYkNfV3JlVWZPaEdHcDZDUT09>

Meeting ID: 886 2434 0420

Passcode: 692358

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Dial by your location

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- +1 305 224 1968 US
- +1 309 205 3325 US
- +1 312 626 6799 US (Chicago)
- +1 253 205 0468 US
- +1 253 215 8782 US (Tacoma)
- +1 346 248 7799 US (Houston)
- +1 360 209 5623 US
- +1 386 347 5053 US
- +1 507 473 4847 US
- +1 564 217 2000 US
- +1 669 444 9171 US
- +1 669 900 9128 US (San Jose)
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## **Section A. President's and/or Chairman's Time:**

### **GRAFFITI at 1420 OLD BRIDGE ROAD:**

- A LOCCA/PELT Committee member cited the Graffiti on the Building at 1420 Old Bridge Road.
- Discussion on current status.

### **OLD BRIDGE ROAD & RTE 123 RE-DESIGN & COALITION ENGAGEMENT:**

- Had virtual meeting on October 31<sup>st</sup> with PWC DOT Staff
- Ongoing discussions .... *Stay tuned!*

### **WELLS FARGO MONUMENT SIGNAGE & RE-BRANDING & SIGNAGE AT 12771 HARBOR DRIVE (Tackett's Mill):**

- November 6, LOCCA Letter Inviting Re-Consideration of Monument Sign
- Discussion of Plans for Re-Designed Monument Sign

### **THE DIGITAL GATEWAY DATA CENTER PC PUBLIC HEARING OF NOV 8/9, 2023:**

- Denial of The Digital Gateway Rezoning.
- Jack K. provided July 1, 2023 letter & written comments to the PC
- Comments file is available for anyone who would like to see it.
- December 12<sup>th</sup> BOCS Public hearing (Lame Duck Board)?

### **ASHFORD GLEN:**

- June 29, & October 27 LOCCA/PELT Review for 365 Homes by Toll Brothers at *"The Landing at Prince William Small Area Plan."*
- *Planning a LOCCA Letter. Stay Tuned!*

### **SWEETSPIRE:**

- July 27, 2023 LOCCA/PELT Presentation by Erica Meissner of KCG Development
- Deferral by the Applicant to meet with the County Center HOAs before returning to LOCCA/PELT & going to MIDCO.
- Comments summary notes from LOCCA/PELT & MIDCO discussions are available for anyone who would like to see them.
- *Stay Tuned! .....*

### **WINDSOR OAKS NOV. 15 PLANNING COMMISSION PUBLIC HEARING:**

- October 26, 2023 LOCCA/PELT Review (previously introduced to proposal on Jan 28, 2021)
- Actions by PC on November 15, 2023 Discussed
- Next steps

### **BANK OF AMERICA SIGNAGE AT 2850 PR. WM. PKWY:**

- November 8, 2023 LOCCA Letter



## **EXTRA SPACS STORAGE ROOFTOP SOLAR INSTALLATION PROPOSAL at 3318 OLD BRIDGE RD.:**

- November 8, 2023 LOCCA Letter

## **DAR AL NOOR COURTESY REVIEW of OCTOBER 26, 2023 & STATUS OF LETTER:**

- Edits being finalized.

## **UPDATE OF CHARLIE BOONE TRAILS AND MEMORIAL FOUNDATION (CBTMF):**

- Old Bridge Observer Article of November 10, 2023
- Presentation by Wendy Boone ([wendyysong2@gmail.com](mailto:wendyysong2@gmail.com)) & Jason Williams ([jason1976williams@hortmail.com](mailto:jason1976williams@hortmail.com))
- Next Steps Discussion

- **LOCCA FILES** –Still looking for permanent home

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## **Section B. Project Reviews:**

<b>#1 – Project Title:</b>	Spriggs Road Car Wash (Minnieville Road and Spriggs Road) Proposed Car Wash at 14645 Spriggs Road
<b>Representatives:</b>	<b>Shane Butler</b> LDC 4585 Daisy Reid Avenue, Suite 201, Woodbridge, VA 22192 <a href="mailto:sbutler@ldc-va.com">sbutler@ldc-va.com</a> Main: (703) 680-4585   Direct: (703) 291-0360
<b>Staff Planner:</b>	

**PROJECT DESCRIPTION:** LDC has submitted a final site plan for a car wash at the intersection of Minnieville Road and Spriggs Road. LDC is reaching out to DCCA/LOCCA/PELT and the Stratford Glen HOA as a proffered part of their site plan process., and has requested to make a presentation to all groups. Needs an open discussion of the site plan, architecture, signage, lighting landscaping, building material selections, colors & exterior treatments, interior and streetscape buffers, overall traffic movement and how this proposal harmonizes with the adjacent and neighboring commercial and residential setting.

## **NOTES:**



## Proposed Spriggs Road Car Wash Building Elevations





<b>#2 – Project Title:</b>	Tommy’s Car Wash (Prospective New Tenant at Minnieville Shopping Center)
<b>Representatives:</b>	Don Earl Stedham, Chief Executive Officer Minnieville Shopping Center Minnieville Center, LLC 2826 Garber Way, Woodbridge, VA 22192 <a href="mailto:dstedham@farragutcorp.com">dstedham@farragutcorp.com</a> Tel 703-593-6971
<b>Staff Planner:</b>	

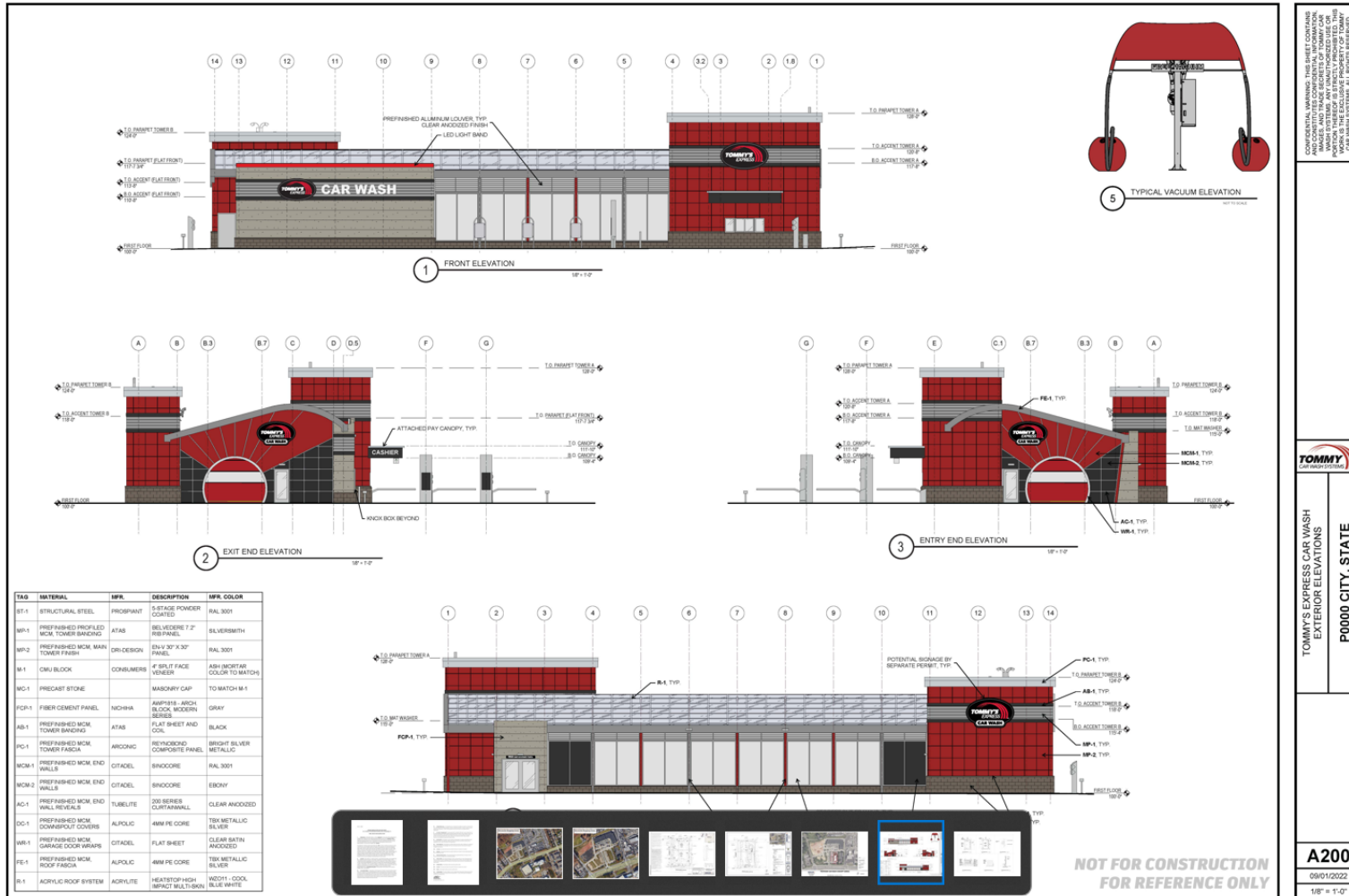
**PROJECT DESCRIPTION:** Propose to have a one-story car wash facility located within existing shopping center on one of the vacant outparcels. Prohibited uses of currently approved rezoning apply. Needs open discussion of the site plan, architecture, signage, lighting landscaping, building material selections, colors & exterior treatments, interior and streetscape buffers, overall traffic movement and how this proposal harmonizes with the adjacent and neighboring commercial and residential setting.

**NOTES:**





## Proposed Minnieville Shopping Center Car Wash



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TOMMY'S EXPRESS CAR WASH  
EXTERIOR ELEVATIONS  
P0000 CITY, STATE

A200  
09/01/2022  
1/8" = 1'-0"



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## Section C – Other Discussion Topics

### #1 – New/Current Discussion Topics:

- **BELMONT BAY:** Need to coordinate with WPCCA, Concerned Citizens United for Belmont Bay & the Belmont Bay HOA regarding proposals for redevelopment of the Belmont Bay area by the Caruthers Family & other interests. The template for this area needs much discussion & consensus development amongst many residents and stakeholder groups with respect to how best to implement plans consistent with the North Woodbridge Small Area Plan. Special concerns are many & include STARS Project highway & intersection design options for the Rte 123 & Occoquan Rd intersections with US Rte 1 (Richmand Highway), the ideal location of the pedestrian and bikeway crossover bridge, the need to establish adequate buffers within Belmont Bay that are respectful of existing development within Belmont Bay, as well as with the immediately adjacent Occoquan Bay National Wildlife Refuge located where the Occoquan River meets the Potomac River in Woodbridge, access to & from Belmont Bay by residents, businesses, patrons & visitors to Belmont Bay as well as to the Wildlife Refuge, along US Route 1, retaining viewsheds for current & new residents, especially to the water. Need to have serious discussions of what might be the open space needs of current & future residents, as well as density, heights of buildings to be respectful of the National Wildlife Refuge, the need to preserve open space, parkland & viewsheds, the ultimate status of the Osprey meeting facility & restaurant, as well as opportunities to enhance SWM controls & open space viewsheds & vistas facing the water of such a unique environment, the enhancement & long-term viability & plans for the Potomac Science Center operated by George Mason University within Belmont Bay.

### #2 – Project Updates:

- **Westminster at Lake Ridge & Possible Purchase of Lake Ridge Baptist Church Property:**
  - Kera Wooten, Executive Director of Westminster at Lake Ridge (WLR) advised LOCCA & its' partners RIVER RIDGHE HOA and TOAT (1000 Oaks HOA) that an agreement has been reached with the Lake Ridge Baptist Church (LRBC) Trustees for the purchase of the 2.48 acre parcel
  - This will be coming back to the community for discussion before going to the PC & BOCS public hearings.
  - *Stay Tuned!*
- **Ashford Glen at “The Landing at Prince William Small Area Plan” Next to the Future 14<sup>th</sup> High School off of Summit School Road Minnieville & Telegraph Roads:** Toll Brothers introduced project to LOCCA/PELT Committee on October 27, 2022 & was updated on June 29, 2023. Toll Brothers is planning for 355 homes (247 townhomes & 108 Tri-Plex homes) on approx. 36.6 acres adjacent to the future 14<sup>th</sup> HS. Planning on 1,121 parking spaces, which exceed County code. Planning a 25 ft. buffer around existing cemetery



& to place a new fence around the property. Considering a LOCCA/PELT Committee letter on this significant project. Requesting a LOCCA/PELT Committee courtesy review in the proffers.

- **St. Elizabeth Ann Seton (SEAS) Catholic Church SUP Amendment 1988-0027:** The church is located at 12807 Valleywood Drive. The church is planning a 5-Phase expansion program. The church initially held a community meeting at the church hall on Weds, Oct. 27, 2021. The church introduced plans to LOCCA/PELT on Nov. 28, 2021, and on April 27, 2023. SEAS applied to PWC on April 6, 2023. 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. The church has agreed to a courtesy review process with LOCCA's PELT Committee & the community prior to the final site plan review. *Stay tuned!*
- **Flagship Carwash at Tackett's Mill on Harbor Drive:** The Harbor Drive facility is still not complete. LOCCA's PELT Committee met with David Dittman, Vice President of Operations (representing Mr. Guy Paolozzi, President) of Flagship Carwash on May 26, 2022, as an introduction to the new owners. Held a more detailed meeting as a joint review of LOCCA/PELT & DCCA on July 28, 2022, for both the Tackett's Mill Flagship Carwash renovation at Harbor Drive and well as the Minnieville Road Smart Wash facility with DCCA a lead on that facility. FYI, Flagship renovation at Tackett's Mill on Harbor Drive is still underway. Much discussion has taken place internally as to why the Tackett's Mill Flagship carwash has exterior vacuuming hoses were allowed, as they never came up in the courtesy review discussions. There is also concern for the original monument sign being replaced. Also, there was discussion for a center sign visible from Minnieville Road but on the carwash property, and LOCCA/PELT encouraged Mr. Dittman to work with the Tackett's Mill management on this. Juan C. Bernal ([jbernal@pwcgov.org](mailto:jbernal@pwcgov.org) Tel. 703-792-7071) is the staffer in PWC Development Services who was handling both facilities.
- **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 the Applicant and 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, 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>

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## 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](mailto: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				
	<b>Innovation &amp; Design Process</b>	<b>Y</b>	<b>N</b>	<b>N/A</b>	
49	Architectural Compatibility with Community				
50	Color Scheme Compatibility with Community				
51	Material Compatibility with Community				
52	Architectural/Color/Material Compatibility with Historic features				
	<b>Regional Priority Credits</b>	<b>Y</b>	<b>N</b>	<b>N/A</b>	
53	Regional Transportation Mitigation				
54	Regional Electrical Grid Impact				
55	Impact on Regional Health, Safety, and Education Capacity				
	<b>Proffer Statement(s)</b>	<b>Y</b>	<b>N</b>	<b>N/A</b>	
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.**

<b>January 26<sup>th</sup></b> <b>Location: ZOOM</b>  <ul style="list-style-type: none"> <li>• Update on alternative design for Route 123 (Gordon Blvd) &amp; Old Br. Rd. Intersection</li> <li>• Lake Pointe Courtesy Review</li> <li>• WLR Early Discussion on LRBC Property</li> <li>• Riverside Station Land Bay A Courtesy review</li> </ul>	<b>February 23<sup>rd</sup></b> <b>Location: ZOOM</b>  <ul style="list-style-type: none"> <li>• Discussions on Draft LOCCA Letters in progress</li> <li>• Internal PELT Committee Courtesy Reviews (Lake Pointe Multi-Family, Riverside Station Land Bay A) &amp; Other Planning Toll Bros. Ashford Glen)</li> <li>• Data Center Issues</li> <li>• Rte 123 &amp; Old Bridge Rd Alternative design Options</li> </ul>	<b>March 30<sup>th</sup></b> <b>Location: ZOOM</b>  <ul style="list-style-type: none"> <li>• Transformation Temple Int'l.</li> <li>• LOCCA Sustainability Rep.</li> <li>• Park Funding Letter Discussion</li> <li>• Jiffy Lube SUP Amendment</li> </ul>
<b>April 27<sup>th</sup></b> <b>Location: ZOOM</b>  <ul style="list-style-type: none"> <li>• SEAS SUP Amendment</li> <li>• Rte. 123 &amp; Old Bridge Road Intersection Alternative Designs</li> </ul>	<b>May 25<sup>th</sup></b> <b>Location: ZOOM</b>  Meeting Cancelled	<b>June 29<sup>th</sup></b> <b>Location: ZOOM</b>  <ul style="list-style-type: none"> <li>• Discussion of Draft Letter on Rte 123 &amp; OB Rd Intersection Re-Design</li> <li>• Sheetz Re-Build SUP on Hillendale &amp; Pr. Wm. Pkwy</li> <li>• Ashford Glen Rezoning "The Landing at Pr. Wm. SAP"</li> </ul>
<b>July 27<sup>th</sup></b> <b>Location: ZOOM</b>  <ul style="list-style-type: none"> <li>• Update of Charlie Boone Trails Bike &amp; Skate Park</li> <li>• Sweetbriar Multi-Family Residential Proposal at County Center</li> </ul>	<b>August Recess</b>  <b>No Meeting</b>	<b>September 28<sup>th</sup></b>  <b>Location: ZOOM</b> Postponed LOCCA/PELT meeting to attend the VDOT Virtual Public Meeting on the I-95 and Route 123 interchange improvements in PWC.
<b>October 26<sup>th</sup></b>  <b>Location: ZOOM</b> <ul style="list-style-type: none"> <li>• Bank of America Signage</li> <li>• Windsor Oaks Rezoning</li> <li>• Extra Space Storage Solar Panels</li> <li>• Dar Al-Noor Courtesy Review</li> </ul>	<b>November 16<sup>th</sup></b>  <b>Location: ZOOM</b> <ul style="list-style-type: none"> <li>• Update of Charlie Boone Trails Bike &amp; Skate Park</li> <li>• Tommie's Car Wash</li> <li>• Spriggs Rd. Carwash</li> </ul>	<b>December</b>  <b>No Meeting</b>