



**DATE:** Thursday, January 31, 2019

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

**LOCATION:** **Development Services Building, Room 107 A&B**

[www.loccapeltva.org](http://www.loccapeltva.org)

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

- The Prince William Planning staff has published a schedule for updating the Comprehensive Plan. See page 20 for the schedule.
- LOCCHA Membership form now on LOCCHA web site (see link above)

## Section B. Project Reviews

<b>#1 – Project Title:</b>	Independent Hill/Parsons Business Park (REZ2018-00018 and REZ2018-00026)
<b>Representative:</b>	Joseph Jacobs, Vice President, Elm Street Development Inc., 1355 Beverly Rd. Suite 240, McLean, VA 22101 (703) 734-9730 (703) 734-0322 (fax) <a href="mailto:jjacobs@elmstreetdev.com">jjacobs@elmstreetdev.com</a>
<b>Staff Planner:</b>	Scott Meyer (REZ2018-00018) Meika Fields Daus (REZ2018-00026)

**PROJECT DESCRIPTION:** There are two rezoning applications that are being processed for the “Parson Property.” One application is on the north side of Rt. 234 (REZ -2018-00018). This is a request to rezone ±90.87 acres from A-1, Agricultural, to M-1, Heavy Industrial, M/T, Industrial/Transportation, and B-1, General Business, to develop the site as an industrial park with a variety of related uses. The site is currently designated FEC, Flexible Use Employment Center, and ER, Environmental Resource, in the Comprehensive Plan; and is located within the Data Center Opportunity Overlay District and partially within the Route 234 (Dumfries Road) Highway Corridor Overlay District.

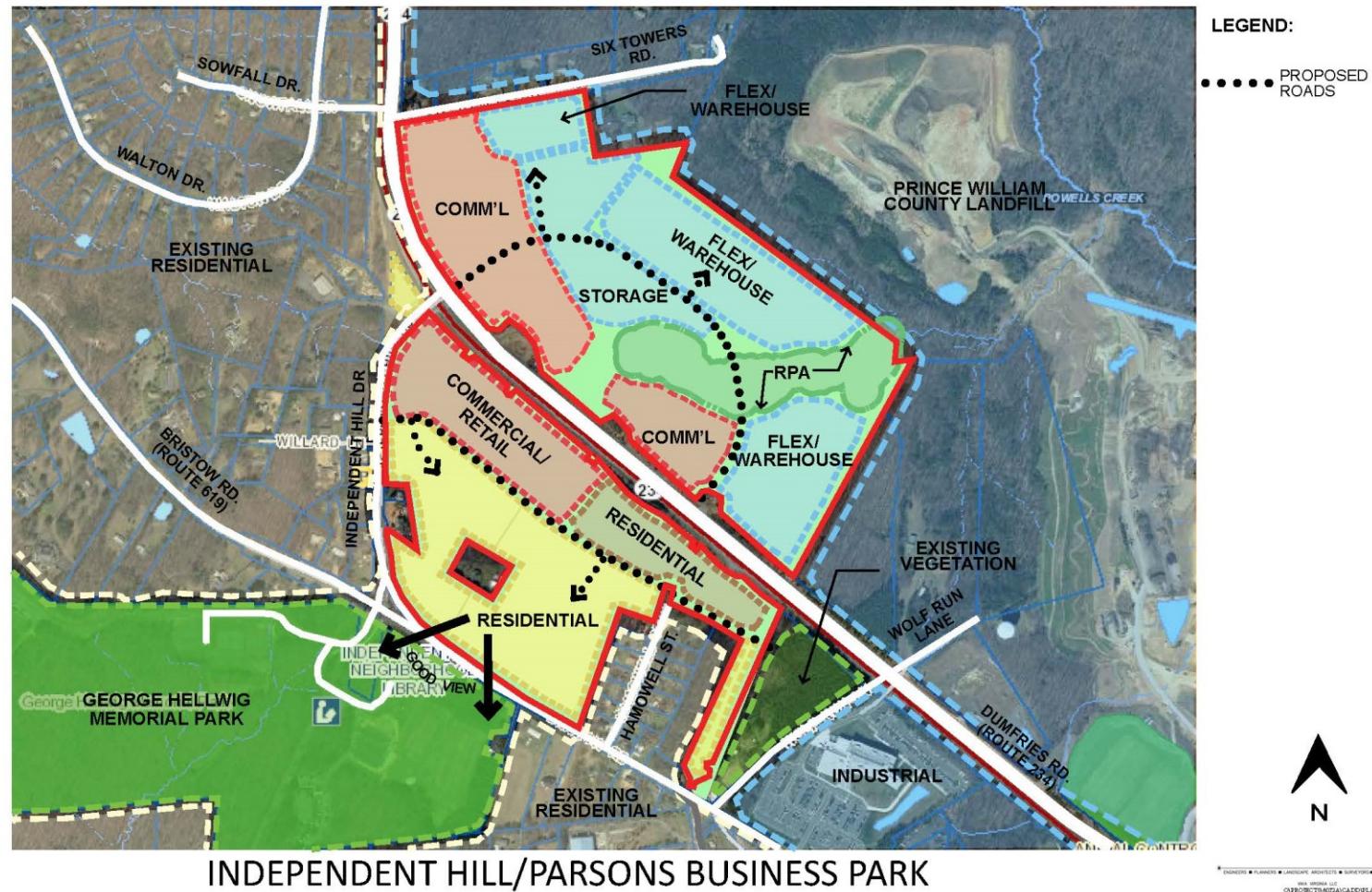
The other application (REZ-2018-00026) is on the south side of Rt. 234. This is a request to rezone ±60-acre site from A-1, Agricultural, to PMR, Planned Mixed Residential and PMD, Planned Mixed Use, to allow for ±205 residential units and commercial development, including drive-through facilities. The site is zoned A-1, Agricultural; and is designated FEC, Flexible Use Employment Center, and ER, Environmental Resource, in the Comprehensive Plan. The property also falls within the Domestic Fowl, Data Center Opportunity, and Highway Corridor Overlay Districts. Coles Magisterial District.

Following are slides taken from the briefing provided at a community meeting late last year.

### NOTES:



## SITE CONCEPT PLAN





## OVERVIEW LAND USE

### INDEPENDENT HILL

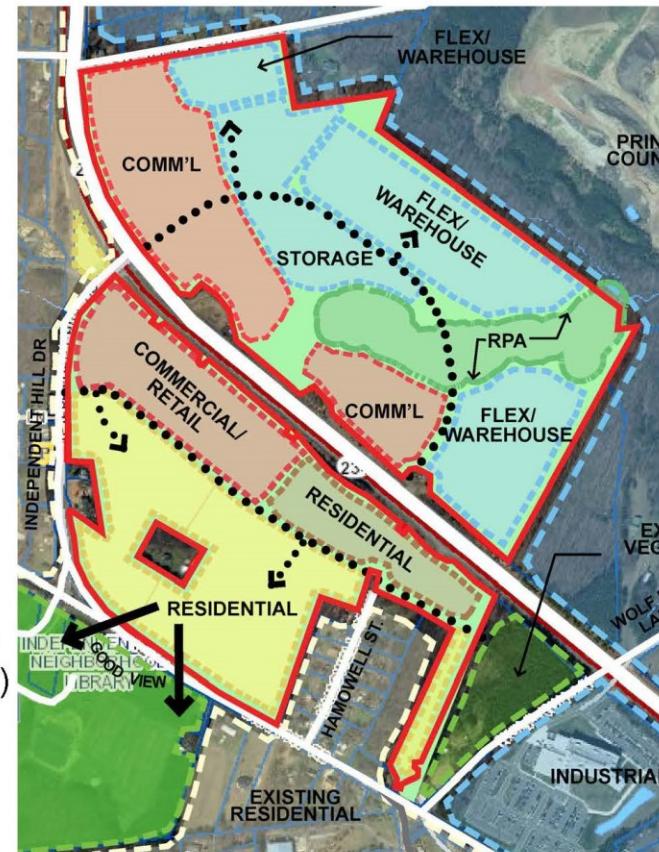
#### **EXISTING STATUS**

- 60 ACRES SOUTHSIDE OF DUMFRIES ROAD
  - CURRENTLY ZONED A-1
- LONG RANGE LAND USE:  
(FEC) Flexible Employment Center

#### **PROPOSED LAND USE**

MIXED USE: RESIDENTIAL & COMMERCIAL

- 34.9 AC TO PLANNED MIXED RESIDENTIAL (PMR)
- 25.1 AC TO PLANNED MIXED USE DISTRICT (PMD)  
Commercial



INDEPENDENT HILL/PARSONS BUSINESS PARK



# LOCCA/PELT

## OVERVIEW LAND USE

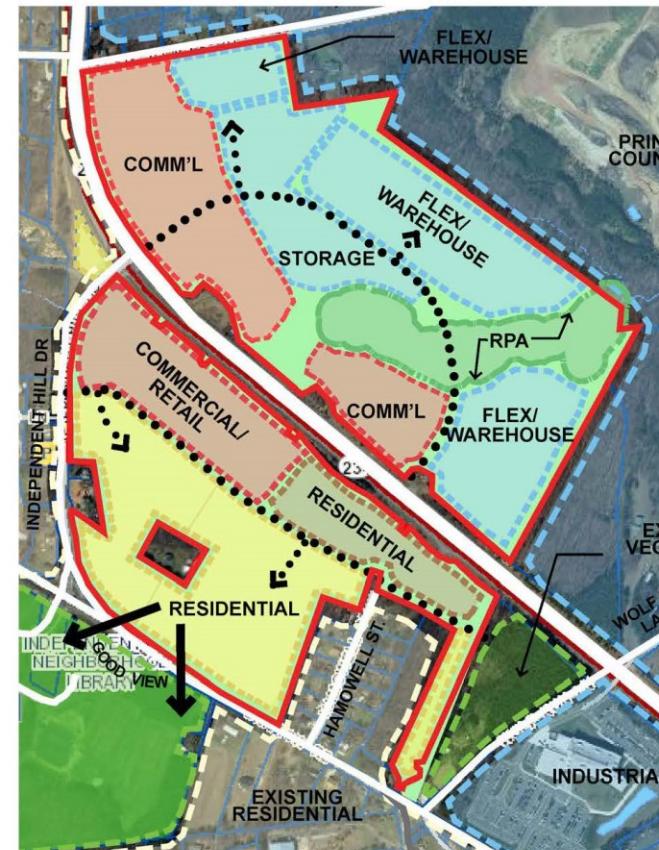
### PARSON BUSINESS PARK

#### **EXISTING STATUS**

- 90 ACRES NORTHSIDE OF DUMFRIES ROAD
- CURRENTLY ZONED A-1/ VACANT
- LONG RANGE LAND USE:  
(FEC) Flexible Employment Center

#### **PROPOSED LAND USE**

- 90 ACRES TO (M/T) INDUSTRIAL / TRANSPORTATION



INDEPENDENT HILL/PARSONS BUSINESS PARK

VIA VIRGINIA LLC  
OFFICE OF THE ZONING PLANNING BOARD  
WOLFHILL ROAD REHABILITATION



## Community Input/Notes for November 13, 2018 Community Meeting:

1. Study traffic along Bristow Rd. and Rt. 234 during school days and during weekends.
2. Proffer out certain uses in the industrial park.
3. No auto body or recycling plant uses in industrial park.
4. Concerns about providing sanitary sewer inside the rural crescent.
5. If sewer is installed, letting existing homes connect to future sewer lines.
6. What was the COMP plan of 30 years ago, and when did it get changed to FEC.
7. Is there viability to building a retail center?
8. What will the mix of uses be in the industrial park and in the retail center?
9. Can there be mixed use buildings with retail on ground floor and residential above.
10. Will there be HOA covenants and to what degree.
11. Will the county increase tax rates in the area.
12. How much/if buffer will be provided along existing homes on Hammowell St.
13. Will there be and where are the sidewalks and crosswalks going?
14. Hammowell St. needs to stay as a dead end.
15. Will there be a traffic light at Snowfall Rd.
16. What are the pre and post traffic counts along Independent Hill Rd.
17. Backups at the intersection of Aden and Fleetwood.
18. What are student population figures now and in the future.
19. Will there be/should there be entrances along Bristow Rd.



#2 – Project Title:	LongPointe Proffer Changes
Representative:	Ms. Marian Harders, Land Use Planner, Walsh, Colucci, Lubeley & Walsh, P.C., 4310 Prince William Parkway   Suite 300   Prince William, VA 22192 (703) 680-4664 x5121 (703) 680-6067 (Fax) (571) 989-5121 (Direct) <a href="mailto:mharders@thelandlawyers.com">mharders@thelandlawyers.com</a> <a href="http://www.thelandlawyers.com">www.thelandlawyers.com</a> Mr. Peter M. Dolan, Walsh, Colucci, Lubeley & Walsh, P.C., 4310 Prince William Parkway, Suite 300, Prince William, VA 22192 (703) 680-4664, ext. 5135
Staff Planner:	

**PROJECT DESCRIPTION:** The Applicant is requesting a proffer amendment in order to change phasing requirements of Proffer 5. The Applicant is not altering any of the proposed uses or total square feet allotted to such uses. The Applicant wants to adjust the phasing requirements regarding the issuance of building permits to allow the Applicant to receive occupancy permits for residential buildings on the Property after satisfying the following: (i) grade and improve all non-residential land bays to a “pad-ready” condition; (ii) install the open space/plaza area and landscaping in accordance with Proffer 13; and (iii) provide transportation improvements described in Proffers 22, 23, 24, 25 and 26. An abstract of the current proffers, showing changes, is shown below:

5. ~~Prior to or concurrent with the issuance of a building permit for a residential building on the Property, a building permit shall be obtained for a hotel containing a minimum of one hundred (100) rooms ("Hotel") and a minimum of 2,500 square feet of meeting space (exclusive of any lobby area), or an office building containing a minimum of 100,000 square feet ("Office Building") and construction of said Hotel or Office Building shall commence prior to or concurrent with the construction of the residential building. Upon commencement of construction, the Applicant shall pursue in good faith and with due diligence construction of the Hotel or Office Building to include the following improvements: (i) the Hotel or Office Building is under roof, (ii) the exterior building skin is in place, and (iii) the parking and landscaping requirements associated with the site plan for the Hotel or Office Building have been constructed. Interior tenant improvements shall not be required to be commenced until done so in conjunction with executed leases in the Office Building.~~
5. Prior to issuance of an occupancy permit for a residential building on the Property, the Applicant shall: (i) grade and improve non-residential land bays (Land Bays A, C, and D) to a “pad-ready” condition in accordance with the “PRA Exhibit” prepared by LDC, dated October, 2018, with water and sewer extended onto the site and available to all pads; (ii) install the open space/plaza area and landscaping in accordance with Proffer 13; and (iii) provide those transportation improvements described in Proffers 22, 23, 24, 25 and 26. The foregoing does not preclude development of the Property with clearing and grading in accordance with the Open Space Plan.



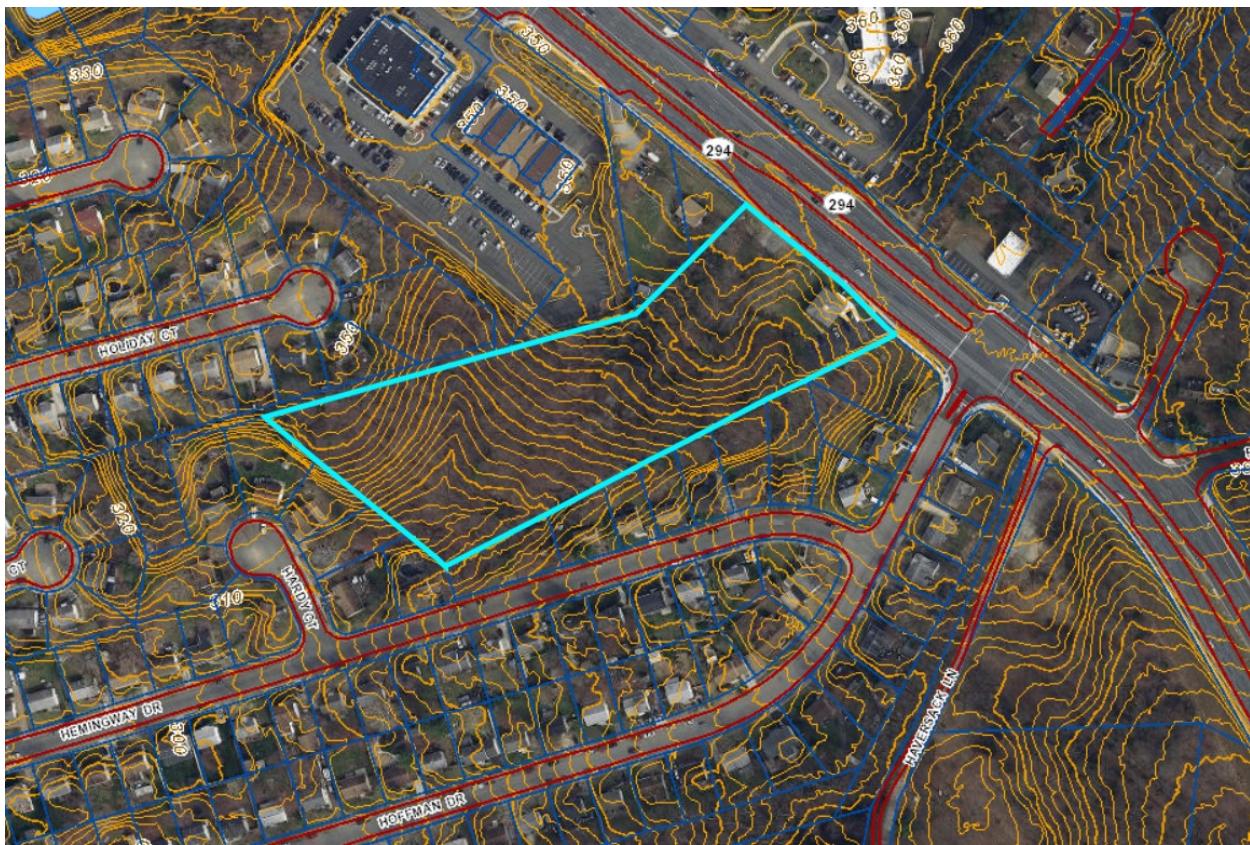
## NOTES:

#3 – Project Title:	MGM – Proposed Office/Retail Building on the Parkway
Representative:	Mr. 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) <a href="mailto:spatrick@comptondulding.com">spatrick@comptondulding.com</a>  Shahriar Etemadi, PTP, Principal, STS Consulting (410) 718-8660 <a href="mailto:Etemadi.sts@gmail.com">Etemadi.sts@gmail.com</a> <a href="http://www.STSconsultingUS.com">www.STSconsultingUS.com</a>

**PROJECT DESCRIPTION:** This is a request to rezone ±4.76 acres from A-1, Agricultural, and O(L), Office Low-Rise, to O(M), Office Mid-Rise. The site is currently designated O, Office, in the Comprehensive Plan, and is located within the Prince William Parkway Highway Corridor Overlay District. Although within the Neabsco Magisterial District, LOCCA has reviewed this project previously. The applicant would like to develop a four-story mixed-use building with retail and office space. The property is located on the south side of Prince William Parkway, just north of the intersection with Hoffman Drive.

There is an existing medical office on the property (once the office of the Messenger Newspapers). The proposal is to re-develop the property for a larger office use. The proposal appears to be consistent with the Office designation of the property in the County Comprehensive Plan. The case has gone through one review, and changes to the plans that address the county and state agency comments were submitted on November 28, 2018.

We encourage the owner to conduct a separate meeting with all residents of Hemingway Drive, Hardy Court, and Holiday Court who abut this property. The topography of the parcel drops off severely as you move from the Parkway back to Hardy Court. The discussion needs to focus on an increased buffer to mitigate the height and mass of the building.



## **NOTES:**







#4 – Project Title:	Gatherings at Occoquan Ridge REZ2018-00007
Representative:	Mr. Jerry W. Davis, Managing Partner, Xanadu Group LLC, 13920 Kings Highway Montross, Virginia 22520 (804) 313-1272 <a href="mailto:jerrymontross@gmail.com">jerrymontross@gmail.com</a> Mr. Sal Migliore, Executive Vice President @ Beazer Homes
Staff Planner	Ms. Keasha Hall

**PROJECT DESCRIPTION:** This project has been reviewed at LOCCTA and community meetings on several occasions. As a reminder, this is a request to rezone ±2.05 acres from A-1, Agricultural, to RPC, Residential Planned Community, in order to construct 55 age restricted condominiums. The property is addressed: 12400 Clipper Drive, Woodbridge, VA, is identified on County maps as GPIN: 8393-24-4372, and is designated RPC, Residential Planned Community, in the Comprehensive Plan.

The applicant has now submitted their 3<sup>rd</sup> submission to address comments/questions/concerns from the Planning staff. The 3<sup>rd</sup> submission can be found on the County Planning ePortal site at: <http://egcap.pwcgov.org/CAPSite/Plan/View/ByPlanNumber/REZ2018-00007>. The site plan and renderings submitted with the 3<sup>rd</sup> submission are provided on the following pages.

**Major Issue Areas:**

- **LOCCTA/PELT CHECKLIST** (Please see the 55 Item Checklist at the back of this agenda. It is requested that the applicant have a discussion to see how this proposed use might stack up against items listed.)
- **LAND USE:**
  - Nearly 30 years ago, this land was “promised” to be an off-site parking lot for the Church as a part of its Phase III expansion plan. While it may meet Comp Plan and zoning requirements as residential use, and considered as an appropriate use of this land, the proposed density has been questioned by the neighboring residents at the original presentation by Xanadu Group, LLC at the LRBC
  - Density of Approx. 22 units/acre has been questioned by the neighboring residents as out of keeping with RPC known as Lake Ridge and as too intense and out-of-step for this prominent and highly visible wooded parcel
- **COMMUNITY DESIGN:**
  - **ENTRANCE:** What does this project do to the entrance to Westminster and River Ridge? Why do all the trees need to be removed and the site re-graded so dramatically? Why can’t the entrance be treed and remain as is?
  - **BUFFERS:** There are generous buffers by design within Westminster and River Ridge communities with adjoining residential developments, such as Thousand Oaks and residents along Harbor Drive. This proposal has no or very little in the way of buffers to retain the campus-like and retreat-like setting that was purposely designed for the age-restricted communities of Westminster and River Ridge.

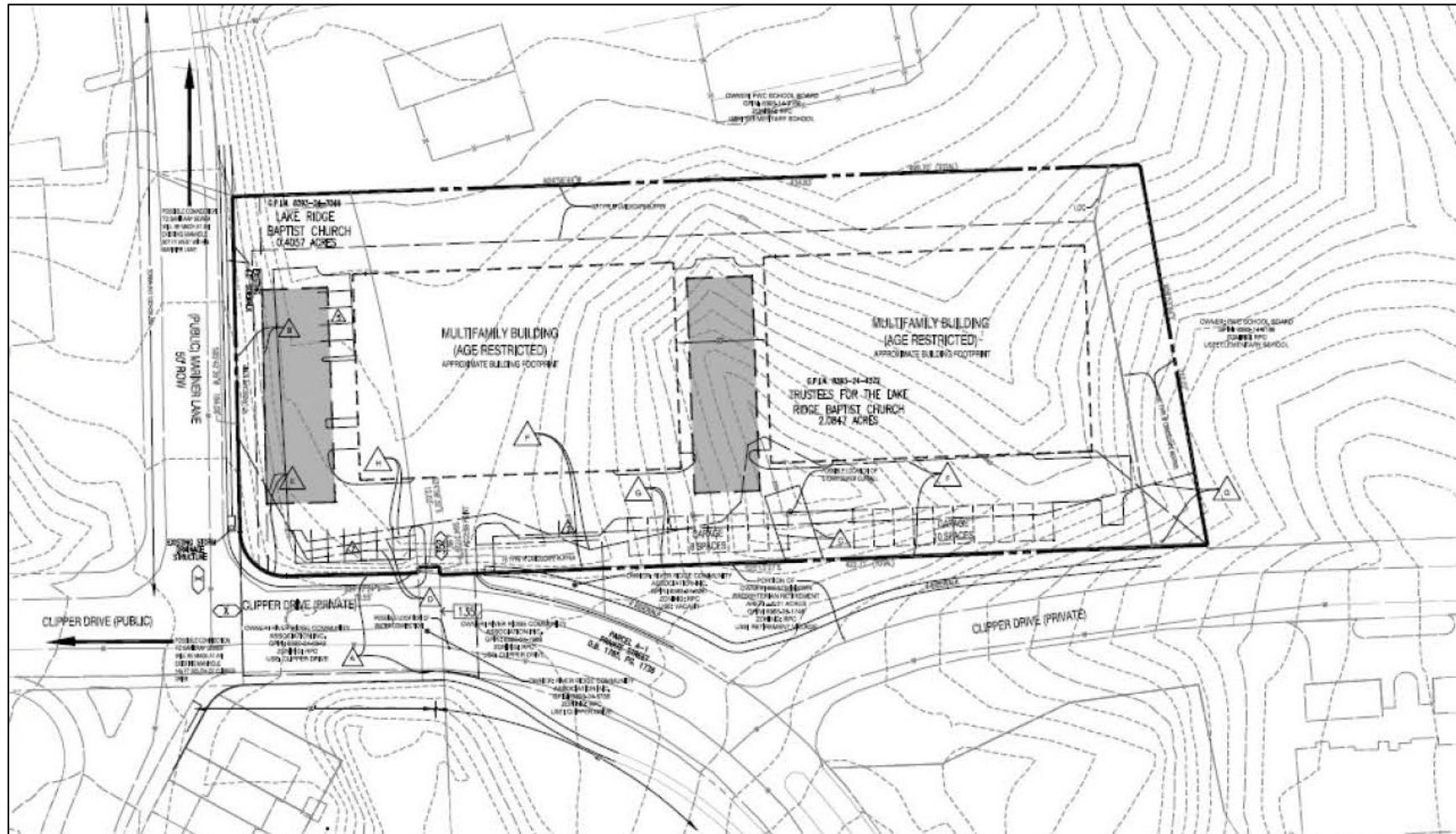


- **PEDESTRIAN TRAILS AND SIDEWALKS:** The proposed use needs to have pedestrian connectivity (see also Transportation, below)
- **Currently the existing River Ridge Trail System is confined to access by the residents of River Ridge and Westminster.** Do the future residents get access to this existing trail system, and if they do, shouldn't they contribute to its maintenance, since it is a privately-maintained system?
- **GARAGES:** How will these be positioned so as not to be located in the buffer area or construed to be a part of the buffer area?
- **ARCHITECTURE:** Building overall height, mass and siting, as well as selection of architectural materials is an issue
- **AMENITIES:** Community amenities appear to be lacking in this proposal. as Inconsistent with what is provided in adjacent residential age-restricted communities as well as non-age restricted communities. Proposed residential use should provide such items as security access, common areas including game room, meeting room, exercise area, reading room, library, pool, lobby setting, etc. Needs discussion and resolution
- **SIGNAGE:** For this project, Westminster, and River Ridge. How will it fit in and harmonize?
- **STORMWATER:** Current site, as mature woods, provides excellent stormwater management. Proposed development will eliminate tree cover and will exceed 80% impervious surface, creating serious stormwater challenges.
  - Where will anticipated stormwater go? Currently the channels for stormwater runoff are well defined for the existing parcel. And seem to work very well
  - How will the newly-designed underground stormwater retention be designed so as to not overload the existing Westminster/River Ridge stormwater Ponds or overload the Historic Town on Occoquan? What standard is being used? The 15-year std? The 25-year std? Should exceed code, because of all the surrounding grandfathered uses in the area. This point needs major discussion and resolution.
  - Where will the outfall go?
  - How will it not add sediment and hydraulic loadings to the existing stormwater system or to the area?
  - Will the proposed underground cistern/eyebrow system be properly maintained by the condo association?
  - Will there be an escrow set-aside for maintenance of this system?
- **TRANSPORTATION:** Concern for design of entrance to proposed residential ingress and egress so as not to interfere with Westminster and River Ridge community traffic safety
  - How will traffic flow address safety of both residents and the safety of the Rockledge elementary school children who are walkers?
  - How will the existing 2/1 lane configuration for Westminster and River Ridge be preserved as a traffic calming and safety feature and accommodate the proposed use?
  - How will the maintenance of the entrance area be shared fairly with the new residents?
  - Is only one entrance and exit a safe configuration for the future residents in the proposed condos?



- **RIVERBOAT LANE:** How does this proposed development affect the safety of Riverboat Lane (a private access Road), since there is overflow parking by Westminster employees and guests along the curb along Riverboat Lane, thereby obstructing emergency access vehicles and 2-way traffic
- **How can access to Riverboat Lane be denied/controlled to the future residents? Will this be a safety issue that needs to be addressed?**
- **Does this mean that the Gatherings Entrance/Exit Should be limited to Right Turn In and Right Turn Out?**
- **HISTORIC BACON RACE ROAD:** Historic Bacon Race Road crosses in the vicinity of this property. Part of the River Ridge and Westminster trail system incorporates elements of Old Bacon Race Road,
- A Historic Plaque ought to be posted somewhere in the area of the proposed use to acknowledge the Old Bacon Race Road
- **PROFFERS:** How is the proposed land-use by the Gatherings at Occoquan Ridge affected by the 2016 Proffer Legislation?

**NOTES:**





 **Dewberry**  
January 2016



 Dewberry  
January 2015





## Section C. General Announcements and Citizens' Time

### 1. General Announcements

#### "Projects on the Map" in the Occoquan District

Number	Name	Planner	Request/Status
REZ2017-00011	Estates at Bren Landing	Keasha Hall	Staff met with the Applicant and Property Owners week of 25-29 June to discuss the stormwater aspects of the application. The meeting was very encouraging, and staff hopes to receive a thorough response letter from the Applicant. Staff does not have a scheduled hearing date but anticipates the case going to the Planning Commission in the early fall timeframe.
REZ2018-00007	Gatherings at Occoquan Ridge	Keasha Hall	The applicant has now submitted their 3 <sup>rd</sup> set of responses to staff questions/comments/concerns. As of October 19 <sup>th</sup> , still no P/C date and no BOCS date. Meetings being coordinated with Thousand Oaks HOA, River Ridge, Westminster. Project will be heard at January 31 <sup>st</sup> LOCCA/PELT meeting.
CPA2017-00006	Parkway Employment Center Small Area Plan	Ryan Foster	Staff is now in the process of drafting the plan, but they do not have an anticipated time for the availability of the draft plan. For more information, go to the County web site at: <a href="http://www.pwcgov.org/government/dept/planning/pages/sap_parkwayemploymentcenter.aspx">http://www.pwcgov.org/government/dept/planning/pages/sap_parkwayemploymentcenter.aspx</a>
TBD	Dale City Small Area Plan	Ryan Foster	Because the boundary of the Dale City Small Area Plan crosses district boundaries, we have been asked to be a participant in the development of the plan. For more information, go to the County web site at: <a href="http://www.pwcgov.org/government/dept/planning/Pages/sap_DaleCity.aspx">http://www.pwcgov.org/government/dept/planning/Pages/sap_DaleCity.aspx</a>
REZ2019-00018	Quartz District (part of Dale City Small Area Plan)	Scott Meyer	This project is part of the Dale City Small Area Plan. It is a request to rezone ±143.12 acres from A-1, O(H), and R-2, Suburban Residential, to PMR, Planned Mixed Residential, and PMD, Planned Mixed Use District, with associated waivers/modifications. The proposed mixed-use project will generally include a commercial center (±300,000 square feet of retail/commercial and office uses); up to 1,000 residential units (townhouse and multi-family); various access and pedestrian improvements; and public use and open space areas.
N/A	Charlie Boone Park	Wendy Boone	The Department of Parks and Recreation is supporting the efforts to establish a multi-use park at 12490 Everest Peak Lane in memory of Charlie Boone.

### 2. Citizens' Time:



## Section D. 2019 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.

<b>January 31<sup>st</sup></b> Development Services Building Room 107A&B <i>Snow Date – February 7<sup>th</sup> Location: DSB Room 107 A&amp;B</i> <ul style="list-style-type: none"><li>• Independent Hill/Parsons Business Park</li><li>• LongPointe proffer change</li><li>• MGM Office on the Parkway</li><li>• The Gatherings at Occoquan Ridge</li></ul>	<b>February 28<sup>th</sup></b> Development Services Building Room 107A&B <i>Snow Date – March 7<sup>th</sup> Location: TBD</i> <ul style="list-style-type: none"><li>• Proposed Cell Tower at Woodbridge High School</li></ul>	<b>March 28<sup>th</sup></b> Development Services Building Room 107A&B <i>Snow Date – April 4<sup>th</sup> Location: TBD</i> <ul style="list-style-type: none"><li>•</li></ul>
<b>April 25<sup>th</sup></b> Location TBD <ul style="list-style-type: none"><li>•</li></ul>	<b>May 30<sup>th</sup></b> Location TBD <ul style="list-style-type: none"><li>•</li></ul>	<b>June 27<sup>th</sup></b> Location TBD <ul style="list-style-type: none"><li>•</li></ul>
<b>July 25<sup>th</sup></b> Location TBD <ul style="list-style-type: none"><li>•</li></ul>	<b>August</b>  <b>NO MEETING</b>	<b>September 26<sup>th</sup></b> Location TBD <ul style="list-style-type: none"><li>•</li></ul>
<b>October 31<sup>st</sup></b> Location TBD <ul style="list-style-type: none"><li>•</li></ul>	<b>November 14<sup>th</sup></b> Location TBD <ul style="list-style-type: none"><li>•</li></ul>	<b>December</b>  <b>NO MEETING</b>



## Prince William County

### 2019 Comprehensive Plan Update Schedule

<b>Chapter/Small Area Plan</b>	<b>Draft Text on Web (Projected)</b>	<b>Public Meeting/PC Work Session (Projected)</b>	<b>PC Public Hearing (Projected)</b>
Cockpit Point Battlefield Study	4/26/2018	5/2/2018	1/16/2019
Safe and Secure Community	1/18/2019	2/20/2019	3/20/2019
MCBQ Joint Land Use Study	2/13/2019	3/13/2019	4/17/2019
Bristoe Station/Kettle Run Battlefield Study	2/13/2019	3/13/2019	4/17/2019
North Woodbridge Small Area Plan	2/20/2019	3/20/2019	4/17/2019
Innovation Small Area Plan	3/1/2019	4/3/2019	5/1/2019
Route 29 Small Area Plan	4/15/2019	5/15/2019	6/19/2019
Parkway Employment Center Small Area Plan	4/15/2019	5/15/2019	6/19/2019
Parks and Recreation	5/17/2019	6/19/2019	7/10/2019
Technology and Connectivity	6/10/2019	7/17/2019	9/4/2019
Independent Hill	6/10/2019	7/10/2019	9/4/2019
Dale City Small Area Plan	6/17/2019	7/17/2019	9/4/2019
Education/Libraries	6/24/2019	7/24/2019	9/18/2019
Rural Area Study	6/28/2019	9/25/2019	11/6/2019
Triangle Small Area Plan	7/5/2019	8/7/2019	9/18/2019
Yorkshire Small Area Plan	8/16/2019	9/18/2019	10/16/2019
Fairgrounds Small Area Plan	10/11/2019	11/13/2019	12/18/2019
Mobility Chapter	12/6/2019	1/8/2020	2/19/2020
Land Use Chapter	12/6/2019	1/8/2020	2/19/2020



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.

	<b>Smart Location &amp; Linkage</b>	<b>Y</b>	<b>N</b>	<b>N/A</b>	
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				
	<b>Neighborhood Pattern &amp; Design</b>	<b>Y</b>	<b>N</b>	<b>N/A</b>	
15	Walkable Streets				
16	Compact Development and Open Space Protection				Clustering
17	Inter-parcel 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				



<b>Green Infrastructure &amp; Buildings</b>		<b>Y</b>	<b>N</b>	<b>N/A</b>
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			
<b>Innovation &amp; Design Process</b>		<b>Y</b>	<b>N</b>	<b>N/A</b>
48	Architectural Compatibility with Community			
49	Color Scheme Compatibility with Community			
50	Material Compatibility with Community			
51	Architectural/Color/Material Compatibility with Historic features			
<b>Regional Priority Credits</b>		<b>Y</b>	<b>N</b>	<b>N/A</b>
52	Regional Transportation Mitigation			
53	Regional Electrical Grid Impact			
54	Impact on Regional Health, Safety, and Education Capacity			
<b>Proffer Statement(s)</b>		<b>Y</b>	<b>N</b>	<b>N/A</b>
55	Does the applicant commit to the following Condition or Proffer:			
	"The applicant agrees to meet with [ <b>name of citizen group</b> ] 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 [ <b>name of citizen group</b> ] explaining the outcomes of the meeting. Such letter will be received prior to approval of the final site plan."			