



**DATE:** Thursday, April 25, 2019  
**TIME:** 7:30 p.m.  
**LOCATION:** **McCoart Building, Occoquan Conference Room**

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

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

- Ms. Bridget McGregor, Northern Virginia Organizer, Virginia League of Conservation Voters
- Passing of Ken Thompson (see separate handout)
- Community meeting with Kaiser in May

**Section B. Project Reviews**

<b>#1 – Project Title:</b>	Courtesy Review – PWCSA Building Addition
<b>Representative:</b>	Debbie Maxwell, Chief of Project Management <a href="mailto:dmaxwell@pwcsa.org">dmaxwell@pwcsa.org</a> or 703-335-8924 Samer Beidas, Director of Engineering & Planning Mark Viani, Service Authority Legal Counsel Nyika Roberson-Ramos, Project Manager David Scott, Project Manager
<b>Staff Planner:</b>	N/A

**PROJECT DESCRIPTION:** This is a courtesy review of the proposed addition to the current Prince William County Service Authority building (4 County Complex Court). The Service Authority Board has approved the addition. LOCCA appreciates the opportunity to review plans for a County government facility prior to breaking ground. The site plan and building renderings are shown on the following pages. The Service Authority is at the 30% design stage on this addition.

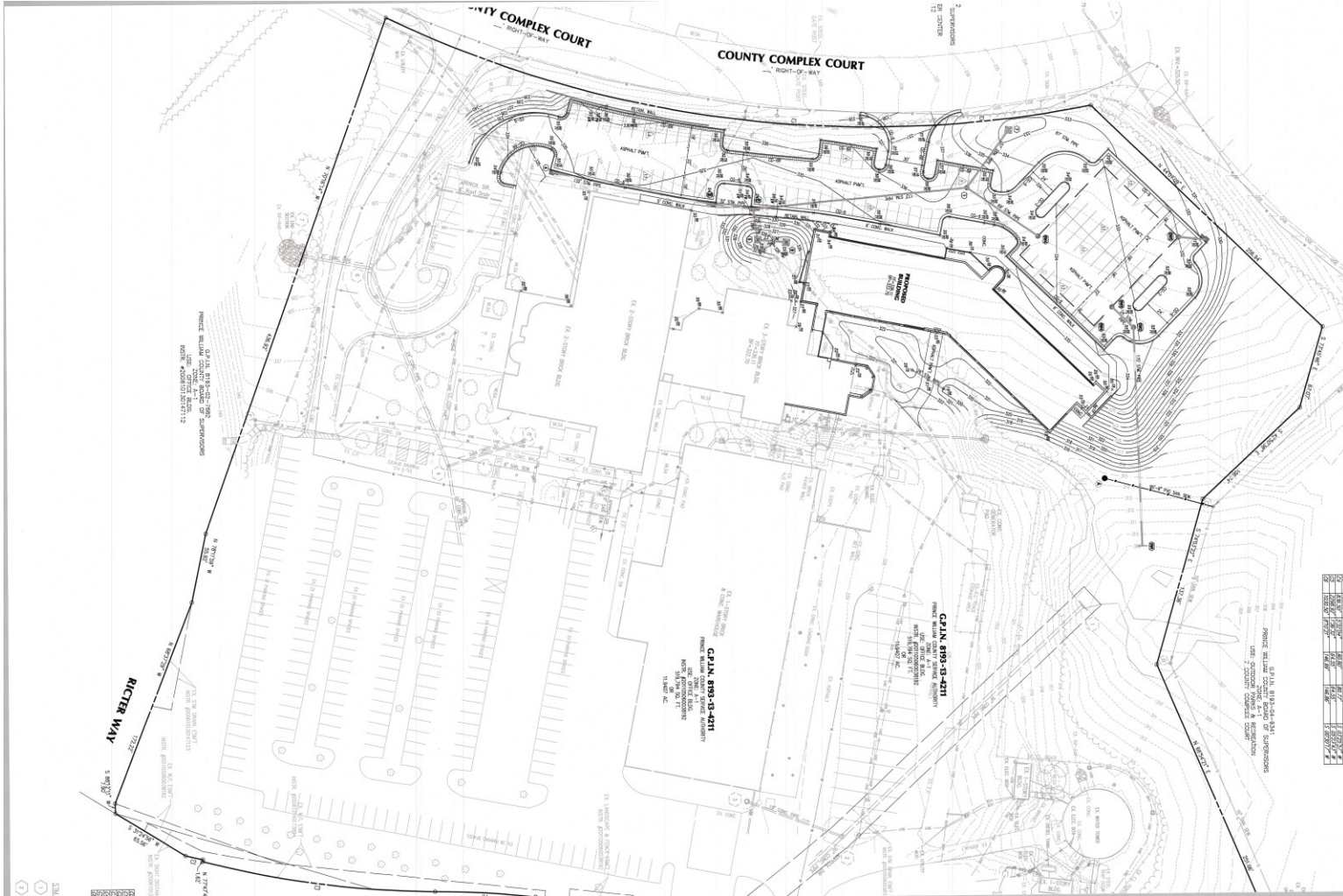
Since this is the first time we have been able to review a County facility construction project prior to groundbreaking, the following information was provided to the Service Authority about our courtesy reviews:

*“During such courtesy reviews of other projects in the Occoquan District (primarily) LOCCA’s PELT Committee normally looks at the architecture, signage, lighting, landscaping and general site plan for the project. In this specific case, we would be interested in the proposed location and placement of the building on the existing campus and how it harmonizes with the existing Service Authority building campus setting. We would also be interested in how the new building and employee parking lot addition will address the removal and displacement of the existing treed buffer area, and what implications this addition will have for stormwater management. Finally, we would appreciate it if you would address, briefly, the anticipated new traffic flow created by the addition might have on the existing flow of traffic in and around the overall County governmental complex traffic flow.”*



**NOTES:**







## Concept Approved by the Board







## 30% Design Elevation



**View of complex**





## 30% Design Elevation



**View from parking**







<b>#2 – Project Title:</b>	Escape Salon and Day Spa Courtesy Review
<b>Representative:</b>	Daniel Vargas, PE, Associate, Project Director, Gordon, 4501 Daly Drive, Suite 200, Chantilly, VA 20151 (703) 263-1900 (office) (703) 889-2325 (direct) <a href="mailto:dvargas@gordon.us.com">dvargas@gordon.us.com</a>
<b>Staff Planner:</b>	Mr. Brian Otis



**PROJECT DESCRIPTION:** This is a courtesy review of the site plan for a new set of shops going in the Shops at Government Center (formerly called the Hoadly Road Retail). A site plan was previously approved at the time of the rezoning for PLN2004-00264 but the bond was released, and nothing built on this pad site. A new site plan has been submitted and, per the proffers of the original rezoning, requires a courtesy review by LOCCA/PELT prior to approval. The approximate location of the pad site is shown on the graphic below. This center is near the intersection of Hoadly Road and the Parkway. It is the site of Harris Teeter and Starbucks. A rendering of the proposed new building is shown on the following page





**NOTES:**





## Section C. General Announcements and Citizens' Time

### 1. General Announcements

#### "Projects on the Map" in the Occoquan District (as of the April 16<sup>th</sup> Development Application Process Schedule (DAPS))

Number	Name	Planner	Request/Status
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. <b>As of the April 16<sup>th</sup> DAPS there is still no P/C date and no BOCS date.</b> Communities of Thousand Oaks, River Ridge, and Westminster, together with LOCCA, have submitted an alternative plan to Ms. Hall for inclusion in her staff report.
CPA2017-00006	Parkway Employment Center Small Area Plan	Ryan Foster	Staff is now in the process of drafting the plan. <b>Draft language for the SAP was expected April 15, 2019 but has not yet been posted to the web site.</b> 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>
CPA2017-00004	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> <b>P/C and BOCS hearing dates have not been set as of April 16, 2019.</b>
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. <b>P/C and BOCS hearing dates have not been set as of April 16, 2019.</b>
REZ2019-00024	Hawthorne Retirement Residences	Scott Meyer	This is a request to amend the proffers associated with REZ #PLN2000-00041 to change the use designation in a portion of Land Bay I from OC-2 to O(H), Office High Rise / B-1, General Business, to permit an assisted living facility, along with associated modifications, to include signage, building height, and floor area ratio (FAR) increase. <b>P/C and BOCS hearing dates have not been set as of April 16, 2019.</b>
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.



Number	Name	Planner	Request/Status
REZ2018-00024	MGM Enterprises Office Building	Scott Meyer	MGM Enterprises Office Building – To rezone ±4.76 acres from A-1, Agricultural, and O(L), Office Low-Rise, to O(M), Office Mid-Rise, to develop a four-story mixed use building with retail and office space. <b>P/C and BOCS hearing dates have not been set as of April 16, 2019.</b>
REZ2019-00004	LongPointe Proffer Amendment	Scott Meyer	A request to amend the proffers associated with REZ #PLN2014-00097 to change phasing requirements regarding the issuance of building permits, to allow the Applicant to receive occupancy permits for residential buildings on the property after completing specific site improvements. No changes are being proposed for the uses or total area allotted to such uses. <b>The Planning Commission has recommended approval and the BOCS will hear the case at their May 14<sup>th</sup> meeting</b>
SUP2019-00031	T-Mobile @ Woodbridge SHS	Scott Meyer	<b>This is a request to install a monopole cell tower at Woodbridge SHS replacing one of the light poles at the football field. The Planning Commission has recommended approval and the BOCS will hear the case at their May 14<sup>th</sup> meeting.</b>
SUP2019-00032	Velocity Urgent Care	Curtis Rowlette	<b>This is a request for an additional façade sign. LOCCA reviewed the project and approves. The Planning Commission has recommended approval and the BOCS will hear the case at their May 14<sup>th</sup> meeting.</b>
SUP 2019-00001	Sheets at Noble Pond Way	Keasha Hall	<b>This is a request for a motor vehicle fuel station at the intersection of Noble Pond Way and the Parkway. LOCCA has reviewed. The Planning Commission will hear the case at their May 8<sup>th</sup> meeting.</b>

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.

<p><b>January 31<sup>st</sup></b>  <b>Development Services Building Room 107A&amp;B</b>  <i>Snow Date – February 7<sup>th</sup> Location: DSB Room 107 A&amp;B</i></p> <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>	<p><b>February 28<sup>th</sup></b>  <b>Development Services Building Room 107A&amp;B</b>  <i>Snow Date – March 7<sup>th</sup> Location: TBD</i></p> <ul style="list-style-type: none"> <li>• Proposed Cell Tower at Woodbridge High School</li> <li>• Panera on the Parkway Courtesy Review</li> <li>• Prince William Marina Expansion</li> </ul>	<p><b>March 28<sup>th</sup></b>  <b>Development Services Building Room 107A&amp;B</b>  <i>Snow Date – April 4<sup>th</sup> Location: TBD</i></p> <ul style="list-style-type: none"> <li>• CPA and REZ of Lake Ridge Nursery</li> <li>• Hawthorne Retirement Residences at Reid's Prospect</li> <li>• Reserve at Long Forest</li> <li>• AMC sign change courtesy review</li> </ul>
<p><b>April 25<sup>th</sup></b>  <b>McCoart Building Occoquan Conference Room</b></p> <ul style="list-style-type: none"> <li>• Courtesy review of the PWC Service Authority building addition</li> <li>• Courtesy review of the Escape Salon and Day Spa site plan</li> </ul>	<p><b>May 30<sup>th</sup></b>  <b>Development Services Building Room 107A&amp;B</b></p> <ul style="list-style-type: none"> <li>•</li> </ul>	<p><b>June 27<sup>th</sup></b>  <b>Development Services Building Room 107A&amp;B</b></p> <ul style="list-style-type: none"> <li>•</li> </ul>
<p><b>July 25<sup>th</sup></b>  <b>Location TBD</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 26<sup>th</sup></b>  <b>Location TBD</b></p> <ul style="list-style-type: none"> <li>•</li> </ul>
<p><b>October 31<sup>st</sup></b>  <b>Location TBD</b></p> <ul style="list-style-type: none"> <li>•</li> </ul>	<p><b>November 14<sup>th</sup></b>  <b>Location TBD</b></p> <ul style="list-style-type: none"> <li>•</li> </ul>	<p><b>December</b></p>  <p><b>NO MEETING</b></p>



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 [ <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."				