



Topic: LOCCA/PELT Monthly Meeting May 26 2022
Time: May 26, 2022, 7:30 PM Eastern Time (US and Canada)

We are joining forces with our Occoquan Magisterial District Supervisor Kenny Boddye to discuss Pathway 2040! Our plan is to have Supervisor Boddye provide an overview of his priorities, and then open up the discussion to participants. His main goal is to gather feedback from the community. We plan to share some initial insights on behalf of LOCCA before opening the dialogue.

Below is the Eventbrite link for you to use for registration and access to the meeting.

- o <https://www.eventbrite.com/e/occoquan-district-listening-session-pathway-to-2040-registration-335592013747>

www.loccapeltva.org

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

Section B. Project Reviews:

#1 – Project Title:	New Ownership & Plans for the Tackett’s Mill Carwash
Representative:	Mr. David Dittman, Vice President of Operations, Representing Mr. Guy Paolozzi, President of Flagship Carwash Ms. Carrie C. Carleton, Exec Assistant/Office Manager, Flagship Carwash, 950 Herndon Parkway, Suite 400, Herndon, VA 20170 carrie@flagshipcarwash.com
Staff Planner:	Not Assigned

PROJECT DESCRIPTION: LOCCA sent a letter on May 12, 2022 requesting a meeting with the new owners (the 3rd owners) of the Tackett’s Mill Carwash. LOCCA’s PELT Committee is having a discussion with the responsible parties/new owners (**Flagship Carwash**) who recently



purchased the Tackett's Mill Carwash. The community has a concern to keep the aesthetic character of the architecture and site plan as it was originally designed to be fully integrated into the Tackett's Mill mixed use development in the eastern gateway entrance area to the Lake Ridge Community. Before the first SUP was approved for the Tackett's Mill Carwash, Mr. Skip Groupe, the original owner worked with LOCCA's PELT Committee to develop the architecture, site plan, signage, landscaping and lighting that has remained relatively intact. The original SUP has the current architecture, exterior colors, landscaping & site plan as depicted as a condition in the original SUP. The 2nd owners replaced the cedar shake roofing in 2014 only after a LOCCA/PELT Courtesy review to select the architectural grade dimensional shingle type, color & style (See LOCCA/PELT Committee letter of February 14, 2014).

NOTES:

DISCUSSION WITH OCCOQUAN SUPERVISOR KENNY BODDYE ON PATHWAY 2040:

- THE NEW EASTERN END HIGH SCHOOL OFF OF SUMMIT SCHOOL ROAD
- THE ROADWAY SMART-SCALE IMPROVEMENTS IN THE EASTERN END OF PW COUNTY

DISCUSSION WITH OCCOQUAN SUPERVISOR KENNY BODDYE ON SMART SCALE TRANSPORTATION PROJECTS. THESE INCLUDE THE FOLLOWING:

- US ROUTE 1 & OCCOQUAN ROAD,
- US ROUTE 1 & ROUTE 123 INTERSECTION,
- OCCOQUAN ROAD & OLD BRIDGE ROAD,
- US ROUTE 123& OLD BRIDGE ROAD,
- THE I-95 COMMUTER PARK'N RIDE LOT,
- NEW CONFIGUTATION FOR HOV DIRECT ACCESS ONTO I-95

PLANS FOR THE NEW DAVIS FORD ROAD PARK SITE NEAR OCCOQUAN FORREST

PROTECTING THE OCCOQUAN AS A WATER SUPPLY

OTHER TOPICS OF CONCERN TO THE COMMUNITY

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 Boddye 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. Understand that a “fly-over” configuration 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 and will be heard once more by the Planning Commission May 25, 2022.

#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"> • CANCELLED 	<p>May 26th Location: ZOOM </p> <ul style="list-style-type: none"> • Joint Mtg with Occoquan Superevisor Kenny Boddye • Tackett's Mill Carwash 	<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 </p> <p>Location: ZOOM</p> <ul style="list-style-type: none"> •
<p>October 27th </p> <p>Location: ZOOM</p>	<p>November 30th </p> <p>Location: ZOO</p> <ul style="list-style-type: none"> • 	<p>December</p>  <p>No Meeting</p>