

Build-Out Analysis



As of December 31, 2016



**PRINCE WILLIAM COUNTY
PLANNING OFFICE**

5 County Complex Court, Suite 210
Prince William, Virginia 22192-9201
703-792-7615

www.pwcgov.org/planning

Rebecca Horner, AICP, CZA
Director of Planning

December 8, 2018

Table of Contents

| <u>Title</u> | <u>Page</u> |
|---|-------------|
| Introduction | 2 |
| Component Areas | 3 |
| Executive Summary | 5 |
| Component Analysis | 6 |
| Build-Out Analysis | 7 |
| Build-Out Area Analysis | 7 |
| Residential Inventory Analysis | 8 |
| Non-Residential Inventory Analysis | 8 |
| Revitalization Areas Analysis | 9 |
| Developed Area Analysis | 10 |
| Rural Area Analysis | 10 |
| Build-Out Component Areas Map | 11 |
| Residential Inventory | 12 |
| Development Area Table | 12 |
| Rural Area Table | 18 |
| Residential Rezoning Approved by the BOCS | 20 |
| Non-Residential Inventory | 21 |
| Development Area Table | 21 |
| Non-Residential Rezoning Approved by the BOCS | 33 |

| <u>Title</u> | <u>Page</u> |
|--|-------------|
| Non-Residential Floor Area Ratio Trends | 35 |
| GIS Tables and Data | 36 |
| Parkland Inventory | 37 |
| Current Land Use Analysis | 39 |
| Current Land Use Map | 41 |
| List of Abbreviations | 42 |
| Links and Additional Information | 44 |

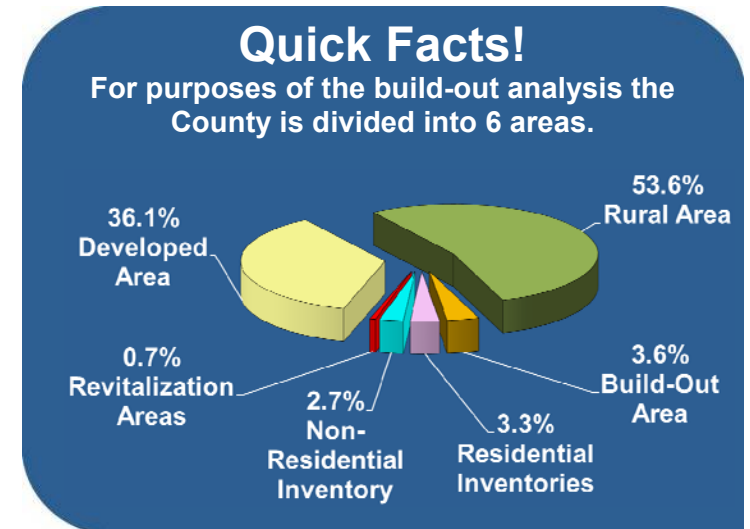
Introduction

A build-out analysis shows the maximum allowable future development within a locality. Such an analysis does not show the ideal or preferred conditions but provides an assessment of the current zoning districts, long-range land use of undeveloped lots, and potential redevelopment areas. The resulting charts, numeric data, and graphics depict how Prince William County is changing.

The County's geographic information system (GIS) has been used to create layers and tables to monitor different types of development within the County at a parcel or project level. Using GIS, the Planning Office can track areas that are developed, developing, or undevelopable such as conserved or protected lands, publicly owned lands, parks, cultural resources, etc. These layers are compared to determine remaining and future growth capacity.

This build-out analysis is prepared annually by the Planning Office. Each update is based on occupancy permits, rezonings, special-use permits, and comprehensive plan amendments that have been issued or approved during the year. The data provided in this report show the quantity of residential units built and an approximation of units yet to be built, commonly referred to as the "pipeline". Non-residential development is similarly analyzed based on building floor area. This report also includes estimates of residential and non-residential capacity in "revitalization areas". The existing density or intensity in these areas is less than currently allowed.

Supplemental sections provide information regarding parks and existing land use. Parkland acreage generally increases each year as new land is acquired. Also included is a listing and map of current land uses in the County by category.



Introduction

Component Areas

The six component areas of the Build-Out Analysis are the developed area, build-out area, residential inventory, non-residential inventory, revitalization areas, and the rural area. These areas do not include cities, towns, or large water bodies within the County. The Build-Out Component Areas Map (page 11) provides a graphic of these areas within the County. The geographic sizes and locations of these areas change as land development projects evolve. As land changes from being undeveloped to zoned and finally developed, it moves through these categories. Some older developed areas of the County are planned for redevelopment.

Developed Area

The developed area contains both residential and non-residential projects that have reached completion with no additional land area available for development. Public facilities, religious institutions, cemeteries, and other similar features that may or may not be fully developed are assumed to be built to their full potential in this area.

Build-Out Area

The build-out area is undeveloped A-1 zoned land that is not in the rural area. Some larger tracts of undeveloped R-4 and B-1 zoned lands designated in 1958 when zoning was established in the County and currently planned for a different use were also added. This analysis assumes that these areas will be rezoned to a higher intensity use in accordance with the *Comprehensive Plan*. For calculating potential development, the *Comprehensive Plan's* long-range land use designation was used. These designations offer a high and low range for residential development and a high and average range for non-residential development. An approximate mid-range was used for residential calculations and the average was used for non-residential calculations.

Residential and Non-Residential Inventories

These areas contain projects that have rezoning approval by the Board of County Supervisors. The projects can be in any phase of development. Some projects may be in the middle of the construction process, some may just contain a pad site that is undeveloped, while others may be a project in which no development has started. The residential inventory area is divided into rural and non-rural to create four separate areas for tracking purposes. Tables 7, 8, 9, 10, and 11 give a breakdown by individual project of these areas.

Quick Facts!

Residential build-out capacity by component since 2008.



Introduction

Revitalization Areas

The revitalization areas are focused on three areas within the County identified for redevelopment. Woodbridge, Triangle, and Yorkshire are older commercial corridors that are not utilized to their full potential in their current zoning district or their long-range land use classification. For calculating potential development, the *Comprehensive Plan's* long-range land use classification was used. These classifications offer a high and low range for residential development and a high and average range for non-residential development. An approximate mid-range was used for residential calculations and an averaged FAR was used for non-residential calculations.

In the Woodbridge area VDOT is implementing the Route 1 widening project resulting in right-of-way acquisitions that potentially leave remnant parcels for future redevelopment. This, in some instances, provides a newly cleared lot that may receive more appropriately denser development when redeveloped. In turn, this has dramatically shifted some of the potential build-out numbers in their prospective long-range land use categories. Additionally, some areas identified as redevelopable have been removed from this analysis when property owners have substantially renovated or redeveloped their property.

Rural Area

The rural area encompasses more than fifty percent of the County. This area contains large residential land tracts, parks, agricultural and forestal land, along with numerous small businesses. Manassas National Battlefield Park and Prince William Forest Park are in this area. These parks are included in the total acreage but not used for calculations as no development will occur in these areas. Marine Corps Base Quantico is also in the rural area, which includes large-scale residential and non-residential uses, but is not included in the report as it is not subject to County zoning. The current long-range land use and A-1 zoning district of the rural area allows only potential residential calculations based on lot size. Non-residential uses are allowed within the rural area, but there is no process by which to determine future growth potential.

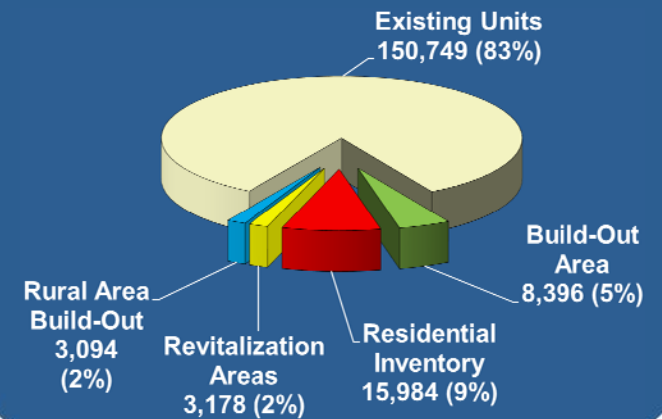
Introduction

Executive Summary

The Build-Out Analysis shows that Prince William County has capacity for 30,652 additional residential dwelling units as shown in table 1 (page 6). Adding this to the 150,749 units that existed as of December 2016 brings the residential build-out to 181,401 units. There is also a potential for 83.3 million non-residential square feet of gross floor area to be built. Adding this to the 71.1 million square feet of gross floor area already built brings the total to 154.4 million non-residential square feet, as shown in table 2 (page 6). The information generated for the Build-Out Analysis helps to provide the data and methodology used by staff to arrive at these conclusions.

Quick Facts!

The Residential Build-Out Analysis shows a capacity of 181,401 units.



Introduction

| Table 1 Residential Component Analysis | | |
|--|--------------------|---|
| Component | # of Housing Units | Comment |
| Build-Out Area | 8,396 | Approximate mid-point from table 3 – page 7 |
| Development Area Residential Inventory | 15,629 | Table 7 – pages 12 – 17 |
| Rural Area Residential Inventory | 355 | Table 8 – pages 18 and 19 |
| Revitalization Areas | 3,178 | Approximate mid-point from table 5 – page 9 |
| Rural Area Build-Out | 3,094 | Rural Area Analysis page 10 |
| Subtotal Units to be Built | 30,652 | |
| Existing Units 2016 | 150,749 | Planning Office GIS Data |
| Total | 181,401 | |

| Table 2 Non-Residential Component Analysis | | |
|---|--------------------------------------|---|
| Component | Gross Floor Area (Sq Ft in millions) | Comment |
| Build-Out Area | 22.4 | Potential from table 4 – page 7 |
| Non-Residential Inventory | 58.6 | Table 10 – pages 21 – 32 |
| Revitalization Areas | 2.3 | Potential from table 6 – page 9, minus existing |
| Potential Gross Floor Area | 83.3 | Subtotal |
| Existing Gross Floor Area in the Development Area | 68.7 | Real Estate Assessments GIS Data |
| Existing Gross Floor Area in the Rural Area | 2.4 | Real Estate Assessments GIS Data |
| Existing Gross Floor Area 2016 | 71.1 | Real Estate Assessments GIS Data |
| Total | 154.4 | |

Build-Out Analysis

Build-Out Area Analysis

An analysis of the approximately 7,815 acres (table 14 – page 36) of undeveloped land within the development area shows that 8,396 additional residential units could be built if this land was zoned consistently with the *Comprehensive Plan*, using the mid-point density range (table 3). This area also holds the potential for 22.4 million square feet of non-residential gross floor area (table 4). In addition to potential growth, this area currently contains 399 existing residential units and 147,558 non-residential square feet of gross floor area.

Table 3 Residential Development Area Undeveloped A-1 Zoned Acreage Analysis

| Residential Housing Units available for each Land Use Classification as of 12/31/2016 | | | | | |
|---|-------------------------|-----------------|---------------------------------|---------------------------------|----------------------------------|
| Land Use Classification ¹ | Undeveloped A-1 Acreage | Density | Potential Total Units (Minimum) | Potential Total Units (Maximum) | Potential Total Units (Midpoint) |
| CEC | 392 | 6 - 12 DU/acre | 443 | 882 | 662 |
| RCC | 21 | 16 - 30 DU/acre | 63 | 118 | 91 |
| REC | 772 | 16 - 30 DU/acre | 2,316 | 4,342 | 3,329 |
| SRH | 94 | 10 -16 DU/acre | 705 | 1,128 | 916 |
| SRL | 789 | 1 - 4 DU/acre | 591 | 2,367 | 1,479 |
| SRM | 92 | 4 - 6 DU/acre | 276 | 414 | 345 |
| SRR* | 3,784 | 2.5 DU/acre | 1,286 | 1,286 | 1,286 |
| URH | 12 | 20 - 30 DU/acre | 180 | 270 | 225 |
| URM | 6 | 8 - 20 DU/acre | 36 | 90 | 63 |
| | 5,962 | | 5,896 | 10,897 | 8,396 |

Table 4 Non-Residential Development Area Undeveloped A-1 Zoned Acreage Analysis

| Non-Residential Gross Floor Area available for each Land Use Classification as of 12/31/2016 | | | | |
|--|-------------------------|--|----------------------------------|----------------------------------|
| Land Use Classification ¹ | Undeveloped A-1 Acreage | Estimated Floor Area Ratio ² Average - Maximum | Average Gross Floor Area (Sq Ft) | Maximum Gross Floor Area (Sq Ft) |
| CEC | 392 | 0.2 – 0.5 | 1,920,996 | 4,802,490 |
| EI | 52 | 0.25 – 0.5 | 424,711 | 849,420 |
| FEC | 941 | 0.25 – 0.5 | 7,685,618 | 15,371,236 |
| GC | 71 | 0.2 – 0.4 | 463,914 | 927,828 |
| NC | 21 | 0.15 – 0.3 | 102,911 | 205,821 |
| O | 225 | 0.3 – 0.7 | 2,205,225 | 5,145,525 |
| RCC | 21 | 0.2 – 0.4 | 102,911 | 205,821 |
| REC | 772 | 0.5 – 1.3 | 9,457,966 | 24,590,709 |
| | 2,495 | | 22,364,252 | 52,098,850 |

Table Legend Notes:

*SRR also includes 795 acres of ER that is in the SRR parcels

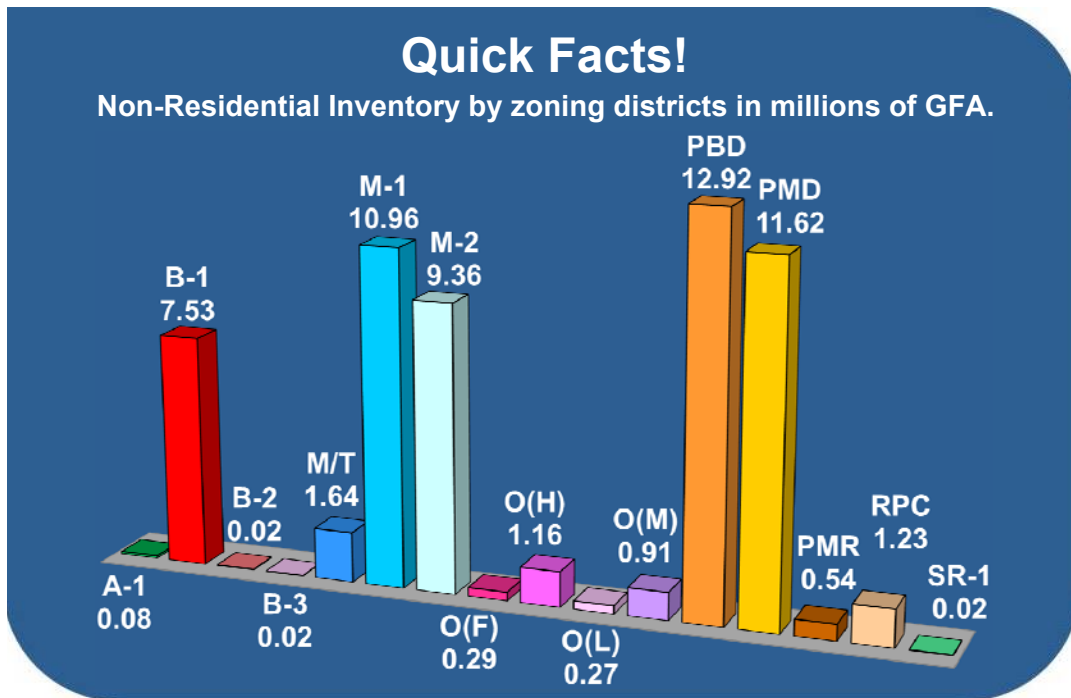
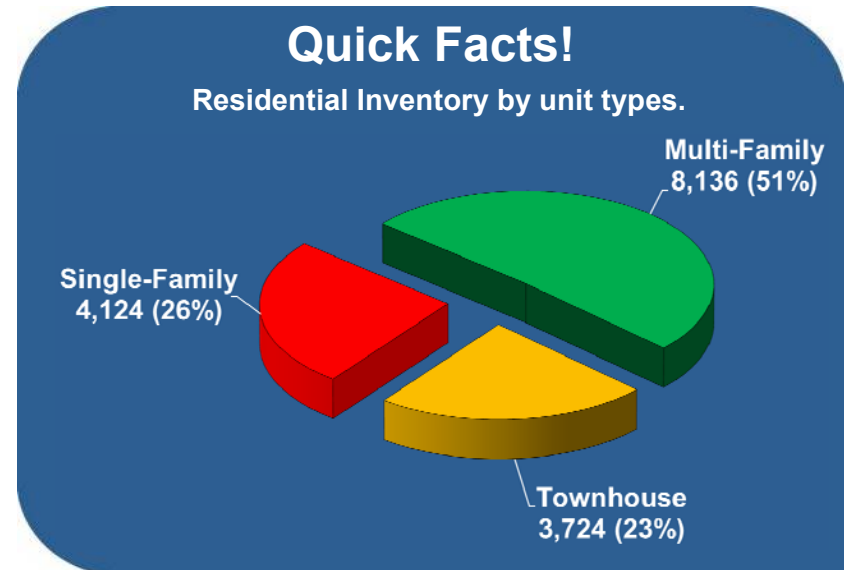
¹ See List of Abbreviations (page 42) and the *Comprehensive Plan's* Long-Range Land Use chapter for explanation of land uses.

² See table 12 – page 35

Build-Out Analysis

Residential Inventory Analysis

An analysis of the approximately 7,087 remaining acres of land already zoned for residential or mixed-use development, but partially developed or undeveloped within the development and rural areas, shows that there are approximately 15,984 residential units yet to be built (tables 7 and 8 – pages 12 through 19). While residential inventory land is removed when projects are completed, rezonings and proffer amendments added 23 additional acres and 71 new residential units to the total in 2016 (table 9 – page 20).



Non-Residential Inventory Analysis

An analysis of the approximately 5,851 acres of land in the development and rural areas already zoned for non-residential or mixed-use development, but undeveloped or partially developed, shows that there is at least 58.6 million square feet of gross floor area of non-residential development zoned and unbuilt (table 10 – page 21 through 32). Rezoning and special use permits added 133 acres and 1,475,242 square feet gross floor area to the total in 2016. (table 11 – page 33).

Build-Out Analysis

Revitalization Areas Analysis

This is an analysis of 1,429 acres (table 15 – page 36) of land in the development area that is zoned non-agricultural but has redevelopment potential for residential, non-residential, and public uses. This area also contains 158 acres designated ER¹. The three revitalization areas currently contain 1,746 existing housing units. Using the current long-range land use classification of each area taking into account the existing 1,746 housing units, these areas could yield an additional 3,178 housing units (table 5). This area also has the potential for an additional 2,287,063 square feet of non-residential development (table 6). Currently this area contains 1,232,550 square feet of gross floor area of non-residential development.

Table Legend Notes:

¹ See List of Abbreviations (page 42) and the *Comprehensive Plan's* Long-Range Land Use chapter for explanation of land uses.

² See table 12 – page 35

Table 5 Residential Revitalization Areas Acreage Analysis

| Residential Housing Units available for each Land Use Classification as of 12/31/2016 | | | | | |
|---|------------------------|-----------------|---------------------------------|---------------------------------|----------------------------------|
| Land Use Classification ¹ | Revitalization Acreage | Density | Potential Total Units (Minimum) | Potential Total Units (Maximum) | Potential Total Units (Midpoint) |
| CEC | 55 | 6 - 12 DU/acre | 60 | 122 | 91 |
| REC | 32 | 16 - 30 DU/acre | 96 | 180 | 138 |
| SRH | 95 | 10 - 16 DU/acre | 712 | 1,140 | 926 |
| SRL | 591 | 1 - 4 DU/acre | 443 | 1,773 | 1,108 |
| SRM | 23 | 4 - 6 DU/acre | 69 | 103 | 91 |
| UMU | 148 | 30 - 60 DU/acre | 1,098 | 2,197 | 1,648 |
| URH | 5 | 20 - 30 DU/acre | 75 | 112 | 94 |
| URL | 1 | 4 - 8 DU/acre | 3 | 6 | 4 |
| URM | 44 | 8 - 20 DU/acre | 264 | 660 | 462 |
| VMU | 53 | 7 - 30 DU/acre | 139 | 596 | 367 |
| | | Existing units | -1,746 | -1,746 | -1,746 |
| | 1,047 | | 1,213 | 5,143 | 3,178 |

Table 6 Non-residential Revitalization Areas Acreage Analysis

| Non-Residential Gross Floor Area available for each Land Use Classification as of 12/31/2016 | | | | |
|--|------------------------|--|----------------------------------|----------------------------------|
| Land Use Classification ¹ | Revitalization Acreage | Estimated Floor Area Ratio ² Average - Maximum | Average Gross Floor Area (Sq Ft) | Maximum Gross Floor Area (Sq Ft) |
| CEC | 55 | 0.2 – 0.5 | 269,527 | 673,819 |
| GC | 178 | 0.2 – 0.4 | 1,163,052 | 2,326,103 |
| NC | 30 | 0.15 – 0.3 | 147,015 | 294,030 |
| O | 17 | 0.3 – 0.7 | 166,617 | 388,773 |
| REC | 32 | 0.5 – 1.3 | 392,040 | 1,019,304 |
| UMU | 148 | 0.3 – 0.6 | 957,362 | 1,914,723 |
| VMU | 53 | 8,000 sq ft per acre (.18) | 424,000 | 424,000 |
| | | Existing gross floor area | -1,232,550 | -1,232,550 |
| | 513 | | 2,287,063 | 5,808,202 |

Build-Out Analysis

Developed Area Analysis

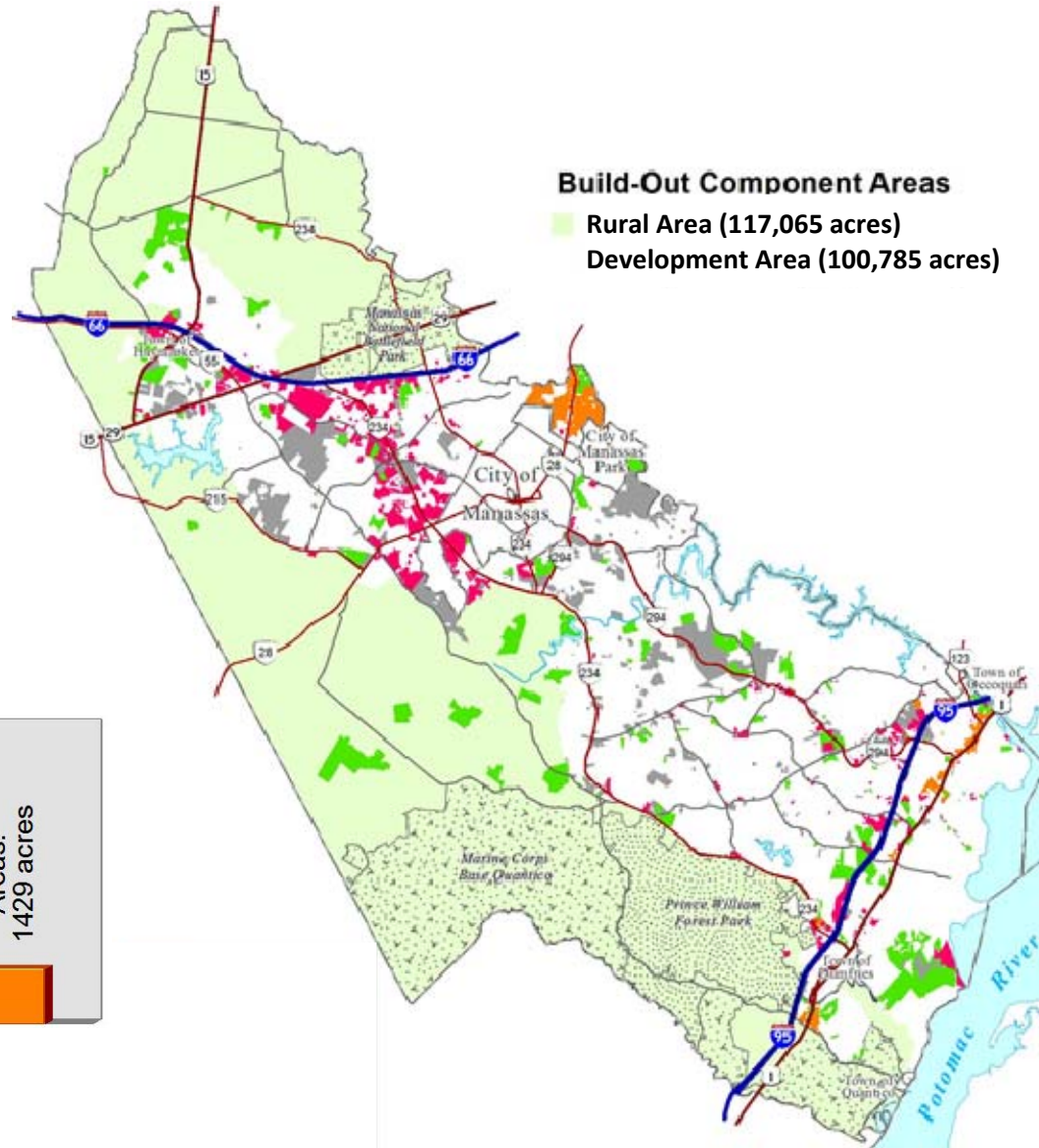
This is an analysis consisting of approximately 78,603 acres of land in the development area that is developed with residential and non-residential uses referred to as the developed area. The entire development area contains 100,785 acres which is 46 percent of the land area in Prince William County, not including any independent jurisdictions. Each year the calculated size of the developed area increases as land develops unless previously developed land becomes undeveloped. Public facilities, road right-of-ways, religious institutions, public and private permanent open space areas, protected HOA lands, and large established businesses were considered as developed land when reviewing this area and included in the totals. As of December 2016, 68.7 million non-residential square feet of gross floor area have been built in this area along with 132,249 residential units. The developed area does not include the build-out, revitalization, residential inventory, non-residential inventory, or rural areas.

Rural Area Analysis

This is an analysis consisting of approximately 30,538 acres that are undeveloped or underdeveloped in the rural area which shows that approximately 3,094 more residential units could be built in the rural area through subdivision or development of vacant lots. The rural area does contain residentially rezoned lands that are tracked separately in the rural area residential inventory section of this report (table 7 – page 13). The rural area contains 117,065 acres which is approximately 54 percent of the land area in Prince William County. This does not include any residential units that might be built on Marine Corps Base Quantico. Public facilities, religious institutions, public and private permanent open space, and large established businesses were considered as developed land when calculating residential units. A slight trend of recorded residential subdivision plats on farms and other agricultural businesses not previously in the housing calculation have been added into this area. Occupancy permits indicate that, within the rural area, 36 residential units were built in 2016.

Privately owned parcels larger than 20 acres were found to have the potential for 1,975 more housing units. There are also 1,216 undeveloped lots available that are less than 20 acres. The rural area currently contains 7,650 existing residential units. The rural area also contains 2.8 million non-residential square feet of gross floor area. This does not include any facilities or residential units on Marine Corps Base Quantico whose 25,351 acres were included in the total land area. The Manassas National Battlefield Park and Prince William Forest Park are among some of the other large features in this area.

Build-Out Analysis



Residential Inventory



Inventory of Units in Residential Rezoning Remaining to be Built as of December 31, 2016

Column descriptions:

Case Name - This column indicates the current name attached to the zoning case. A marketing name was shown on some cases in parentheses.

Case Number - This column indicates the case number attached to the zoning case.

Zone - This column indicates the zoning district of the zoned land.

Type - This column indicates the unit type counted in the inventory, either single-family detached (SF), single-family attached (i.e., townhouse) (TH), or multi-family (MF). An "M" indicates that the mix of units has been estimated because the proffers allow the developer flexibility of unit type.

Approved - This column indicates the maximum number of units permitted by proffers where applicable. In cases without proffers or where the proffers did not specify the maximum, a maximum theoretical yield was calculated based on the zoning district and acreage. An "@" indicates a calculated unit total. An "!" indicates the actual number of approved units has been reduced to match the subdivision plat or remaining area and no longer gives the entire rezoning quantity.

Built - This column reflects the number of units based on assigned premise addresses that have been issued a certificate of occupancy.

Remaining - This column represents the difference between Approved and Built and represents the number of units yet to be built for that rezoning case or portion thereof.

District - This column indicates the Magisterial District containing the Zoning Case. An "*" indicates the zoning case is in more than one district.

For additional symbol explanation, refer to the notes at the end of the table.

Table 7

| Case Name ⁷ | Case Number | Zone | Type ³ | Approved ¹ | Built ² | Remaining | District ⁶ |
|------------------------------------|---------------|------|-------------------|-----------------------|--------------------|-----------|-----------------------|
| AVENDALE | PLN2006-00781 | PMR | SF | 295 | 123 | 172 | BRENTSVILLE |
| BREDA & MCDERMOTT PROPERTIES | PLN2006-00683 | PMR | SF | 38 | 10 | 28 | BRENTSVILLE |
| DEVLIN GROVE | PLN2014-00194 | R-4 | SF | 4 | 0 | 4 | BRENTSVILLE |
| HAYMARKET LANDING | PLN2006-00517 | R-4 | SF | 60 | 0 | 60 | BRENTSVILLE |
| HUNTER AT HAYMARKET | PLN2010-00182 | R-4 | SF | 25 | 0 | 25 | BRENTSVILLE |
| JENNEL ESTATES | PLN2006-00893 | PMR | SF | 65 | 0 | 65 | BRENTSVILLE |
| MADISON CRESCENT PROFFER AMENDMENT | PLN2013-00174 | PMD | MF | 9 | 0 | 9 | BRENTSVILLE |
| MADISON CRESCENT PROFFER AMENDMENT | PLN2013-00174 | PMD | TH | 71 | 10 | 61 | BRENTSVILLE |
| MADISON SQUARE | PLN2008-00325 | PMD | SF | 25 | 0 | 25 | BRENTSVILLE |

Residential Inventory

| Case Name ⁷ | Case Number | Zone | Type ³ | Approved ¹ | Built ² | Remaining | District ⁶ |
|---|---------------|-------|-------------------|-----------------------|--------------------|-----------|-----------------------|
| SMITH'S POND | PLN2006-00168 | R-4 | SF | 20 | 15 | 5 | BRENTSVILLE |
| SOMERSET | REZ1998-0002 | R-16 | MF | 165 @ | 160 | 5 | BRENTSVILLE |
| TURTLE POINT AT LAKE MANASSAS | PLN2014-00362 | RPC | TH | 70 | 11 | 59 | BRENTSVILLE |
| UNIVERSITY OF VIRGINIA PROPERTY | PLN2003-00373 | SR-1 | SF | 150 | 0 | 150 | BRENTSVILLE |
| UNIVERSITY VILLAGE | PLN2003-00250 | PMD | MF | 336 | 0 | 336 | BRENTSVILLE |
| VILLAGES OF PIEDMONT II | PLN2011-00359 | R-4 | SF | 132 | 76 | 56 | BRENTSVILLE |
| VILLAGES OF PIEDMONT II | PLN2011-00359 | R-6 | TH | 261 | 82 | 179 | BRENTSVILLE |
| WELLINGTON GLEN | PLN2012-00105 | PMD | MF | 624 | 208 | 416 | BRENTSVILLE |
| WENTWORTH GREEN AT VA GATEWAY PROMENADE | PLN2012-00169 | PMR | MF | 108 ! | 42 | 66 | BRENTSVILLE |
| WENTWORTH GREEN AT VA GATEWAY PROMENADE | PLN2012-00169 | PMR | SF | 74 ! | 69 | 5 | BRENTSVILLE |
| YOUTH FOR TOMORROW | REZ1996-0035 | R-4 | SF | 120 | 0 | 120 | BRENTSVILLE |
| ABC 123 ACADEMY | PLN2006-00483 | SR-1 | SF | 2 | 0 | 2 | COLES |
| BRADLEY SQUARE | PLN2013-00040 | R-6 | TH | 124 | 28 | 96 | COLES |
| BREN MILL | REZ1987-0047 | SR-1 | SF | 65 | 52 | 13 | COLES |
| BYRNE & DE GASTYNE PROPERTIES | PLN2006-00160 | R-4 | SF | 12 | 0 | 12 | COLES |
| CAYDEN RIDGE | PLN2014-00231 | PMR | SF | 149 | 0 | 149 | COLES |
| CHARLES A. YOUNG | PLN2005-00223 | SR-1 | SF | 3 | 1 | 2 | COLES |
| CLASSIC RIDGE | PLN2003-00424 | SR-1 | SF | 20 | 12 | 8 | COLES |
| CLASSIC WOODS | PLN2001-00172 | SR-5 | SF | 6 | 4 | 2 | COLES |
| CORNWELL | REZ1988-0029 | SR-1 | SF | 6 | 0 | 6 | COLES |
| CRISP | REZ1998-0003 | SR-1 | SF | 5 | 0 | 5 | COLES |
| GRANT AVENUE ASSEMBLAGE | REZ2016-00003 | PMR | SF | 84 | 0 | 84 | COLES |
| HAWKINS ESTATES | PLN2005-00256 | PMR | SF | 311 | 300 | 11 | COLES |
| HERITAGE CROSSING | PLN2014-00020 | PMR | TH | 102 | 26 | 76 | COLES * |
| IMMANUEL ANGLICAN CHURCH | REZ2015-20001 | SR-1 | SF | 4 | 3 | 1 | COLES |
| JPI-YORKSHIRE | PLN2006-00072 | PMR | TH | 110 | 84 | 26 | COLES |
| JPI-YORKSHIRE | PLN2006-00072 | PMR | SF | 4 | 3 | 1 | COLES |
| LIGHTHORSE LEE FARM | REZ1988-0079 | SR-1 | SF | 2 | 1 | 1 | COLES |
| MALLARD'S OVERLOOK NORTH | PLN2014-00312 | SR-1C | SF | 29 | 0 | 29 | COLES |

Residential Inventory

| Case Name ⁷ | Case Number | Zone | Type ³ | Approved ¹ | Built ² | Remaining | District ⁶ |
|---|---------------|------|-------------------|-----------------------|--------------------|-----------|-----------------------|
| NEW DOMINION SQUARE AMENDMENT | REZ2016-00002 | PMR | TH | 376 | 87 | 289 | COLES |
| OLD DOMINION HUNT (Penny Packer Square) | REZ1987-0042 | R-4 | SF | 31 ! | 10 | 21 | COLES |
| OLD DOMINION HUNT (Penny Packer Square) | REZ1987-0042 | R-6 | TH | 57 ! | 0 | 57 | COLES |
| ORCHARD BRIDGE | REZ1985-0003 | R-16 | MF | 1,260 | 338 | 922 | COLES |
| PINEVIEW HILLS | REZ1991-0034 | SR-1 | SF | 9 | 0 | 9 | COLES |
| PRICE EAGLE | REZ1986-0018 | R-16 | MF | 20 | 0 | 20 | COLES |
| RESERVE AT CANNON BRANCH | PLN2013-00372 | R-4 | SF | 26 | 0 | 26 | COLES |
| RICHMOND STATION | PLN2014-00316 | PMR | TH | 104 | 0 | 104 | COLES |
| RICHMOND STATION | PLN2014-00316 | PMR | MF | 54 | 0 | 54 | COLES |
| SPRIGGS WOOD | PLN2004-00238 | R-4 | SF | 11 | 1 | 10 | COLES |
| SPRING HILL FARMS | PLN2003-00045 | R-4 | SF | 6 | 2 | 4 | COLES |
| TOKEN VALLEY (Sorensen) | PLN2005-00301 | SR-1 | SF | 12 | 4 | 8 | COLES |
| TOKEN VALLEY PROPERTY | PLN2003-00109 | SR-1 | SF | 4 | 0 | 4 | COLES |
| VANDELINDE PROPERTY | PLN2006-00269 | SR-1 | SF | 5 | 1 | 4 | COLES |
| WALKER'S STATION | PLN2012-00331 | PMR | TH | 103 | 53 | 50 | COLES |
| WELDEN | PLN2008-00064 | SR-1 | SF | 62 | 1 | 61 | COLES |
| WILSON PROPERTY | PLN2006-00752 | SR-1 | SF | 6 | 0 | 6 | COLES |
| WILSONS CORNER | REZ2016-00001 | R-4 | SF | 3 | 0 | 3 | COLES |
| WOLF RUN RESIDENTIAL | PLN2012-00021 | R-4 | SF | 11 | 0 | 11 | COLES |
| BLACKBURN | PLN2014-00040 | PMR | TH | 177 | 0 | 177 | GAINESVILLE |
| BLACKBURN | PLN2014-00040 | PMR | SF | 160 | 0 | 160 | GAINESVILLE |
| DOMINION VALLEY | PLN2005-00197 | RPC | SF ^M | 2,369 | 2,110 | 259 | GAINESVILLE |
| DOMINION VALLEY | PLN2005-00197 | RPC | TH ^M | 678 | 603 | 75 | GAINESVILLE |
| DOMINION VALLEY | PLN2005-00197 | RPC | MF ^M | 223 | 182 | 41 | GAINESVILLE |
| HAYMARKET CROSSING | REZ2015-20010 | R-16 | MF | 216 | 0 | 216 | GAINESVILLE |
| HERITAGE HUNT - SIMS PROPERTY LANDBAY 3/4 | PLN2013-00259 | PMD | TH | 70 ! | 0 | 70 | GAINESVILLE |
| REGENCY AT CATHARPIN CREEK | PLN2013-00080 | PMR | SF | 208 | 0 | 208 | GAINESVILLE |
| STOKES COMMONS | PLN2006-00765 | R-16 | TH | 18 | 0 | 18 | GAINESVILLE |
| VILLAGE PLACE | PLN2002-00139 | PMD | MF ^M | 167 | 0 | 167 | GAINESVILLE |

Residential Inventory

| Case Name ⁷ | Case Number | Zone | Type ³ | Approved ¹ | Built ² | Remaining | District ⁶ |
|--------------------------------------|---------------|------|-------------------|-----------------------|--------------------|-----------|-----------------------|
| AURORA | PLN2004-00332 | R-4 | SF | 4 | 0 | 4 | NEABSCO |
| DALE CITY ⁴ | REZ1990-0006 | RPC | MF | 969 | 402 | 567 | NEABSCO * |
| DALE CITY ⁴ | REZ1990-0006 | RPC | SF | 11,226 | 11,207 | 19 | NEABSCO * |
| DALE CITY ⁴ | REZ1990-0006 | RPC | TH | 3,695 | 3,167 | 528 | NEABSCO * |
| HABITAT FOR HUMANITY AT WEBSTERS WAY | PLN2008-00195 | R-4 | SF | 7 | 3 | 4 | NEABSCO |
| HOADLY MANOR ESTATES | PLN2012-00306 | R-4 | SF | 39 | 0 | 39 | NEABSCO |
| HYLTON ENTERPRISES | REZ1988-0026 | R-4 | SF | 82 | 34 | 48 | NEABSCO |
| LAROCHE/GERMAN PROPERTIES | PLN2011-00059 | R-4 | SF | 17 | 7 | 10 | NEABSCO |
| NEABSCO COMMON PROFFER AMENDMENT | PLN2009-00554 | O(H) | MF | 360 | 186 | 174 | NEABSCO |
| PHELPS | REZ1983-0029 | R-2 | SF | 163 | 0 | 163 | NEABSCO * |
| WEBSTERS LANDING | PLN2008-00633 | R-4 | SF | 5 | 0 | 5 | NEABSCO |
| WHISPERING DOVE ESTATES | PLN2004-00064 | R-4 | SF | 7 ! | 0 | 7 | NEABSCO |
| CHRIST CHAPEL | REZ1991-0014 | R-30 | MF | 90 @ | 0 | 90 | OCCOQUAN |
| CLARKE PROPERTY | PLN2006-00534 | PMR | SF | 21 | 11 | 10 | OCCOQUAN |
| GARCIA | PLN2001-00147 | SR-1 | SF | 30 | 27 | 3 | OCCOQUAN |
| GLASS PROPERTY REZONING | PLN2013-00011 | R-4 | SF | 20 | 2 | 18 | OCCOQUAN |
| HOADLY FALLS | PLN2014-00251 | SR-1 | SF | 16 | 0 | 16 | OCCOQUAN |
| HOADLY FALLS, PHASE II | PLN2013-00178 | SR-1 | SF | 15 | 0 | 15 | OCCOQUAN |
| HORNBAKER - BOCS | REZ1995-0043 | R-4 | SF | 19 ! | 15 | 4 | OCCOQUAN |
| LONGPOINTE | PLN2014-00097 | PMD | MF | 216 | 0 | 216 | OCCOQUAN |
| MALVERN CHASE | PLN2002-00170 | SR-1 | SF | 32 | 29 | 3 | OCCOQUAN |
| MAY'S QUARTER AT REID'S PROSPECT | PLN2006-00898 | PMR | SF | 257 | 75 | 182 | OCCOQUAN |
| MOORE PROPERTY | PLN2003-00431 | SR-1 | SF | 18 | 0 | 18 | OCCOQUAN |
| REIDS PROSPECT | PLN2000-00041 | PMD | TH | 12 | 0 | 12 | OCCOQUAN |
| RUNNING CREEK | PLN2001-00164 | SR-1 | SF | 26 | 17 | 9 | OCCOQUAN |
| TACKETT'S VILLAGE | PLN2004-00375 | PMR | MF | 72 | 36 | 36 | OCCOQUAN |
| THE OAKS III | PLN2010-00457 | SR-1 | SF | 1 | 0 | 1 | OCCOQUAN |
| ANN WALL - BOCS | REZ1958-0000 | R-4 | SF | 8 ! | 6 | 2 | POTOMAC |
| BERRY BUHL BERRY VENTURES - BOCS | REZ1958-0000 | R-4 | SF | 15 @ | 0 | 15 | POTOMAC |

Residential Inventory

| Case Name ⁷ | Case Number | Zone | Type ³ | Approved ¹ | Built ² | Remaining | District ⁶ |
|-----------------------------------|---------------|----------|-------------------|-----------------------|--------------------|-----------|-----------------------|
| BLITZ TIPP (Port O Dumfries) | REZ1958-0118 | R-16 | MF | 60 @ | 0 | 60 | POTOMAC |
| BRADY'S VILLAGE | PLN2012-00023 | V | TH | 12 | 0 | 12 | POTOMAC |
| BRIARWOOD OVERLOOK | PLN2011-00440 | R-16 | MF | 73 | 0 | 73 | POTOMAC |
| CARBOROUGH HEIGHTS - BOCS | REZ1958-0000 | R-4 | SF | 38 ! | 26 | 12 | POTOMAC |
| EAGLES POINTE - BOCS | REZ1958-0000 | R-4 | SF | 223 ! | 176 | 47 | POTOMAC |
| EBY | REZ1966-0009 | R-16 | MF | 25 | 0 | 25 | POTOMAC |
| FISHER PROPERTY | PLN2005-00469 | R-4 | SF | 9 | 8 | 1 | POTOMAC |
| FOUR SEASONS AT HISTORIC VIRGINIA | PLN2005-00166 | PMR | MF | 300 | 0 | 300 | POTOMAC |
| FOUR SEASONS AT HISTORIC VIRGINIA | PLN2005-00166 | PMR | TH | 400 | 0 | 400 | POTOMAC |
| GRAHAM PARK - BOCS | REZ1958-0000 | R-4 | SF | 103 ! | 96 | 7 | POTOMAC |
| HAWKINS | REZ1958-0073 | R-4 | SF | 30 | 21 | 9 | POTOMAC |
| HYLTON | REZ1971-0034 | R-4 | SF | 6 @ | 0 | 6 | POTOMAC |
| J F FLICK - BOCS | REZ1958-0000 | R-4 | SF | 30 ! | 24 | 6 | POTOMAC |
| JOSE L. PENA PROPERTY | PLN2007-00678 | R-4 | SF | 2 | 1 | 1 | POTOMAC |
| MALLARD'S OVERLOOK SOUTH | PLN2014-00374 | SR-1C | SF | 65 | 0 | 65 | POTOMAC |
| MARTIN LONAS (Potomac Highlands) | REZ1967-0032 | R-16 | TH ^M | 250 | 155 | 95 | POTOMAC |
| METTS ADDITION - BOCS | REZ1958-0000 | R-4 | SF | 7 ! | 4 | 3 | POTOMAC |
| MUTUAL INVESTMENT (Briarwood II) | REZ1967-0041 | R-16 | MF | 70 @ | 0 | 70 | POTOMAC |
| POTOMAC SHORES | PLN2014-00399 | PMD, PMR | MF ^M | 1,329 | 0 | 1,329 | POTOMAC * |
| POTOMAC SHORES | PLN2014-00399 | PMD, PMR | SF ^M | 1,329 | 343 | 986 | POTOMAC * |
| POTOMAC SHORES | PLN2014-00399 | PMD, PMR | TH ^M | 1,329 | 0 | 1,329 | POTOMAC * |
| POWELLS CREEK OVERLOOK | REZ1990-0041 | R-4 | SF | 51 | 14 | 37 | POTOMAC |
| REPUBLIC (Eagles Point) | PLN2001-00175 | R-4 | SF | 293 ! | 162 | 131 | POTOMAC |
| BELMONT CENTER | REZ1999-0022 | PMD | MF | 742 | 0 | 742 | WOODBIDGE |
| DAWSON PROPERTY | PLN2004-00390 | R-6 | SF | 11 | 0 | 11 | WOODBIDGE |
| FEATHERSTONE SQUARE | PLN2013-00046 | PMR | MF | 114 ! | 40 | 74 | WOODBIDGE |
| FEATHERSTONE SQUARE | PLN2013-00046 | PMR | TH | 30 ! | 19 | 11 | WOODBIDGE |
| KNIGHTSBRIDGE | PLN2014-00099 | R-16 | MF | 30 | 0 | 30 | WOODBIDGE |
| PAHLAVINA PROPERTY - BOCS | REZ1958-0000 | R-4 | SF | 2 ! | 1 | 1 | WOODBIDGE |

Residential Inventory

| Case Name ⁷ | Case Number | Zone | Type ³ | Approved ¹ | Built ² | Remaining | District ⁶ |
|--|---------------|------|-------------------|-----------------------|--------------------|----------------------------------|-----------------------|
| POTOMAC TOWN CENTER | PLN2011-00179 | PMD | MF | 500 | 312 | 188 | WOODBIDGE |
| POTOMAC VIEW 2 - BOCS | REZ1958-0000 | R-4 | SF | 4 ! | 0 | 4 | WOODBIDGE |
| RIPPON CENTER | PLN2009-00022 | PMR | MF | 550 | 0 | 550 | WOODBIDGE |
| RIPPON LANDING (Freestone Point North) | REZ1986-0026 | RPC | MF | 516 | 430 | 86 | WOODBIDGE |
| RIPPON LANDING (Freestone Point West) | REZ1986-0026 | RPC | MF | 110 | 0 | 110 | WOODBIDGE |
| RIVERGATE PROFFER AMENDMENT | PLN2013-00009 | PMR | MF | 720 | 0 | 720 | WOODBIDGE |
| SAINT MARGARET'S CHURCH | PLN2006-00439 | PMR | MF | 148 | 0 | 148 | WOODBIDGE |
| TYRELL | REZ1970-0032 | R-4 | SF | 10 | 0 | 10 | WOODBIDGE |
| VENTURA | PLN2003-00412 | R-4 | SF | 2 | 0 | 2 | WOODBIDGE |
| WOODBIDGE CLAY AND BELL | REZ1958-0100 | R-16 | MF | 296 @ | 0 | 296 | WOODBIDGE |
| | | | | | | total ⁵ 15,629 | |

Notes:

1. Unless otherwise noted, approved units are based on recorded proffers. Cases marked with an @ are not proffered and the approved number of units is a theoretical yield considering allowed lot size and buildable area. Approved units marked with an exclamation point (!) indicates the actual number of approved units have been reduced to match the subdivision plat or remaining area and no longer gives the entire rezoning quantity.
2. Built units are based on 12/31/2016 GIS Premise Address database.
3. Unit types marked with an "M" indicate that the mix of units has been estimated as the proffers allow the developer flexibility of unit type.
4. Dale City remaining units are based on Hylton Enterprises' "Land Pipeline Report" and includes all Dale City rezonings and proffer amendments.
5. This total does not include any A-1 zoned residential subdivisions.
6. Cases marked with an asterisk (*) overlap into an adjoining District. The District name indicated contained more of the project area in these instances.
7. Case Names ending in "- **BOCS**" are from the original 1958 BOCS rezonings or later BOCS initiated and approved rezonings. In these instances, the subdivision or owner name is the Case Name.

Residential Inventory



Inventory of Units in Rural Area Residential Rezonings Remaining to be Built as of December 31, 2016

Column descriptions:

Case Name - This column indicates the current name attached to the zoning case. A marketing name was shown on some cases in parentheses.

Case Number - This column indicates the case number attached to the zoning case.

Zone - This column indicates the zoning district of the zoned land.

Type - This column indicates the unit type counted in the inventory, either single-family detached (SF), single-family attached (i.e., townhouse) (TH), or multi-family (MF).

Approved - This column indicates the maximum number of units permitted by proffers where applicable. In cases without proffers or where the proffers did not specify the maximum, a maximum theoretical yield was calculated based on the zoning district and acreage. An "@" indicates a calculated unit total. An "!" indicates the actual number of approved units has been reduced to match the subdivision plat or remaining area and no longer gives the entire rezoning quantity.

Built - This column reflects the number of units based on assigned premise addresses that have been issued a certificate of occupancy.

Remaining - This column represents the difference between Approved and Built and represents the number of units yet to be built for that rezoning case or portion thereof.

District - This column indicates the Magisterial District containing the Zoning Case. An "*" indicates the zoning case is in more than one district.

For additional symbol explanation, refer to the notes at the end of the table.

Table 8

| Case Name ⁴ | Case Number | Zone | Type | Approved ¹ | Built ² | Remaining | District |
|--------------------------|--------------|------|------|-----------------------|--------------------|-----------|-------------|
| COMPTON ESTATES - BOCS | REZ1958-0000 | A-1 | SF | 18 ! | 0 | 18 | BRENTSVILLE |
| GREENWICH GREEN | REZ1990-0030 | SR-5 | SF | 8 ! | 7 | 1 | BRENTSVILLE |
| HAZELWOOD - BOCS | REZ1958-0000 | A-1 | SF | 36 ! | 0 | 36 | BRENTSVILLE |
| MASSADALE - BOCS | REZ1958-0000 | A-1 | SF | 15 ! | 2 | 13 | BRENTSVILLE |
| SLATE RUN RESERVE - BOCS | REZ1958-0000 | A-1 | SF | 12 ! | 4 | 8 | BRENTSVILLE |
| BRADLEY FOREST - BOCS | REZ1958-0000 | R-4 | SF | 180 ! | 165 | 15 | COLES |
| BRISTOW WOODS | REZ1989-0090 | SR-5 | SF | 16 | 0 | 16 | COLES |
| COMPTON | REZ1983-0002 | SR-1 | SF | 6 ! | 4 | 2 | COLES |

Residential Inventory

| Case Name ⁴ | Case Number | Zone | Type | Approved ¹ | Built ² | Remaining | District |
|--|--------------|------|------|-----------------------|--------------------|------------|-------------|
| COMPTON | REZ1983-0002 | SR-5 | SF | 13 ! | 11 | 2 | COLES |
| JONES - BOCS | REZ1958-0000 | R-4 | SF | 63 @! | 11 | 52 | COLES |
| LIBERTY OAKS - BOCS | REZ1958-0000 | A-1 | SF | 23 ! | 11 | 12 | COLES |
| LION TRACT LAKE JACKSON SHORES - BOCS | REZ1958-0000 | R-4 | SF | 54 @ | 30 | 24 | COLES |
| MAGRATH LAKE JACKSON SHORES - BOCS | REZ1958-0000 | R-4 | SF | 147 @ | 71 | 76 | COLES |
| OAKS JOHNSON LAKE JACKSON HILLS - BOCS | REZ1958-0000 | R-4 | SF | 99 @ | 31 | 68 | COLES |
| CHIMNEYS | REZ1989-0055 | SR-5 | SF | 2 | 0 | 2 | GAINESVILLE |
| CHIMNEYS | REZ1989-0070 | SR-5 | SF | 2 | 1 | 1 | GAINESVILLE |
| GEISEL | REZ1984-0048 | SR-1 | SF | 1 | 0 | 1 | GAINESVILLE |
| GEISEL | REZ1984-0048 | SR-5 | SF | 2 | 0 | 2 | GAINESVILLE |
| MEADOWLIN | REZ1986-0001 | SR-1 | SF | 40 ! | 34 | 6 | GAINESVILLE |
| total ³ | | | | | | 355 | |

Notes:

1. Unless otherwise noted, approved units are based on recorded proffers. Cases marked with an @ are not proffered and the approved number of units is a theoretical yield considering allowed lot size and buildable area. Approved units marked with an exclamation point (!) indicates the actual number of approved units has been reduced to match the subdivision plat or remaining area and no longer gives the entire rezoning quantity.
2. Built units are based on 12/31/2016 GIS Premise Address database.
3. This total does not include any A-1 zoned residential subdivisions.
4. Case Names ending in "- BOCS" are from the original 1958 BOCS rezonings or later BOCS initiated and approved rezonings. In these instances, the subdivision name is the Case Name.



Rezoning Approved by the Board of County Supervisors that Created Additional Residential Units

1/1/2016 through 12/31/2016

Table 9

| Case Number | Case Name | Acreage | Single Family Units | Townhouse Units | Multi-Family Units | Unit Total | Approval Date | District |
|---------------|------------------------------------|--------------|---------------------|-----------------|--------------------|------------|-------------------|----------|
| REZ2016-00003 | Grant Avenue Assemblage | 20.00 | 28 | 0 | 0 | 28 | 4/5/2016 | Coles |
| REZ2016-00002 | New Dominion Square - 2nd Addition | 1.39 | 0 | 40 | 0 | 40 | 4/5/2016 | Coles |
| REZ2016-00001 | Wilsons Corner | 2.00 | 3 | 0 | 0 | 3 | 5/17/2016 | Coles |
| | | 23.39 | 31 | 40 | 0 | 71 | TotalUnits | |

Column descriptions:

Case Number - This column indicates the case number attached to the zoning case.

Case Name - This column indicates the current name attached to the zoning case.

Acreage - This column indicates the amount of rezoned land area in acres.

Single Family Units - This column indicates the approved quantity of detached single family dwelling units.

Townhouse Units - This column indicates the approved quantity of attached single family dwelling units.

Multi-Family Units - This column indicates the approved quantity of attached multi-family dwelling units.

Unit Total - This column indicates the sum of dwelling units in the three categories.

Approval Date - This column represents the date the rezoning was approved by BOCS.

Application Type - This column indicates the case type, in these instances, all cases were Rezoning.

The **Occoquan Overlook** Proffer Amendment case REZ2016-00009 resulted in a buildable unit reduction of 1 unit from the previously approved 2 units. Additionally, the **Hall Street Subdivision** Special Use Permit case SUP2016-00001 subdivided a parcel to allow an additional lot.

Non-Residential Inventory



Inventory of Non-Residential Rezoning Remaining to be Built as of December 31, 2016

Column descriptions:

Case Name - This column indicates the current name attached to the zoning case. Cases with "(SUP)" at the end of the name are special use permits. A marketing name was shown on some cases in parentheses also.

Case Number - This column indicates the case number attached to the zoning or special use permit case.

Zone - This column indicates the zoning district of the zoned land.

Remaining Acreage - This column indicates the acreage that is still available to be built upon. This can represent the entire or a partial amount of the zoning or special use permit case.

Remaining Square Feet - This column indicates the potential amount of non-residential square feet that remains to be built of the indicated portion of the zoning or special use permit case.

District - This column indicates the Magisterial District containing the zoning or special use permit case. An "*" indicates the case is in more than one district.

For additional symbol explanation, refer to the notes at the end of the table.

Table 10

| Case Name ¹ | Case Number | Zone | Remaining Acreage ² | Remaining Square Feet ³ | District ⁴ |
|------------------------------------|---------------|------|--------------------------------|------------------------------------|-----------------------|
| 3DF ASSOCIATES | PLN2005-00299 | M-2 | 6.34 | 141,190 | BRENTSVILLE |
| 7-ELEVEN AT SUDLEY MANOR (SUP) | PLN2015-00067 | RPC | 1.59 | 2,940 | BRENTSVILLE |
| ABLE AT WELLINGTON | REZ1998-0022 | M/T | 3.55 | 34,794 | BRENTSVILLE |
| AIRPORT COMMERCE CENTER | REZ1985-0045 | B-1 | 2.99 | 19,562 | BRENTSVILLE |
| AIRPORT GATEWAY COMMERCE CENTER I | PLN2011-00437 | M/T | 26.62 | 409,812 | BRENTSVILLE |
| AIRPORT GATEWAY COMMERCE CENTER I | PLN2011-00437 | PBD | 62.37 | 1,132,472 | BRENTSVILLE |
| AIRPORT GATEWAY COMMERCE CENTER II | PLN2002-00025 | PBD | 82.01 | 1,245,598 | BRENTSVILLE |
| ALBRITE PROPERTY | PLN2007-00406 | M/T | 8.60 | 57,000 | BRENTSVILLE |
| ALLIANCE MOVING | REZ1988-0075 | M-2 | 3.08 | 29,000 | BRENTSVILLE |
| ARC-BOCS | REZ1958-0021 | M-1 | 414.29 | 3,383,752 | BRENTSVILLE |
| BARRETT'S CROSSING | PLN2001-00167 | M-2 | 7.52 | 100,000 | BRENTSVILLE |

Non-Residential Inventory

| Case Name ¹ | Case Number | Zone | Remaining Acreage ² | Remaining Square Feet ³ | District ⁴ |
|-----------------------------------|---------------|------|--------------------------------|------------------------------------|-----------------------|
| BETHLEHEM TECHNOLOGY PARK | REZ2016-00024 | M-2 | 45.34 | 740,000 | BRENTSVILLE |
| BEYER AUTOMOTIVE | PLN2001-00277 | B-1 | 4.44 | 29,030 | BRENTSVILLE |
| BRISTOW INDUSTRIAL PARK | PLN2003-00242 | M/T | 25.08 | 245,809 | BRENTSVILLE |
| BRISTOW INDUSTRIAL PARK | PLN2003-00242 | M-2 | 10.45 | 85,380 | BRENTSVILLE |
| BROAD RUN LOT | PLN2011-00257 | M/T | 3.00 | 29,403 | BRENTSVILLE |
| BROADVIEW CENTER | REZ1989-0039 | M-2 | 50.37 | 411,397 | BRENTSVILLE |
| BUCKEYE TIMBER PROPERTIES | PLN2008-00600 | M-2 | 23.00 | 253,000 | BRENTSVILLE |
| CABELA'S REZONING | REZ2015-20005 | B-1 | 13.24 | 90,000 | BRENTSVILLE |
| CARNOCH WAY - BRAEMAR | REZ2016-00008 | RPC | 2.87 | 18,753 | BRENTSVILLE |
| CASEY'S CORNER | PLN2014-00095 | B-1 | 2.41 | 15,747 | BRENTSVILLE |
| CFP, LLC (SUP) | PLN2013-00310 | M-1 | 6.13 | 48,000 | BRENTSVILLE |
| COHN BERNSTEIN | REZ1971-0001 | M-2 | 107.12 | 874,903 | BRENTSVILLE |
| CONTRACTORS COURT | PLN2013-00113 | M/T | 10.78 | 105,655 | BRENTSVILLE |
| DC PADDOCK LLC | REZ2015-20000 | M/T | 1.85 | 2,500 | BRENTSVILLE |
| DWOSKIN | REZ1985-0048 | M/T | 26.15 | 256,292 | BRENTSVILLE |
| DWOSKIN | REZ1971-0029 | M-2 | 17.89 | 146,117 | BRENTSVILLE |
| EARL'S AUTOBODY | PLN2007-00299 | M-1 | 3.44 | 49,400 | BRENTSVILLE |
| ELI LILLY | PLN2002-00343 | PBD | 19.29 | 189,055 | BRENTSVILLE |
| ELI LILLY AT INNOVATION | PLN2007-00749 | PBD | 117.10 | 1,147,720 | BRENTSVILLE |
| GAINESVILLE CENTER | REZ1994-0016 | B-1 | 13.67 | 89,324 | BRENTSVILLE |
| GAINESVILLE DEVELOPMENT | REZ1968-0026 | B-1 | 0.21 | 1,372 | BRENTSVILLE |
| GARDNER | REZ1965-0052 | B-1 | 28.37 | 185,370 | BRENTSVILLE |
| GASKINS | REZ1979-0042 | M-2 | 6.40 | 52,262 | BRENTSVILLE |
| GOUGH | REZ1958-0004 | B-1 | 2.63 | 17,156 | BRENTSVILLE |
| HB INVESTMENTS | PLN2006-00185 | M-1 | 1.27 | 20,800 | BRENTSVILLE |
| HORNBAKER INDUSTRIAL PARK | PLN2001-00313 | M-1 | 8.06 | 65,830 | BRENTSVILLE |
| HORNBAKER INDUSTRIAL PARK-PHASE 3 | PLN2008-00354 | M/T | 10.07 | 98,696 | BRENTSVILLE |
| HUNTER - BOCS | REZ1958-0021 | M-1 | 31.62 | 258,273 | BRENTSVILLE |
| HUNTER AT HAYMARKET | PLN2010-00182 | O(M) | 35.01 | 343,146 | BRENTSVILLE |

Non-Residential Inventory

| Case Name ¹ | Case Number | Zone | Remaining Acreage ² | Remaining Square Feet ³ | District ⁴ |
|--------------------------------|---------------|------|--------------------------------|------------------------------------|-----------------------|
| HUNTER PROPERTY | PLN2010-00309 | M-1 | 97.18 | 793,718 | BRENTSVILLE |
| HURST | REZ1965-0009 | M-1 | 23.38 | 152,765 | BRENTSVILLE |
| IBM | REZ1980-0030 | M-2 | 56.01 | 457,488 | BRENTSVILLE |
| IBM PROFFER AMENDMENT | PLN2008-00154 | PBD | 46.01 | 450,973 | BRENTSVILLE |
| INDEPENDENCE | REZ1996-0029 | M-2 | 48.85 | 398,955 | BRENTSVILLE |
| INDEPENDENCE REALTY | PLN2011-00404 | M/T | 5.31 | 52,052 | BRENTSVILLE |
| INDUSTRIAL COMPLEX - BOCS | REZ1979-0039 | M-2 | 149.83 | 1,223,737 | BRENTSVILLE |
| INNOVATION AT PW | PLN2007-00535 | PBD | 297.60 | 2,916,742 | BRENTSVILLE |
| INNOVATION EXECUTIVE CENTER | PLN2007-00522 | M-2 | 1.82 | 14,872 | BRENTSVILLE |
| JAMES MADISON BUSINESS PARK | PLN2010-00045 | B-1 | 12.30 | 80,387 | BRENTSVILLE |
| KIM & PAK PARCEL | PLN2005-00216 | O(M) | 1.02 | 9,997 | BRENTSVILLE |
| LACY | REZ1958-0034 | M-1 | 17.45 | 142,523 | BRENTSVILLE |
| LAKE VIEW PROFESSIONAL CENTER | PLN2010-00193 | O(M) | 10.02 | 129,500 | BRENTSVILLE |
| LEWIS | REZ1969-0034 | M-1 | 6.16 | 50,295 | BRENTSVILLE |
| LIFETIME FITNESS AT VA GATEWAY | REZ2016-00019 | B-1 | 24.08 | 134,000 | BRENTSVILLE |
| MADISON SQUARE | PLN2008-00325 | PMD | 18.24 | 162,200 | BRENTSVILLE |
| MANASSAS ASSOCIATES I | REZ1974-0037 | B-1 | 14.35 | 93,746 | BRENTSVILLE |
| MANASSAS BUSINESS PARK | PLN2006-00498 | PBD | 155.84 | 573,000 | BRENTSVILLE |
| MATRIX | PLN2001-00348 | M-1 | 3.98 | 32,507 | BRENTSVILLE |
| MAUCK | REZ1982-0001 | M-2 | 8.77 | 71,595 | BRENTSVILLE |
| MCDONALDS | REZ1991-0017 | B-1 | 0.70 | 4,574 | BRENTSVILLE |
| MECKLER | REZ1969-0022 | B-1 | 4.17 | 27,275 | BRENTSVILLE |
| MOORE | REZ1970-0015 | M-1 | 17.92 | 146,362 | BRENTSVILLE |
| N AND E COMPANY | REZ1971-0042 | M-1 | 32.86 | 268,384 | BRENTSVILLE * |
| NEW BRISTOW OFFICE CENTER | PLN2005-00014 | O(L) | 1.37 | 8,958 | BRENTSVILLE |
| NEW BRISTOW VILLAGE | PLN2001-00157 | PMR | 15.96 | 175,000 | BRENTSVILLE |
| PAXTON BUSINESS PARK | PLN2001-00269 | M-1 | 20.45 | 167,002 | BRENTSVILLE |
| PAXTON BUSINESS PARK | PLN2001-00269 | O(F) | 11.45 | 112,199 | BRENTSVILLE |
| PLANTATION INVESTMENT | REZ1974-0036 | M-2 | 9.67 | 78,979 | BRENTSVILLE |

Non-Residential Inventory

| Case Name ¹ | Case Number | Zone | Remaining Acreage ² | Remaining Square Feet ³ | District ⁴ |
|--------------------------------------|---------------|------|--------------------------------|------------------------------------|-----------------------|
| POMEROY - BOCS | REZ1979-0039 | M-2 | 10.14 | 82,778 | BRENTSVILLE |
| PRINCE WILLIAM ELECTRIC COOPERATIVE | REZ1958-0060 | B-1 | 15.93 | 104,087 | BRENTSVILLE |
| RANDOLPH RIDGE - EGG LTD PARTNERSHIP | REZ2016-00005 | M-1 | 6.65 | 142,877 | BRENTSVILLE |
| RANDOLPH RIDGE, LLC | PLN2011-00325 | M/T | 2.18 | 29,504 | BRENTSVILLE |
| RECTOR | REZ1976-0002 | B-1 | 9.64 | 62,993 | BRENTSVILLE |
| RECTOR SEELEY | REZ1966-0047 | M-1 | 28.04 | 229,017 | BRENTSVILLE |
| REDSTONE INDUSTRIAL PARK | PLN2008-00253 | M-1 | 47.68 | 389,426 | BRENTSVILLE |
| RINALDI | REZ1987-0035 | M-1 | 2.32 | 18,949 | BRENTSVILLE |
| RINALDI - BOCS | REZ1979-0039 | M-2 | 6.10 | 49,822 | BRENTSVILLE |
| ROY ROGERS - GAINESVILLE (SUP) | PLN2015-00037 | B-1 | 1.22 | 3,302 | BRENTSVILLE |
| RPT INDUSTRIAL PARK | REZ1989-0056 | M-1 | 8.41 | 68,689 | BRENTSVILLE |
| SARAH CENTER | PLN2008-00280 | M-2 | 1.78 | 21,600 | BRENTSVILLE |
| SAVILLE | REZ1967-0017 | M-1 | 4.79 | 39,118 | BRENTSVILLE |
| SHEETZ - NOKESVILLE / BRISTOW (SUP) | SUP2015-20019 | M-2 | 2.49 | 6,558 | BRENTSVILLE |
| SOMERWOOD | PLN2002-00026 | O(L) | 3.43 | 22,442 | BRENTSVILLE |
| SOWDER PROFFER AMENDMENT | PLN2005-00600 | PBD | 87.02 | 853,126 | BRENTSVILLE |
| STADLER PROPERTY | PLN2011-00007 | B-1 | 3.14 | 20,536 | BRENTSVILLE |
| STOKES | REZ1987-0089 | PBD | 26.01 | 254,965 | BRENTSVILLE* |
| STONECREST | REZ1989-0038 | B-1 | 6.30 | 41,164 | BRENTSVILLE |
| STRINGER | PLN2001-00174 | B-1 | 1.38 | 9,017 | BRENTSVILLE |
| SUPERIOR PROPERTIES - BOCS | REZ1958-0021 | M-1 | 33.51 | 273,724 | BRENTSVILLE |
| THE SHOPPES AT LAKE MANASSAS | PLN2008-00324 | RPC | 20.65 | 172,540 | BRENTSVILLE |
| UNIVERSITY VILLAGE | PLN2003-00250 | M-2 | 7.24 | 60,000 | BRENTSVILLE |
| UNIVERSITY VILLAGE | PLN2003-00250 | PMD | 27.59 | 173,300 | BRENTSVILLE |
| VICTORY'S CROSSING CHURCH (SUP) | PLN2012-00366 | A-1 | 17.64 | 40,000 | BRENTSVILLE |
| VIRGINIA CRANE RENTAL, INC. | PLN2012-00153 | M-1 | 2.76 | 22,542 | BRENTSVILLE |
| VIRGINIA GATEWAY PROMENADE HOTEL | PLN2014-00198 | B-1 | 0.54 | 84,500 | BRENTSVILLE |
| VIRGINIA MEADOWS | REZ1986-0004 | M-2 | 19.15 | 156,396 | BRENTSVILLE |
| WELLINGFORD INDUSTRIAL PARK | PLN2004-00180 | M-1 | 8.42 | 68,770 | BRENTSVILLE |

Non-Residential Inventory

| Case Name ¹ | Case Number | Zone | Remaining Acreage ² | Remaining Square Feet ³ | District ⁴ |
|--|---------------|------|--------------------------------|------------------------------------|-----------------------|
| WELLINGFORD INDUSTRIAL PARK | REZ1984-0053 | M-1 | 2.50 | 20,427 | BRENTSVILLE |
| WELLINGTON EQUITIES | REZ1985-0057 | M-2 | 3.06 | 25,003 | BRENTSVILLE |
| WELLINGTON GLEN | PLN2004-00105 | O(F) | 14.66 | 148,500 | BRENTSVILLE |
| WELLINGTON GLEN | PLN2012-00105 | PMD | 99.96 | 1,045,600 | BRENTSVILLE |
| WELLINGTON GLEN | PLN2004-00105 | PMD | 21.77 | 278,000 | BRENTSVILLE |
| WELLINGTON PARK | PLN2009-00016 | B-1 | 10.77 | 180,000 | BRENTSVILLE |
| WELLINGTON SQUARE | REZ1988-0025 | B-1 | 2.26 | 14,772 | BRENTSVILLE |
| WELLINGTON STATION | REZ1989-0022 | M-2 | 18.75 | 153,159 | BRENTSVILLE |
| WENTWORTH GREEN AT VA GATEWAY | PLN2004-00385 | PMR | 24.08 | 236,006 | BRENTSVILLE |
| WORSHAM | REZ1979-0021 | M-2 | 20.20 | 165,011 | BRENTSVILLE |
| YOUTH FOR TOMORROW/STADLER PROP | PLN2015-00096 | B-1 | 39.04 | 500,000 | BRENTSVILLE |
| AEC LIMITED - BOCS | REZ1958-0000 | B-1 | 7.53 | 49,191 | COLES |
| BREEDEN | REZ1958-0052 | B-1 | 7.79 | 50,900 | COLES |
| CENTREVILLE ROAD SELF-STORAGE (SUP) | PLN2015-00078 | B-1 | 2.41 | 107,275 | COLES |
| COLCHESTER BUSINESS PARK | PLN2009-00117 | M/T | 16.47 | 161,422 | COLES |
| CORRIDOR BUSINESS PARK | REZ1987-0069 | M-2 | 53.27 | 435,063 | COLES |
| DIBEX | REZ1989-0079 | B-1 | 5.41 | 35,322 | COLES |
| EKE YAR LLC (SUP) | PLN2009-00553 | B-1 | 1.37 | 3,500 | COLES |
| EVERGREEN TERRACE | PLN2000-00094 | B-1 | 9.71 | 30,370 | COLES |
| GARCIA OFFICE PARK | PLN2002-00204 | O(L) | 4.86 | 31,741 | COLES |
| GAS-A-GOGO (SUP) | PLN2011-00287 | B-1 | 0.59 | 4,000 | COLES |
| GLEN-GERY CAPITAL LAND DEVELOPMENT | PLN2006-00848 | M/T | 16.39 | 160,633 | COLES |
| GLEN-GERY CAPITAL LAND DEVELOPMENT | PLN2006-00848 | M-2 | 98.61 | 805,395 | COLES |
| GLEN-GERY GODWIN DRIVE PROPERTY | PLN2010-00141 | M-1 | 151.13 | 1,234,383 | COLES |
| GOODWILL - LIBERIA AVENUE | SUP2016-00005 | B-1 | 0.63 | 27,226 | COLES |
| GREAT OAK | REZ1987-0021 | M-2 | 7.50 | 61,256 | COLES |
| HERITAGE CROSSING | PLN2014-00020 | PMR | 3.75 | 36,754 | COLES |
| HOADLY - GRACE REFORMED PRESB CH (SUP) | PLN2012-00175 | A-1 | 5.83 | 10,562 | COLES |
| IMMANUEL ANGLICAN CHURCH (SUP) | SUP2015-20004 | SR-1 | 5.06 | 20,000 | COLES |

Non-Residential Inventory

| Case Name ¹ | Case Number | Zone | Remaining Acreage ² | Remaining Square Feet ³ | District ⁴ |
|--------------------------------------|---------------|------|--------------------------------|------------------------------------|-----------------------|
| JPI-YORKSHIRE | PLN2006-00072 | B-1 | 3.61 | 25,000 | COLES |
| KELLER ROBINSON | PLN2000-00196 | B-1 | 3.81 | 24,904 | COLES |
| LAWS AUCTION | REZ1989-0064 | B-1 | 1.95 | 12,723 | COLES |
| LAWSON | REZ1976-0027 | B-1 | 0.19 | 1,267 | COLES |
| MARSHALL CENTER | REZ1988-0083 | B-1 | 25.07 | 163,788 | COLES |
| PRICE EAGLE | REZ1986-0018 | B-1 | 4.10 | 26,789 | COLES |
| PRINCE WILLIAM GATEWAY | PLN2006-00943 | O(M) | 16.07 | 157,454 | COLES |
| STAPLES MILL | REZ1998-0018 | B-2 | 2.94 | 14,422 | COLES |
| THE REBKEE COMPANY - WAWA (SUP) | SUP2015-20018 | PBD | 1.55 | 5,024 | COLES |
| VETERANS FARM CLUB (PWC Fairgrounds) | REZ1958-0048 | B-1 | 48.07 | 314,110 | COLES |
| VOGEL | REZ1987-0023 | PBD | 1.04 | 10,193 | COLES |
| WILLIAMS | REZ1974-0030 | B-1 | 6.91 | 45,142 | COLES |
| WOLF RUN INDUSTRIAL | REZ2015-20002 | M-1 | 18.75 | 28,000 | COLES |
| WOODBIDGE SEVENTH DAY ADVENTIST | PLN2008-00424 | O(M) | 6.40 | 60,000 | COLES |
| YORKSHIRE 7-ELEVEN (SUP) | SUP2015-20020 | B-1 | 1.47 | 2,837 | COLES |
| YORKSHIRE PROFESSIONAL CENTER | REZ1990-0040 | O(L) | 1.72 | 16,200 | COLES |
| AMERICAN TRADE CENTER | REZ1990-0024 | B-3 | 4.99 | 16,302 | GAINESVILLE |
| AMERICAN TRADE CENTER | REZ1990-0024 | M-2 | 2.05 | 16,780 | GAINESVILLE |
| BALLS FORD BUSINESS PARK | PLN2006-00126 | O(H) | 7.67 | 125,211 | GAINESVILLE |
| BALLSFORD | REZ1998-0019 | PBD | 40.69 | 398,803 | GAINESVILLE |
| BATTLEFIELD BUSINESS PARK | REZ1998-0027 | PBD | 10.84 | 106,257 | GAINESVILLE |
| BATTLEFIELD BUSINESS PARK | REZ1988-0030 | PBD | 5.44 | 53,271 | GAINESVILLE |
| BETHLEHEM ROAD | REZ2016-00020 | M-1 | 18.37 | 150,037 | GAINESVILLE |
| BETHLEHEM WOODS | PLN2004-00114 | M-2 | 3.83 | 31,318 | GAINESVILLE |
| BLACKBURN | PLN2014-00040 | PMD | 40.89 | 1,115,000 | GAINESVILLE |
| BREEDEN | REZ1972-0011 | B-1 | 1.46 | 9,564 | GAINESVILLE |
| BULL RUN | REZ1985-0023 | B-1 | 9.21 | 64,491 | GAINESVILLE |
| BULL RUN MOUNTAINS CONSERVANCY (SUP) | PLN2013-00331 | A-1 | 0.85 | 2,343 | GAINESVILLE |
| BURGER KING - BALLS FORD ROAD (SUP) | SUP2016-00003 | B-1 | 1.12 | 3,363 | GAINESVILLE |

Non-Residential Inventory

| Case Name ¹ | Case Number | Zone | Remaining Acreage ² | Remaining Square Feet ³ | District ⁴ |
|---|---------------|------|--------------------------------|------------------------------------|-----------------------|
| DUNKIN DONUTS @ HERITAGE HUNT (SUP) | SUP2016-00017 | PMD | 0.10 | 4,237 | GAINESVILLE |
| FORT WARREN | REZ1967-0028 | B-1 | 1.91 | 12,461 | GAINESVILLE |
| GOSSOM | REZ1967-0013 | B-1 | 1.00 | 6,535 | GAINESVILLE |
| HAYMARKET CROSSING | PLN2008-00668 | PBD | 72.67 | 712,239 | GAINESVILLE |
| HEATHCOTE DEVELOPMENT | PLN2012-00007 | O(M) | 2.81 | 40,000 | GAINESVILLE |
| HERITAGE HUNT - SIMS PROPERTY | PLN2013-00259 | PMD | 12.63 | 700,000 | GAINESVILLE |
| HERITAGE HUNT - SIMS PROPERTY (SUP) | PLN2011-00110 | PMD | 1.15 | 1,000 | GAINESVILLE |
| HERITAGE HUNT - SIMS PROPERTY LANDBAY 2 | PLN2013-00258 | PMD | 2.29 | 90,000 | GAINESVILLE |
| HERITAGE HUNT COMMERCIAL | PLN2003-00046 | PBD | 20.35 | 199,450 | GAINESVILLE |
| HERITAGE HUNT COMMERCIAL - LB - D | PLN2010-00456 | PBD | 2.14 | 19,308 | GAINESVILLE |
| HOPPMANN | REZ1997-0009 | M-2 | 12.87 | 105,136 | GAINESVILLE |
| JOHN MARSHALL COMMONS | REZ1987-0051 | B-1 | 12.82 | 83,762 | GAINESVILLE |
| JOHN MARSHALL COMMONS | REZ1987-0051 | M-2 | 12.51 | 102,172 | GAINESVILLE |
| LIBBY | REZ1981-0015 | M-1 | 49.82 | 405,996 | GAINESVILLE |
| LILLYS - BOCS | REZ1979-0039 | M-2 | 13.63 | 111,323 | GAINESVILLE |
| LINCH GROUP | REZ1988-0076 | O(L) | 1.71 | 11,163 | GAINESVILLE |
| LINDEN | REZ1987-0015 | M-2 | 17.42 | 142,283 | GAINESVILLE |
| LINDEN | REZ1987-0015 | O(L) | 9.29 | 60,701 | GAINESVILLE |
| MARKET CENTER AT HAYMARKET | PLN2008-00680 | PMD | 2.55 | 50,000 | GAINESVILLE |
| MIDWOOD | PLN2003-00162 | PBD | 87.82 | 860,724 | GAINESVILLE |
| MIDWOOD CENTER | PLN2003-00108 | PBD | 30.65 | 300,401 | GAINESVILLE |
| MOUNT JACKSON | REZ1990-0068 | B-1 | 1.12 | 7,384 | GAINESVILLE |
| OLD COMPTON ROAD - RECYCLING FACILITY (SUP) | PLN2014-00348 | M-1 | 6.01 | 38,000 | GAINESVILLE |
| ORCHARD GLEN REZONING | PLN2007-00274 | O(F) | 0.87 | 26,983 | GAINESVILLE |
| SIXTY SIX COMMERCE CENTER | PLN2003-00093 | M-1 | 2.07 | 16,907 | GAINESVILLE |
| SOMERSET | REZ1998-0002 | B-1 | 3.70 | 24,189 | GAINESVILLE |
| SOUTHVIEW | REZ1997-0004 | B-1 | 100.97 | 1,132,560 | GAINESVILLE |
| THE VILLAGE AT HEATHCOTE | PLN2004-00298 | PBD | 7.49 | 73,409 | GAINESVILLE |
| VILLAGE PLACE | PLN2002-00139 | PMD | 41.80 | 650,200 | GAINESVILLE |

Non-Residential Inventory

| Case Name ¹ | Case Number | Zone | Remaining Acreage ² | Remaining Square Feet ³ | District ⁴ |
|-------------------------------------|---------------|------|--------------------------------|------------------------------------|-----------------------|
| WESTMARKET | REZ1988-0081 | B-1 | 32.77 | 214,118 | GAINESVILLE |
| WHEELER | REZ1958-0043 | B-1 | 18.08 | 118,135 | GAINESVILLE |
| WHEELER SMITH WOOD SOLITE | REZ1969-0021 | M-1 | 227.22 | 1,855,819 | GAINESVILLE |
| ACT WELLNESS CENTER | REZ2015-20011 | O(L) | 1.97 | 2,377 | NEABSCO |
| AMERICAN FIRE EQUIPMENT | PLN2005-00298 | M-1 | 3.94 | 50,000 | NEABSCO |
| CENTREPOINTE | REZ1991-0016 | PBD | 17.26 | 169,182 | NEABSCO |
| COUNTY CENTER | PLN2000-00132 | PMD | 5.11 | 83,472 | NEABSCO |
| DALE CITY | REZ1969-0018 | RPC | 143.77 | 939,393 | NEABSCO* |
| DUVALL | REZ1984-0021 | B-1 | 1.34 | 8,756 | NEABSCO |
| ELM FARM | REZ1972-0024 | O(H) | 20.97 | 342,492 | NEABSCO |
| GARBER | REZ1973-0024 | O(H) | 25.04 | 409,019 | NEABSCO |
| GILBERT | REZ1974-0033 | O(L) | 1.29 | 8,429 | NEABSCO |
| HOLLIS | REZ1985-0004 | O(L) | 1.04 | 6,823 | NEABSCO |
| HYLTON CHAPEL | REZ1994-0001 | B-1 | 3.56 | 23,261 | NEABSCO |
| LONG MCGLOTHLIN | REZ1987-0033 | B-1 | 9.34 | 61,028 | NEABSCO |
| LORAIN E. SELECMAN - WALNUT GROVE | REZ1989-0074 | B-1 | 17.77 | 116,109 | NEABSCO |
| MASSEY | REZ1983-0001 | O(L) | 3.30 | 21,540 | NEABSCO |
| NEABSCO COMMON PROFFER AMENDMENT | PLN2009-00554 | O(H) | 5.35 | 204,600 | NEABSCO |
| PRINCE WILLIAM TOWN CENTER ADDITION | PLN2001-00100 | O(M) | 3.17 | 44,000 | NEABSCO |
| REDDING | REZ1973-0016 | B-1 | 2.52 | 16,466 | NEABSCO |
| RIDGEFIELD VILLAGE | REZ1999-0024 | B-1 | 4.48 | 29,272 | NEABSCO |
| THE WARTIME MUSEUM (Museum Area) | PLN2010-00379 | RPC | 93.70 | 100,000 | NEABSCO |
| TOWN CROSSING | REZ1989-0101 | B-1 | 8.45 | 55,186 | NEABSCO |
| UPTON FOREST | REZ1984-0024 | M-2 | 3.35 | 27,385 | NEABSCO |
| WILLIAMS | REZ1987-0008 | O(L) | 1.96 | 12,791 | NEABSCO |
| ANDERSON | REZ1971-0009 | M-2 | 33.51 | 273,677 | OCCOQUAN |
| APOSTOLIC CHURCH INTERNATIONAL | PLN2014-00276 | O(M) | 7.72 | 30,000 | OCCOQUAN |
| APPLE FEDERAL CREDIT UNION (SUP) | PLN2013-00144 | B-1 | 1.67 | 3,800 | OCCOQUAN |
| CATON'S CROSSING | PLN2009-00339 | PMD | 12.24 | 199,948 | OCCOQUAN |

Non-Residential Inventory

| Case Name ¹ | Case Number | Zone | Remaining Acreage ² | Remaining Square Feet ³ | District ⁴ |
|------------------------------------|---------------|------|--------------------------------|------------------------------------|-----------------------|
| CLARKE ELECTRICAL | REZ1990-0038 | M-2 | 1.33 | 10,898 | OCCOQUAN |
| DAVIS | REZ1973-0013 | B-1 | 1.23 | 8,038 | OCCOQUAN |
| DAVIS FORD HORNER LLC | REZ1997-0041 | B-1 | 2.68 | 17,511 | OCCOQUAN |
| ENGLISH OAKS II COMMERCE CENTER | PLN2007-00146 | O(M) | 9.86 | 96,629 | OCCOQUAN |
| GARBER PROPERTY | PLN2000-00055 | B-1 | 2.04 | 13,329 | OCCOQUAN |
| GLEATON | REZ1976-0003 | B-1 | 18.31 | 119,638 | OCCOQUAN |
| GORDON | REZ1968-0025 | M-1 | 28.94 | 246,067 | OCCOQUAN |
| J. MANLEY GARBER | REZ1975-0016 | B-1 | 1.18 | 7,710 | OCCOQUAN |
| KAZOBIE LP | REZ1987-0053 | B-1 | 3.53 | 23,079 | OCCOQUAN |
| KINCHELOE | REZ1983-0009 | B-1 | 1.92 | 12,545 | OCCOQUAN |
| LAKE POINT OFFICE PARK | REZ1995-0014 | B-1 | 17.41 | 113,757 | OCCOQUAN |
| LONGPOINTE | PLN2014-00097 | PMD | 16.70 | 417,900 | OCCOQUAN |
| MITCHELL PROPERTY | REZ2015-20006 | B-1 | 4.42 | 28,880 | OCCOQUAN |
| OHS | REZ1985-0027 | O(L) | 0.35 | 2,272 | OCCOQUAN |
| OLD BRIDGE ESTATES | REZ1987-0074 | B-2 | 2.13 | 10,438 | OCCOQUAN |
| PARK CENTER NORTH | REZ1990-0037 | PBD | 43.07 | 422,145 | OCCOQUAN |
| POTOMAC INDUSTRIAL PARK | REZ1991-0033 | B-1 | 3.02 | 19,733 | OCCOQUAN |
| PRINCE WILLIAM COMMONS | PLN2000-00118 | PBD | 23.36 | 228,951 | OCCOQUAN |
| PRINCE WILLIAM PARKWAY DEVELOPMENT | REZ2015-20013 | B-1 | 4.19 | 151,183 | OCCOQUAN |
| RADNOR DEVELOPMENT | REZ1988-0013 | PBD | 25.77 | 252,589 | OCCOQUAN |
| REIDS PROSPECT | PLN2000-00041 | PMD | 16.96 | 277,042 | OCCOQUAN |
| RIVERSIDE | REZ1989-0076 | B-1 | 1.54 | 10,034 | OCCOQUAN |
| ROLLINGWOOD CENTER | PLN2004-00160 | B-1 | 1.42 | 10,000 | OCCOQUAN |
| SHEETZ @ CATON HILL (SUP) | SUP2015-20005 | B-1 | 2.03 | 6,893 | OCCOQUAN |
| SMOKETOWN STATIONS | REZ1991-0035 | PBD | 0.53 | 5,195 | OCCOQUAN |
| STAYBRIDGE SUITES - TELEGRAPH ROAD | PLN2008-00328 | B-1 | 2.62 | 17,105 | OCCOQUAN |
| STOR-ALL ON SMOKE COURT (SUP) | SUP2015-20026 | B-1 | 2.03 | 115,000 | OCCOQUAN |
| TACKETT'S VILLAGE | REZ2015-20014 | PMR | 4.09 | 50,000 | OCCOQUAN |
| TACO BELL - OLD BRIDGE ROAD | PLN2016-00016 | B-1 | 1.22 | 3,000 | OCCOQUAN |

Non-Residential Inventory

| Case Name ¹ | Case Number | Zone | Remaining Acreage ² | Remaining Square Feet ³ | District ⁴ |
|--|---------------|------|--------------------------------|------------------------------------|-----------------------|
| TELEGRAPH ROAD ASSOCIATES | REZ1987-0077 | B-1 | 9.74 | 63,641 | OCCOQUAN |
| TELEGRAPH ROAD ASSOCIATES | REZ1987-0077 | M-2 | 12.33 | 100,686 | OCCOQUAN |
| TELEGRAPH ROAD HOTEL | PLN2007-00280 | B-1 | 2.97 | 19,425 | OCCOQUAN |
| THE GLEN | PLN2006-00525 | B-1 | 3.37 | 22,020 | OCCOQUAN |
| THE OAKS III | PLN2010-00457 | O(L) | 2.77 | 32,500 | OCCOQUAN |
| TOWN PLACE SUITES ON SHOPPERS BEST | REZ2016-00012 | B-1 | 3.30 | 60,394 | OCCOQUAN |
| TRAVERS | REZ1982-0015 | B-1 | 0.61 | 3,986 | OCCOQUAN |
| TRAVERS | PLN2004-00119 | M-2 | 8.94 | 72,997 | OCCOQUAN |
| TRIBUTE AT THE GLEN | PLN2014-00013 | B-1 | 2.09 | 120,000 | OCCOQUAN |
| VALUE ENGINEERING | REZ1968-0016 | B-1 | 1.38 | 9,017 | OCCOQUAN |
| VANTAGE POINTE | PLN2011-00161 | B-1 | 1.03 | 5,000 | OCCOQUAN |
| WASHINGTON INDUSTRIAL PARK | REZ1985-0063 | M-2 | 7.20 | 58,806 | OCCOQUAN |
| WEST LAKE RIDGE CONVENIENCE CENTER | REZ1986-0063 | B-1 | 2.66 | 17,369 | OCCOQUAN |
| WOOD INTERSTATE | REZ1974-0007 | B-1 | 1.49 | 9,739 | OCCOQUAN |
| AJAY REALTY | PLN2001-00271 | M-2 | 2.99 | 15,000 | POTOMAC |
| ASHLAND | REZ1997-0034 | B-1 | 21.40 | 139,828 | POTOMAC |
| AWANA HOTEL (SUP) | PLN2011-00256 | B-1 | 3.04 | 13,580 | POTOMAC |
| BLACKWELL | REZ1995-0057 | M-2 | 3.07 | 25,097 | POTOMAC |
| CONSEJEROS DE JUDA MONTE DE SION (SUP) | PLN2010-00167 | A-1 | 11.35 | 29,000 | POTOMAC |
| FIRST MOUNT ZION BAPTIST CHURCH | PLN2013-00373 | B-1 | 8.69 | 120,000 | POTOMAC |
| HYLTON | REZ1971-0034 | B-1 | 21.45 | 140,154 | POTOMAC |
| JOHNSON DEVELOPMENT SELF-STORAGE | SUP2016-00020 | B-1 | 5.75 | 100,180 | POTOMAC |
| JOHNSON WIMSATT (Southbridge Plaza) | REZ1967-0029 | B-1 | 2.53 | 16,531 | POTOMAC |
| KELLYS RIDGE DEVELOPMENT (EGG) | REZ1990-0080 | B-1 | 4.57 | 29,860 | POTOMAC |
| MANDERFIELD | REZ1958-0082 | B-1 | 5.22 | 34,107 | POTOMAC |
| PERS CONSTRUCTION | PLN2003-00051 | M-2 | 2.87 | 23,478 | POTOMAC |
| POTOMAC SHORES | PLN2015-00399 | PMD | 205.12 | 3,700,000 | POTOMAC |
| PRINCE WILLIAM FIVE ASSOCIATES | REZ1975-0001 | B-1 | 27.00 | 176,418 | POTOMAC |
| PRINCETON WOODS PAD SITE 1 | REZ1990-0080 | B-1 | 1.31 | 8,560 | POTOMAC |

Non-Residential Inventory

| Case Name ¹ | Case Number | Zone | Remaining Acreage ² | Remaining Square Feet ³ | District ⁴ |
|------------------------------------|---------------|------|--------------------------------|------------------------------------|-----------------------|
| PRINCETON WOODS PAD SITE 2 | REZ1966-0037 | B-1 | 1.66 | 10,846 | POTOMAC |
| QUANTICO GATEWAY | PLN2003-00288 | B-1 | 3.83 | 25,025 | POTOMAC |
| SMITAL CORPORATION | REZ1998-0030 | B-1 | 1.35 | 8,829 | POTOMAC |
| SOUTH DUMFRIES - BOCS | REZ1958-0000 | B-1 | 4.85 | 31,690 | POTOMAC |
| THE CALVERT COMPANY | REZ1986-0062 | B-1 | 8.25 | 53,900 | POTOMAC |
| TOWNSEND | REZ1972-0030 | B-1 | 8.90 | 58,153 | POTOMAC |
| TOWNSEND | REZ1980-0003 | M-2 | 54.37 | 444,055 | POTOMAC |
| VAN BUREN INVESTMENTS | REZ1986-0014 | PBD | 34.22 | 335,390 | POTOMAC |
| WICKLIFFE BUSINESS CENTER | REZ1989-0035 | M-2 | 25.66 | 209,612 | POTOMAC |
| WICKLIFFE VILLAGE | REZ1988-0009 | M-2 | 60.30 | 492,500 | POTOMAC |
| 1120 HORNER RD | REZ1958-0000 | B-1 | 1.32 | 10,781 | WOODBIDGE |
| BARRONS GRANT | REZ1995-0008 | B-1 | 1.14 | 7,419 | WOODBIDGE |
| BB&T AT NEABSCO MILLS (SUP) | PLN2010-00118 | B-1 | 0.81 | 2,412 | WOODBIDGE |
| BELMONT CENTER | REZ1999-0022 | PMD | 17.20 | 2,200,000 | WOODBIDGE |
| BRAXTON | REZ1968-0004 | B-1 | 2.70 | 17,642 | WOODBIDGE |
| COWLES NISSAN (SUP) | PLN2014-00120 | B-1 | 1.87 | 15,991 | WOODBIDGE |
| DAWSON | REZ1980-0015 | B-1 | 2.39 | 15,616 | WOODBIDGE |
| ELROD (Potomac Club, Park Square) | REZ1973-0025 | B-1 | 19.48 | 127,282 | WOODBIDGE * |
| FEATHERSTONE IND PARK | REZ1986-0017 | M-1 | 9.88 | 80,695 | WOODBIDGE |
| HARVEST LIFE CHANGERS CHURCH (SUP) | PLN2010-00284 | B-1 | 15.54 | 205,000 | WOODBIDGE |
| HEPNER | REZ1976-0025 | O(L) | 0.62 | 4,083 | WOODBIDGE |
| HESS | REZ1967-0034 | B-1 | 17.51 | 114,410 | WOODBIDGE |
| I-95 INVESTORS | REZ1993-0011 | B-1 | 1.20 | 7,860 | WOODBIDGE |
| JONES | REZ1973-0021 | O(L) | 2.90 | 18,944 | WOODBIDGE |
| KIRCHER | REZ1985-0041 | B-1 | 18.36 | 119,937 | WOODBIDGE |
| MALLOY HYUNDAI (SUP) | PLN2006-00725 | B-1 | 2.77 | 18,112 | WOODBIDGE |
| MARUMSCO PLAZA PAD SITES | REZ1958-0032 | B-1 | 1.72 | 11,238 | WOODBIDGE |
| PATTERSON | REZ1989-0054 | B-1 | 0.94 | 6,142 | WOODBIDGE |
| POTOMAC HOSPITAL | PLN2003-00299 | O(H) | 8.51 | 80,000 | WOODBIDGE |

Non-Residential Inventory

| Case Name ¹ | Case Number | Zone | Remaining Acreage ² | Remaining Square Feet ³ | District ⁴ |
|-------------------------|---------------|------|-----------------------------------|--------------------------------------|-----------------------|
| POTOMAC TOWN CENTER | PLN2011-00179 | PMD | 6.20 | 469,550 | WOODBIDGE |
| RIPPON CENTER | PLN2009-00022 | PMR | 0.82 | 47,000 | WOODBIDGE |
| RIVER OAKS | REZ1991-0006 | B-1 | 2.28 | 14,910 | WOODBIDGE |
| SCHAEFFER | REZ1971-0020 | B-1 | 1.21 | 7,932 | WOODBIDGE |
| SOWER | REZ1972-0037 | O(L) | 2.01 | 12,989 | WOODBIDGE |
| WALTERS | REZ1972-0026 | B-1 | 3.18 | 20,800 | WOODBIDGE |
| WILLS | REZ1958-0094 | B-1 | 1.85 | 12,057 | WOODBIDGE |
| WOODBIDGE CLAY AND BELL | REZ1958-0100 | B-1 | 14.42 | 94,155 | WOODBIDGE |
| | | | total ⁶ ± 5,954 | total ⁷ 58,583,590 | |

Notes:

1. Case Names ending in "-BOCS" are from the original 1958 BOCS rezonings or later BOCS initiated and approved rezonings. In these instances, the subdivision or project name is the Case Name. Cases with "(SUP)" at the end of the name are special use permits.
2. The remaining acreage was determined to be the land available to be developed or the entire zoned area dependent on the zoning case. In some instances, this acreage may reflect only a small amount of the original rezoning or special use permit case. The acreage indicated was calculated by using the County's GIS software.
3. The remaining building area was calculated by several different methods. Most zoning cases (primarily older) were calculated by using modified FAR values. These values were adjusted to reflect current trends in development. Other cases use the proffered or conditioned building area amounts, or specific proffered or conditioned FAR values.
4. Cases marked with an asterisk (*) overlap into an adjoining District. The District name indicated contained more of the project area in these instances.
5. Dale City RPC undeveloped land was calculated using the FAR of the B-1 zoning district. Dale City consists of multiple zoning cases to include portions of: REZ1968-0001, REZ1969-0018, REZ1975-0014, REZ1999-0017, and REZ1999-0039.
6. The total is not the absolute total acreage to be built upon for non-residential purposes. This total represents the total acreage listed in this report containing only major zoning and special use permit cases with structures yet to be built. Many older by-right parcels cannot be projected.
7. The total is not the absolute non-residential building area to be built for non-residential purposes. This total represents the square feet listed in this report containing only major zoning and special use permit cases with structures yet to be built. Many older by-right parcels cannot be projected.

Non-Residential Inventory



Rezoning and Special Use Permits Approved by the Board of County Supervisors for Non-Residential Development that Created Additional Non-Residential GFA

1/1/2016 through 12/31/2016

Column descriptions:

Case Number - This column indicates the case number attached to the planning case.

Case Name - This column indicates the current name attached to the planning case.

Acreage - This column indicates the amount of non-residential land area in acres.

Zone - This column indicates the zoning district of the zoned land.

Total Sq Ft - This column indicates the sum of gross floor area in the four categories.

Application Type - This column indicates the planning case type, i.e. rezoning (REZ), proffer amendment (PRA), or special use permit (SUP).

Approval Date - This column represents the date the case was approved by BOCS.

District - This column indicates the Magisterial District containing the zoning or special use permit case. An "*" indicates the case is in more than one district.

Table 11

| Case Number | Case Name | Acreage | Zone | Total Sq Ft | Application Type | Approval Date | District |
|---------------|--|---------|------|-------------|------------------|---------------|-------------|
| PLN2015-00067 | 7-ELEVEN AT SUDLEY MANOR | 1.59 | RPC | 2,940 | SUP | 7/12/2016 | Brentsville |
| REZ2015-20011 | ACT WELLNESS CENTER | 1.97 | O(L) | 2,377 | REZ | 2/23/2016 | Neabsco |
| PLN2014-00276 | APOSTOLIC CHURCH INTERNATIONAL | 7.72 | O(M) | 30,000 | REZ | 1/19/2016 | Occoquan |
| REZ2016-00024 | BETHLEHEM TECHNOLOGY PARK REZONING | 45.34 | M-2 | 740,000 | REZ | 9/21/2016 | Brentsville |
| SUP2016-00003 | BURGER KING - BALLS FORD ROAD | 1.12 | B-1 | 3,363 | SUP | 11/22/2016 | Gainesville |
| REZ2016-00008 | CARNOCH WAY--AMENDMENT TO BRAEMAR | 2.87 | RPC | 18,753 | PRA | 7/12/2016 | Brentsville |
| SUP2016-00017 | DUNKIN DONUTS @ HERITAGE HUNT - SIMS | 0.10 | PMD | 4,237 | SUP | 7/12/2016 | Gainesville |
| PLN2009-00553 | EKE YAR LLC | 1.37 | B-1 | 3,500 | SUP | 3/15/2016 | Coles |
| SUP2016-00005 | GOODWILL - LIBERIA AVENUE | 0.63 | B-1 | 27,226 | SUP | 5/17/2016 | Coles |
| SUP2016-00020 | JOHNSON DEVELOPMENT SELF-STORAGE | 5.75 | B-1 | 100,180 | SUP | 10/5/2016 | Potomac |
| REZ2016-00019 | LIFETIME FITNESS AT VIRGINIA GATEWAY | 24.08 | B-1 | 134,000 | REZ | 10/5/2016 | Brentsville |
| REZ2016-00005 | RANDOLPH RIDGE - EGG LIMITED PARTNERSHIP | 6.65 | M-1 | 142,877 | REZ | 3/15/2016 | Brentsville |

Residential Inventory

| Case Number | Case Name | Acreage | Zone | Total Sq Ft | Application Type | Approval Date | District |
|---------------|------------------------------------|---------------|------|------------------|------------------|---------------|-------------|
| SUP2015-20019 | SHEETZ - NOKESVILLE / BRISTOW | 2.49 | M-2 | 6,558 | SUP | 1/19/2016 | Brentsville |
| SUP2015-20026 | STOR-ALL ON SMOKE COURT | 2.03 | B-1 | 115,000 | SUP | 1/19/2016 | Neabsco |
| REZ2015-20014 | TACKETT'S VILLAGE | 4.09 | PMR | 50,000 | PRA | 3/15/2016 | Occoquan |
| REZ2016-00016 | TACO BELL - OLD BRIDGE RD | 1.22 | B-1 | 3,000 | REZ | 12/14/2016 | Occoquan |
| REZ2016-00012 | TOWN PLACE SUITES ON SHOPPERS BEST | 3.30 | B-1 | 60,394 | PRA | 7/12/2016 | Occoquan |
| REZ2015-20002 | WOLF RUN INDUSTRIAL | 18.75 | M-1 | 28,000 | REZ | 1/19/2016 | Coles |
| SUP2015-20020 | YORKSHIRE 7-ELEVEN | 1.47 | B-1 | 2,837 | SUP | 1/19/2016 | Coles |
| Totals | | 132.54 | | 1,475,242 | | | |



Life Time Fitness at Virginia Gateway Rezoning Site Plan

Non-Residential Inventory Floor Area Ratio Trends

Table 12

| LRLU classifications and FAR Values | | |
|-------------------------------------|---------------|-------------------------------------|
| Long-Range Land Use Designation | Allowable FAR | Average FAR (used for calculations) |
| CEC | 0.5 | 0.2 |
| CR | 0.1 | 0.1 |
| EI | 0.5 | 0.25 |
| FEC | 0.5 | 0.25 |
| GC | 0.4 | 0.2 |
| NC | 0.3 | 0.15 |
| O | 0.7 | 0.3 |
| RCC | 0.4 | 0.2 |
| REC | 1.3 | 0.5 |
| UMU | per plan | 0.3 |
| VMU | per plan | 0.18 |

Table 13

| Zoning Districts and FAR Values | | |
|---------------------------------|---------------|-------------------------------------|
| Zoning District Designation | Allowable FAR | Average FAR (used for calculations) |
| B-1 | 0.4 | 0.2 |
| B-2 | 0.3 | 0.15 |
| B-3 | 0.1 | 0.1 |
| M-1 | 0.5 | 0.25 |
| M-2 | 0.5 | 0.25 |
| M/T | 0.75 | 0.3 |
| O(F) | 0.5 | 0.3 |
| O(H) | 1.25 | 0.5 |
| O(L) | 0.35 | 0.2 |
| O(M) | 0.65 | 0.3 |
| PBD | 0.5 | 0.3 |
| PMD | 0.75 | 0.5 |
| PMR | 0.3 | 0.3 |
| RPC | 0.3 | 0.3 |

GIS Tables and Data

Table 14

| Undeveloped Acreage in the Development Area | |
|---|---------------------|
| Land Use Classification | Undeveloped Acreage |
| CEC | 391.7 |
| EI | 51.6 |
| ER | 1,341.7 |
| FEC | 940.7 |
| GC | 70.8 |
| NC | 20.5 |
| O | 224.6 |
| RCC | 20.9 |
| REC | 771.6 |
| SRH | 94.0 |
| SRL | 789.2 |
| SRM | 91.9 |
| SRR | 2,988.5 |
| URH | 11.8 |
| URM | 5.7 |
| | 7,815.3 |

Undeveloped Area by Long-Range Land Use

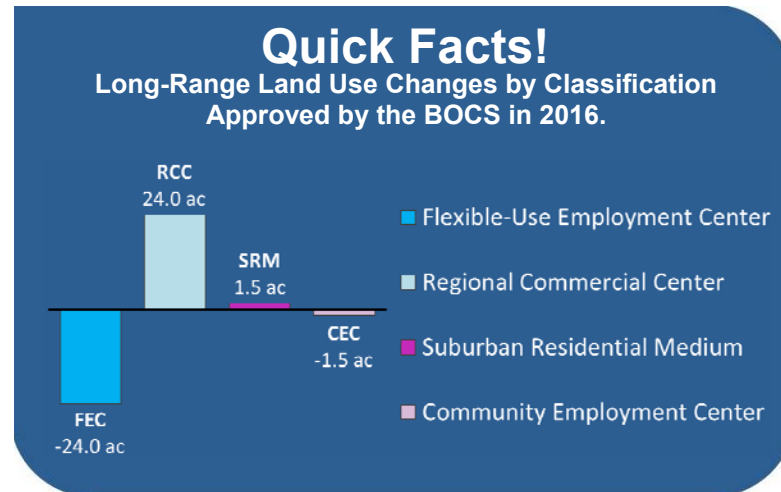
The development potential of undeveloped A-1 lands within the development area tables 3 and 4 (page 7) is calculated from the values in table 14. Some long-range land use classifications (CEC, RCC, and REC) are used in both residential and non-residential calculations as they offer a mix of potential development. A portion of the ER (795 acres) that falls within the SRR classified parcels was added to the SRR acreage during the calculation process to obtain the 3,784 acres on table 3 (page 7) as the density calculation may include the ER area of the project in this land use classification. The average FAR was used for calculations to determine mid-range or average totals.

Revitalization Areas by Long-Range Land Use

The development potential of underdeveloped lands within the revitalization areas tables 5 and 6 (page 9) is calculated from the values in table 15. Some long-range land use classifications (CEC, REC, UMU, and VMU) are used in both residential and non-residential calculations as they offer a mix of potential development. The average FAR was also used for calculations to determine mid-range or average totals.

Table 15

| Underdeveloped Acreage in the Revitalization Areas | |
|--|---------------------|
| Land Use Classification | Undeveloped Acreage |
| CEC | 54.9 |
| ER | 158.3 |
| GC | 177.6 |
| NC | 30.0 |
| O | 17.0 |
| REC | 31.9 |
| SRH | 95.0 |
| SRL | 591.3 |
| SRM | 22.6 |
| UMU | 147.8 |
| URH | 5.4 |
| URL | 0.9 |
| URM | 43.6 |
| VMU | 52.6 |
| | 1,428.9 |



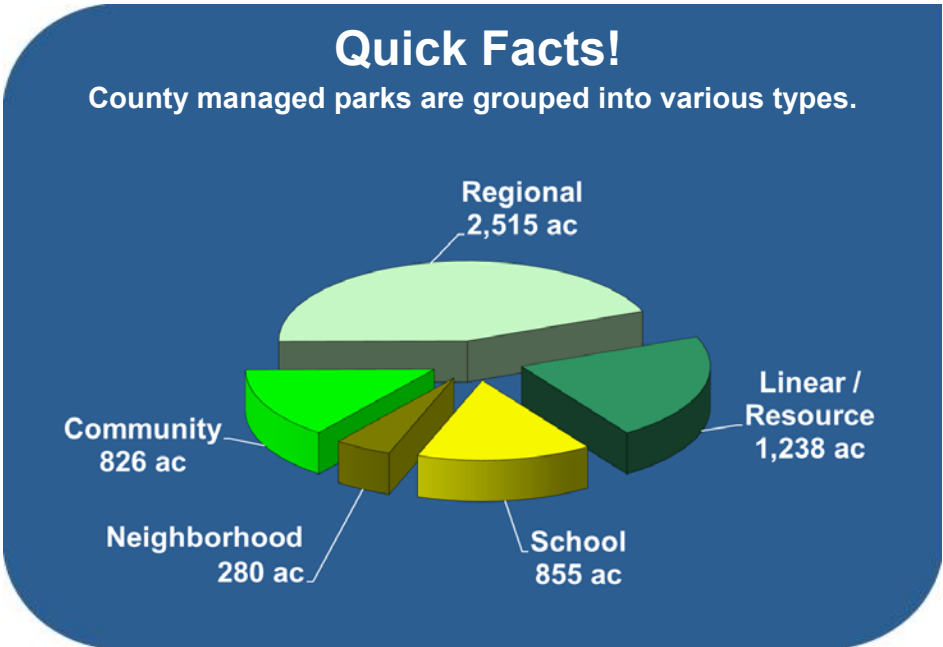
Parklands Inventory

Parks

Parkland is distributed throughout all areas of the County. For calculations within this report, parks and open space lands are generally interpreted as developed land. New development often brings new parkland through subdivision or proffers. Additionally, new parkland is acquired, conservation easements are recorded, and historical and cultural resources are protected. The County goal, established in the *Parks, Open Space and Trails* chapter of the *Comprehensive Plan*, is to provide 70 acres of parkland per 1,000 people. This goal is further defined to contain 15 acres of County-owned parklands for every 1,000 people. The larger standard was created as a means of taking into account the large amount of federal and state parklands that are available in the County. The estimated total parkland is 29,182 acres.

The County's GIS was used to calculate acreage totals from the parks layer. As of December 31, 2016, the total County managed parklands is 5,714 acres. The Department of Parks and Recreation manages at least 50 parks totaling at least 4,307 acres of which 320 acres of land are leased. Additionally, the GIS indicates that the School Board controls approximately 855 acres of parklands and approximately 552 additional acres are maintained by Public Works as historic resources open to the public.

The estimated population for Prince William County on December 31, 2016 was 454,245. Thus, the County currently has 64.2 acres of parkland per 1,000 people and 12.6 acres per 1,000 people of County-owned parkland.



Parklands Inventory

Park Type Descriptions

Neighborhood Park

This general classification of parks includes parks that serve neighborhoods and mixed-use centers in suburban and urban areas of the County. Neighborhood parks primarily offer a variety of active or passive recreation opportunities, or a combination of both, in close proximity to residences and employment centers. Areas designated for natural and/or cultural resource protection may also be included within these parks.

Community Park

This park classification includes larger parks that serve larger geographic areas of the County and provide a variety of indoor and outdoor recreation facilities and park experiences. Portions of these parks may be designated for natural and/or cultural resource protection.

Regional Park

This park classification includes larger parks that serve the County and provide a variety of larger-scale indoor or outdoor recreation facilities, or both, and facilities that are unique within the County. Areas designated for natural and/or cultural resource protection and management may also be included within these parks.

Linear and Resource-Based Park

This classification includes parks that primarily preserve, protect, and interpret natural and/or cultural resources.

Leased Park

This classification primarily includes ball fields and golf courses leased by the County for park use.

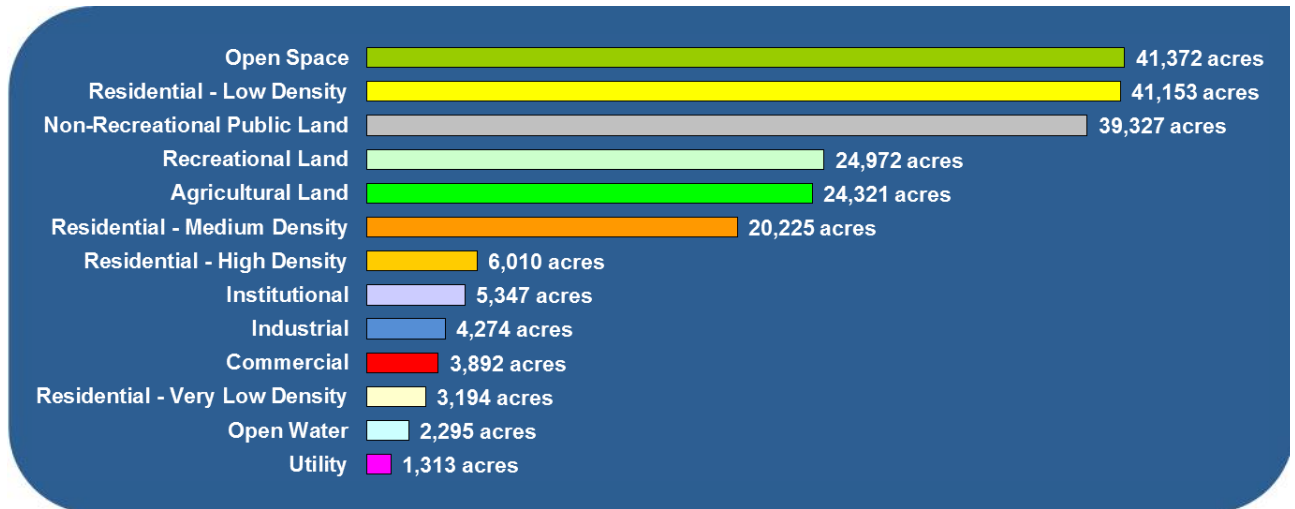
School-Community Use Park

This classification includes active and passive recreation areas of County schools. These lands are owned by the County School Board and are not counted toward the County's park total at this time although the Department of Parks & Recreation programs and maintains some of them. The overall land total is divided equally between park and open space acreage totals.

Current Land Use Analysis

Current Land Use

This is an analysis of the current land use conditions of the lands of Prince William County. Real Estate Assessment data was linked to each parcel to determine the current use or status. These categories were developed in conjunction with the Watershed Management Division of Public Works for watershed planning purposes.



Agricultural Land – Farming and livestock uses.

Commercial – Developed businesses, shopping areas, office clusters, restaurants, and hotels.

Industrial – Industrial parks, manufacturing facilities, warehousing, landfills, and quarries.

Institutional – Schools, churches, colleges, universities, cemeteries, police and fire stations, libraries, county buildings, and other public assembly facilities.

Non-Recreational Public Land – Lands owned by the state and federal government, Virginia Department of Transportation rights-of-way, and Marine Corps Base Quantico.

Open Space – Undeveloped land and protected open space areas, as well as residential and non-residential parcels not yet developed.

Open Water – Large bodies of water, primarily the Potomac and Occoquan Rivers.

Current Land Use Analysis

Recreational Land – Parklands owned by Prince William County, along with state and federal parks.

Residential-High Density – Developed residential lots of less than 6,000 square feet.

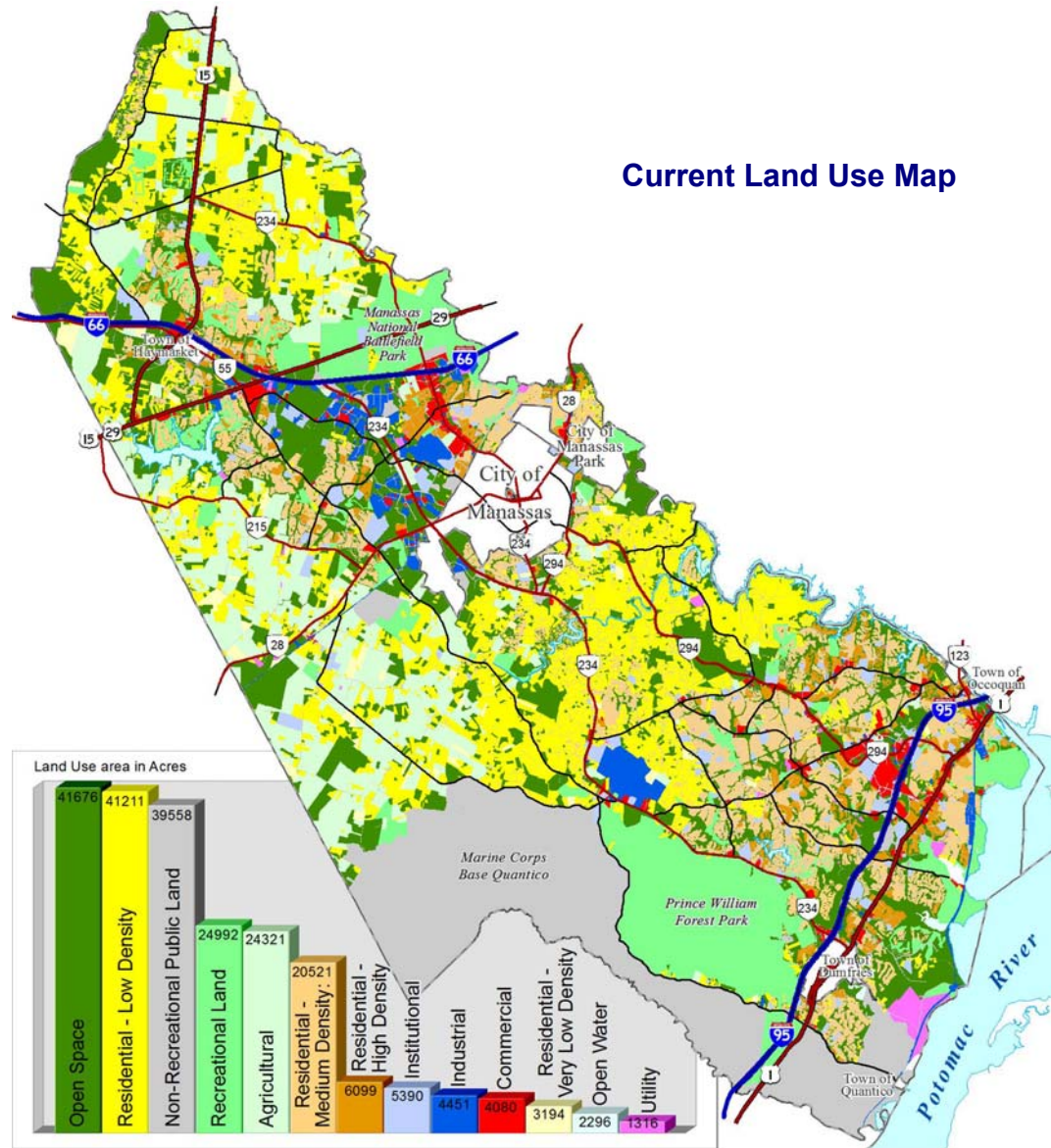
Residential-Medium Density – Developed residential lots between 6,000 square feet and 1 acre.

Residential-Low Density – Developed residential lots between 1 and 20 acres.

Residential-Very Low Density – Developed residential lots greater than 20 acres.

Utility – Power and pipeline rights-of-way, solid waste disposal facilities, and power plants.

Current Land Use Analysis Map



List of Abbreviations

| | | | |
|-------------|---|-------------|--|
| A-1 | Agricultural zoning district | M-1 | Heavy Industrial zoning district |
| A-1C | Agricultural Clustered zoning district | M-2 | Light Industrial zoning district |
| AE | Agricultural or Estate long-range land use classification | M/T | Industrial/Transportation zoning district |
| B-1 | General Business zoning district | MCB | Marine Corps Base |
| B-2 | Neighborhood Business zoning district | MF | Multi-family dwelling |
| B-3 | Convenience Retail zoning district | MTN | Mass Transit Node long-range land use classification |
| BOCS | Board of County Supervisors | NC | Neighborhood Commercial long-range land use classification |
| CEC | Community Employment Center long-range land use classification | O | Office long-range land use classification |
| CR | Convenience Retail long-range land use classification | O(F) | Office/Flex zoning district |
| DU | Dwelling units | O(H) | High-Rise Office zoning district |
| EI | Industrial Employment long-range land use classification | O(L) | Low-Rise Office zoning district |
| ER | Environmental Resource long-range land use classification | O(M) | Mid-Rise Office zoning district |
| FAR | Floor Area Ratio | PBD | Planned Business District zoning district |
| FEC | Flexible-Use Employment Center long-range land use classification | PL | Public Land long-range land use classification |
| GC | General Commercial long-range land use classification | PMD | Planned Mixed Use District zoning district |
| GFA | Gross Floor Area | PMR | Planned Mixed Residential zoning district |
| GIS | Geographic Information System | PWC | Prince William County |
| HOA | Homeowners Association | R-2 | Suburban Residential zoning district |
| LRLU | Long-Range Land Use | R-2C | Suburban Residential Clustered zoning district |

List of Abbreviations

| | | | |
|--------------|--|-------------|--|
| R-4 | Suburban Residential zoning district | SRL | Suburban Residential Low long-range land use classification |
| R-4C | Suburban Residential Clustered zoning district | SRM | Suburban Residential Medium long-range land use classification |
| R-6 | Suburban Residential zoning district | SRR | Semi-Rural Residential long-range land use classification |
| R-16 | Suburban Residential High zoning district | SUP | Special Use Permit |
| R-30 | Urban Residential zoning district | TH | Townhouse dwelling |
| RCC | Regional Commercial Center long-range land use classification | UMU | Urban Mixed-Use long-range land use classification |
| REC | Regional Employment Center long-range land use classification | URH | Urban Residential High long-range land use classification |
| REZ | Rezoning | URL | Urban Residential Low long-range land use classification |
| ROD | Redevelopment Overlay District | URM | Urban Residential Medium long-range land use classification |
| RPC | Residential Planned Community zoning district and long-range land use classification | VMU | Village Mixed-Use long-range land use classification |
| SF | Single-family detached dwelling or Square Feet | VDOT | Virginia Department of Transportation |
| Sq Ft | Square feet | | |
| SR-1 | Semi-Rural Residential zoning district | | |
| SR-1C | Semi-Rural Residential Clustered zoning district | | |
| SR-3 | Semi-Rural Residential zoning district | | |
| SR-3C | Semi-Rural Residential Clustered zoning district | | |
| SR-5 | Semi-Rural Residential zoning district | | |
| SR-5C | Semi-Rural Residential Clustered zoning district | | |
| SRH | Suburban Residential High long-range land use classification | | |

Previous versions of the “Build-Out Analysis” can be found at:

<http://www.pwccgov.org/BuildOutAnalysis>

The methodology used to calculate and create the data for the Build-Out Analysis can be found at:

<http://www.pwccgov.org/Planning/Documents/BuildOut/BuildOutMethodology.pdf>

Instructions explaining how to geographically find a zoning case on the County’s GIS application called “County Mapper XM” can be found at:

<http://www.pwccgov.org/Planning/Documents/BuildOut/CountyMapperXM.pdf>

The County Mapper XM interactive GIS application can be accessed here:

<http://www.pwccgov.org/CountyMapper>

An interactive map of pending planning cases can be found at:

<http://www.pwccgov.org/PendingCasesMap>

The Planning Office can be contacted by email at Planning@pwccgov.org

Planning Office



For a Better Tomorrow

