



DATE: Thursday, September 30, 2021
TIME: 7:30 p.m.
LOCATION: Virtual via Zoom

Join Zoom Meeting

<https://us02web.zoom.us/j/73337655526?pwd=bk5JL1VpU0ZiNGJSNWNVVWpkNlFDUT09>

Meeting ID: 733 3765 5526

Passcode: 727885

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

Section B. Project Reviews

#1 – Project Title:	Elm Street Development, REZ2018-00026
Representative:	Mr. Joseph (Joe) Jacobs, Vice President, Elm Street Development Inc. 1355 Beverly Rd. Suite 240, McLean, VA 22101 (703) 734-9730 (703) 734-0322 (Fax) jjacobs@elmstreetdev.com www.elmstreetdev.com
Staff Planner:	

PROJECT DESCRIPTION:



NOTES: There was an initial community meeting at Benton Middle School where Mr. Joseph Jacobs introduced the Elm Street Development proposal on Nov. 13, 2018 to Independent Hill area residents. On September 30th, 2020 at a Coles Supervisor Town Hall meeting, Mr. Jacobs presented a plan for a portion of the Independent Hill Small Area Plan (SAP) as a Gateway area project. On October 29, 2020 Mr. Jacobs made a presentation to LOCCA’s PELT Committee. The Independent Hill Small Area Plan (SAP) was approved in March of 2021. Mr. Jacobs would like to update LOCCA’s PELT Committee on the progress made to date on his rezoning request for his 60 acre (now 69 acre parcel with the inclusion of the Samski’s additional 9 acre parcel) and how it fits into the approved Independent Hill SAP. The plans he presented to LOCCA’s PELT Committee on October 29, 2020, included age-restricted units along with “work force units,” as well as retail and office uses. Multiple revisions to that plan occurred over the last year while PW County staff worked on finalizing the Independent Hill SAP. Mr. Jacobs’ intention is to show the progression and see which aspects of the plan are more or less desirable to citizens. The Applicant has worked with PWC Planning staff, the Coles District Supervisor and Planning Commissioner, various community groups. He has some updates and additional details to share. These include 150 single family homes and 50 Townhomes, as well as 12 units currently targeted as workforce housing units. Currently contemplated amenities currently include a splash park, a clubhouse (but no pool), a dog park, pedestrian and biking trails with connection to Hellwig Park, open space areas, and other features.

No exhibits are provided in the agenda. Mr. Jacobs will be presenting.

#2 – 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>
Staff Planner:	

PROJECT DESCRIPTION:

This is the old Cowles Ford site on Jefferson Davis Highway. Mr. Carlos Cecchi of IDI, Inc. has purchased this site. There are major roadway issues being decided by VDOT along the US Route 1 area with the intersections at Occoquan Road and Rte. 123, I95, etc. involving pedestrian, bicycle and vehicular movement and access along this vital transportation corridor. This are is also located within the approved North Woodbridge Small Area Plan (SAP) and the



US Rte 1 widening project area boundaries, as well as the VDOT STAR (Strategically Targeted Affordable Roadway Solutions) Program whose goal is to support the development of affordable and short-range transportation projects to address congestion bottlenecks and safety hotspots. The commercial, residential, PRTC, rail, etc. access is affected by the VDOT STAR roadway design decisions. There are a lot of moving parts!

No exhibits are provided in the agenda. Mr. Patrick will be presenting.

Section C – Discussion Topics

#1 – New Discussion Topic

- **Coordination with WLR, RRCA & TOTA for the upcoming Occoquan Ridge Rezoning by Xanadu on the LRBC Property Occoquan Ridge (REZ 2018-00007)**
- **VDOT STARS Project on Route 123 (Gordon Boulevard) & Old Bridge Road, as well as the I-95 & U.S. Route 1 Widening at Occoquan Road and Route 123.**

#2 – Project Updates:

- VDOT Road Improvements for Route 123 and Old Bridge Road Intersection Area, VDOT Presented a ½ hour discussion on status of project on September 21 6:30 pm to the Occoquan Town Council via Zoom
- VDOT may be presenting its update on Route 123 & Old Bridge Road Intersection Area, and The. 1 and Occoquan Rd, and Route 1 and Gordon Boulevard (Route 123) improvements, along with the I95 intersection and I95 Commuter Lot Improvements at the Oct 28, 2021, 7:30 pm LOCCA/PELT Committee Meeting
- International Central Gospel Church, 5451 Davis Ford Road (PWC Planner is Alex Vanegas) –letter outlining LOCCA/PELT concerns was sent (October 30, 2020). As of the latest DAPS, this project is listed as “Suspended.” One new item is that VDOT conveyed its Right of Way land to the church to allow for additional parking.
- Revival Baptist Ministries Int’l, Inc., 13386 Telegraph Road – When we reviewed this project at our August 6th Zoom meeting, traffic concerns were identified, and the church representatives are working these issues.
- Occoquan Ridge (REZ 2018-00007)

#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. 2021 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 28th Location: ZOOM </p> <ul style="list-style-type: none"> • Primeland • Mezeh Restaurant @ the Glenn • Watson Oaks • Age-Restricted on Noble Pond Way 	<p>February 25th Location: ZOOM </p> <ul style="list-style-type: none"> • Longpointe rezoning • Open Space Master Plan discussion 	<p>March 25th Location: ZOOM </p> <ul style="list-style-type: none"> • Occoquan Crossing project by PWCSA, Fairfax Water, and Virginia American Water
<p>April 29th Location: ZOOM </p> <ul style="list-style-type: none"> • Potomac Mills Round One Signage • Mezeh Mediterranean (No show!) • Occoquan Ridge (REZ2018-00007) • STARS Project (Sherman Patrick) 	<p>May 27th Location: ZOOM </p> <ul style="list-style-type: none"> • Cancelled 	<p>June 24th Location: ZOOM </p> <ul style="list-style-type: none"> • Park Landing at PW Commons (Intro to Sr. Housing) • VDOT STARS Study (Tyler Beduhn of VDOT)
<p>July 29th  Location: ZOOM</p> <ul style="list-style-type: none"> • Lake Point Multi-Family Development • Greater Pr. Wm. Aspirational Trails Map (Eileen Sheridan) • Diversity & Inclusion Draft Policy Discussion • Update on Ridgefield Village Project 	<p>August</p>  <p>No Meeting</p>	<p>September 30th  Location: Zoom</p> <ul style="list-style-type: none"> • Independent Hill Elm Street Development • Riverside Station
<p>October 28th  Location: Zoom</p> <ul style="list-style-type: none"> • Lake Point Multifamily Development Update • Westminster Signage Plans (?) • VDOT STARS Update (?) • Occoquan Ridge (REZ2018-00007) (?) 	<p>November 18th  Location: Zoom</p> <ul style="list-style-type: none"> • 	<p>December</p>  <p>No Meeting</p>