



DATE: Thursday, February 25, 2021
TIME: 7:30 p.m.
LOCATION: Virtual via Zoom

www.loccapeltva.org

Section A. President’s and/or Chairman’s Time



Can you name this piece of equipment? This is a Kaypro 10 computer donated to LOCCA/PELT decades ago and used for many years to do our agendas, letters, etc. Yes, just one of the many things in the PELT Chairman’s basement storage room!

Section B. Project Reviews

#1 – Project Title:	Longpointe Rezoning Application
Representative:	<p>Jonelle M. Cameron, Shareholder, Walsh, Colucci, Lubeley & Walsh, P.C., 4310 Prince William Parkway, Suite 300, Prince William, VA 22192 (703) 680-4664 x5132 JCameron@thelandlawyers.com</p> <p>Marcus Harders, Jr., Shareholder, Walsh, Colucci, Lubeley & Walsh, P.C., 4310 Prince William Parkway, Suite 300, Prince William, VA 22192 (703) 680-4664 x4127 (703) 680-6067 (Fax) (571) 989-5121 (Direct) mharders@thelandlawyers.com www.thelandlawyers.com</p> 
Staff Planner:	N/A

PROJECT DESCRIPTION: With the adoption of “The Landing at Prince William Small Area Plan” (the “SAP”) by the Board on November 19, 2019, the owner of the Longpointe property has discussed with County staff a proposal to rezone the property in a manner that is now consistent with the SAP. The rezoning would include structures and uses that implement the T-6 Transect Zone, which will include multi-family residential with some commercial and office. Preliminary layouts of the site resemble the building layout and circulation represented on the plans approved with REZ2019-00004. The main boulevard, the





spine road through the development, connectivity to the commuter lot and pedestrian accommodations remain core concepts for the development. The property owner is working on the application documents, and anticipates filing an application with the County in the coming months.

The following is taken from The Landing at Prince William Small Area Plan to provide an understanding of Transect Zone and T-6 used in the project description on the previous page:

“The framework of this plan utilizes the core concepts of Transect and Activity Density. The Transect is a way to describe the range of natural and built environments from the countryside to the center of the city as a set of bands of uniform density called Transect Zones (See Figure 20). Each Transect Zone defines a consistent scale of density and intensity of development and the entire complement of streets, buildings, and open space that goes along with that level of intensity. Figure 21 is a standard table of Transect Zone densities defined for all of Virginia using Activity Densities. This table of Transect Zone densities and typical characteristics was developed through an analysis of real Virginia places, ranging from large urban downtowns to rural village centers. Figure 22 provides a 3-dimensional illustration of the form, layout, intensity, and type of transit technology that typically supports each of the Transect Zones.”

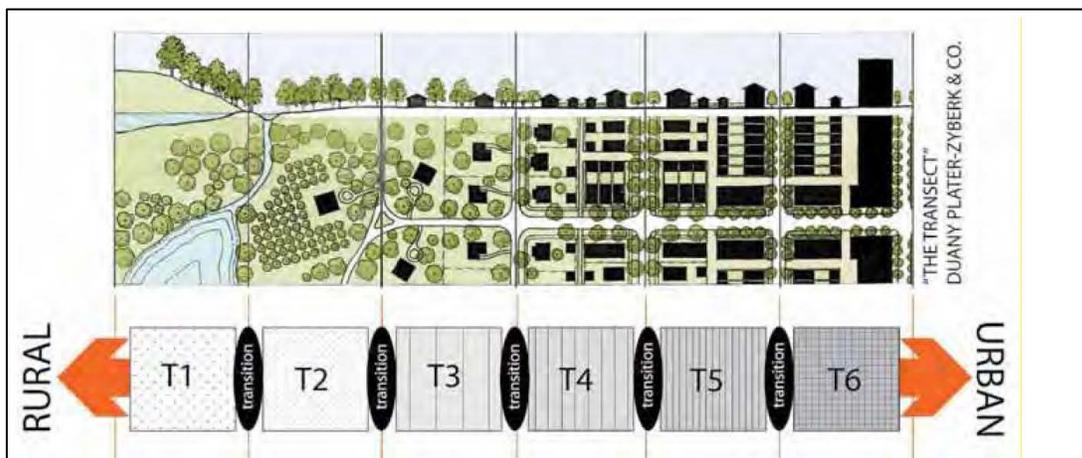


Figure 21: Transect Zones

TRANSECT ZONE INTENSITY			
Transect Zone	Activity Density (Jobs + People/acre)	Gross Development FAR (residential + non-residential)	Net Development FAR (residential + non-residential)
T-1	1 or less	0.01 or less	0.02 or less
T-2	1 to 10	0.01 to 0.15	0.02 to 0.23
T-3	10 to 25	0.15 to 0.37	0.23 to 0.57
T-4	25 to 60	0.37 to 0.9	0.57 to 1.38
T-5	60 to 100	0.9 to 1.49	1.38 to 2.3
T-6	100 or more	1.49 or more	1.38 to 2.3

NOTES:



Section C – Discussion Topics

#1 – New Discussion Topic – The need for a fully vetted Open Space Plan for PW County, especially for the rural crescent area

An open space plan is essential to place an explicit value upon its' existence and functionality and to provide policy guidance and preferences to planners and applicants considering certain land-use proposals to take priority over others. Without such a plan, there is the very real danger that we could lose those essential values and unique functionality that rural open space currently provides, especially in the Rural Crescent (RC) area, which is the single largest open space asset we have in PW County. In particular, the RC area should not be given second class status and needs quality attention by all parties. Without a thoughtful open space plan focused on preservation, proper management and enjoyment by many, including scenic byways designations, we can expect fragmentation of this precious asset amongst development areas and cluster developments as we do now, and our precious asset will surely suffer the fate of becoming victim to a fractured and non-functional landscape with respect to historic, scenic green space.

We do not wish to have our current precious open space suffer the fate of impaired functionality, including fractured wildlife habitat, impaired open space activities, and impairment of the precious remaining viewsheds that have so long been a part of our heritage since prior to the Civil War. The fact is that we need a cohesive fully vetted Greenway and Parks and Open Space Master Plan for all of PW County, with pedestrian connectivity, thoughtfully designed and safe hiking and biking trails. It is possible for County government to put preserved land for growth management, environmental quality functionality and to assist the local economy, although there is the question of rights of access for some of the preserved land. All this needs to be explored in the development of a fully vetted Open Space Plan.

The following is taken from the current Comprehensive Plan:

Open Space

INTENT

A system of open space and corridors will protect water quality in streams and ultimately the Chesapeake Bay (including sources of public drinking water); enhance the ability of wildlife to find food, water, and shelter; minimize environmental damage from development on excessively steep slopes, floodplains, resource protection areas (RPAs), or inappropriate soils; conserve cultural sites and scenic vistas; and enhance connections between neighborhoods.

These open spaces and corridors can be used for recreation; wetlands and forests supply storm-water drainage and wildlife habitat; and farms and forests provide aesthetic benefits to surrounding residents. In rapidly growing urban and suburban areas, any preserved land can offer relief from congestion and other negative effects of development.

Open space provides a range of economic, aesthetic, environmental, and recreation benefits to the citizens of a community. Open space enhances property values and attracts businesses,



homebuyers, and workers. Open space should be of a size and quality to be meaningful, in order to be considered beneficial. Quality elements include location, configuration, and utility, with emphasis on public access.

This Open Space Plan provides policy guidance for the future of Prince William's open space. The Plan includes objectives, strategies, and recommended actions designed to ensure the provision of an adequate supply of beneficial open space to satisfy the needs of this and future generations in the County.

The Plan also includes minimum open space and recreation facility principles and identifies criteria to evaluate acquisition sites and implementation strategies.

The following is taken from the recently approved Parks, Recreation & Open Space Master Plan 2020

1.2 PURPOSE

The purpose of the Parks, Recreation, and Open Space Master Plan (Master Plan) is to provide the Department and the County with a road map for future development of recreational facilities and opportunities over the next 10 to 15 years. This Master Plan focuses on identifying the County's current and future recreation needs, not only to aid staff and decision-makers in providing and expanding the recreational facilities and opportunities available to Prince William County residents, but also to ensure that these opportunities are equitably distributed across the county, at a variety of levels. This plan is based on recognized planning principles and best practices, as well as level of service standards that are unique to Prince William County and which are outlined in this plan. The Department's level of service standards are also outlined in the Parks, Recreation & Tourism chapter of the County's Comprehensive Plan.

This plan is intended to satisfy the National Recreation and Parks Association's (NRPA), Commission for Accreditation of Park and Recreation Agencies (CAPRA) requirements, for the Department to have a Parks and Recreation System Master Plan. Per the CAPRA requirements this plan is to be updated every 10 years. This is consistent with Department procedures and, as such, this plan also serves as an update to the Department's previous master plan which was titled, "Prince William County Park Authority Comprehensive Plan 2010-2030".

The following is taken from the October 14, 2019 LOCCA letter to Rebecca Horner (Director of Planning at the time) pertaining to Open Space in the Rural Crescent

OPEN SPACE PLAN: PWC does not currently have an Open Space Plan, but needs this for PWC & especially in the Historic Viewshed Areas & watersheds in the RC. Currently open space & green areas, & especially habitat for wildlife is fractured and disperse. There needs to be connectivity of green space & habitat and for trails and open space activities. ...more can be said on this, please see below.

In 2002, an interdepartmental staff team and Open Space Steering Committee produced the City of Alexandria Open Space Master Plan, establishing 15 ambitious goals for protecting, enhancing and expanding open space. The City Council adopted the Open Space Master Plan in 2003. The National Capital Planning Commission adopted a Parks & Open Space element



and established policies to protect and enhance the many federal parks and open spaces in our region, and to promote improvements to the regional open space network. The Parks & Open Space Element was revised and was last updated in 2004. It was examined in 2018, and the 2004 policies remained in effect until February 15, 2019. The Parks & Open Space element is grossly deficient as it allows for developers to put woodchip trails to nowhere (as the woodchip trail that extends from the Parkway West development into Lake Jackson Drive. Comments are being evaluated for new changes.

Many other jurisdictions have adopted an open space plan, such as the City of Madison, Wisconsin, Union County, PA with its Greenway & Open Space Plan, Pierce County, Washington State, Arlington County's Public Spaces Master Plan for Parks & Recreation.

The PWC Planning Office, the PWC BOCS & the PWC Planning Commission would do well to look at the many adopted Open Space Master Plans, especially those for rural area & historic viewsheds to see what good ideas might be germane in the PWC RC setting.

The Following is taken from the October 14, 2019 LOCCA Letter to Supervisor Ruth Anderson pertaining to Open Space in the Rural Crescent

All the discussion points on deaf ears if PWC does fully vetted Open Space The Open Space Plan must stakeholders and use all available across the by all participants and County Supervisors. Without such a plan, we can only expect fragmentation of open space and green areas amongst development areas and cluster developments as we do now. A cohesive Open Space Plan would promote planning and development that avoids fragmentation.

Requirement: Develop a fully vetted Open Space Plan

anyone wishes to make will fall not have a peer-reviewed and Plan for the Rural Crescent. be developed by all the multi-faceted talent County. It must be agreed to approved by the Board of

The Open Space Plan should consider the relevance of preserving viewsheds and watersheds in the rural landscape, as well as preserving viewsheds at historic areas of significance, such as at the Manassas Battlefield Park and other areas within the Rural Crescent area.

Aggressively identify and pursue tools and incentives for enhancing and preserving the rural area

There are tools and incentives available to the County, and its residents and businesses that are not being used to accomplish these purposes. We recommend that the Prince William County Planning staff list all the existing incentives, tools and Action Strategies, and work with the community to identify other incentives, tools and Action Strategies that may be created to assist all entities in the rural area to achieve success now and in the future. This

includes as a minimum identifying such federal funding incentives available through NRCS/USDA, such as PDRs, TDRs (Farm & Ranchland Protection Program), the Wetlands Reserve Program, the US Forest Service's Forest Legacy Program, and the US DOD Readiness and Environmental Protection Integration (REPI) Program, especially as it relates to the Development Areas within and adjacent to the Rural Crescent.



In some of the above-cited programs, it is possible for the County Government to put preserved land for growth management, environmental quality and to assist the local economy, although there is the question of rights of access for the preserved land. The net result should be that view sheds, watersheds and local economy should benefit from aggressively pursuing these options. There is a lot of homework that the Planning Staff needs to do in conjunction with Prince William County's Economic Development staff in this arena, and they need to engage both citizens (especially residents and the farming community) and the business community in this exercise. It is our observation that thus far, it is the sense of many in the community that this exercise has not been fully pursued in good faith or with full disclosure and the due diligence and candor with all the stakeholders that it deserves.

In the current climate, we believe that the land preservation options, such as Purchase of Development Rights (PDR) and Transfer of Development Rights (TDR) programs, along with cluster development options within open space areas must be robustly focused and applied.

SUGGESTED OPEN SPACE PLAN ROADMAP TO DEVELOP AN OPEN SPACE MASTER PLAN FOR PWC AND A SUB-PLAN FOR THE RURAL CRESCENT AREA:

ENGAGE: Form a Review Group

- Citizens (Residents)
- Farming Community
- Civic Associations
- Business Community

LOOK AT FUNDING INCENTIVES AND BARRIERS TO ESTABLISHING (Especially Thru Natural Resources Conservation Service (NCRS)/USDA):

- PDR – Purchase of Development Rights
- TDR – Transfer of Development Rights (especially the Farm & Ranchland Protection Program)
- Wetlands Reserve Program
- Forest Services Legacy Program
- US DOD Readiness and Environmental Protection Integration (REPI) Program

INCLUDE SUCH AREAS AS THE FOLLOWING: DEVELOP ACTION STRATEGIES FOR:

- Farm & Rural Area Preservation
- Agricultural Tourism
- Contiguous Wildlife and Wetland Corridors
- Habitat Preservation and Enhancement
- Stream Valley Preservation
- Historic and Scenic Resource Protection
- Viewshed Preservation
- Storm Water Management
- Protection of Surface & Ground Water Supplies (Quantity & Quality)
- Chesapeake Bay Implementation Strategies (TMDL, etc.)



- Pedestrian Public Access
- Water-based Recreational Opportunities
- Other

NOTES:



Prince William Times

February 18, 2021

BREAKING: Prince William County will build its 14th high school near Minnieville, Telegraph roads

by Jill Palermo Times Staff Writer

Feb 17, 2021



The Prince William County School Board on Wednesday, Feb. 17, approved the purchase of this 20-acre site near Minnieville and Telegraph roads for the 14th high school.

Prince William County has apparently found a home for its 14th high school.

Without comment Wednesday evening, the Prince William County School Board approved the purchase of one 20-acre parcel near Minnieville and Telegraph roads for the new high school, which is set to open in 2025.

The school board agreed to pay \$2,718,198 for the parcel at 13205 Telegraph Road. It was most recently assessed in 2020 for \$1.44 million, according to Prince William County land records.

The school board had not yet mentioned the purchase of the land during the school board meeting, which began at 7 p.m. tonight, Wednesday, Feb. 17.



A total of seven parcels of land are needed for the new high school, according to an item on the school board's agenda.

The purchase marks a change in plans for the 14th high school, which was initially slated to be built near Prince William County Parkway and Hoadly Road. In May 2019, the school board approved an effort to take a parcel in that area of the county via eminent domain.

That site met opposition from area residents who opposed having a high school adjacent to their semi-rural neighborhoods of mostly upscale homes off Prince William Parkway. The former site bordered the neighborhoods of Bren Forest, the Reserve at Hunters Ridge and Trey Woods.

At its new location, the new high school will be the first to be built in that area of Woodbridge since the early 1970s. The closest high schools to the site are Woodbridge Senior and Gar-Field high schools, both of which were built in the 1970s.

#2 – Project Updates:

- Dar al Noor Mosque expansion – This project was heard by the BOCS at their February 2, 2021 meeting and approved.
- International Central Gospel Church, 5451 Davis Ford Road (PWC Planner is Alex Vanegas) –letter outlining LOCCA/PELT concerns was sent (October 30, 2020). As of the December 17th DAPS, this project is listed as “Suspended.”
- Revival Baptist Ministries Int'l, Inc., 13386 Telegraph Road – When we reviewed this project at our August 6th Zoom meeting, traffic concerns were identified and the church representatives are working these issues.
- The Gatherings at Occoquan Ridge – Ms. Keasha Hall, the Planner we have worked with on this project, has left the Planning Department for another position in County government. Mr. Scott Meyer has taken over at the Planner for this project. As of the November 13th DAPS, this project is still under review. When queried, Ms. Hall stated they do not anticipate this going to the Planning Commission until sometime in 2021. We are waiting to take any further action until we see if the applicant is going to reach out to any of us involved. LOCCA sent a letter to Supervisor Boddye on this project on August 10, 2020.
- Lake Point Multifamily Redevelopment within The Landing at Prince William SAP by the NRP Group. Presented at LOCCA/PELT Committee Sept 24th meeting.

#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>



Section D. General Information Items

#1 – Succession Planning (LOCCA President and PELT Committee Chairman)

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 and PELT Committee Chairman 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. Neither position requires unprecedented amounts of time or energy. But they do involve almost 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 for each position.

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.

The PELT Committee Chairman does much of the “grunt work” necessary to conduct meetings and learn about current projects. The Chairman typically is responsible for scheduling meeting locations, putting together the agenda for each meeting, maintaining the LOCCA web site (www.loccapelva.org), and drafting letters (with the help of others) in response to projects reviewed at our meetings. **This position will need to be filled in the April – May 2021 timeframe due to the relocation (out of state) of the current Chairman.**

Should anyone be interested in seeking one of these positions or just have a question about what is involved, please feel free to contact either Jack Kooyoomjian at kjkooyoomjian01@verizon.net or (703) 505-7719 (cell) or Tom Burrell at tom.burrell@verizon.net or (703) 927-7580 (cell). Either of us would be happy to talk to you.

#2 – Citizens’ Time:



Section E. 2021 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>January 28th Location: ZOOM </p> <ul style="list-style-type: none"> • Primeland • Mezeh Restaurant @ the Glenn • Watson Oaks • Age-Restricted on Noble Pond Way 	<p>February 25th Location: ZOOM </p> <ul style="list-style-type: none"> • Longpointe rezoning • Open Space Master Plan discussion 	<p>March 25th Location: ZOOM </p> <ul style="list-style-type: none"> •
<p>April 29th Location: ZOOM </p> <ul style="list-style-type: none"> • 	<p>May 27th Location: ZOOM </p> <ul style="list-style-type: none"> • 	<p>June 24th Location: TBD </p> <ul style="list-style-type: none"> •
<p>July 29th Location: TBD</p> <ul style="list-style-type: none"> • 	<p>August</p>  <p>No Meeting</p>	<p>September 30th Location: TBD</p> <ul style="list-style-type: none"> •
<p>October 28th Location: TBD</p> <ul style="list-style-type: none"> • 	<p>November 18th Location: TBD</p> <ul style="list-style-type: none"> • 	<p>December</p>  <p>No Meeting</p>