



DATE: Thursday, July 27, 2017
TIME: 7:30 p.m.
LOCATION: **Development Services Building, Room 107 A&B**

www.loccapeltva.org

Section A. Updates

Historical Update – Ms. Jan Cunard, Occoquan Representative to the Convention and Visitors Bureau.

Membership Update –2017 is our Membership Drive Year. You can find the membership form at the end of this agenda or by going to the LOCCA web site at: <http://www.loccapeltva.org>. If you have already signed up, thank you and please take the form and give it to a friend.

Section B. Project Reviews

#1 – Project Title:	Starbucks @ Hedges Run
Representative:	James R. Mackintosh, Manager/Owner, Mackintosh, Inc. 262 West Patrick Street, Frederick, MD 21201 (301) 662-0881 (301) 748-3678 (Cell) jmackintosh@mackintoshco.com Lance Kilby, DPE, P.E., Engineering Section Director, Burgess & Niple (703) 670-6400, Ext 2416 Lance.Kilby@burgessniple.com www.burgessniple.com

PROJECT DESCRIPTION: We have had one meeting with the Starbucks representative at our April meeting. Since then the project has gone before the Planning Commission who recommended approval of the project. One of the conditions for approval was that the applicant meet with LOCCA to continue the dialogue on the project. Between the April LOCCA meeting and the Planning Commission meeting there has been a great deal of dialogue between various citizens about concerns over the architecture, landscaping, and siting of the new building. Those comments have been captured and enumerated on subsequent pages. Our goal is to improve the project so that it fits within the community and the office park where it will be located.



WEST ELEVATION
NT.8



SOUTH ELEVATION
NT.9

Comments/Questions/Recommendations for Discussion:

- The building materials and color need to work with the remainder of the office park that it is in. Brick should be close in color to the darker red brick of the existing buildings to maintain aesthetic cohesion. It doesn't have to match, but close. The use of fake stucco on cornice features should be replaced with brick and trimmed with stone or man-made stone. Stucco gives the building a "cheaper" look than what is there and makes it look overly commercial. Brick is ageless and conveys quality construction.
- Outdoor seating. The current location is vital destination for pedestrians and even dogs to congregate all year long. Umbrellas would likely be closed during rain and not used in winter and inclement weather. We would really like reconsideration of the outdoor space



to be like it is now and covered and to not be umbrellas.

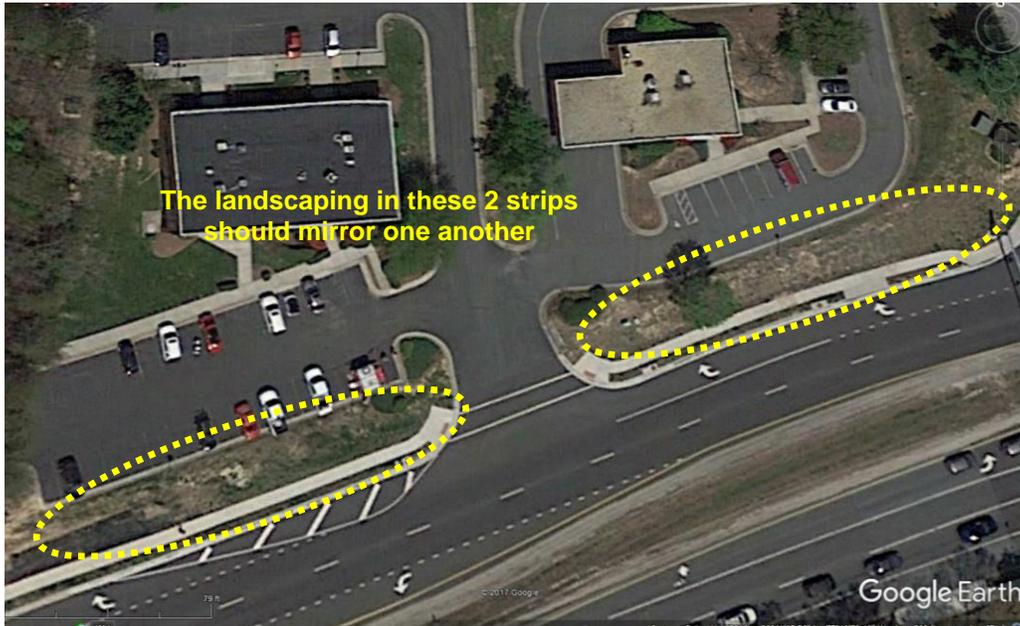
- The building needs to have primary faces on both Hedges Run and Old Bridge Road implementing a 360-degree architecture.
- The store that fronts Hedges Run should be a continuation (functionally and architecturally) of the front of the store/building. The elimination of the berm on Hedges Run and expansion of the building toward Hedges Run make it highly visible and establishes the them for the office park it is situated in.



- Given the view above and the modifications that will be made to the berm along Hedges Run, what will happen to the gazebo that is on the corner? If preserved (which it should be) how will it be incorporated into the new landscaping?
- We want to ensure that no landscaping falls within a VDOT right-of-way as we have had devastating results when VDOT or County decides to make safety improvements by taking down mature trees either lining our roads or within the medians.
- We have been told there are special “wells” for planting trees and other landscaping that are within utility easements. Can this be addressed?



- Is it possible to plant the same landscape on the strip on the opposite side of the Old Bridge entrance? This would improve the image of this stretch of Old Bridge Road which lacks green space like the rest of Old Bridge Road.



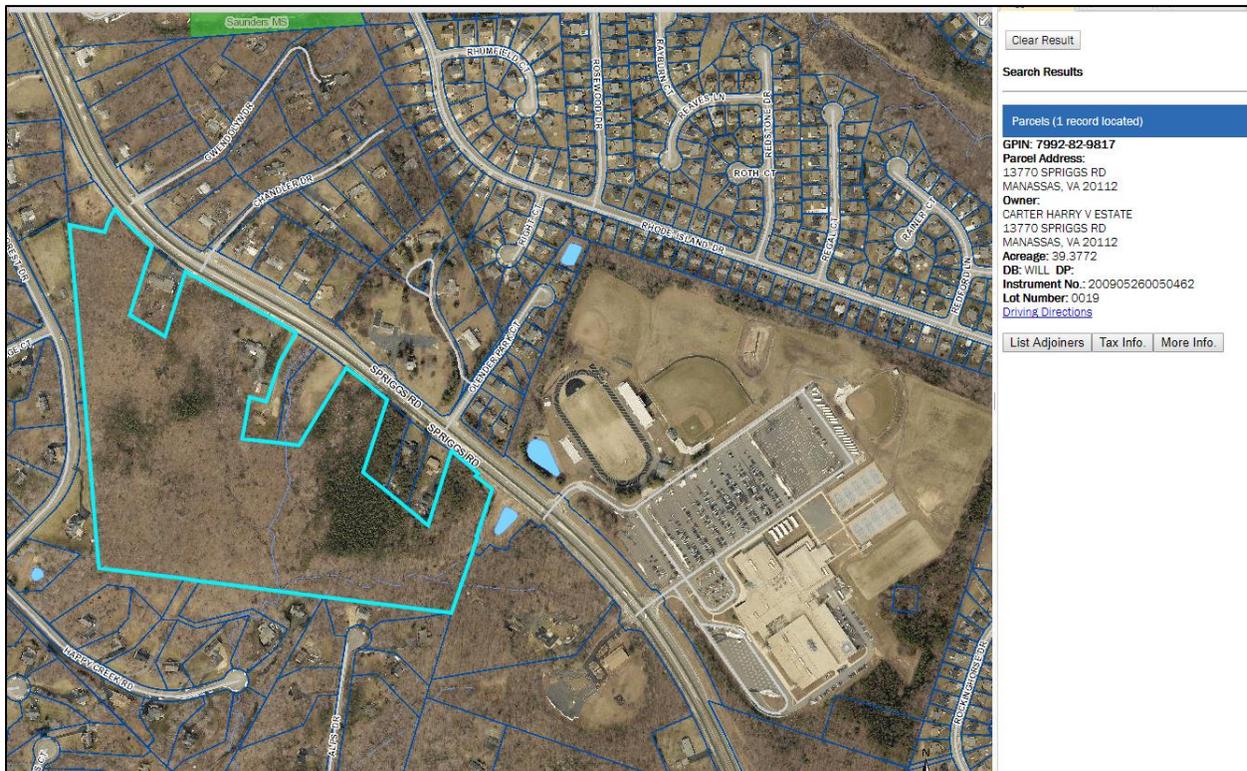
- We'd like to be certain that the pedestrian crossing over Hedges Run at the light will be safe as we would expect a much greater number of walkers with this Starbucks is frequented by students after school.

NOTES:

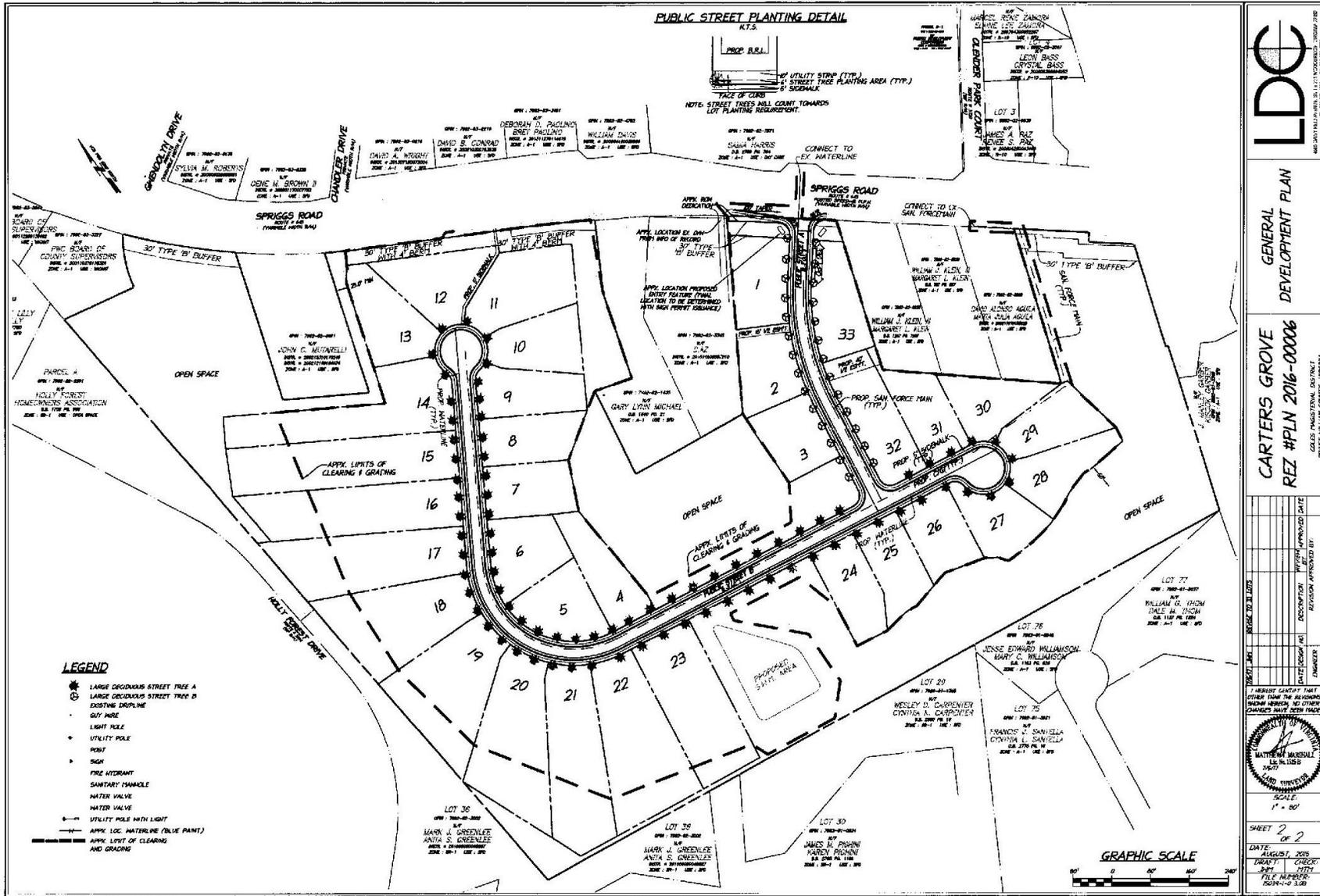
#2 – Project Title:	Carter's Grove (REZ #PLN2016-00006)
Representative:	<p>Mr. Jay duVon, Walsh Colucci Lubeley Emrich & Terpak Glen Park I, 4320 Prince William Parkway, Suite 300, Prince William, Virginia 22192 (703) 680-4664 ext 128 jduvon@pw.thelandlawyers.com</p> <p>Marian Harders, Land Use Planner, Walsh Colucci Lubeley & Walsh PC, 4310 Prince William Parkway, Suite 300, Woodbridge, VA 22192 (703) 680-4664, Ext. 5121 (571) 989-5121 (Direct) mharders@thelandlawyers.com www.TheLandLawyers.com</p>

PROJECT DESCRIPTION: This is a request to rezone approximately 39.4 acres from A-1, Agricultural, to SR-1, Semi-Rural Residential, to allow for a proposed development of 33 single-family units. The application was filed in September 2015 and, therefore, not subject to the new proffer legislation.

The property is located at 13770 Spriggs Road (see map below). The County Mapper web site indicates that this parcel is approximately 39.4 acres. The draft proffers for this property indicate that the site is approximately 40.1 acres.



Carter's Grove General Development Plan



From the Comprehensive Plan: “Semi-Rural Residential (SRR). The purpose of the Semi-Rural Residential classification is to provide for areas where a wide range of larger-lot residential development can occur, as a transition between the largest-lot residential development in the Rural Area and the more dense residential development found in the Development Area. Residential development in the SRR areas shall occur as single-family dwellings at a density of one dwelling per 1-5 gross acres. Where more than two dwellings are constructed – as part of a residential project in the SRR classification – the average density within that project should be 1 dwelling unit per 2.5 acres on a project-by-project basis”.

For discussion purposes:

- 33 dwelling units on 39.4 acres = approximately 1.19 acres/dwelling unit
- 33 dwelling units on 40.1 acres = approximately 1.22 acres/dwelling unit

In either case, this is at the low end of the recommended density of 1 dwelling unit per 1-5 acres and not close to the 1 dwelling unit per 2-5 acres when more than 2 units are constructed.

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#3 – Project Title:	Discussion about Lake Ridge Baptist Church Site
Representative:	None – Open Discussion by the Group

PROJECT DESCRIPTION: The proposal we saw at the community meeting on June 29th was to put 55 condominium units in 2 buildings on the site. Additionally, there were 2 or 3 stand-alone garages in front of the buildings on the Clipper Drive side.

A draft list of concerns and recommendations is provided as a separate hand-out and will be discussed and refined. The intent is to append this list to a letter addressed to the developer and his representative for them to address at a future LOCCA/PELT meeting.



NOTES:

Section C. General Announcements and Citizens' Time

1. General Announcements

a. **Innovation/Parkway Employment Center Small Area Plan**: Ryan Foster, The Community Development Manager in the Office of Planning, is leading the effort to redo the current Parkway Employment Center Sector Plan into the Innovation/Parkway Employment Center Small Area Plan. The term “small area plan” is used because in those areas designated as SMPs, there are work-arounds for the new proffer legislation. Clancy McQuigg, Jack Kooyoomjian, and Tom Burrell have been designated as the LOCCA Points of Contact.

b. **“Projects also on the Map” in the Occoquan District**

Number	Name	Planner	Request
REZ2017-00011	Estates at Bren Landing	Keasha Hall	Rezone 47.75 acres from A-1 to SR-1; for 17 single family homes. This case is currently inactive. County staff has not received any updates since the first submission.
REZ2017-00010	Pennington Lane	Jennifer Davidson	Rezone 6.86 acres from A-1 to R-2 for 7 SF detached units; The Planner is currently reviewing the 2 nd submission of this case and the agency comments. The case is still under review at this point, so there may still be additional review time needed for this case before it goes to the public hearings. This case is subject to the new proffer laws, so there has been more time needed to review each submission of this case. No dates scheduled
REZ2016-00027	Potomac Corner Center	Scott Meyer	To amend the proffers associated with previously approved REZ #PLN2007-00026 (Potomac Corner Center), to change the proposed retail/office building size and orientation, along with site layout changes, new access improvements, and associated building height modification; No dates scheduled

Number	Name	Planner	Request
REZ2017-00027	Kaiser South – NOVA Hub	Meika Fields-Daus	Kaiser Permanente intends to locate one of its hubs at Caton Crossing. This requires the amending of the proffers of #PLN2009-00339 to allow a maximum of 335,000 sq. ft. of office and employment uses and structured parking. The 14.69-acre site is located approx. 800 feet northeast of the intersection of Caton Hill Road and Minnieville Road. The site is identified on County maps as GPIN 8292-65-4454; is zoned PMD, Planned Mixed District (Mixed Residential and Non-Residential); and is designated REC, Regional Employment Center, in the Comprehensive Plan. The property also falls within the Minnieville Road Highway Corridor Overlay District, and the Parkway Employment Center Sector Plan. No dates scheduled
Not Assigned	Panera Bread on the Parkway	Not Assigned	Panera is seeking a special use permit for a drive-thru and a sign modification. The proposed Panera will be in the Target shopping center on Prince William Pkwy. No dates scheduled

2. Citizens' Time:

Section D. 2017 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>January 26th Development Services Building Room 107A&B <i>Snow Date – February 2nd Location: TBD</i></p> <ul style="list-style-type: none"> • Proposed Starbucks on the Parkway • Lake Ridge Baptist Church property • Courtesy Review of Marquee Hospitality Hotel • 	<p>February 23rd Development Services Building Room 107A&B <i>Snow Date – March 2nd Location: TBD</i></p> <p style="text-align: center; color: red; font-size: 2em; opacity: 0.5;">Cancelled</p> <ul style="list-style-type: none"> • • • 	<p>March 30th Development Services Building Room 107A&B <i>Snow Date – April 6th Location: TBD</i></p> <ul style="list-style-type: none"> • Immanuel Anglican Church • Apostolic Church International • Lake Ridge Nursery • Lake Ridge Baptist Church Property • LRPRA LED Changeable Copy Sign
<p>April 27th Development Services Building Room 107A&B</p> <ul style="list-style-type: none"> • Lake Ridge Baptist Church Property • Lake Ridge Nursery • Starbucks on Parkway courtesy review • Starbucks on Hedges Run (add-on) 	<p>May 25th Development Services Building Room 107A&B</p> <ul style="list-style-type: none"> • Charlie Boone Trail Foundation • Potomac Corner Center • Taco Bell on Old Bridge Road (Courtesy Review) 	<p>June 29th Development Services Building Room 107A&B</p> <p style="text-align: center; color: lightblue; font-size: 3em; opacity: 0.5;">Cancelled</p> <ul style="list-style-type: none"> • • •
<p>July 27th Development Services Building Room 107A&B</p> <ul style="list-style-type: none"> • Starbucks @ Hedges Run • Carters Grove • Lake Ridge Baptist Church discussion 	<p style="text-align: center;">August</p>  <p style="text-align: center; font-weight: bold; font-size: 1.5em;">NO MEETING</p>	<p>September 28th Development Services Building Room 107A&B</p> <ul style="list-style-type: none"> • Panera Restaurant on the Parkway • Kaiser NOVA HUB @ Caton's Crossing • •
<p>October 26th Development Services Building Room 107A&B</p> <ul style="list-style-type: none"> • • • 	<p>November 17th Location – TBD</p> <ul style="list-style-type: none"> • • • 	<p style="text-align: center;">December</p>  <p style="text-align: center; font-weight: bold; font-size: 1.5em;">NO MEETING</p>

