



DATE: Thursday, November 19, 2020
TIME: 7:30 p.m.
LOCATION: Virtual via Zoom

www.loccapeltva.org

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

- The proposed 2021 calendar of meetings is attached.

Section B. Project Reviews

#1 – Project Title:	Traffic Concerns – Ridgefield Village Retail and Daycare Center
Representative:	Blake Smith, President, Smith Engineering Robin Bodie, CEO, Prince William Credit Union Elizabeth Scullin, Chief, Transportation Planning & Programming Division Richard Weinmann, Traffic Safety Engineer, Prince William County Department of Transportation Ceci Barlow, Resident, Ridgefield Village
Staff Planner:	

PROJECT DESCRIPTION: This is not a courtesy review of the Ridgefield Village Retail Center. Our **goal for this discussion** is to come away with viable alternatives to solve real and/or perceived traffic safety issues surrounding the intersection of Ridgefield Village and Pilgrims Inn Drives. Concerns have been raised since the time the Apollo project first came to us and were heightened again when Lidl was going to build their facility by-right. Lidl has withdrawn and we now have the Ridgefield Village Retail Center (which includes a daycare facility). We do not know the difference in potential traffic count between the Lidl facility and this new retail center so that is the **first objective** we have – we need to understand those differences and the impact (mitigated or increased) on traffic safety concerns.

Several conversations have taken place over the years between developers and residents of the communities impacted, between developers and LOCCA/PELT, and between developers and the Prince William County Credit Union. Therefore, the **second objective** is to understand what those commitments are and how much they mitigate traffic safety concerns.

Our **final objective** then is to understand what traffic safety issues remain and what can be done (and by whom) to mitigate those concerns.

The Apollo project added 100 additional townhomes to the community at large. Ridgefield Village has 307 households impacted and Ridgefield Oaks, also within the impacted area, adds another 80+ homes. The Prince William County Credit Union and the Earl M. Cunard Park are diagonally across from the former Lidl site, which will now be developed as the Ridgefield Village Retail Center. There is a need to safely provide for pedestrian, bicycle and vehicular usage in this busy area. One can easily see that vehicular traffic will increase but also



pedestrian and bike traffic will increase as well. We need to create as safe and environment as possible for all modes.

The special use permit application for a coffee shop drive-thru was heard by the BOCS at their November 17th meeting. A copy of the e-mail to Supervisor Angry (since this is in the Neabsco District) is included after the site plans and building renderings.

NOTES:

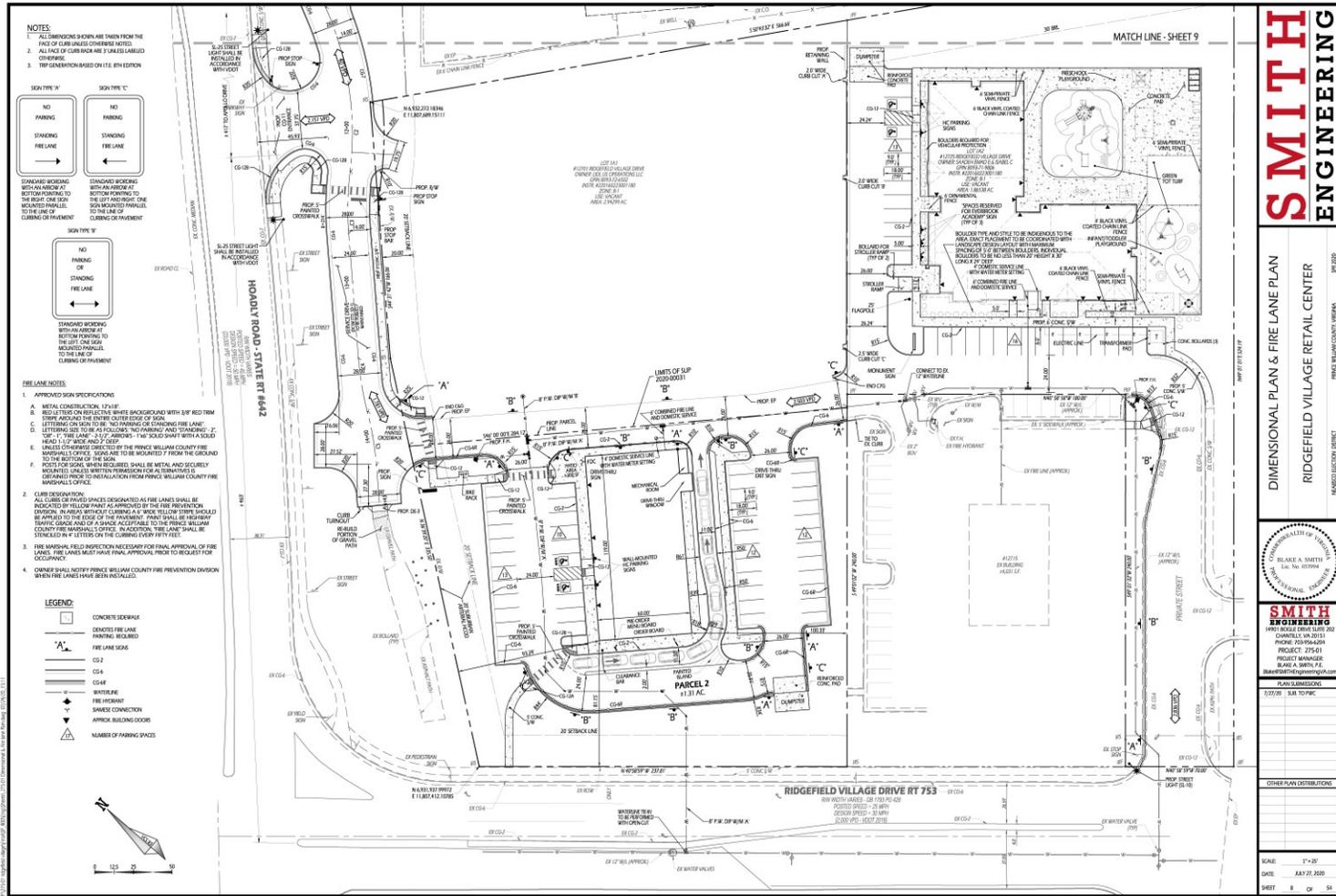


Google Earth View of Ridgefield Village Drive – Pilgrims Inn Drive Intersection





Ridgefield Village Retail Center Site Plan (showing retail center and daycare center)





From: Tom Burrell <tom.burrell@verizon.net>
Sent: Friday, November 13, 2020 11:49 AM
To: Victor Angry <vsangry@pwcgov.org>
Subject: Ridgefield Village Retail Center SUP2020-00031

Supervisor Angry –

At your Board meeting of November 17th, you will hear a case for a Special Use Permit for a drive-thru at the Ridgefield Village Retail Center. This SUP was brought to LOCCA/PELT several months ago and we support the applicant's request.

However, separate from the SUP application you will hear, there is a bigger issue we have been working on, in coordination with your office and the community in Ridgefield Village. That is pedestrian, bicycle, and vehicular safety in and around this area. With the existing conditions (Earl Cunard Park Credit Union, and 307 households with children in Ridgefield Village, 69 households in Ridgefield Oaks), the addition of the Apollo project with 100 townhomes and now this new retail center and daycare center, we believe there is an urgent need to pursue safety measures – especially at the intersection where Ridgefield Village Drive has been extended – the entrance to Earl Cunard Park, the County Credit Union, the new proposed daycare center and the retail center. We would appreciate your assistance as we work through the issues.

At the October 21st Planning Commission Public Hearing on the SUP for the drive-thru. Commissioner Taylor made the friendly amendment to encourage all the parties (the PWC Credit Union, Ridgefield Village and other neighboring residents, LOCCA/PELT, Mr. Sherman Patrick, Mr. Richard Weinmann and/or Elizabeth Scullen, P.E. of the County's DOT) to have a discussion on traffic safety prior to the BOCS public hearing. Due to logistics difficulties of getting everyone together for the October 29th LOCCA PELT Committee meeting, we planning to have this dialogue at our November 19th LOCCA PELT meeting.

Vehicular traffic and pedestrian safety have been a long-standing concern since Lidl proposed building a facility on Ridgefield Village Drive. The resident's concerns on traffic safety were partially addressed when the Apollo project developer graciously stepped forward and offered off-site traffic safety proffers and road adjustments as a way to mitigate citizen concerns in this heavily trafficked area.

Just to reiterate, our wish is for the county to take a comprehensive, big picture look at traffic/pedestrian safety at the intersection, considering both current conditions and the future impact of traffic from:

- New Apollo Project townhomes and retail when fully occupied (including delivery trucks and self-storage vehicles);
- New Apollo Drive traffic exiting through Ridgefield Village Drive extension since left turn is now closed at Apollo/Hoadly;
- New traffic from Ridgefield Village Coffee Shop Drive-thru;
- Future traffic from completion of the Ridgefield Village project and build out of the remainder of the site (childcare center, restaurant, and dental office have been mentioned);

so that solutions can be long-term, strategic, and achievable, funding can be sourced, and improvements implemented.

Thank you very much
v/r
Tom



Section C. Discussion Topics and “DAPS”

1. Discussion Topics:

- Dar al Noor Mosque expansion – letter **sent (November 18, 2020)**.
- International Central Gospel Church, 5451 Davis Ford Road (PWC Planner is Alex Vanegas) –letter outlining LOCCA/PELT concerns **has been sent (October 30, 2020)**.
- Revival Baptist Ministries Int’l, Inc., 13386 Telegraph Road – When we reviewed this project at our July meeting our August 6th (July) Zoom meeting, traffic concerns were raised and we are working a draft letter to outline those concerns to the church.
- The Gatherings at Occoquan Ridge – Ms. Keasha Hall, the Planner we have worked with on this project, has left the Planning Department for another position in County government. Mr. Scott Meyer has taken over at the Planner for this project. As of the November 13th DAPS, this project is still under review. When queried, Ms. Hall stated they do not anticipate this going to the Planning Commission until sometime in 2021. We are waiting to take any further action until we see if the applicant is going to reach out to any of us involved. **LOCCA sent a letter to Supervisor Boddye on this project on August 10, 2020.**
- Reid’s Prospect Proffer Amendments (Discussed at Oct. 29th LOCCA PELT Committee meeting)
- Independent Hill SAP & Elm Street Development (Joe Jacobs presentation at Oct. 29th LOCCA PELT Committee meeting)
- The Preserve at Long Branch presented at September 24th LOCCA PELT Committee meeting. Deferral by Applicant from October 20th BOCS Public Hearing.
- Prince William Marina Courtesy review at LOCCA/PELT Committee meeting Sept. 24th meeting
- Lake Point Multifamily Redevelopment within The landing at Prince William SAP by the NRP Group. Presented at LOCCA/PELT Committee Sept 24th meeting
- Hawthorne Assisted Living Courtesy Review at the LOCCA/PELT Committee Sept. 24th meeting
- Courtesy Discussion of Electronic LED Changeable Copy Signage with pastor Bill Roberts of Christ Chapel. Presented at LOCCA/PELT Committee Sept. 24th meeting
- Rural Area Study – the Planning Commission will hold a work session on this project on December 2, 2020.



- Kline Project (Prince William Parkway and Liberia Intersection) – this was scheduled to go to the BOCS at their November 17th meeting. However, the applicant has requested a deferral and no date has been set. LOCCA defers to MIDCO on this, but at the invitation of Coles District Supervisor Vega, we sent a memo (via Tom Burrell) on the Kline Development to Supervisor Vega. (See attached e-mail).
- Staff is contemplating a Small Area Plan for the Government Center. A Sector Plan already exists for this area so it is unknown what value-add the Small Area Plan will be. More to follow (hopefully).
- Mixed Use Zoning District – Staff is contemplating a new Mixed Use Zoning District. According to the staff report, it “. . . will provide a flexible land development zoning category intended to promote a multimodal oriented development by encouraging a mix of residential and commercial uses in a single zoning designation for multiple, integrated, and related structures on a single parcel or group of parcels to achieve efficient use of land and design flexibility not otherwise possible, ensure efficient traffic circulation and the preservation of open space and sensitive environmental and historic features, ensure compatibility of the development with surrounding properties and the public utilities and services necessary to the development and, to implement the purposes of zoning set forth in Code of Virginia, §15.2-2283.” (Yes, that’s all one sentence¹⁰)

2. 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.pwccgov.org/government/dept/planning/Documents/DAPS.pdf>

Section D. General Information Items

#1 – Succession Planning (LOCCA President and PELT Committee Chairman)

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 and PELT Committee Chairman 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. Neither position requires unprecedented amounts of time or energy. But they do involve almost 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 for each position.

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.



The PELT Committee Chairman does much of the “grunt work” necessary to conduct meetings and learn about current projects. The Chairman typically is responsible for scheduling meeting locations, putting together the agenda for each meeting, maintaining the LOCCA web site (www.loccapeltva.org), and drafting letters (with the help of others) in response to projects reviewed at our meetings. **It is anticipated that this position will need to be filled sometime in 2021 due to the relocation (out of state) of the current Chairman.**

Should anyone be interested in seeking one of these positions 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) or Tom Burrell at tom.burrell@verizon.net or (703) 927-7580 (cell). Either of us would be happy to talk to you.

Section E. Citizens’ Time:



From: Tom Burrell <tom.burrell@verizon.net>
Sent: Tuesday, November 10, 2020 10:00 AM
To: 'Cooper, Fred' <FCooper@pwcgov.org>
Cc: 'Vega, Yesli' <yvega@pwcgov.org>; Martin Jeeter <Sanmar02@aol.com>; Clancy McQuigg <clancyMcQ@gmail.com>; 'Jack Kooyoomjian' <kjkooyoomjian01@verizon.net>
Subject: RE: Kline Farm Development

Fred – first, thank you for seeking LOCCA/PELT input on this project. Over the past several years that this project has been in the making, LOCCA and its PELT Committee have observed but not been directly engaged with the applicant. This project lies deep within the MIDCO area of concern, so we have deferred to them. However, that said, here are some observations that Jack, as President of LOCCA, and I have put together that, hopefully, will guide you and Supervisor Vega:

- This 92 acre farm is immediately adjacent to an area overburdened with strip shopping centers;
- The 2 over 2 condominium townhomes are 4 stories tall and simply don't fit into the surrounding semi-rural community;
- The traffic impact of the proposed uses has been reduced from 15,000 to about 11,552 vehicles/day. However, this will still put an unbearable stress and burden on the existing roadway network. While there are proffers by the applicant for transportation and connectivity improvements immediately around the Kline property (Liberia & Pr. Wm. Pkwy intersection area), the overall roadway network improvements to Rte. 28, Yates Ford Road, etc. will lag the development impacts from the Kline property and will place a strain on the existing roadway infrastructure well beyond the Kline property boundaries. **It is important to note here that this lack of sufficient mitigation of the transportation burden will dramatically alter the character of the existing residential areas and drastically impact their quality of life.**
- The Comp Plan calls for the Western 49 acre portion of the property to be Community Employment Center (CEC). This area is recommended in the Comp Plan primarily for low-rise office employment uses, including government use. Instead, retail commercial proposed is entirely duplicative of that which currently exists in the immediate area, and high density housing is proposed in a portion of this area.
- The applicant is asking the County for a significant change to the Comp Plan, resulting in much more housing density on the 40 acres of land currently planned for large-lot (SRR) development.
- We have asked ourselves, “Are the proffered transportation improvements and the 24 acres dedicated for an elementary school and 3 soccer fields worth accepting more duplicative and uninspiring commercial retail uses and high housing density in a currently semi-rural setting?” **We believe they are not worth it.**
- All the proposed commercial uses proposed on the Kline Farm property are sadly duplicative of the glut of retail currently existing on the Liberia Road corridor.



- After 3 years of discussion, the Applicant has miserably failed to look creativity at this rural landscape and make a serious attempt to look for truly unique uses that are consistent with, respectful of, and compatible with this semi-rural setting.

Thank you again

Tom

Tom Burrell, Chairman
LOCCA/PELT
(703) 927-7580 (cell)

*"We do not inherit the earth from our ancestors;
We borrow it from our children."*
- Native American Proverb



Section F. 2020 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 30th Location: DSB, Room 107A&B <i>Snow Date – February 6th Location: TBD</i></p> <ul style="list-style-type: none"> • Kaiser comprehensive sign package • Apollo project update • Daycare at Bethel Freewill Baptist Church 	<p>February 27th Location: DSB, Room 107A&B <i>Snow Date – March 5th Location: TBD</i></p> <ul style="list-style-type: none"> • No projects Reviewed • Discussion topics: <ul style="list-style-type: none"> ○ Kaiser sign package ○ The Gatherings at Occoquan ○ Mosque expansion ○ Pennington Lane ○ Childcare on Pennington Lane 	<p>March 26th Location: DSB, Room 107A&B <i>Snow Date – April 2nd Location: TBD</i></p> <p style="text-align: center;">Cancelled </p>
<p>April 30th Location: TBD</p> <p style="text-align: center;">Cancelled </p>	<p>May 28th Location: TBD</p> <p style="text-align: center;">Cancelled </p>	<p>June 25th Location: TBD</p> <p style="text-align: center;">Cancelled </p>
<p>July 30th August 6th 50th Anniversary</p>  <ul style="list-style-type: none"> • International Central Gospel Church • Revival Baptist Ministries International • Ridgefield Village SUP • 12754 Gordon Boulevard • The Preserve at Long Branch 	<p>August</p>  <p style="text-align: center;">No Meeting</p>	<p>September 24th</p>  <ul style="list-style-type: none"> • Prince William Marina • Ridgefield Village Retail Center • Lake Pointe Multifamily on Caton Hill • Christ Chapel LED sign • Hawthorne Assisted Living • The Preserve @ Long Branch
<p>October 29th</p>  <ul style="list-style-type: none"> • Reid's Prospect Proffer Amendment • Elm Street Development project (w/in the Independent Hill SAP) 	<p>November 19th</p>  <ul style="list-style-type: none"> • Traffic concerns at Ridgefield Village and Pilgrims Inn Drive intersection. 	<p>December</p>  <p style="text-align: center;">No Meeting</p>



Section F (continued). Tentative 2021 Calendar of Monthly Meetings

<p>January 28th Location: DSB, Room 107A&B <i>Snow Date – February 4th Location: TBD</i></p> <ul style="list-style-type: none"> • 	<p>February 25th Location: DSB, Room 107A&B <i>Snow Date – March 4th Location: TBD</i></p> <ul style="list-style-type: none"> • 	<p>March 25th Location: DSB, Room 107A&B <i>Snow Date – April 1st Location: TBD</i></p> <ul style="list-style-type: none"> •
<p>April 29th Location: TBD</p> <ul style="list-style-type: none"> • 	<p>May 27th Location: TBD</p> <ul style="list-style-type: none"> • 	<p>June 24th Location: TBD</p> <ul style="list-style-type: none"> •
<p>July 29th Location: TBD</p> <ul style="list-style-type: none"> • 	<p>August</p>  <p>No Meeting</p>	<p>September 30th Location: TBD</p> <ul style="list-style-type: none"> •
<p>October 28th Location: TBD</p> <ul style="list-style-type: none"> • 	<p>November 18th Location: TBD</p> <ul style="list-style-type: none"> • 	<p>December</p>  <p>No Meeting</p>