



Officers

*Jack Kooyoomjian, President
Vice President - Vacant
Kathleen Harding, Secretary
Tom Burrell, Acting Treasurer*

Others

*Tom Burrell, PELT Committee Chairman
Jan Cunard, LOCCA Historian*

MONTHLY MEETING AGENDA

DATE: Thursday, October 27, 2016

TIME: 7:30 p.m.

LOCATION: **Development Services Building, Room 107 A&B**

Section A.

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

Membership Update – We made a good start at our last meeting of getting our membership drive going. The membership form is attached. If you have already signed up, take the form and give it to a friend.

Section B. Project Reviews

#1 – Project Title:	Potential Updates to the Rural Crescent
Representative:	Ms. Kim Hosen, Executive Director, Prince William Conservation Alliance, 2231-F Tackett's Mill Drive, Woodbridge, VA 22192 (703) 490-5200 or (703) 499-4954 alliance@pwconserve.org

PROJECT DESCRIPTION: Ms. Hosen will share information and discuss the current proposals to revise the County's Rural Crescent policies. The Rural Crescent defines our urban growth boundary; changes to current policies will affect us all and should be of interest to everyone.

NOTES:

#2 – Project Title:	The Apollo Enterprises, LLC
Representative:	Scott C. Plein, Founding Principal and Ms. Susan Caudle, Public Relations/Community Relations, Equinox Investments, LLC, 8040 Industrial Park Court, Bristow, VA 20136 (703) 479-2687 (703) 479-2689 scaudle@equinoxinvestmentsllc.com www.EquinoxInvestmentsLLC.com

PROJECT DESCRIPTION: This project was last discussed at a LOCCA/PELT meeting in May 2016. At the time, this was the synopsis of the project: "A request to rezone approximately 25 acres from A-1, Agricultural, and PBD, Planned Business District, to M-2, Light Industrial, B-1, General Commercial, and R-6, Residential. This will allow a mixed retail, self-storage, and residential (townhouses)." At that time, the General Development Plan was as shown on the following page. However, since it was presented in May, there have been several citizen meetings, sponsored by Equinox, and the GDP has changed.

NOTES:

Deferred to November



- - - Approximate location of pedestrian access locations within the subject property
- - - Approximate location of optional pedestrian access locations providing access to adjacent developments
- Approximate location of passive recreation areas

#3 – Project Title:	Potomac Corner Center
Representative:	Shahriar Etemadi, PTP, Principal, STS Consulting (410) 718-8660 Etemadi.sts@gmail.com www.STSconsultingUS.com



PROJECT: We last looked at this project in June 2016. This property is located at the NW corner of Prince William Parkway and Smoketown Road (see map below). The developers are seeking a proffer amendment to increase the density on the parcel to allow for a retail/office development and to gain a second access. This will be an approximately 65,000 square feet, three level building with the 45' height limits and will be situated along entire Smoketown Road frontage and partial frontage of Prince William Parkway. The first floor will be retail and second and third floors are offices. The developer is proposing to build a green roof and use many elements of the green buildings in the construction. They are also seeking a “right in and right out only” access from Prince William Parkway. They have prepared a traffic study and the proposed access on Prince William Parkway far exceeds VDOT’s minimum standards for a partial access as proposed. The projected trips are not changing the level of service at any of the studied intersection.



The renderings for the buildings are shown on the following page.

Potomac Corner Center Renderings



Subsequent to the June 2016 meeting, we sent the developer the following comments:

- Overall, what you are proposing is very intense give the geography of the site. We will need to see further
- We are extremely concerned with the transportation arrangements – primarily the access to and from off the Prince William Parkway. Our experience is that this is an extremely dangerous area on the Parkway with those coming directly across the intersection with Smoketown Road and even those making a left from Smoketown onto the Parkway. While traffic studies generally assume vehicles traveling at the posted speed limits, reality and experience tells a completely different story. The access you propose, being as close to the intersection as it is and with now real acceleration lane coming out of your parcel poses an unacceptable risk. We would strongly support your consideration of only the inter-parcel connection.
- Architecture! This building is proposed for a gateway intersection and, given the proposed height of the building(s) will be extremely visible. It is imperative that you have 360° architecture. This will also be critical as people approach your campus on Smoketown coming from the north or west. The rendering you showed us left us with the impression that this is the back of the building and while the renderings showed similar architectural styles, it is very important that this be a showcase side of the building. People traveling along Smoketown will be traveling at a somewhat reduced speed so this side of the building will definitely catch the eye.

NOTES:

Section C. General Announcements and Citizens' Time

General Announcements

1 Proposed Chinn ES and School Siting Issues in General

Feb 16	School system indicated they will pull the Public Facility Review (PFR) request for the Chinn site
Mar 16	No change
Apr 16	PFR Submission still pending
May 16	No changes
Jun 16	No changes
Jul 16	No change
Aug 16	No change
Sep 16	No change
Oct 16	The presentation held Monday, October 3, 2016, gave us a look at the site off of the Parkway across the intersection of Hilendale and the Parkway. For more information on the proposed eastern elementary school, visit http://facilitieservices.departments.pwcs.edu/ .

2. Economic Development Chapter Update: (no longer tracking this time due to revised timeline for completion in coordination with revisions to Comp Plan)


3. Trees in the Medians

Jun 16	Public Works staff and VDOT rep attended June LOCCA meeting to discuss the how, what, and why of trees being removed from the median at the Glenn and where this might happen in other County locations. LOCCA agreed to draft a FOCAL letter to the BOCS
Jul 16	No change
Aug 16	No change
Sep 16	Presentation of revised proposal to replant the medians. County staff assured those present that no further trees will be removed from the medians.
Oct 16	New plantings to be put in

5. Citizens' Time:

Section D. 2016 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 28th Development Services Building Room 107A&B <i>Snow Date – February 7th Location: TBD</i></p> <ul style="list-style-type: none"> Proposed ES at Chinn Park Verizon Monopole at Prince Of Peace Methodist Church LIDL at Tackett's Mill Marquee Hospitality Hotel ACT Wellness Center on Minnieville Garber Property Landscape Courtesy Review 	<p>February 25th Development Services Building Room 107A&B <i>Snow Date – March 3rd Location: TBD</i></p> <ul style="list-style-type: none"> Taco Bell on Old Bridge Prestige Academy in the Lake Pointe Business Park Prince William Commons refurbishing 	<p>March 31st Development Services Building Room 202A&B <i>Snow Date – April 7th Location: TBD</i></p> <ul style="list-style-type: none"> Chuy's Monument Sign MJM Auto on Minnieville Road Self-Storage in Sullins Furniture
<p>April 28th Development Services Building Room 107A&B</p> <ul style="list-style-type: none"> Chris Price, Planning Director as Guest Speaker – Data Center Overlay Districts Subdivision Plan review of Hoadly Falls Phases I and II Proffer changes – Minnieville Terrace Shopping Center Marquee Hospitality Hotel – Shoppers Best Way 	<p>May 26th Development Services Building Room 107A&B</p> <ul style="list-style-type: none"> Apollo Enterprises, LLC Act Wellness (Minnieville Road) Carter's Grove 	<p>June 30th Development Services Building Room 107A&B</p> <ul style="list-style-type: none"> Trees in the Medians Cell Tower at Chinn Center Potomac Corner Center Goodwill Store @ Prince William Commerce Center
<p>July 28th Development Services Building Room 107A&B</p> <ul style="list-style-type: none"> Proposal for Bike and Skateboard Park in Lake Ridge Proposed Child Day Care Center 	<p>August</p>  <p>NO MEETING</p>	<p>September 29th Development Services Building Room 107A&B</p> <ul style="list-style-type: none"> Touchstone Circle median landscaping Expansion of Dar Alnoor Islamic Community Center Courtesy review of new office building at the Glenn Mission BBQ at Smoketown Station Habitat for Humanity Restore Taco Bell on Old Bridge Road
<p>October 27th Development Services Building Room 107A&B</p> <ul style="list-style-type: none"> Update on the Rural Crescent The Apollo Enterprises LLC (Deferred) Potomac Corner Center 	<p>November 17th Development Services Building Room 107A&B</p> <ul style="list-style-type: none"> The Apollo Enterprises LLC 	<p>December</p>  <p>NO MEETING</p>



The Charter Virginia Green Community, 1991

MEMBERSHIP FORM

The Lake Ridge Occoquan Coles Civic Association (LOCCA) was established to foster a sense of community pride and a commitment to common goals and ideas in the-Lake Ridge area. LOCCA works to preserve and extend the amenities and natural beauty that had originally attracted many of us to the area – LOCCA is protecting your investment. LOCCA seeks to convey, as a unified voice, the desires and concerns of the community, and to have a positive impact on the planning and land-use decisions that affect us all. LOCCA is a non-profit organization that is nonpartisan, nonpolitical, and not affiliated with any development corporation or financial institutions.

Membership can be obtained on an annual or lifetime basis. The LOCCA fiscal year runs from October 1st through September 30th. When becoming a member during the fiscal year, membership will be effective immediately upon payment of the required fee and will run for one year or through the end of the next fiscal year, whichever is longer. When joining for the first time, the dues are as show (First Year Membership). Thereafter, the Annual Membership amount applies. Lifetime membership is effective immediately upon payment of the fee and will run until the qualifications for membership lapse (members must either reside or own property in Prince William County)

Date: _____
Name: _____
Address: _____

Home Phone: _____
Work Phone: _____
E-Mail: _____
Community: _____
District: _____

Please check the appropriate box(es). **Make checks payable to LOCCA and mail to LOCCA. P.O. Box 204, Occoquan, VA 22125**

First year Membership (for the first year of memberships only)

- Individual: \$4.00
- Family: \$5.00

Annual Membership (for those who have paid first-year dues in a previous year)

- Individual: \$1.00
- Family: \$2.00

Lifetime Membership (One-time charge)

- Individual: \$10.00
- Family: \$15.00

- I cannot actively participate but I would like to be on the LOCCA e-mail roster
- I am interested in the following committee, office, program, or activity:



Thank you for your interest in LOCCA and your membership dues. This portion of the form will be returned to you upon payment of dues,

Date	Amount	Received by
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