



MID-ATLANTIC REAL ESTATE INVESTMENTS, INC.

A FULL SERVICE REAL ESTATE COMPANY

May 18, 2021

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 January 13, 2021 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. The 2,886 sq ft restaurant and bar which will open to a 780 sq ft outside deck, which will overlook the Occoquan River and will provide open air dining, drinks, and entertainment.

A major part of the design of the Mill building is the River Walk boardwalk which runs 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's total length. The Mill at Occoquan provides access to the waterfront directly via the two pedestrian paths from Mill Street to the River Walk boardwalk for pedestrians 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.

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.

BROKERAGE LEASING PROPERTY MANAGEMENT DEVELOPMENT

9161 LIBERIA AVENUE, SUITE 201 ▲ MANASSAS, VIRGINIA 20110  
TEL: 703.257.1188 ▲ FAX: 703.257.1377 ▲ WWW.MIDATLANTICREI.COM



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2b. Estimated building unit value at completion is estimated at approx.\$30,000,000.00 with real estate tax rate for Prince William County is \$1.125 per \$100 Dollars of value (\$337,500.00 per year). The Town of Occoquan portion of \$ .12 cents per \$100 dollars of value the real estate taxes revenue is calculated at \$ 36,000.00 per year.

Meals Tax is calculated at 3% of gross income. The estimated income for the restaurant is between \$850,000 (\$277.00 per sq ft) - \$1.0 Million (\$333.33 per sq ft) dollars gross per year. Meals tax would be estimated at between \$25,000-\$30,000.00 per year.

3. Parking- Restaurant seating is unknown currently and the retail parking rate has been used for all commercial space for the preparation of the preliminary plan. A parking modification has been requested with the preliminary plan to permit units with two (2) or more bedrooms to park at a rate of 2.8 spaces per unit. During final design we can investigate adding additional spaces which can be striped for compact parking only, providing for additional spaces, if required. The current preliminary plan shows compact spaces that equal 7.7% of total parking.

3. Setback - Clarification of the request for relief from setback. The Mill project is not seeking relief from the setback requirement. The building has been redesigned to accommodate the required 5-foot setback in accordance with Town code.

4. Staff and outside agency analysis – we understand that these comments/recommendations will be addressed with final plans

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 has been redesigned in accordance with meetings with Town residents and staff. The Mill at Occoquan will create a mixed use (Residential/ Commercial) project which will have approximately 52 residential condo units in addition to approximately 7,000 sq ft of commercial space which will include 3,310 sq ft of retail space, a 2,886 sq ft restaurant with a 780 ft terrace. The construction of the River Walk will allow for better access to the Occoquan River than is currently available. This venue will deliver expansive views of the Occoquan River.

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

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

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The 2,886 sq ft restaurant and bar which will open on to an outside deck which will overlook the Occoquan 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 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 and free to the public.

The River Walk construction will be cantilevered construction, 12' ft wide with railings per Town Code.

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.

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.

### **Traffic:**

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.

The Mill design provides for a total unit count of 52 units and parking which is provided in the building design is adequate for both residential and commercial uses, with the parking modification as requested in the Preliminary Plan.

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

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

### **Sidewalks:**

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

The Mill at Occoquan has been redesigned to provide the required 5-foot setback in accordance with Town Code. The Mill at Occoquan project will incorporate brick sidewalks as recommended.

### **Commercial Areas:**

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.

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

### **Historic 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.

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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 Facade 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.

### **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 the eastern end of the building and is serviced by an overhead door which will not impede traffic during service pickups.

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

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

The building is not intended to be a LEED certified building, but the building will be a masonry 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.

Attached to this letter is the list of twenty recommended conditions with applicant comments. Please contact me with any additional questions or comments.

Sincerely

MID-ATLANTIC REAL ESTATE INVESTMENTS, INC.

Kevin M. Sills  
President

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