



DATE: Thursday, March 31, 2022
TIME: 7:30 p.m.
LOCATION: Zoom
Join Zoom Meeting

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

- **Welcome new LOCCA members:**

Peggy & Gary Cecchine (Westminster at Lake Ridge – Feb 2022) & William Milne
(Lynnwood - March 2022)

Section B. Project Reviews:

#1 – Project Title:	El Paso Restaurant
Representative:	Felix Serrano, RA, LEED AP



	El Paso Restaurant 3031 Golansky Blvd Woodbridge VA 22192 (703) 992-9500 felixserrano@gmail.com
Staff Planner:	Juanna Lozano

PROJECT DESCRIPTION: Located at 3031 Golansky Blvd at the intersection of Smoketown Road. The owners are requesting a courtesy review for appropriateness of color and painting scheme for the exterior of the restaurant.

NOTES:

#2 – Project Title:	Courtesy Review, Revival Baptist Ministries International (SUP2021-00013)
Representative:	Terri Shepler Revival Baptist Ministries International 13386 Telegraph Road; Woodbridge, VA 22192 (703) 273-6820 – main (571) 293-5178 – direct tbshepler@yahoo.com Pastor Isaac: thegospel2003@yhoo.com
Staff Planner:	Scott F. Meyer

PROJECT DESCRIPTION: The 2.42-acre site is located 0.40 miles north of the Caton Hill Road and Telegraph Road intersection and is currently addressed as 13386 Telegraph Road. It is identified on County maps as GPIN 8292-96-4121. The property is the former Knights of Columbus facility and is located within **The Landing at Prince William Small Area** Plan within the Occoquan Magisterial District. Revival Baptist Ministries began in 2011 in Alexandria, VA. Close to 70% of parishioners are in PWC. They purchased the property in May, 2020. LOCCA's PELT Committee reviewed this proposed land use on August 6, 2020. The Planning Commission



approved this SUP proposal on March 9, 2022 and LOCCA/PELT supported it. It is now going to the BOCS for a public hearing.

The Revival Baptist Ministries is using the existing building, kitchen facility, hall, parking lot, entrance area (see SUP Condition 7a, below). Applicant is required to adhere to an onsite parking limitation. The onsite parking limitation SUP Condition 2-d) requires that no vehicles associated with any use of the property shall be parked along Telegraph Road. SUP Condition 2-e) limits the applicant up to two (2) larger-scale events or special activities per year. These activities are in addition to activities typically associated with normal operations of religious institutions.

Building height max is 60 feet exclusive of a spire/tower (SUP Condition 3a); Buffering & landscaping details are contained in SUP Condition 3b i thru vi); signage 3d) specifies signage in substantial conformance with submitted rendering (see attached rendering dated January 27, 2021) and shall not exceed 6 ft in height and shall incorporate low growth landscaping & supplemental plantings at the sign base.

SUP Condition 3d) requires that all lighting fixtures shall be designed to direct light downward/inward and to not produce glare onto adjacent properties, all parking lot fixtures shall be full cut-off fixtures, and the lighting design shall be shown on the final approved site plan. Any free-standing parking lot light poles shall have a maximum height of 20 feet and all pole height and locations shall be noted on the final approved site plan.

SUP Condition 4b) requires that existing vegetation identified as the “existing tree line shall be preserved. The applicant may remove noxious or invasive vegetation, such as poison ivy, poison oak etc. as well as dead, dying, or hazardous trees and revegetate those areas with indigenous trees, shrubs and/or ground cover in coordination with the County Arborist.

SUP Condition 6 Addresses prompt graffiti removal by the applicant (6a), onsite security (6b) and site maintenance (6c) for removal of onsite litter, trash and debris on a daily basis or as needed.

SUP Condition 7). Item 7a requires access from the existing shared asphalt driveway within the 50-foot access easement off of Telegraph Road. SUP condition 7b requires that the applicant shall maintain the 20-foot ingress-egress easement to the adjacent Brown property to the northeast for access to Telegraph Road/future Summit School Road, as shown on the SUP Plan.

#3 – Project Title:	Gatherings at Occoquan Ridge (REZ2018-00007): Stormwater Discussion with PWC Director of Public Works, Mr. Tom Smith & Watershed Management Staff et al
Representative:	Tom Smith, Director Prince William County Dept. of Public Works (703) 792-7070 – main (703) 792-6252 – direct



	<p>tsmith@pwcgov.org</p> <p>Watershed Management staff include the following: Raj Bidari (rbidari@powcgov.org); David M. Maxwell, P.E. (DMaxwell@pwcgov.org); Madan Mohan (mmohan@pwcgov.org); Clay Morris (CMorris@pwcgov.org).</p>
Staff Planner:	Scott F. Meyer

PROJECT DESCRIPTION: The 2.48 in-fill parcel owned by the Lake Ridge Baptist Church (LRBC) Trustees has been under a contingency contract with Mr. Jerry Davis, Managing Partner of Xanadu, LLC for development as a 55 plus senior living community since 2017. It was first heard in a Planning Commission (PC) Public Hearing on November 17, 2021 and the PC recommended for deferral to February, 2021. The Applicant, Mr. Davis has requested an open deferral to resolve a number of outstanding issues with the community.

LOCCA wrote a letter on behalf of the surrounding communities to Tom Smith, Director of Public Works, asking a number of questions relating to stormwater management. Please see the attached LOCCA letter dated March 15, 2022).

NOTES:

Questions for Tom Smith & Watershed Management Staff:

- #1 Where will the Occoquan Ridge (OR) stormwater (SW) go?
- #2 Can and shouldn't the OR SW be diverted away from the WLR & RRCA 2-level privately-owned & privately maintained SWM pond system?
- #3 How will the OR SW be managed during construction so as not to dump sediment and nutrient-laden SW into the WLR & RRCA privately owned & privately-maintained 2-level pond system?
- #4 Does the current nearby Mariner Lane SWM system which conveys SW to the SWM pond located on the LRPRA, Inc. "Wilderness Area" above Tanyard Hill Road have the capacity to handle the OR SW?

Additionally, we have been advised by the TOTA that there are currently some basements in townhomes along Mariner Lane that have water infiltration issues. Therefore:

- #5 If the OR SW is directed toward Mariner Lane, will that exacerbate the current wet basement conditions along Mariner Lane?
- #6 Does the 50+ year old SWM conveyance system on Mariner Lane need to be TV inspected for system integrity (i.e., root intrusion, cracks, collapsed pipe, etc.)?



- #7 Are there infiltration & inflow (I&I) system integrity issues currently existing in the older stormwater piping and infrastructure that needs to be assessed, addressed and resolved, regardless of what happens with the OR rezoning request, and when might that problem be addressed?

Independent of the OR rezoning request, there are additional questions about the adequacy and integrity of the Mariner Lane SW piping.

- Has a condition assessment been done on Mariner Lane to be sure that the 50-year-old SW piping (15 inch diameter concrete or clay piping?) does not have cracks and other defects that need to be remedied, regardless of what happens to the LRBC rezoning proposal?
- What about condition assessments in all the "older" communities, including the Rockledge Elementary School (RLES), WLR, RRCA, the entire area contained by TOTA, the LRBC & the Lake Ridge Executive Park (LREP), and the Harbor Drive residences and other areas where there is older infrastructure and where those communities have been built to older, less stringent (pre-Chesapeake Bay) SW standards?
- Shouldn't there be a concern for any infiltration & inflow (I&I) problems and system integrity issues in the communities with older stormwater systems throughout all of PWC?
- Would PWC Watershed Management purposely approve a stormwater design for the OR development to route stormwater conveyance to enter the privately-owned and privately maintained 2-level stormwater pond system in Westminster & River Ridge Communities?
 - If this is the case, then how do or should these communities get properly compensated for the added loading to their pond system? And what maintenance agreement(s) should be crafted so that all parties adequately compensate WLR & RRCA HOA for handling and managing these loadings?
 - Should/would/could PWC Watershed Management provide assistance with maintenance of the WLR & RRCA private 2-level pond system?
 - By the 1997 Deed of Agreement, third parties may not drain into or otherwise use the WLR & RRCA ponds without prior written consent of WLR and RRCA, which consent is conditioned upon, among other things, satisfactory agreement reallocating of maintenance responsibilities.
- Shouldn't the upstream users such as the RLES, the LRBC, the LREP, Harbor Drive residences, etc. that have been contributing to the nutrient & sediment loadings over the decades be diverted away from the subject LRBC property without stressing the WLR & RRCA 2-level pond system?



- Does the RLES need to install a SWM pond retention system **upstream** of the proposed OR development to reduce loading to the proposed OR community?
- Shouldn't the RLES site be **required** to have an on-site SWM pond? Why do they appear to be "exempt" from the SWM code & Chesapeake Bay regulations?
- Are other measures needed to properly manage upstream "Grandfathered" loadings that were built to less stringent standards than the current SWM standards to protect the Chesapeake Bay watershed? (**Note:** That should not be the responsibility of the LRBC Trustees or the OR development to handle "Grandfathered" upstream SW flows and sediment loadings from these off-site upstream uses).
- If these upstream uses are "diverted," where would/should they go? Do they contribute to the loadings to the WLR & RRCA 2- level pond system? And, if so, how will Westminster & RR be compensated to deal with these loadings? WLR & RRCA are the current owners of the current 2-pond system.
- As the private party owners & operators for these privately-owned and privately maintained SWM systems, shouldn't they be compensated for current and existing upstream flows and sediments to their system? Does some of this "Grandfathered" flow already go down the Mariner Lane SWM system?

We believe the process necessary to answer these questions and resolve any issues that are identified must be integral to the on-going process of approving/disapproving the proposed rezoning for the Gatherings at OR development project. Answers to the questions we have identified will increase the awareness and understanding of those in the Westminster, River Ridge, and Thousand Oaks communities who might be impacted by the OR rezoning request.

Section C – Discussion Topics

#1 – New Discussion Topics:

- **Continuing Intense Dialog on The Digital Gateway:** The Digital Gateway continues to be actively discussed (e.g, March 31, 2022 PW Committee of 100 Webinar on The Digital Gateway & Data Centers). Many meetings have been held across the County, and community concerns continue to be raised by various stakeholders.
- **The Development of Prince William Eco-Park in PWC, Virginia:** Proposal would include solar/wind project, waste conversion project, organic waste processing facility (Tom Smith, Director of Public Works)
- **Belmont Bay:** The Caruthers Family wishes to rezone the open space for intense waterfront development directly adjacent to the Occoquan Wildlife Refuge and the



Belmont Bay community. May wish to coordinate with WPCCA & the Belmont Bay Community HOA and other stakeholders for open discussions on community impacts.

- **Housing Element in the Comprehensive Plan:** Supervisor Boddie provided this to LOCCA for comment. MIDCO discussed this at their March 17th meeting.

#2 – Project Updates:

- **VDOT SMART-Scale Projects in PWC:** Would like to get an update on Route 123 & Old Bridge Road Intersection proposed configuration. 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. Understand that a “fly-over” is contemplated from Route 123 to Old Bridge Road from I95.
- **VDOT SMART-Scale Projects in PWC: VDOT Road Improvements for Route 123 and Old Bridge Road Intersection Area:** Also would like to get a briefing on Route 1 intersections with Occoquan Rd, and Route 123 & the new configuration of the Route 123 Commuter Lot and on-ramps to I-95 HOV lanes. May wish to coordinate with WPCCA on the Route 1 and I 95 issues & commuter lot issues.
- **Quartz District:** This new mixed use development on 145 acres of undeveloped land is a part of the Dale City Small Area Plan. It includes a walkable neighborhood center for all of the surrounding residential. It includes an urban-focused high density residential component and plans for a new grade-separated interchange at the intersection of Minnieville Road and the Prince William Parkway. LOCCA/PELT & DCCA & MIDCO might wish to coordinate and review issues related to this massive development as the plans are brought forward by the developers. There are plans for 1,000 residential units, 192,000 SF of office and 125,000 SF of retail. Public outreach has occurred, but more engagement with civic associations likely needs to be considered.
- **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.
- **EQUITY INCLUSION ISSUES IN PWC:** Draft equity & inclusion policy was issued July 8, 2021. LOCCA had an earlier discussion on this draft policy.



- **Hawthorne Assisted Living Facility on the Prince William Parkway:** Tree clearing has recently taken place to make way for this new development. LOCCA's PELT Committee had a Courtesy Review on Sept. 24, 2020 and supported this project.
- **Independent Hill:** Joe Jacobs of Elm Street Development has presented his plans for a mixed use community development to LOCCA/PELT & MIDCO and this is now in the public review process with the Planning Commission.

#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>

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 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.

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:				
	"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>January 27th Location: ZOOM </p> <ul style="list-style-type: none"> • Accurate Printing Signage SUP • Pennington Lane Love Dale Courtesy.Review • Autozone at The Centre at Rollingwood • Chick-fi-A Canopy Addition #2 at The Glen 	<p>February 24th Location: ZOOM </p> <ul style="list-style-type: none"> • Potomac Mills Mobil Station Redevelopment Gideon Drive • Park Landing Courtesy Review • 4030 Pr. Wm. Parkway • Gatherings at Occoquan Ridge 	<p>March 31st Location: ZOOM </p> <ul style="list-style-type: none"> • El Paso Restaurant proposed exterior modifications • Courtesy Review for Revival Baptist Ministries • Stormwater Discussion with PWC Public Works on The Gatherings at Occoquan Ridge
<p>April 28th Location: ZOOM </p> <ul style="list-style-type: none"> • 	<p>May 26th Location: ZOOM </p> <ul style="list-style-type: none"> • 	<p>June 30th Location: ZOOM </p> <ul style="list-style-type: none"> •
<p>July 29th Location: ZOOM </p> <ul style="list-style-type: none"> • 	<p>August</p>  <p>No Meeting</p>	<p>September 29th  Location: ZOOM</p> <ul style="list-style-type: none"> •
<p>October 27th  Location: ZOOM</p>	<p>November 30th  Location: ZOO</p> <ul style="list-style-type: none"> • 	<p>December</p>  <p>No Meeting</p>