



DATE: August 16, 2017
TIME: 7:00pm (Note this is not the regular meeting time!)
LOCATION: Development Services Building, Room 107A&B

www.loccapeltva.org

Section A. Updates

None

Section B. Project Reviews

#1 – Project Title:	Starbucks @ Hedges Run
Representative:	<p>James R. Mackintosh, Manager/Owner, Mackintosh, Inc. 262 West Patrick Street, Frederick, MD 21201 (301) 662-0881 (301) 748-3678 (Cell) jmackintosh@mackintoshco.com</p> <p>Lance Kilby, DPE, P.E., Engineering Section Director, Burgess & Niple (703) 670-6400, Ext 2416 Lance.Kilby@burgessniple.com www.burgessniple.com</p> <p>Ali Sohrab, Principal and General Manager, Grand Design Studio, Inc., 912 Thayer Ave, #300, Silver Spring, MD 20910 (301) 608-8198 asohrab@grandesignstudio.com http://www.grandesignstudio.com/GDS/Profile.html</p>

PROJECT DESCRIPTION: At our July 27th meeting, several issues (shown below) were discussed and resolved (as shown in red). New comments (added since the July 27th meeting) are shown on page 3 in blue. The purpose of this meeting is to: (a) come to final agreement on the architecture and building materials to be used; and (b) finalize any loose ends that have come up in the interim. We want to go to the BOCS hearing with one voice.

July 27th Comments/Questions/Recommendations for Discussion:

- The building materials and color need to work with the remainder of the office park that it is in. Brick should be close in color to the darker red brick of the existing buildings to maintain aesthetic cohesion. It doesn't have to match, but close. The use of fake stucco on cornice features should be replaced with brick and trimmed with stone or man-made stone. Stucco gives the building a "cheaper" look than what is there and makes it look overly commercial. Brick is ageless and conveys quality construction We were provided with 4 different options for architecture and building materials. This will be the dominant portion of discussion for this meeting. See the notes and renderings that begin on page 3.

- Outdoor seating. The current location is vital destination for pedestrians and even dogs to congregate all year long. Umbrellas would likely be closed during rain and not used in winter and inclement weather. We would really like reconsideration of the outdoor space to be like it is now and covered and to not be umbrellas. **The developer has provided as much outdoor seating as possible. There will be no over-hang on the Starbucks end and the developer also indicated that Starbucks prefers the use of umbrellas rather than overhead cover for outdoor seating areas.**
- The building needs to have primary faces on both Hedges Run and Old Bridge Road implementing a 360-degree architecture. **See next comment**
- The store that fronts Hedges Run should be a continuation (functionally and architecturally) of the front of the store/building. The elimination of the berm on Hedges Run and expansion of the building toward Hedges Run make it highly visible and establishes the them for the office park it is situated in. **The store on the end closest to Hedges Run will have windows on that side giving it the look we want from Hedges Run.**
- Given the view above and the modifications that will be made to the berm along Hedges Run, what will happen to the gazebo that is on the corner? If preserved (which it should be) how will it be incorporated into the new landscaping? **At the meeting, we learned that the berm along Hedges Run will not be removed. Instead, a retaining wall will be installed so the berm stays in place. The developer told us he will do what is necessary and allowed to upgrade the gazebo. However, the gazebo belongs to LRPRA so this will have to be coordinated with them. The 6-foot retaining wall will be structured with a form liner with texture to take on the look of brick. It will also be painted to match the predominant colors of the exterior brick on the new building.**
- We want to ensure that no landscaping falls within a VDOT right-of-way as we have had devastating results when VDOT or County decides to make safety improvements by taking down mature trees either lining our roads or within the medians. **All landscaping is outside the VDOT right-of-way for both Hedges Run and Old Bridge Road.**
- We have been told there are special “wells” for planting trees and other landscaping that are within utility easements. Can this be addressed? **Plantings done over easements have special liners that ensure the root system do not encroach on the utility lines.**
- Is it possible to plant the same landscape on the strip on the opposite side of the Old Bridge entrance? This would improve the image of this stretch of Old Bridge Road which lacks green space like the rest of Old Bridge Road. **The developer has spoken with the owner of the adjacent building who indicated a willingness to put additional landscaping on the strip that fronts Old Bridge Road.**
- We'd like to be certain that the pedestrian crossing over Hedges Run at the light will be safe as we would expect a much greater number of walkers with this Starbucks is frequented by students after school. **This is beyond the control of the developer. LOCCA will work with the Occoquan Supervisor to bring attention to the intersection give this project to ensure the crosswalks are properly marked, the traffic lights are properly timed, and the pedestrian light for crossing Hedges Run is properly timed.**



2017 Work Session

- Every effort should be made to save the mature pine trees on top of the berm on Hedges Run Drive. If they are not able to be saved, then we need to discuss what plantings should replace them.
- Following the BOCS September action, and prior to approval of the final site plan, the Applicant will conduct a Courtesy Review with LOCCA/PELT to discuss final architecture, signage details, lighting, landscaping enhancements and other site plan details.

Option 1 – Original option shown on July 27th agenda



WEST ELEVATION
N.T.S



SOUTH ELEVATION
N.T.S

Option 2



WEST ELEVATION
N.T.S



FRONT ELEVATION
N.T.S



EAST ELEVATION
N.T.S

Option 3



WEST ELEVATION
N.T.S



FRONT ELEVATION
N.T.S



EAST ELEVATION
N.T.S

Option 4



WEST ELEVATION
N.T.S



FRONT ELEVATION
N.T.S



EAST ELEVATION
N.T.S

ENTRANCE OFF HEDGES RUN NEAR INTERSECTION WITH OLD BRIDGE



Hedges Run Office Park Entrance (looking towards Giant Foods and M&T Bank). Proposed project access to the right of the frame.



Neglected garden bed. Vegetative growth comprised of wild trees that have been trimmed back in early summer. Abandoned yard debris on right.



Hedges Run Office Park Entrance (looking towards Giant Foods and M&T Bank). Proposed project access to the right of the frame. Well designed and manicured garden bed on left. Neglected garden bed on right.



Close-up of neglected garden bed filled with wild vegetation and wild trees. Bed contains neglected blue rug juniper and golden euonymus. Curb inlet appears to be neglected. Superior Cleaners building visible on right of frame.



Well designed and manicured garden bed on left. Neglected garden bed on right.

There was also discussion about the berm that runs along Hedges Run. This is what it looks like today:



As noted previously, the berm will be retained. Instead, to allow for adequate parking due to the extended footprint of the building, a retaining wall will be built on this side of the berm. We need to close the loop on what the wall will look like and what the impact will be to the large evergreen trees you see in the picture. Also, not to 2 large electrical boxes that cannot be moved.

NOTES:

Section D. 2017 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 26th Development Services Building Room 107A&B <i>Snow Date – February 2nd Location: TBD</i></p> <ul style="list-style-type: none"> • Proposed Starbucks on the Parkway • Lake Ridge Baptist Church property • Courtesy Review of Marquee Hospitality Hotel • 	<p>February 23rd Development Services Building Room 107A&B <i>Snow Date – March 2nd Location: TBD</i></p> <p style="text-align: center; color: red; font-size: 2em; opacity: 0.5;">Cancelled</p> <ul style="list-style-type: none"> • • • 	<p>March 30th Development Services Building Room 107A&B <i>Snow Date – April 6th Location: TBD</i></p> <ul style="list-style-type: none"> • Immanuel Anglican Church • Apostolic Church International • Lake Ridge Nursery • Lake Ridge Baptist Church Property • LRPRA LED Changeable Copy Sign
<p>April 27th Development Services Building Room 107A&B</p> <ul style="list-style-type: none"> • Lake Ridge Baptist Church Property • Lake Ridge Nursery • Starbucks on Parkway courtesy review • Starbucks on Hedges Run (add-on) 	<p>May 25th Development Services Building Room 107A&B</p> <ul style="list-style-type: none"> • Charlie Boone Trail Foundation • Potomac Corner Center • Taco Bell on Old Bridge Road (Courtesy Review) 	<p>June 29th Development Services Building Room 107A&B</p> <p style="text-align: center; color: lightblue; font-size: 3em; opacity: 0.5;">Cancelled</p> <ul style="list-style-type: none"> • • •
<p>July 27th Development Services Building Room 107A&B</p> <ul style="list-style-type: none"> • Starbucks @ Hedges Run • Carters Grove • Lake Ridge Baptist Church discussion 	<p style="text-align: center;">August</p> <div style="text-align: center;">  <p>NO REGULAR MEETING</p> </div> <p style="color: red; font-weight: bold;">Starbucks Work Session August 16, 2017, 7:00pm Room 107A&B, DSB</p>	<p>September 28th Development Services Building Room 107A&B</p> <ul style="list-style-type: none"> • Panera Restaurant on the Parkway • Kaiser NOVA HUB @ Caton's Crossing • •
<p>October 26th Development Services Building Room 107A&B</p> <ul style="list-style-type: none"> • • • 	<p>November 17th Location – TBD</p> <ul style="list-style-type: none"> • • • 	<p style="text-align: center;">December</p> <div style="text-align: center;">  <p>NO MEETING</p> </div>



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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