



COURTESY REVIEW MEETING BY LOCCA/PELT & DCCA

DATE: Thursday, July 28, 2022

TIME: 7:30 p.m.

LOCATION: Zoom

Join Zoom Meeting

<https://us02web.zoom.us/j/81435002076?pwd=NkdidFFDd1NGNUJnTk0NGN6MnBqUT09>

Meeting ID: 814 3500 2076

Passcode: 357128

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

- August Recess. Will reconvene September 29th
- Pathway to 2040
- Rural Crescent
- Digital Gateway Concerns, especially near National Battlefield Park & Prince William Forest Park
- Accurate Printing SUP Approved by BOCS July 12, 2022
- Lake Point Residential Rezoning Approved by BOCS July 12, 2022
- Civic Associations & Coordination with the HOA Coalition of PWC
- Gatherings at Occoquan Ridge back to Planning Commission in Sept?



Section B. Project Reviews:

#1 – Project Title:	Flagship Carwashes at 12831 Harbor Drive (Tackett’s Mill) & 13589 Minnieville Road (Smoketown Plaza)
Representative:	Mr. David Dittman, Vice President Operations, Representing Mr. Guy Paolozzi, President of Flagship Carwash Company 972-839-9540 dave@flagshipcarwash.com Coordination with Ms. Carrie C. Carleton, Exec Assist/Office Manager, Flagship Carwash 801-928-0409 carrie@flagshipcarwash.com
PWC Staff Person:	Mr. Juan C. Bernal, PWC Dept. of Development Services 703-792-7071 jbernal@pwcgov.org

PROJECT DESCRIPTION:

LOCCA sent a letter on May 12, 2022 requesting a meeting with the new owners of 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. The signage, lighting, landscaping plans for two car wash locations recently acquired by Flagship Carwash will be presented for LOCCA/PELT Courtesy Review. Checklist items such as landscaping, signage and architecture will be discussed. Compliance with Zoning and current Special Use Permits will also be discussed. The first location is the former Lake Ridge Carwash site located at 12831 Harbor Drive, Woodbridge, VA 22192. The second location is the former Smart Car Wash site located at 13589 Minnieville Road at Smoketown Plaza. Both locations have approved SUPs and history of working with LOCCA/PELT & DCCA.

Mr. Dittman was briefly introduced at the May 26, 2022 LOCCA PELT Committee Zoom meeting. There were technical difficulties for Mr. Dittman logging on to the Zoom meeting. We had a brief cordial discussion of the Tackett’s Mill & Minnieville Road carwashes having been purchased by Flagship Carwash, but hadn’t discussed the specific signage plans at that time.

TACKETT’S MILL CARWASH at 12831 HARBOR DRIVE:

- Tackett’s Mill is the first mixed-use development in PWC approved July 1980



- Tackett's Mill Carwash (SUP 90-34) was approved June 12, 1990 with support from LOCCA/PELT
 - Had Modest exterior illuminated wooden monument sign with Tackett's Mill Theme on signage to Coordinate with Tackett's Mill Businesses & Residents
 - Reader Board was placed at back entrance area for customers to select wash options
 - Updates of 1996 were also approved
- Facility was later sold to Javed Butt et al
 - Coordinated new roof (replaced cedar shake shingles) & maintenance upkeep with LOCCA PELT in 2013/2014 Timeframe
 - Signage "Car Wash" (not illuminated) was added over exit portion of carwash by Mr. Javed Butt & partners
- Flagship Carwash acquired Facility in 2021/2022
- The proposed location of a stand-alone Flagship Monument Sign on Minnieville Road is problematic & has issues with the 1980 commitments to have signage internally oriented toward Harbor Drive.
 - Mr. Javed Butt had proposed such a sign & LOCCA/PELT directed him to work with the Tackett's Mill Management (Ms. Nancy Kyme)
 - Tha Center Sign might be the answer by incorporating Tackett's Mill Center Signage on Minnieville Road to match the existing Center Signage on Old Bridge Road
- Comments by Ms. Julia Cottrell, Senior Staffer to Occoquan Supervisor Kenny Boddye
- Presentation by Mr. David Dittman of proposed plans for signage & other enhancements
- **OPEN DISCUSSION**

"SMART WASH" at 13589 MINNIEVILLE ROAD at SMOKETOWN PLAZA:

- SUP 2008-000562 was approved Nov. 18, 2008 with support from DCCA & LOCCA/PELT
- This facility was the first LEED Silver Carwash in PWC
- The SUP Condition Number 11 calls for DCCA/PELT Courtesy Review of Architecture, Signage, Lighting & Landscaping in connection with the final site plan review process
- Flagship acquired the Carwash in 2021/2022 Timeframe
- Comments by Ms. Kelly Easterly, Senior Staffer to Neabsco Supervisor Victor Angry
- Presentation by Mr. David Dittman of proposed plans for signage & other enhancements
- **OPEN DISCUSSION**

PROVIDING A COURTESY REVIEW LETTER TO FLAGSHIP CARWASH & PW COUNTY RE SIGNAGE, ARCHITECTURE, LANDSCAPING & LIGHTING

NOTES:



Section C – Discussion Topics

#1 – New Discussion Topics:

#2 – Project Updates:

- **VDOT SMART-Scale Projects in PWC:** PWC DOT is available to provide an update on Route 123 & Old Bridge Road Intersection proposed configuration, as well as the VDOT improvements planned for Route 123 and Old Bridge Road intersection area.
- **VDOT SMART-Scale Projects in PWC:** PWC DOT may also be available for 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.
- **Belmont Bay:** The Caruthers family wishes to rezone the open space of the Osprey closed golf course for intense waterfront development directly adjacent to the Occoquan Wildlife Refuge and the Belmont Bay community. The WPCCA & the Belmont Bay Community HOA and other stakeholders are having open discussions on the community impacts.



- **Quartz District:** This new mixed use development on 145 acres of undeveloped land is a part of the Dale City Small Area Plan. This project was presented as an update at the LOCCA/PELT Committee meeting of June 30, 2022, as well as introduced at the October 28, 2021 LOCCA/PELT Committee meeting. This is a large project deserving the attention of DCCA, LOCCA/PELT, & MIDCO. There are plans for 1,000 residential units, approx. 192,000 SF of office & 125,000 SF of retail. The plans hinge on a grade-separated design for the Minnieville Road & PW Parkway Intersection.

#3 – Development Application Process Schedule (DAPS)

Once a developer's application has been accepted by the County Planning Staff, it's 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				








		Y	N	N/A	
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> <p>• 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 28th Location: ZOOM </p> <p>Joint Review with DCCA</p> <ul style="list-style-type: none"> • Tackett's Mill Flagship Carwash • Minnieville Rd Flagship Carwash 	<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 17th </p> <p>Location: ZOOM</p> <ul style="list-style-type: none"> • 	<p>December</p>  <p>No Meeting</p>