

MOTION:

**March 3, 2026
Regular Meeting**

SECOND:

Res. 26-5

RE: TRAILS AND BLUEWAYS COUNCIL COMMENTS ON DESTINATION PLACE (REZ2024-00033) DRAFT PROFFERS

ACTION:

WHEREAS, the Potomac National Heritage Scenic Trail (PHNST) is a national treasure; and

WHEREAS, the Trails and Blueways Council continues to support the alignment of the PHNST as close to the Potomac and Occoquan Rivers wherever possible; and

WHEREAS, the proposed Destination Place development (REZ2024-00033) includes a segment of the PNHST

NOW, THEREFORE, BE IT RESOLVED that the recommended amendments to the developer's draft proffer statement in the attached email dated February 27, 2026 to the PWC TBC Chair, Joe Marshall, are agreed upon by the TBC and that such recommendations be forwarded to the Planning Commission and the Board of County Supervisors.

Votes:

Ayes:

Nays:

Absent from Vote:

Absent from Meeting:

SIGNED:

Joe Marshall, Chair, Prince William County Trails and Blueways Council

From: brickleylaw@comcast.net
To: [Boyd, Robert](#)
Cc: "[Joe Marshall](#)"; "[david_brickley](#)"; brickleylaw@comcast.net
Subject: RE: Destination Place/Townes at Occoquan 4th Submission
Date: Friday, February 27, 2026 10:55:20 AM
Attachments: [image001.png](#)

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Good morning Robert-

I had an opportunity to review the most current submission package for Destination Place which you provided to me yesterday. Thanks. Although it appears an improvement in the submission, the devil is in the details.

The key is the developer's Proffer Statement and words matter as any lawyer knows. If a disagreement arises in the future, then the Court will look to the Proffer Statement. Here are my serious concerns after reviewing the entire package, but especially the revised Proffer Statement:

1. F. Public Recreation Use/Alternative Mobility:

- "The final alignment and location of the public use trail easement shall be determined by the **Applicant**, in consultation with the County's Department of Parks, Recreation and Tourism."

Response: What this really means is that the developer can have a meeting with Parks and then do what he wants as far as the location of the easement. No place in the proffer does it state that it will be located along the riparian shoreline of the Occoquan River. This developer has shown by his previous actions and "wordsmithing" that he is opposed to the PHNST along the river frontage.

The proffer should be amended to state that the Applicant and Department of Parks, Recreation and Tourism will locate the 25' Potomac Heritage National Scenic Trail easement to be adjacent to the Occoquan River."

- "Notwithstanding anything to the contrary herein, the said easement shall allow for the construction of an up to 8-foot wide trail and boardwalk and any minimally necessary temporary construction and/or utility easements in and adjacent to and/or explicitly serving the easement area so described and depicted."

Response: If there is a 25' easement being dedicated, why is the trail/boardwalk limited to 8'? There are no current modern design standards that recommend an 8' trail for this type of project. It should at least be 10' which should not be opposed by the developer since it is located within the 25' easement and the construction will not be paid for by the developer.

Change that sentence to: "Notwithstanding anything to the contrary herein, the said easement for the Potomac Heritage National Scenic Trail along the shoreline

of the Occoquan River shall allow for the construction of an up to 10-foot wide trail and boardwalk and any minimally necessary temporary construction and/or utility easements in and adjacent to and/or explicitly serving the easement area so described and depicted which is a part of this proffer.”

Yes, the schematics show a PHNST alignment running along the Occoquan River, but it is not specifically stated in the proffers which is what counts in this case.

Please consider these comments and address these concerns in your submission. I am available to chat at any time.

Best wishes,
David

David Brickley
PWC Trails and Blueways Council member

From: Boyd, Robert <RBoyd1@pwcgov.org>
Sent: Thursday, February 26, 2026 2:43 PM
To: brickleylaw@comcast.net
Subject: RE: Destination Place/Townes at Occoquan 4th Submission

David,
You can review the plans at the link below:

[PLANNING- Review Package S4- Towns at Occoquan-Formally Destination Place-REZ2024-00033 - 1.30.36.pdf](#)

Thanks,

Robert

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