



DATE: Thursday, November 18, 2021
TIME: 7:30 p.m.
LOCATION: Zoom

Join Zoom Meeting

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

- Update on Nov. 17th PC Public hearing The Gatherings at Occoquan Ridge & Next Steps
 - The Nov. 8, 2021 SWM Walk-Thru with PWC Watershed Mgmt
- Other Project Updates and Things to Think About:
 - The Earl M. Cunard Park & The Apollo Park Proffers
 - The Dar Al-Noor Mosque Expansion on Hoadly Road
 - Pennington Lane
 - LOCCA's Files
 - Other Items
- Wishing Everyone a Happy & Safe Thanksgiving & the Holidays Ahead



Section B. Project Reviews

#1 – Project Title:	Kings Crest
Representative:	John McBride & Russ Forno Odin, Feldman & Pittleman, P.C. 1775 Wiehle Ave, Suite 400 Reston, VA 20190 703-218-2133 John.McBride@ofplaw.com
Staff Planner:	Not yet assigned

PROJECT DESCRIPTION: Please note that this project has just submitted for filing with the PWC Planning office. This is a small (81 acre) infill SRR conventional with a proposed 39 residential lots averaging 2.1 overall density with well and septic rezoning along the PW Parkway in mid-County. MIDCO requested that the Applicant achieve a density of 2.5 acres per home, which would mean eliminating 7 lots. The Applicant wishes to give LOCCA’s PELT Committee an initial look at the proposal so they can receive some initial suggestions before they get County staff comments. Applicant has agreed to provide a Courtesy Review prior to final site plan approval to MIDCO and LOCCA/PELT

The 81 acre parcel straddles the PW Parkway and is adjacent Hunter’s Ridge and Spring Lakes Estates. *In the future there will also be access via the larger, currently undeveloped 600 acre Delaney Tract.* One side is 55.98 acres (proposed for 25 lots) and the other side is 25.67 acres (proposed for 14 lots). One side is in the Occoquan Magisterial District and the other side is in the Coles Magisterial District. The developer is NVP. This in-fill parcel is next to Hunter’s Ridge and Spring Lake Estates HOAs and proposes harmonious densities with these surrounding communities. Mr. John McBride & Mr. Russ Forno presented their project to MIDCO on October 18, 2021. There will be no new access on the PW Parkway. Instead, access will be via existing entrances on Running Brook and Finger Lake.

The surrounding HOAs (Hunter’s Ridge & Spring Lakes Estates) asked Mr. McBride to look over their HOA covenants and requested that he match up such requirements to provide compatible exterior fencing design and other standards for exterior improvements so there would be harmony in community design. A pedestrian trail will connect with the existing shared-use trail. Participants at the MIDCO meeting asked if it would be possible to consider a pedestrian path that would connect to the new Occoquan Forest Park along the Crooked Creek area.

NOTES: Please see addendum for handouts on this project.



#2 – Project Title:	St. Elizabeth Ann Seton Catholic Church Expansion Plans & SUP 12807 Valleywood Drive Lake Ridge, VA 22192-3373
Representative:	Brian Prater, Associate Walsh, Colucci, Lubeley & Walsh, P.C. Glem Park I 4310 Prince William Parkway, Suite 300 Pr. Wm., VA 22192 Tel 703-680-4664 x5122 bprater@thelandlawyers.com
Staff Planner:	Not yet assigned

PROJECT DESCRIPTION: **St. Elizabeth Ann Seton Catholic Church Expansion Plans & SUP** located at 12807 Valleywood Drive, Lake Ridge, VA 22192-3373. The Church has plans for upgrades to the site and existing structures as well as expansion plans to include new Seton Hall, plaza feature, outreach center, and a columbarium. The various improvements are envisioned to occur in 5 separate phases some of which will require an amendment to the existing special use permit. Fr. Brian Bashista, Pastor of SEAS will give an introduction & overview to this project to LOCCA's PELT Committee.

#3 – Project Title:	International Central Gospel Church, 5451 Davis Ford Road
Representative:	Pastor Sadik Arthur 703-798-2794 sadickarthur@yahoo.com also sadick@centralgospelva.org Mr. Ron Schools, Civil Engineer ron@schtow.com Mr. Vern Torney, Traffic Engineer vettraco@gmail.com Mr. Nick Gorshenin, Soils nick.gorshenin@soils-inc.com Chmn of Building Cmttee: Maxwell Sarpong sarpongmax@gmail.com Assistant Pastor: Nana Amoh nanaamoh31@yahoo.com
Staff Planner:	Mr. Alex Vanegas

PROJECT DESCRIPTION: Located at 5451 Davis Ford Road, the Church is proposing public water & septic for a 208 (Phase 1- No Phase 2) seat capacity, 18,416 square foot



campus. The building has a 9,000 square foot footprint. There is a proposal for ... etc. PWC Planner, Alex Vanegas sent a letter outlining LOCCA/PELT concerns on October 30, 2020. The last time LOCCA's PELT Committee reviewed this project was August 6, 2020, via Zoom, due to the COVID19 Health Pandemic. This project has been listed on the DAPS as "Suspended," but the church now appears ready to re-group and engage since VDOT conveyed its Right-of-Way land to the church to allow for additional parking. Current Total acreage with VDOT land is 4.63 acres.

NOTES:

Section C – Discussion Topics

#1 – New Discussion Topic

- **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.

#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				Clustering
16	Compact Development and Open Space Protection				
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				
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"> • Update on Nov 17 PC Public Hearing on Occoquan Ridge LRBC Property • John McBride • Int'l Central Gospel Church • St Elizabeth Ann Seton Catholic Church Expansion Plans 	<p>December</p>  <p>No Meeting</p>