



**TOWN OF OCCOQUAN**

314 Mill Street, PO Box 195  
Occoquan, Virginia 22125  
703-491-1918 FAX 703-(703) 491-4962

**Special Exception Request**

Project Name: The Mill at Occoquan (401-411 Mill Street)

Area of Parcel: 41,355 SF Existing Zoning: B-1 Historic Dist.: Y/N

Site Address: 401-411 Mill Street

Parcel GPIN:

- 8393-64-5688
- 8393-64-5191
- 8393-64-4995
- 8393-65-4100
- 8393-65-3507

Applicant: Kevin Sills Business Name: Mid-Atlantic Real Estate Investments, Inc

Address: 9161 Liberia Ave. Suite 201, Manassas, VA 20110

Phone Numbers: Work 703-257-1188 Mobile: 703-928-5133 Email: kms086@aol.com

Owner: Kevin Sills Business Name: Mid-Atlantic Real Estate Investments, Inc

Address: 9161 Liberia Ave. Suite 201, Manassas, VA 20110

Phone Numbers: Work 703-257-1188 Mobile: 703-928-5133 Email: kms086@aol.com

Detailed description of Special Exception with code reference seeking relief. Attach separate sheet if needed. The applicant is requesting a Special Exception to waive the requirement set forth in Section 66-146 stating a building in the B-1 zone shall have a maximum height of 35 feet. The applicant is proposed a 5-story mixed (residential and retail) building with a maximum height of 65 feet.

79.00

Applicant's Signature: [Signature] Date: 11/29/12

Owner's Signature: [Signature] Date: 11/29/12

**OFFICE USE ONLY**

Complete Application Received: \_\_\_\_\_ Fee Amount: \_\_\_\_\_ Date Paid: \_\_\_\_\_

Planning Commission Hearing Action:  Approval  Conditional Approval

Conditions of Approval: \_\_\_\_\_

Denial - Reasons: \_\_\_\_\_

Town Council Hearing Action:  Approval  Conditional Approval

Conditions of Approval: \_\_\_\_\_



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Detailed description of Special Exception with code reference seeking relief. Attach separate sheet if needed. The applicant is requesting a Special Exception to allow a Residential Use within the B-1 Zone. This use is allowed with a special exception per Section 66-142(b)(4). In accordance with Section 66-142(b)(4)(a), the proposed residential use will not occupy the floor of the building that is adjacent to the primary street or sidewalk. This project proposes approximately 88 units in a 5-story building with 1<sup>st</sup> floor retail and internal parking.

Applicant's Signature: [Signature] Date: 11/29/18

Owner's Signature: [Signature] Date: 11/29/18

OFFICE USE ONLY		
Complete Application Received: _____	Fee Amount: _____	Date Paid: _____
Planning Commission Hearing Action: <input type="checkbox"/> Approval <input type="checkbox"/> Conditional Approval		
Conditions of Approval: _____		
<input type="checkbox"/> Denial - Reasons: _____		



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Detailed description of Special Exception with code reference seeking relief. Attach separate sheet if needed. The applicant is requesting a Special Exception to waive the requirement that a building within the B-1 zone must be located 5' or more from any street right-of-way that is 50 wide or greater (Section 66-145). The applicant proposes a new building that will be placed on the right-of-way line at the same location as the existing wall adjacent to the sidewalk.

\_\_\_\_\_  
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\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Applicant's Signature: [Signature] Date: 11/29/12

Owner's Signature: [Signature] Date: 11/29/12

OFFICE USE ONLY		
Complete Application Received: _____	Fee Amount: _____	Date Paid: _____
Planning Commission Hearing Action: <input type="checkbox"/> Approval <input type="checkbox"/> Conditional Approval		
Conditions of Approval: _____		
<input type="checkbox"/> Denial – Reasons: _____		



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Town of Occoquan  
Virginia

NOV 06 2020

RECEIVED

November 6, 2020

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

Re: The Mill at Occoquan

Dear Kirstyn:

Please accept this comment/letter in response to your staff report dated September 24, 2020.

Comment:

- **Community Character & Community Life:**
  - Goal: To guide Occoquan's continued physical development so as to maintain a mix of land uses-residential, commercial, and public -reflecting the town's historic identity and image while enhancing the social and economic well-being of its residents, merchants and visitors alike.
  - **Neighborhood Preservation and Revitalization:** To seek to encourage the redevelopment of commercial areas in a manner which will ensure the continued recognition of the Town's unique character combining residential and commercial development in an esthetic and harmonious way, while ensuring that the owners of these properties can redevelop them in a manner which is economically feasible.
  - **Community Services and Facilities:** It is a priority to develop the infrastructure along the riverfront as a means of encouraging both residents and nonresidents alike to make the Town a unique destination to enjoy.

**RESPONSE: In close coordination with the Town, we have added retail and restaurant uses, including an observation area, within the building and will be constructing the portion of the river walk adjacent to the project with 2 walkway connections between Mill Street and the Riverwalk. These connections will be located on both sides of the building as shown on the preliminary plan.**

Comment:

- **Economic Vitality and Diversity**
  - Goal: To promote proactive and sustainable economic development and redevelopment actions in the Occoquan Business and Historic District that respect the district's unique character, balances residential density, and protects its ecological setting, while encouraging a diversity of economic activities in selected target areas of Occoquan.

BROKERAGE LEASING PROPERTY MANAGEMENT DEVELOPMENT

9161 LIBERIA AVENUE, SUITE 201 ▲ MANASSAS, VIRGINIA 20110  
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- **Economic Catalyst Sites:** Maintaining and expanding a mix of retailers that will appeal to and draw in outside visitors is also of concern to the Town as well as the Town's business community. The Town must maintain a delicate balance between a thriving commercial sector and keeping a small-town atmosphere.

**Response: Acknowledged, with the retail spaces being between 1,000 and 1,250 sq ft each, we anticipate a mix of retailers that will complement the Town atmosphere and contribute to the thriving commercial sector along with the proposed restaurant and observation area.**

Comment:

- **Building Height (Section 157.124)**
  - **Proposal:** The applicant is requesting a Special Exception to waive the requirement set forth in Section 157.124 stating a building in the B-1 zone shall have a maximum height of 35 feet. The applicant is proposing a 5-story mixed-use (residential and retail) building with a maximum height of 79.00 feet per the Town Code definition of building height set forth in Section 157.008.
  - The top floor of the building is proposed to be set back from the front façade to reduce the perceived height for someone on Mill Street. Figure 5 below shows sections illustrating the perceived height in the northwest and southwest corners of the building (41.30 ft. and 51.79 ft. respectively). Figure 6 below shows the approximate building height for gas light landing.
  - **Analysis:** The maximum building height allowed in the B-1 District is 35 ft. As proposed, the building height for the Mill at Occoquan, as it faces Mill Street, ranges from 41.3 ft. to 51.79 ft. The approximate height of Gaslight Landing as it faces Mill Street is between 43-46 ft. The proposed overall building height, as defined by Section 157.008, for the Mill at Occoquan is 63.61 ft.
  - The requested building height for the Mill at Occoquan exceeds the maximum 60 ft. anticipated for public or semipublic buildings as described in Section 157.124 (A) of the B-1 District standards. The additional height allowed per this standard is contingent on increased setbacks, "one foot for each foot in height over 35 feet." Employing a similar concept for the proposed mixed-use building could help to mitigate the substantial difference in the height of the proposed building and the existing structures in the Town. The project, as it is currently proposed, does not increase the building set back (5 ft.), but rather proposes to eliminate it.

**Response: The Preliminary plan shows a calculated building height of 79.00', and the applicable special exception has been modified to reflect this. This additional height is the result of requests from the Town to make modifications/additions to the building. The building has been redesigned to add a restaurant and include an observation area on the top of the building to allow for scenic views of historic Occoquan and the Occoquan River**



**that are not available at this time. We have added setbacks, along Mill Street, for much of the building, and the top floor is proposed to be setback from the front façade as stated above. These modifications along with some added architectural features will meet the town requests and help mitigate the height of the building.**

Comment:

- **Building Setback (157.123)**
  - Proposal: The applicant is requesting the Town waive the building setback requirement of 5 feet within the B-1 District.
  - Analysis: The right-of-way line along Mill Street is also the outer edge of the sidewalk. The site plan shows the sidewalk having a variable width, from 6.3 to 9.85 feet. Entrances for the retail shops, which open towards the street, may obstruct pedestrians walking along the sidewalk or exiting vehicles from the parallel parking spaces along Mill Street. Retail entrances along Mill Street should be set back into the building the maximum length of the outwardly door swing to avoid conflicts<sup>4</sup>. Waiving the required 5-foot setback, impacts the space on the sidewalk necessary for the safe passage of pedestrians in/around the doors for the proposed retail uses.

**Response: The building has been revised to show the required 5-foot setback for most of the building frontage on Mill Street. All the retail entrances are located along the sections of the building that have been setback 5-feet from the property line.**

Comment:

- **Residential Use (Section 157.121)**
  - Proposal: The applicant is proposing to construct 88 condominium units which will generate approximately 132<sup>5</sup> additional residents for the Town.
  - Analysis: The original concept for the project included approximately 66 residential units. Despite suggestions from the Architectural Review Board (ARB) to reduce the number of units<sup>6</sup>, the project, as proposed, includes 88 units. The difference in projected density would be approximately 33 residents (66 units = 99 residents vs. 88 units = 132 residents). Either configuration would impact traffic/parking in the Town. The site plan shows 166 designated parking spaces out of 227 required for residents. As such, the garage dedicated for public use should be limited to typical retail operational hours; before and after said allotment of time, parking should be available strictly for residents of the proposed building. A clear delineation of resident versus public/resident parking should be provided for each garage entrance. The remaining 8 parking spaces are required for the retail uses (Total number of parking spaces = 235).

**Response: The project is in conformance with the Town Charter Chapter 66 which states: The B1 district is also encouraged to incorporate mixed-use designs, characterized by**



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**business uses along the street or water front with high-density residential above, as new developments and redevelopment occurs.**

- In response to the Mulhern report we offer the following:
  - The Project will be pedestrian friendly and has been architecturally designed to fit into the historic context of the Town and is a significant improvement over the existing buildings and old steel structure. We are proposing the addition of historic pictures to the building's façade along the eastern walkway to the Riverwalk and the rear of the building along the Riverwalk.
  - The special exceptions, Items 1, 2 and 3 have been commented on by the Town and responded to above. Items 4, 5 and 6 refer to parking, the Riverwalk and building architecture. The residential and commercial use parking requirements are all met within the building via the 3-level parking garage. In reference to the Riverwalk, this project has always incorporated the portion of the Riverwalk along our river frontage and has been widened and modified per the Town's request. These modifications, along with the connections to and from Mill Street on both sides of the building, will provide a great way for the public to enjoy the Occoquan river and all it has to offer. The last item references the architecture of the building which has been updated by stepping back the various floors and utilizing architectural features to help mitigate the overall scale of the building. In reference to the existing metal gate, our architects will look into ways to incorporate this into the design of the restaurant entryway if feasible

Please call me with any questions,

Sincerely,

MID-ATLANTIC REAL ESTATE INVESTMENTS, INC.

Kevin M. Sills  
President

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