



MID-ATLANTIC REAL ESTATE INVESTMENTS, INC.  
A FULL SERVICE REAL ESTATE COMPANY

December 28, 2020

SENT VIA EMAIL

Kirstyn Jovanovich  
Town Manager  
Town of Occoquan  
314 Mill Street, PO Box 195  
Occoquan, VA 22125

Re: The Mill at Occoquan

Kirstyn,

Please see below for my responses addressing your comments in your December 18<sup>th</sup>, 2020 Staff Report for the Mill at Occoquan Project.

## 2. Impact Analysis

The Mill at Occoquan development will provide the Town of Occoquan with a major destination site along the river front which will provide a one of a kind Rooftop Observation Deck which is not available anywhere in this area. This venue will deliver wide expansive views of the Town of Occoquan and a view down the River which will be virtually unobstructed.

The Observation Deck will be part of the restaurant on the first floor and will be serviced by elevator from the lobby of the restaurant. The Observation Deck will be open to the public during business hours of the restaurant. The Observation Deck will be a 3,000 sqft glass enclosed area which will be available to the public for food and drink and a venue for special event parties and catering.

The 9,000 sqft restaurant and bar which will open on to a huge outside deck which overlook the river and will provide open air dining, drinks and entertainment.

Another major part of the design of the Mill building is the River Walk boardwalk which run the entire length of the Mill at Occoquan project (Approx. 350 feet) and will complete over 30% of the planned linear footage of the Occoquan River Walk total length. The River Walk provides access to the waterfront directly via the two pedestrian paths from Mill Street to the River Walk boardwalk for pedestrians, bikers and will provide a water put in area for kayak and paddle boarders. Said River walk shall be constructed in whole by Developer at their expense and will include demolition and replacement of the Museum stairs at an overall cost of between \$500,000.00-\$600,000.00.

BROKERAGE LEASING PROPERTY MANAGEMENT DEVELOPMENT

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The River Walk also provides an esthetically pleasing environment for visitors and owners alike and adds to the charm the Town of Occoquan is known for.

2a. In response to the structure causing loss of light and air for pedestrians and motorists, please note that the building is oriented with a Southern Exposure to the sun so the street is not subject to blocking of the sunlight. The building also has multiple steps and setbacks which would allow sunlight in front and the rear River Walk side of the building.

2b. Estimated building unit value at completion is estimated at approx.\$48,000,000.00 with real estate tax rate for Prince William County is \$1.125 per \$100 Dollars of value (\$540,000.00 per year). The Town of Occoquan portion of \$ .12 cents per \$100 dollars of value the real estate taxes revenue is calculated at \$ 54,000.00 per year.

Meals Tax is calculated at 3% of gross income. The estimated income for the restaurant is between \$2.5 Million (\$277.00 per sqft) - \$3.0 Million (\$333.33 per sqft) dollars gross per year. Meals tax would be estimated at between \$75,000-\$90,000.00 per year.

3. Parking- Restaurant seating is estimated at 180 seats and required parking spaces would be 17 spaces according to Town code. A portion of the 54 commercial parking spaces which will be provided within the building would require spaces which are currently identified as commercial retail parking and a portion or the entire commercial section of the garage will need to be designated for restaurant parking only. Also at Final Design we can look into adding additional spaces which can be striped for compact parking only providing for additional spaces.

3. Setback - Clarification of the request for relief from setback . The Mill project is only seeking a partial relief from the setback requirement. There are three sections of the façade of the building which represent on a linear basis approx. 20% of the frontage along Mill Street where relief from the setback is requested. The remainder of the project falls within the setback requirement of the Town code.



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MITIGATION Comments:

**Neighborhood Preservation:**

As a part of our mitigation plan for the Mill at Occoquan as it pertains to the request for additional building height for the project.

The Mill at Occoquan Project will create a mixed use (Residential/ Commercial) project which will have approximately 80 residential condo units in addition to approximately 15,000 sqft of retail which will include a 3,000 sqft of retail space, a 9,000 sqft restaurant and as part of the restaurant the building will have a one of a kind Rooftop Observation Deck which is not available anywhere in this area. This venue will deliver wide expansive panoramic views of the Town of Occoquan, the River and surrounding areas which will be virtually unobstructed.

The Observation Deck will be part of the restaurant on the first floor and will be serviced by an elevator from the lobby of the restaurant. The Observation Deck will be open to the public during business hours of the restaurant. The Observation Deck will be a 3,000 sqft glass enclosed area which will be available to the public for food and drink and a venue for special event parties and catering.

Without this additional height it would be impossible to create this destination which will be used by resident and non residents of Occoquan and surrounding areas and bring in new visitors who will support all of the Town businesses.

Developer is in agreement with conditions 2,3,4,5,6,7,8,9 10 & 17.

**Community Services and Facilities: Parks, Open Space and Public Space:**

As a part of our mitigation plan for our request for additional height and request for residential in the B-1 zone for the project.

The Mill at Occoquan development will provide the Town of Occoquan with a major destination site along the river front which will provide a one of a kind Rooftop Observation Deck which is not available anywhere in this area. This venue will deliver wide expansive panoramic views of the Town of Occoquan, the River and surrounding areas which will be virtually unobstructed.





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The 9,000 sqft restaurant and bar which will open on to a huge outside deck which overlook the river and will provide open air dining, drinks and entertainment.

Another part of the Mill at Occoquan Project which will make this a viable redevelopment of the Waterfront of Occoquan will be the creation of an extension of the River Walk boardwalk which is only partially complete at this time. The new Mill at Occoquan section of the boardwalk will be (Approx. 350 feet in length) which will further complete an approx. 30% of additional planned linear footage.

As part of the overall design of the Mill at Occoquan Project will provide the ability to access the waterfront direct from Mill Street via the two pedestrian paths to the River walk boardwalk which runs the entire length of the Mill project over 350 feet which provides access for pedestrian, bikers, and kayak and paddle boarders. There will also be a put in area created at the westerly end of the boardwalk to be used by Kayakers and Paddle Boarders. Said River Walk is being constructed in whole by Developer at their sole expense and replacement of the existing Museum stairs will also be demolished and replaced with new stairs at an overall cost of almost \$500,000.00- \$600,000.

Also planned within the Mill at Occoquan Building will be Kayak and Bike storage, Bike repair area and a Dog wash area for residents and owners.

The River Walk boardwalk is open free to the public.

The River Walk construction will be a varying width from 12' ft wide of pressure treated lumber to at some points up to 24' feet wide with a railing per Town Code the entire length.

The Observation Deck is open for free to the public during Operating Hours of the Restaurant as access is through the restaurant lobby.

Developer plans on using Occoquan brick sidewalks which are standard in Occoquan. These brick sidewalks will be on the easterly side of the building which will lead to the River Walk which will be constructed of pressure treated wood. Developer shall keep in good repair the existing Occoquan Brick sidewalks and repair or replace.



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Location of potted plants, benches, trash receptacle, brick sidewalk and lighting on scale with the existing facilities in the Town.

Developer is in agreement with conditions 6,7,8,9,13, 16 & 17.

**Traffic:**

As a part of our mitigation plan for the Mill at Occoquan as it pretains to the request for residential in a B-1 zone.

The Mill design provides for a total unit count of 80 units and the parking which is provided in the building design is adequate for both residential and commercial uses.

Trash service for commercial and residential trash is located at both the eastern and western ends of the building and is serviced by an overhead door at both locations which will not impede traffic during service pickups.

Developer agrees that any ongoing construction which will hamper parking or access shall be temporarily suspended in case of annual Town events.

Developer is in agreement with conditions 2,10,14 & 15.

**Sidewalks:**

As a part of our mitigation plan for the Mill at Occoquan as it pretains to the request setback from the right of way.

Clarification of the request for relief from setback . The Mill project is only seeking a partial relief from the setback requirement. There are three sections of the façade of the building which represent on a linear basis approx. 20% of the frontage along Mill Street where relief from the setback is requested. The remainder of the project falls within the setback requirement of the Town code.

As part of the design of the Mill building in large part was to provide the ability to access the waterfront direct via the two pedestrian paths to the River walk boardwalk which runs the entire length of the Mill project over 350 feet which provides access for pedestrian, bikers , and other seeking to get to the waterfront.





Developer plans on using brick sidewalks on the easterly side of the building which will lead to the River Walk which will be constructed of pressure treated wood. Developer shall keep in good repair the existing Occoquan Brick sidewalks and repair or replace.

At time of Final Site Plan submission location of potted plants, benches, trash receptacle, brick sidewalk and lighting on scale with the existing facilities in the Town.

Developer is in agreement with conditions 5,7,8,9,16 & 17.

**Commercial Areas:**

As a part of our mitigation plan for the Mill at Occoquan as it pretains to the request for residential in a B-1 zone.

Developer agrees that any ongoing construction which will hamper parking or access shall be temporarily suspended in case of annual Town events.

Developer is in agreement with condition #11.

**Historic Preservation:**

As a part of our mitigation plan for the Mill at Occoquan as it pretains to the request for additional building height for the project.

Another part of the Mill at Occoquan Project which will make this a viable redevelopment of the Waterfront of Occoquan will be the creation of an extension of the River Walk boardwalk which is only partially complete at this time. The new Mill at Occoquan section of the boardwalk will be (Approx. 350 feet in length) which will further complete an approx. 30% of additional planned linear footage.

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### **Trees & Landscaping:**

As a part of our mitigation plan for the Mill at Occoquan as it pertains to the request for residential in a B-1 zone and our request for additional height in the building.

Per Condition #6 Building Façade shall be stepped back as shown in preliminary site plan.

At time of Final Site Plan submission location of potted plants, benches, trash receptacle, brick sidewalk and lighting on scale with the existing facilities in the Town.

Developer is in agreement with conditions 6 & 16.

### **Solid Waste Disposal and Recycling:**

As a part of our mitigation plan for the Mill at Occoquan as it pertains to the request for residential in a B-1 zone

Trash service for commercial and residential trash is located at both the eastern and western ends of the building and is serviced by an overhead door at both locations which will not impede traffic during service pickups.

Recycling service is required by law and the Mill project will be have recycling service as set forth by code.

Developer is in agreement with condition #14.

### **Green Building Noise and Lighting:**

The building is not intended to be a LEED certified building but the building is a concrete and brick structure which will assist residents with energy efficiency and long term maintenance.

All residential and commercial units will be served by high efficiency appliances, LED lighting , natural gas lighting and highly efficient insulated glass which will minimize interior and exterior noise and environmental impacts.



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Please review the above comments and contact me with any additional questions or comments.

Sincerely

MID-ATLANTIC REAL ESTATE INVESTMENTS, INC.

Kevin M. Sills  
President

▲  
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