



DATE: Thursday, April 27, 2023

TIME: 7:30 p.m.

LOCATION: Meeting to be conducted via Zoom
Join Zoom Meeting

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www.loccapeltva.org

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

- Prince William County Office of Sustainability was seeking a LOCCA/PELT Rep. to serve on its' ***Zero Emission Transportation and Land Use Efficiency Workgroup***. The LOCCA Rep. selected at the March 30, 2023 LOCCA/PELT Committee meeting is Bill Milne. Workgroup held a series of 3 virtual workshops to review and prioritize the action items. The 3 workshops will be Monday, April 10th 2-3 pm, Weds, April 12th, 2-4 pm, and Weds, April 26th 2-4 pm. PWC Office of Sustainability Contact Person is Giulia Manno, Director, PWC Office of Sustainability, Email: GManno@pwcgov.org Tel.703-792-7241
- Toll Brothers Ashford Glen within ***The Landing at Prince William SAP***. LOCCA's PELT Committee is preparing some preliminary observations & suggestions that we wish to share in a letter with Toll Brothers. This is still pending.
- LOCCA's Data Center Mitigation Letter was sent to the BOCS on March 1, 2023.
- The HOA Roundtable sent a separate letter of support on March 11, 202s to the BOCS
- WPPCA & LOCCA Courtesy Review Letter on Riverside Station Land Bay A was completed on March 24, 2023.
- Final MIDCO, LOCCA, PWCA & WPPCA Letter on Park Funding was completed in April, 2023. Martin Jeter commented at the April 18th BOCS public hearing.
- Devlin Technology Park Rezoning (Brentsville District) for up to 14 Data Center Buildings on 270 acres was deferred at Feb 7/8, 2023 and also was deferred at the March 7, 2023 BOCS Public Hearing.
- 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. It was recently deferred once again to a date uncertain. 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, and this new/alternate proposal may go back again to the Planning Commission.

- **Kim Hosen** passed away April 13, 2023. Sadly, we learned of the recent passing of a dear friend and colleague, Ms. Kim Hosen. She was a former Occoquan Magisterial District Representative on the Prince William County (PWC) Planning Commission for over a decade and was the Charter Executive Director of the Prince William Conservation Alliance (PWCA) since its inception in 2002 as a community non-profit organization. The PWCA was preceded by the Prince William Natural Resources Council, where she with others advocated for the establishment of the Woodbridge Wildlife Refuge, the former Harry Diamond testing area. The PWCA, under her leadership was a tireless advocate for maintaining, enhancing and preserving the health of rural areas and open spaces and the rural economy within Prince William County, and most notably the Rural Crescent area of PWC over the past two and one-half decades.

Kim was an ever-present force and major advocate and proponent for the successful partnership with Marine Base Quantico to establish Merrimac Farm and to always advocate for the natural treasures of our land in PWC. She is known especially for the annual celebration of the Bluebell Festival at Merrimac Farm; she was a supporter and advocate for the acquisition of forested land above the historic Town of Occoquan, as well as the Doves Landing Park in mid-County. She also was a strong advocate for establishing rural & scenic roadways in PWC, and for all things related to celebrating, conserving, protecting and preserving healthy open and rural spaces and the rural way of life and the ag economy in PWC.

Kim was an advocate for protecting the Occoquan and other significant water bodies, an advocate for our National Battlefield Park in Manassas and the Prince William Forest Park and for local parks, walking trails and natural places. She organized many environmentally themed educational meetings over the years through the PWCA sponsorship and partnered with other organizations to educate and raise awareness of all things environmental. She served on the Planning Commission and in her capacity as Executive Director of the PWCA to advocate to strengthen the County's Comprehensive Land-Use Plan and supporting codes



oriented toward responsible long-range land-use planning and encouraged dedication and preservation of open spaces in PW County and for the quality of life and enjoyment for all its citizens, creatures, and places.

The hotlink below from Potomac Local has more information. We understand that there will be a memorial service in the near future. In the meantime, if you would like to offer your condolences to the PWCA or to Kim's two sons, Eli & Jake, you can write to them care of the PWCA at 2239 N. Tackett's Mill Drive, Woodbridge, VA 22192.

May Kim rest in peace, and may her work continue on for the benefit of so many of PWC's current and future citizens, creatures and places.

<https://www.potomaclocal.com/2023/04/14/prince-william-conservationist-bluebell-lover-kim-hosen-dies/>

- **Pat Conway** passed away April 15, 2023. Patricia “Pat” Conway served four consecutive two-year terms as Mayor of the Historic Town of Occoquan from July 1998 through June of 2006. Prior to that she served on the Occoquan Town Council. Pat moved to Florida where she was when she passed. Pat was vet
- LOCCA FILES –Still looking for permanent home

Section B. Project Reviews:

#1 – Project Title:	SUP Amendment to SUP 1988-0027 for St. Elizabeth Ann Seton (SEAS) Catholic Church, 12807 Valleywood Drive, Lake Ridge, VA 22192-3373
Representatives:	Brian Prater, Associate, Walsh, Colucci, Lubeley & Walsh, PC Glen Park I 4310 Prince William Parkway, Suite 300 Pr. Wm., VA 22192 Tel. 703-680-4664 x5122 bprater@thelandlawyers.com 703-680-4664
Staff Planner:	Not yet assigned



PROJECT DESCRIPTION: SEAS applied to PWC April 6th. The Church would like to provide an update regarding the special use permit amendment application that it discussed with LOCCA/PELT during a November 2021 meeting. The Application was submitted to the County on April 6, 2023, and it is going through the Quality Control Acceptance process. The Church seeks to amend SUP1988-0027 to expand certain existing facilities and add new facilities and/or amenities, as shown on the Special Use Permit Plan submitted with this application. Among the facility improvements will be the future replacement of the existing Parish Hall with a new Parish Hall to expand the building footprint, update building amenities and provide improved architecture. Additionally, the Church proposes a columbarium, an adult day care center, and preschool. The adult daycare and preschool will have a combined maximum capacity of 125 patrons. The Church also proposes a plaza area located between the Main Hall and Parish Hall, a picnic area, as well as other recreational amenities that are intended to be open to the community. Those proposed amenities include walking trails, a basketball court, and other parking lot improvements.

The church has a 5-Phase Expansion Program:

- Phase 1 (Initial upgrades and improvements in the Church, Rectory and the grounds are completed.);
- Phase 2 (proposed Church Lower Level and Narthex Renovations) are under way.
- Phase 3 (Proposed site work, connector plaza, outreach center and columbarium) are a part of the SUP application.
- Phase 4 (internal to the church/chapel future painting, flooring, and seating) are not a part of the SUP. Seating improves isle space and internal movement and modestly reduces seating capacity.
- 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 April 27, 2023.
- The church has agreed to a courtesy review process with LOCCA's PELT Committee & the community prior to final site plan approval.



NOTES:

#2 – Project Title:	Discussion of Possible Alternative Intersection Designs for the Route 123 & Old Bridge Road Intersection Area.
Representatives:	Rob Hartwell (rob@hartwellcapitolconsulting.com), Carlton Phillips (cphillips@pwmarina.com) & Norman Dixon (ndixon1096@gmail.com)
Staff Planner:	PWC DOT Staff & Planning Office Staff

PROJECT DESCRIPTION: The VDOT STARS proposal for the Route 123 and Old Bridge Road intersection was first presented to LOCCA’s PELT Committee on June 24, 2021. That initial design as depicted at that time closed off or interfered substantially with existing businesses in most of the intersection area. The study was proposing the construction of a partial or full grade-separated interchange and above-ground ramps modifying and relocating traffic signals, extending lanes, closing entrances nearest the intersection, creating access management and pedestrian changes, while seeking to configure bicycle and transit enhancements to improve traffic flow. The presenters were Gary Wilmouth, Angel Tao and Michele Brickner of VDOT. Amanda Harmon & Tyler Bedhun of Kimley Horn (consultant), and Meagan Landis of PWC DOT.

Since the original presentation, the community (citizens & businesses & the Town of Occoquan) have been seeking a solution that is more business friendly, moves commuters and commercial traffic in a sensible manner, and is attempting to be respectful and considerate of the gateway entrance to Lake Ridge and the historic Town of Occoquan. Some of the businesses are long-standing regionally important and significant commercial activities and water-based landmarks, such as the Pr. Wm. Marina and Hoffmasters Marina, and the historic Town of Occoquan. It is not necessary to close access to long-standing and successful businesses. The proposed alternate design needs open community discussion to see what might be possible and to balance all the competing needs.



Most recent discussion of general conceptual framework of various VDOT “Smart Scale” projects in our area was with Paolo Belita & Richard Weinmann of PWC DOT & Ms. Alexandra Tuliszka, Assistant Transportation & Land-Use Director of VDOT at the November 17, 2022, LOCCA/PELT Committee meeting.

Previous Occoquan District Supervisor, Ruth Anderson had a Transportation Focus Group make several suggestions along the Old Bridge Corridor and I95. Recently, over the past nearly two years of discussion on the VDOT SMART SCALE projects, and most recently at the January 26th & February 23rd LOCCA/PELT Committee meetings, we had internal discussions regarding re-design of the Rte 123 & OBR Intersection. Here are some of the highlights of citizen suggestions for the desired final design elements for this intersection:

- Consider reducing the 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.). (**NOTE:** Suggest contacting Vulcan Quarry to remove quarry stone along Route 123 to excavate the below grade tunnel at a reasonable cost, since they are neighbors.)
- Consider a no-weave design since 123 N moves to left side using overpass and 95S to 123N moves to right side. (**NOTE:** Some people commented that the commuters have learned to adjust very well to the current weave pattern, and it is now an “*automatic anticipatory response*” for most resident commuters. Fellow commenters are respectful and generally courteous of these movements for the most part. However, new drivers unfamiliar with the area may not anticipate these movements that residents have adjusted to so well.);
- Consider Route 123 to OBR 2 lanes to be designed for free flow;
- Retain existing left turn to OBR as is, but only two lanes, since no traffic light;
- All others stay the same;
- Remove some traffic lights.
- Route 123 SB to OBR, double RT free flow lanes;
- Need to retain safe and convenient pedestrian walking from the commuter lot to the Town of Occoquan, especially for town fairs and special events;

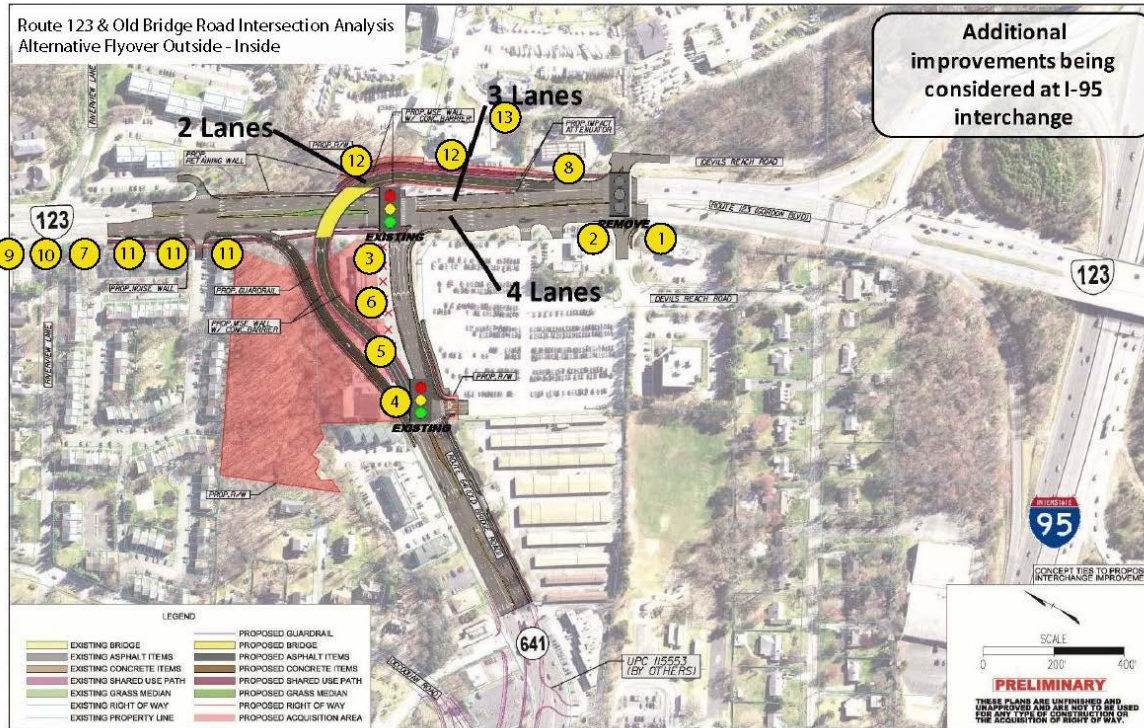


- Should the pedestrian crossing be moved down to VDOT traffic light near Devil's Reach Road??? Are there better options???
- Leave Current I95 Ramp onto Route 123 as is. This will save a great deal of taxpayer expense.
- Leave Traffic Light as is at Devil's Reach Road, rather than closing off Devil's Reach Road or Sea Ray Lane.
- Possible Internal Travel Road in Commuter Lot around Stringer's Exxon??? ... or some other configuration in this general area to facilitate traffic flow???

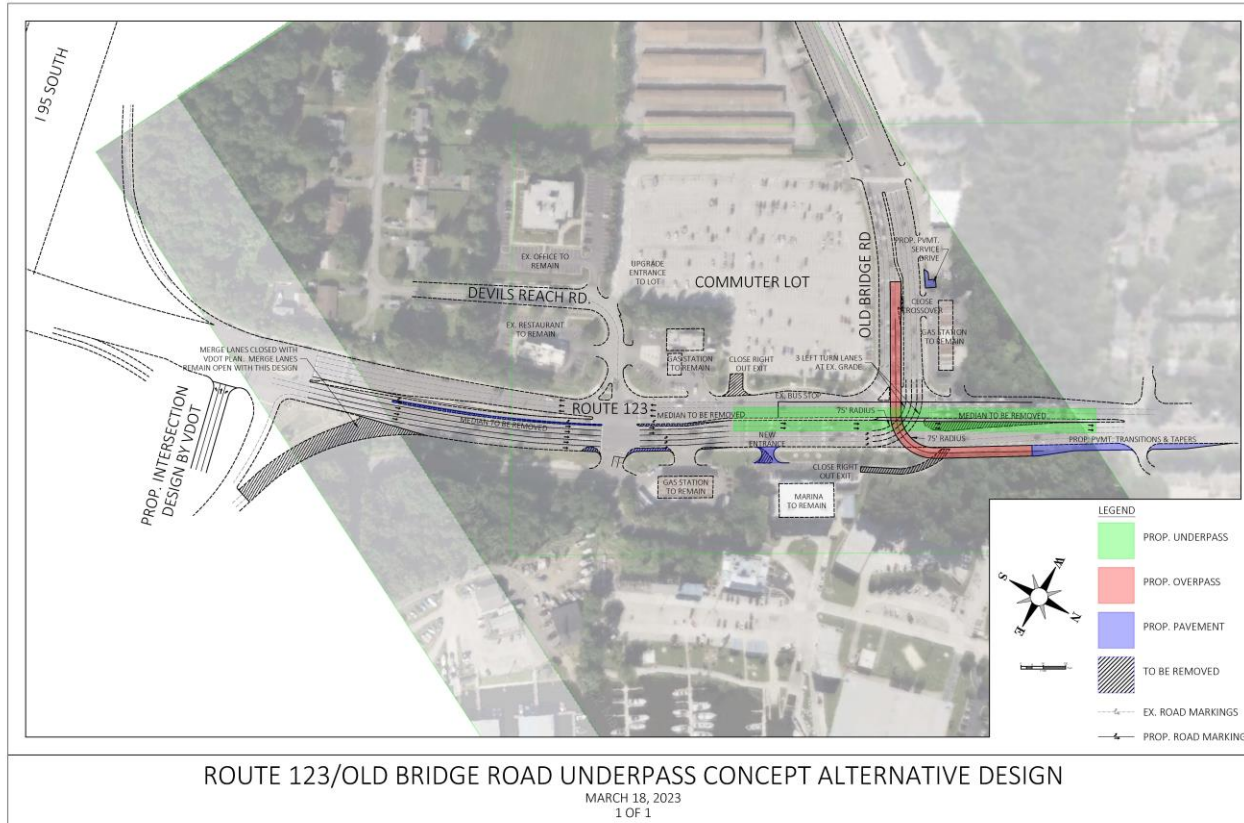
Next steps & Open Discussion.

NOTES:

LOCCA/PELT



- | | | |
|---------------------|---------------------|-----------------------------|
| 1 KFC Restaurant | 5 Auto Repair Shop | 10 7-11 Convenience Store |
| 2 EXXON Gas Station | 6 Appliance Store | 11 Town Home Residences |
| 3 Cash Gas Station | 7 Shell Gas Station | 12 Prince William Marina |
| 4 Bingo Tire Store | 8 Shell Gas Station | 13 Electric Palm Restaurant |
| | 9 Dry Cleaners | |





Section C – Other Discussion Topics

#1 – New/Current Discussion Topics:

- Working on Toll Brothers Ashford Glen within *The Landing at Prince William* SAP LOCCA/PELT Committee Letter
- **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..
- **PW County Crisis Receiving Center on Worth Avenue:** As of March 23, 2023 PWC was the winning bidder to purchase the former Gander Mountain Buildings complex at 14011 & 14041 Worth Avenue for \$15.2 million for a Crisis Receiving Center. The building is 155,309 sq. ft. and was constructed in 1996 on 12.51 acres of land (also includes the current Floor & Décor portion of the building).

#2 – Project Updates:

- **Westminster at Lake Ridge & Possible Purchase of Lake Ridge Baptist Church Property:**
 - We have received notice of a delay in this discussion
 - Discussed this on Jan 26th in preparation for more dialogue at March 30th LOCCA/PELT Committee Mtg., which has now been deferred & new date has not been established as yet.
 - Future discussion might also involve discussion of a portion of the Rockledge ES property.
- **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. 29th, 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 WPCA 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 WPCA Letter to BOCS Regarding Dropping Purcell Road East Roadway Project in 2040 Comp Plan:** Sent a joint LOCCA/MIDCO & WPCA 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 & WPCA. 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>



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 or (703) 505-7719 (cell). Jack will be happy to talk to you.

#2 – Citizens’ Time: Are there other issues of concern to the community, or individuals, or for the good of the public order that should be discussed?



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:				
	"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 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>January 26th Location: ZOOM </p> <ul style="list-style-type: none"> • Update on alternative design for Route 123 (Gordon Blvd) & Old Br. Rd. Intersection • Lake Pointe Courtesy Review • WLR Early Discussion on LRBC Property • Riverside Station Land Bay A Courtesy review 	<p>February 23rd Location: ZOOM </p> <ul style="list-style-type: none"> • Discussions on Draft LOCCA Letters in progress • Internal PELT Committee Courtesy Reviews (Lake Pointe Multi-Family, Riverside Station Landbay A) & Other Planning Toll Bros. Ashford Glen) • Data Center Issues • Rte 123 & Old Bridge Rd Alternative design Options 	<p>March 30th Location: ZOOM </p> <ul style="list-style-type: none"> • Transformation Temple Int'l. • LOCCA Sustainability Rep. • Park Funding Letter Discussion • Jiffy Lube SUP Amendment
<p>April 27th Location: ZOOM </p> <ul style="list-style-type: none"> • SEAS SUP Amendment • Rte. 123 & Old Bridge Road Intersection Alternative Designs 	<p>May 25th Location: ZOOM </p>	<p>June 29th Location: ZOOM </p>
<p>July 27th Location: ZOOM </p>	<p>August</p>  <p>No Meeting</p>	<p>September 28th  Location: ZOOM</p>
<p>October 26th  Location: ZOOM</p>	<p>November 16th  Location: ZOOM</p>	<p>December</p>  <p>No Meeting</p>