



**DATE:** Thursday, February 23, 2023

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

**LOCATION:** Zoom

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

- **A BIG THANK YOU** to Chloellen Miller for her long-standing service on LOCCA's PELT Committee!
- Transformation Temple Int'l pulled their application for Nov. 30, 2022 Planning Commission. Attorney is Olaun Simmons of Vanderpool, Frostiick & Nishanian. (Transportation safety is a concern, among other issues.) We received a request to be updated at LOCCA's March 30<sup>th</sup> PELT Committee meeting. MIDCO wil review this at their March 16th meeting.
- Flagship Carwash at Tackett's Mill. Brief update on Tackett's Mill Foundation (Nancy Kyme) and Mr. David Dittman latest adjustments in the works.
- Flagship "Smart Carwash" on Minneville Road was reviewed with LOCCA/PELT & DCCA
- Toll Brothers Ashford Glen within The Landing at Prince William SAP. The PELT Committee is preparing some preliminary observations & suggestions that we wish to discuss this evening with the PELT Committee & share with Toll Brothers.
- Data Center Mitigation Letter is in draft form & it appears that LOCCA, MIDCO & WPCCA & Possibly the HOA Roundtable are interested in sending a joint or separate letters to the BOCS
- Devlin Technology Park Rezoning (Brentsville District) for up to 14 Data Center Buildings on 270 acres was deferred at Feb 7/8, 2023 BOCS public hearing until March 7, 2023
- Kline Rezoning BOCS Public Hearing (Coles District) of Jan 17, 2023 pertaining to the 92-acre Kline Dairy Farm on PW Parkway & Liberia was deferred until March 14, 2023 to address remaining issues. Public Comments are closed on the current proposal. 20 acres may be reserved for an elementary school site. 25 acres could be available for a youth baseball/sports complex, but this is not connected to the current rezoning, and the BOCS is looking to separately purchase this parcel for use by PWC resident tams & the Greater Manassas Baseball League (their ball fields were made available by the Manassas City Council for expansion by Micron Corp.). There are additional changes ahead that the Applicant (Stanley Martin) & the BOCS will likely engage in. This new/alternate proposal may go back to the Planning Commission



- LOCCA FILES –Still looking for permanent home

**Section B. Project Reviews: There are no Project Review items being presented at this meeting!**

**Section C. LOCCA Draft Letter Discussions on Ongoing Projects:**

- **DATA CENTER LETTER TO BOCS:**
- **The Comprehensive Plan –Pathway to 2040** was approved by the BOCS at their Dec 13/14, 2022 public hearing.
- **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), and by the BOCS Nov.1 (actually Nov. 2), 2022:
  - Each Data Cnter Rezoning proposal has to come forward for public review
  - Need to Focus on Mitigation Strategies. LOCCA is working on a draft letter.
  - LOCCA/PELT has started a draft letter on mitigation strategies
  - LOCCA,MIDCO & WPCCA & possible the HOA Roundtable are intersted in signing the letter to the BOCS.
  - Targeting Completion of Data Center Letter for March 7<sup>th</sup> BOCS Public Hearing to Coincide with Devlin Technology Park Rezoning (Public Comments on Devlin Technology Park are closed).

**OPEN DISCUSSION ON DRAFT LETTER TO BOCS**

- **LAKE POINT MULTI-FAMILY COURTESY REVIEW (REZ2021-00009) AT LOCCA PELT’S JAN 26, 2023 MEETING**
  - 5 Multi-Story Buildings with a max. of 355 residential units on 15.52 acres,
  - Zoning requires 30% open space. Current project provides 45% open space,



- Amenities include a swimming pool, a pocket park, playground, a dog park, community garden, fire pit and gathering area, bicycle share lanes, bicycle parking & storage area inside & outside buildings.
- Approved a parking reduction of 12% to total 554 parking spaces.
- Applicant shall prepare a Parking Management Plan, which at the minimum shall include permit/stickers, lease restrictions/information, subsidies for bus/transit, providing bicycle racks, and enforcement/towing contracts, etc.
- This proposal does not address affordable/workforce housing.
- Applicant shall prepare a traffic signal warrant study and signal justification report for the intersection of Caton Hill Rd. & Killarney
- Waivers include Section 702.06.F of the DCSM to allow for trees to be planted in storm easements and to install parking lot lights, walls and/or fences.
- Modification of Section 802.10 of the DCSM to allow for utility easements in the buffer areas to overlap
- Modification of Section 802.11 and Table 8-1 of the DCSM to reduce the 50 ft. wide buffer along the northern property line to 30 ft. as shown on the MZP
- Modification of Section 802.10 and Table 8-1 of the DCSM to reduce the 50 ft. buffer adjacent to the VDOT parking & ride lot to street trees as shown on the MZP
- Modification of Section 802.11 and Table 8-1 of the DCSM 50 ft. buffer requirement adjacent to the commercial uses to allow for a 15 ft. buffer as shown on the MZP
- Waiver of Section 802.11 and Table 8.1 of the DCSM, waiving the buffer requirement adjacent to the existing day care to allow for a travelway as shown on the MZP
- Modification of Section 802.11 and Table 8-1 of the DCSM to modify the 30 ft. buffer requirement adjacent to office uses to allow a 30 ft. variable width buffer
- Signage (Monument entrance signage, façade & directional signage)
- Plan a pagoda/gazebo near the SWM pond
- Plan a 0.2 acre on-site park
- OPEN DISCUSSION



- **RIVERSIDE STATION LANDBAY A (IDI) COURTESY REVIEW AT LOCCA PELT'S JAN 26, 2023, MEETING**

- The courtesy review for LOCCA & WPCCA is in accordance with proffer II. COMMUNITY DESIGN F, Courtesy Review
  - There will be a 10 ft trail on US Rte. 1 and an 8 ft shared use bicycle path trail on Land bay A & B
  - There will be connectivity between Land bay A & B
  - Pedestrian/Bicycle Connectivity (VI. PARKS & RECREATION, Item C) – Sidewalks and bicycle trails shall be interconnected with the surrounding network of public sidewalks and trails external to the property.
  - Land bay A has two (2) land-use designations, Urban High Density Residential (UHDR) and B-1, General Business
  - A total of 8% of the multi-family dwelling units shall be affordable dwelling units, ranging from 60% to 100% of area median income
  - In Land bay A, a minimum of 14,000 sq. ft. of outdoor area is committed for civic use.
  - Approx. 5,000 sq. ft. of indoor space will be committed for public use
  - Bike racks will be provided in Pop-Up Park & Hilda Barg Way
  - Applicant is also providing a monetary contribution of \$2,500 to be used for the purchase and installation of bike racks at the VRE Station. This contribution shall be paid to the BOCS as a condition of occupancy of Building 1A.
  - The Max. residential density for Land bay A is 330 units (not less than 285 dwelling units) & Land bay B is 640 units
  - The minimum retail density for Land bay A is 40,000 sq. ft.
  - Amenities will include a linear park along US Rte. 1, courtyard amenities outside & inside, fire pits & gathering areas, gas grills, a meditation garden
  - Proffer includes a Pedestrian Bridge over US Rte. 1
  - Proffer includes significant indoor common gathering space
  - Applicant shall provide a Parking Management Plan at the time of final site plan submittal:
    - Modification permitting a parking credit allowance pursuant to Section 610.03.A of the DCSM, which allows up to 30% of the required parking spaces be waived by providing multimodal alternative, such as a pedestrian bridge over Route 1 to connect





to the Woodbridge VRE Transit Center, bus stops for local routes that serve the VRE station, commuter lots, PWC Government Centers & other commercial & retail centers, access to on-site parking garages, etc.

- Residential parking shall be provided at an overall rate of 1 space per bedroom, plus an additional 5% parking spaces, which shall be evenly distributed throughout the project for visitors of residential uses.
  - The overall parking reduction for both residential & nonresidential uses from requirements is 7.8%
  - There will be a historical marker (V CULTURAL RESOURCES, A. Historical Marker) on Occoquan Rd. & Hilda Barg Way pertaining to the location on US Rte. 1 of the One Room School House. It is also along the historic Washington-Rochambeau National Historic Trail corridor which connects with publicly accessible sites
  - Center Signage allows a 52-foot tall freestanding sign identifying Riverside Station & listing multiple tenants set back 20 feet from the public right-of-way, instead of the normally permitted 20 ft. tall freestanding sign on the 20 ft. setback
    - Pylon sign will be up to 240.8 sq. ft., instead of a max. of 100 sq. ft.
    - Additional modification allows the sign face area for the primary entrance sign to be 136.5 sq. ft. instead of a maximum of 100 sq. ft.
    - This rezoning allows modification of Section 32-250.28 of the Zoning Ordinance to allow 3 freestanding signs in less than 1,000 linear ft. street frontage, instead of one (1) freestanding sign for each 1,000 ft. of linear street frontage
  - WPCCA will conduct Courtesy Review on Land bay A March 16, 2023. Plan to prepare a joint courtesy review letter for LOCCA & WPCCA to IDI.
  - OPEN DISCUSSION
- 
- **LOCCA LETTER TO TOLL BROTHERS PERTAINING TO ASHFORD GLEN INTRODUCTORY PRESENTATION? THIS PROPOSED PROJECT IS TO BE LOCATED AT THE LANDING AT PRINCE WILLIAM SMALL AREA PLAN. IT WAS PRESENTED AT**



## **LOCCA/PELT'S OCT 27, 2022 MEETING & PROPOSED A MAX OF 359 UNITS ON ABOUT 36.6 ACRES:**

### Initial Observations from Oct 27, 2022 PELT Committee meeting:

- Current building layout is tight. Topography from Minnieville Road will accommodate higher buildings further back on the site away from Minnieville Road. Can we look toward better spacing of buildings & perhaps increase height one or two stories to get better placement of buildings?
- Concerns for Applicant to commit to fire resistant building materials, sprinklers in all buildings, and exterior fire escapes, etc.
- Would prefer options for more upgraded architectural interest in building materials & exteriors of buildings
- Consider low maintenance masonry trim on façade with Hardee Plank or more durable, and interesting exterior configurations & alternate roof lines
- Consider use of external variety on architecture with balconies, outdoor rooftop living, home office accommodations, alternating roof lines, etc.
  - LEED building design? Solar opportunities?
  - Charging stations in parking lot?
  - Consider some buildings accommodating at grade one-level under the building parking to accommodate deliveries, house handicapped parking & special needs residents
  - Current parking code is 896 spaces. Plan is to provide 1,008 spaces
  - In addition, consider wider street-scape to accommodate on-street parking to handle visitors & overflow parking needs as community matures.
  - High school students at 14<sup>th</sup> HS are likely to seek parking on public streets where available
  - AMENITIES:
    - Suggest to provide for sufficient HOA internal common meeting space for HOA meetings, a party room in each building, gym, internal bike storage, mailroom, library, seating/reading areas/mini-lounge areas, etc.
    - Plan to have a wet pond with fountain, sidewalks & trails



- Need to have connectivity of internal project trails to other adjoining trail & biking systems
  - Plan to have a dog run area
  - Plan to have bike racks
  - Community clubhouse? Pool? These would be very nice, if provided
  - Plan to have boulevard plantings & internal park with indigenous plantings, gathering areas with fire pits, outdoor gardens, green spaces
  - Will be next to new 14<sup>th</sup> high school
  - Plan to have an affordable/workforce housing
  - Discussed possible issues with cut-through traffic in newly developed area of The Landing at Pr. Wm. SAP. This needs follow-up discussions focused on having a safe community.
  - OPEN DISCUSSION
- 
- **UPDATE/ONGOING REVIEW PERTAINING TO THE RE-DESIGN OF THE RTE. 123 (GORDON BLVD.) & OLD BRIDGE ROAD INTERSECTION (Re-Cap of Jan 26<sup>th</sup> LOCCA/PELT Cmtee. mtg.):**
    - **ALTERNATE DESIGN FOR THE RTE 123 (GORDON BLVD.) & OLD BRIDGE ROAD INTERSECTION:** Looking to come up with an alternative design for the Route 123 & Old Bridge Rd. intersection that is less impactful on local area businesses & more respectful of the historical scenic approach to the historic town of Occoquan. At the Jan 26<sup>th</sup> LOCCA/PELT Cmtee. Mtg. Clancy McQuigg & Rob Hartwell discussed in overview fashion the likely recommended changes that might be possible, as highlighted below:
      - Consider reducing profile of proposed flyovers & limiting this to a one-lane flyover from EB OBR to NB Route 123
      - Consider a NS 2-lane below grade tunnel on Route 123 (Gordon Blvd.)
      - Route 123 to OBR 2 lanes free flow
      - All others stay the same
      - Remove some traffic lights
      - Route 123 SB to OBR, double RT free flow lanes
      - Pedestrian crossing moved down to VDOT traffic light near Devil's Reach Road





- Leave Current I95 Ramp onto Route 123 as is
- Leave Traffic Light as is at Devil's Reach Road, rather than closing off Devil's Reach Road or Sea Ray Lane.
- Possible Internal Travel Road in Commuter Lot around Stringer's Exxon
- OPEN DISCUSSION

## Section D – Other Discussion Topics

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

- **BELMONT BAY:** Need to coordinate with WPCCA regarding proposals for redevelopment of the Belmont Bay area. Special concerns are many & include buffers with the Woodbridge Wildlife Refuge, access to US Route 1, viewsheds, density, heights of buildings, the need to preserve open space & parkland, the ultimate status of the Osprey meeting facility & restaurant, etc..

### #2 – Project Updates:

- **Westminster at Lake Ridge & Possible Purchase of Lake Ridge Baptist Church Property:**
  - Discussed this on Jan 26<sup>th</sup> in preparation for more dialogue at March 30<sup>th</sup> LOCCA/PELT Committee Mtg.
  - May also involve discussion of a portion of the Rockledge ES property.
- **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. Likely to come to PELT Committee early (March/April/May?) 2023.

- **King's Crest Project (REZ2022-00010):** This is 89.65 acres of vacant land from A-1, Agricultural to SR-1, Semi-Rural Residential district to allow development of 31 single family dwellings on well & septic. Subject property was reviewed by MIDCO in Sept. 2022, as well as by LOCCA/PELT Sept. 29<sup>th</sup>, 2022. Presented by Noah Klein (note Noah moved to a new law firm from Olin Feldman & Pittleman). Barbara Ghabdan is owner of property & applicant). This is near Delaney Property.
- **Sent LOCCA, MIDCO, and WPCCA Letter to BOCS Regarding Request for a Lower Density on the Delaney tract.** The BOCS agreed & lowered the density on this to coincide with the Occoquan Overlay District in the new 2040 Comp. Plan to protect the Occoquan Reservoir.
- **Sent LOCCA, MIDCO, and WPCCA Letter to BOCS Regarding Dropping Purcell Road East Roadway Project in 2040 Comp Plan:** Sent a joint LOCCA/MIDCO & WPCCA Letter & along with community commentary at BOCS public hearing , especially from Hunter's Ridge Residents, & HOA President Delton Nichols.
- **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 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, 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:**



## 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				
	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 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.**

<p><b>January 26<sup>th</sup></b>  <b>Location:</b>   <b>ZOOM</b></p> <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>	<p><b>February 23<sup>rd</sup></b>  <b>Location:</b>   <b>ZOOM</b></p> <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 Landbay A) &amp; Other Planning Toll Bros. Ashford Glen)</li> <li>• Data Center Issues</li> <li>• Rte 123 &amp; Old Bridge Rd</li> </ul>	<p><b>March 30<sup>th</sup></b>  <b>Location:</b>   <b>ZOOM</b></p>
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	Alternative design Options	
<b>April 27<sup>th</sup></b> <b>Location:</b>  ZOOM	<b>May 25<sup>th</sup></b> <b>Location:</b>  ZOOM	<b>June 29<sup>th</sup></b> <b>Location:</b>  ZOOM
<b>July 27<sup>th</sup></b> <b>Location:</b>  ZOOM	<b>August</b>  <b>No Meeting</b>	<b>September 28<sup>th</sup></b>  <b>Location: ZOOM</b>
<b>October 26<sup>th</sup></b>  <b>Location: ZOOM</b>	<b>November 16<sup>th</sup></b>  <b>Location: ZOOM</b>	<b>December</b>  <b>No Meeting</b>