



DATE: Thursday, July 27, 2023

TIME: 7:30 p.m.

LOCATION: Join Zoom Meeting

<https://us02web.zoom.us/j/84187914237?pwd=Y3p2NG56TkxCUmZHVzRscWd4OHljQT09>

Meeting ID: 841 8791 4237

Passcode: 473540

One tap mobile

+13126266799,,84187914237#,,,,*473540# US (Chicago)

+16465588656,,84187914237#,,,,*473540# US (New York)

Dial by your location

- +1 312 626 6799 US (Chicago)
- +1 646 558 8656 US (New York)
- +1 646 931 3860 US
- +1 301 715 8592 US (Washington DC)
- +1 305 224 1968 US
- +1 309 205 3325 US
- +1 346 248 7799 US (Houston)
- +1 360 209 5623 US
- +1 386 347 5053 US
- +1 507 473 4847 US
- +1 564 217 2000 US
- +1 669 444 9171 US
- +1 669 900 9128 US (San Jose)
- +1 689 278 1000 US
- +1 719 359 4580 US
- +1 253 205 0468 US
- +1 253 215 8782 US (Tacoma)

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

Graffiti Complaint by LOCCA/PELT at 1420 Old Bridge Road:

- A LOCCA/PELT Committee member cited the Graffiti on the Building at 1420 Old Bridge Road.
- LOCCA Approached PWC Neighborhood Coordinator Ms. Cathleen Holtzlander in PWC Public Works & she activated neighborhood Services to correct the situation.
- The building graffiti was painted over by PWC Neighborhood Services & as of July 18, 2023, the situation appears to have been addressed for now.
- PWC sent us photos of the crew painting the building! (if you want to see them, just let us know & we will send them to you).
- The property may be fenced soon to prohibit or discourage unauthorized access.
- The property currently is owned by PW County and is slated to be demolished as a result of the road improvement project in this area.

Transformation Temple Int'l. Church SUP 2020-00019:

- Was Deferred Indefinitely from June 14, 2023 PC Public Hearing.
- Both PWC Planning Office Staff Report & MIDCO Recommend Denial of SUP on this 4.26-acre site on 5451 Davis Ford Road & Located within the Occoquan Reservoir Protection Area (ORPA).
- It might be helpful to assist Transformation Temple Int'l to look at other sites.

Jiffy Lube SUP Rehab on Minnieville Road (SUP 2023-00015): This is scheduled to go to the PC Public Hearing (July 26 2023) & LOCCA & PELT Committee is in support Brian Prater of Walsh, Colucci, Lubeley & Walsh, P.C. is the Applicant's Rep.

RTE. 123 Coalition [Concerned Citizens United for Belmont Bay, LOCCA & WPCCA] JULY 15, 2023 Letter Pertaining to Re-esign of the RTE 123 (Gordon Boulevard) & Old Bridge Road Intersection:

- The letter was signed by 11 signers representing the Rte. 123 Coalition on July 15, 2023 and distributed to Supervisors Boddye & Franklin & cc's
- If you want to see the letter, just let us know & we will provide it to you.



- We are planning briefings in the August time frame for Supervisors Boddy & Franklin as outreach in preparation of Sept. 22, 2023 PWC DOT & Occoquan District Public Town Hall Meeting on Rte 123 & OB Road Intersection Re-Design
- **Update on the Charlie Boone Trails Bike & Skate Park by Wendy Boone**
- LOCCA FILES –Still looking for permanent home

Section B. Project Reviews:

#1 – Project Title:	Sweetspire Multi-Family Residential Proposal at County Center
Representatives:	<p>Sherman Patrick Jr. AICP Director of Zoning and Entitlements Compton and Duling LC 12701 Marblestone Drive, Suite 350 Prince William VA 22192 sp@comptonduling.com Office: (703) 583-6060 Direct: (703) 298-7265</p> <p>Applicant is KCG Development: Erica Meissner Erica.meissner@kcgcompanies.com (FYI, KCG is building Park Landing age-restricted affordable housing community near BJ’s & Harbor Chase Senior Living off of the Pr. Wm. Parkway)</p>
Staff Planner:	Chris Perez

PROJECT DESCRIPTION:

The Sweetspire Multi-Family Residential Proposal at County Center is a proposed residential community that may help to address some of the workforce housing needs of the area. The architectural plan proposes an updated design that fits the native landscape (i.e. the existing County Center). Sweetspire is a flowering shrub



native to Virginia. Attention has been given to creating a residential destination that reinforces the sense of place started with County Center, using setbacks that align with existing buildings, and respecting the private road system already in place. The property is proposed for the “unfinished corner” corner of the intersection of Marblestone Drive and Prince William Parkway. The site is 7.1 acres and is proposed to include 186 dwelling units. Up to 20% of the residences will be reserved as Affordable Dwelling Units. All of the units are seen as a possible workforce housing choice for individuals who work at the County Complex, surrounding schools, and other nearby jobs within the county.

NOTES:

Section C – Other Discussion Topics

#1 – New/Current Discussion Topics:

- **BELMONT BAY:** Need to coordinate with WPCCA, Concerned Citizens United for Belmont Bay & the Belmont Bay HOA regarding proposals for redevelopment of the Belmont Bay area by the Caruthers Family & other interests. The template for this area needs much discussion & consensus development amongst many residents and stakeholder groups with respect to how best to implement plans consistent with the North Woodbridge Small Area Plan. Special concerns are many & include STARS Project highway & intersection design options for the Rte 123 & Occoquan Rd intersections with US Rte 1 (Richmand Highway), the ideal location of the pedestrian and bikeway crossover bridge, the need to establish adequate buffers within Belmont Bay that are respectful of existing development within Belmont Bay, as well as with the immediately adjacent Occoquan Bay National Wildlife Refuge located where the Occoquan River meets the Potomac River in Woodbridge, access to & from Belmont Bay by residents, businesses, patrons & visitors to Belmont Bay as well as to the Wildlife Refuge, along US Route 1, retaining viewsheds for current & new residents, especially to the water. Need to have serious discussions of what might be the open space needs of current & future residents, as well as density, heights of buildings to be respectful of the National Wildlife Refuge, the need to preserve open space, parkland & viewsheds, the ultimate status of the Osprey meeting facility & restaurant, as



well as opportunities to enhance SWM controls & open space viewsheds & vistas facing the water of such a unique environment, the enhancement & long-term viability & plans for the Potomac Science Center operated by George Mason University within Belmont Bay.

- **PW County Crisis Receiving Center on Worth Avenue:** As of March 23, 2023 PWC was the winning bidder to purchase the former Gander Mountain Building complex within the Potomac Mills & Pr. Wm. Parkway area located 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:**
 - Kera Wooten, Executive Director of Westminster at Lake Ridge (WLR) sent LOCCA & its' partners an email notice on July 18, 2023 that they have presented a written offer with contingencies to the Lake Ridge Baptist Church Trustees for its two parcels of land on Clipper Drive & Mariner Lane. If the offer is accepted, the WLR family & its affiliates would like to join us in an upcoming LOCCA/PELT Committee meeting sometime in the early fall months to discuss the desired future growth and proposed changes to the Westminster campus.
 - WLR made a presentation to WLR residents on July 5, 2023 & we were provided with that file.
 - The discussion between WLR & the LRBC Trustees should be taking place around July 31, 2023
 - Currently, it appears that WLR is not looking to acquire a portion of the open space of the backside of the Rockledge ES property alongside of Riverboat Lane as a part of its' expansion plans. FYI, a portion of that RES open space is dedicated as a permanent conservation easement intended to be there in perpetuity.
- **Ashford Glen at “The Landing at Prince William Small Area Plan” Next to the Future 14th High School off of Summit School Road Minnieville & Telegraph Roads:** Toll Brothers introduced project to LOCCA/PELT Committee on October 27, 2022 & was updated on June 29, 2023. Toll



Brothers is planning for 355 homes (247 townhomes & 108 Tri-Plex homes) on approx. 36.6 acres adjacent to the future 14th HS. Planning on 1,121 parking spaces, which exceed County code. Planning a 25 ft. buffer around existing cemetery & to place a new fence around the property. Considering a LOCCA/PELT Committee letter on this significant project. Requesting a LOCCA/PELT Committee courtesy review in the proffers.

- **St. Elizabeth Ann Seton (SEAS) Catholic Church SUP Amendment 1988-0027:** The church is located at 12807 Valleywood Drive. The church is planning a 5-Phase expansion program. The church initially held a community meeting at the church hall on Weds, Oct. 27, 2021. The church introduced plans to LOCCA/PELT on Nov. 28, 2021, and on April 27, 2023. SEAS applied to PWC on April 6, 2023. 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. The church has agreed to a courtesy review process with LOCCA's PELT Committee & the community prior to the final site plan review. This may involve another detailed community meeting for the neighbors hosted by SEAS in the church hall, as well as a LOCCA/PELT Committee meeting update following the community meeting just prior to the scheduled public hearing. Stay tuned, as the SEAS community meeting at the church hall with their neighbors may take place in the August/September 2023 time frame.
- **Flagship Carwash at Tackett's Mill on Harbor Drive:** The Harbor Drive facility is still not complete. LOCCA's PELT Committee met with David Dittman, Vice President of Operations (representing Mr. Guy Paolozzi, President) of Flagship Carwash on May 26, 2022, as an introduction to the new owners. Held a more detailed meeting as a joint review of LOCCA/PELT & DCCA on July 28, 2022, for both the Tackett's Mill Flagship Carwash renovation at Harbor Drive and well as the Minnieville Road Smart Wash facility with DCCA a lead on that facility. FYI, Flagship renovation at Tackett's Mill on Harbor Drive is still underway. Much discussion has taken place internally as to why the Tackett's Mill Flagship carwash has exterior vacuuming hoses were allowed, as they never came up in the courtesy review discussions. There is also concern for the original monument sign being replaced. Also, there was discussion for a center sign visible from Minnieville Road but on the carwash property, and LOCCA/PELT encouraged Mr. Dittman to work with the Tackett's Mill management on this. Juan C. Bernal



(jbernal@pwcgov.org Tel. 703-792-7071) is the staffer in PWC Development Services who was handling both facilities.

- **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 the Applicant and 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?

--- HAVE A SAFE SUMMER! ---



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:				
	<p>“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.”</p>				



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>Meeting Cancelled</p>	<p>June 29th Location: ZOOM </p> <ul style="list-style-type: none"> • Discussion of Draft Letter on Rte 123 & OB Rd Intersection Re-Design • Sheetz Re-Build SUP on Hillendale & Pr. Wm. Pkwy • Ashford Glen Rezoning "The Landing at Pr. Wm. SAP"
<p>July 27th Location: ZOOM </p> <ul style="list-style-type: none"> • Update of Charlie Boone Trails Bike & Skate Park • Sweetbriar Multi-Family Residential Proposal at County Center 	<p>August Recess</p>  <p>No Meeting</p>	<p>September 28th </p> <p>Location: ZOOM</p>
<p>October 26th </p> <p>Location: ZOOM</p>	<p>November 16th </p> <p>Location: ZOOM</p>	<p>December</p>  <p>No Meeting</p>