



DATE: Thursday, October 28, 2021
TIME: 7:30 p.m.
LOCATION: Zoom

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

Section B. Project Reviews

#1 – Project Title:	Quartz District
Representative:	Marian Harders Walsh, Colucci, Lubeley & Walsh, P.C. 4310 Prince William Pkwy Suite 300 Prince William, VA 22192



	Phone: 703.680.4664 x5132 mharders@thelandlawyers.com
Staff Planner:	

PROJECT DESCRIPTION:

The Applicant is proposing a high-quality, pedestrian friendly mixed-use project that includes a retail/commercial center along with quality open spaces and a residential community containing a variety of sizes and types of single family attached and multifamily units that, when combined, will bring to the County a new live/work/play destination to be known as “The Quartz District.”

The commercial center will be sited at the main intersection of Prince William Parkway and Minnieville Road and will contain over 300,000 sq. ft. of office and retail uses as well as lawn areas, “retail sidewalks,” a plaza, and waterfront areas. The project will create a place where both residents and visitors will share the active social programming, public spaces, streetscapes, and the retail amenities of the Quartz District. Pedestrian walkability is a key design feature throughout the commercial and residential areas and will reflect an integrated character with an urban feel that will distinguish it from nearby suburban shopping areas. A focus on experiential retail and placemaking will drive repeat visits from surrounding residents and create a lively hub within the overall neighborhood and the surrounding region.

Exhibits:





NOTES:

Please refer to LOCCA PELT Committee Checklist of 56 Items (See attachment to this Agenda.) *Includes such items as pedestrian connectivity and walkability, green building design, community gathering areas & open spaces, stormwater management, boulevard plantings, use of indigenous plantings, etc.*



#2 – Project Title:	REZ 2018-00007 Occoquan Ridge
Representative:	Jerry W. Davis, Managing Partner Xanadu Group LLC (703) 335-8944 (703) 856-3402 (cell) jerrymontross@gmail.com
Staff Planner:	Scott Meyer

PROJECT DESCRIPTION: This is a follow up to the presentation from the April 29, 2021, LOCCA/PELT meeting. The developer is prepared to show us modifications he has made to previous editions of this project (Submission #6). The community has reviewed and commented on this project many times. The date for the 7:00 pm Planning Commission public hearing is November 17, 2021.

No exhibits have been provided.

NOTES:

It is recommended that the discussion by the Applicant and the PELT Committee and interested participants focus on the May 29, 2021, Joint Statement (12 pages), which is reflected in the **CHECKLIST OF APPLICANT PROFFER COMMITMENTS** below. The items addressed in the checklist are include the following:

- Site development
- Architecture
- Amenities
- Landscaping
- Buffers
- Parking
- Signage
- Lighting
- Traffic
- Stormwater

The full checklist begins on the next page.



CHECKLIST OF APPLICANT PROFFER COMMITMENTS
Occoquan Ridge: Rezoning and Development - REZ2018-00007
Reference: Joint Statement WLR, RRCA, TOTA dated May 29, 2021

Responses to the tabulated issues confirm if the Applicant has incorporated the proffer recommendations presented in the Joint Statement developed by Westminster at Lake Ridge, River Ridge Community Association, and Thousand Oaks Townhouse Association, dated May 29, 2021. All commitments are verified to be included in the Applicant's submission for Rezoning.

A.	SITE DEVELOPMENT	Yes (✓) No (X)
1.	Relocate 2 buildings to be adjacent to the Rockledge Elementary School property line. (Ref. Xanadu Submission #5)	
2.	Relocate the open-air parking to be adjacent to the buffer along Clipper Drive. (Ref. Xanadu Submission #5)	
3.	Preserve existing Landscape & Signage Easements for WLR and RRCA.	
4.	Site developed as an integrated "third community" contiguous with WLR and RRCA.	
5.	Open space landscape consistent with the retreat-like environment.	
6.	Low freestanding stone masonry wall extending across the frontage of Clipper Drive to conceal the open-air parking (Item A.2). Wall is substantially identical to the existing WLR/RRCA stone walls at the Clipper Drive split.	
7.	In lieu of a separate monument sign (Item G.1, G.3), utilize freestanding stone wall (Item A.6) to display the name of "Occoquan Ridge." Lettering details, logo and illumination is similar to the existing WLR/RRCA Zone 2 signage.	
8.	New landscaping species consistent with adjacent existing tree and shrub species.	

B.	ARCHITECTURE	Yes (✓) No (X)
1.	Building architecture designed as a 2-Story structure with finished third floor within the roof profile. The third level can utilize dormers (discrete on front/public face, continuous on rear/inward-facing face).	
2.	Incorporated details for 360-degree Architecture on exterior with upgraded features to incorporate the following:	
	a. Balconies	
	b. Bay Window Treatments	
	c. Gabled Roof features and Dormers	
	d. Pitched Roof Variable roof lines for interest (avoid "boxy" appearance)	
	e. Wall face offsets/indents (avoid "boxy" appearance)	
3.	Quality of Building Materials - upscale exterior building materials, brick, stone, Hardie Plank siding, architectural roof shingles, in color palettes to compliment WLR and RRCA	
4.	Full height masonry veneer facades from groundline to eave.	
C.	ON-SITE AMENITIES	Yes (✓) No (X)
1.	Interior amenities include the following:	
	a. Elevators servicing all floors	



	a. Well-lit and attractive Elevator Lobbies	
	b. ADA recommended safety features for bathrooms, incl. taller vanities and toilets, etc.	
	c. Interior spaces to include wide hallways and doorways	
	d. Multi-Purpose Meeting Room(s)	
	e. Furnished and decorated small lounge/reading area/ small party area.	
	f. Exercise area with machinery in place	
	g. Guest restrooms adjacent to multi-purpose areas	
	h. Administrative office for Condo Association Board operation	
	i. Personal storage lockers or storage space in oversized garages	
2.	Exterior amenities include the following:	
	a. Gathering-place structure, ie: Gazebo, Pergola	
	b. Wide walkways; walkway vertical profile to avoid stairways or steps	
	c. Benches along the walkways	
	d. Consult with Kaiser Permanente or others for outdoor exercise amenities to promote healthful living.	
	e. Public Art	

D.	LANDSCAPING	Yes (✓) No (X)
1.	Applicant commits to a 30-day review period for study and comment by WLR and RRCA on initial and all future landscape/hardscape installations within the Mariner Lane and Clipper Drive buffers, to include incorporation of such comments as practical and consistent with the WLR and RRCA entrance landscaping.	
2.	Landscape Plan has been reviewed by WLR and RRCA.	
3.	Buffer planting densities exceed minimum standards of DCSM Section 800.	
4.	Appropriate street and foundation plantings along Mariner Lane.	
5.	Landscaping behind the freestanding stone wall (Item A.6) and within the buffer along Clipper Drive incorporates evergreens for visual screening between open-air parking (Item A.2) and Clipper Drive.	
6.	General plant selection consistency with nearby WLR and RRCA landscaping.	
7.	Continue boulevard-style tree planting as established on Clipper Drive within WLR and RRCA.	
8.	Appropriate foundation plantings along all visible faces of buildings.	
9.	Hardscape: Stone masonry retaining walls and freestanding walls (Item A.6) to match existing stone wall at Clipper Drive split.	
10.	Tree Preservation areas identified on site plan. Tree protection in accordance with County standards.	
11.	Removed or damaged landscaping within the Zone 1 WLR Easement to be restored upon project completion.	
12.	Removed or damaged trees located within the privately owned Clipper Drive street median to be restored upon project completion.	
13.	On-site irrigation system	



E.	BUFFERS	Yes (✓) No (X)
1.	Buffers in conformance with minimum standards of DCSCM Section 800 of PWC. Buffers provided between the site and the adjoining properties of Rockledge Elementary School, WLR, and RRCA; Mariner Lane; and Clipper Drive.	

F.	PARKING	Yes (✓) No (X)
1.	Oversized garages for each residential unit.	
2.	Indoor (garage) and exterior charging stations for electric and hybrid vehicles.	
3.	Exceed PW County parking code requirements.	

G.	SIGNAGE	Yes (✓) No (X)
1.	Applicant commits to coordinate sign design with WLR and RRCA signage to ensure all three entrance signs are substantially identical.	
2.	Applicant commits to a 30-day review period for study and comment by WLR and RRCA on initial and all future signage installations.	
3.	Entrance sign is a stone veneer/masonry construction with raised metal peg-type lettering on a finished panel to be identical to the new WLR sign in appearance and dimension.	
4.	Applicant commits to remove the WLR entrance sign and replace it as a stone veneer/masonry construction at no cost. (If required for excavation and grading)	
5.	Applicant commits to reinstall inward directed spot lighting on the new WLR sign at no cost. (If required for excavation and grading)	

H.	LIGHTING	Yes (✓) No (X)
1.	Security lighting at exterior parking and walkway areas, at front and rear entrance areas	
2.	Accent lighting on buildings and landscaping	
3.	Exterior lighting on outdoor senior gathering area	
4.	Lighting of the entrance signage similar to WLR and RRCA.	

I.	STORMWATER MANAGEMENT (SWM)	Yes (✓) No (X)
1.	No direct or indirect SWM connection to the existing WLR/RRCA SWM network.	
2.	On-site SWM retention system with a time-release discharge into the Mariner Lane/Clipper Drive storm system.	
3.	PWC Public Works/Watershed Management has been consulted for possible reliance on the retention pond located on LRPA property.	
4.	PWC Public Works/Watershed Management has been consulted for possible alternative solutions for SWM.	

J.	SANITARY SEWER SYSTEM	Yes (✓) No (X)
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1.	PWC Service Authority has been consulted to confirm that the existing sanitary sewer system has sufficient capacity for the added demand generated by the development.	
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K.	MISCELLANEOUS UTILITY APPURTENANCES	Yes (✓) No (X)
1.	Common Trash Dumpster to be concealed from view	
2.	Air Condition Condenser units to be concealed from view	
3.	Utility Meters to be inconspicuously located	
4.	Underground Utility Access Panel/Box locations to be unobtrusive	

L.	TRAFFIC	Yes (✓) No (X)
1.	Safety pavement markings/signage incorporated to address School Bus interaction.	
2.	Safety pavement markings/signage incorporated for Rockledge Elementary School children and walkers from Thousand Oaks and Harbor Drive.	
3.	PW County consulted for coordination with the proposed Occoquan Greenway Trail alignment along Mariner Lane.	
4.	Traffic safety devices/pavement markings incorporated to address interaction with WLR and RRCA traffic and resident walkers, and at intersection areas.	

M.	CONSTRUCTION ACCESS	Yes (✓) No (X)
1.	Construction access into the site will be from Mariner Lane only. Maintenance of Traffic (MOT) design is approved by Prince William County Department of Transportation and in consultation with the Rockledge Elementary School.	

N.	COURTESY REVIEWS	Yes (✓) No (X)
1.	Applicant commits to engage with LOCCA/PELT, WLR, RRCA, and TOTA and others as appropriate to review and comment on matters such as but not limited to Storm Water Management, Architecture, Landscaping, Signage, Lighting, Traffic Safety/MOT prior to submission of final Site Plan for approval.	

O.	COMMUNITY MAINTENANCE PLAN	Yes (✓) No (X)
1.	Applicant commits to a proffer to develop and coordinate a Community Maintenance Plan prior to the final site plan approval. This Plan should also be subject to a courtesy review. Also, the Plan should articulate/specify the responsibilities of the three parties (Westminster at Lake Ridge, River Ridge Community Association, and Occoquan Ridge Community and their successors) for cooperation and coordination on the upkeep of the Clipper Drive entrance area, including streets, signage, landscaping, open space, retaining and entrance walls (and future rehabilitation of these elements).	



Section C – Discussion Topics

#1 – New Discussion Topics

- PERSONNEL CHANGES IN PW County: FYI PWC Executive Chris Martino to retire Dec. 31, 2021; Planning Director, Parag Agrawal has left PWC on October 15th. (He announced his resignation on Oct. 15th having served only 9 months in his position as PWC Planning Director. Neabsco Planning Commissioner and former PC Chairman, Mr. William J. Milne & Brentsville Planning Commissioner Ms. Patti McKay are stepping down after exemplary service to PWC.
- PWC is considering an expansion to the Data Center Overlay Districts. Public Meetings and Work Sessions are moving forward. Latest Work Session with citizens was Oct 21, 2021 with over 150 participants. There is a disconcerting movement to locate Data Centers near the National Parks (BOCS approved a Comp. Plan change to allow Data Center use adjacent to the boundaries of Pr. Wm. Forest Park in Independent Hill area in the Congressionally mandated park boundaries. BOCS is looking toward approving data center uses near Manassas National Battlefield Park on Pageland Lane in Manassas, and other sites are being contemplated within the Rural Crescent areas. Specifically, a massive 800-acre data center campus is proposed for several parcels along Pageland Lane bordering the Manassas National Battlefield Park. Stay tuned!

#2 – Project Updates:

- VDOT Road Improvements for Route 123 and Old Bridge Road Intersection Area, VDOT Presented a discussion on status of project on September 21, 2021 at 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 Route 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 January 27, 2022, 7:30 pm LOCCA/PELT Committee Meeting
- 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.
- 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 & columbarium); Phase 4 (Future church/chapel painting, flooring and seating); and Phase 5 (Future new Seton Parish Hall). To be scheduled.

#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				















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. 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 • Lake Point Multifamily Development • Westminster Signage Plans
<p>October 28th  Location: Zoom</p> <ul style="list-style-type: none"> • Quartz District • Occoquan Ridge 	<p>November 18th  Location: Zoom</p> <ul style="list-style-type: none"> • John McBride • Int'l Central Gospel Church 	<p>December</p>  <p>No Meeting</p>