



DATE: Thursday, June 30, 2022
TIME: 7:30 p.m.
LOCATION: Zoom

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

- Update on Charlie Boone Memorial Skate Park by Mrs. Wendy Boone
- BOCS Approval of Revival Baptist Ministries Int'l SUP on May 24, 2022
- LOCCA/PELT Cmttee Mtg. & Occ. Supervisor's Town Hall Mtg. of May 26, 2022
- BOCS Briefing of June 7, 2022 on Water Quality & Supply in PWC
- PWC Planning Comm. Public Hearing of June 8, 2022 Lake Point Residential
- LOCCA/PELT July 28th meeting & August Recess. Reconvene Sept. 29th.



Section B. Project Reviews:

#1 – Project Title:	Quartz District
Representative:	<p>Marian Harders & Jonnelle Cameron Walsh, Colucci, Lubeley & Walsh, P.C. 4310 Prince William Pkwy Suite 300 Prince William, VA 22192 Phone: 703.680.4664 x5132 mharders@thelandlawyers.com jcameron@thelandlawyers.com</p> <p>Russ Gestl, Buchannan Partners</p>
Staff Planner:	Steve Gardner sgardner@pwccgov.org

PROJECT DESCRIPTION: The Applicant is proposing a high-quality, pedestrian friendly mixed-use project on 145 acres of undeveloped land that is a part of the Dale City Small Area Plan (SAP). 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. It is planned to include a retail/commercial center along with quality open spaces and a residential community containing a variety of sizes and types of single family attached and multifamily units that, when combined, will bring to the County a new live/work/play destination to be known as “The Quartz District.”

The commercial center will be sited at the main intersection of Prince William Parkway and Minnieville Road and will contain over 300,000 sq. ft. of office and retail uses as well as lawn areas, “retail sidewalks,” a plaza, and waterfront areas. The project will create a place where both residents and visitors will share the active social programming, public spaces, streetscapes, and the retail amenities of the Quartz District. Pedestrian walkability is a key design feature throughout the commercial and residential areas and will reflect an integrated character with an urban feel that will distinguish it from nearby suburban shopping areas. A focus on experiential retail and placemaking will drive repeat visits from surrounding residents and create a lively hub within the overall neighborhood and the surrounding region.

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, approx. 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.



NOTES: This is a follow up to the October 28, 2021 LOCCA/PELT Committee meeting. At that meeting the following observations and “sense of the community” were noted:

- 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 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.”
- **Commuting & Parking:**
 - There was/is some commuter parking at Potomac Mills, Horner Road Lot, & in select shopping centers, etc. in the area.
 - There should be an Omni Ride pick up & drop off & PRTC service on site.
 - Should plan ahead to provide bike racks and/or modest carpool drop-off and/or gathering on some of the commercial flex parking areas.
 - Need long-term forward thinking, especially for future potential & such community amenities as gathering areas, as well as structured and/or flex parking for future residents, businesses, visitors, carpoolers/bikers, etc.
 - Need shared & overflow parking. Need to seriously consider incorporating structured parking as a design feature where there is an opportunity to provide parking “resiliency.”
- **Need for Envisioning Community Gathering & Open Space Areas:**
 - Need open space to provide pocket parks, gathering spaces, public “commons” for events and gathering areas
 - Need community pool & multi-pool/water feature areas, public art, shared plaza areas near water, if possible
 - Consider extra-extra wide (yes, **REALLY** wide) sidewalks as gathering spaces, dining spaces, etc., etc.
- **Near existing Cedar Run Community:**
 - Need 100 foot setback
 - Suggest 70 foot tree preservation areas,
 - Requesting SWM resiliency! Need to exceed PW County SWM Standards.
 - Tree save area in NW part of property
 - RPA in NE part of property

Suggest Courtesy Review for DCCA, LOCCA/PELT & MIDCO



#2 – Project Title:	Gatherings at Occoquan Ridge (REZ2018-00007)
Representative:	Jerry W. Davis, Managing Partner Xanadu Group LLC (703) 335-8944 (703) 856-3402 (cell) jerryontross@gmail.com
Staff Planner:	Scott Meyer smeyer@pwcgov.org

PROJECT DESCRIPTION: Submission #6 of this project was presented to the Planning Commission on November 17, 2021. Resulting in a deferral, Commissioner Perry requested the the Applicant to address the following before returning:

“I would like the applicant and the community to come together with a better plan. Here’s what I would like for them to address: the design and environment issues that were presented by the staff and by the community; the height, reducing the height from the current stated height to 35 feet; the positioning and density; more specifically stormwater management issues, having a solid engineer’s solution to the storm water management issues that were discussed by not only the community but the staff; the signage, proffering a sign that is compatible identical in appearance with the current sign; construction access to the facility; the amenities to the facility; and the density going down to 24 units.”

This is a follow up to the presentation from the February 2022 LOCCA/PELT meeting. The developer is prepared to show us modifications he has made to Submission #6 of this project which will be incorporated in Submission #7.

NOTES: This is a follow up to the LOCCA/PELT Committee February 24, 2022 meeting. At that meeting the following observations and consensus agreements & “sense of the community” were noted:

Applicant’s response to Commissioner Perry’s motion:

- **ARCHITECTURE:** Applicant promised to look at 2-story Architectural suggestions for the 3rd floor to take on a 2-story appearance (with a 2-story eave)
 - Applicant has agreed to 35 ft with max 40 ft height (to ridge line).
 - Applicant has agreed to 360 degree architecture with architectural details.
 - Applicant has agreed to end unit “upgrades”
- **DENSITY:** Applicant agreed to evaluate a density reduction from the current 34 units. (Commissioner Perry’s suggestion was for a maximum of 24 units)
- **BUILDING FOOTPRINT LOCATION:** Applicant has agreed to incorporate suggested shift in location of the 3 buildings on the site toward Rockledge ES and shift the parking area toward Clipper Drive.



- **SWM PROTECTIONS:** Applicant has agreed to SWM protections required by PWC:
 - If PWC “requires” development-associated flows to enter privately owned & maintained 2-level SWM pond system, the community contends that requirement contradicts the existing Deed Agreement conditions for “third-party” access and is equivalent to **eminent domain** (i.e., taking of property).
 - Based on grandfathered SWM conditions, the Community has asked for a **higher** 100-year SWM design standard for the Occoquan Ridge Gatherings Project.
 - Community asked to look at **higher** SWM standard to provide resiliency above the historic Town of Occoquan.
 - Community asked that SWM details be included with the rezoning application.
- **SIGNAGE:** Applicant has agreed to proffer that the monument style entrance sign is substantially identical in appearance, materials, & construction with future sign replacements for the River Ridge & Westminster Lake Ridge entrance signs.
- **CONSTRUCTION ACCESS:** Applicant has agreed to locate the temporary construction entrance on Mariner Lane (Acknowledged that Clipper Drive is a non-redundant ingress/egress for Westminster at Lake Ridge, River Ridge HOA).
- **AMMENITIES:** Applicant has agreed to add indoor & outdoor amenities, as well as cash proffers for parks & recreation services.

Additional Applicant commitments:

- **RETAINING WALL:** Applicant has agreed to look at latest suggestions for the retaining wall potentially required to accommodate the building footprint/parking area relocations.
- **LANDSCAPING/BUFFERS/HARDSCAPE & PUBLIC ART:** Applicant has agreed to proffer extensive landscaping, enhanced buffers, complimentary hardscape and public art.
- **COURTESY REVIEW:** Applicant has agreed to 4-week courtesy review

Suggest Applicant Needs to Include Specific Proffers to Address the Following:

- Agreeing to a higher SWM standard and community discussion at Courtesy Review.
- Prior to approval by BOCS, the Applicant should coordinate with the WLR, RR HOA & LOCCA/PELT to develop an acceptable set of architectural renderings and list of colors & building materials to be used. These renderings, colors and materials will then be incorporated into the governing documents of the condominium association.
- The Applicant will proffer to Develop an HOA Covenants Package for the OR/Gatherings HOA as a part of the approved submission.
- The Applicant will proffer to participate in shared internal maintenance areas between WLR, RR HOA & OR/Gatherings HOA, including hardscape as well as road maintenance.
- Applicant will proffer to conduct a “reserve study” for HOA to plan for long-term maintenance of physical plant, including shared maintenance areas with WLR & RR HOA. This should be triggered prior to issuance of the first Certificate of Occupancy. The Applicant should proffer to conduct a Reserve Study by a verified engineering firm and the result will be made available to the OR/Gatherings condominium association governing board.



- As a matter of courtesy, the Applicant will coordinate a draft of the governing documents for the new Condominium Association with the leadership of River Ridge and WLR prior to the governing documents being filed with appropriate Commonwealth agencies.

#3 – Project Title:	Riverside Station (Old Cowles Ford site)
Representative:	<p>Mr. Sherman Patrick Director of Zoning & Entitlements Compton and Duling 12701 Marblestone Drive, Suite 350 Prince William, VA 22192 (703) 583-6060 (703) 583-6066 (Fax) (703) 565-5134 (Direct) spatrick@comptonduling.com</p> <p>Ms. Nicole Greke, IDI Project Manager</p>
Staff Planner:	Steve Gardner sgardner@pwcgov.org

PROJECT DESCRIPTION: This is a follow up & update to the presentation from the September 30, 2021 LOCCA/PELT meeting. The developer is prepared to show us modifications that have recently been made to previous editions of this project. This includes Land Bay A, the old 6.3 acre Cowles Ford site on Jefferson Davis Highway. Mr. Carlos Cecchi of IDI, Inc. has purchased this site, and attended the September 30 LOCCA PELT Committee meeting. Ms. Nicole Greke, the IDI Project Manager, attended the September 30, 2021 LOCCA PELT Committee meeting & is planning to be present the evening of June 30, 2022.

The second site, Land Bay B is the Station Plaza 12.9 acre parcel, which has been purchased by the Boosalis Company. Mr. George Boosalis attended the September 30, 2021 LOCCA/PELT Committee meeting. This area is in the Woodbridge Magisterial District & is a part of the North Woodbridge Small Area Plan (SAP).

The North Woodbridge SAP has design Standards for the widened & improved US Route 1 Corridor & the intersections with Occoquan Road & Gordon Boulevard. There are major improvements slated for the I95 commuter parking area, the HOV ramp to I95 from the commuter lot, as well as changes to the entrance design to Belmont Bay. Many other features are slated for significant change with the VDOT STARS (Strategically Targeted Affordable Roadway Solutions) Program, as well as the VDOT SMART SCALE improvements.

NOTES: This is a follow up to the September 2021 meeting



- July 15, 2022 Planning Commission Public hearing on Riverside Station

Section C – Discussion Topics

#1 – New Discussion Topics:

- **Potential Washington Commanders Location:** This issue was raised in the May 26, 2022 joint Town Hall meeting with LOCCA/PELT and Supervisor Boddye's Office. Supervisor Boddye confirmed that the Washington Commanders purchased the rights to acquire 200 acres north of Potomac Mills, adjacent to the new Summit School High School site and the nearby Horner Commuter Lot. Supervisor Boddye informed the group that The Virginia Assembly needs to approve a stadium project, and that the Washington Commanders have to comply with all existing requirements for new developments in Prince William County.

The stadium will be located within the Landing at PW Small Area Plan and will impact the Summit School Road extension and the new high school.

- **Continuing Intense Dialog on The Digital Gateway:** The Digital Gateway continues to be actively discussed. 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.

#2 – Project Updates:

- **VDOT SMART-Scale Projects in PWC:** Plan 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 our PW County DOT..
- **VDOT SMART-Scale Projects in PWC: VDOT Road Improvements for Route 123 and Old Bridge Road Intersection Area:** Waiting on a briefing/update 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.
- **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  • CANCELLED!</p>	<p>May 26th Location: ZOOM </p> <ul style="list-style-type: none"> • Sup. Boddye Occoquan Town Hall Mtg. • New Owners Tackett's Mill Carwash (Flagship Carwash) • Project Updates 	<p>June 30th Location: ZOOM </p> <ul style="list-style-type: none"> • Update on Charlie Boone Memorial State Park • The Quartz District • The Gatherings at Occoquan Ridge • Riverside Station (IDI/Boosalis) on US Rte 1 & Occoquan Rd.
<p>July 29th Location: ZOOM  •</p>	<p>August</p>  <p>No Meeting</p>	<p>September 29th  Location: ZOOM •</p>
<p>October 27th  Location: ZOOM</p>	<p>November 30th  Location: ZOO •</p>	<p>December</p>  <p>No Meeting</p>