



**DATE:** Thursday, February 24, 2022  
**TIME:** 7:30 p.m.  
**LOCATION:** Zoom

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



## Section B. Project Reviews

<b>#1 – Project Title:</b>	Potomac Mills Mobil Motor Vehicle Fuel Station Redevelopment
<b>Representative:</b>	<b>Kelly Young</b> <b>Compton Duling</b> 12701 Marblestone Drive, Suite 350 Prince William, VA 22192 (703) 583-5170 kyoung@comptonduling.com
<b>Staff Planner:</b>	Not yet assigned

**PROJECT DESCRIPTION:** Located at 14496 Gideon Dr Woodbridge, VA 22192 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 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 stations 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. As an infill development, the project meets the land use policy intent of the Parkway node within the Dale City Small Area Plan and meets the planned cohesive age-restricted and affordable multi-family residential product with onsite amenities, which will add to the mixture of uses in the area.

**NOTES:**



<b>#2 – Project Title:</b>	Park Landing (SPR2021-00333) 3301 Noble Pond Way REZ2021-00012 on the Prince William Commons
<b>Representative:</b>	<b>Tiffany Caceres, P.E.</b> <b>Christopher Consultants</b> (703) 273-6820 – main (571) 293-5178 – direct <a href="mailto:tiffanycaceres@ccl-eng.com">tiffanycaceres@ccl-eng.com</a> <a href="http://www.christopherconsultants.com">www.christopherconsultants.com</a>  KCG Development, LLC is the contract purchaser & Hooker DeJong
<b>Staff Planner:</b>	Scott F. Meyer <a href="mailto:smeyer@pwcgov.org">smeyer@pwcgov.org</a>

**PROJECT DESCRIPTION:** The 10-acre site slated for a new, 250-unit age-restricted affordable apartment complex at 3301 Noble Pond Way near the southwestern intersection of Golansky Boulevard and Noble Pond Way adjacent to the Prince William Parkway was discussed with LOCCA’s PELT Committee on January 28 and June 24, 2021 and supported at the Planning Commission & BOCS public hearings. There is a LOCCA/PELT & DCCA Courtesy Review provision for signage, architecture, lighting & landscaping, buffers, pedestrian & biking paths & additional parking accommodations before approval of the final site plan in the proffers.

Two multi-family 4-story buildings are being proposed (194,000 sq ft and 105,000 sq. ft buildings. Units will be approx. 700 sq ft to 1,000 sq. ft mix of 1 and 2 bedroom units. There will be community recreational amenities, including a passive recreation lawn, grilling stations, fire heath, shade structure, tables, benches, and/or bench swings. Will include a dog activity area, outdoor pool facility, bike rack/repair station & pedestrian walkways. LOCCA PELT had asked for enhanced boulevard plantings, benches and provision for access to on-street parking to accommodate guests and overflow parking. Consolidated vehicular access points were recommended to simplify traffic patterns, limit streetscape interruptions and minimize conflicts among pedestrians, bicyclists and motorists. Two monument entrance signs are proposed.

**Amenities:** There will be community recreational amenities as listed above. In addition, will there be a community meeting room (party/game/room), reading room/mini-library, lobby/lounge, computer room, kitchenette.

**NOTES:**



<b>#3 – Project Title:</b>	Woodbridge West (4030 Prince William Parkway)
<b>Representative:</b>	<b>Kyle Gambler</b> <b>Rappaport</b> 8405 Greensboro Drive, 8th Floor McLean, VA 22102-5121 (571) 382-1216 (Direct) (443) 992-5020 (Mobile) <a href="mailto:kgambler@rappaportco.com">kgambler@rappaportco.com</a>
<b>Staff Planner:</b>	

**PROJECT DESCRIPTION:** Woodbridge West is a 6.8 acre future development project located at Prince William Parkway & Hillandale Drive. The land is owned by long-term Virginia residents, Andrew & Robin Neyman who purchased the property in 1984. In 2017 the Neymans sold the adjacent 17 acres to the Prince William County School Board which is now the home of Jenkins Elementary School. The remaining 6.8 acres is zoned Agricultural and the Neymans are currently exploring the development options. The District Supervisor has advised the Neymans to meet with LOCCA/PELT to discuss the vision and potential tenant/operator mix for the development. Additionally, joining the meeting on the 24<sup>th</sup> will be Jason Donald and William Owen of PennTex who is the development group considering purchasing the 6.8 acres from the Neymans.

**NOTES:**

<b>#4 – Project Title:</b>	REZ 2018-00007 Occoquan Ridge
<b>Representative:</b>	<b>Jerry W. Davis,</b> <b>Managing Partner</b> <b>Xanadu Group LLC</b> (703) 335-8944 (703) 856-3402 (cell) <a href="mailto:jerryontross@gmail.com">jerryontross@gmail.com</a>
<b>Staff Planner:</b>	Scott Meyer <a href="mailto:smeyer@pwcgov.org">smeyer@pwcgov.org</a>

**PROJECT DESCRIPTION:** This is a follow up to the presentation from the October 28, 2021, LOCCA/PELT meeting. The developer is prepared to show us modifications he has made to previous editions of this project.



**NOTES:** At the November 17, 2021, PWC Planning Commission public hearing, Westminster at Lake Ridge, the River Ridge HOA, Thousand Oaks Townhouse Assoc. & LOCCA PELT Committee reps made a strong case for a deferral or to deny the current proposal in its' present form. The Planning Commission concurred and deferred to Feb 9, 2022. On Jan 7, 2022, Mr. Jerry Davis of Xanadu sent a letter to Scott Meyer of the PWC Planning Office to defer this proposal to a later meeting time to be determined. Mr. Davis was requesting "...sufficient time to address the suggested changes with LOCCA PELT and the surrounding communities and get their input before submitting a revised development plan to the Planning Commission for further consideration." On January 12, 2022, the PWC Planning Commission voted to defer the proposal "to a later time to be determined."

Neighboring communities are interested in the following:

- Reducing the height of the buildings to 35 feet (with a two-story eave)
- Repositioning the buildings (reposition the two larger buildings from the east side to the west side of the property adjacent to the boundary with Rockledge Elementary School)
- Reducing density to a maximum of 24 units
- Presenting a solid engineer's solution to storm water management issues & to exceed code if warranted to protect downstream communities
- Proffering an entrance sign identical in appearance (compatible/substantially identical) with the entrance signs of Westminster and River Ridge
- Providing a temporary construction entrance to the site on Mariner Lane
- Presenting a plan & commitment for more extensive and robust amenities
- A listing of appropriate proffers included proffers for extensive landscaping, enhanced buffers, stone wall feature identical to Westminster & River Ridge Communities, complementary hardscape and public art, preservation and/or restoration of current easements, and a four-week courtesy review period.

## Section C – Discussion Topics

### #1 – New Discussion Topic

- **Passing of Joan Waggener:** It is our sad duty to inform you of the passing of our dear friend Mrs. Joan Waggener on February 13, 2022. The obituary link is below. As for those long-standing LOCCA PELT Committee members and colleagues will remember, Joan and Jim Waggener were a fixture at the PELT Committee meetings when we met at the Woodbridge Senior H.S. Faculty lounge many years (decades) ago. Jim & Joan lived in Mill Pond Village at Tackett's Mill. Jim was the co-founder of the Prince William Natural Resources Council, the predecessor to the current Prince William Conservation Alliance (PWCA), whose Executive Director is Ms. Kim Hosen.

Jim and Joan were always present as a couple at all our PELT Committee meetings when LOCCA was referred to with one "C" as LOCA. When the WELT (Woodbridge Environment, Land-Use & Transportation) Committee (now known as WPCCA -Woodbridge Potomac Community Civic Association), invited LOCA's PELT Committee to engage on the Belmont Bay rezoning at the time, we all worked to reduce the adverse impact of the





proposed Belmont Bay development on the surrounding environment. That meant downsizing the proposed marina and boat slip to service the local Belmont Bay Community, and to get the golf course owned by Preston Caruthers & the Caruthers family to incorporate and proffers for integrated pest management and BMPs (best management practices) for reducing runoff, nutrients & sediments to the Bay. This became the standard for Prince William County such as at the Robert Trent Jones Golf Course in western PWC.

Perhaps one of the best-known legacies for Jim and Joan is Jim's devotion to making sure that the former Harry Diamond Laboratory on US Route #1 was preserved as the Occoquan Bay Natural Wildlife area and handed over to the US Department of the Interior. Jim is a naturalist whose military career and interests in natural resource surveys as a leader in Northern Virginia's Audubon Society resulted in numerous conservation and preservation efforts in eastern Fairfax, such as preserving the Lorton area for open space, conservation and the arts, and numerous areas in Prince William County, including the Harry Diamond Laboratory, the rural crescent, and the list goes on.

We were all saddened when Jim and Joan moved from Lake Ridge to Alexandria to be closer to their doctors for Joan's health and medical treatment. Over the years we kept in touch with them. Please find the link to Joan's obituary:

<https://www.legacy.com/us/obituaries/washingtonpost/name/joan-waggener-obituary?id=33078846>

- **Passing of David Ames Rutherford:** David Ames Rutherford. He passed away in Brooksville, Florida Saturday, Feb 12, 2022, just days away from his 83rd birthday. David was a Past Vice President and President of the Lake Ridge Communities Civic Association, Inc. (LRCCA) which was incorporated with the State Corporation Commission on July 5, 1970 and is the founding predecessor organization of the Lake Ridge-Occoquan-Coles Civic Association (LOCCA). The first President of the LRCCA, Inc. was Col (retired) James Caddigan, husband of the former Potomac Supervisor, Mrs. Maureen Caddigan.

David served in civic work for a long time and was a long-serving member of the Prince William County Service Authority Board of Directors. Also, among his civic activities included serving on the Planning Commission of Prince William County and serving on the Board of Directors for Potomac Hospital. He loved serving as a member of the Board of Trustees of Davis and Elkins College in Elkins, West Virginia. The family requests that any remembrance of David be sent to Davis and Elkins College for scholarships in honor of David's parents, Henry Ames and Marjorie Bennett Rutherford: attn Mr. Scott Goddard, 100 Campus Drive, Elkins, WV 26241. Please find the link to David's obituary: [www.merrittfuneral.com/obituary/David-Rutherford](http://www.merrittfuneral.com/obituary/David-Rutherford).

- **PWC is considering an expansion to the Data Center Overlay Districts.** Public Meetings and Work Sessions are moving forward. There is a disconcerting movement to locate Data Centers near the National Parks (BOCS approved a Comp. Plan change to allow Data Center use adjacent to the boundaries of Pr. Wm. Forest Park in



Independent Hill area in the Congressionally mandated park boundaries. BOCS is looking toward approving data center uses near Manassas National Battlefield Park on Pageland Lane in Manassas, and other sites are being contemplated within the Rural Crescent areas. Specifically, a massive 800-acre data center campus is proposed for several parcels along Pageland Lane bordering the Manassas National Battlefield Park. Stay tuned!)

## #2 – Project Updates:

- **VDOT Road Improvements for Route 123 and Old Bridge Road Intersection Area.** VDOT Presented a discussion on status of project on September 21, 2021 at 6:30 pm to the Occoquan Town Council via Zoom. Waiting on an update from VDOT in the March/April timeframe.
- **Revival Baptist Ministries Int'l, Inc.**, 13386 Telegraph Road – When we reviewed this project at our August 6<sup>th</sup> Zoom meeting, traffic concerns were identified, and the church representatives are working these issues.
- **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). To be scheduled.

## #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>

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## 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 [kjkooyoomjian01@verizon.net](mailto:kjkooyoomjian01@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.

<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	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				















<b>Green Infrastructure &amp; Buildings</b>		<b>Y</b>	<b>N</b>	<b>N/A</b>	
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:				
	"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."				



## 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.**

<p><b>January 27<sup>th</sup></b>  <b>Location: ZOOM</b> </p> <ul style="list-style-type: none"> <li>• Accurate Printing Signage SUP</li> <li>• Pennington Lane Love Dale Courtesy.Review</li> <li>• Autozone at The Centre at Rollingwood</li> <li>• Chick-fi-A Canopy Addition #2 at The Glen</li> </ul>	<p><b>February 24<sup>th</sup></b>  <b>Location: ZOOM</b> </p> <ul style="list-style-type: none"> <li>• Potomac Mills Mobil Station Redevelopment Gideon Drive</li> <li>• Park Landing Courtesy Review</li> <li>• 4030 Pr. Wm. Parkway</li> <li>• Gatherings at Occoquan Ridge</li> </ul>	<p><b>March 31<sup>st</sup></b>  <b>Location: ZOOM</b> </p>
<p><b>April 28<sup>th</sup></b>  <b>Location: ZOOM</b> </p> <ul style="list-style-type: none"> <li>•</li> </ul>	<p><b>May 26<sup>th</sup></b>  <b>Location: ZOOM</b> </p> <ul style="list-style-type: none"> <li>•</li> </ul>	<p><b>June 30<sup>th</sup></b>  <b>Location: ZOOM</b> </p> <ul style="list-style-type: none"> <li>•</li> </ul>
<p><b>July 29<sup>th</sup></b>  <b>Location: ZOOM</b> </p> <ul style="list-style-type: none"> <li>•</li> </ul>	<p><b>August</b></p>  <p><b>No Meeting</b></p>	<p><b>September 29<sup>th</sup></b>   <b>Location: Zoom</b></p> <ul style="list-style-type: none"> <li>•</li> </ul>
<p><b>October 27<sup>th</sup></b>   <b>Location: Zoom</b></p> <ul style="list-style-type: none"> <li>•</li> </ul>	<p><b>November 30<sup>th</sup></b>   <b>Location: Zoom</b></p> <ul style="list-style-type: none"> <li>•</li> </ul>	<p><b>December</b></p>  <p><b>No Meeting</b></p>