

Prince William County  
**TRAILS AND BLUEWAYS COUNCIL**

Advisors to the Board of County Supervisors

Meeting Minutes  
 January 23, 2024; 6:30 PM  
**Approved by the T&BC on February 27, 2024**

Attendance

District	Appointee	Present (in person)	Present (virtual)	Absent
At Large	Amy Latalladi-Fulton	✓		
	Bill McCarty	✓		
Brentsville	Liz Cronauer	✓		
	Catherine O'Connor			✓
Coles	Mike DePue	✓		
	Joe Marshall	✓		
Gainesville	Duane Martin	✓		
	VACANT			
Neabsco	Jason Williams	✓		
	Rich Wilson	✓		
Potomac	Steven Cover	✓		
	VACANT			
Occoquan	Eileen Sheridan	✓		
	Neil Nelson	✓		
Woodbridge	David Brickley	✓		
	Lynda Silverstrand	✓		

Staff persons Patti Pakkala, Yolanda Hipski, David Kroeger, Bryce Barrett and DPR Deputy Director Janet Bartnik were present. Eduardo DeLeon attended virtually.

**Call to Order**

The meeting was called to order by Liz Cronauer at 6:31 PM.

**Pledge of Allegiance**

**Administrative:**

- December 19, 2023, T&BC minutes were approved through a motion by Neil and seconded by Jason.

- Steven Cover, the new Potomac appointee, introduced himself and was looking forward to working on the T&BC. Previous experience included the Fire Service.

#### **Citizen's Time.**

- Charlie Grymes and Bill Niedringhaus were present virtually but had no comments to share.
- Russell Bryant from Woodbridge stated he has worked on many local projects.
- Catherine O'Connor had a flat tire on the way to the meeting and thus was officially absent and unable to vote virtually. Janet Bartnik will send everyone a copy of the virtual resolution needed to attend virtually in the future.
- Catherine reported that her volunteer group, Trail Keepers, has grown to 44; all eager to help build trails. She is looking toward Catharpin Road and Catharpin Creek as potential initial targets.
- Elliott Caldwell from the East Coast Greenway Alliance introduced himself and described the East Coast Greenway. He stated that he had cards and maps available.
- Elliott described significant outdoor, land, conservation and trails legislation being taken up by the Virginia Legislature this session that he recommended supporting.
- Jennifer Wampler was also present and was planning to participate in the PHNST Subcommittee meeting the next day.

#### **County Agency Representatives**

##### **PWC Department of Parks and Recreation.** Janet Bartnik, Patti Pakkala, David Kroeger

- Janet reported that the BOCS approved the paperwork and grant for the FLAP Grant Gap Analysis project for three major gaps in the Potomac Heritage National Scenic Trail. There is more paperwork to fill in but she hopes to have the consultant on board by the end of February.
- David reported that the sidewalk from Ellicott Street to the start of Section 8 of the Occoquan Greenway was progressing. Thomas Duvall is the Project Manager. The best estimate for completion is 2026.

##### **PWC Transportation.** Bryce Barrett

- Bryce reported that the Van Buren Extension Project is now in preliminary design. This will run parallel to I-95 between Route 234 and Cardinal Drive. It will include a shared use path along its entire length. There is \$8M for the design phase over the next 2 years with the total project cost around \$200M. See attached diagram for its location. He said they are looking at how it will cross Powell's Creek but they are making sure the Powell's Creek Greenway can go under that bridge and also connect up to the Shared Use Path on the extension.
- Bryce described efforts underway on the \$80K technical assistance grant to do a multimodal corridor study of the Yorkshire area focusing on transit, bike and pedestrian concerns. 4 Square is the consultant. A survey has been released for public comment, especially from those in the Yorkshire area. There will be Windshield audit of the area for the stakeholders on February 15th followed by a public open house that evening. Liz will be the TBC POC and stakeholder and others may contact Bryce if they would also like to participate. The planning office has a website live with additional information.
- Bryce described the Purcell Road rezoning. The applicant is reworking their application. Roundabouts have been ruled out. Safety concerns dominate concerns on the narrow road. Feedback so far has been to include a paved shoulder and 50 feet of right of way on Purcell

drive. There will only be one connection with turn lanes into the development at the south end onto Purcell. Connecting over Champs Mill Branch had too many environmental issues.

**PWC Planning.** Yolanda Hipski

- Yolanda talked about the Thomas Farm Rezoning. They are looking to build 355 houses near Bristow Station and Kettle Run Battlefield. This is their 2<sup>nd</sup> submittal and more improvements are needed. See attachment for map. Key to this is how a trail can cross the railroad track and provide access to Valley View Park as well as connect to the Brentsville Courthouse. She is also working on getting access along Broad Run.

**Presentations/Reports.**

**Powell’s Creek Crossing Project Kickoff.** Ed DeLeon

- Ed introduced the Inform Studios team out of Chicago. Participating virtually were Eric Klooster, director of architecture, Megan Martin-Campbell, Gina van Tine, Project Manager and Michael Guthrie, Principle, and part owner of firm. A quick overview of the project was discussed. They are starting on data collection and a survey on water levels which have been delayed by weather. Coming up will be the creation of a few concepts/schemes for the crossing. Stakeholder engagement will be in late Spring.
- This led to a description of a vision for the project from David Brickley. He wants this to be a “Stunner” on the PHNST. He warned them that Leesylvania State Park might push back a bit. He said they must avoid going through any townhouse developments. Duane said he was not looking for a bunch of sidewalks. He mentioned how inflation is affecting the final costs but encouraged them not to be too constrained. David also mentioned potential tie ins to Cockpit point, Potomac Shores, and the Metz Boardwalk. Joe mentioned how our PHNST subcommittee had done some pre-work on these areas, and they should look at that in their efforts. There will be a stakeholder meeting in the Spring, likely March.

**2024 T&BC Proposed Goals**

- Liz handed out a four-page document of our 2024 goals; see attachment. The first page listed the goals from the December meeting. The second page grouped the goals into big groups with actions. The last two pages mapped them with other items onto a 12-month calendar. Thanks to Janet for creating the structure of the last three pages.
- Liz recommended creating some subcommittees in the future such as Master Trail Plans, Greenways and Signage.
- Eileen tackled the goal to communicate with the Supervisors more. She suggested a single page summary every quarter to be created that includes any relevant trails and parcels in the district, any trails that connect to the district, comprehensive plan items and resolutions. She suggests everyone checks with their supervisor to find out what is preferred.
- Patti reminded the T&BC that she only focuses on developments that are rezonings. She is often not informed about by-rights developments.

**Organization Representatives’ Time**

**Greater Prince William Trails Coalition (GPWTC).** Eileen Sheridan, Chair, Neil Nelson, Secretary

- The next quarterly meeting will be held on January 25th at 10 AM at the Potomac Science Center.

- A discussion about the trail at the Preserve at Long Branch focused on the crossing of Long Branch. Joe described how he was able to ford the creek when water was lower. He suggested that some steps down to the creek combined with large concrete stepping stones could suffice most of the time until a proper bridge is built there.

**Prince William Trails & Streams Coalition (PWTSC). Neil Nelson**

- Two hikes are scheduled for February:
  - February 2<sup>nd</sup> at noon will explore a restoration section of Powell's Creek and nearby potential Greenway sections.
  - February 11<sup>th</sup> (second Sunday) at 1 PM in the ECO Park Discovery Trail.
- There will be a Neabsco Creek Cleanup on March 2<sup>nd</sup> at 9 AM.
- They plan to highlight a park a month on the Hike Prince William website – first will be Dove's Landing

**Mid Atlantic Off-Road Enthusiasts (MORE). Jason Williams, Rich Wilson**

- New trail sections are taking shape at James Long Park as they have had four workdays with 15 to 20 volunteers each.
- The Saving Grace Trail at Andrew Leitch Park that Rich and Jason contributed to was found to be very dry after the past amounts of rain.
- Rangers want to hold a bicycle skills course once a quarter in conjunction with future MORES rides.
- New advocacy direction is local.

**Members' Time:**

- Amy:
  - Amy will be out in March.
- Bill:
  - Bill would like to lead a subcommittee for the Broad Run Greenway asking Mike and Steve to help him. The Parks staff is currently working gaps analysis and it was recommended that they wait for this to be concluded before beginning such a subcommittee.
- David:
  - David reminded all that the PHNST Subcommittee would meet the next day at 2 PM.
- Duane:
  - Duane is connected to a riding group in Fauquier County. No big trail plans yet but some are thinking in that direction.
  - Duane recommends people sign up for emails from Virginia State Parks. He also recommends that PWC use signage similar to what Virginia State Parks use.
  - Duane is working with Soil and Water Conservation on how to get the utility path along Bull Run fixed.
- Eileen:
  - Eileen mentioned the work of the Virginia 250 committee. They are looking for photos showing historic elements that may trace back to the Revolutionary War period.
- Jason:
  - Jason is casting a net in social media and connecting with people who show interest in trails to encourage them.
- Joe:

## T&BC Meeting Minutes – January 23<sup>rd</sup>, 2024

- No comments.
- Liz:
  - No comments.
- Lynda:
  - No comments.
- Mike:
  - Mike welcomed the new member, Steven.
- Neil:
  - No comments.
- Steven:
  - Steven looks forward to helping in the future.
- Rich:
  - No comments.
- Catherine:
  - Not present.

### **Meeting Recap:**

- None

### **Next meeting agenda items:**

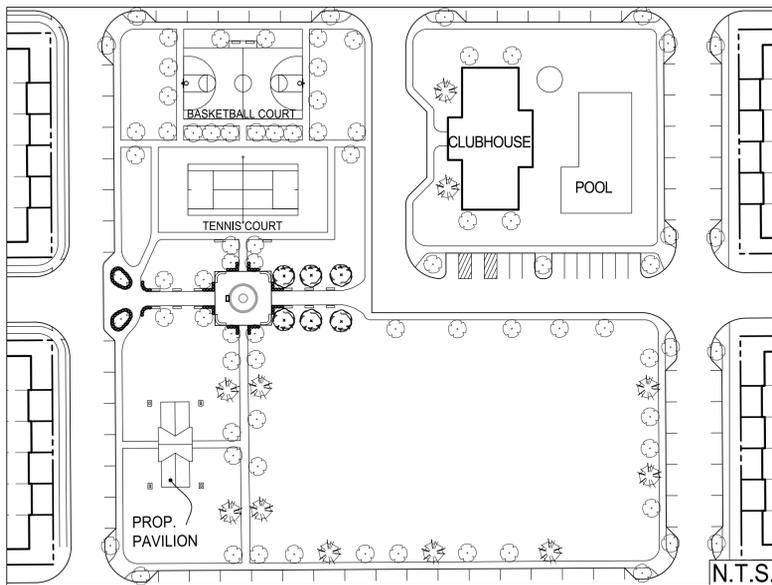
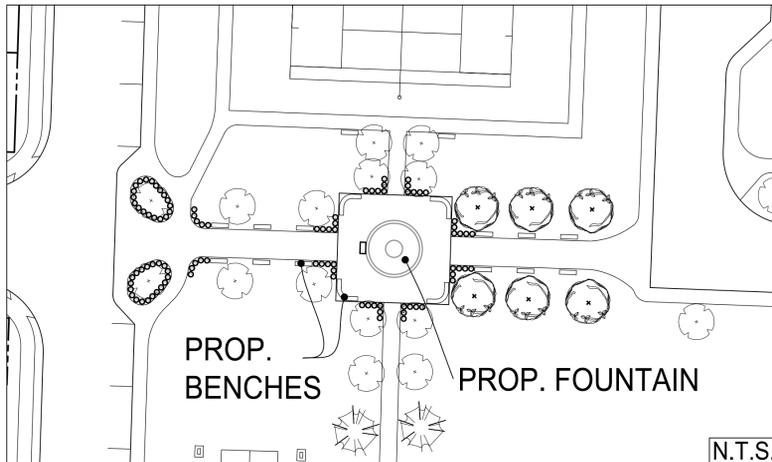
- Mike – Resolution about blueway targets and launch sites
- Supervisor Communication Summaries - Eileen
- Updates to Trail Master Plan – what else is needed?
- February meeting agenda items should be forwarded to Liz, Amy, or Joe by February 8<sup>th</sup>.

### **Next meetings:**

- At Hellwig: PHNST Subcommittee – January 24<sup>th</sup> at 2 PM
- At Hellwig: Full T&BC – February 27<sup>th</sup> at 6:30 PM.
- At Hellwig: PHNST Subcommittee – February 28<sup>th</sup> at 2 PM
- State of the Parks Presentation on February 29<sup>th</sup> at the Kelly Leadership Center.

**Adjourn:** The meeting adjourned at 8:34 PM based on motion by Bill, seconded by Lynda.

# THOMAS FAMILY MEMORIAL AREA:



## SITE OPEN SPACE TABULATION:

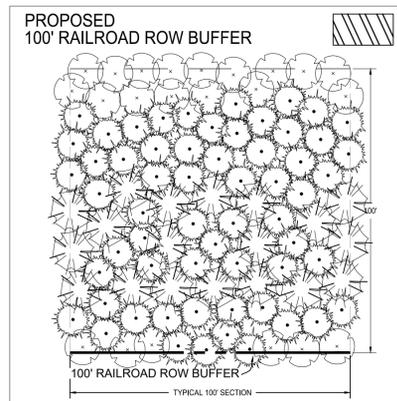
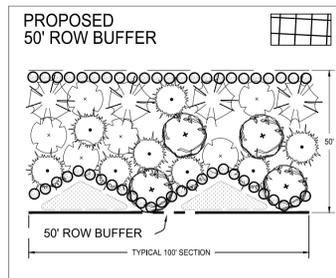
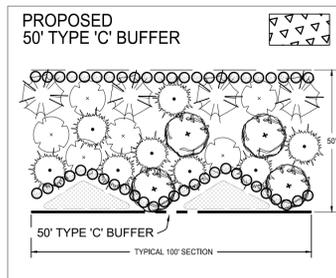
MAXIMUM LOT COVERAGE (%):	70% (30% OPEN SPACE)
MAXIMUM LOT COVERAGE (SQ. FT.):	±2,448,057 SQ. FT.
PROPOSED TOTAL LOT COVERAGE (%):	±52%
PROPOSED TOTAL LOT COVERAGE (SQ. FT.):	±1,826,305 SQ. FT.
PROPOSED OPEN SPACE (%):	±48%
PROPOSED OPEN SPACE (SQ. FT.):	±1,670,919 SQ. FT.

## PLANT LEGEND:

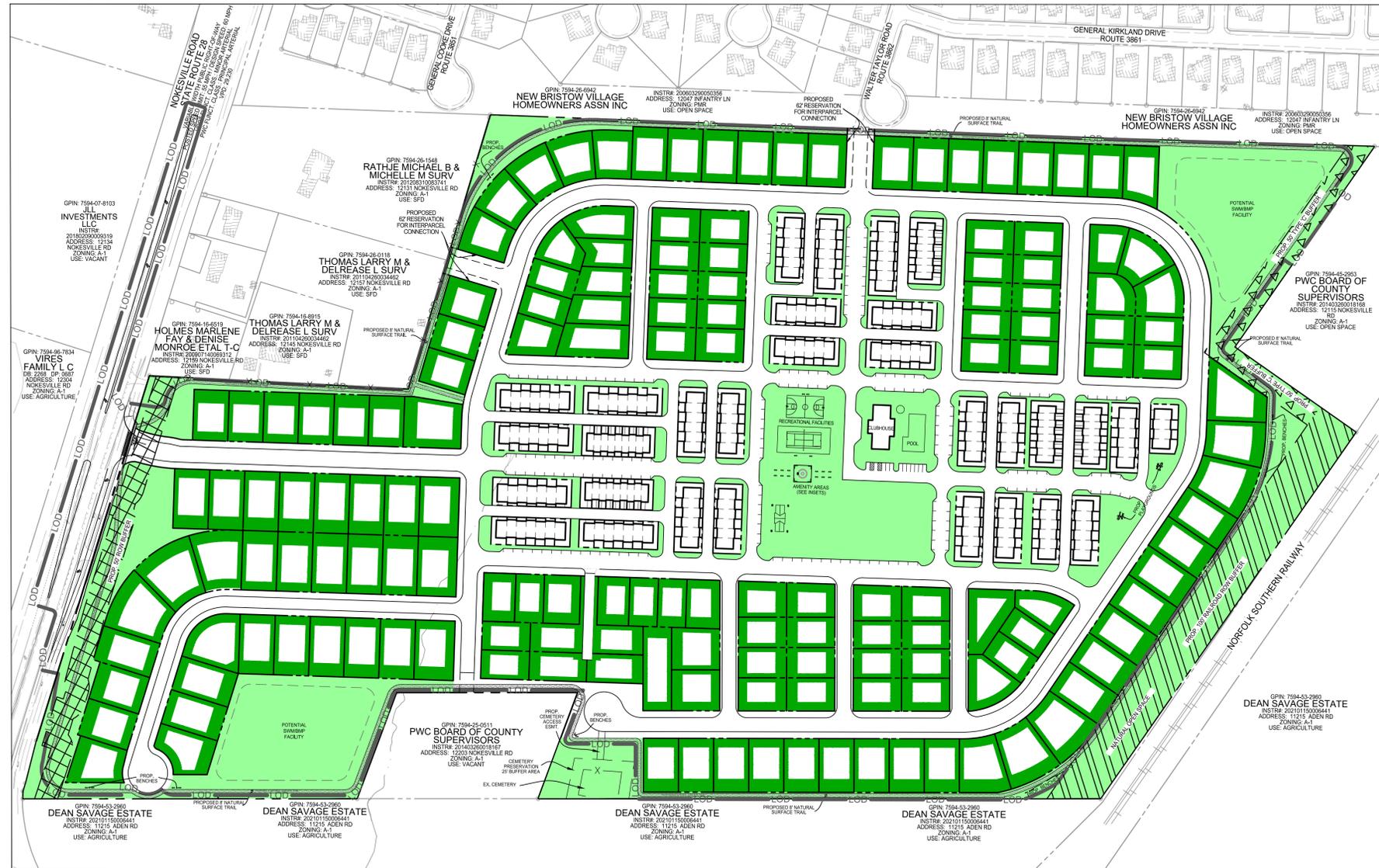
- PROPOSED LARGE DECIDUOUS TREES
- PROPOSED MEDIUM / SMALL DECIDUOUS TREES
- PROPOSED LARGE EVERGREEN TREES
- PROPOSED MEDIUM / SMALL EVERGREEN TREES
- PROPOSED SHRUBS
- PROPOSED ORNAMENTAL GRASS

## TYPICAL SECTIONS:

N.T.S.



SEE SITE NOTE 3 FOR FURTHER CLARIFICATION.



PROP. COMMON OPEN SPACE

- HOA-MAINTAINED AREAS, TO INCLUDE: GREENSPACE, BUFFERS, TRAILS, AMENITY AREAS, RECREATION AREAS, PLAYGROUNDS, AND SWM FACILITIES, CONSISTENT WITH Z.O. DEFINITION.
- ±823,083 SQ. FT. (23.5% OF SITE AREA)

PROP. NON-COMMON OPEN SPACE

- HOMEOWNER-MAINTAINED LAWNS, CONSISTENT WITH Z.O. DEFINITION.
- ±847,836 SQ. FT. (24.2% OF SITE AREA)

## SITE NOTES:

1. THIS PLAN IS PRELIMINARY AND SUBJECT TO MINOR MODIFICATION WITH FINAL ENGINEERING.
2. THE APPLICANT PROPOSES TO PROVIDE THE REQUIRED BUFFERS AS SPECIFIED IN THE RELEVANT SECTIONS OF THE DCSM. ALL OTHER REQUIRED LANDSCAPING WILL BE PROVIDED TO DCSM STANDARDS, UNLESS NOTED.
3. WITHIN THE 100' RAILROAD ROW BUFFER, OUTSIDE OF THE LOD, SUPPLEMENTAL PLANTINGS TO BE PROVIDED AS NEEDED TO MEET PLANT UNIT REQUIREMENT.
4. THE APPLICANT PROPOSES TO PROVIDE A PERIMETER TRAIL AS GENERALLY DEPICTED ON THIS PLAN. THIS TRAIL IS PARTIALLY LOCATED WITHIN BUFFER AREAS, AS PERMITTED BY DCSM SEC. 802.10 C AND THE PROFFER STATEMENT.
5. FINAL DESIGN, LOCATION, AND TYPE OF AMENITIES SUBJECT TO CHANGE AS OUTLINED IN SHEET C600.

NOTE: TYPICAL BUFFER SECTIONS ARE PRELIMINARY AND SUBJECT TO CHANGE AT THE TIME OF SITE PLAN SUBMISSION.



THOMAS FARM AT  
BRISTOW STATION  
MASTER ZONING PLAN  
BRENTSVILLE MAGISTERIAL DISTRICT  
PRINCE WILLIAM COUNTY, VIRGINIA

DATE	DESCRIPTION
2023-10-05	MEP SUBMISSION - REVISED PER COMMENTS

PROJECT No.: 23001.001.00  
DRAWING No.: 112487  
DATE: 2023/05/01  
SCALE: 1"=150'  
DESIGN: SG  
DRAWN: JG  
CHECKED: EB

SHEET TITLE:  
**LANDSCAPE & BUFFER PLAN**

SHEET No.  
**C300**

# Proposed Van Buren Road Concept Alignment

From Route 234 (Dumfries Road) to Cardinal Drive

Project Location

North Arrow & Scale

Legend

- Proposed Road
- Proposed Right-of-Way
- Proposed Utility
- Proposed Stormwater
- Proposed Landscaping
- Proposed Tree Area
- Proposed Sign
- Proposed Light
- Proposed Street
- Proposed Sidewalk
- Proposed Bicycle Lane

Project Team Members

**Dewberry**



## 2024 Trails and Blueways Proposed Goals

1. Explore, collect, and warehouse information about existing community trails and other “low-hanging fruit” that could be added to the county trail system without significant costs or effort. Find ways to utilize volunteers to make some of these realities. (A comprehensive county-wide trails plan, unconstrained)
2. Interface with other groups to connect our trails and planned trails to Fairfax County, Stafford County, Loudoun County, and the National Capital Region.
3. Encourage volunteer efforts for maintaining more PWC trails using new PWC approved methodology.
4. Support and encourage PWC CIP additions for trails outside of bonds and additional trail maintenance funds.
5. Finish arranging plans and approaches for gaps in PHNST. Establish a traceable schedule to track in future years completing in 2031.
6. Encourage and track changes and updates to the Occoquan Greenway culminating in completion of this route from McCoart to Occoquan in 2025.
7. Inventory and identify gaps and approaches toward completion of the Broad Run Greenway.
8. Inventory and identify gaps and approaches toward completion of the Neabsco Creek Greenway.
9. Inventory and identify gaps and approaches toward completion of the Catharpin Creek Greenway.
10. Inventory and identify gaps and approaches toward completion of the Powells Creek Greenway.
11. Inventory and identify gaps and approaches toward completion of a Bull Run Loop trail in concert with Fairfax County.
12. Develop maps, plans, and approaches for one or more blueways in the county.
13. Develop two prioritized lists for each district of recreational trails and bike/pedestrian trails. Get buy-in from each district’s supervisor for the list.
14. Encourage at least one trails or blueways ribbon cutting in each district.
15. Publicity / awareness of the TBC and its work
16. Communication plan to keep Supervisors updated - formalize
17. Get more representation from the Potomac District especially since the potential for a park at cockpit point is coming closer
18. More signage / standardized signage
19. Boat launch at Sinclair Mill site (with different language)

**Trails and Blueways Council**  
**2024 Proposed Goals & Actions**

**GOAL: Increase Public Awareness & Support for Trails**

ACTIONS:

- Create a communication plan/process for Council members to keep Supervisors informed and updated.
- Support and encourage PWC CIP additions for trails outside of bonds and additional trail maintenance funds.
- Encourage at least one trails or blueways ribbon cutting in each district.

**GOAL: Plan the Trails System**

ACTIONS:

- Develop a comprehensive county-wide trails plan.
- Inventory and identify gaps and approaches toward completion of County identified Greenways.
  - Occoquan Greenway
  - Broad Run Greenway
  - Neabsco Greenway
  - Catharpin Greenway
  - Powell's Creek Greenway
- Finalize plans and approaches for gaps in PHNST. Establish a traceable schedule to track in future years completing in 2031.
- Inventory and identify gaps and approaches toward completion of a Bull Run Loop trail in concert with Fairfax County.
- Develop maps, plans, and approaches for one or more blueways in the County.
- Design standardized and branded signage for trails.

**GOAL: Engage the Community**

ACTIONS:

- Interface with other groups to connect our trails and planned trails to Fairfax County, Stafford County, Loudoun County, and the National Capital Region.
- Encourage volunteer efforts for maintaining more PWC trails using new PWC approved methodology.
- Encourage public participation in engagement opportunities offered for planning and design projects funded in 2024 (i.e., Dove's Landing design, Powell's Creek Crossing Design, etc.).

**GOAL: Prioritize Trails System Projects for Construction**

ACTIONS:

- Explore, collect, and warehouse information about existing community trails and other "low-hanging fruit" that could be added to the county trail system without significant costs or effort.
- Develop two prioritized lists for each district of recreational trails and bike/pedestrian trails. Get buy-in from each district's supervisor for the list.
- Find ways to utilize volunteers to make some of these realities.

**Trails and Blueways Council**

**2024 Proposed Work Plan / Monthly Meeting Targets**

<b>WHEN</b>	<b>WHAT</b>	<b>WHO</b>
January 16	FLAP Grant Gap Analysis Project budget & appropriation (ABA) goes to BOCS for approval	Parks staff
January 23	Powell's Creek Crossing initial meeting with consultants	TBC
January 23	Discuss and form TBC subcommittee if necessary to explore communication plan/process that will keep Supervisors informed and updated (report due in February)	TBC, Janet can assist if desired
	East Coast Greenway – Elliott Caldwell	ECG
February 20	NCTN Map Item?	Bryce and Liz?
February 20	Finish item on supervisor communication from January Start discussion to set the stage for the county-wide trails plan update – what should be in the plan and how TBC can most effectively support and participate in the process. Identify preparations in advance of start?	TBC
February TBD	Powell's Creek Crossing Project stakeholder meetings (late Feb / early Mar)	TBC / PHNST Subcommittee
March	Present a process for the development of a comprehensive, county-wide trails plan prescribed in the PWC Comprehensive Plan to include what, who, how, and when (proposed process will determine additions to the work plan)	Planning, Transportation, and Parks Staff
	Onboard FLAP grant gap analysis consultant; kickoff project	Parks Staff; PHNST subcommittee
	PATC presentation on the AT to Manassas Battlefield connection; possibly a resolution to formalize an alignment at a future meeting	PATC
April	Presentation of Broad Run Greenway alignment, gaps, and next steps	Parks Staff
May	Volunteer program	Eugene Loew
	Discussion among members regarding volunteer efforts and identify areas where volunteers could be used to build and maintain trail. Anticipate Greenway gap analysis by park staff.	TBC
	Report on connections with groups to connect to (such as Fairfax and Loudoun Counties)	Planning, Transportation, and Parks Staff
June	Presentation of Neabsco Greenway alignment, gaps, and next steps	Parks Staff

	FLAP Grant Gap Analysis Project update	PHNST Subcommittee
	Presentation of standardized and branded signage for trails	Parks Staff
July	WORK SESSION? – collectively explore how we’re doing; iron out work plan changes for remainder of year; discuss volunteer opportunities discovered; “low-hanging fruit” that could be added to the county trail system without significant costs or effort; anything else that comes up	All
August	Presentation of Catharpin Greenway alignment, gaps, and next steps	Parks Staff
September	Blueways / Water access updates	Parks Staff / Mike DePue
October	Presentation of Powell’s Creek Greenway alignment, gaps, next steps	Parks Staff
November	Presentation of Bull Run Loop Trail alignment, gaps, next steps	Parks Staff
	Capital Improvement Planning and Advocacy; Initial presentation of department priorities	Planning, Transportation, and Parks Staff
December	Capital Improvement Planning and Advocacy; Part 2 – making the list of items by District	Planning, Transportation, and Parks Staff
INSERT WHEN APPROPRIATE	Ribbon cuttings in each district	
	Powell’s Creek Crossing milestones	
	FLAP Grant Gap Analysis Project milestones; then, taking the FLAP grant data, establishing a map for prioritization of currently unfunded gaps for construction (July work session??)	
	Occoquan Greenway updates	
	Dove’s Landing Design - updates/input opportunities	
	Trail and water access opportunities associated with development applications and road projects	

**MOTION:**

**DATE, 2023  
Regular Meeting**

**SECOND:**

**Res. No. XX-X**

**RE:**

**APPROVE MEMBER NAME'S REQUEST TO PARTICIPATE  
REMOTELY THROUGH ELECTRONIC COMMUNICATION MEANS**

**ACTION:**

**WHEREAS**, the Prince William County Trails and Blueways Council adopted a policy pursuant to Section 2.2-3708.2, VA Code Ann., to allow for remote participation by Members of the Council, and

**WHEREAS**, in accordance with the Council's policy, NAME notified the Chair that they (the member) is requesting permission from the Council to electronically participate at the Council's October 24, 2023 Meeting; and

**WHEREAS**, the member certified (Check A or B);

- A. \_\_\_\_\_ the Member is unable to attend the meeting due to (i) a temporary or permanent disability or other medical condition that prevents the Member's physical attendance or (ii) a family member's medical condition that requires the member to provide care for such family member, thereby preventing the member's physical attendance; OR
- B. \_\_\_\_\_ the Member is unable to attend the meeting due to the following specifically identified personal matter: (specify)

AND the Member has not already participated electronically due to a personal reason in excess of two meetings this calendar year or 25 percent of the meetings held per calendar year rounded up to the next whole number, whichever is greater; and

**WHEREAS**, the remote location from which the Member plans to electronically participate is his residence; and this remote location will/will not (*underline one*) be open to the public; and

**WHEREAS** the Member verifies that the Member's participation in any closed session of the meeting shall remain confidential and not be disclosed to any unauthorized persons or entities; and

**WHEREAS**, pursuant to the Council's policy, a request for electronic participation from a remote location shall be approved unless participation violates the Council's policy or any provisions of the Virginia Freedom of Information Act;

**NOW, THEREFORE, BE IT RESOLVED** that the Prince William County Trails and Blueways Council does approve the request to participate in the meeting through electronic communication means in accordance with the Council's policy; a quorum of the Council was physically assembled at one primary or central meeting location; and arrangements were made for the voice of the Member to be heard by all persons at the primary or central meeting location.

**Votes:**

**Ayes: XX**

**Nays: 0**

**Absent from Vote: X**

**Absent from Meeting: X**

SIGNED: \_\_\_\_\_  
Prince William Trails and Blueways Chair