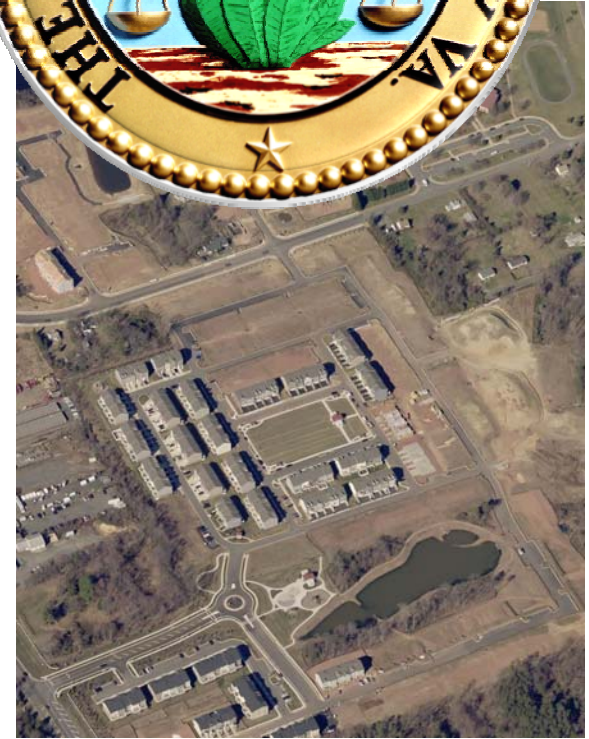


Build-Out Analysis



As of December 31, 2017



**PRINCE WILLIAM COUNTY
PLANNING OFFICE**

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December 7, 2018

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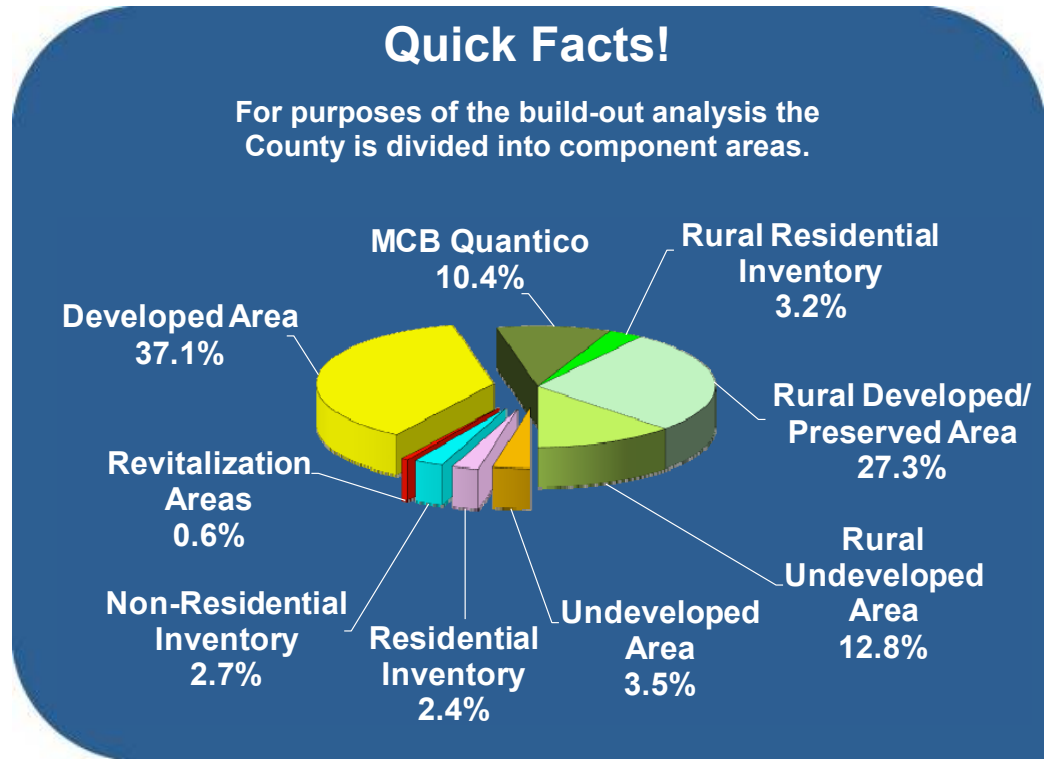
Introduction

A build-out analysis shows the maximum planned 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 primary component areas of the Build-Out Analysis are the developed area, undeveloped 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 Component Areas Map (page 12) 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.

Undeveloped Area

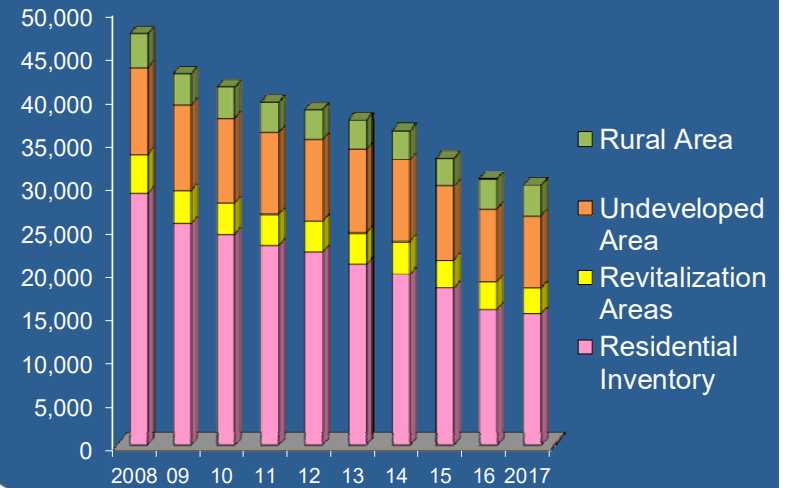
The undeveloped area is A-1 zoned land that is not in the rural area and has not been developed. Some larger tracts of undeveloped R-4 and B-1 zoned lands designated in 1958 when zoning was established in the County and currently planned for a different use were also added. This analysis assumes that 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.

Development Area 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. Tables 7 and 10 give a breakdown by individual project in 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. 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 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 floor area ratio (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 Developed or Preserved Area

The rural area encompasses more than 50 percent of the County. This area contains large lot 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 base comprises approximately 22,763 acres representing 19 percent of the rural area or 10 percent of the County total. 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.

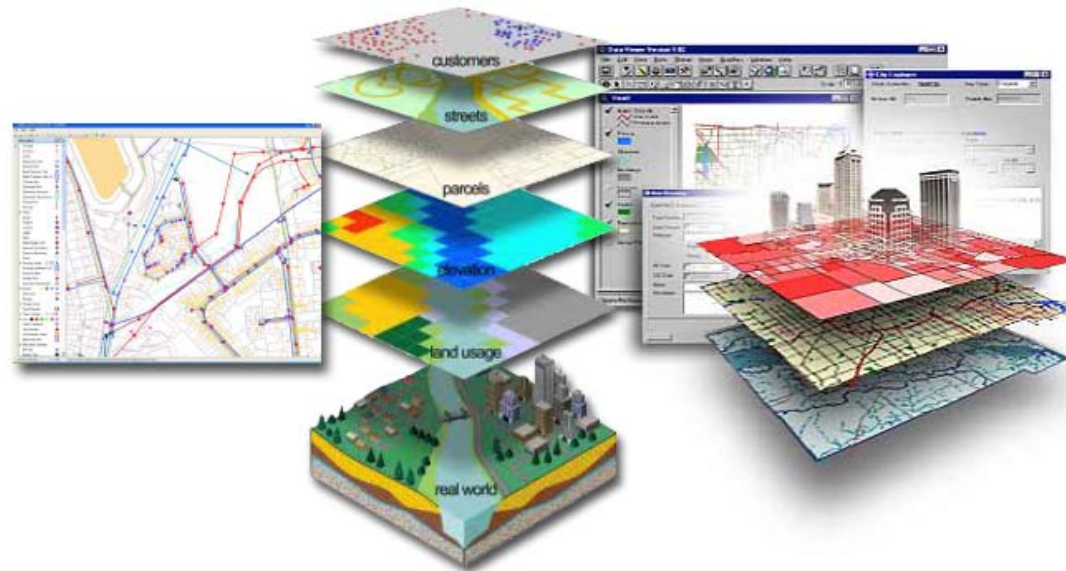
Introduction

Rural Undeveloped Area

This area contains buildable lots less than 20 acres with no residential dwelling. It also contains larger parcels that may or may not contain a residential dwelling and calculates how many additional lots could be created through 10-acre subdivision. It does not account for family subdivisions which typically create smaller legal lots.

Rural Area Residential Inventory

This area contains projects that have rezoning approval by the Board of County Supervisors and numerous by-right subdivisions that have been filed and accepted. These projects can be in any phase of development. Some projects may simply have a subdivision plan filed, others could be in the middle of the construction process. The remainder may be approved projects where no development has started. Table 8 gives a breakdown by individual project of this area.



Introduction

Executive Summary

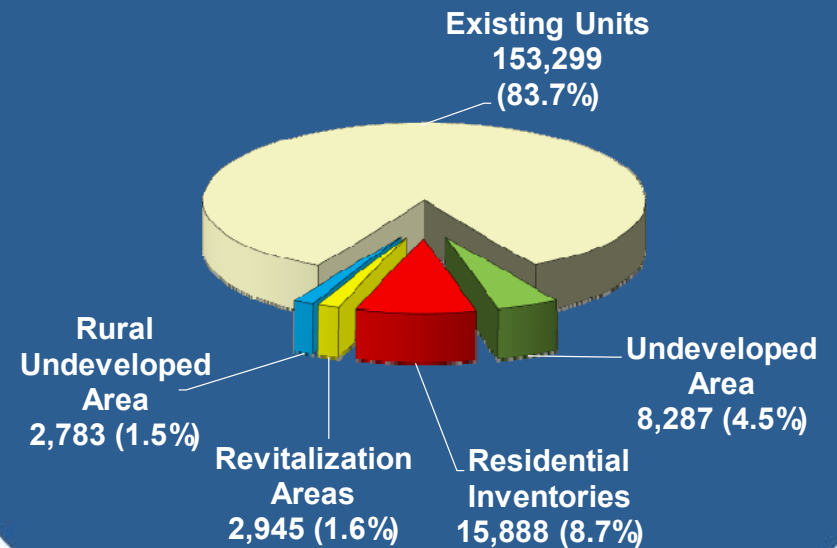
The Build-Out Analysis shows that Prince William County has capacity for 29,903 additional residential dwelling units as shown in Table 1 (page 7). Adding this to the 153,299 units that existed as of December 2017 brings the residential build-out to 183,202 units. There is also a potential for 78.9 million non-residential square feet of gross floor area to be built. Adding this to the 73.8 million square feet of gross floor area already built brings the total to 152.7 million non-residential square feet, as shown in Table 2 (page 7). The information generated for the Build-Out Analysis helps to provide the data and methodology used by staff to arrive at these conclusions.

SUMMARY



Quick Facts!

The Residential Build-Out Analysis shows a capacity of 183,202 units.



Introduction

Component Analysis

Table 1 Residential Component Analysis		
Component	# of Housing Units	Comment
Undeveloped Area	8,287	Approximate mid-point from table 3 – page 8
Development Area Residential Inventory	15,150	Table 7 – pages 13 – 18
Rural Area Residential Inventory	738	Table 8 – pages 19 and 21
Revitalization Areas	2,945	Approximate mid-point from table 5 – page 10
Rural Undeveloped Area	2,783	Rural Area Analysis page 11
Subtotal Units to be Built	29,903	
Existing Units 2017	153,299	Planning Office GIS Data
Total	183,202	

Table 2 Non-Residential Component Analysis		
Component	Gross Floor Area (Sq Ft in millions)	Comment
Undeveloped Area	20.8	Potential from table 4 – page 8
Non-Residential Inventory	56.2	Table 10 – pages 23 – 34
Revitalization Areas	1.9	Potential from table 6 – page 10, minus existing
Potential Gross Floor Area	78.9	Subtotal
Existing Gross Floor Area in the Development Area	71.4	Real Estate Assessments GIS Data
Existing Gross Floor Area in the Rural Area	2.4	Real Estate Assessments GIS Data
Existing Gross Floor Area 2017	73.8	Real Estate Assessments GIS Data
Total	152.7	

Build-Out Analysis

Undeveloped Area Analysis

An analysis of the approximately 7,519 acres (table 14 – page 38) of undeveloped land within the development area shows that 8,287 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 20.8 million square feet of non-residential gross floor area (table 4). In addition to potential growth, this area currently contains 397 existing residential units and 10,224 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 12/31/2017					
Land Use Classification ¹	Undeveloped A-1 Acreage	Density	Potential Total Units (Minimum)	Potential Total Units (Maximum)	Potential Total Units (Midpoint)
CEC	358	6 - 12 DU/acre	402	805	603
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	770	1 - 4 DU/acre	577	2,310	1,443
SRM	92	4 - 6 DU/acre	276	414	345
SRR*	3,744	2.5 DU/acre	1,272	1,272	1,272
URH	12	20 - 30 DU/acre	180	270	225
URM	6	8 - 20 DU/acre	36	90	63
	5,869		5,827	10,749	8,287

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 12/31/2017				
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	358	0.2 – 0.5	1,754,379	4,385,948
EI	52	0.25 – 0.5	424,711	849,420
FEC	770	0.25 – 0.5	6,288,975	12,577,950
GC	71	0.2 – 0.4	463,914	927,828
NC	19	0.15 – 0.3	93,110	186,219
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
	2,288		20,791,191	48,869,420

Table Legend Notes:

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

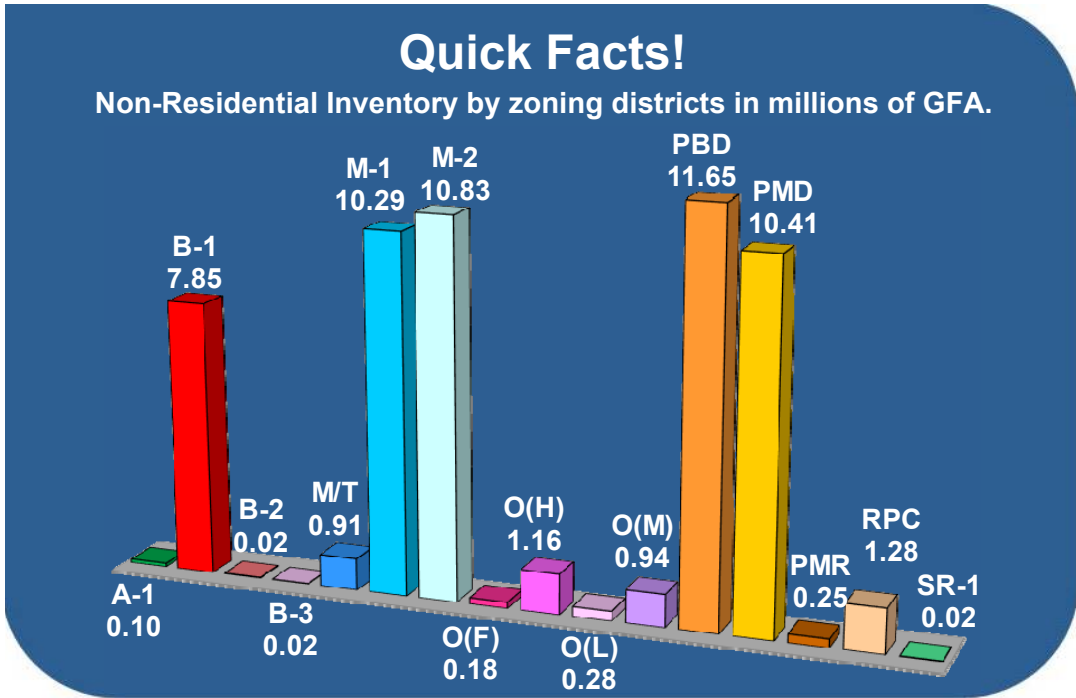
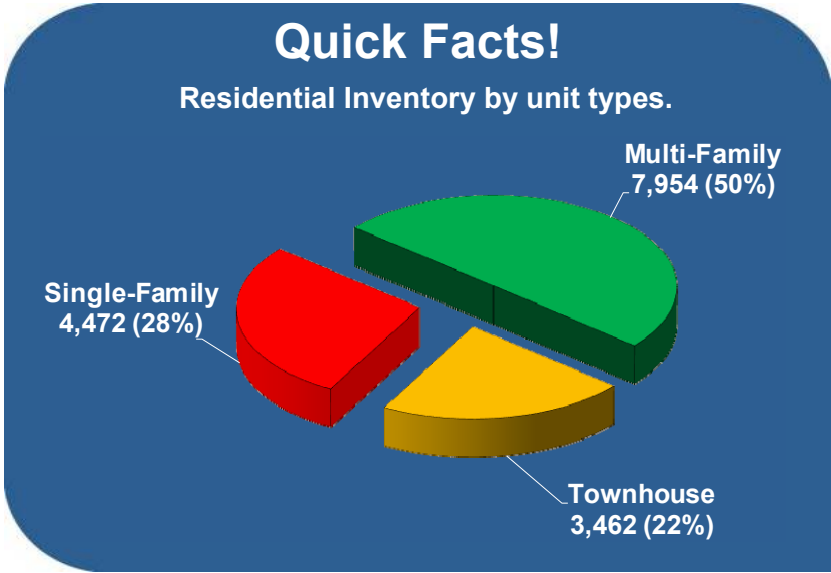
¹ See List of Abbreviations (page 44) and the *Comprehensive Plan's* Long-Range Land Use chapter for explanation of land uses.

² See table 12 – page 37

Build-Out Analysis

Residential Inventory Analysis

An analysis of the approximately 12,196 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 15,888 residential units yet to be built (tables 7 and 8 – pages 13 through 21). Additionally, a data column has been added to these tables to indicate active zoning cases. These are cases where some type of development is currently occurring. While residential inventory land is removed when projects are completed, rezonings and proffer amendments added 220 additional acres and 694 new residential units to the total in 2017 (table 9 – page 22). The rural area also had additional new subdivisions added to the inventory.



Non-Residential Inventory Analysis

An analysis of the approximately 5,821 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 56.2 million square feet of gross floor area of non-residential development zoned and unbuilt (table 10 – page 23 through 34). Rezoning and special use permits added 364 acres and 3,900,595 square feet gross floor area to the total in 2017. (table 11 – page 35 and 36).

Build-Out Analysis

Revitalization Areas Analysis

This is an analysis of 1,370 acres (table 15 – page 38) 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 151 acres designated ER¹. The three revitalization areas currently contain 1,743 existing housing units. Using the current long-range land use classification of each area taking into account the existing 1,743 housing units, these areas could yield an additional 2,945 housing units (table 5). This area also has the potential for an additional 1,934,470 square feet of non-residential development (table 6). Currently this area contains 1,265,746 square feet of non-residential gross floor area to be developed.

Table Legend Notes:

¹ See List of Abbreviations (page 44) and the *Comprehensive Plan's* Long-Range Land Use chapter for explanation of land uses.

² See table 12 – page 37

Table 5 Residential Revitalization Areas Acreage Analysis

Residential Housing Units available for each Land Use Classification as of 12/31/2017					
Land Use Classification ¹	Revitalization Acreage	Density	Potential Total Units (Minimum)	Potential Total Units (Maximum)	Potential Total Units (Midpoint)
CEC	51	6 - 12 DU/acre	57	114	85
REC	27	16 - 30 DU/acre	81	151	116
SRH	95	10 - 16 DU/acre	712	1,140	926
SRL	591	1 - 4 DU/acre	443	1,773	1,108
SRM	17	4 - 6 DU/acre	51	76	63
UMU	134	30 - 60 DU/acre	994	1,989	1,491
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	49	7 - 30 DU/acre	139	596	339
		Existing units	-1,743	-1,743	-1,743
	1,014		1,076	4,874	2,945

Table 6 Non-residential Revitalization Areas Acreage Analysis

Non-Residential Gross Floor Area available for each Land Use Classification as of 12/31/2017				
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	51	0.2 – 0.5	249,926	624,814
GC	173	0.2 – 0.4	1,130,382	2,260,764
NC	15	0.15 – 0.3	73,508	147,015
O	16	0.3 – 0.7	156,816	365,904
REC	27	0.5 – 1.3	330,784	860,038
UMU	134	0.3 – 0.6	866,800	1,733,601
VMU	49	8,000 sq ft per acre (.18)	392,000	392,000
		Existing gross floor area	-1,265,746	-1,265,746
	465		1,934,470	5,118,390

Build-Out Analysis

Developed Area Analysis

This is an analysis consisting of approximately 80,819 acres of land in the development area that is developed with residential and non-residential uses referred to as the developed area. Generally, 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 2017, 69.8 million non-residential square feet of gross floor area has been built in this area along with 133,985 residential units. The developed area does not include the undeveloped, revitalization, residential inventory, non-residential inventory, or rural areas.

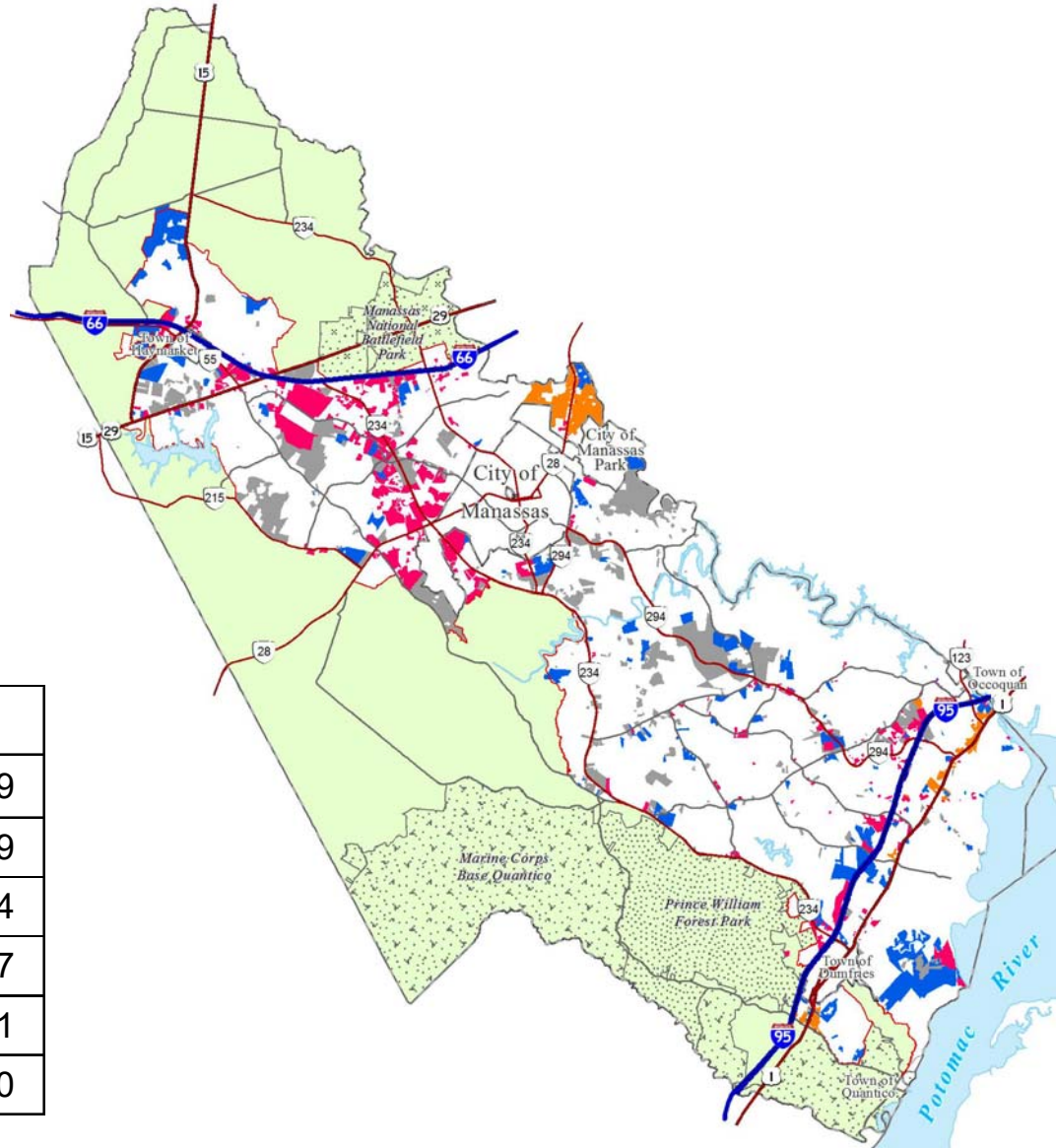
Rural Area Analysis

The rural developed or preserved area contains lands that have already been developed or protected. This area contains approximately 59,851 acres of land. The entire rural area contains 117,047 acres which is approximately 54 percent of the land area in Prince William County, of which approximately 22,763 acres are in Marine Corps Base Quantico. The rural area analysis 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 were not considered for further development. Large established businesses with substantial infrastructure investment were considered as developed land when calculating residential units. The rural undeveloped area is an analysis consisting of approximately 27,781 acres that are undeveloped or underdeveloped. This area shows that approximately 2,783 more residential units could be built in this area through 10-acre subdivision or development of vacant lots not in existing subdivisions. The rural area does contain residentially rezoned lands that are tracked separately in the rural area residential inventory section of this report (table 8 – page 19). An increased trend of recorded residential subdivision plats on farms and other agricultural businesses not previously in the rural housing calculation, have been moved into the rural area residential inventory section of this report by their subdivision name. Occupancy permits indicate that, within the rural area, 74 residential units were built in 2017.

Privately owned parcels 20 acres or larger were found to have the potential for 1,873 more housing units. There are also 910 undeveloped lots available that are less than 20 acres. The rural area currently contains 7,740 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 22,763 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 that continue to acquire rural lands, removing them as potential residential uses.

Build-Out Analysis

Component Areas Map



Component	Acres
Developed Area	80,819
Undeveloped Area	7,519
Residential Inventory	5,274
Rural Area	117,047
Non-Residential Inventory	5,821
Revitalization Areas	1,370

Build-Out Analysis



Inventory of Units in Residential Rezoning Remaining to be Built as of December 31, 2017

Column descriptions:

Case Name - This column indicates the current name attached to the zoning case. A marketing or subdivision 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. Text of "AR" indicates the zoning district is Age-Restricted.

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 attached (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 may no longer give the entire rezoning quantity.

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

Active - This column indicates cases that have some type of development occurring at the time of this report.

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

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 ¹	Case Number	Zone ²	Type ³	Approved ⁴	Built ⁵	Active	Remaining	District ⁶
AVENDALE	PLN2006-00781	PMR	SF	295	187	Yes	108	BRENTSVILLE
BREDA & MCDERMOTT PROPERTIES	PLN2006-00683	PMR	SF	38	27	Yes	11	BRENTSVILLE
DEVLIN GROVE	PLN2014-00194	R-4	SF	4	0		4	BRENTSVILLE
HAYMARKET LANDING	PLN2006-00517	R-4C	SF	60	0		60	BRENTSVILLE
HUNTER AT HAYMARKET	PLN2010-00182	R-4	SF	25	0		25	BRENTSVILLE
JENNEL ESTATES	PLN2006-00893	PMR	SF	65	6	Yes	59	BRENTSVILLE
MADISON CRESCENT PROFFER AMENDMENT	PLN2013-00174	PMD	MF	9	0	Yes	9	BRENTSVILLE
MADISON CRESCENT PROFFER AMENDMENT	PLN2013-00174	PMD	TH	71	37		34	BRENTSVILLE

Build-Out Analysis

Case Name ¹	Case Number	Zone ²	Type ³	Approved ⁴	Built ⁵	Active	Remaining	District ⁶
MADISON SQUARE	PLN2008-00325	PMD	SF	25	0	Yes	25	BRENTSVILLE
SOMERSET	REZ1998-0002	R-16	MF	214	160	Yes	54	BRENTSVILLE
TURTLE POINT AT LAKE MANASSAS	PLN2014-00362	RPC	TH	70	19	Yes	51	BRENTSVILLE
UNIVERSITY OF VIRGINIA PROPERTY	PLN2003-00373	SR-1C	SF	150	0		150	BRENTSVILLE
UNIVERSITY VILLAGE	PLN2003-00250	PMD	MF	336	0		336	BRENTSVILLE
VILLAGES OF PIEDMONT II	PLN2011-00359	R-4	SF	135	128	Yes	7	BRENTSVILLE
VILLAGES OF PIEDMONT II	PLN2011-00359	R-6	TH	261	190	Yes	71	BRENTSVILLE
WELLINGTON GLEN	PLN2012-00105	PMD	MF	624	376	Yes	248	BRENTSVILLE
WENTWORTH GREEN AT VA GATEWAY PROMENADE	PLN2012-00169	PMR	MF	108	90	Yes	18	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	84	Yes	40	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
CARTER'S GROVE	REZ2016-00006	SR-1C	SF	33	0	Yes	33	COLES
CAYDEN RIDGE	PLN2014-00231	PMR	SF	149	11	Yes	138	COLES
CHARLES A. YOUNG	PLN2005-00223	SR-1	SF	3	1		2	COLES
CLASSIC RIDGE	PLN2003-00424	SR-1	SF	20	16	Yes	4	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	Yes	84	COLES
HERITAGE CROSSING	PLN2014-00020	PMR	TH	102	78	Yes	24	COLES
IMMANUEL ANGLICAN CHURCH	REZ2015-20001	SR-1	SF	2	1		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	Yes	29	COLES
NEW DOMINION SQUARE AMENDMENT	REZ2016-00002	PMR	TH	376	157	Yes	219	COLES
OLD DOMINION HUNT (Penny Packer Square)	REZ1987-0042	R-4	SF	31	28	Yes	3	COLES
OLD DOMINION HUNT (Penny Packer Square)	REZ1987-0042	R-6	TH	57	18	Yes	39	COLES

Build-Out Analysis

Case Name ¹	Case Number	Zone ²	Type ³	Approved ⁴	Built ⁵	Active	Remaining	District ⁶
ORCHARD BRIDGE	REZ1985-0003	R-16	MF	1,260	338	Yes	922	COLES
PINEVIEW HILLS	REZ1991-0034	SR-1	SF	9	0		9	COLES
PRICE EAGLE (Orchard Bridge)	REZ1986-0018	R-16	MF	20	0	Yes	20	COLES
RESERVE AT CANNON BRANCH	PLN2013-00372	R-4C	SF	26	0		26	COLES
RICHMOND STATION	PLN2014-00316	PMR	MF	54	0		54	COLES
RICHMOND STATION	PLN2014-00316	PMR	TH	104	0		104	COLES
SPRIGGS WOOD	PLN2004-00238	R-4	SF	11	1		10	COLES
SPRING HILL FARMS	PLN2003-00045	R-4	SF	6	4	Yes	2	COLES
TOKEN VALLEY (Sorensen)	PLN2005-00301	SR-1	SF	12	7	Yes	5	COLES
TOKEN VALLEY PROPERTY	PLN2003-00109	SR-1	SF	4	0		4	COLES
VANDELINDE PROPERTY	PLN2006-00269	SR-1	SF	5	1		4	COLES
WELDEN	PLN2008-00064	SR-1C	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	PMD	TH	78	0	Yes	78	GAINESVILLE
BLACKBURN	PLN2014-00040	PMR	SF	160	0	Yes	160	GAINESVILLE
BLACKBURN	PLN2014-00040	PMR	TH	177	0	Yes	177	GAINESVILLE
CARTER'S MILL	PLN2014-00190	PMR ^{AR}	SF	300	0	Yes	300	GAINESVILLE
CARTER'S MILL	PLN2014-00190	PMR ^{AR}	TH	190	0	Yes	190	GAINESVILLE
DOMINION VALLEY	PLN2005-00197	RPC ^{AR}	MF	223	201	Yes	22	GAINESVILLE
DOMINION VALLEY	PLN2005-00197	RPC	SF	2,369	2,155	Yes	214	GAINESVILLE
HAYMARKET CROSSING	REZ2015-20010	R-16	MF	216	38	Yes	178	GAINESVILLE
HERITAGE HUNT - SIMS PROPERTY LANDBAY 3/4	PLN2013-00259	PMD	TH	70	0	Yes	70	GAINESVILLE
REGENCY AT CATHARPIN CREEK	PLN2013-00080	PMR ^{AR}	SF	208	35	Yes	173	GAINESVILLE
STOKES COMMONS	PLN2006-00765	R-16	TH	18	0		18	GAINESVILLE
VILLAGE PLACE	PLN2002-00139	PMD	MF ^M	167	0		167	GAINESVILLE
APOLLO ENTERPRISES, LLC	REZ2016-00018	R-6	TH	100	0		100	NEABSCO
AURORA	PLN2004-00332	R-4	SF	4	0		4	NEABSCO

Build-Out Analysis

Case Name ¹	Case Number	Zone ²	Type ³	Approved ⁴	Built ⁵	Active	Remaining	District ⁶
DALE CITY (Brightwood Forest P3)	REZ1968-0001	RPC	TH	428 @	0		428	NEABSCO
DALE CITY (Brightwood Forest P5)	REZ1979-0022	RPC	TH	10 !	0		10	NEABSCO
DALE CITY (Darbydale)	REZ1990-0006	RPC	MF	124 @	0		124	NEABSCO
DALE CITY (Prncedale)	PLN2010-00379	RPC	MF	199	0		199	NEABSCO
DALE CITY (T-14)	PLN2014-00293	RPC ^{AR}	MF	378	0		378	NEABSCO
HABITAT FOR HUMANITY AT WEBSTERS WAY	PLN2008-00195	R-4	SF	7 ¶	6	Yes	1	NEABSCO
HOADLY MANOR ESTATES	PLN2012-00306	R-4	SF	39 ¶	9	Yes	30	NEABSCO
HYLTON ENTERPRISES	REZ1988-0026	R-4	SF	82 ¶	39	Yes	43	NEABSCO
LAROCHE/GERMAN PROPERTIES	PLN2011-00059	R-4	SF	17 ¶	8	Yes	9	NEABSCO
NEABSCO COMMON PROFFER AMENDMENT	PLN2009-00554	O(H)	MF	360 ¶	186	Yes	174	NEABSCO
PHELPS	REZ1983-0029	R-2	SF	163	0		163	NEABSCO *
WHISPERING DOVE ESTATES	PLN2004-00064	R-4	SF	7 !¶	0		7	NEABSCO
CHRIST CHAPEL	REZ1991-0014	R-30 ^{AR}	MF	90 @	0		90	OCCOQUAN
CLARKE PROPERTY	PLN2006-00534	PMR	SF	21 ¶	17	Yes	4	OCCOQUAN
GARCIA PROPERTY	PLN2001-00147	SR-1	SF	30 ¶	27		3	OCCOQUAN
GLASS PROPERTY REZONING	PLN2013-00011	R-4	SF	20 ¶	12	Yes	8	OCCOQUAN
HOADLY FALLS	PLN2014-00251	SR-1	SF	16 ¶	0		16	OCCOQUAN
HOADLY FALLS, PHASE II	PLN2013-00178	SR-1C	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 ¶	115	Yes	142	OCCOQUAN
MOORE PROPERTY	PLN2003-00431	SR-1	SF	18 ¶	0		18	OCCOQUAN
REIDS PROSPECT	PLN2000-00041	PMD	TH	12 ¶	0	Yes	12	OCCOQUAN
RUNNING CREEK	PLN2001-00164	SR-1	SF	26 ¶	17		9	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
BLITZ TIPP (Port O Dumfries)	REZ1958-0118	R-16	MF	60 @	0		60	POTOMAC

Build-Out Analysis

Case Name ¹	Case Number	Zone ²	Type ³	Approved ⁴	Built ⁵	Active	Remaining	District ⁶
BRADY'S VILLAGE	PLN2012-00023	V	TH	12 ¶	0	Yes	12	POTOMAC
BRIARWOOD OVERLOOK	PLN2011-00440	R-16	MF	73 ¶	0		73	POTOMAC
CARBOROUGH HEIGHTS - BOCS	REZ1958-0000	R-4	SF	38 !	24		14	POTOMAC
COPPER MILL ESTATES - BOCS	REZ1958-0000	R-4	SF	55 !	5	Yes	50	POTOMAC
EAGLES POINTE - BOCS	REZ1958-0000	R-4	SF	223 !	188	Yes	35	POTOMAC
EBY	REZ1966-0009	R-16	MF	25	0		25	POTOMAC
FOUR SEASONS AT HISTORIC VIRGINIA	PLN2005-00166	PMR ^{AR}	MF	300 ¶	0		300	POTOMAC
FOUR SEASONS AT HISTORIC VIRGINIA	PLN2005-00166	PMR ^{AR}	TH	400 ¶	0		400	POTOMAC
GRAHAM PARK - BOCS	REZ1958-0000	R-4	SF	108 !	100		8	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	Yes	65	POTOMAC
MARTIN LONAS (Potomac Highlands)	REZ1967-0032	R-16	TH ^M	250	169		81	POTOMAC
METTS ADDITION - BOCS	REZ1958-0000	R-4	SF	7 !	4		3	POTOMAC
MIA'S MEADOW	REZ2016-00015	PMR	SF	45 ¶	0	Yes	45	POTOMAC
MUTUAL INVESTMENT (Briarwood II)	REZ1967-0041	R-16	MF	70 @	23	Yes	47	POTOMAC
POTOMAC SHORES	PLN2014-00399	PMD, PMR	MF ^M	1,329 ¶	0	Yes	1,329	POTOMAC
POTOMAC SHORES	PLN2014-00399	PMD, PMR	SF ^M	1,329 ¶	428	Yes	901	POTOMAC
POTOMAC SHORES	PLN2014-00399	PMD, PMR	TH ^M	1,329 ¶	25	Yes	1,304	POTOMAC
POWELLS CREEK OVERLOOK	REZ1990-0041	R-4	SF	51 ¶	14		37	POTOMAC
QUANTICO HILLS OVERLOOK - BOCS	REZ1998-0034	R-4	SF	26 !	3	Yes	23	POTOMAC
REPUBLIC (Eagles Point)	PLN2001-00175	R-4	SF	293 !¶	191	Yes	102	POTOMAC
SADDLEBROOK RUN - BOCS	REZ1998-0034	R-4	SF	18 !	6	Yes	12	POTOMAC
BELMONT CENTER	REZ1999-0022	PMD ^{AR}	MF	112 ¶	28		84	WOODBIDGE
BELMONT CENTER	REZ1999-0022	PMD	MF	345 ¶	0		345	WOODBIDGE
DAWSON PROPERTY	PLN2004-00390	R-6	SF	11 ¶	0		11	WOODBIDGE
FEATHERSTONE SQUARE ADDITION PRA	PLN2013-00046	PMR	MF	26 ¶	0	Yes	26	WOODBIDGE

Residential Inventory

Case Name ¹	Case Number	Zone ²	Type ³	Approved ⁴	Built ⁵	Active	Remaining	District ⁶
KNIGHTSBRIDGE	PLN2014-00099	R-16 ^{AR}	MF	30 ¶	0		30	WOODBIDGE
PAHLAVINA PROPERTY - BOCS	REZ1958-0000	R-4	SF	2 !	1		1	WOODBIDGE
POTOMAC HOSPITAL	REZ1986-0066	R-32 ^{AR}	MF	410 !	0		410	WOODBIDGE
POTOMAC TOWN CENTER PMD	REZ2017-00002	PMD	MF	192 ¶	0	Yes	192	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 West)	REZ1986-0026	RPC	MF	110	0		110	WOODBIDGE
RIVERGATE PROFFER AMENDMENT	PLN2013-00009	PMR	MF	720 ¶	0	Yes	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 ⁷ 15,150
 active cases total ⁸ **9,071**

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 owner name is the Case Name.
2. Zoning Districts marked with "AR" contain Age-Restricted housing.
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. Unless otherwise noted, approved units are based on recorded proffers. Cases marked with a "¶" have monetary 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.
5. Built units are based on 12/31/2017 GIS Premise Address database using occupancy permits issued.
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. This total represents the total of the residential inventory in the development area and does not include units in the rural area.
8. This total represents the total number of units that are potentially going to be completed in the near future as these cases are actively being developed.

Residential Inventory



Inventory of Units in Rural Area Residential Rezoning Remaining to be Built as of December 31, 2017

Column descriptions:

Case Name - This column indicates the current name attached to the zoning case. A subdivision name is shown in most cases.

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 completed units based on assigned premise addresses that have been issued a certificate of occupancy.

Active - This column indicates cases that have some type of development occurring at the time of this report.

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

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 ³	Case Number	Zone	Type	Approved ¹	Built ²	Active	Remaining ⁶	District
BEL WOOD FARM - BOCS	REZ1958-0000	A-1	SF	17 !	6		11	BRENTSVILLE
BELMONT FARMS - BOCS	REZ1958-0000	A-1	SF	10 !	4	Yes	6	BRENTSVILLE
BRISTOW RIDGE - BOCS	REZ1958-0000	A-1	SF	18 !	14		4	BRENTSVILLE
CARPALIN ACRES - BOCS	REZ1958-0000	A-1	SF	5 !	1		4	BRENTSVILLE
CARRIAGE FORD - BOCS	REZ1958-0000	A-1	SF	13 !	0	Yes	13	BRENTSVILLE
COLVIN FARM - BOCS	REZ1958-0000	A-1	SF	29 !	22	Yes	7	BRENTSVILLE
COMPTON ESTATES - BOCS	REZ1958-0000	A-1	SF	18 !	0		18	BRENTSVILLE
EFFINGHAM FARM - BOCS	REZ1958-0000	A-1	SF	44 !	27		17	BRENTSVILLE

Residential Inventory

Case Name ³	Case Number	Zone	Type	Approved ¹	Built ²	Active	Remaining ⁶	District
HAZELWOOD - BOCS	REZ1958-0000	A-1	SF	36 !	0		36	BRENTSVILLE
KELLY GREEN ESTATES - BOCS	REZ1958-0000	A-1	SF	17 !	1	Yes	16	BRENTSVILLE
LAKEVIEW FOREST - BOCS	REZ1958-0000	A-1	SF	7 !	0		7	BRENTSVILLE
MASSADALE - BOCS	REZ1958-0000	A-1	SF	15 !	3	Yes	12	BRENTSVILLE
MEADOWS AT SLATE RUN - BOCS	REZ1958-0000	A-1	SF	11 !	0	Yes	11	BRENTSVILLE
MEADOWVIEW FARM - BOCS	REZ1958-0000	A-1	SF	12 !	8	Yes	4	BRENTSVILLE
OLD CHURCH ESTATES - BOCS	REZ1958-0000	A-1	SF	16 !	8		8	BRENTSVILLE
SLATE RUN RESERVE - BOCS	REZ1958-0000	A-1	SF	12 !	4		8	BRENTSVILLE
SUNSHINE VISTA - BOCS	REZ1958-0000	A-1	SF	16 !	0		16	BRENTSVILLE
BRADLEY FOREST - BOCS	REZ1958-0000	R-4	SF	180 !	166		14	COLES
BRISTOW WOODS	REZ1989-0090	SR-5	SF	16	0		16 ¶	COLES
CEDAR CREEK FARMS S2 - BOCS	REZ1958-0000	A-1	SF	16 !	11		5	COLES
COMPTON	REZ1983-0002	SR-1	SF	6 !	4		2	COLES
COMPTON	REZ1983-0002	SR-5	SF	13 !	11		2	COLES
DOVES LANDING - BOCS	REZ1958-0000	A-1	SF	8 !	0		8	COLES
JONES - BOCS	REZ1958-0000	R-4	SF	63 @!	11		52	COLES
LAKE VIEW TRACT - BOCS	REZ1958-0000	A-1	SF	18 !	0		18	COLES
LIBERTY OAKS S4 - BOCS	REZ1958-0000	A-1	SF	23 !	11	Yes	12	COLES
LION TRACT LAKE JACKSON SHORES - BOCS	REZ1958-0000	R-4	SF	54 @	31		23	COLES
MAGRATH LAKE JACKSON SHORES - BOCS	REZ1958-0000	R-4	SF	147 @	71		76	COLES
MOOR GREEN ESTATES - BOCS	REZ1958-0000	A-1	SF	65 !	44	Yes	21	COLES
OAKS JOHNSON LAKE JACKSON HILLS - BOCS	REZ1958-0000	R-4	SF	99 @	31		68	COLES
UPPER LAKE JACKSON - BOCS	REZ1958-0000	A-1	SF	62 !	0		62	COLES
ALAVI FOUNDATION - BOCS	REZ1958-0000	A-1	SF	13 !	0		13	GAINESVILLE
CHIMNEYS	REZ1989-0055	SR-5	SF	2	0		2	GAINESVILLE
CHIMNEYS	REZ1989-0070	SR-5	SF	2	1		1	GAINESVILLE
FOREST HILLS OF VIRGINIA - BOCS	REZ1958-0000	A-1	SF	18 !	12		6	GAINESVILLE
GEISEL	REZ1984-0048	SR-1	SF	1	0		1	GAINESVILLE
GEISEL	REZ1984-0048	SR-5	SF	2	0		2	GAINESVILLE
GEORGE W LANSDOWNE ESTATE - BOCS	REZ1958-0000	A-1	SF	11 !	2		9	GAINESVILLE

Residential Inventory

Case Name ³	Case Number	Zone	Type	Approved ¹	Built ²	Active	Remaining ⁶	District
GREENWOOD FARM - BOCS	REZ1958-0000	A-1	SF	19 !	2		17	GAINESVILLE
HADDONFIELD - BOCS	REZ1958-0000	A-1	SF	13 !	7	Yes	6	GAINESVILLE
LAURA LANSDOWNE - BOCS	REZ1958-0000	A-1	SF	14 !	1		13	GAINESVILLE
MEADOWLIN	REZ1986-0001	SR-1	SF	40 !	34		6	GAINESVILLE
MOUNTAIN FARM - BOCS	REZ1958-0000	A-1	SF	115 !	68		47	GAINESVILLE
NORTHWOOD ESTATES S2 - BOCS	REZ1958-0000	A-1	SF	41 !	30		11	GAINESVILLE
THE RESERVE AT FALLEN OAKS - BOCS	REZ1958-0000	A-1	SF	9 !	1	Yes	8	GAINESVILLE
THE WOODS AT EVERGREEN - BOCS	REZ1958-0000	A-1	SF	4 !	0		4	GAINESVILLE
THUNDER OAK S4B - BOCS	REZ1958-0000	A-1	SF	18 !	12		6	GAINESVILLE
TRAPPERS RIDGE - BOCS	REZ1958-0000	A-1	SF	15 !	6		9	GAINESVILLE
total ⁴							738	
active case units ⁵							116	

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 (!) indicate the actual number of approved units have been determined by a subdivision plat, or remaining area, and may no longer give the entire rezoning or subdivision quantity.
2. Built units are based on 12/31/2017 GIS Premise Address database using occupancy permits issued.
3. 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.
4. This total represents the total units yet to be built in this report.
5. This total represents the total number of units that are potentially going to be completed in the near future, as these cases are actively being developed.
6. Cases marked with a "!" have monetary proffers.

Residential Inventory



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

Table 9

1/1/2017 through 12/31/2017

Case Number	Case Name	Acreage	Single Family Units	Townhouse Units	Multi-Family Units	Unit Total	Approval Date	District
REZ2016-00015	MIA'S MEADOW	19.78	45	0	0	45	2/14/2017	POTOMAC
REZ2016-00025	FEATHERSTONE SQUARE -	4.80	0	0	26	26	5/9/2017	WOODBIDGE
REZ2016-00018	APOLLO ENTERPRISES, LLC	25.59	0	100	0	100	6/20/2017	NEABSCO
PLN2014-00190	CARTER'S MILL	128.26	300	190	0	490	7/18/2017	GAINESVILLE
REZ2016-00006	CARTER'S GROVE	41.78	33	0	0	33	12/12/2017	COLES
Total Acres		220.22	378	290	26	694 Total Units		

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 the Board.



CARTER'S MILL

Non-Residential Inventory



Inventory of Non-Residential Rezoning Remaining to be Built as of December 31, 2017

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
AIRPORT COMMERCE CENTER	REZ1985-0045	B-1	2.99	19,562	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	416.38	3,400,789	BRENTSVILLE
AURA DEVELOPMENT	REZ2017-00023	M-2	261.72	2,502,270	BRENTSVILLE
BARRETT	REZ1958-0074	M-1	7.82	63,889	BRENTSVILLE
BARRETT'S CROSSING	PLN2001-00167	M-2	7.52	100,000	BRENTSVILLE
BEYER AUTOMOTIVE	PLN2001-00277	B-1	4.44	29,030	BRENTSVILLE
BROAD RUN LOT	PLN2011-00257	M/T	3.00	29,403	BRENTSVILLE

Non-Residential Inventory

Case Name ¹	Case Number	Zone	Remaining Acreage ²	Remaining Square Feet ³	District ⁴
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	1.91	10,000	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	6.78	66,476	BRENTSVILLE
DC PADDOCK LLC	REZ2015-20000	M/T	1.85	2,500	BRENTSVILLE
DULLES AREA MUSLIM SOCIETY	PLN2014-00313	A-1	14.92	22,400	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
ECO-NIZE OFFICE	REZ2016-00020	O(L)	1.04	10,442	BRENTSVILLE
ELI LILLY	PLN2002-00343	PBD	19.29	189,055	BRENTSVILLE
ELI LILLY AT INNOVATION	PLN2007-00749	PBD	117.10	1,147,720	BRENTSVILLE
FLANNERY COURT - BOCS	REZ1979-0039	M-2	3.00	24,535	BRENTSVILLE
GAINESVILLE CENTER	REZ1994-0016	B-1	13.67	89,324	BRENTSVILLE
GAINESVILLE DEVELOPMENT	REZ1968-0026	B-1	1.12	7,346	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
HADDAD GROUP REZONING	REZ2017-00009	B-1	8.03	52,436	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
HUNTER PROPERTY	PLN2010-00309	M-1	91.32	745,830	BRENTSVILLE
HURST	REZ1965-0009	M-1	23.38	152,765	BRENTSVILLE

Non-Residential Inventory

Case Name ¹	Case Number	Zone	Remaining Acreage ²	Remaining Square Feet ³	District ⁴
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	120.99	988,155	BRENTSVILLE
INNOVATION AT PW	PLN2007-00535	PBD	289.89	2,841,219	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
LACY	REZ1958-0034	M-1	13.72	112,051	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	1.75	11,414	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	13.66	163,156	BRENTSVILLE
PLANTATION INVESTMENT	REZ1974-0036	M-2	9.67	78,979	BRENTSVILLE
POMEROY - BOCS	REZ1979-0039	M-2	9.91	80,953	BRENTSVILLE
PRINCE WILLIAM ELECTRIC COOPERATIVE	REZ1958-0060	B-1	15.93	104,087	BRENTSVILLE
PROGRESS BUSINESS CENTER	REZ1994-0004	M-1	5.31	43,336	BRENTSVILLE
RANDOLPH RIDGE - BOCS	REZ1979-0039	M-2	4.47	36,513	BRENTSVILLE
RANDOLPH RIDGE - EGG LTD PARTNERSHIP	REZ2016-00005	M-1	6.65	142,877	BRENTSVILLE

Non-Residential Inventory

Case Name ¹	Case Number	Zone	Remaining Acreage ²	Remaining Square Feet ³	District ⁴
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
ROBERT TRENT JONES (LIDL)	REZ1996-0004		5.33	34,817	BRENTSVILLE
RPT INDUSTRIAL PARK	REZ1989-0056	M-1	6.33	51,689	BRENTSVILLE
SARAH CENTER	PLN2008-00280	M-2	1.78	21,600	BRENTSVILLE
SAVILLE	REZ1967-0017	M-1	4.79	39,118	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	5.32	34,778	BRENTSVILLE
STRINGER	PLN2001-00174	B-1	1.38	9,017	BRENTSVILLE
SUPERIOR PROPERTIES - BOCS	REZ1958-0021	M-1	28.89	235,988	BRENTSVILLE
THE SHOPPES AT LAKE MANASSAS	PLN2008-00324	RPC	12.98	107,945	BRENTSVILLE
UNIVERSITY VILLAGE	PLN2003-00250	M-2	7.24	60,000	BRENTSVILLE
UNIVERSITY VILLAGE	PLN2003-00250	PMD	27.59	173,300	BRENTSVILLE
UNIVERSITY VILLAGE PROFFER AMENDMENT	REZ2017-00018	PMD	1.25	8,630	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 ADD)	PLN2012-00174	B-1	1.24	3,528	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	5.62	45,942	BRENTSVILLE
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

Non-Residential Inventory

Case Name ¹	Case Number	Zone	Remaining Acreage ²	Remaining Square Feet ³	District ⁴
WELLINGTON GLEN	PLN2004-00105	PMD	21.77	278,000	BRENTSVILLE
WELLINGTON GLEN	PLN2012-00105	PMD	97.51	1,005,120	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
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
AIRPORT GATEWAY COMMERCE CENTER I	PLN2011-00437	PBD	62.37	1,132,472	COLES
AIRPORT GATEWAY COMMERCE CENTER II	PLN2002-00025	PBD	82.01	1,245,598	COLES
COLCHESTER BUSINESS PARK	PLN2009-00117	M/T	16.47	161,422	COLES
CORRIDOR BUSINESS PARK	REZ1987-0069	M-2	40.59	331,498	COLES
DIBEX	REZ1989-0079	B-1	5.41	35,322	COLES
EKE YAR LLC (SUP)	PLN2009-00553	B-1	1.39	3,500	COLES
EVERGREEN TERRACE	PLN2000-00094	B-1	7.47	25,139	COLES
GARCIA OFFICE PARK	PLN2002-00204	O(L)	4.86	31,741	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
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
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
LINDSAY CHRYSLER - MANASSAS	REZ2016-00007	B-1	10.07	22,800	COLES
LINDSAY COLLISION CENTER (SUP)	SUP2016-00024	B-1	5.02	33,000	COLES

Non-Residential Inventory

Case Name ¹	Case Number	Zone	Remaining Acreage ²	Remaining Square Feet ³	District ⁴
LINDSAY VOLKSWAGEN - MANASSAS (SUP)	SUP2016-00004	B-1	4.41	24,200	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
VETERANS FARM CLUB (PWC Fairgrounds)	REZ1958-0048	B-1	48.07	314,110	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 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	18.31	149,547	GAINESVILLE
BETHLEHEM WOODS	PLN2004-00114	M-2	3.83	31,318	GAINESVILLE
BLACKBURN	PLN2014-00040	PMD	38.87	1,115,000	GAINESVILLE
BREEDEN	REZ1972-0011	B-1	9.89	64,596	GAINESVILLE
BULL RUN MOUNTAINS CONSERVANCY (SUP)	PLN2013-00331	A-1	0.85	2,343	GAINESVILLE
COVERSTONE LAND LTD	REZ1972-0008	B-1	0.77	5,009	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	8.56	161,226	GAINESVILLE
HERITAGE HUNT - SIMS PROPERTY LANDBAY 2	PLN2013-00258	PMD	0.99	16,166	GAINESVILLE
HERITAGE HUNT COMMERCIAL	PLN2003-00046	PBD	20.35	199,450	GAINESVILLE

Non-Residential Inventory

Case Name ¹	Case Number	Zone	Remaining Acreage ²	Remaining Square Feet ³	District ⁴	
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	35.66	291,285	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 - LAND BAY 3	PLN2014-00214	PMD	5.02	86,264	GAINESVILLE	
MARKET CENTER AT HAYMARKET PAD SITE	PLN2008-00680	PMD	1.02	16,582	GAINESVILLE	
MIDWOOD CENTER	PLN2003-00108	PBD	19.97	195,723	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	100.27	1,132,560	GAINESVILLE	
THE VILLAGE AT HEATHCOTE MEDICAL OFFICE	REZ2017-00025	PBD	7.49	35,000	GAINESVILLE	
VILLAGE PLACE	PLN2002-00139	PMD	41.80	650,200	GAINESVILLE	
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	192.22	1,569,998	GAINESVILLE	
APOLLO ENTERPRISES, LLC	REZ2016-00018	B-1	2.06	16,800	NEABSCO	
APOLLO ENTERPRISES, LLC	REZ2016-00018	M-2	3.30	127,200	NEABSCO	
CENTREPOINTE	REZ1991-0016	PBD	1.50	14,702	NEABSCO	
COUNTY CENTER	PLN2000-00132	PMD	5.11	83,472	NEABSCO	
DALE CITY RPC	5	REZ1969-0018	RPC	143.77	939,393	NEABSCO *
DALE CITY RPC (Glendale Church)	5	REZ1968-0001	RPC	2.83	32,338	NEABSCO
DALE CITY RPC (Korean Baptist)	5	REZ1969-0018	RPC	4.03	46,079	NEABSCO

Non-Residential Inventory

Case Name ¹	Case Number	Zone	Remaining Acreage ²	Remaining Square Feet ³	District ⁴
DUVALL	REZ1984-0021	B-1	1.34	8,756	NEABSCO
ELM FARM	REZ1972-0024	O(H)	20.97	342,492	NEABSCO
ELROD (Neabsco Common)	REZ1973-0025	B-1	4.89	31,960	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
STOR-ALL ON SMOKE COURT (SUP)	SUP2015-20026	B-1	2.03	115,000	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
WEBSTERS LANDING DAYCARE (SUP)	SUP2017-00001	R-4	2.55	10,000	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
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

Non-Residential Inventory

Case Name ¹	Case Number	Zone	Remaining Acreage ²	Remaining Square Feet ³	District ⁴
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	1.73	11,333	OCCOQUAN
LAKE POINT OFFICE PARK	REZ1995-0014	B-1	15.41	100,685	OCCOQUAN
LAKE RIDGE RPC (3431 Commission Court)	REZ1971-0030	O(M)	3.94	38,639	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 CORNER CENTER	REZ2016-00027	B-1	3.76	29,400	OCCOQUAN
PRINCE WILLIAM COMMONS	PLN2000-00118	PBD	18.84	184,691	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	13.82	225,805	OCCOQUAN
RIVERSIDE	REZ1989-0076	B-1	1.54	10,034	OCCOQUAN
ROLLINGWOOD CENTER	PLN2004-00160	B-1	1.42	10,000	OCCOQUAN
SHERBROOKE	REZ1986-0002	B-1	1.43	9,353	OCCOQUAN
STAYBRIDGE SUITES - TELEGRAPH ROAD	PLN2008-00328	B-1	2.62	17,105	OCCOQUAN
TACO BELL - OLD BRIDGE ROAD	PLN2016-00016	B-1	1.22	3,000	OCCOQUAN
TELEGRAPH ROAD ASSOCIATES	REZ1987-0077	B-1	9.74	63,641	OCCOQUAN
TELEGRAPH ROAD ASSOCIATES	REZ1987-0077	M-2	12.33	100,686	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

Non-Residential Inventory

Case Name ¹	Case Number	Zone	Remaining Acreage ²	Remaining Square Feet ³	District ⁴
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
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
FETLER DRIVE PROPERTY (SUP)	PLN2011-00425	PBD	2.97	79,000	POTOMAC
FIRST MOUNT ZION BAPTIST CHURCH	PLN2013-00373	B-1	8.69	120,000	POTOMAC
GRACE CHRISTIAN CHURCH REZONING	REZ2017-00007	B-1	2.30	15,028	POTOMAC
HYLTON	REZ1971-0034	B-1	16.53	108,016	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	0.86	5,592	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
PRINCETON WOODS SELF-STORAGE ZONE (SUP)	SUP2017-00016	B-1	1.66	105,000	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	31.25	306,265	POTOMAC

Non-Residential Inventory

Case Name ¹	Case Number	Zone	Remaining Acreage ²	Remaining Square Feet ³	District ⁴
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	13.14	2,084,225	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 (Freedom HS)	REZ1973-0025	B-1	14.59	95,323	WOODBIDGE *
ELROD (Potomac Town Center)	REZ1973-0025	B-1	17.55	114,650	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	15.90	103,882	WOODBIDGE
HYLTON	REZ1964-0017	B-1	2.84	18,559	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
PATTERSON	REZ1989-0054	B-1	0.94	6,142	WOODBIDGE
POTOMAC HOSPITAL	PLN2003-00299	O(H)	8.51	80,000	WOODBIDGE
POTOMAC TOWN CENTER OFFICE REZONING	REZ2017-00003	B-1	2.57	440,000	WOODBIDGE
POTOMAC TOWN CENTER PMD	REZ2017-00002	PMD	3.85	29,550	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

Non-Residential Inventory

Case Name ¹	Case Number	Zone	Remaining Acreage ²	Remaining Square Feet ³	District ⁴
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 ± 5,821	total ⁷ 56,206,878	

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 were not 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 were not 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

1/1/2017 through 12/31/2017

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 total gross floor area (GFA) approved by the Board.

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 the Board.

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
REZ2016-00023	ECO-NIZE OFFICE	1.10	O(L)	10,442	Rezoning	2/8/2017	BRENTSVILLE
REZ2016-00007	LINDSAY CHRYSLER - MANASSAS	8.84	B-1	22,800	Rezoning	3/7/2017	COLES
REZ2016-00020	BETHLEHEM ROAD	18.09	M-1	394,000	Rezoning	3/7/2017	GAINESVILLE
REZ2017-00001	WEBSTER'S LANDING DAYCARE	2.62	R-4	10,000	Rezoning	3/7/2017	NEABSCO
PLN2014-00214	MARKET CENTER - LAND BAY 3	5.01	PMD	86,264	Rezoning	5/9/2017	GAINESVILLE
REZ2017-00003	POTOMAC TOWN CENTER OFFICE REZONING	1.80	B-1	440,000	Rezoning	5/9/2017	WOODBIDGE
REZ2017-00018	UNIVERSITY VILLAGE PROFFER AMENDMENT	19.08	PMD	4,730	Rezoning	6/20/2017	BRENTSVILLE
REZ2016-00018	APOLLO ENTERPRISES, LLC	2.06	B-1	16,800	Rezoning	6/20/2017	NEABSCO
REZ2016-00018	APOLLO ENTERPRISES, LLC	6.16	M-2	127,200	Rezoning	6/20/2017	NEABSCO
REZ2017-00007	GRACE CHRISTIAN CHURCH REZONING	2.49	B-1	43,298	Rezoning	6/20/2017	POTOMAC
PLN2014-00313	DULLES AREA MUSLIM SOCIETY GAINESVILLE	14.89	A-1	22,400	Special Use	6/27/2017	BRENTSVILLE

Non-Residential Inventory

Case Number	Case Name	Acreage	Zone	Total Sq Ft	Application Type	Approval Date	District
SUP2017-00016	PRINCETON WOODS SELF-STORAGE ZONE	1.66	B-1	76,076	Special Use	7/18/2017	POTOMAC
REZ2017-00009	HADDAD GROUP REZONING	7.97	B-1	139,915	Rezoning	9/5/2017	BRENTSVILLE
REZ2017-00025	THE VILLAGE AT HEATHCOTE MEDICAL OFC	15.00	PBD	-25,000	Rezoning	9/5/2017	GAINESVILLE
REZ2017-00023	AURA DEVELOPMENT	253.27	M-2	2,502,270	Rezoning	10/3/2017	BRENTSVILLE
REZ2016-00027	POTOMAC CORNER CENTER	3.70	B-1	29,400	Rezoning	12/12/2017	OCCOQUAN
Totals		363.74		3,900,595			

The Village at Heathcote Medical Office rezoning case REZ2017-00025 resulted in a 25,000 reduced total proffered square footage (Sq Ft) from the original case, thus removing 25,000 Sq Ft from the inventory.



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	357.7
EI	51.6
ER	1,309.8
FEC	770.2
GC	70.8
NC	19.3
O	224.6
RCC	20.9
REC	771.6
SRH	94.0
SRL	770.3
SRM	91.9
SRR	2,949.1
URH	11.8
URM	5.7
	7,519.2

Undeveloped Area by Long-Range Land Use

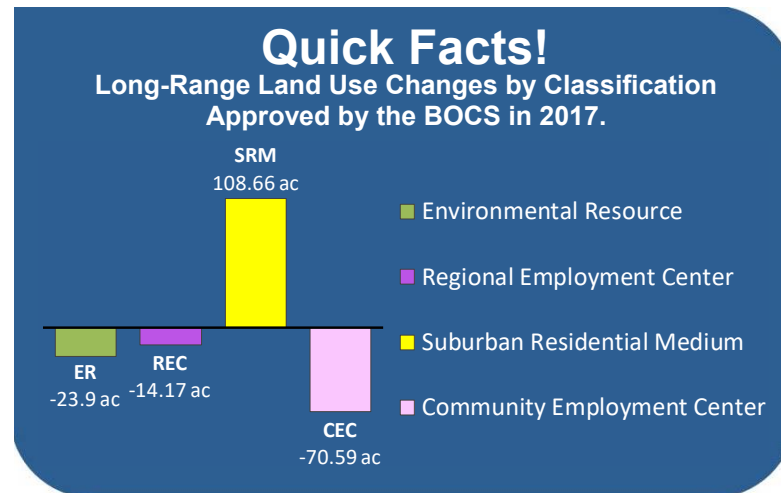
The development potential of undeveloped A-1 lands within the development area tables 3 and 4 (page 8) is calculated from the values in table 14. Some long-range land use classifications (CEC, RCC, and REC) are used in both residential and non-residential calculations as they offer a mix of potential 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 3,744 acres on table 3 (page 8) 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 10) 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	50.9
ER	150.9
GC	172.9
NC	14.9
O	16.1
REC	27.2
SRH	95.3
SRL	591.4
SRM	17.4
UMU	133.8
URH	5.4
URL	0.9
URM	43.6
VMU	49.3
	1,370.0



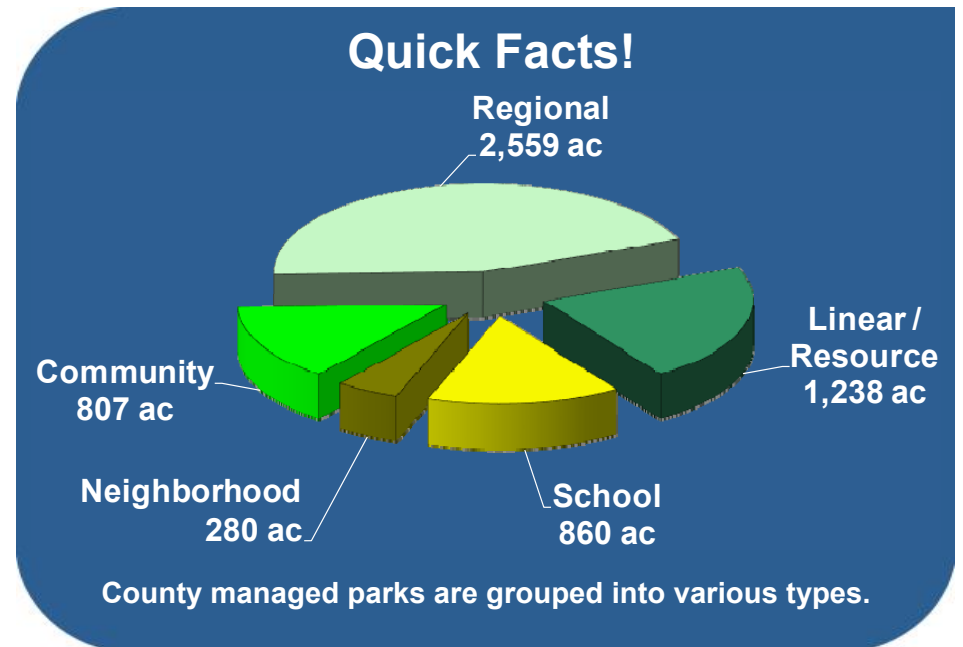
Parkland Inventory

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 parkland for every 1,000 people. The larger standard was created as a means of taking into account the large amount of federal and state parkland that are available in the County. The estimated total parkland is 30,048 acres.

The County's GIS was used to calculate acreage totals from the parks layer. As of December 31, 2017, the total County managed parkland is 5,744 acres. The Department of Parks and Recreation manages at least 70 parks totaling at least 4,332 acres of which 320 acres of land are leased. Additionally, the GIS indicates that the School Board controls approximately 860 acres of parkland 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, 2017 was 458,015 (Demographic 2017 – 4th Quarter Estimate). Thus, the County currently has 65.6 acres of parkland per 1,000 people and 12.5 acres per 1,000 people of County-owned parkland.



Parkland 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 includes lands leased by the County for park use.

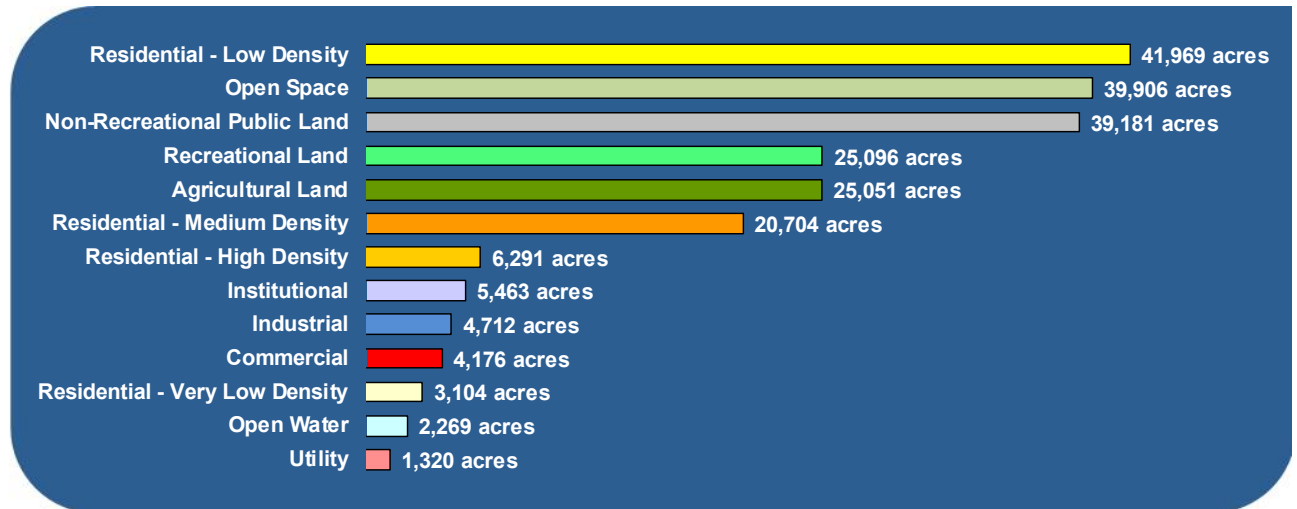
School-Community Use Park

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.

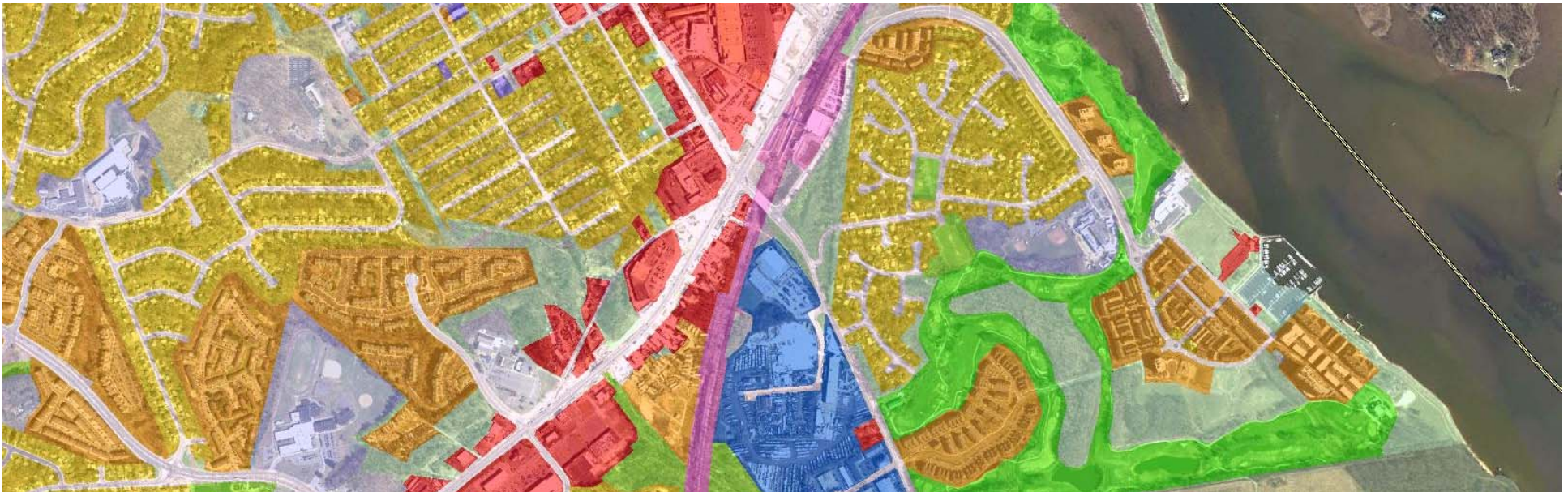
Residential-High Density – Developed residential lots of less than 6,000 square feet.

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

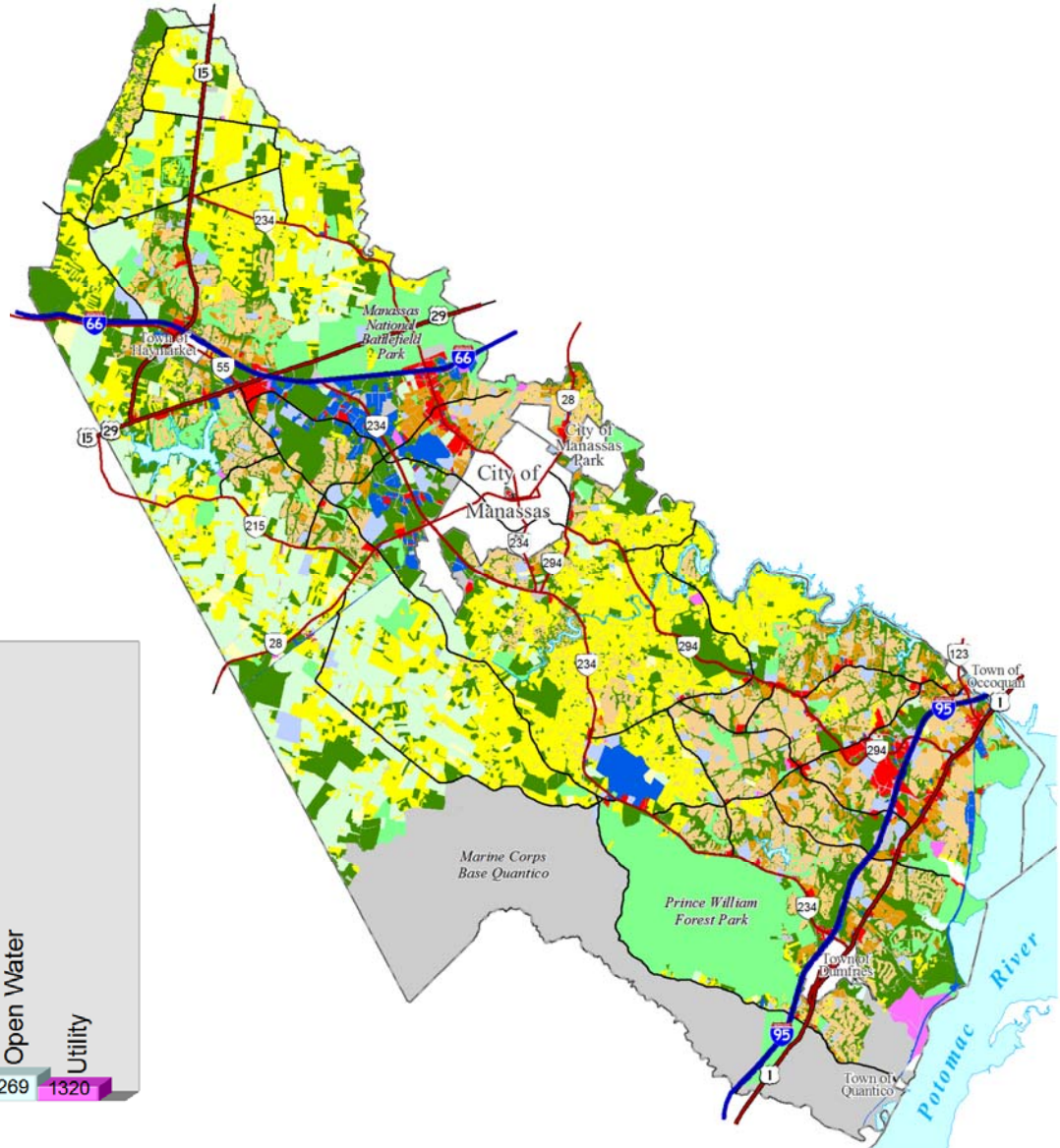
Residential-Low Density – Developed residential lots between 1 and 20 acres.

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

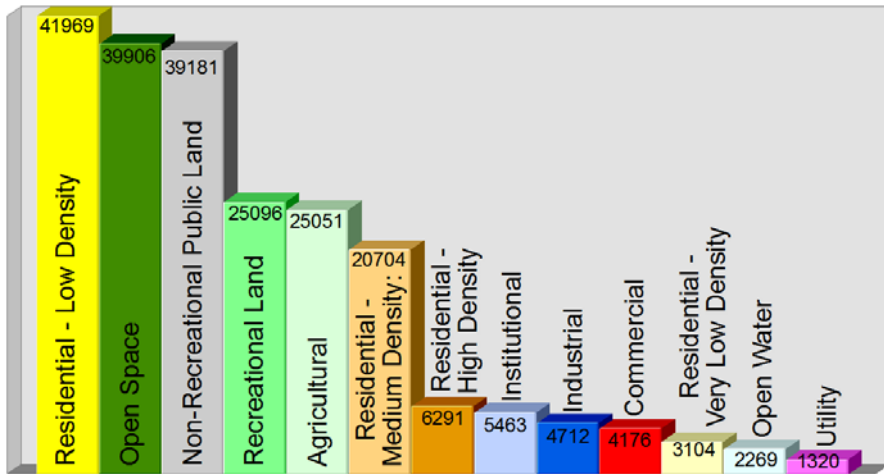
Utility – Power and pipeline rights-of-way, solid waste disposal facilities, and power plants.



Current Land Use Analysis Map



Land use areas in acres



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	V	Village zoning district
SF	Single-family detached dwelling or Square Feet	VMU	Village Mixed-Use long-range land use classification
Sq Ft	Square feet	VDOT	Virginia Department of Transportation
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		

Links and Additional Information

Current and previous versions of the “Build-Out Analysis” can be found at:

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

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

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

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

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

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

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

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





