



DATE: Thursday, June 24, 2021
TIME: 7:30 p.m.
LOCATION: Virtual via Zoom

www.loccapeltva.org

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

Section B. Project Reviews

#1 – Project Title:	Park Landing at Prince William Commons
Representative:	Sherman Patrick, Jr. Compton & Duling Attorneys at Law (703) 583-6060 spatrick@comptonduling.com
Staff Planner:	

PROJECT DESCRIPTION:

NOTES: Please see attached exhibits.

Section C – Discussion Topics

#1 – New Discussion Topic

- **VDOT Presentation on Woodbridge Area STARS Study (Route 1 and 123 Intersection; I-95 and Route 123 Interchange)**

This [STARS \(Strategically Targeted Affordable Roadway Solutions\)](#) study is assessing potential safety and operational improvements at the intersection that has significant backups and congestion during morning and evening peak periods.

The study is assessing constructing a partial or full grade-separated interchange, modifying and relocating traffic signals, extending lanes, access management,



and pedestrian, bicycle and transit enhancements to improve traffic flow and safety.

Additional information and survey can be found on <http://www.virginia.gov/projects/northernvirginia/woodbridgestars.asp>

- Presenters:
 - Gary Wilmouth, VDOT
 - Angel Tao, VDOT
 - Michelle Brickner, VDOT
 - Amanda Harmon, Kimley Horn (consultant)
 - Tyler Bedhun, Kimley Horn (consultant)
 - Meagan Landis, Prince William County DOT

#2 – Follow-up Discussion Topics

- **Presentation from Clancy McQuigg on Route 123 and Old Bridge Road Options**

Discussion points include the following suggestions:

- Right two lanes of NB 123 stay as is (no light)
- Right two lanes eastbound OBR stay the same w/pedestrian light.
- Left two lanes of 123N on overpass to west Old Bridge Road
- Right two lanes on 123S rt on Old Bridge Road -West w/pedestrian light
- Left two lanes on 123S enter a roundabout at end of Old Bridge Road, continue south.
- Left two lanes of Old Bridge Road enter the roundabout and exit 123 N two lanes with pedestrian light.
- 4 lanes NB123 merge to two lanes
- 4 lanes SB 123 merge to three lanes
- 4 lanes Westbound Old Bridge Road merge to 3 lanes

Light controls pedestrian access to cross Eastbound and westbound Old Bridge Road. This design retains all current commercial and residential access. No need to close Devils Reach Road or admiral drive. Only 1 two lane overpass required. NB 123 to West Old Bridge Road Roundabout controls merge of SB 123 and EB OBR to NB 123, the two roads with the least traffic easily handled with a roundabout. No cars have lights for other cars.

- **Follow-up discussion on REZ 2018-00007 Occoquan Ridge project**

Participants will continue discussion from previous LOCCA/PELT meeting.



#3 – Project Updates:

- 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.”
- 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.
- Lake Point Multifamily Redevelopment within The Landing at Prince William SAP by the NRP Group. Presented at LOCCA/PELT Committee Sept 24th meeting.

#4 – 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"> • 	<p>May 27th Location: ZOOM </p> <ul style="list-style-type: none"> • 	<p>June 24th Location: ZOOM </p> <ul style="list-style-type: none"> •
<p>July 29th Location: ZOOM </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>



Lake Ridge Occoquan, Coles Civic Association
of Prince William County
P.O. Box 204
Occoquan, Virginia 22125

Officers
Dr. Jack Kooyoomjian, President
Vacant, Vice President
Kathleen Harding, Secretary
Clancy McQuigg, Treasurer

Others
*Dr. Tony Bennett, Chairman, PELT
Committee*

The Charter Virginia Green Community, 1991

May 24, 2021

Virginia Department of Transportation
PWC Dept of Transportation

Re: VDOT Woodbridge Area STARS Study – Route 1 & Route 123 Intersection and I-95

We understand that the deadline for public comments is Close-of-Business on May 24, 2021, so we are providing you preliminary observations pertaining to the VDOT Woodbridge Area STARS Study. This intersection has been under discussion for the greater part of four decades, and it's proper design affects the entire area of Eastern Prince William County. It's proper design is integral to the vitality and success of the future of Eastern Prince William County. It sits at the confluence of Richmond Highway [US Route #1], Gordon Boulevard [Route 123] and Occoquan Road [Route 640] as feeders to I 95, the backbone of transportation in the Eastern Transportation Corridor of the Northern Virginia through Eastern Prince William County.

LOCCA and its PELT Committee wish to provide some preliminary observations and recommendations in support of the May 4, 2021 alternative #1 as a part of VDOT's outreach for the Woodbridge Area STARS Study for improvements at the US Route 1 and Route 123 Intersection.

We would like to see consideration of residents, pedestrians, bikers/commuters, hikers, handicapped access as well as sensitivity to the success of existing and future businesses at these critical points in the North Woodbridge Study area. This area is so important to moving traffic safely through the intersection, but also has serious challenges to provide for safe access and crossing points for so many other populations served at and near the VRE Station and parking garage, as well as for the existing residents and existing and future businesses.

Specifically, the North Woodbridge Study Area and the recently approved Woodbridge Small Area Plan calls for careful consideration for safe access to the following:

- 1) The VRE Station and local businesses to promote the viability for a thriving Woodbridge Community,
- 2) Easier and more navigable access in the interchange, which results in safer traffic flows,
- 3) Consider the need to movement and easier navigation for residents on the Occoquan Road as well as the Belmont Bay and Dawson Beach Roadside of the community onto Route 1 and Occoquan Road and Gordon Boulevard (Route 123),

- 4) We would like to see a serious examination of providing for “happy people” equally to providing for “happy cars” (as per Andrus Dwany’s principles) and not see an over-emphasis on car travel at the expense of other forms of transportation, such as the VRE, rapid bus transport, boat commuter options and other forms of moving people to and from their destinations, and
- 5) We believe that this option may be the least expensive to build.

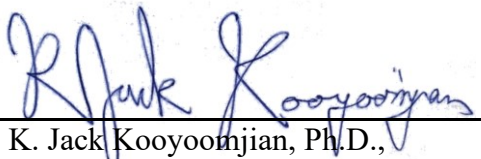
We are also in support of the (2) “Route 1 Access Alternatives” shown in the inset with the Green-T intersection as the preferred final condition.

We see the need for some adjustments to be looked at more closely, namely:

- 1) Provision of a ½ lane on each side of the overpass bridge to accommodate walkers, bikers, hikers and handicapped ,
- 2) Maintain through movements between Dawson beach Road and Occoquan Road across Route 1
- 3) Shift the alignment of the proposed access lanes from Route 123 eastbound to Route 1 southbound to reduce undevelopable areas adjacent to the overpass and provide more separation to the main entrance to Cowles/Station Plaza Development.

We would like the opportunity to discuss these options with VDOT or PWC DOT representative further, and welcome dialogue on the subject at LOCCA’s PELT Committee meeting scheduled for 7:30 pm Thursday, June 24th.

Respectfully,



K. Jack Kooyoomjian, Ph.D.,
President
Lake Ridge Occoquan Coles Civic
Association

cc: The Honorable Ann Wheeler, Chair, Prince William County Board of Supervisors
The Honorable Kenny A. Boddy, Occoquan District Supervisor
The Honorable Margaret A. Franklin Woodbridge District Supervisor
Mr. Robert Perry, Jr., Occoquan District Planning Commissioner
Ms. Cynthia Moses-Nedd, Woodbridge District Planning Commissioner
Mr. Ricardo Canizales, P.E., Director of Transportation
Ms. Elizabeth D. Scullen, P.E., Chief, Transportation Planning & Programming Division
Mr. Richard Weinmann, Traffic Safety Engineer
Mr. Sherman Patrick, Planner, Compton & Duling LC
Mr. Carlos Cecchi, Vice President/Project Manager, The IDI Group Companies
Ms. Maria J. Sinner, P.E., VDOT, Transportation & Land-Use Director, PWC