



COUNTY OF PRINCE WILLIAM

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PLANNING
OFFICE

Rebecca Horner, AICP, CZA

Director of Planning

September 8, 2017

TO: Planning Commission

FROM: Connie M. Dalton, AICP
Planning Office

RE: Comprehensive Plan Text Amendment #CPA2015-20003, Technical Update to the Comprehensive Plan
Countywide

I. Background – is as follows:

- A. Comprehensive Plan Review – Section 15.2-2230 of the Code of Virginia requires the Planning Commission to review the Comprehensive Plan every five years to determine whether it is advisable to amend the Plan. It was determined that it was advisable to amend the Plan. Resolution No. 15-190 initiated a Technical Update to the Comprehensive Plan based on new policies adopted by the Board of County Supervisors, changes in State law, and the completion of numerous public infrastructure projects.
- B. Initiation of Technical Update – On March 10, 2015, the Board of County Supervisors (BOCS) initiated a technical update to the Comprehensive Plan. See Attachment G for Res. No 15-190.
- C. Initiation of Comprehensive Plan Update – On August 3, 2016, staff presented a proposed scope of work and timeline for the recommended process for updating chapters of the Comprehensive Plan. See Attachment G for Res. No. 16-647.
- D. Planning Commission Review – The Planning Commission held a series of work sessions throughout 2016 and 2017 regarding technical updates to the 2008 Comprehensive Plan. The technical review included seven chapters: Community Design, Cultural Resources, Environment, Housing, Open Space, Potable Water, and Sanitary Sewer.

II. Current Situation – is as follows:

- A. Chapters Included in Review – As part of this first step to updating the Comprehensive Plan, the Introduction has been updated to reflect the vision of the County and to explain the format of the updated Plan. Seven chapters were included in the technical review: Community Design, Cultural Resources,

Environment, Housing, Open Space, Potable Water, and Sanitary Sewer. Proposed amendments to these chapters focus on legislative changes, updated information, and grammatical edits. This amendment also includes recommended updates to the Long Range Land Use (LRLU) Map to address inconsistencies on the LRLU Map since the 2008 update. Additionally, edits to the glossary are included in this review. The technical updates to the remainder of the chapters will be included as part of future Comprehensive Plan updates.

- B. Sector Plans Incorporated without Changes – Three existing Sector Plans were not included in the BOCS initiation for review and update, therefore no changes are proposed at this time. The three Sector Plans include the Government Center, Neabsco Creek Waterfront Area, and Nokesville. They remain in the Comprehensive Plan as previously approved. The other Sector Plans and proposed Small Area Plans will have their existing plans revisited or new areas replanned under a separate review and adoption processes.

Comprehensive Plan Chapter	Status
Community Design Plan	Included in Technical Update
Cultural Resources	Included in Technical Update
Economic Development	Independent Chapter Review
Environment	Included in Technical Update
Fire and Rescue	Level of Service Review
Housing	Included in Technical Update
Libraries	Level of Service Review
Long-Range Land Use	Independent Chapter Review
Parks	Level of Service Review
Open Space	Included in Technical Update
Trails	Included in Transportation Chapter review
Police	Level of Service Review
Potable Water	Included in Technical Update
Sanitary Sewer	Included in Technical Update
Schools	Level of Service Review
Telecommunications	Level of Service Review
Transportation	Independent Chapter Review
Government Center Sector Plan	No changes recommended
Innovation Sector Plan	Scheduled to be reviewed and updated
I-66/Route 29 Sector Plan	Scheduled to be reviewed and updated
Neabsco Creek Waterfront Area Sector Plan	No changes recommended
Nokesville Sector Plan	No changes recommended
Parkway Employment Sector Plan	Scheduled to be reviewed and updated
Potomac Communities	Scheduled to be reviewed and updated

- C. Planning Office Recommendation – The Planning Office recommends adoption of Comprehensive Plan Amendment #CPA2015-20003, Technical Update to the

Comprehensive Plan as initiated by the BOCS. See Attachment F for the staff analysis.

- D. Planning Commission Public Hearing – A public hearing before the Planning Commission has been advertised for September 20, 2017, and eNotifications were sent to all who subscribe to eNotifications at www.pwcgov.org/eNotification. The text and maps are also available on the Planning web site www.pwcgov.org/PlanUpdate.

III. Issues in the order of importance are:

- A. Policy – What are the policy implications of amending the Comprehensive Plan to incorporate the proposed technical updates?
- B. Timing – When would the Planning Commission need to take action?
- C. Legal – What are the pertinent legal issues associated with this proposal?
- D. Community Input – What community input will be required and what opportunities for community input have already been provided?

IV. Alternatives beginning with the staff recommendation are as follows:

- A. Recommend Adoption of Comprehensive Plan Amendment #CPA2015-20003, Technical Update to the Comprehensive Plan as initiated by the BOCS.
1. Policy – The technical update is not intended to update policy but provides amendments that reflect changes due to policies adopted by the BOCS, changes in the State law, and completion of numerous public infrastructure projects. These changes have necessitated an update to the Comprehensive Plan. A more detailed description of the update is as follows:
 - a. Update Text for Seven Chapters – Review and update action strategies throughout the Comprehensive Plan to eliminate completed tasks and make corrections and changes, where needed, based on changed circumstances.
 - b. Long Range Land Use Map – As part of the technical update to the Comprehensive Plan, the Long Range Land Use (LRLU) Map was reviewed for inconsistencies. The proposed changes to privately owned parcels are noted on 15 maps located in Attachment D of this report for review and approval. These maps reflect inconsistencies on privately owned properties. Included are two map modifications, Map #14 is included to clearly designate all of the Marine Corps Base Quantico property as federally owned property and to clarify that this land is not included on the Long Range Land Use Map. On Map #15, a designation change was made to reflect that property owned by the VA Board of Game and Inland Fisheries (VDGIF)

should be designated as Parks and Open Space (P&OS). All corrections that impact other publicly owned lands, schools, parks, and public ROW, will be updated to reflect current ownership and status, see Attachment E.

- c. Introduction – The Introduction to the Comprehensive Plan has been written to reflect the vision and purpose of the Plan and to highlight the new on-line format.
 - d. Glossary – The glossary terms have been updated and edited as necessary. All terms are proposed to be placed in a single location and terms, specific to an individual chapter or section, and are proposed to be placed in an easily accessible tab of the Plan.
 - e. Sector Plans – Three existing Sector Plans were not included in the BOCS initiations for review and update and therefore no changes are proposed at this time. These plans will remain in the Comprehensive Plan as previously approved. The three Sector Plans include the Government Center, Neabsco Creek Waterfront Area, and Nokesville.
2. Timing – Section 15.2-2229, Code of Virginia allows that if the governing body desires an amendment, it may prepare such an amendment and refer it to the local planning commission for public hearing within 60 days after written request by the governing body. A public hearing before the Planning Commission was advertised for September 20, 2017.
 3. Legal – Legal issues resulting from Planning Commission action would be addressed by the County Attorney’s office.
 4. Community Input – As required by 15.2-2204, Code of Virginia, notice of the Comprehensive Plan Amendment (CPA) has been advertised and proposed amendments have been published on the Prince William County government web site and have been available in the Planning Office. Additionally, eNotifications were sent to all who subscribe to eNotifications at www.pwcgov.org/eNotification. Numerous public work sessions were held with the Planning Commission to review the proposed changes:
 - October 13, 2016 - Comprehensive Plan Update, kickoff
 - January 18, 2017- Overview of Comprehensive Plan changes in state laws and proposed changes
 - March 1, 2017 - CIP, map inconsistencies, population projections
 - April 12, 2017 - Review of chapters (Housing, Potable Water, Sewer, Environment, and Open Space)
 - May 3, 2017 - Cultural Resources and Community Design Chapter

- Additionally, 29 individual property owners were notified, in writing, to inform them of the recommended changes to the LRLU Map affecting their properties. Six property owners have contacted the Planning Office for further clarification of the proposed change.

B. Do Not Recommend Adoption of Comprehensive Plan Amendment #CPA2015-20003, Technical Update to the Comprehensive Plan as initiated by the Board of County Supervisors.

1. Policy – The 2008 Comprehensive Plan will not be modified to incorporate the recommended technical updates. Changes due to policies adopted by the BOCS, changes to the State law, the completion of numerous infrastructure projects, and the LRLU Map inconsistencies will not be incorporated into the Plan.
2. Timing – Section 15.2-2229, Code of Virginia allows that if the governing body desires an amendment, it may prepare such an amendment and refer it to the local planning commission for public hearing within 60 days after written request by the governing body. A public hearing before the Planning Commission was advertised for September 20, 2017.
3. Legal – Legal issues resulting from Planning Commission action would be addressed by the County Attorney’s office.
4. Community Input – As required by 15.2-2204, Code of Virginia, notice of the Comprehensive Plan Amendment (CPA) has been advertised and proposed amendments have been published on the Prince William County government web site and have been available in the Planning Office. Additionally, eNotifications were sent to all who subscribe to eNotifications at www.pwcgov.org/eNotification. Numerous public work sessions were held with the Planning Commission to review the proposed changes:
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Additionally, 29 individual property owners were notified, in writing, to inform them of the recommended changes to the LRLU Map affecting their properties. Six property owners have contacted the Planning Office for further clarification of the proposed change.

- V. **Recommendation** is that the Planning Commission concurs with Alternative A and recommends adoption of Comprehensive Plan Amendment #CPA2015-20003, Technical Update to the Comprehensive Plan.

Staff: Connie M. Dalton, AICP, x6934

Attachments:

- A. Comprehensive Plan Introduction
- B. Comprehensive Plan Chapter Edits
- C. Comprehensive Plan Glossary
- D. Recommended Changes to Long-Range Land Use Map – Privately Owned
Parcels
- E. Recommended Changes to Long-Range Land Use Map – Publicly Owned Parcels
- F. Staff Analysis
- G. BOCS Initiating Resolutions

Attachment A – Comprehensive Plan Introduction

INTRODUCTION

A Comprehensive Plan guides the growth and development of a community. It articulates the goals and policies that the Board of County Supervisors relies on to make informed land use development decisions and investments in public infrastructure. It also presents a blueprint for creating a great quality of place, quality of community and quality of life based on the County's vision for its future.

The Prince William County Comprehensive Plan follows the County's vision, Prince William 2030 and Region Forward, a regional planning effort. It provides a critical link between the vision and the many implementing plans and policies of the County. The Comprehensive Plan is based on an analysis of current land use and future growth and the facilities needed to serve existing and future residents – such as roads, parks, water and sewer systems, schools, fire stations, police facilities, and libraries.

The Comprehensive Plan consists of five major components:

1. Long-Range Land Use
2. Community Development
3. Infrastructure and Facilities
4. Conservation/Preservation
5. Small Area/Sector Plans

Each component is made up of issue specific plans (or chapters) and each plan contains goals, policies and action strategies. Additionally, each plan can have informational appendices, level of service standards, related studies or other associated policy documents. Finally, almost every plan has a map or series of maps that illustrate or identify important features of the plan.

VISION

Prince William County's vision, Prince William 2030, contains seven key themes:

- **A Live, Work, Play and Retire Community** – In 2030, residents have all the major amenities available in their community – housing, jobs, lifelong education, medical care, assisted living, recreation and leisure, arts and culture. Catering to its residents' needs and wants, Prince William County is a self-sustaining community.
- **Active, Engaged Citizens** – The County has a highly involved citizenry. Whether weighing in on issues before the Board of County Supervisors, voting in elections, serving on volunteer boards and commissions, maintaining attractive neighborhoods or partnering with local schools, an extraordinary number of our citizens and businesses actively participate in the affairs of local communities.
- **Sense of Community** – Residents are proud to call Prince William County home, proud to tell others about the strong sense of community which encompasses all who live here. As a Stonewall Jackson high school student told the *Future Commission 2030*, "Prince William County embraces the diversity it contains and turns it into a positive benefit for the community." Working together, our community takes advantage of the experiences, talents and assets of all residents.

Attachment A – Comprehensive Plan Introduction

- **Accessible Community** – We take the term “accessibility” to new levels in 2030. With virtually all public services available electronically, 24/7 transportation options that accommodate seniors and persons with disabilities, housing available for all income levels, and major amenities dispersed throughout the County, our communities are accessible to all.
- **Infrastructure Matches Population** – From transportation and education to arts and culture, human services, open space and recreation, Prince William County is remarkable for providing sufficient infrastructure to meet its residents’ needs, even as the population continues to grow and diversify.
- **Partnerships Equal Success** – The majority of our public initiatives and community services are delivered through partnerships. Leveraging the strengths and resources of multiple organizations is the normal way of doing business in 2030. Government and non-profits, public schools and arts organizations, universities and local employers, environmental groups and public agencies, even multiple communities work as partners to achieve larger goals.
- **Leading the Way** – In 2030, Prince William County is a role model in many areas. From the provision of public services to protecting our natural resources, we lead the Commonwealth of Virginia and, in many cases, the nation. Not satisfied with average performance, our community always strives to excel.

These themes run throughout the Comprehensive Plan.

REGION FORWARD

Another vision document influencing the Comprehensive Plan is *Region Forward – A Comprehensive Guide for Regional Planning and Measuring Progress in the 21st Century*. Region Forward is the vision document that guides the work of the Metropolitan Washington Council of Governments (MWCOG). As a voting member, Prince William County supports the vision outlined in the Region Forward Plan. Region Forward is a commitment by MWCOG and its member governments, who together seek to create a more accessible, sustainable, prosperous, and livable National Capital Region. MWCOG’s mission is to make Region Forward happen by being a discussion forum, expert resource, issue advocate, and catalyst for action. The vision established in the Region Forward Plan is based on goals shared by residents, business and nonprofit leaders, and elected officials across metropolitan Washington. These goals map out where the region wants to go over the next several decades and encourages leaders to think about the regional impact of local decisions. They also permeate the policies of the Prince William County Comprehensive Plan. The nineteen (19) goals of Region Forward are as follows:

1. Land Use
 - a. We seek the enhancement of established neighborhoods of differing densities with compact, walkable infill development, rehabilitation and retention of historic sites and districts, and preservation of open space, farmland and environmental resource land in rural areas.
 - b. We seek transit-oriented and mixed-use communities emerging in Regional Activity Centers that will capture new employment and household growth.

Attachment A – Comprehensive Plan Introduction

2. Transportation
 - a. We seek a broad range of public and private transportation choices for our Region, which maximizes accessibility and affordability to everyone and minimizes reliance upon single occupancy use of the automobile.
 - b. We seek a transportation system that maximizes community connectivity and walkability, and minimizes ecological harm to the Region and world beyond.
3. Environmental
 - a. We seek to maximize protection and enhancement of the Region’s environmental resources by meeting and exceeding standards for our air, water, and land.
 - b. We seek preservation and enhancement of our Region’s open space, green space, and wildlife preserves.
4. Climate & Energy
 - a. We seek a significant decrease in greenhouse gas emissions, with substantial reductions from the built environment and transportation sector.
 - b. We seek efficient public and private use of energy Region-wide, with reliance upon renewable energy and alternative fuels for buildings, vehicles, and public transportation.
5. Economic
 - a. We seek a diversified, stable, and competitive economy, with a wide range of employment opportunities and a focus on sustainable economic development.
 - b. We seek to minimize economic disparities and enhance the prosperity of each jurisdiction and the Region as a whole through balanced growth and access to high-quality jobs for everyone.
 - c. We seek to fully recognize and enhance the benefits that accrue to the region as the seat of the National government and as a world capital.
6. Housing
 - a. We seek a variety of housing types and choices in diverse, vibrant, safe, healthy, and sustainable neighborhoods, affordable to persons at all income levels.
 - b. We seek to make the production, preservation, and distribution of affordable housing a priority throughout the Region.
7. Health & Human Services
 - a. We seek healthy communities with greater access to quality health care and a focus on wellness and prevention.
 - b. We seek to provide access and delivery of quality social services to all residents.
8. Education
 - a. We seek to provide greater access to the best education at all levels, from pre-kindergarten to graduate school.
 - b. We seek to make our Region a preeminent knowledge hub, through educational venues, workforce development, and institutional collaboration.
9. Public Safety
 - a. We seek safe communities for residents and visitors.
 - b. We seek partnerships that manage emergencies, protect the public health, safety, welfare, and preserve the lives, property and economic well-being of the region and its residents.

Attachment A – Comprehensive Plan Introduction

PURPOSE OF THE PLAN

In accordance with §15.2-2223, Code of Virginia, Ann., this comprehensive plan for the physical development of Prince William County, Virginia, is made with the purpose of guiding and accomplishing a coordinated, adjusted and harmonious development of the County which will, in accordance with present and probable future needs and resources, best promote the health, safety, morals, order, convenience, prosperity and general welfare of the inhabitants, including the elderly and persons with disabilities. Development of this plan is based on careful and comprehensive surveys and studies of the existing conditions and trends of growth, and of the probable future requirements the County and its inhabitants. The comprehensive plan is general in nature, in that it designates the general or approximate location, character, and extent of each feature, including any road improvement and any transportation improvement, shown on the plan and indicates where existing lands or facilities are proposed to be extended, widened, removed, relocated, vacated, narrowed, abandoned, or changed in use as the case may be.

The Prince William Board of County Supervisors first adopted a Comprehensive Plan in 1974. New plans or updates to an existing plan were adopted by the Board in 1982, 1986, 1989, 1990, 1998, 2003, and 2008. In 2008 a series of incremental updates began resulting in major updates to the Housing, Long-Range Land Use, Transportation and Environment chapters completed in 2010.

The Comprehensive Plan is prepared and then recommended by the Prince William County Planning Commission at a public hearing or hearings, and forwarded to the Board of County Supervisors for public hearing and adoption.

The Comprehensive Plan is available on-line on the County's web site at www.pwcgov.org/CompPlan.

ORGANIZATION OF THE PLAN

The goals, policies and action strategies of the Comprehensive Plan are organized in chapters or plans dealing with a specific issue related to the physical development of the County. These chapters are grouped into four main categories: Long-Range Land Use, Community Development, Infrastructure and Facilities, and Preservation and Conservation. This general framework for the development of the County is supported by detailed sector plans and small area plans that provide goals, policies and action strategies for small geographic areas throughout the County. The following is an outline of the Plan:

- Introduction
- Long-Range Land Use
- Community Development
 - Community Design
 - Economic Development
 - Housing
- Infrastructure and Facilities
 - Fire and Rescue
 - Libraries

Attachment A – Comprehensive Plan Introduction

- Parks
- Police
- Potable Water
- Sanitary Sewer
- Schools
- Telecommunications
- Transportation
- Preservation and Conservation
 - Cultural Resources
 - Environment
 - Open Space
- Sector Plans/Small Area Plans

IMPLEMENTING PLANS AND POLICIES

The following plans and policies implement or contribute to the implementation of the Comprehensive Plan:

- **The Strategic Plan** is a document designed to establish a blueprint for achieving the community’s long-term vision. As such, it sets out a limited number of the community’s high-priority goals in four-year increments. In doing so, the Strategic Plan provides crucial policy guidance for service delivery and resource allocation decisions.
- **The Principles of Sound Financial Management**, established by the Board of County Supervisors, provides policy guidance for the County’s financial decisions. Prince William County has a long-standing commitment to sound financial management. These principles were first adopted in 1988 and receive regular updates to ensure their continued usefulness for decision-making. The sound financial management of the County’s resources is achieved by following the consistent and coordinated approach provided by this policy document. These principles include policy statements on such issues as the County’s Capital Improvements Plan (CIP), the Annual Fiscal Plan, and debt management.
- **The Constrained Long-Range Transportation Plan (CLRP)**, adopted by the Metropolitan Washington Council of Governments (MWCOC), is a 25-year multi-modal transportation plan for the Washington, DC metropolitan area. Federal law requires that this plan be “constrained” in two ways: first, by being fiscally realistic, with all projects in the plan having funding sources identified for their implementation; and second, by conforming in its entirety with emissions budgets established by the EPA.
- **The Infrastructure and Facilities Plan (IFP)** is included as an appendix in the appropriate chapters of the CIP and includes information regarding suggested public facilities on a 20-year horizon. The Comprehensive Plan will provide input to the IFP. The IFP will be regularly updated, as the planned facilities may change based on changing community goals, service-delivery, or land use and/or demographic patterns.

Attachment A – Comprehensive Plan Introduction

- **The Capital Improvements Program (CIP)** – The CIP specifies the capital infrastructure and facilities projects that are firmly scheduled for funding over a six-year period, in order to: achieve the community’s long-range vision; achieve the 20-year goals of the Comprehensive Plan and the shorter-term goals of the Strategic Plan, and maintain or enhance the County’s capital assets and delivery of services. In addition, the CIP describes funding mechanisms for these projects, including debt financing, cash-to-capital, and the use of proffers.
- **Annual Fiscal Plan** – Each year, the Board of County Supervisors adopts an annual budget for all County government operations. The budget is based on estimates of projected expenditures for County programs as well as the means of paying for those expenditures (revenues). Program expenditures are determined based on “outcome budgeting” – on achieving desired outcomes, outputs, service quality, and efficiencies (Prince William County’s “family” of performance measures) for each activity in each agency of County government. The Board of County Supervisors makes budget decisions based on its established policy guidance; (e.g., Strategic Plan, Comprehensive Plan, and the service level targets found in agency program budgets). Outcome budgets also allow citizens to see the County’s future direction and what their tax dollars are really buying.
- **Five-Year Budget Plan** – This Plan forecasts the revenue and expenditures (both capital and operating) of the County for five years. As such, it assists the Board and the community in gauging the multi-year impacts of fiscal decisions and in weighing the corresponding implications of tax rates and other revenue sources. The County’s Five-Year Budget Plan is combined with the Five-Year Budget Plan prepared by the Prince William County schools to provide a total picture of the General Fund requirements for the upcoming five-year period.
- **Virginia Six-Year Transportation Plan** – The Virginia Department of Transportation (VDOT) Six-Year Transportation Plan for primary roads (with identification numbers less than 600 like Rt. 234) and secondary roads (with identification numbers 600 or above). The Transportation Development Plan is adopted by the Commonwealth Transportation Board (CTB). The Chairman of the Prince William Board of County Supervisors traditionally testifies during the CTB public hearings as to Prince William County’s priorities.
- **Zoning Ordinance** – This ordinance, adopted pursuant to the Virginia Code, is for the general purpose of promoting the health, safety, and general welfare of the public; providing for development of new community centers with adequate highway, utility, health, educational, and recreational facilities; recognizing and providing for the needs of agriculture, industry, and business; providing that the growth of the community be consistent with the efficient and economical use of public funds; and implementing the intent, goals, policies, and action strategies of the adopted comprehensive plan. The intent of the Zoning Ordinance is to provide for adequate light, air, convenience of access, and safety from fire, flood, and other dangers; reduce or prevent congestion;

Attachment A – Comprehensive Plan Introduction

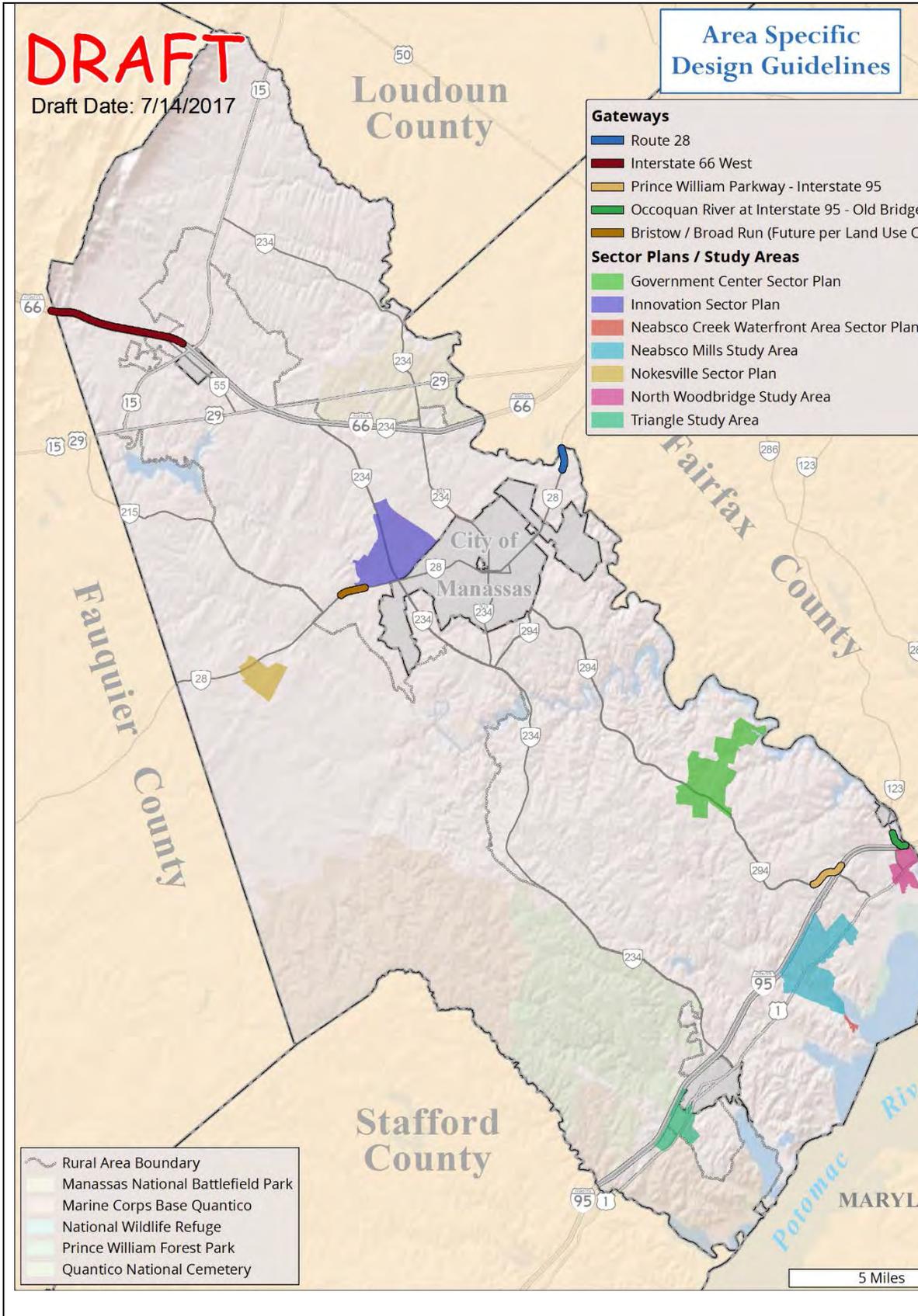
facilitate the provision of adequate public facilities; and provide other elements of sound community planning.

- **Design and Construction Standards Manual (DCSM)** – The DCSM sets forth the engineering and development standards for new construction of required public improvements, as well as for protection and enhancement of the environment. It also effectuates and supplements the requirements of the Comprehensive Plan and the Zoning Ordinance, as well as other state and federal regulations.
- **Subdivision Ordinance** – The purpose of the Subdivision Ordinance is to implement the County Comprehensive Plan, to encourage the orderly subdivision of land, to improve the public health, safety, convenience, and welfare of the citizens of the County, to ensure that the County land records remain clear, and that certain basic requirements are met for development of building lots, and to provide for the construction of required public improvements.
- **Consolidated Housing and Community Development Plan:** This plan, as approved by the Board of County Supervisors, is prepared by the Office of Housing and Community Development (OHCD) and outlines the vision for providing decent housing, a suitable living environment, and expanded economic opportunities for low- and moderate-income households. The Plan is required by the U.S. Department of Housing and Urban Development in order for the County to receive Community Development Block Grants, HOME Investment Partnership funds, Emergency Shelter Grants, and American Dream Down Payment Initiative funding. It is a five-year plan that is the basis for annual funding allocations, described in one-year Action Plans, which identify the specific programs and activities to be undertaken annually with federal funds. OHCD also prepares the Action Plans, which are approved by the Board. The Consolidated Housing and Community Development Plan is updated every five (5) years.

Attachment B – Comprehensive Plan Chapter Edits

COMMUNITY DESIGN	
An attractive, well-designed County will attract quality development, instill civic pride, improve the visual character of the community, and create a strong, positive image for Prince William County within the region and the nation. <i>High-quality architecture and urban design – the result of high standards for architecture and site design –</i> will enhance the character of the County, its important natural land features, and its non-residential <u>and mixed use</u> areas. High-quality architecture and site design standards will also assist the County in its efforts to attract and retain significant, non-retail economic development.	Include Mixed Use (Planning)
The intent of the Community Design Plan is to present illustrative guidelines for the effective and efficient design of new residential, commercial, employment, and mixed-use developments and for the redevelopment of existing areas within the County. The Plan applies to both public and private development projects. It should be used by citizens, developers, and public officials in the decision-making process for applications for rezonings, special use permits, public facility reviews, and Comprehensive Plan amendments, as well as for administrative consideration of site and subdivision plans.	
The Community Design Plan contains the goals of community design, <u>specific</u> policies, and action strategies that encourage innovation and imagination in building design and site planning, while ensuring that certain universal principles of good community design are upheld. Certain action strategies advocate changes to existing site development ordinances and standards – in an effort to achieve alternative compliance or a new standard and to foster better, more creative, and more sustainable building and site designs. Other action strategies address ways in which the visual quality of County gateways and major travel corridors can be upgraded.	Edit
The Community Design Plan is supplemented by guidelines that illustrate certain policies and action strategies contained in this chapter and approved by the Board of County Supervisors. The first is the <i>Illustrative Design Guidelines for Office Development</i> . The second is <i>Illustrative Gateway/Corridor Design Guidelines</i> . Both documents outline the general characteristics of the high-quality development the County seeks. <u>In addition, there are multiple planning documents and studies that have area specific design guidelines, as illustrated in the map below.</u>	Added to clarify the areas where specific design guidelines exist.

Attachment B – Comprehensive Plan Chapter Edits



Map added to clarify areas of the county where specific design guidelines exist.

Reference to Figure 1 label removed.

Map depicted here is a representation of the on-line version. Final style and format may be modified for a digital format.

Attachment B – Comprehensive Plan Chapter Edits

As needed, guidelines shall be updated and supplemented with appropriate examples of building and/or site design or other site features that meet the goals and policies of this chapter.	
GOAL: Provide quality development and a quality visual environment throughout Prince William County for residents, businesses, and visitors.	
GOAL: Create livable and attractive communities.	
DES-POLICY 1: Encourage site, architectural, signage, and landscape designs that complement the scale and character of existing and planned development in the Development Area and in the Rural Area.	
ACTION STRATEGIES:	
DES 1.1 Require generalized development plans and master zoning plans – submitted with applications for rezonings, special use permits, and, where appropriate, public facility reviews – to include architectural, sign, lighting, and landscape concepts for all developments. In addition, proposed layouts and architectural elevations for all non-residential projects should be provided. Employ the <i>Illustrative Design Guidelines for Office Development</i> and the <i>Illustrative Gateway/Corridor Design Guidelines</i> , provided as supplements to this chapter, as illustrative examples of the high-quality development the County seeks.	
DES 1.2 For those portions of the Development Area that have been targeted for redevelopment/revitalization – or where such activity is occurring – retain some flexibility in applying illustrative design <u>Design Guidelines for office development and illustrative gateway/corridor design guidelines</u> .	Cross reference with Design Guidelines (Planning)
DES 1.3 Ensure that signs are compatible in design, scale, material, style, and color with other site amenities, with buildings and landscaping, and with both the overall design character of the development in question and any adjacent development.	
DES 1.4 Ensure that signs for individual uses in mixed-use developments are designed and installed consistent with a development-wide sign program.	
DES 1.5 Encourage the development of a hierarchy of appropriately scaled entry and directional signs.	
DES 1.6 Encourage the incorporation of signs into a development’s landscape plans – such as through the use of trees and shrubs to integrate signs into the landscape.	

Attachment B – Comprehensive Plan Chapter Edits

DES 1.7 Review the old Highway Corridor Overlay District (HCOD) buffers created prior to February 20, 1996 and classified per HCOD length. Add requirements to these regulations for compliance upon development or redevelopment within these HCODs.	
DES 1.8 Periodically review the illustrative design guidelines referenced in this chapter and keep these guidelines and graphics current.	
DES-POLICY 2: Encourage site, building, and landscape designs that result in the creation of safe and accessible pedestrian circulation and community open space.	
ACTION STRATEGIES:	
DES 2.1 Encourage the provision of public open spaces and facilities in new developments and locate them close to active uses – commercial, community services, employment, and schools.	
DES 2.2 Encourage the provision of pedestrian links between and among commercial properties, community facilities, and nearby residential neighborhoods.	
DES 2.3 Encourage the clear delineation of pedestrian ways in commercial parking lots and other thoroughfares for public use – through the use of landscaping, lighting, signage, contrasting pavement, pavement marking, or other innovative treatments.	
DES 2.4 Encourage the provision of wider-than-required sidewalks in non-residential areas with high levels of pedestrian activity and ensure that buildings along main streets in town centers are oriented with their fronts adjacent to the sidewalk with parking in the rear.	
DES-POLICY 3: Encourage the use of ridesharing, transit, and other mass transportation through the design of comfortable, safe, and conveniently located facilities.	
ACTION STRATEGIES:	
DES 3.1 Encourage, through community design, the orientation of development to ridesharing, transit, bus, or other mass transportation.	
DES 3.2 Develop design standards for new transportation-related facilities that ensure the creation of safe, comfortable, and attractive places.	
DES 3.3 Provide shelters and route information at bus stops and park-and-ride lots.	
DES-POLICY 4: Upgrade the visual quality of County gateways and major travel corridors.	

Attachment B – Comprehensive Plan Chapter Edits

ACTION STRATEGIES:	
DES 4.1 Encourage private developers and public agencies – such as the Virginia Department of Transportation (VDOT) – to provide landscape treatments and appropriate signage and lighting, to improve the scenic quality of highly visible areas along interstate and regional highways and major County thoroughfares – including along County-designated HCODs – at each of the County’s major gateways, in general accordance with the <i>Illustrative Gateway/Corridor Design Guidelines</i> .	
DES 4.2 Prepare illustrative design guidelines for the I-66 gateway at the east end, entering Prince William County from Fairfax County and add to the <i>Illustrative Gateway/Corridor Design Guidelines</i> .	
DES 4.3 Prepare – in cooperation with Virginia Department of Transportation (VDOT) and the private sector, and with plans submitted with applications for rezonings, special use permits, and public facility reviews – landscape plans to improve the scenic quality of highly visible areas along interstate and regional highways and major County thoroughfares, particularly where there are sound walls or along County-designated HCODs.	
DES 4.4 Use indigenous, drought-tolerant plant species for gateway and roadside landscape improvements.	
DES 4.5 Use wildflowers, meadow plantings, and reforestation at gateways and along major travel corridors.	
DES 4.6 Seek grant funding to support forest preservation and reforestation programs for County-owned properties and land within public rights-of-way.	
DES 4.7 Develop projects that will continue to add six linear street miles into the street tree program annually.	
DES-POLICY 5: Establish a hierarchy of community streets with appropriately designed streetscapes.	
ACTION STRATEGIES:	
DES 5.1 Reinforce the hierarchy of streets, through the use of trees, shrubs, ground covers, lighting, and signage that are scaled appropriately to the street’s width and function; in the case of landscaping through the use of evenly spaced street trees adjacent to the street, landscaped focal points at entrances and at the end of streets, with the most intense landscaping along the entrance roads with less on the secondary roads.	

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<p>DES 5.2 Facilitate the location of utility easements within public rights-of-way, and the collocation of utilities within easements, through County coordination with VDOT and local utility companies. Ensure that utility easements and light poles are located so as to do not conflict with the landscaping plan or the planting of trees.</p>	Edit
<p>DES-POLICY 6: Incorporate the Community Design Plan into the County’s development application review and approval processes.</p>	
<p>ACTION STRATEGIES:</p>	
<p>DES 6.1 Require development proposed under rezonings, special use permits, Comprehensive Plan amendments, and public facility reviews, when appropriate, to address the principles and standards of the Community Design Guidelines.</p>	
<p>DES-POLICY 7: Encourage the development of well-functioning residential and commercial areas, and the improvement and enhancement of existing residential and commercial areas.</p>	
<p>ACTION STRATEGIES:</p>	
<p>DES 7.1 Prepare – in conjunction with development proposals and in coordination with the private sector – design guidelines that address landscaping, lighting, street furniture, and signage for the County’s existing commercial areas.</p>	
<p>DES 7.2 Locate, when appropriate, new public buildings and associated public space within mixed-use developments —such as in the 2002 Government Center Sector Plan area, and in the Development Area in general— to encourage economically viable, pedestrian-friendly, mixed-use community centers.</p>	Strikethrough edits clarify and simplify the action strategy. (Planning)
<p>DES 7.3 Encourage consolidation, undergrounding, or relocation, and public or private financing plans to reasonably minimize the negative visual impact of overhead utilities. The plans should include strategies to encourage the participation of property owners.</p>	Edit
<p>DES 7.4 Encourage the consolidation of access points and reconfigure internal circulation drives to improve vehicular and traffic safety, in a manner that does not cause internal congestion. Where and where appropriate, and where such connections will not cause internal congestion, encourage the creation of interparcel connections to permit vehicular movement between adjacent commercial properties.</p>	Strikethrough edits clarify and simplify the action strategy. (Planning)
<p>DES 7.5 Encourage the provision of shelter for pedestrians, complementary building designs (including pad sites), clearly designated building entries, integrated signage (with complementary materials, lettering, color, and complementary lighting) in the design/re-design of building facades visible from public ways.</p>	

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DES 7.6 Encourage the provision of outdoor dining in commercial areas adjacent to eating establishments.	
DES-POLICY 8: Encourage, in appropriate locations, the orientation of new structures towards adjacent rights-of-way, to create well-defined public streets and spaces.	
ACTION STRATEGIES:	
DES 8.1 Encourage the placement of a portion of the required parking in the rear of commercial buildings, with provisions made for convenient and well-defined access from that parking to the building(s) it serves.	Edit per PC work session on 5.3.17
DES 8.2 Encourage the location of new buildings close to the street, to <u>humanize</u> minimize the scale of new arterial and collector streets.	Clarification (Planning)
DES 8.3 Discourage the location of large expanses of parking between public streets and building entrances.	
DES 8.4 Encourage structured parking, <u>where appropriate</u> , to minimize the parking footprint.	Strikethrough edits clarify the action strategy. (Planning)
DES-POLICY 9: Preserve and enhance the unique architectural and landscape qualities of the County’s rural area.	
ACTION STRATEGIES:	
DES 9.1 Encourage commercial development in the Rural Area to provide design compatibility between new and existing development <u>for commercial development in the Rural Area</u> . When there is more than one building on a site, design new commercial structures as a cluster of small-scale buildings to minimize their mass and to blend them in with existing buildings.	Clarification (Planning)
DES 9.2 Use appropriate indigenous plant materials and traditional planting patterns in areas visible from public thoroughfares so that new buildings blend into their landscape surroundings.	
DES 9.3 Provide site plans and building designs that protect the existing visual quality and natural resource values that make these areas distinctive.	

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<p>DES 9.4 Encourage any new development in the Rural Area to preserve the visual character of the rural landscape by providing appropriate building setbacks, with landscaped/preserved open space occupying the setback area; and preserving important scenic resources—hedgerows, mature trees, farm buildings, walls and fences, and open fields.</p>	
<p>DES-POLICY 10: Encourage site plans and building designs for new development that enhance the settings of the County Registered Historic Sites, as identified in the Cultural Resources Plan.</p>	
<p>ACTION STRATEGIES:</p>	
<p>DES 10.1 Design projects to mitigate the adverse effects of development on the architectural and landscape features of archaeological and historic sites and structures when developing properties or adjacent properties.</p>	
<p>DES 10.2 Encourage the preservation of views to and from historic properties through the protection of farm fields, meadows, and woodlands.</p>	
<p>DES 10.3 Incorporate adaptive reuse of historic structures into new developments, rather than demolition, and provide sufficient land around archaeological and historic sites and structures to preserve the integrity of the site in the historic context.</p>	
<p>DES-POLICY 11: Encourage innovative approaches to stormwater management.</p>	
<p>ACTION STRATEGIES:</p>	
<p>DES 11.1 Encourage the use of natural stormwater management designs, such as wet ponds, as opposed to dry detention ponds. Where appropriate, develop systems that function as extensions of a site’s natural drainage properties.</p>	
<p>DES 11.2 Encourage innovative design and landscaping of dry detention ponds.</p>	
<p>DES 11.3 Encourage the design and construction of regional stormwater wet ponds, if allowed by federal regulations. Where appropriate, encourage the provision of these regional facilities as extensions of the County’s public/private open space network.</p>	
<p>DES 11.4 Encourage the use of stormwater facilities as architectural features of new development.</p>	
<p>DES 11.5 Encourage minimizing the amount of impervious surfaces in new development through the use of appropriate low maintenance pervious paving, and the removal of paved areas in existing developments, where applicable, to minimize runoff.</p>	

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DES-POLICY 12: Fit new development into the natural landforms, particularly the existing woodland areas of the County.	
ACTION STRATEGIES:	
DES 12.1 Recognize existing woodland areas as important features for protecting water quality, contributing to the overall beauty of the County, and promoting ecological diversity. Preserve and protect the natural terrain, drainage, and woodland areas in new development in accordance with EN-Policy 4-5, AS-1 and 2 and <u>associated action strategies</u> of the Environment Plan. Preserve historic and champion trees and other specimen trees in cooperation with the County Arborist.	Clarification (Planning)
DES 12.2 Encourage the integration of public open space areas with that of neighboring properties, to avoid fragmentation of open spaces and natural areas.	Edit
DES 12.3 Minimize clearing and cut-and-fill operations. Encourage the placement of buildings so as to minimize the need for excessive grading. Avoid disturbance of steep slopes, particularly up-slope of important natural resource areas, such as perennial streams.	Edit
DES 12.4 Align new roads to follow the natural contours of the land. Incorporate into the DCSM road standards that will allow greater preservation of the natural terrain and woodland areas.	Edit per PC work session on 5.3.17
DES 12.5 Encourage the preservation of existing natural woodland strips of 50 feet in width and greater along collector and higher classification streets to screen views of parking lots and building rears, to maintain a more uniform and continuous streetscape edge along a roadway corridor, and to blend development in with the natural setting of the surrounding areas.	
DES-POLICY 13: Encourage the preparation of plans for the preservation and restoration of landscape resources.	
ACTION STRATEGIES:	
DES 13.1 Encourage re-vegetation that employs appropriate indigenous species and the restoration of natural landscape features, to mitigate the negative impact of development on native plant and animal communities.	
DES 13.2 Encourage re-establishment of the forest edge – where clearing of forested areas is required – through the installation of appropriate edge and understory species.	
DES 13.3 Encourage eradication or control of exotic nuisance plant species, where appropriate.	

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NATURAL VIEWSHEDS POLICIES AND ACTION STRATEGIES	
DES-POLICY 14: Identify significant natural viewsheds in Prince William County.	
ACTION STRATEGIES:	
DES 14.1 Seek funding from federal, state, local, and private organizations in order to secure professional services needed to conduct a Countywide or area-specific viewshed inventory or study.	Edit
DES 14.2 Develop an incentive system for the preservation of viewsheds.	
DES 14.3 Determine whether it is desirable to establish viewshed overlay districts in the County.	

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ILLUSTRATIVE DESIGN GUIDELINES FOR	
OFFICE DEVELOPMENT	
<p><i>The purpose of this guide is to provide a helpful illustration of the objectives and action strategies contained in the Comprehensive Plan Update concerning the promotion of high-quality office buildings within the County. This guide does not preclude any authority of the Zoning Ordinance, the Design and Constructions Standards Manual or the Uniform Building Code. Should there be any questions, please contact the Planning Department at (703) 792-6830 <u>7615</u>.</i></p>	<p>Phone Number Update (Planning) Edit</p>
Introduction	
<p>It is especially important – for Prince William County’s economic development goals and in the interests of an attractive built environment – that the County seeks the highest design standards for new office buildings. Some developers may choose to build a traditional design. In other cases, and in appropriate and/or in key locations in the County, an innovative, modern building may be designed. These high-design pieces of architecture (or “signature” buildings) should be of the highest caliber and should demonstrate the true art in architectural design. Examples of signature buildings in the caliber encouraged are provided on the last page of these guidelines. Whether utilizing traditional or more modern architecture, the design of the office building should generally embody the proper use of the five architectural design fundamentals, including: scale, order, balance, rhythm, and proportion.</p>	<p>Edit</p>
<p>In addition, color and light, sun and shadow patterns are often considered in order to better define the design fundamentals. The building architecture is encouraged to incorporate state-of-the-art building technologies, with the finest design and support facilities available. In response to an ever-changing market, buildings are encouraged to be highly functional and flexible, to create timeless architecture. Streetscape designs are encouraged to emulate the historic and cultural elements found in nearby communities such as Occoquan and Manassas. Samples of building materials, models of the proposed development, and/or computer simulations of building appearance may be requested so that staff, the applicant, the Planning Commission, and the Board of County Supervisors can work together to achieve <u>high-quality office buildings</u> that will enhance the community.</p>	<p>Clarification (Planning)</p>

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<p><i>Examples of the Manassas and Occoquan traditional streetscapes and architecture.</i></p>		
<p>Community Design Objectives</p>		
<ul style="list-style-type: none"> • To create high-quality office buildings that enhance the character of the County, its historical landmarks, important natural land features, and residential neighborhoods. 		
<ul style="list-style-type: none"> • To utilize high-quality architectural and urban design to create a cohesive and attractive environment for people who live, work, and visit the County. This includes coordinating development between neighboring parcels. 		
<ul style="list-style-type: none"> • To enhance the County’s identity and strong sense of community, allowing the County to become a destination rather than a pass-through suburb. 		
<ul style="list-style-type: none"> • To set high standards for architectural and site design by first designing high-quality civic buildings that express both dignity and permanence. These public buildings will then serve to foster high-quality future development, in turn strengthening identity and a sense of place. 		
		
<p><i>Examples of civic buildings that express dignity and permanence.</i></p>		
<ul style="list-style-type: none"> • To discourage the standard “cookie-cutter” design, by encouraging customized, place-responsive buildings. 		

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<p><i>Example of a cookie-cutter office development that is not place responsive.</i></p>	<p><i>Example of a site-specific office development – Tower element anchors the triangular site.</i></p>	1.
<p>Building Design</p>	2.	
<p><i>Scale</i></p>	3.	
<p>The perceived scale of a building may be controlled through careful siting and the architectural treatment at the ground level. Scale and visual impact may also be controlled by breaking larger volumes into smaller components through the use of architectural detailing which relates:</p>	4.	
<ul style="list-style-type: none"> • <i>The size of building parts to the whole building.</i> • <i>The size of building parts compared to the human figure.</i> • <i>The size of the building in relationship to its setting.</i> 		
		
<p><i>Example of an office building with no scale relationship to its setting.</i></p>	<p><i>Example of buildings with a good scale relationship to the human figure and to each other.</i></p>	
<p>DES - Strategy 1: Buildings are encouraged to have a human scale at the street level.</p>		
<p>DES - Strategy 2: Buildings are encouraged to be articulated vertically as well as horizontally, in order to break up their mass.</p>		

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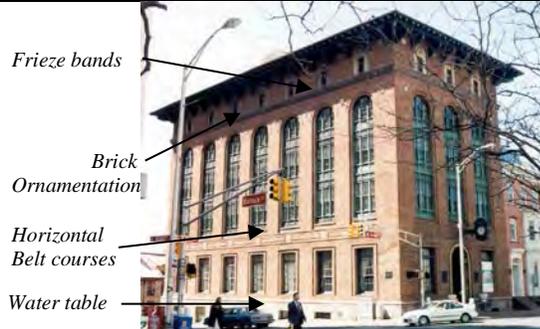
		
<p><i>Good scale relationships – Entrance portico is used to break down the scale of the building at street level.</i></p>	<p><i>Good scale relationships – Notches, offsets, and changes of material are used to reduce the scale of the tower element.</i></p>	
<p>DES - Strategy 3: Buildings are encouraged to utilize simple geometric shapes in plan and in elevation. Buildings are encouraged to be articulated in both plan and vertical elevation, by using offsets to, for example, provide providing recesses or projections of the facade in the form of offsets, notches, openings, balconies, bay windows, etc., or change of material or color of material. The building is encouraged to be articulated through the use of changes in material that create visual character at intervals.</p>		<p>Clarifies the strategy (Planning) Edit</p>
<p>Visual Order</p>		
<p>Order is the consistency of balance, rhythm, and proportion among architectural components. Order understands the relationships between the parts of a building, as well as relationships between buildings in a complex. Traditional Virginia architecture, for example, through the use of distinct symmetries, illustrates hierarchies between central entrances and adjoining wings. In addition, the use of consistent window and door heights can contribute to overall unity of the design.</p>		<p>Edit</p>
		
<p><i>Good visual order - Use of symmetry and emphasis on the entrance</i></p>	<p><i>Good visual order - Use of symmetry and consistent window and door heights</i></p>	
<p><i>Examples of modern office buildings that utilize and creatively interpret traditional architecture</i></p>		

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DES - Strategy 4: The building architecture is encouraged to contain a series of overlain orders. Belt courses, horizontal expressions such as a frieze band, cornice line at the parapet or eave of the roof, water tables, stone or brick ornamentation as well as details at the head and sill of windows are strongly encouraged to achieve these ends.



Good visual order - Several overlain layers are used to create an interesting facade



Good visual order - Examples of horizontal expression Lines

DES - Strategy 5: Building entrances and lobbies are encouraged to be given architectural prominence.



A cylindrical form is used to signify the entrance and give it architectural prominence

DES - Strategy 6: Building wings and additions are encouraged to have similar forms, roof pitch, and architectural character to the main body of the building.

Balance

5.

6.

Balance is achieved through the use of rhythm, repetition, and symmetry.

DES - Strategy 7: The building architecture is encouraged to utilize either a central focal point or, in an asymmetrical facade, more localized symmetry of building parts.

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Good balance - Example of a symmetrical building and how it emphasizes the central entrance



Good balance - Example of an asymmetrical façade that utilizes localized symmetry of window and ground level entranceways

Rhythm

Rhythm is a consistent repetition of building forms or architectural components. Orderly repetition of building elements – including windows, doors, and detailing – contribute to the perceived balance and/or order. By the same token, variations in rhythm are encouraged to be provided to develop visual interest and focal points.

DES - Strategy 8: Buildings are encouraged to incorporate multiple rhythms or cadences (rather than a single repetitive rhythm). These multiple rhythms break down the scale of the building and create an interesting and rich facade.

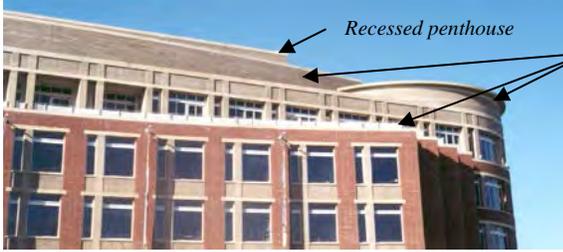


Use of consistent rhythm - Window and door patterns create rhythm while the circular corner portico breaks the rhythm creating an interesting focal point

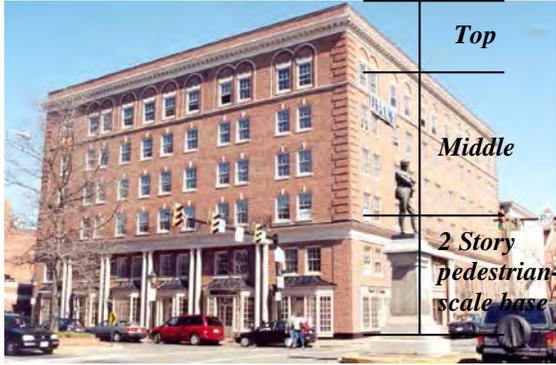
Proportion

Proportion is the relationship between building elements. This includes window-to-wall ratios (solid-to-void), window width-to-height ratios, and proportions of buildings to distinct environmental features.

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<p>DES - Strategy 9: Buildings are encouraged to reinforce a pedestrian environment with well-defined building elements that create a definitive base, middle section and roof line cornice. This can be done, for example, with three-dimensional elements, such as decorative architectural belt courses and cornices or eaves that project from the building and create interest in the facade. The cornice line is encouraged to be articulated, to create an interesting skyline and building profile, with penthouses or other rooftop equipment integrated into the overall building design and mass. A variety of building heights for a block of development is encouraged, to enhance the skyline.</p>	Edit
<div style="display: flex; align-items: center;">  <div style="margin-left: 20px;"> <p><i>Recessed penthouse</i></p> <p><i>Variety of building heights</i></p> </div> </div> <p style="text-align: center;">Example of an interesting skyline - Example of an articulated roofline creating an interesting skyline</p>	
<p>DES - Strategy 10: Buildings are preferred to be predominantly masonry (brick, stone, cast stone, pre-cast) and predominantly with punched windows. Exterior openings may vary in size and pattern, but are encouraged to be of vertical proportion of one horizontal to two vertical (1:2). Window to wall ratio of the front facade is encouraged to be a minimum of 30% and a maximum of 50%. The proportion of glass to wall is encouraged to be balanced to ensure a predominantly masonry, punched opening facade. Recessed exterior openings to simulate traditional load-bearing walls are strongly encouraged, since they provide interesting shadow lines on the facade. By the same token, sStrip or ribbon windows are strongly discouraged, since they do not provide an interesting pattern of solid and void on the facade, nor do they provide interesting shadow patterns. Reflective glass is also strongly discouraged, as is aluminum siding, vinyl siding, glass curtain walls, or concrete masonry unit building walls.</p>	Edit

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<p><i>Examples of buildings that clearly demonstrate definitive pedestrian-friendly bases, middle sections, and roof line cornices as well as the correct proportion of solid to void</i></p>		
<p>DES - Strategy 11: All sides of a building are encouraged to be architecturally consistent with the front facade. <u>If necessary</u>, blank, windowless walls are encouraged to be articulated in order to reduce the negative appearance.</p>		<p>Clarification (Planning)</p>
		
<p><i>A windowless second-story creates improper proportion and an overall negative appearance</i></p>		<p><i>Good continuity of building facades - Architectural consistency of all building sides</i></p>
<p><i>Color and Light</i></p>		
<p>Color and light are two of the most important tools for an architect in trying to better define the five fundamental principles of architecture. The proper use of color and light can better define a building’s visual order, as well as provide an interesting facade. The improper use of color and light can likewise create a visually and architecturally unappealing building that is a detriment to the natural environment and the community at large.</p>		<p>Edit</p>

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<p>DES - Strategy 12: Flashy and/or showy colors such as electric blue, neon green, bright red, hot pink, etc. are discouraged. These colors may be appropriate for trim details or in signage, or if they are proven to be an integral and important part of the company’s logo and the specific buildings architectural design. The color of all proposed materials should be indicated on the plans submitted at the time the applicant is seeking rezoning approval, according to current Community Design Plan guidelines. Buildings within a land bay shall have compatible, coordinated color schemes.</p>	
<p>DES - Strategy 13: Sun and shadow patterns are encouraged to be considered in the design of the façade, as well as in the <u>and site designs</u> for an entire office development. Shadow patterns should not only be considered on the facade of the building itself, but for the public and private outdoor open spaces created by the building, in order to encourage their use.</p>	Edit
<p>DES - Strategy 14: Lighting fixtures attached to a building or utilized elsewhere on site are encouraged to be architecturally compatible with the building style, with each other, and with the adjacent public streetscape.</p>	
<p>DES - Strategy 15: Sites are encouraged to provide adequate lighting while minimizing adverse impacts, such as glare and overhead sky glow, on neighboring properties. Lighting is encouraged to be used to emphasize a significant building feature, in order to enhance a building’s nighttime image. To this end, m Metal halide or color corrected sodium light sources are encouraged, while non-color corrected low pressure sodium and mercury lights are discouraged.</p>	Clarifies the strategy (Planning) Edit
<p>Additional Examples of Low-Rise Office Buildings</p>	
	
	

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<p>Site Design</p>		
<p>As important as the five architectural principles are to the design of the building itself, site design is equally important to the overall image of the office development. When designing a site, the following principles should be considered:</p>		
<ol style="list-style-type: none"> 1. Fitting the building into the site context. 2. Quality of the public space. 3. Connections to people and their daily needs. 4. Places to walk. 5. Enhancing and protecting the natural environment. 		
<p><i>Fitting the building into the site context</i></p>		
<p>The site should be designed so that the building responds to its surrounding environment. The site context is defined by existing buildings; road networks; natural land features including grades and slopes, trees, and other significant landscape materials; and water bodies (natural and man-made).</p>		
<p>SITE - Strategy 1: Each building is encouraged to be compatible with and enhance the design of adjacent buildings and all other development in the immediate area, so long as the predominant design or design “theme” in the area is one that the County or community wishes to retain, amplify, or encourage.</p>		

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<p>SITE - Strategy 2: Building and site design are encouraged to fit into the existing context. An office building adjacent to the Rural Area should be designed differently from <u>than</u> office building in the Development Area. Additionally, office buildings adjacent to less dense residential areas should be designed to compliment <u>complement</u> the scale and character of the existing development while office buildings next to more “urban” residential areas should be designed to compliment <u>complement</u> the density and character of “urban” development. Site landscaping should utilize indigenous local plant materials. Building materials, roof forms, and scale are encouraged to “take cues” from existing local and/or historical buildings. Buildings should be sited so as to work with the natural slope of the land, not against it, in order to avoid excessive amount of land disturbance leading to destruction of other important land features, including mature trees.</p>	<p>Spelling correction (Planning) Edit</p>
	
<p>Office development that is responsive to the existing site features and the character of the surrounding development by utilizing parking decks instead of large amounts of surface parking in order to preserve existing mature trees and water features.</p>	
<p><i>Quality of the public space</i></p>	
<p>Whether the public space is created within the building or on the exterior of the building, these spaces are what will contribute most to the overall image of the development since theyse are the ones that the public sees and uses. The public associates these spaces with the overall quality of the development.</p>	<p>Edit</p>
<p>SITE - Strategy 3: Create a quality streetscape with enhanced paving, street furniture, landscaping, and lighting that establishes a distinct yet consistent character.</p>	

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 	<p>Replaced with better quality photos (Planning)</p>
<p><i>Examples of a quality streetscape with enhanced landscaping and paving that help to create a distinct and consistent character</i></p>	
<p>SITE - Strategy 4: Buildings are encouraged to be oriented to the street, not to an interior parking area. The building should to be the focus of the site design, not the automobile. Primary entrances are encouraged to face the street with secondary entrances occurring from parking areas on the side or to the rear of the building. Buildings with primary entrances from an interior news <u>access point</u> are strongly discouraged.</p>	<p>Clarifies the strategy. Edit</p>
<div style="display: flex; justify-content: space-around;"> <div data-bbox="151 1213 716 1486">  <p>Improper orientation – Buildings should not orient a secondary façade with mechanical equipment facing the primary street</p> </div> <div data-bbox="760 1184 1308 1486">  <p>Proper orientation – Building oriented to the primary street with parking located in the rear and underground</p> </div> </div>	
<p>SITE - Strategy 5: Open space – in the form of plazas, parks, courtyards, trails, etc. – are encouraged to be incorporated into each site, in order to provide not only recreational amenities but <u>and</u> visual relief at the street level. Where possible, these ground level open spaces should complete linkages between the existing community and any existing or planned regional park system and/or within an overall office/mixed-use project.</p>	<p>Edit</p>

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<p><i>Plazas and courtyards between office buildings provide needed public amenities and enhance the overall public perception of the development</i></p>		
<p>SITE - Strategy 6: On-site parking should be screened from the street. In cases where parking garages are used, garage entrances should be from a secondary roadway. Parking garages are encouraged to be faced with the same quality material and the same design character as the primary building facade.</p>		
<p>SITE - Strategy 7: The number of building and site signs is encouraged to <u>should be</u> restricted <u>to avoid visual clutter</u>. Detached signs and billboards that are typical of highway corridors are strongly discouraged. Streetscapes that become overloaded with signs have a cumulative negative effect on the image of the community as a whole.</p>		<p>Clarification (Planning)</p>
<p>SITE - Strategy 8: Mechanical or HVAC units, trash cans, dumpsters, or any other freestanding building appurtenances should not be visible from the street.</p>		
<p>SITE - Strategy 9: Extensive landscaping should be provided in accordance with a landscape plan prepared by a licensed professional in the field of landscape architecture. All areas of a site not occupied by buildings, parking lots, or other built improvements are encouraged to be intensively planted with trees, shrubs, groundcover, and grasses. Plant suitability, maintenance, and compatibility with the site and construction features are critical factors that should be considered. Plantings are encouraged to be designed with repetition, structured patterns, and complimentary <u>complementary</u> textures and colors and should reinforce the overall character of the community. All dead or dying trees, standing or fallen, should be removed from the site. By the same token, m <u>Maximum</u> effort should be made to save fine or mature specimens, because of size or relative rarity.</p>		<p>Clarification (Planning) Edit</p>
<p><i>Connections to people and their daily needs</i></p>		
<p>Buildings must function well. This includes how a building is sited, its access, and how it relates to the uses of neighboring buildings.</p>		
<p>SITE - Strategy 10: Encourage the extension of street grids into office developments located in office parks or in town centers, in order to create an interconnected network of streets that not only breaks down the scale of development on large parcels but also serves to diffuse traffic at peak hours.</p>		<p>Edit</p>

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<p>SITE - Strategy 11: Interparcel connectors should be provided to help alleviate traffic on major roadways and in conjunction with fire and rescue service objectives. Pedestrian and vehicular connections that should link office uses with residential, retail, and recreational uses, are encouraged to be provided.</p>	<p>Clarification (Planning)</p>
<div style="display: flex; justify-content: space-around;">    </div> <p><i>Proper site connections - Belmont Town Center: a mixed-use development with office, residential and retail uses within walking distance of each other</i></p> <p><i>Proper site connections - An interconnected network of streets and sidewalks connects office, retail and residential use</i></p>	
<p>SITE - Strategy 12: Building and site signage shall follow the regulations of the Zoning Ordinance. Office buildings in more urban areas should consider the location and size of signage in relation to a pedestrian instead of large-scale suburban-style signage that is oriented to the automobile. Neon and backlit signage should not be used, except in areas where such signage may be otherwise deemed appropriate.</p>	
<p>Places to walk</p>	
<p>Designated places to walk are important not only for safety and health reasons, but also for the enjoyment of the outdoor environment.</p>	<p>Edit</p>
<p>SITE - Strategy 13: Buildings are encouraged, to foster street vitality by maximizing activity along the street and by creating many openings onto the street.</p>	<p>Edit</p>
<div style="display: flex; justify-content: space-around;">   </div> <p><i>Mashpee Commons Before: Retail strip mall with retail and professional office; illustrates the domination of the automobile</i></p> <p><i>Mashpee Commons after Redevelopment: A mixed use town center that is pedestrian-friendly</i></p>	
<p>Enhancing and Protecting the Natural Environment</p>	<p align="right">7. 8.</p>

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<p>The siting of buildings should avoid excessive amounts of cut and fill, as well as clearing of mature trees, wetlands, or other dominant natural land features. A building should fit into the existing landscape, not destroy it.</p>	<p>Edit</p>
<p>SITE - Strategy 14: Excessive amounts of cut and fill and clearing should be avoided, in order to preserve the natural character of the land.</p>	
<p>Signature Building Guidelines</p>	
<p>There are some locations in the County, such as INNOVATION <u>Innovation Park</u>, that may provide the opportunity for a more stylistic approach to building design. These designs are referred to as “signature architecture,” since often they are designed by the best architects of our day and as such carry with them the personal expression of the designer. These signature buildings are also commonly known as “high-design,” since they are recognized in the field as the highest and best designs that today’s architects are creating. Like a painting done by one of the masters, the high-design building must communicate an artistic expression; however, unlike a two dimensional painting, the challenge to the architect is to translate this artistic expression into a three-dimensional architectural form. On occasion signature architecture is specifically inspired by the building’s use, as in the case of Dulles Airport Terminal <u>and its relationship to flight</u> (shown below). It is important to note that although signature buildings do not overtly display a traditional architectural style, high-design buildings still embody the five fundamental elements of architecture. Signature buildings are seen to provide unique interpretations and approaches to scale, rhythm, order, balance, and proportion, as well as color and light. The high-design building – in addition to the architectural fundamentals – utilizes state-of-the-art technological arsenals <u>design</u> that promotes unique structural design and building forms, materials, lighting, and glazing patterns.</p>	<p>Clarification (Planning)</p>
	
	

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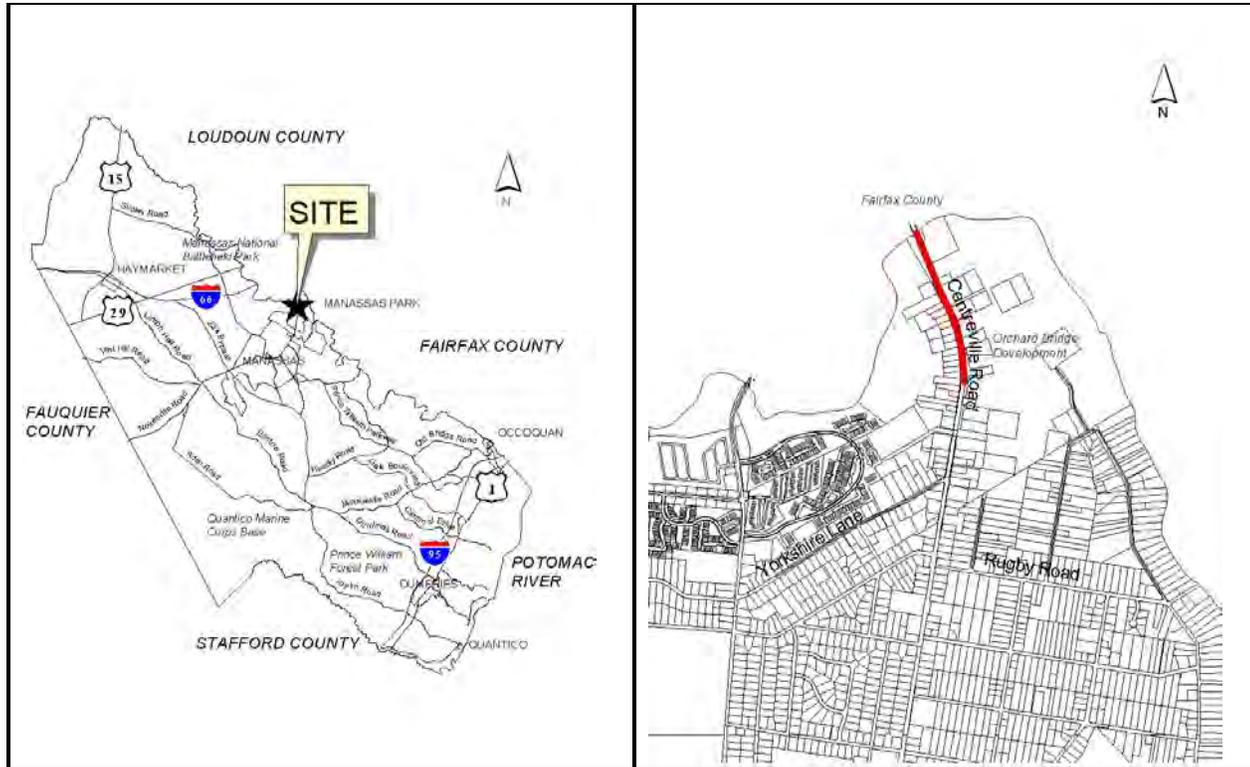
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ILLUSTRATIVE DESIGN GUIDELINE FOR GATEWAYS AND CORRIDORS	
<i>The purpose of this guide is to provide a helpful illustration of the objectives and action strategies contained in the Comprehensive Plan Update concerning the promotion of a high-quality visual environment for County gateways. This guide does not preclude any authority of the Zoning Ordinance, the Design and Constructions Standards Manual or the Uniform Building Code. Should there be any questions, please contact the Planning Department at (703) 792-6830-7615.</i>	Correction (Planning)
Introduction	
The Community Design Plan chapter was added to the Comprehensive Plan with adoption of the 1998 Plan. The intent of this chapter <u>the Community Design Plan</u> is to foster “quality development and a quality visual environment throughout Prince William County.” The goals, objectives, and action strategies of this chapter <u>the Plan</u> are used in the evaluation of various development proposals and the building architecture, landscape, signage, and lighting plans that are provided with the proposals.	Clarification (Planning) Edit
One of the Community Design Plan policies is the <u>to</u> upgrade of the visual quality of County gateways and major travel corridors. The policy is implemented by a series of action strategies. Two of these action strategies are as follows:	Edit
1. Create landscape treatments and install appropriate gateway signage and lighting at each of the County’s major gateways.	
2. Prepare, in cooperation with Virginia Department of Transportation (VDOT) and the private sector, landscape plans to improve the scenic quality of highly visible areas along interstate and regional highways and major County thoroughfares, including County-designated Highway Corridor Overlay Districts (HCODs).	
The Board of County Supervisors and <u>the</u> Planning Commission, in selecting the issues to be studied with the update of the 1998 Comprehensive Plan, were concerned <u>requested</u> that these action strategies be implemented.	Clarification (Planning)
Selected Gateways and Corridors	
Staff selected five <u>six</u> major County gateways for detailed study and recommendations. These gateways include the following:	
<ul style="list-style-type: none"> • Route 28 (Centerville Road), from the Fairfax County boundary to the Orchard Bridge project. • Route 29, from the Fauquier County boundary to Route 15. • Interstate 66 West, from the Fauquier County boundary to the Route 15 bridge. • Prince William Parkway and I-95, from the I-95 off-ramp to Telegraph Road. • Occoquan River/Gordon Boulevard from the I-95 off-ramp to Old Bridge Road. 	

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<ul style="list-style-type: none"> • Bristow/Broad Run Area (Future) 	Added to reflect LU5.1 and to correspond to Figure 1
These gateways were selected because of the opportunities available for re-design of the gateway and corridor areas and the importance of each gateway within the regional or County-wide context.	
Each of these gateways and corridors serves thousands of cars, trucks, buses, and other vehicles daily. Everyone driving or riding in these vehicles forms his or her <u>their</u> own opinion of Prince William County from what can be seen along these corridors. Whether that <u>the</u> impression is positive or negative, that impression <u>it</u> stays with the viewer. It is within the scope of the Comprehensive Plan to actively foster the best image possible, through both public and private improvements.	Per PC Work Session on 5.3.17 Edit
Each of the gateway/corridor designs contains common elements for both public and private improvements:	Edit
<ul style="list-style-type: none"> • The need for attractive, informative signage. 	
<ul style="list-style-type: none"> • The need for extensive landscaped buffers and roadway medians. 	
<ul style="list-style-type: none"> • The need for new or additional pedestrian walkways or trails. 	
<ul style="list-style-type: none"> • The need to buffer or eliminate visual blight. 	
<ul style="list-style-type: none"> • The need for new, additional, or replacement lighting. 	
<ul style="list-style-type: none"> • The opportunity to create, through community design, a “sense of place” for the gateway, the corridor, and Prince William the <u>County in general</u>. 	Clarification (Planning)
The visions and implementation strategies provided <u>for the</u> five significant gateways into Prince William County provide an exciting, bold approach to community design. Funding for these strategies could occur through grants, private development districts, public bonds, rezoning proffers, and/or private funding. Adding new design objectives and action strategies <u>into</u> the Comprehensive Plan signals the County’s desire to upgrade its highway corridors. The various design elements should be incorporated into new or revised Highway Corridor Overlay Districts (HCOs) and should be presented to VDOT for implementation in upcoming highway construction projects.	Per PC Work Session on 5.3.17 Clarification (Planning) Edit

GATEWAY 1: Route 28
Fairfax County boundary to Orchard Bridge
Existing Conditions



Location Map Gateway 1: Route 28

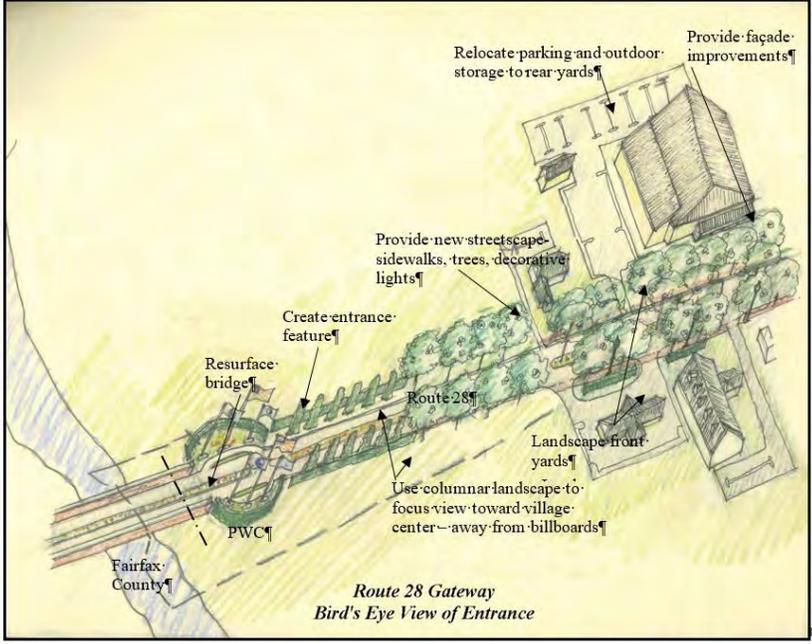
The entrance into Prince William County from the Fairfax County boundary along Route 28 / Centreville Road does not currently utilize the many opportunities available to create a ‘sense of place’ for both residents and visitors. The corridor is entered via a concrete-faced bridge, half in Fairfax County and half in Prince William County. Two large billboards now delineate this County entrance. The roadway is a four-lane, undivided corridor, with turn lanes but no sidewalks or other streetscape treatments. Landscaping is limited to several small, decorative shrubs in front of the gas station and patches of grass along the shoulder. Small businesses, including several antique stores, line the gateway. Automobiles and trucks are routinely parked in front yards along the corridor, with little to no buffers provided. Cobra overhead light fixtures hung from utility poles provide lighting for the roadway. Depending on the time of day, vehicles obtain speeds ranging from 25-50 mph.

Clarification Edit

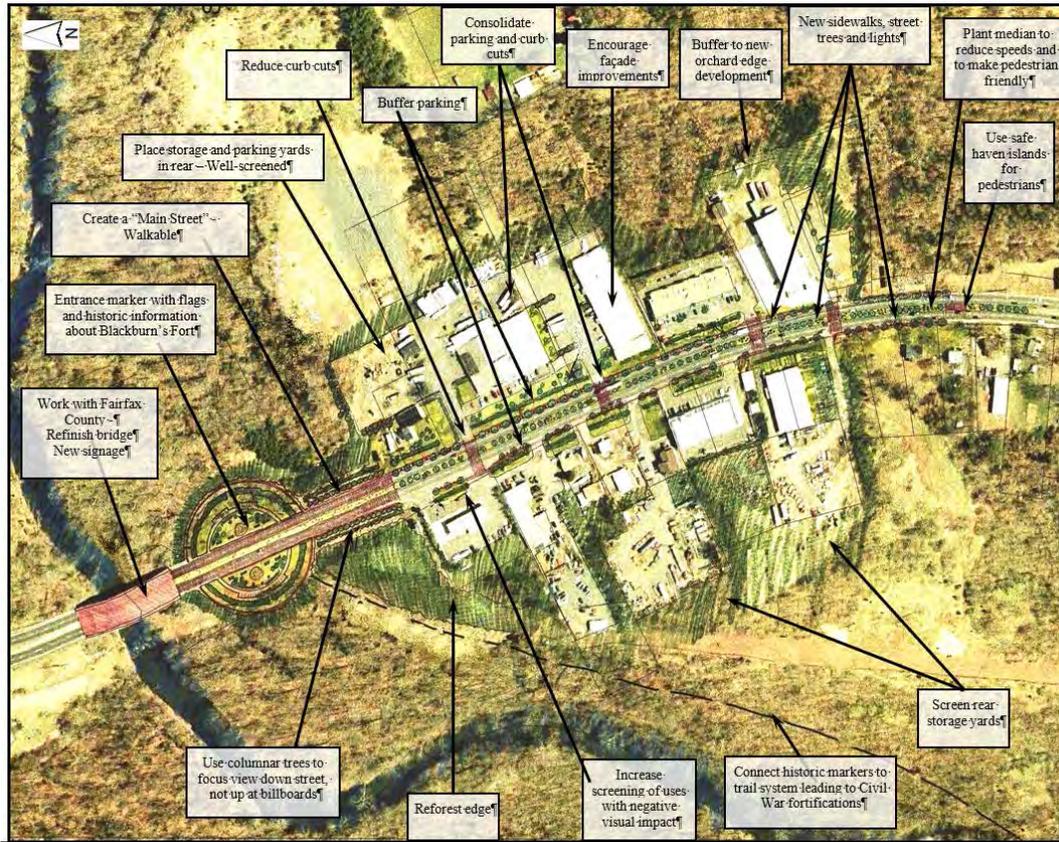
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<p><i>View from Fairfax County at Bull Run bridge, looking south</i></p>	<p><i>Route 28, looking south toward Manassas</i></p>	
<p>With the lack of a <u>complete</u> streetscape, the high-speeds of vehicles, and the lack of public open space, the street is not pedestrian-friendly and not as enticing as it could be to County visitors and residents frequenting local businesses. Historic Civil War embankments and forts line the riverbed just west of the roadway. Only a small, hidden sign on the Fairfax County side mentions the historic significance of these forts. Located just east of Centreville Road, the Orchard Bridge development – a 750-unit, low-rise apartment complex under construction – is the most significant residential development in the gateway area.</p>		<p>Clarification (Planning) Edit</p>
<p><i>Vision</i></p>		
<p>The vision for the Route 28 gateway into Prince William County from Fairfax County is to create a “village core.” This vision would be achieved through various action strategies that strengthen the existing small village character of the corridor. Opportunities for the creation of a Main Street community complete with historic trails, a walkable and safe, pedestrian-friendly streetscape, new landscape treatments and buffers for uses that create negative visual impact, a public gathering space for visitors and residents, and vibrant retail businesses will be realized.</p>		<p>Edit</p>
<p><i>Implementation</i></p>		
<p>The existing Bull Run Bridge should be improved to provide a more attractive Prince William County entrance feature at this gateway. Resurfacing the bridge or cladding the bridge in a stone or brick material, as well as engraving new welcome signage in the bridge walls, would alert <u>signify to</u> visitors that they are entering a unique place. A park area at the entrance to the village, complete with historic trail markers detailing the importance of the local region and a way-finding directory of local businesses, would help to direct <u>County</u> residents and County-visitors to local attractions. Decorative flags in this park area would attract the visitors’ eye down and away from the billboards looming above and announce the entrance to a special and unique village. <u>Implementation of this design should be incorporated into the Rt. 28 Corridor Feasibility Study, on the Yorkshire Small Area Plan, and subsequent studies of the Rt. 28 corridor and Yorkshire area.</u></p>		<p>Clarification (Planning) Edit</p>

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<p>A streetscape program – complete with new sidewalks, street trees and decorative pedestrian-scale light fixtures – would help to attract consumers <u>residents and visitors</u> to the local businesses. Roadside landscaping, a planted median, and a series of columnar trees planted at the gateway entrance would serve several purposes. First, the median would break down the scale of the roadway, making it more pedestrian-friendly. Second, these landscape treatments would alert vehicles that they are entering a pedestrian environment and should proceed cautiously, reducing speed as necessary. Lastly, the columnar planting at the entrance would divert the visitors’ eye from the billboards down the street to the new improvements and the businesses. Pedestrian crossings or safe islands would be located in the median so that pedestrians can safely cross the roadway.</p>	<p>Clarification (Planning)</p>
<p>Parking and storage for local businesses should be relocated to the rear or side of the buildings. Opportunities for common or shared parking areas should be investigated. This would involve working with local business owners and enforcing front yard parking and outdoor storage violations. Removing parking from front yards provides the opportunity for front yard landscaping, thus introducing more green space into a sea of <u>in place of the existing</u> asphalt, concrete, and dirt parking.</p>	<p>Clarification (Planning)</p>
<p>The Orchard Bridge multi-family development will <u>bring</u>s new residents to the area requiring local personal services and thus creating new <u>new</u> demands for local businesses and shops. The development of a work group composed of local residents and businesses owners, as well as County officials, might be pursued in order to help implement improvements on private property. Since public improvements only serve to create a portion of a gateway image, private improvements are needed to complete the revitalized gateway appearance. To complement the investment in public improvements, a façade improvement program should be begun <u>implemented</u> to help owners better maintain and improve private properties. The development of design guidelines is also key to maintaining the image of the village.</p>	<p>Edit (Orchard Bridge was under construction when this was written)</p>
	

Gateway 1 – Route 28 Aerial View Illustrating Improvements



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Gateway 1 Objectives & Strategies for the Route 28 Gateway	Clarification
<i>Objective: To better define the Route 28 gateway as an entrance into a village core exemplary of a Main Street community.</i>	
ACTION STRATEGIES:	
GATE 1.1 Provide streetscape improvements that emulate a traditional village environment. These improvements would include decorative light fixtures, walkable sidewalks, and shade trees. A planted median and seasonal plantings in existing medians should be added where possible in order to help to visually break down the scale of the roadway and to add to the traditional boulevard or Main Street appearance.	Clarification
GATE 1.2 Provide additional buffers for uses that contribute to negative visual impact including surface parking, automobile repair uses, automobile storage yards, telecommunications equipment, outdoor mechanical equipment, etc. These buffers should completely screen the areas through the use of a manicured evergreen hedgerow, masonry wall such as brick, or a combination of durable fence material and evergreen plantings. Shade trees and landscaped islands should be added to surface parking areas.	Edit
GATE 1.3 Develop design guidelines that regulate setbacks, land use, site design, signage, etc. These guidelines should include the following principles:	
GATE 1.3.a Use several smaller scale buildings instead of fewer larger ones in order to reinforce the character of a small village town, not a suburban strip.	
GATE 1.3.b Use a rural architecture <u>architectural design</u> including gable roofs, earth-tone materials and porches, wood shingles, etc.; and landscape that works with the natural character of the land, etc.	Clarification
GATE 1.3.c Site buildings so that they create opportunities for defined usable open spaces such as courtyards and <u>greenspaces</u> .	Clarification
GATE 1.3.d Encourage business signage that resembles the traditional storefront signage rather than suburban monument style signage.	
GATE 1.4 Provide improved gateway signage welcoming visitors to the area and way-finding (directional) signage to the local attractions. This signage should complement a unique entrance feature that serves to distract the visitors' eyes away from the existing billboards and focuses the view down the road to the village businesses. The entrance feature should provide a pull-off area with information on the local historic areas such as Blackburn's Ford. Create a	Clarification

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<p>designated trail system from the way-finding (directional) signage located at the entrance feature to the <u>Blackburn's Ford</u> area.</p>	
<p>GATE 1.5 Work with all applicable public agencies, as well as private entities, such as local neighborhood/business associations, to develop maintenance plans prior to implementation of the proposed improvements. Ensure that the necessary maintenance for all of the improvements is provided including, but not limited, to seasonal landscaping where applicable, regular litter collection, street cleaning, and general landscaping and lighting maintenance. Work with private property owners to improve the maintenance of private <u>their</u> properties in order to enhance the overall appearance of the gateway.</p>	<p>Clarification (Planning) Edit</p>
<p>GATE 1.6 Work with Fairfax County and the Virginia Department of Transportation (VDOT), as well as any other applicable governmental agencies to make improvements to the Bull Run Bridge. These improvements should include resurfacing the bridge walls and resurfacing the road with paving materials that would slow vehicles down as they enter the village area.</p>	
<p>GATE 1.7 Restrict future land uses that require outdoor storage of vehicles or other types of equipment. Create and enforce zoning laws to not allow <u>restrict</u> front yard storage of vehicles. Encourage screening of parking areas and 20% interior lot landscaping. Encourage the relocation of parking areas to the rear of properties so that parking is not visible from the street and so that a better landscaped front yard area can be created along the entire Main Street corridor.</p>	<p>Edit</p>
<p>GATE 1.8 Encourage small town village uses such as retail shops providing local services and products. These uUses may include a small markets, drycleaners, bakeries, florists, coffee shops, or sit-down restaurants.</p>	<p>Edit</p>
<p>GATE 1.9 Encourage shared parking in order to reduce curb cuts and enhance the pedestrian environment.</p>	
<p>GATE 1.10 Provide incentives for improvements to existing private properties. This may include developing a façade improvement matching grant program.</p>	
<p>GATE 1.11 Investigate the need to expand the width of the commercial area in order to increase development opportunities for rehabilitation/expansion of existing businesses or new businesses.</p>	
<p>GATE 1.12 Before design development begins, investigate the historical plans of the early Yorkshire settlement as well as any Civil War sites in the gateway. Incorporate this information with the proposed gateway improvements in order to develop a more comprehensive village plan that is based upon historical precedents and one that better highlights important historical sites, <u>better</u>.</p>	<p>Edit</p>

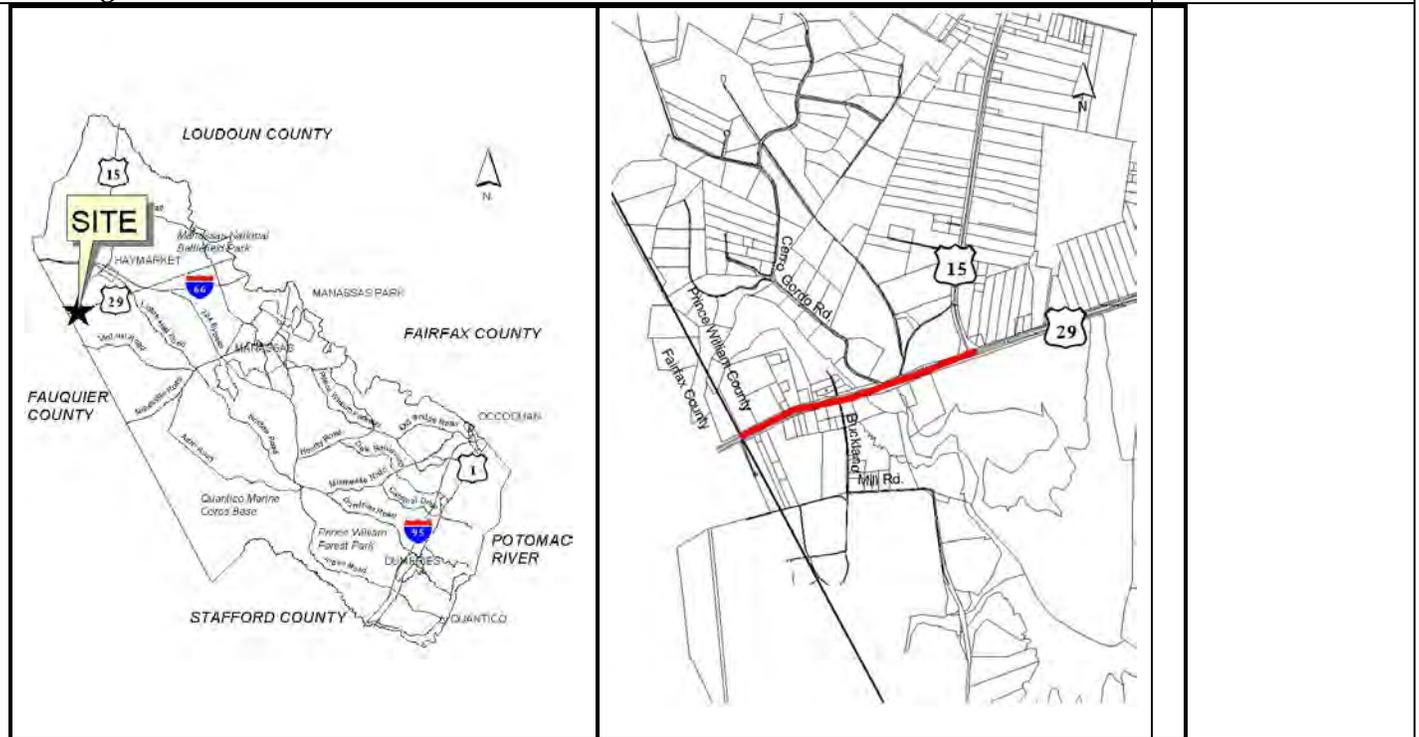
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<p>GATE 1.13 Investigate the possibility of placing overhead utilities underground or relocating them to the rears of properties in order to eliminate visual clutter along the roadway.</p>	
<p>GATE 1.14 The County shall work with a <u>the</u> local community and/or citizen association prior to the design development phase of the project in order to develop project details and to confirm a shared vision for the gateway.</p>	Edit

GATEWAY 2: Route 29

Fauquier County boundary to Route 15

Existing Conditions



Location Map

The Route 29 corridor is composed of local businesses catering to the agricultural market and the rural population living in the immediate area. Antique shops, a market, a gas station, and several other businesses compose the small business district. An existing HCOD does little to regulate the overabundance of signage. ~~The existing four-lane undivided roadway is slated to become a six-lane divided corridor.~~ Very little formal landscaping is present and only a standard green VDOT sign identifies the entrance into Prince William County. Likewise, there is no recognition of the Buckland Historic District – the most significant site feature of the gateway – other than a small sign at the entrance to the district itself. Another unrecognized natural site feature, a

ORD. NO 09-265 Amended the Thoroughfare Plan to reduce Lee Highway (Route 29) from six lanes to four lanes between the Fauquier County Lane and James

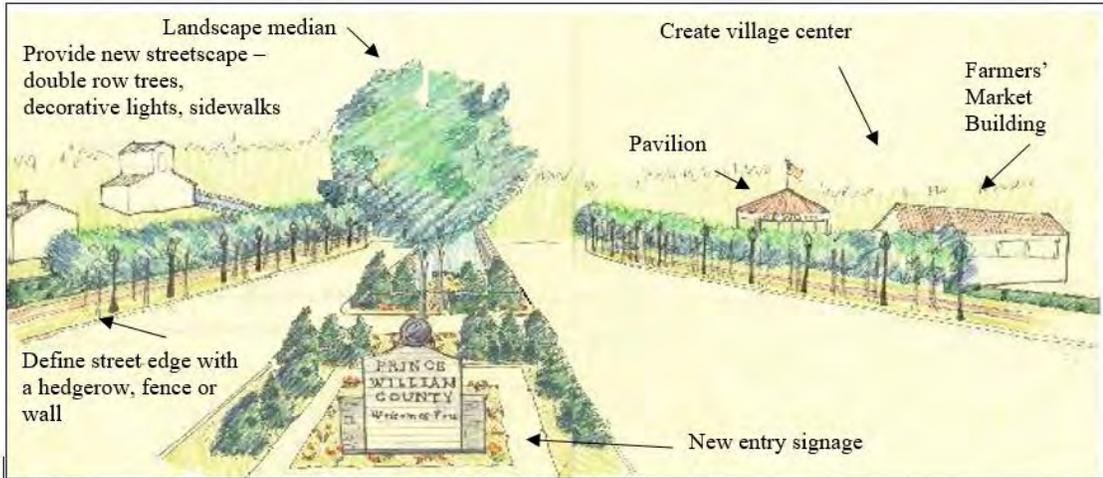
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<p>stream bed, part of Broad Run, runs through the gateway, but has no trail system for formal public access.</p>	<p>Madison Highway (Route 15).</p>
<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">  <p><i>Route 29, looking east at entrance</i></p> </div> <div style="text-align: center;">  <p><i>Route 29, looking east toward Route 15</i></p> </div> </div>	
<p>Several high-end residential projects, located east of Route 15, have been developed. There is also a mixed-use, moderate-density project in the REC area along the eastern side of the Route 29/Route 15 intersection. Together these moderate- to high-density projects provide an interesting juxtaposition with the Rural Area at the entrance to the gateway.</p>	
<p><i>Vision</i></p>	
<p>The vision for the Route 29 entrance into Prince William County is to build upon the existing historic community of Buckland, accentuating the small town, rural nature of the corridor while at the same time demonstrating a high-quality design example and ‘sense of place’ for the future residential and commercial projects developing east of Route 15.</p>	
<p><i>Implementation</i></p>	
<p>As an initial step in improving the corridor, the Route 29 HCOD standards should be revised in order to include a set of design guidelines that illustrate how to preserve the better qualities of the corridor which add to its rural character. These include mature tree stands, open fields, stream valleys, and natural earthworks. In addition, these standards should illustrate how the Development Area east of the gateway should recall the architectural integrity of the Buckland Historic District through both building architecture and the siting of newly built structures. The existing HCOD standards regarding the regulation of signage should be better enforced and updated, in order to eliminate the negative visual clutter the existing signage creates throughout the gateway.</p>	

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<p>In addition to strengthening and enforcing the HCOD standards, streetscape improvements should be installed when the road is widened to six lanes. The proposed road widening plan calls for a divided roadway; however, there is enough room to leave a planted median which would act to break down the large scale of the roadway. Typically, six-lane divided roadways are reserved for roadways with the scale and speed of a highway. The use of a planted median would maintain the rural nature of the corridor rather than creating a high-speed highway corridor. New decorative light fixtures, sidewalks, and a double row of street trees at the curbside should be utilized to make the roadway more pedestrian-friendly and to again reduce the scale of the pavement. Landscaping along the roadside – in the median and on private property – should be incorporated as part of the roadway improvement plan. Bicycle and equestrian trails should be created as possible, particularly along the streambed. A unique entrance feature, including new entry signage, should be created in the median area that complements the Buckland Historic District architecture as well as the high-quality residential projects farther east along Route 29.</p>	
<p>At the time the roadway is widened, a better functioning interchange at the Route 29 and Route 15 intersection should be developed. A pull-off area could be incorporated here, including way-finding (directional) signage to guide visitors to local attractions and historic markers that illustrate the cultural importance of the Buckland Historic District to the history of the County.</p>	
<p>Since the area just east of the gateway is quickly becoming populated with new high-end residential developments, this gateway area can become the hub of commercial and civic activity. Thought should be given to creating an outdoor public gathering space – such as a farmer’s market complete with an open-air plaza to accommodate fairs, equestrian shows, or theatrical performances. Locating this community space near the stream bed and including a trail system with riverwalk and pavilions, would help both visitors and residents to appreciate the varied natural features of this western gateway.</p>	
<p>In addition to the public improvements noted above, the County should work with local property owners to revitalize private property. This may entail developing a façade improvement or landscape enhancement program for existing businesses. These enhancements might be provided by the private property owner in exchange for a matching grant or partial property tax relief. Design guidelines should be developed in order to maintain consistency of design throughout the corridor, a rural architectural vocabulary and high-quality building and site design that complement Buckland.</p>	

The County should also encourage the development of small, local businesses in the CEC area at Route 29 and Route 15, such as restaurants, small general food or gourmet stores, or specialty stores such as tack shops that provide needed services and goods for the nearby residential, farming, and equestrian communities. Large-scale “big box” retailers should be discouraged since they are not appropriate given the scale of the historic Buckland community, nor do they complement the rural nature of the gateway. This development should not be the typical suburban-strip but rather should utilize a series of smaller structures arranged on the site to create defined usable greens or courtyards. Businesses along the corridor that require outdoor storage of vehicles should be discouraged or at the least mandated to buffer or screen these outdoor areas and locate them to the rear of the property.



Due to historical documentation and analysis completed in the Buckland Historic District area, this exhibit is no longer appropriate or context sensitive. This will be reviewed as part of the Route 29 Small Area Plan.

Gateway 2: Route 29 View from Entrance Looking East

Gateway Objectives & Strategies for the Route 29 West Gateway

Objective: *To create a gateway in a historic community that complements the rural village of the Buckland Historic District while at the same time provides an entrance to the developing equestrian and high-quality residential and commercial projects in the Development Area along the corridor.*

ACTION STRATEGIES:

GATE2.1 Upgrade the Route 29 HCOD standards. These standards should include design guidelines for new developments in the Development Area that will lead to the construction of buildings that preserve the agricultural integrity of the existing landscape. The following principles should be incorporated with the HCOD standards:

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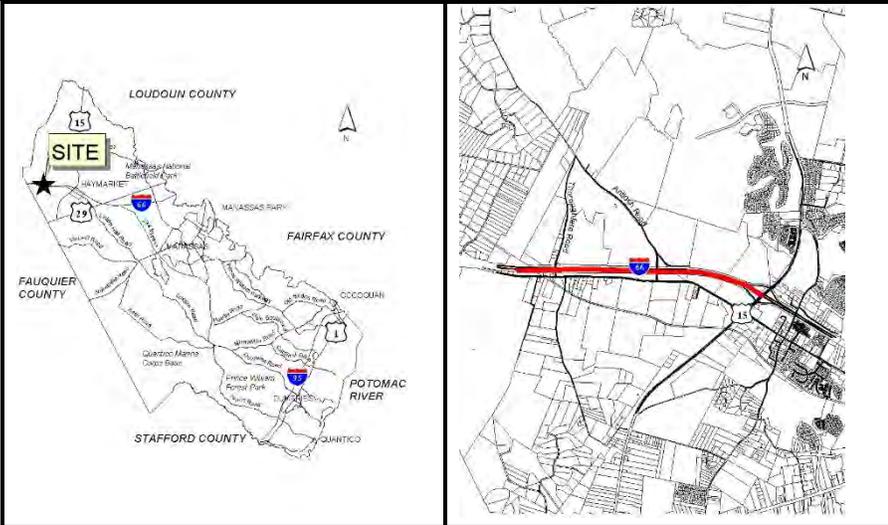
GATE2.1.a	Use several smaller scale buildings that are sited to preserve the better qualities of the land including mature tree groves, earthworks and water forms.	
GATE2.1.b	Use rural/equestrian architecture, including gable roofs, and earth-tone materials that work with the natural landscape, etc.	
GATE2.1.c	Design new buildings that emulate the architectural integrity of local historic structures including most importantly the Buckland Historic District.	
GATE2.1.d	Site buildings so that they create opportunities for defined usable open spaces, such as courtyards and greens, as well as trails for walking, biking, and riding horses.	
GATE2.1.e	Restrict future commercial signage that adds to the visual clutter along the corridor and create a commercial signage program that works with existing businesses to enhance the design character of the corridor.	
GATE2.1.f	Since rears of buildings facing Route 29 will distract from the proposed public improvements, ensure that only front facades face the roadway.	
GATE2.1.g	Provide frontage roads as needed for the Development Area that will allow buildings to front Route 29 without the need for direct access to the roadway.	
GATE2.1.h	Provide a sidewalk to better define the street environment by maintaining a consistent front yard building line of 50 feet. A consistent pedestrian edge should be created by buildings, a hedgerow, tree line, fence or other wall type.	
GATE2.1.i	Encourage the development of rural village land uses in the REC area, such as retail shops providing local services and products. These businesses may include a bakery, coffee house, florist, dry cleaners, gourmet market as well as other equestrian related businesses such as a tack and feed shops. “Big box” retailers and strip shopping centers should be avoided in this gateway area.	
GATE2.2	Provide incentives for improvements to existing private properties. This may include developing a façade improvement matching grant program.	
GATE2.3	Provide streetscape improvements to present a cohesive site design for existing and proposed developments. These improvements should serve to create a traditional village atmosphere by including new decorative light fixtures, street trees, walkable sidewalks, safe pedestrian street crossings, and bicycle and equestrian trails.	
GATE2.4	Encourage the relocation of front yard parking and vehicle/equipment storage areas to the rear of properties. Outdoor storage and parking should be well screened with landscaping such that it is not visible from the street. Use restrictions should prohibit outdoor storage of vehicles or other equipment.	
GATE2.5	Encourage the consolidation of commercial parking areas in order to reduce curb cuts and enhance the pedestrian environment.	

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<p>GATE2.6 Provide a unique entrance feature that complements the Buckland Historic District as well as the proposed high-quality residential and commercial projects further east along the Route 29 corridor. This entrance feature should include ‘welcome’ signage and way-finding (directional) signage to local attractions.</p>	
<p>GATE2.7 Provide for an outdoor public facility which demonstrates to the visitor the character of the western, rural part of the County. This facility may include an open-air plaza for a public farmer’s market, equestrian shows, craft fairs, etc. A bandstand pavilion may also be located in this community space to allow for outdoor performances.</p>	
<p>GATE2.8 Provide improvements to the bridge spanning the Lake Manassas tributary in order to make it more attractive, including resurfacing in local quarry stone and engraved signage or artwork.</p>	
<p>GATE2.9 Work with all applicable public agencies, as well as private entities, such as local neighborhood/business associations, to develop maintenance plans prior to implementation of the proposed improvements. Ensure that the necessary maintenance for all of the improvements is provided, including but not limited to seasonal landscaping where applicable, regular litter collection, street cleaning, and general landscaping and lighting maintenance. Work with private property owners to improve the maintenance of private properties in order to enhance the overall appearance of the gateway.</p>	
<p>GATE2.10 Plant the median in order to help break down the scale of the roadway. The plantings should be planted informally at the western end of the gateway and gradually be placed in more formal planting arrangements as you approach the Development Area further heightening the idea of a transition from the Rural to the Development Area. Develop a landscape plan for the median areas as well as the roadsides that complements the existing vegetation.</p>	
<p>GATE2.11 Work with landowners in the Development Area with property directly abutting Route 29 to provide enhanced architecture and siting of buildings as well as a cohesive development on the northern and southern sides of the road, to include similar landscaping and building materials and design.</p>	
<p>GATE2.12 Develop a better functioning interchange at the Route 29 and Route 15 intersection. Public lands that are a part of the intersection should be well landscaped. Consider a pull-off area and monument detailing the historic nature of the surrounding development and its importance to the history of Prince William County. Way-finding (directional) signage should be included as a part of this monument area so that visitors can locate the local historic sites and attractions.</p>	

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<p>GATE2.13 Utilize existing site features, including the Broad Run stream bed to create opportunities to enjoy the rural scenery and reasons for visitors to come to the area. This may entail building equestrian and bike trails, as well as pedestrian walks and pavilions along the stream bed.</p>	
<p>GATE2.14 Investigate the historical plans of the early Buckland settlement as well as any Civil War sites in the gateway before design development begins. Incorporate this information with the proposed gateway improvements, to develop a more comprehensive village plan that is based upon historical precedents and one that better highlights important historical sites.</p>	
<p>GATE2.15 Investigate the possibility of placing overhead utilities underground or relocating them to the rears of properties in order to eliminate visual clutter along the roadway.</p>	
<p>GATE2.16 The County shall work with a local community and/or citizen association prior to the design development phase of the project in order to develop project details and to confirm a shared vision for the gateway.</p>	

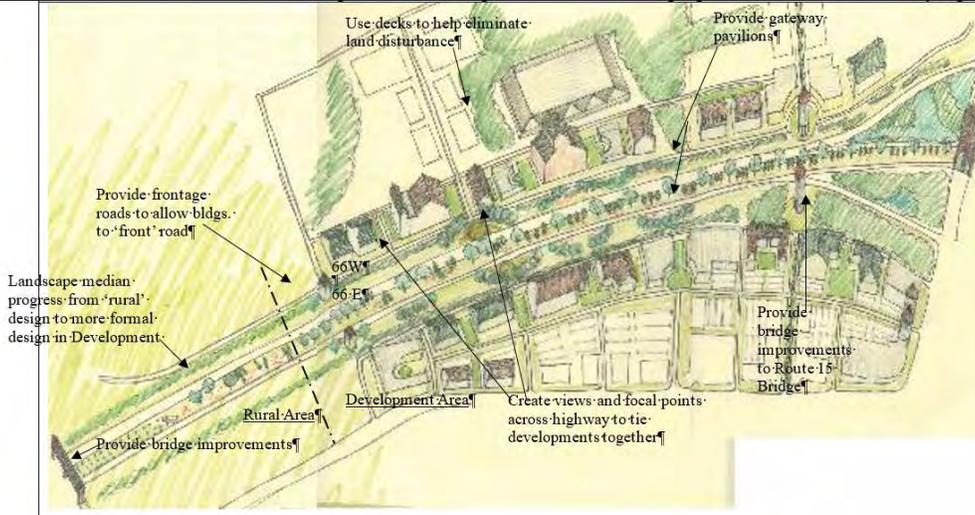
GATEWAY 3: Interstate 66 West		
<i>Existing Conditions</i>		
		
<i>Location Map</i>		
<p>The gateway as it exists today is limited to a small green VDOT sign that lets the visitor know he has <u>they have</u> left Fauquier County and has <u>have</u> entered Prince William County. The corridor is very rural in nature, with farms to either side of the roadway. The historic Beverley Mill sits at the gateway entrance, holding the possibility for a unique historic entrance feature; however, there is no signage indicating its significance or the future work envisioned for the property. Several concrete and steel bridges cross Interstate 66. A large unplanted median is located in the center of the four lane roadway along with an approximate 100-foot buffer along both sides of the roadway. This stretch of Interstate 66 is not at this time planned for widening at <u>this time</u>. The Development Area begins just before the Route 15 interchange. Several moderate density mixed-use projects are planned to flank the roadway at this intersection.</p>		Clarification (Planning)
 <p><i>I-66 west, looking east toward Development Area</i></p>	 <p><i>View at entrance, Beverley Mill</i></p>	

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<i>Vision</i>	
The challenge for the Interstate 66 West gateway is to create a corridor that illustrates both the rich agricultural history of the western portion of the County and yet demonstrates the transition to the high-quality mixed-use projects being developed at the Route 15 intersection.	
<i>Implementation</i>	
The entire gateway should provide a transition from the Rural Area to the Development Area. This transition is perhaps illustrated best through the use of landscaping. A minimum 100-foot buffer should be maintained along both sides of the roadway. Plantings in this buffer should be informal at the western part of the gateway – to reflect Community Design Plan strategies for the Rural Area – and should progressively be planted in a more formal fashion as one approaches the Development Area. Varied plantings can be used to illustrate this progression. Reforestation of bare spots in mature tree stands should be utilized to reinforce the existing character of the land. Planting the median will help break down the scale of the roadway. Since the medians are so large, they also provide an opportunity for public artwork and way-finding (directional) signage directing visitors to local attractions and businesses.	
As important as the use of landscaping is to the visual improvement of this gateway, the building siting and architecture of the projects surrounding the Route 15 intersection are equally if not more important. Since rear of buildings with outdoor mechanical equipment and trash receptacles facing Interstate 66 will detract from the proposed public improvements, frontage roads should be utilized parallel to Interstate 66 that will allow buildings to present a front façade to Interstate 66 without the need for direct access from the roadway. Design guidelines should be developed for these new developments that will help regulate building architecture and siting. Building architecture should emulate the traditional, rural nature of existing structures in the area including the historic Beverley Mill. The siting of buildings is equally important. Parking should not face Interstate 66, and parking decks or shared parking arrangements should be provided. Among other benefits to less surface parking, existing mature tree stands can remain, helping to preserve the natural, rural character of the land. The new developments to the north and south of the road should be coordinated, so that entry features on both sides of Interstate 66 can be provided and so that both appear as a unified project. The high-quality office design guidelines, prepared for <u>provided in</u> another section of the Comprehensive Plan update , are an example of the type of guidelines that should be created for this corridor.	Clarification (Planning)
A unique feature of this gateway corridor is the three concrete and steel, blue-painted bridges at the major intersections. These bridges provide an opportunity to enhance the gateway since they act as major thresholds into the County. A	Clarification (Planning)

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bold move – such as resurfacing these bridges in the traditional stone found in the area similar to Beverley Mill – will aid in illustrating the strength, integrity, and character of the corridor. These bridges can then be engraved with welcome signage, artwork, and/or the County logo/seal.



Gateway 3: Interstate 66 West Bird's Eye View

Gateway Objectives & Strategies for the Interstate 66 West Gateway

Objective: *To provide a transition from the Rural Area to the Development Area that illustrates both the rich agricultural history of the region along with and the new proposed and approved mixed-use projects.*

Clarification (Planning)

ACTION STRATEGIES:

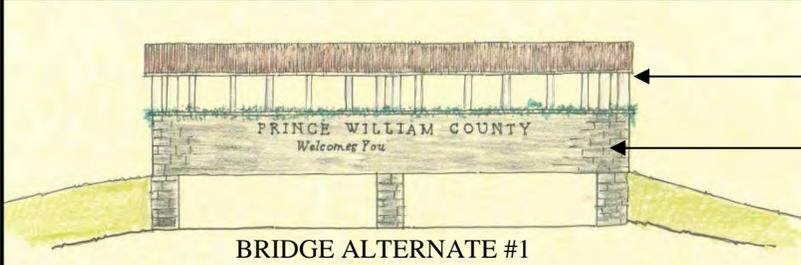
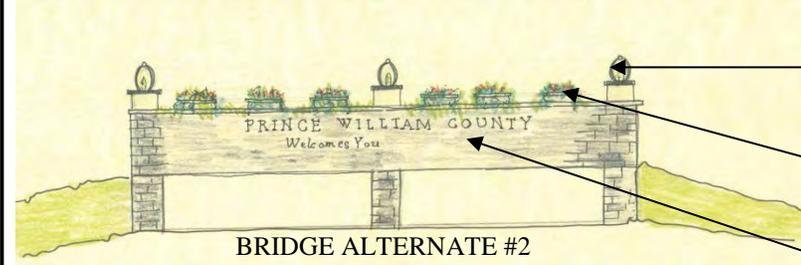
GATE3.1 Given the close proximity to the Rural Area, create design guidelines for new developments in the Development Area that help preserve the agricultural integrity of the existing landscape. These guidelines should include the following objectives:

Renumbering edits for all action strategies

GATE3.1.a Use several smaller-scale buildings – in the Development Area along Interstate 66 – that are sited to preserve the scenic qualities of the land, including mature tree groves, earthworks and water forms.

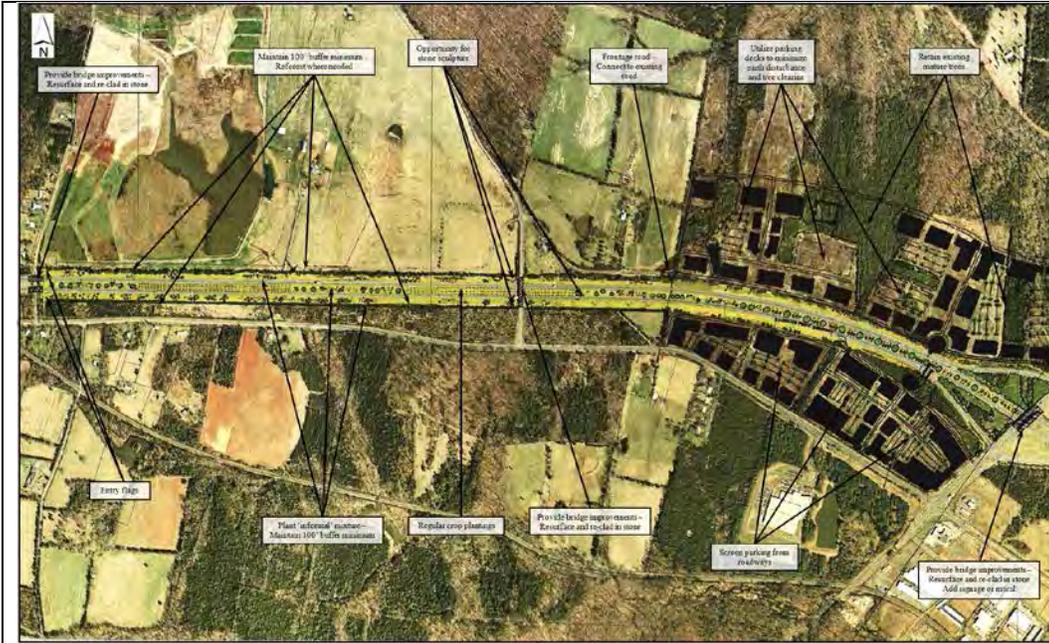
GATE3.1.b Use rural architecture, including gable roofs, earth-tone materials, etc. that work with the natural landscape.

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<p>GATE3.1.c Design new buildings that emulate the architectural integrity of local historic structures including most importantly Beverley Mill.</p>	
<p>GATE3.1.d Site buildings so that they create opportunities for defined usable open spaces such as courtyards, greens spaces, and trails.</p>	Edit
<p>GATE3.1.e Employ the High-Quality Office Guidelines in the Development Area at the Interstate 66/Route 15 intersection to ensure better building and site design.</p>	
<p>GATE3.2 Maintain a 100-foot buffer on both sides of Interstate 66. Reforest bare spots in existing mature tree stands on the northern side of the roadway and provide new evergreen tree stands of similar species on the southern side of the roadway. Develop a landscape plan for the median areas as well as the roadsides that complement the existing vegetation.</p>	
<p>GATE3.3 Provide bridge improvements to the existing three bridges in the gateway corridor in order to make them more attractive including resurfacing in local quarry stone, replacing any guard rails with more decorative screening, and engraved signage or artwork.</p>	
 <p align="center">BRIDGE ALTERNATE #1</p>	<p>Possible covered bridge</p> <p>Resurface bridge w/masonry-stone emulating Beverley Mill</p>
 <p align="center">BRIDGE ALTERNATE #2</p>	<p>Provide decorative lights</p> <p>Provide decorative planters</p> <p>Provide engraved signage</p> <p>Title clarification edit</p>
<p align="center">Gateway 3: Interstate 66 West Options for Bridge Improvements</p>	
<p>GATE3.4 Work with all applicable public agencies, as well as private entities, such as local neighborhood/business associations, to develop maintenance plans prior to implementation of the proposed improvements. Ensure that the necessary maintenance for all of the improvements is provided;</p>	<p>Clarification edits (Planning)</p>

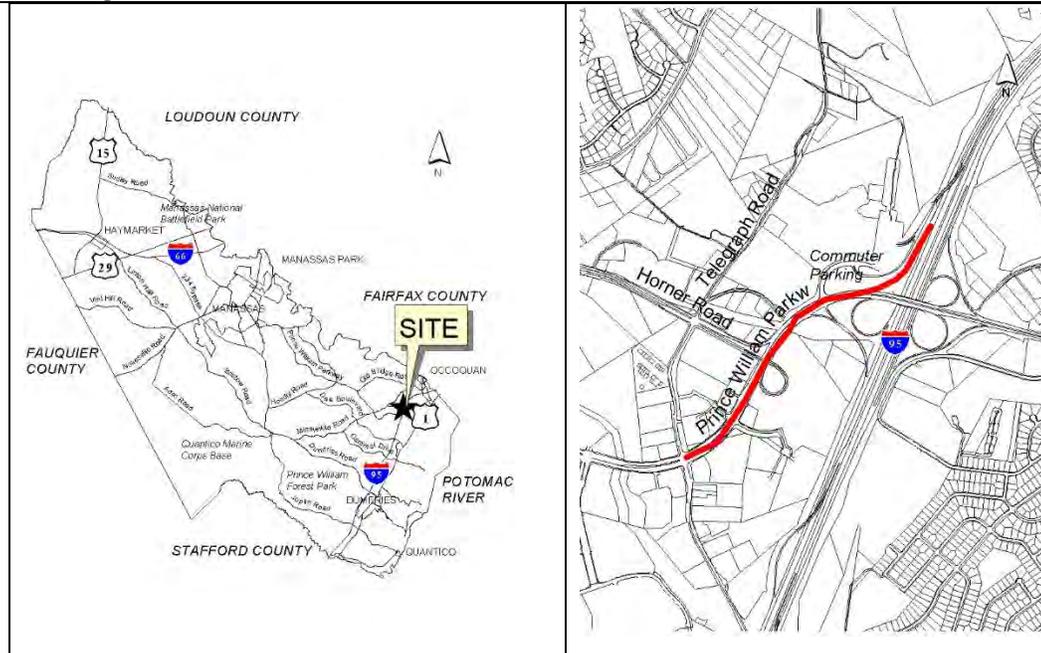
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<p>including, but not limited to, seasonal landscaping where applicable, regular litter collection, street cleaning, and general landscaping and lighting maintenance. Work with private property owners to improve the maintenance of private <u>their</u> properties in order to enhance the overall appearance of the gateway.</p>	
<p>GATE3.5 Plant the median in order to help break down the scale of the roadway. The plantings should be planted informally at the western end of the gateway and gradually be placed in more formal planting arrangements as you approach the Development Area further heightening the idea of a transition from the <u>Rural Area</u> to the Development Area.</p>	<p>Clarification (Planning)</p>
<p>GATE3.6 Work with landowners in the Development Area with property directly abutting Interstate 66 in order to provide enhanced architecture and siting of buildings as well as a cohesive development on the northern and southern sides of the road. This cohesive development should include similar landscaping and building materials and design as well as gateway pavilions on both sides of Interstate 66.</p>	
<p>GATE3.7 Since <u>the</u> rears of buildings facing Interstate 66 will distract from the proposed public improvements, provide frontage roads for the Development Area that will allow buildings to front Interstate 66 without the need for direct access to the roadway.</p>	<p>Clarification (Planning)</p>
<p>GATE3.8 Screen all parking areas from the view of Interstate 66 either with buildings, heavily planted landscape screens, berms or other earthworks, or a quarry stone wall reminiscent of Beverley Mill.</p>	
<p>GATE3.9 Utilize parking decks or underground parking in conjunction with shared parking arrangements in order to avoid large amounts of earth disturbance and damage to mature stands of trees. Where parking decks cannot be used, heavily landscape surface parking areas at a minimum of 20% in order minimize their impact on the rural landscape.</p>	
<p>GATE3.10 The County shall work with a <u>the</u> local community and/or citizen association prior to the design development phase of the project in order to develop project details and to confirm a shared vision for the gateway.</p>	<p>Edit</p>



GATEWAY 4: Prince William Parkway – Interstate 95

Existing Conditions



Location Map

The entrance to Prince William County from I-95 is the most traveled gateway in the County and, as such, is perhaps the most important in portraying a positive, attractive County image. Potomac Mills is the County’s most visited tourist attraction and has often been cited as the top tourist attraction in Virginia.

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Because of its popularity, smaller retailers have grown around the mall, including several fast food and sit-down restaurant chains, to serve the customer base. Immediately exiting I-95, the visitor encounters a large surface parking area, the park-and-ride commuter lot. No landscaping or perimeter buffering is provided. The lot has been expanded. Next is the Horner Road Bridge, with a small brick welcome sign and seasonal plantings flanking the right side of the bridge. Medians are under-planted and there is little to no roadside planting in the public areas along the curbside. Immediately south of the Horner Road Bridge, several big box retailers and restaurant franchises frame the roadway, along with a gas station. Varied roadside plantings are provided in front of the retail and restaurant areas, as well as a berm to help to screen parking; however, there is no consistent streetscape or landscape design for the gateway. An asphalt trail is provided on the western side of the Parkway. There is no pedestrian connection from the park-and-ride lot to the large surface parking area of the retailers north of the Parkway; missing an opportunity for shared parking and the reduction in asphalt paving at the gateway entrance.



Prince William Parkway, looking west toward Horner Road Bridge



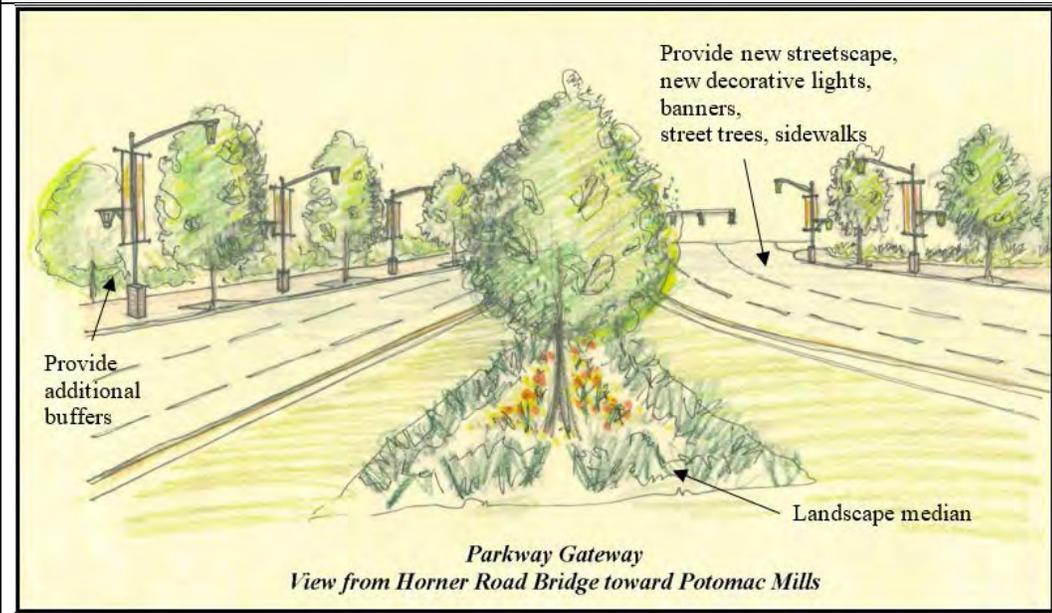
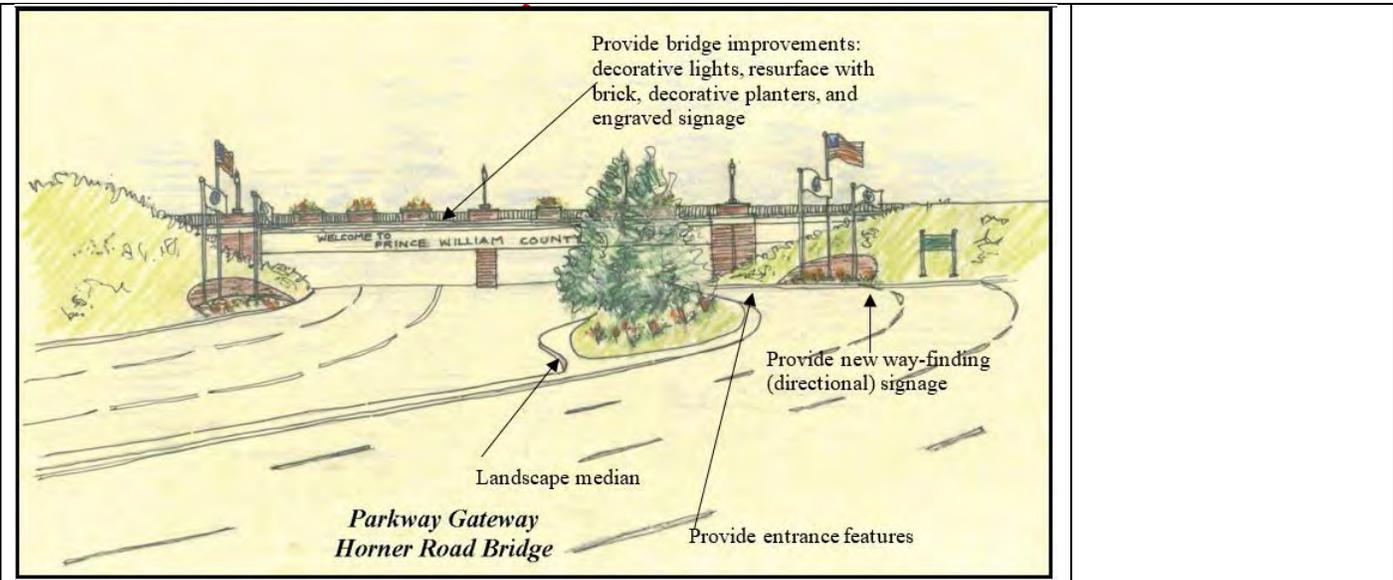
Prince William Parkway, looking west toward Potomac Mills

Vision

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<p>Since Potomac Mills is a major visitor attraction for the County, improvements to the entrance from I-95 along Prince William Parkway are one of the major keys to improving the County’s image. Because of the retail nature of the corridor, this gateway can perhaps handle bolder architectural gestures and landscaping. By the same token, this gateway must make a strong statement communicating the variety of experiences the County has to offer all types of visitors - a day at the ball park, a shopping extravaganza, a variety of restaurant experiences, and a step back in time to visit a historic battlefield, among others.</p>	
<p><i>Implementation</i></p>	
<p>The boldest move in the redesign of the Parkway gateway would be to upgrade the Horner Road Bridge. The bridge is a literal portal into the County and should be treated in a grand manner. The first step would be to resurface the bridge in brick or other high-quality masonry material and to place decorative elements on the bridge, including new light fixtures, engraved welcome signage, and planters. The existing sign to the right of the bridge is not grand enough and should be replaced with two unique monuments and flags flanking both sides of the bridge, in order to better announce the entrance into the corridor.</p>	<p>Clarification (Planning)</p>
<p>As important as the variety of retail experiences is to the visitor and the Potomac Mills Mall, the variety of building designs, signage, and landscaping does little to express integrity and high-caliber of design. Stricter design controls regarding building setbacks, site design, and signage control need to be added to a set of district guidelines in order to establish some level of consistency and high-quality retail design for future developments in the gateway. Streetscape improvements are another tool to providing consistency throughout the gateway. New sidewalks, street trees at the curbside in addition to those on public property, new decorative street and pedestrian-scale light fixtures with decorative banners and planters, and improved median plantings are the first steps in creating a sense of place in the public realm by tying the existing varied architecture and landscaping together.</p>	
<p>Way-finding (directional) signage locating local tourist attractions is missing from the Parkway streetscape. This directory of activities is important to let visitors know where they can find what they need and more importantly, <u>that</u> there is more to experience in the County.</p>	<p>Clarification (Planning)</p>
<p>Buffering of parking areas and uses that create a negative visual image – such as warehouse delivery areas and gas stations – is crucial to supporting the proposed public improvements. The key area to buffer is the commuter parking lot since this is the very first area visitors see upon exiting the highway. Increased interior lot landscaping will help to set an important standard for other private parking lots in the gateway area. Future restriction of land uses that require large amounts of truck and vehicular parking or storage at the roadside should be considered.</p>	

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ACTION STRATEGIES:

GATE4.1 Add stricter design controls to the Parkway Overlay District that regulate setbacks, land use, site design, signage, etc. in order to foster better design of both buildings and open spaces.

GATE4.2 Provide streetscape improvements to create a traditional urban atmosphere including new sidewalks, street trees, and decorative light fixtures. These improvements should serve to unify the varied landscape and architecture of the corridor, as well as reinforce the retail nature of the gateway and surrounding neighborhood.

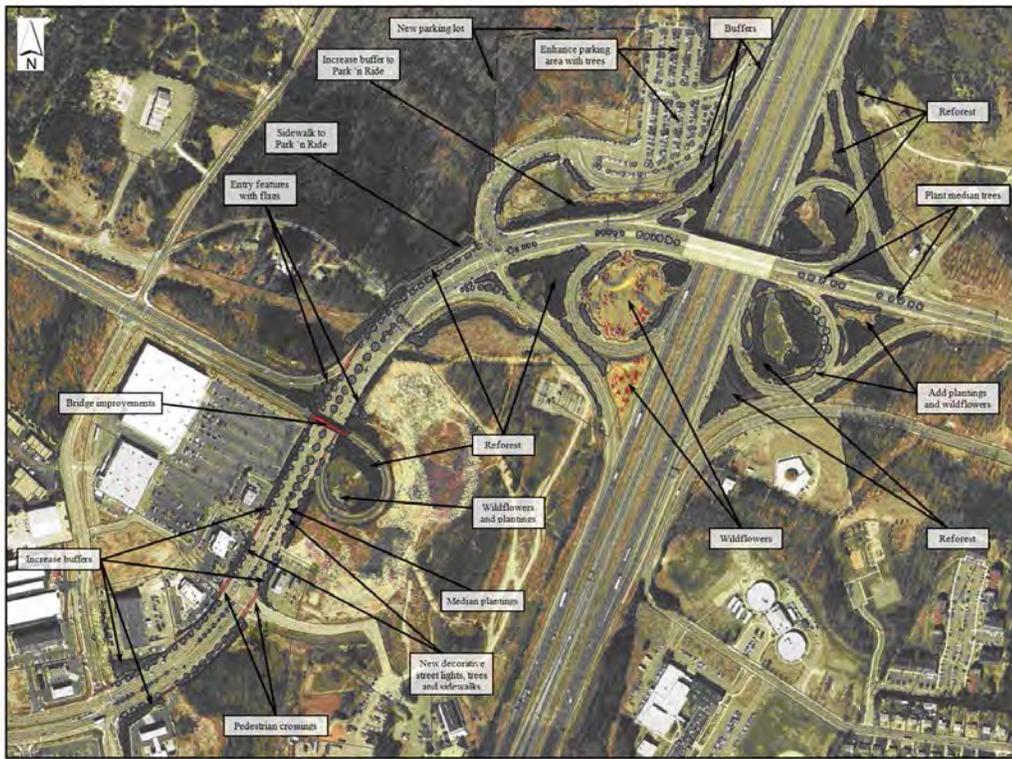
Action strategies have been renumbered for this gateway.

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<p>GATE4.3 Provide enhanced landscape in medians, jug-handles, and along the roadside, as well as increased buffers for automobile-oriented uses and large areas of surface parking that front the Parkway. Reforest roadside areas as needed.</p>	<p>Edit</p>
<p>GATE4.4 Make aesthetic improvements to the Horner Road Bridge. These improvements should include resurfacing the bridge walls with brick and providing new engraved “welcome” signage on the bridge walls, new decorative light fixtures and planters.</p>	
<p>GATE4.5 Provide unique monuments and flags at both sides of the bridge to better announce the entrance into the corridor.</p>	
<p>GATE4.6 Restrict future land uses that require outdoor storage of vehicles or other types of equipment.</p>	
<p>GATE4.7 Work with VDOT and PRTC to provide better buffering of the existing commuter parking lot, as well as interior lot landscaping and way-finding (directional) signage. Connect to the existing sidewalk coming from Telegraph Road to the commuter parking area in order to enhance pedestrian safety along the Parkway. Encourage shared parking arrangements for weekday commuters.</p>	
<p>GATE4.8 Provide way-finding (directional) signage that helps to locate visitor attractions, County offices, and the park and ride lot.</p>	<p>Edit</p>
<p>GATE4.9 Work with all applicable public agencies, as well as private entities, such as local neighborhood/business associations, to develop maintenance plans prior to implementation of the proposed improvements. Ensure that the necessary maintenance for all of the improvements is provided, including, but not limited to, seasonal landscaping where applicable, regular litter collection, street cleaning, and general landscaping and lighting maintenance. Work with private property owners to improve the maintenance of private properties in order to enhance the overall appearance of the gateway.</p>	
<p>GATE4.10 Work with landowners with property directly abutting the Parkway to provide enhanced architecture and siting of buildings, as well as a cohesive development on the eastern and western sides of the roadway, including similar landscaping and building materials.</p>	<p>Clarification (Planning) Edit</p>
<p>GATE4.11 The County shall work with a local community and/or citizen association prior to the design development phase of the project in order to develop project details and to confirm a shared vision for the gateway.</p>	<p>Edit</p>

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Gateway 4 - Prince William Parkway – Interstate 95 Aerial View Illustrating Improvements



GATEWAY 5: Occoquan River at Interstate 95 – Old Bridge Road

This Gateway has been renumbered.

Existing Conditions



Location Map

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This gateway is the smallest of all these investigated in the Comprehensive Plan Update, but it is also one of the most heavily traveled in the County. Upon exiting the off-ramp from I-95, two gas stations and a fast-food restaurant frame the view toward Old Bridge Road. The commuter parking lot located at the intersection of Gordon Boulevard and Old Bridge Road is not screened and contains no interior lot landscaping. The large surface parking area thus becomes a visual blight on the streetscape. With no formal streetscape plan for the roadway, no planted medians, and no real pedestrian access for commuters utilizing the public parking lot, Gordon Boulevard is not a boulevard in the traditional sense. The roadway does not contain any way-finding (directional) signage for visitors. Most importantly the one key design feature missing is that there is no physical or symbolic connection to the most prominent site feature of the gateway, the Occoquan River.

Clarification Edit



Gordon Boulevard, looking north from I-95 Bridge



Gordon Boulevard, looking north toward Town of Occoquan

Vision

Improvements to the Occoquan gateway would be designed to communicate the importance of the Occoquan River to the region and how it has and continues to impact local heritage and culture. The gateway would illustrate the rich maritime heritage of the area by figuratively incorporating a piece of the river into the streetscape.

Implementation

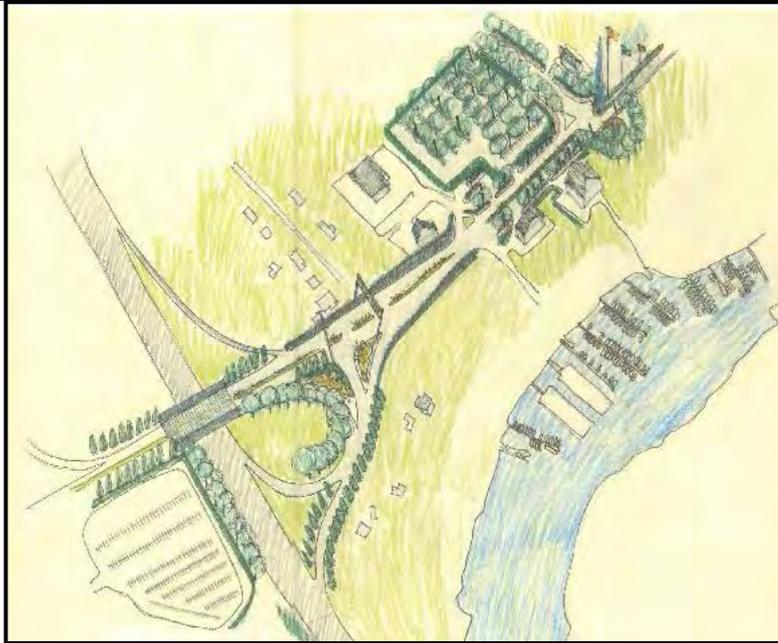
Streetscape is important in creating a traditional boulevard. Streetscape improvements would include new decorative light fixtures, sidewalks, and landscaping in medians and along the roadway. These elements should recall the streetscape features of the local area, including those of the Town of Occoquan. The light fixtures and the landscaping should convey a maritime design theme; in order to strengthen the relationship and proximity the corridor has to the Occoquan River.

Edit

Equally important is the buffering of uses that contribute to a negative visual impact – the commuter parking area, automobile repair and fueling stations, outdoor mechanical equipment including telecommunications stations, and vehicle or boat storage yards. Buffers should completely screen these areas

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<p>through the use of masonry walls, manicured hedgerows, or a combination thereof. The commuter parking lot on the corner of Old Bridge Road and Gordon Boulevard is an underutilized site; however, if the lot is to remain in place, in addition to screening the perimeter of the parking area, landscape islands and decorative light fixtures should be added to the interior of the lot in order to improve its appearance.</p>	
<p>The existing overhead traffic light structure located at the off-ramp can be used to hang new welcome and directory signage. As it stands today, the structure presents a blank face to the visitor traveling in an easterly direction and is therefore a missed opportunity for attractive, informative signage. The use of way-finding or directional signage is crucial to letting the visitor know where local attractions can be found and also the multitude of activities the County has to offer. Currently, there is no directory or way-finding signage of any significance located at the entrance to the gateway.</p>	Edit
<p>There is the need for a focal point for the gateway in order to draw the visitors' eye down the roadway, past the gas stations, fast-food restaurant, and the commuter lot. In order to focus the viewer's eye toward this new site feature, a new wall, opposite the existing retaining wall located on the northern side of the roadway, should be built. These walls can be surfaced with a material that again carries the maritime theme, such as wooden piers.</p>	Edit
<p>Perhaps the grandest of the Occoquan gateway improvements, the focal point to be created at the intersection of Old Bridge and Gordon will make a lasting impression on the visitor. An ideal focal point would be a fountain, soaring high into the air, recalling the maritime heritage of the area and figuratively bringing a piece of the river up to the gateway. Decorative flags and seasonal landscaping would add to this unique feature. This feature can be created within the boundaries of the existing median. In addition to this focal point area, another point of interest can be created across from Old Bridge Road. The inclusion of a historic marker detailing the importance of the river to the early development of the community and its continuing importance would make for an interesting lookout area for those seeking a view down to the river. Way-finding (directional) signage in these areas should also be considered in order to help the visitor locate local attractions.</p>	



Gateway 5: Occoquan Bird's Eye View of Entrance

Gateway Objectives & Strategies

Occoquan Gateway

Objective: *To build upon the maritime theme developed from the Occoquan River, in order to illustrate ~~to visitors~~ the rich heritage of the local area to visitors.*

Edit

ACTION STRATEGIES:

GATE5.1 Provide streetscape improvements that emulate a traditional “town” environment found in neighboring historic communities, such as Occoquan. These improvements would include replacing the existing cobra head street lights with decorative street light fixtures, walkable sidewalks, and shade trees. Coordinate ~~the~~ new light fixtures with those already existing in the commuter parking area, including providing more decorative poles and fixtures for the existing lamps in the parking area. Consider driver safety along the roadway when choosing ~~the~~ new light fixtures. A planted median and seasonal plantings in existing medians should be added where possible ~~in order~~ to help ~~to~~ visually reduce the scale of the roadway, adding to a traditional boulevard or Main Street appearance.

Edit

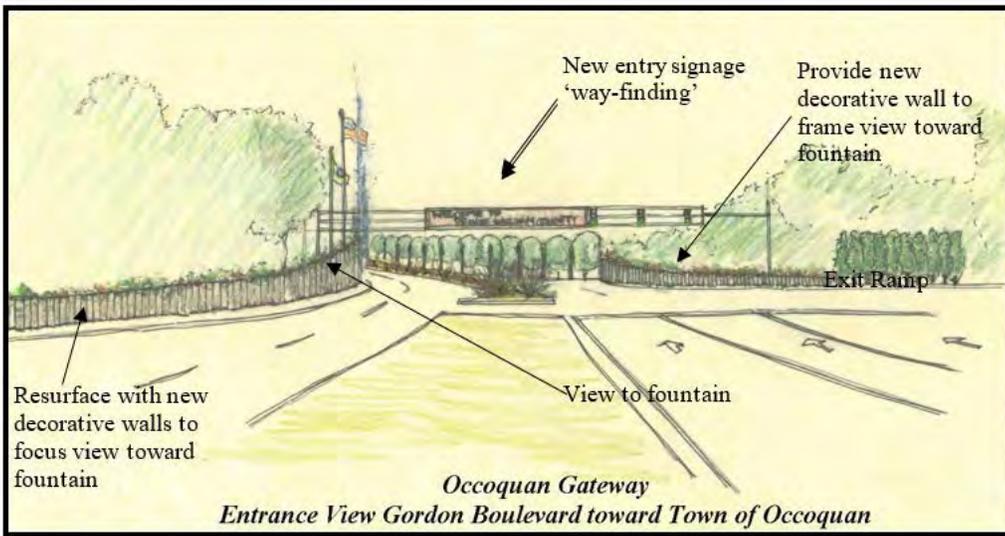
GATE5.2 Provide additional buffers for uses and/or properties that contribute to negative visual impacts including surface parking, automobile repair uses, automobile and/or boat storage yards, telecommunications

Edit

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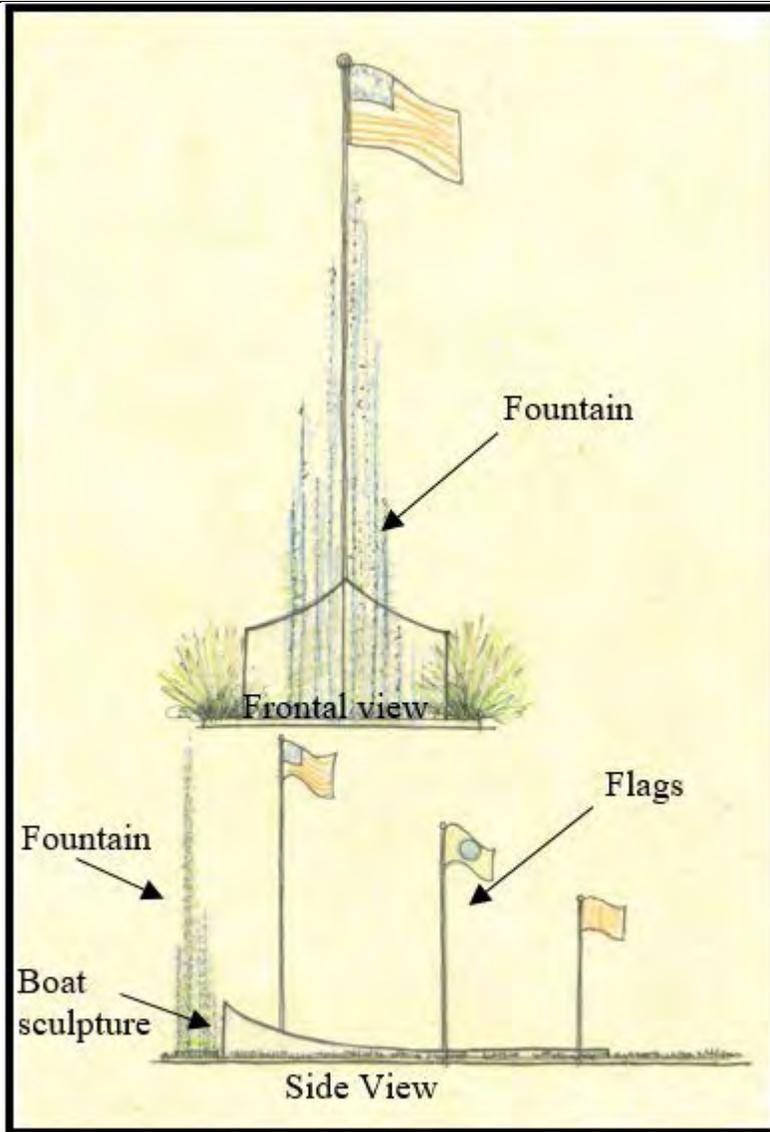
equipment, outdoor mechanical equipment, etc. These buffers should completely screen the areas through the use of a manicured evergreen hedgerow, masonry wall such as brick, or a combination of durable fence material and evergreen plantings. Buffers that enhance the maritime theme while providing the necessary screening are preferred. Shade trees and landscape islands should be added to surface parking areas.

GATE5.3 Utilize the existing overhead signage/traffic light structure at the I-95 exit ramp to provide improved gateway signage welcoming visitors to the area and way-finding (directional) signage to the local attractions.



GATE5.4 Provide a focal point at the intersection of Gordon Boulevard and Old Bridge Road that will ~~act to~~ concentrate the view from the entrance of the gateway to the exit of the gateway. This focal point should illustrate the maritime theme of the local area and may include a fountain, abstract features of a boat, including sails, masts and flags, as well as seasonal plantings. Sculptures can also be used to communicate the theme. The focal point should be grand enough ~~to be able~~ to draw the visitors' eyes from the entrance of the gateway down Gordon Boulevard to the local attractions.

Edit



Gateway 5: Occoquan Fountain Detail

GATE5.5 Work with all applicable public agencies, as well as private entities, such as local neighborhood/business associations, to develop maintenance plans prior to implementation of the proposed improvements. Ensure that the necessary maintenance for all of the improvements is provided, including, but not limited to, seasonal landscaping where applicable, regular litter collection, street cleaning, and general landscaping and lighting maintenance. Work with private property owners to improve the maintenance of private properties in order to enhance the overall appearance of the gateway.

Clarification
(Planning)
Edit

GATE5.6 Provide an attractive focal point and/or historic marker at the termination of Old Bridge Road. This area may provide enough room for visitors

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to pull off the roadway in order to read the marker and to gain a view down to the Occoquan River.	
GATE5.7 Provide improvements to the I-95 bridge in order to make it more attractive, including resurfacing the bridge walls, replacing the standard screening with a more decorative screen, and resurfacing the road with paving materials that would act to slow vehicles down as they enter the gateway.	
GATE5.8 Provide a decorative wall surface on the existing retaining wall and add a new wall opposite the existing on the north side of Gordon Boulevard. This wall should aet to focus views down to the focal point at the intersection of Gordon and Old Bridge and to provide the necessary screening from the rears of properties that face Gordon Boulevard. During design development, investigate how to best graffiti-proof both walls, including not only the materials to be used, but how landscaping and other defensive design techniques may be applied to deter defacing of the wall surface.	Edit
GATE5.9 Investigate the possibility of placing overhead utilities underground or relocating them to the rears of properties in order to eliminate visual clutter along the roadway.	Edit
GATE5.10 The County shall work with a local community and/or citizen association prior to the design development phase of the project in order to develop project, details and to confirm a shared vision for the gateway.	Edit

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CULTURAL RESOURCES	
	Note: Comments reflect a combination of Architectural Review Board (ARB), Historical Commission, and staff
<p>Prince William County is a community with a well-defined character, rich in tradition, that takes pride in its past and respects understands the value of its rich history. and is a community with a well-defined character. <u>Prince William</u> The County promotes the identification, evaluation, and protection of cultural resource sites throughout the County, as well as the tourism opportunities these sites present. As a result, residents and visitors have an enhanced awareness of the important links of present-day Prince William County with its rich heritage and significant cultural resources – historic buildings, archaeological sites, historical sites and districts, and cemeteries, and gravesites.</p>	Edit
<p>The primary intent of the Cultural Resources Plan is to facilitate and encourage the identification and protection of the County’s significant cultural resources – <u>architectural and archaeological sites, cemeteries, battlefields, cultural landscapes, museum objects, archival materials,</u> and historical sites and districts. The secondary intent is to enhance awareness of the history of the County and the importance of preserving properties that are significantly linked with that history. <u>Prince William County defines significant resources as those classified as County Registered Historic Site (CRHS) and those that have been determine eligible for listing or are listed on the National Register of Historic Places (NRHP). In order to be listed on the NRHP a resource must meet one or more of the following criteria: (a) that are associated with events that have made a significant contribution to the broad patterns of our history; or (b) that are associated with the lives of persons significant in our past; or (c) that embody the distinctive characteristics of a type, period or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose component may lack individual distinction; or (d) that have yielded, or may be likely to yield, information important to pre-history or history; and it must possess at least several of the following seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. To be eligible or listed on the NRHP resources must be significant and possess integrity.</u></p>	<p>Expanded list of cultural resources that we currently plan for.</p> <p>Significant resources defined for this will also be added to the Glossary for clarification purposes. This definition was previously shown in Footnote 1 of CR1.1</p>
<p>The Cultural Resources Plan sets out the goals and policies of the County as they relate to cultural resources. It presents action strategies to implement each policy. The policies and action strategies are intended to guide the Board of County Supervisors, as well as boards, commissions, staff, citizens, and the development community.</p>	

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References to applicable state and national historic/cultural resources criteria and other relevant material for each appropriate policy are identified.	
Prince William County promotes the identification, evaluation, and protection of cultural resource sites throughout the County. To facilitate the identification and protection of known significant properties that <u>Properties known to have significant cultural resource values value worthy of preservation, are given</u> the land use classification of County Registered Historic Site (CRHS) is used in the Comprehensive Plan. Such designated sites have been systematically evaluated and their significance has been determined using specific, recognized criteria. The Long-Range Land Use Plan describes the CRHS land use classification, and the Long-Range Land Use Plan Map shows the location of CRHS properties.	Clarification
The Cultural Resources Plan expands on the CRHS land use classification included in the Long-Range Land Use Plan by providing additional specificity and definition. In addition, Figure 3 the map – entitled “High Sensitivity Areas and County Registered Historic Sites” – locates each CRHS shown on the Long-Range Land Use Plan Map, and Appendix A Table 1 – entitled “County Registered Historic Sites” – provides site-specific descriptions and identification of the appropriate primary uses for each designated classified CRHS. The Prince William County Historical Commission (Commission) continues to develop a list (Appendix A Table 2) of those historic properties within the County that, although they may not have the consent of the property owner at the time, are determined by the Commission to be an eligible County Registered Historic Site. <u>The Prince William County Architectural Review Board (ARB) is an advisory board to the Board of County Supervisors and other county officials, on the protection of local historical and cultural resources. Duties include reviewing National Register Nominations and Certified Local Government grant applications; conducting an ongoing inventory of historic properties in the County, and reviewing Certificates of Appropriateness within Historic Overlay Districts.</u>	Added the role of the Architectural Review Board Added references to Appendix A Clarification CRHS are classified not designated
The Cultural Resources Plan includes areas of potentially significant known, but ill-defined or suspected prehistoric sites, Civil War <u>military sites</u> , historic viewsheds or areas of potential impact to important historic sites (<u>see High Sensitivity Areas & County Registered Historic Sites Figure 3, Appendix B</u>). The Cultural Resources Plan also contains action strategies that will assist in defining the boundary of a particular study area. <u>Developers and property owners must</u> are to consult with the County Archaeologist to determine the appropriate extent of the study area and the scope of work before any work begins during the rezoning, Comprehensive Plan amendment, and special use permit approval process.	Clarified reference Clarification
The <i>Code of Virginia</i> requires the preservation of cemeteries and gravesites. The County promotes the identification (<u>see Cultural Resources - Cemeteries, Appendix B</u>), preservation, protection, and maintenance of all cemeteries and/or gravesites located within the County, whether marked or unmarked, through its Zoning Ordinance and land development review procedures. <u>The County has d</u> Documentation exists that <u>which indicates that many unmarked gravesites were have been placed on the now</u>	Clarified reference Clarification Edit

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<p>visible at the perimeter perimeters of existing cemeteries and that many burial markings <u>markers</u> have been destroyed. Many Descendants of the deceased frequently visit the County with the specific intention of visiting old-family <u>gravesites</u>. Identification, preservation, protection, and maintenance of these sites are important in documenting the County’s past.</p>	
<p>The components of the Cultural Resources Plan are:</p>	Remove redundant language
<p>• Intent, Goal, Policies, Action Strategies, and Accompanying References, where stated.</p>	
<p>• Bristoe Station Historical Area (Figure 1).</p>	
<p>• Buckland Historical Area and <u>Buckland Historic Overlay Zoning District</u> Historical Area (Figure 2).</p>	
<p>• Registered County Historic Sites (Table 1).</p>	
<p>• Eligible County Historic Sites (Table 2).</p>	
<p>• High Sensitivity Areas and County Registered Historic Sites (Figure 3).</p>	
<p>GOAL: Identify, preserve, and protect Prince William County’s significant historical, archaeological, architectural, and other cultural resources—including those significant to the County’s minority communities—for the benefit of all of the County’s citizens and visitors.</p>	
<p>CR-POLICY 1: Identify the significant cultural resources in the County.</p>	
<p>ACTION STRATEGIES:</p>	
<p>CR 1.1 Maintain and update the County’s inventory of significant¹ prehistoric and historic resources; and <u>as well as</u> the database file of cemeteries and gravesites.</p>	Clarification Moved footnote to text
<p>References:</p>	References moved to “Appendix C”
<p>• Virginia Department of Historic Resources (VDHR) inventory forms.</p>	
<p>• Prince William County Board approved County Registered Historic Sites (CRHS).</p>	
<p>• Prince William County Historical Commission Cemetery Documentation and Mapping Project.</p>	
<p>• Historical Commission’s architecture, archaeology, and cemetery files in the Planning Office.</p>	
<p>• Bristoe Station Historical Area.</p>	
<p>• Brentsville Historical Area.</p>	
<p>• Buckland Historical Area and <u>Buckland Historic Overlay Zoning District</u>.</p>	
<p>• County of Prince William Historic Overlay Districts Design Review Guidelines.</p>	

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<ul style="list-style-type: none"> • Eligible County Registered Historic Sites. 	
<ul style="list-style-type: none"> • American Battlefield Protection Program (ABPP) 	
<ul style="list-style-type: none"> • Journey Through Hallowed Ground Corridor Management Plan. 	
<ul style="list-style-type: none"> • Manassas Battlefields Viewshed Plan • Cockpit Point Battlefield Study and Cockpit Point Battlefield Management Plan • Bristoe Station and Kettle Run Battlefields Preservation Study 	
<p>² The VDHR subscribes to the Criteria for Evaluation for listing on the <i>National Register of Historic Places</i> of “significant historical, architectural, engineering and archaeological resources” for the definition of “significant” resources. Such resources are “...districts, sites, buildings, structures and objects (a) that are associated with events that have made a significant contribution to the broad patterns of our history; or (b) that are associated with the lives of persons significant in our past; or (c) that embody the distinctive characteristics of a type, period or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose component may lack individual distinction; or (d) that have yielded, or may be likely to yield, information important to pre history or history.”</p>	Staff included language for clarification of ‘Significant Resources’ (see footnote 1)
<p>CR 1.2 Continue to <u>Conduct</u> studies of potential historic sites to add to the County Registered Historic Sites.</p>	Clarification
<p>CR 1.3 Conduct studies to identify the most important features and historic values of each of the CRHS approved by the Board of County Supervisors (refer to <u>Appendix A Table 1</u> of this chapter and the Long-Range Land Use Plan Map).</p>	Clarification
<p>CR 1.4 Survey areas, at Phase I, II, and III levels for the presence of prehistoric and historic sites and at reconnaissance and intensive levels for historic structures. The VDHR Guidelines for Preparing Cultural Resource Survey in Virginia (most recent version April 2005) defines three levels of documentation for cultural resources. The first two levels (Phase I and Phase II) constitute components of what federal standards call “intensive” surveys; the third level (Phase III) constitutes treatment for significant resources, discovered through application of Phases I and II.</p>	Moved footnote #2 was incorporated into the action strategy Clarification
<p>References:</p>	All references moved to “Appendix C”
<ul style="list-style-type: none"> • Sections 106 and 110 of the <i>National Historic Preservation Act</i>. • Archaeology and Historic Preservation; Secretary of the Interior’s Standards and Guidelines, including the Professional Qualification Standards. 	
<p>² The VDHR <i>Guidelines for Preparing Cultural Resource Survey in Virginia</i> (most recent version April 2005) defines three levels of documentation for cultural resources. The first two levels (Phase I and Phase II) constitute components of what federal</p>	The guidelines have been updated since 2005. Former footnote

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standards call “intensive” surveys; the third level (Phase III) constitutes treatment for significant resources, discovered through application of Phases I and II.	combined with CR 1.4
Each phase is defined by VDHR as follows:	
Identification-Phase I: Identification involves compiling all relevant background information, along with comprehensive recordation of all sites, buildings, structures, objects and potential districts within the survey area. This information is used in planning and making decisions about historic resource management needs. The goals of a Phase I archaeological investigation are:	
<ul style="list-style-type: none"> ● To locate and identify all archaeological sites in the survey area; 	
To estimate site size and boundaries and to provide an explanation as to how the estimate was made; and	
<ul style="list-style-type: none"> ● To assess the site’s potential for further (Phase II) investigation. 	
Evaluation-Phase II: Evaluation of a resource’s significance entails assessing the characteristics of a property against a defined historic context and the criteria of the <i>Virginia Landmarks Register (VLR)</i> and the <i>National Register of Historic Places (NRHP)</i> . The evaluation shall result in a definition of those resources that are eligible or ineligible for VLR and NRHP listing. The purpose of a site evaluation is:	
<ul style="list-style-type: none"> ● To determine whether the site is eligible for <u>listing on the NRHP and VLR</u>; and ● To provide recommendations for future treatment of the site. 	
These goals can best be met when research strategies focus on determining, at a minimum, site chronology, site function, intrasite structure and integrity. At the conclusion of a Phase II evaluation, the site boundaries should be accurately defined and the horizontal and vertical integrity of the site assessed. The level of effort and the methods employed will vary depending upon site size, site type, and the environmental setting.	
It is important to note that resource evaluations must apply to the resource as a whole, not just to the portion of the resource within the project area. Sites evaluated as part of a federal or state agency undertaking (as well as the County) should be evaluated in their entirety, not just within the immediate project boundaries.	
Treatment-Phase III: Once the significance of a historic property has been established, the appropriate treatment for the resource is implemented. Only after evaluations are completed are treatment plans or documents developed. Treatment can include a variety of measures such as avoidance, recordation, data recovery, development of a historic preservation plan, <u>public interpretation</u> , rehabilitation or restoration. Documentation requirements for treatment are determined on a case-by-case basis.	

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<p>Further information, including an outline of items and data required for Phase I and Phase II studies, is available from the Planning Office or from the VDHR.</p>	
<p>CR 1.5 Require that Phase I level archaeological/cultural resource studies – as defined by the VDHR and the County – be conducted by rezoning, Comprehensive Plan amendment, and special use permit applicants in project areas that are identified as sensitive and having one of the following: 1) is designated a County Registered Historic Site; or 2) has a medium to high potential for prehistoric or historic resources, such as those areas indicated on the <u>High Sensitivity Areas & County Registered Historic Sites map Figure 3</u>, or with standard archaeological predictive models or available documents. Phase I studies should include the entire project area, not just the limits of disturbance. Where a reconnaissance level or Phase I level study deems it appropriate, require Phase II evaluation or intensive level survey. Such evaluations are to <u>must</u> be undertaken in consultation with the County Archaeologist including determination of a scope of work before any work begins. If sites are determined to be significant, a treatment plan should <u>shall</u> be completed in consultation with the County in advance of the final site plan approval.</p>	<p>Changes made to emphasize consultation with the County Archaeologist is required.</p> <p>This enhances protection of data.</p>
<p>References:</p>	<p>Moved to “Appendix C”</p>
<ul style="list-style-type: none"> ● Phase I, II, and III level studies, as defined by the VDHR and approved by the Council of Virginia Archaeologists. 	
<ul style="list-style-type: none"> ● Archaeology and Historic Preservation; Secretary of the Interior’s Standards and Guidelines, including the Professional Qualification Standards. 	
<ul style="list-style-type: none"> ● ACHP <i>Recommended Approach for Consultation on Recovery of Significant Information from Archaeological Sites</i>. ● The Secretary of the Interior’s Standards and Guidelines for Architectural and Engineering Documentation, i.e. the standards for the <u>Historic American Building Survey</u>, the <u>Historic American Engineering Survey</u>, the <u>Historic American Landscape Survey</u> 	
<p>CR 1.6 Nominate to the <i>National Register of Historic Places</i> (NRHP), with the consent of the owner(s), sites and districts that meet the NRHP criteria and prepare multiple-property nominations which allow for the simultaneous (and later) registration of thematically (by topic), historically, or geographically-related properties.</p>	
<p>Reference:</p>	<p>Moved to “Appendix C”</p>
<ul style="list-style-type: none"> ● <i>National Register of Historic Places</i> criteria for evaluation (36CFR, part 60.4). 	
<p>CR 1.7 Conduct an inventory to identify cultural resource sites that are of significance to the County’s minority communities and integrate the preservation of these sites into the overall program to protect and preserve Prince William County’s heritage.</p>	

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<p>CR 1.8 Support the development of a GIS layers of cultural resources that includes the digitized 1937 aerial images of the County and other appropriate documents.</p>	<p>The 1937 aerial photographs task was completed. Development of new layers is on-going task.</p>
<p>CR 1.9 Develop a “document before demolish” program for structures 50 years old or older.</p>	
<p>CR 1.10 Explore state enabling legislation that would set penalties for destruction of, or damage to, historic sites.</p>	
<p>CR 1.11 Establish a County archaeology laboratory for processing and curating artifacts found as a result of public archaeology projects.</p>	<p>More accurate to reflect all archaeology projects</p>
<p>CR-POLICY 2: Protect and preserve cultural resources that are important for documenting or demonstrating the prehistory or history of the County.</p>	
<p>ACTION STRATEGIES:</p>	
<p>CR 2.1 Inform owners of properties listed on the <i>National Register of Historic Places</i> or <i>Virginia Landmarks Register</i>, through information brochures, of the availability of property tax incentives.</p>	
<p>Reference:</p>	<p>Moved to “Appendix C”</p>
<p>● Standards for Classification of Real Estate as Devoted to Open Space Use under the Virginia Land Use Assessment Law (minimum of 5 acres, on the <i>Virginia Landmarks Register</i> or the <i>National Register of Historic Places</i> and a protected easement).</p>	
<p>CR 2.2 Guide participants in the use of available state and federal rehabilitation tax credits for income producing conventional historic structures.</p>	
<p>References:</p>	
<p>● <i>Economic Recovery Tax Act of 1981</i> retained under the <i>Tax Reform Act of 1986 (Federal Rehabilitation Tax Credit Program).</i></p>	<p>Moved to “Appendix C”</p>
<p>● The Secretary of the Interior’s <i>Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.</i></p>	
<p>● State <i>Historic Rehabilitation Tax Credit Program</i> under <i>Virginia Code</i> Section 58.1-339.2.</p>	

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<p>CR 2.3 Adopt a County ordinance that reduces the amount of taxation for – or exempts from taxation – cultural resources real estate that has been substantially rehabilitated. Create additional incentives to enable preservation and protection of historic sites and structures.</p>	
<p>Reference:</p>	
<p>• Virginia Code, Sections 58.1-3220 and 59.1-3221.</p>	<p>Moved to “Appendix C”</p>
<p>CR 2.4 <u>In conjunction with the Architectural Review Board, identify</u> and recommend for Board consideration, additional County Historic Overlay Districts (such as the Brentsville Historic District) – as defined in the <i>Zoning Ordinance</i> – for the purposes of preserving the historical integrity of important historic areas and sites.</p>	<p>Clarification</p>
<p>CR 2.5 Support the use of voluntary redistribution of development rights through encouragement of voluntary establishment by property owners of conservation easements, easements, and similar strategies, including those described under the <i>Virginia Conservation Easement Act, Virginia Code</i> (Sections 10.1-1009 – 10.1-1016).</p>	
<p>CR 2.6 Continue to pursue obtaining funds from private, foundation, and public sources for acquisition, protection, restoration, and operation of historic properties.</p>	
<p>CR 2.7 Require, when development will occur at or on documented prehistoric and historic sites and cemeteries, that a Phase I level study be performed of the site by the applicant and provided in conjunction with any application for a rezoning, special use permit, and Comprehensive Plan amendment. The purpose of this requirement is that the applicant will identify and take into account significant resources at the earliest stages of project planning and incorporate those resources into their project design. Further, require any necessary Phase II and Phase III level studies be provided prior to the site plan review. These studies, and any mitigation measures required as a result of their findings, shall be funded by the applicant. The applicant should agree to curate artifacts, found in the various phases of archaeology, with the County and fund the cost of the initial intake and preparation of the artifacts for storage or display purposes by the County (curation fee).</p>	
<p>CR 2.8 Continue to support the Historical Commission’s development of a controlled-access database that records the location of cemeteries, the names of those buried within the cemetery, the location of gravesites, and the identities of those buried within.</p>	
<p>CR 2.9 Educate owners of historic properties in the process necessary to maintain and protect their historic structures. <u>Refer owners to the County of Prince William Historic Overlay Districts Design Review Guidelines as appropriate. Reinstitute the historie</u></p>	<p>Task completed, the plaque program was restarted.</p>

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<p>building plaque program and work with building owners to have plaques attached to their historic buildings.</p>	<p>Add text re Design Guidelines</p>
<p>CR 2.10 Continue to train inspectors on how to identify and resolve issues related to building codes and historic buildings under the guidance of the Historical Commission, <u>the Architectural Review Board</u>, and the Historic Preservation Division of Public Works. <u>Ensure that County inspectors and reviewers are aware of and enforce the review process required by the Historic Overlay Zoning Districts and the submission requirements for a Certificate of Appropriateness.</u></p>	<p>Added ARB as they have review over historic zoning overlay districts</p>
<p>CR 2.11 Support the Department of Public Works, Historic Preservation Division mission: The Historic Preservation Division is dedicated to the preservation of Prince William County’s publicly-owned historic structures and interiors, archaeological resources, natural resources, and historic landscapes. The Division is tasked with identifying and protecting cultural and historic resources, preservation and rehabilitation of historic sites for public use, and linking historic properties with heritage tourism, new development and redevelopment. The Division manages and maintains an inventory of diverse properties throughout Prince William County and interprets these sites to the public through exhibitions, programs, published research, and living history events. The dynamic role of the historic resources of Prince William County will be perpetuated by their social, economic, and educational contribution to the identity and vitality of the County at large.</p>	
<p>CR 2.12 Develop a County viewshed policy around County Registered Historic Sites (CRHS) and criteria for implementing that policy.</p>	
<p>CR 2.13 Evaluate, with the Historical Commission, County Registered Historic Sites and/or eligible County Registered Historic Sites on a yearly basis in order to recommend additions of properties or to delete properties that are no longer historic because of destruction or significant change of circumstances. Provide the Historical Commission’s approved recommendations to the Board of County Supervisors, together with factual findings supporting the recommendation, to designate a property a County Registered Historic Site.</p> <p><u>On an annual basis, with the assistance of the Historical Commission and the Architectural Review Board, recommend properties for classification as County Registered Historic Sites or eligible County Registered Historic Sites. Concurrently, review the existing list of County Registered Historic Sites to recommend removal of properties that are no longer historic due to destruction or significant change of circumstances. Provide the approved recommendations of the Historical Commission and the Architectural Review Board to the Board of County Supervisors, together with factual findings supporting the recommendations, to designate a property a County Registered Historic Site and update the list of County Registered Historic Sites.</u></p>	<p>Include ARB in review process. Rewritten to increase clarity</p>
<p>CR 2.14 When development, reconstruction, or construction of or on historic land or structures or is necessary, ensure compliance with the relevant guidelines of the</p>	<p>Added language to emphasize the</p>

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<p>Community Design Plan and the Secretary of the Interior Standards. <u>In addition, ensure that the requirements of the Design Review Guidelines are enforced when development, reconstruction, or construction is necessary within a Historic Overlay Zoning District.</u> Explore changes to the development review process to ensure that by-right development in the Rural Area that will impact historic lands and structures will undergo full site or subdivision plan review.</p>	<p>special zoning requirements in Historic Overlay Zoning Districts Edit</p>
<p>CR 2.15 Ensure the policies, ethics, standards, and procedures concerning preservation and protection of the County’s historical and archaeological collections are followed in any and all instances in which collections are exhibited, stored, interpreted, or otherwise utilized.</p>	<p>Edit</p>
<p>CR-POLICY 3: Enhance the awareness of Prince William County’s history and the importance of the County in the historical development of the Commonwealth of Virginia and the United States.</p>	
<p>ACTION STRATEGIES:</p>	
<p>CR 3.1 Encourage research projects and studies that will inform and educate Prince William County’s citizens and visitors about the County’s past.</p>	
<p>CR 3.2 Encourage the Historical Commission to continue publishing and reprinting books, reports, maps, or studies that elaborate on the history and pre-history of the County.</p>	
<p>CR 3.3 Invite universities and colleges to conduct research studies and report on the County’s history and pre-history.</p>	
<p>CR 3.4 Support a cultural resources intern program in coordination with local universities and colleges.</p>	
<p>CR 3.5 Distribute cultural resources reports – including Phase I, Phase II, and Phase III level studies – prepared in conjunction with rezoning, special use permit and/or Comprehensive Plan amendment applications to appropriate repositories and libraries, including the Virginia Department of Historic Resources and the Prince William County regional libraries.</p>	
<p>CR 3.6 Inventory, in cooperation with the Historical Commission, the Architectural Review Board, Department of Economic Development, Department of Public Works Historic Preservation Division, the Office of Planning, and the Convention and Visitors’ Bureau, prehistoric and historic sites that may be used or developed to promote tourism in the County.</p>	
<p>CR 3.7 Continue to fund the preparation of brochures that provide County visitors with information on the history and pre-history of the County and the significant cultural resources in the County.</p>	

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<p>CR 3.8 Ensure that land owners and developers evaluate the potential benefits to Prince William County’s citizens and visitors – and to the owner/developer – of preserving the County’s significant cultural resources either through a donation of a site and/or building to the County or otherwise preserving and reusing a site and/or building as part of a development, if permitted by per Sec 15.2 -2303.4.</p>	<p>Edit for proffer legislation</p>
<p>CR 3.9 Continue to preserve and develop the Brentsville Courthouse Historic Centre, Bristoe Station Battlefield Heritage Park, Ben Lomond Historic Site, Rippon Lodge Historic Site, Williams Ordinary, <u>Cockpit Point Civil War Park</u>, and other historic sites or buildings acquired by the County for the educational, programming, rental, and interpretive benefit of County citizens and their guests.</p>	<p>Edit</p>
<p>CR 3.10 Continue actions to document and protect the site of the Neabsco Mills (Tayloe) Iron Works. Explore the feasibility of acquiring the iron works site.</p>	
<p>CR 3.11 Conduct cultural and natural resource management of county-owned historic sites and heritage parks.</p>	
<p>CR 3.12 Develop a plan to establish a centralized county historical museum dedicated to showcasing the County’s history and housing appropriate items and artifacts found in the County. Items donated to the County museum may be on loan to County-owned historic properties on a temporary or permanent basis.</p>	
<p>CR 3.13 Work with landowners and archaeologists who have collected and catalogued artifacts found in the County, that are now located in various repositories, to curate such artifacts with the County for the purpose of displaying them for education and tourism.</p>	
<p>CR 3.14 Develop a “Preserve a Site” program in which citizens and businesses pledge to preserve and properly manage an archaeological, architectural, or cemetery site.</p>	
<p>CR-POLICY 4: Encourage preservation of the County's most significant historic properties through use of the County Registered Historic Site (CRHS) classification.</p>	
<p>ACTION STRATEGIES:</p>	
<p>CR 4.1 Use one or more of the following criteria in considering a property for the County Registered Historic Site (CRHS) classification on the Long-Range Land Use Map:</p>	
<p>CR 4.1.a Has been determined to be eligible for listing in the <i>National Register of Historic Places</i> or <i>Virginia Landmarks Register</i> by the Virginia Department of Historic Resources or the National Park Service.</p>	

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CR 4.1.b Has been included in the <i>Historic American Building Survey</i> (HABS) or the <i>Historic American Engineering Record</i> (HAER).	
CR 4.1.c Is in a preservation easement.	
CR 4.1.d Is part of a Historic Overlay District.	
CR 4.1.e Has been selected for inclusion on the list of CRHS’ in the annual evaluation and update of such list by the Historical Commission during the past 12 months.	
CR 4.1.f Ideally, has the consent of the property owner at the time of the CRHS designation and the approval by the Board of County Supervisors for such designation.	
CR 4.1.g Is included in the CRHS-eligible list.	
CR 4.2 To be in one of these indicated inventories or registers, systematically evaluate the significance of a site in terms of its architectural, archaeological, or historical characteristics using specific criteria (such as the <i>National Register of Historic Places</i> Criteria for Evaluation). For example, if a structure is important because of its architecture, then the preservation of the structure and its architectural integrity is desirable. If an area is important because of what the ground is known to contain, then minimizing ground-disturbing activities in the area is essential. Each County Registered Historic Site (which may include state and national registry status) is described in Table 4 Appendix A in this chapter.	Edit
CR 4.3 Identify appropriate primary uses – including dwelling unit densities where applicable – for each of the CRHS’ shown on the Long-Range Land Use Plan Map and in Table 4 Appendix A . What constitutes an appropriate primary use of a cultural resource depends on the nature of the cultural resource and the surrounding land uses. In order to encourage preservation of the County's most significant CRHS’, a range of appropriate uses is recommended for each CRHS. The County advocates adaptive re-use of historic properties. Rather than demolition, a plantation manor house could be incorporated into a residential development as a community center, or a large, architecturally unique barn might be converted into a restaurant. Consider appropriate primary uses for historic properties to generally include one or more of the following:	Edit
CR 4.3.a Residential - Includes dwelling unit densities at the lowest end of the density range associated with the residential land use classifications reflected on the Long-Range Land Use Plan Map.	
CR 4.3.b Retail-Historic - Includes retail uses that are compatible with and help to preserve and promote the cultural or historical values or characteristics of a site, such as a bed & breakfast, restaurant, or gift store.	
CR 4.3.c Historical/Cultural - Includes educational or cultural uses that are compatible with and help to preserve and promote the cultural or historic values of a site, such as a museum, community center, or educational center.	
CR 4.4 Consider other primary uses that may be appropriate. For example, lands surrounding a historic structure or located within the bounds of a battlefield could have agriculture or parks and open space as the primary use.	

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CR 4.4.a Park - Includes open space that provides a recreational opportunity or other outdoor activities associated with the use of the historic buildings.	
CR 4.4.b Agriculture - Recognizes that farming in association with a CRHS in the Rural Area is appropriate and contributes to the use and preservation of historic buildings. This also recognizes that archaeological sites within plow zones may have been disturbed, but archaeological resources below the plow zone continue to have integrity.	
CR 4.4.c Transportation - Includes historic roads, railroads, bridges, and waterways that are still in use, but played a role in the history of the County and its development.	
CR 4.5 Review in conjunction with the Historical Commission and the County Archaeologist, rezoning, special use permit, and Comprehensive Plan amendment applications to determine if cultural resources may be impacted as a result of the proposed project.	
CR 4.6 Near areas identified as a County Registered Historic Site or County Registered Historic Site-eligible, ensure that the following measures are undertaken in consultation with the County:	
CR 4.6.a Development densities and intensities at the lowest end of the range shown on the Long-Range Land Use Map;	
CR 4.6.b A viewshed analysis to determine topographic and vegetative conditions that will provide guidance on appropriate building mass, heights and placement of buildings on the developing site so as not to negatively impact views to and from the CRHS;	
CR 4.6.c A sufficient amount of land preservation around the CRHS to maintain its historic integrity; and	
CR 4.6.d A buffering/tree preservation/landscaping plan to screen proposed development from the CRHS.	
CR-POLICY 5: Identify and preserve known (but ill-defined) or expected prehistoric or historic resources through the application of standard archaeological modeling methods, reconnaissance level surveys, and use of appropriate maps and other documents.	
ACTION STRATEGIES:	
CR 5.1 In consultation with the County, applicants for, rezoning, special use permit, and Comprehensive Plan amendments should determine the presence of known but often ill-defined cultural resources, such as where there is a suspected presence, where exact boundaries are not delineated, or where the exact location is unknown.	
CR 5.2 If potentially important cultural resources are expected to be located in a given area, then special actions are indicated. Examples of these actions include:	

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<p>CR 5.2.a Conducting archaeological and architectural surveys of the property to determine if the expected resource is present, its extent, and its integrity.</p>	
<p>CR 5.2.b Preserving the resource or mitigating the impacts to those resources that are determined to be highly significant (those that meet the <i>National Register of Historic Places</i> Criteria for Evaluation or are CRHS-eligible).</p>	
<p>CR 5.2.c Opting for low-rise buildings and/or retaining vegetation buffers and/or using the natural topography to eliminate or mitigate visual impacts, in accordance with the policies and action strategies in the Community Design chapter.</p>	
<p>CR 5.3In consultation with the County, applicants for rezoning, special use permit, and Comprehensive Plan amendments should determine appropriate actions that should be undertaken on a site-specific basis. In general, a Phase I – and perhaps a Phase II – level study will be warranted, particularly when potentially significant prehistoric, historic, or Civil War <u>military</u> archaeology sites are expected. On the other hand, if it is determined—upon more detailed review—that significant cultural resources are not expected within a specific project area—perhaps because the area has been extensively graded or the terrain is extremely steep, or the views have already been seriously degraded—then no special actions may be recommended.</p>	<p>Military is a broader definition and includes Revolutionary War sites, Spanish American War camp sites which may be located in PWC</p> <p>Deleting this paragraph clarifies this action strategy.</p>
<p>CR 5.4Evaluate if historic viewsheds are of concern, and whether or not a visual study is warranted to identify ways to alleviate or minimize the visual impacts.</p>	
<p>CR 5.5Continue to develop sensitivity maps for prehistoric and historic sites, and historic viewsheds. Sensitivity maps are not site-specific. For example, some types of prehistoric sites are known to be located in areas that have certain environmental features. Areas with these features, rather than individual prehistoric sites, have been mapped. A sensitivity map for Civil War <u>military</u> sites is based primarily on historic research and accounts, rather than on environmental variables. Professional guidelines dictate that the exact location of known or suspected prehistoric and Civil War <u>military</u> sites that are represented by subsurface remains should not be presented in public documents because of the possibility of vandalism and artifact removal. For more site-specific information, the cultural resources files in the Planning Office may be consulted.</p>	<p>Military is a broader definition and includes Revolutionary War sites, Spanish American War camp sites which may be located in PWC</p>
<p>CR-POLICY 6: Preserve, protect, and maintain known or discoverable cemeteries and gravesites, whether marked or unmarked.</p>	
<p>ACTION STRATEGIES:</p>	

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<p>CR 6.1Promote the identification, preservation, protection, and maintenance of all cemeteries and/or gravesites located within the County, whether marked or unmarked. Document any unmarked gravesites placed on the perimeter of existing cemeteries whose markings may have since been destroyed.</p>	
<p>CR 6.2Direct <u>land</u> owners and developers of land – including the County for County-owned sites to be developed – to research deeds, wills, and other records for all parcels planned for development or redevelopment. In the event that records <u>or site conditions</u> indicate a cemetery <u>or gravesite</u> was once <u>present or potentially present, on the land</u> – or in the event that reasonable site investigation would disclose the presence of a cemetery or gravesites – <u>have</u> require that the land owner/developer conduct a Phase I level or cemetery delineation study to determine <u>existence if a cemetery existed</u> and to <u>establish</u> quantify its boundaries <u>of protected area</u>. Said study should be submitted with the initial Comprehensive Plan amendment, rezoning, or special use permit application or prior to the issuance of any site disturbance or building permit.</p>	<p>More accurate description</p>
<p>CR 6.3Ensure that owners and developers of land planned for development or redevelopment – including the County for County-owned land – incorporate requirements for future protection and maintenance of the cemetery into proffered conditions, site plans, and land records.</p>	
<p>CR 6.4Discourage owners and developers of land planned for development or redevelopment – including the County for County-owned land – from relocating a cemetery or gravesites to another location. If circumstances require relocation, owners and developers shall secure the proper legal means and document the past location of the cemetery, the names of all interred within the cemetery (if available), and the location of the new cemetery, and shall provide this documentation to the Prince William County Historical Commission. Graves should never be moved without the known family descendants’ permission.</p>	
<p>CR 6.5Revise the permitting process to require a check for the presence of a cemetery on a property proposed for grading or construction and to ensure compliance with the cemetery preservation requirements of the <i>Zoning Ordinance</i>.</p>	
<p>CR POLICY 7: Apply mitigation measures to all new development within the Bristoe Station Historical Area.</p>	
<p>An area known as the "Bristoe Station Historical Area" is delineated on the attached map, labeled <u>Bristoe Station Historical Area</u> Figure 1, and that delineation is hereby recognized.</p>	
<p>ACTION STRATEGIES:</p>	
<p>CR 7.1Require the owners/developers of property located in the Bristoe Station Historical Area, depicted on <u>the Bristoe Station Historical Area Map</u> Figure 1, to conduct Phase I archaeological/cultural resource studies in areas in which documented</p>	<p>Continuation of cultural resource studies language</p>

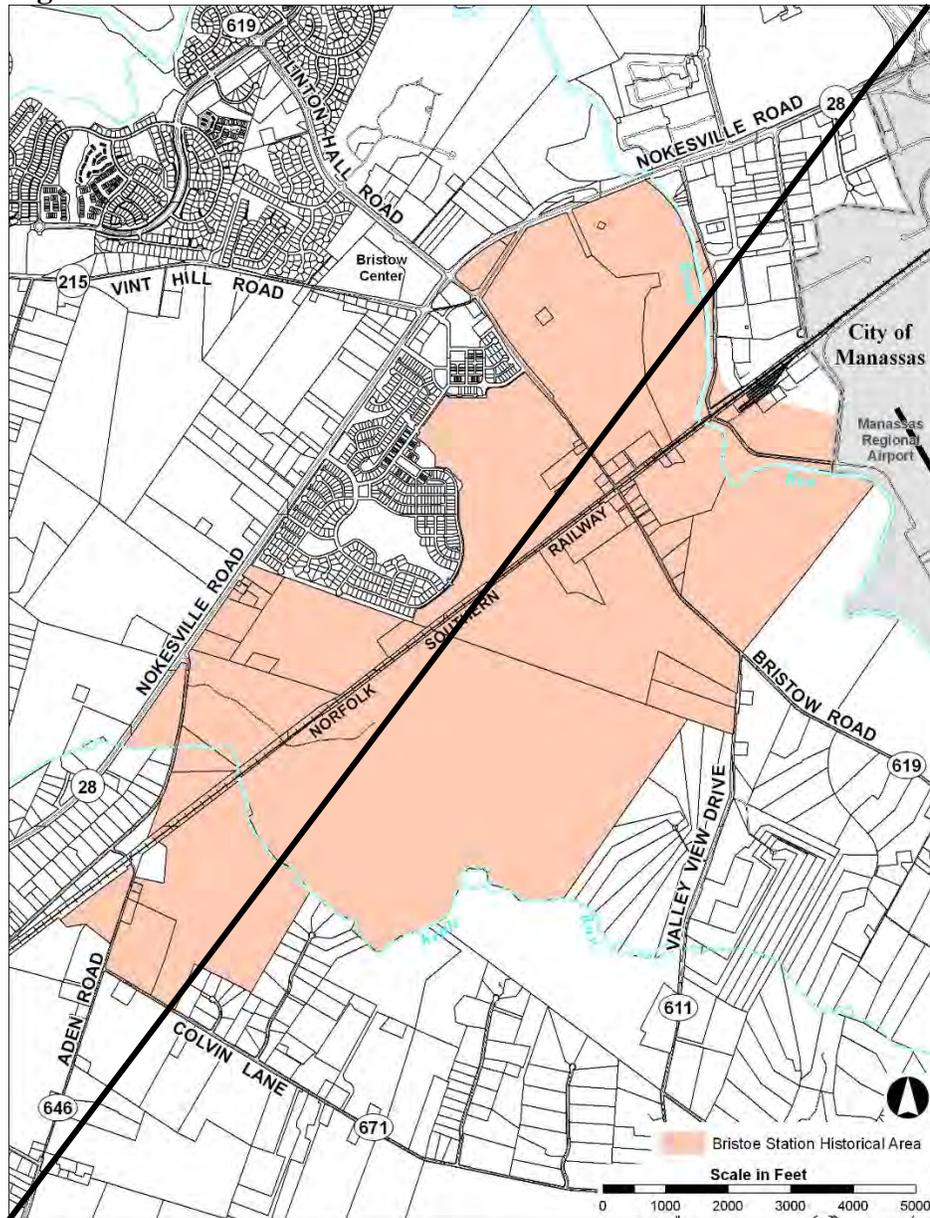
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<p>historical events occurred. If areas of historic/cultural significance are substantiated and additional archaeological/cultural resource studies is <u>are</u> appropriate, conduct additional Phase II and/or Phase III archaeological studies.</p>	<p>Edit</p>
<p>CR 7.2 Require the owners/developers of property located in the Bristoe Station Historical Area, depicted on <u>the Bristoe Station Historical Area Map</u> Figure 1, to submit plans for Comprehensive Plan amendments, rezoning, and special use permit applications within the area and to incorporate the results of Phase I archaeological/cultural resource studies and such other studies as are indicated by the results of the Phase I archaeological/cultural resource study.</p>	<p>More accurate statement Edit</p>
<p>CR 7.3 Encourage property owners to dedicate land to the County or provide historic resource <u>or conservation</u> easements at the time a rezoning is granted <u>per Sec 15.2 - 2303.4</u>, or a special use permit or other site development is approved, whichever occurs earliest, for the purpose of preserving and providing public access to historically significant features of the Bristoe Station Historical Area, particularly along pedestrian trails where historic markers and other interpretive materials will be located to provide information about the Battle of Bristoe Station and other significant uses of the area during the Civil War. Said dedication or easements are to be legally granted at the time of site plan approval. Land disturbance and new construction will not be permitted within the historic resource lands or easements except to the extent necessary to construct trails, markers, and other interpretive materials. The historic resource lands or easements may include roads and utilities and stormwater management facilities provided such structures and improvements are designed with the objective of minimizing the impact to historical features. The need for such crossings will be justified at the time of rezoning, special use permit, or site plan. Property owners/developers shall be entitled to the density otherwise associated with land located within the historic resource lands or easements based on the underlying land use designations depicted on the Long-Range Land Use Plan Map</p>	<p>Clarification to include “Conservation Easements” Edit for proffer legislation.</p>
<p>CR 7.4 Encourage development that is located, situated, and buffered so as to maintain a high degree of the existing physical and visual integrity of the area while permitting the appropriate development as outlined in the Long-Range Land Use Plan Map. Ensure that a viewshed analysis is undertaken in consultation with the County to determine topographic and vegetative conditions that will provide guidance on appropriate building mass, heights, and placement of buildings on the developing site so as not to negatively impact views to and from the area.</p>	
<p>CR 7.5 Incorporate the following as part of any rezoning/special use permit for the Bristoe Station Historical Area:</p>	
<p>CR 7.5.a Commit to development densities and intensities at the lower end of the range shown on the Long-Range Land Use Map.</p>	
<p>CR 7.5.b Cluster development to allow the overall density contemplated but to preserve more significant or appropriate areas, to create points of interest, and to provide markers or interpretive exhibits, etc.</p>	

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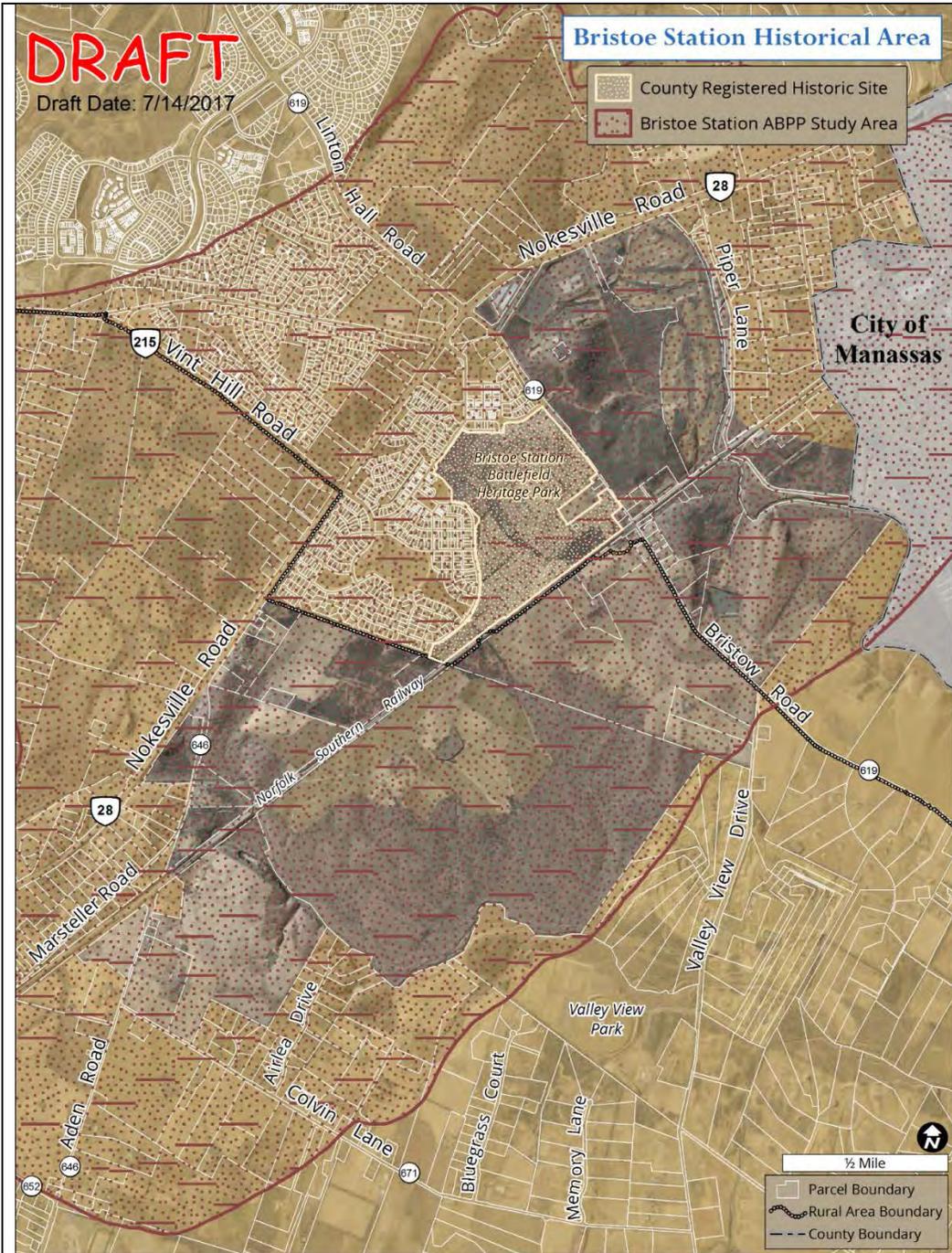
<p>CR 7.5.c Provide a development plan as part of the rezoning/special use permit process that outlines the concept for development within the Bristoe Station Historical Area.</p>	
<p>CR 7.5.d Provide an architectural concept plan as part of the rezoning/special use permit process for the Bristoe Station Historical Area to provide a general concept for dwelling and structure design, including architectural style, details of roof lines, architectural ornamentation, materials, colors, and texture.</p>	
<p>CR 7.5.e Use landscaping and buffers to create a setting compatible with the historic/cultural significance recognized/memorialized on the property.</p>	
<p>CR 7.6 Maintain existing vegetation where appropriate and where it contributes to the character consistent with the historical/cultural significance of the area.</p>	
<p>CR 7.7 Ensure individual development proposals reserve land/open space for use as interpretive settings related to the significance of the site. In cases where there are multiple development proposals within such area, establish pedestrian trails or other similar linkages between areas.</p>	

Figure 1– Bristoe Station Historical Area



Map to be updated.

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Updated map inserted.

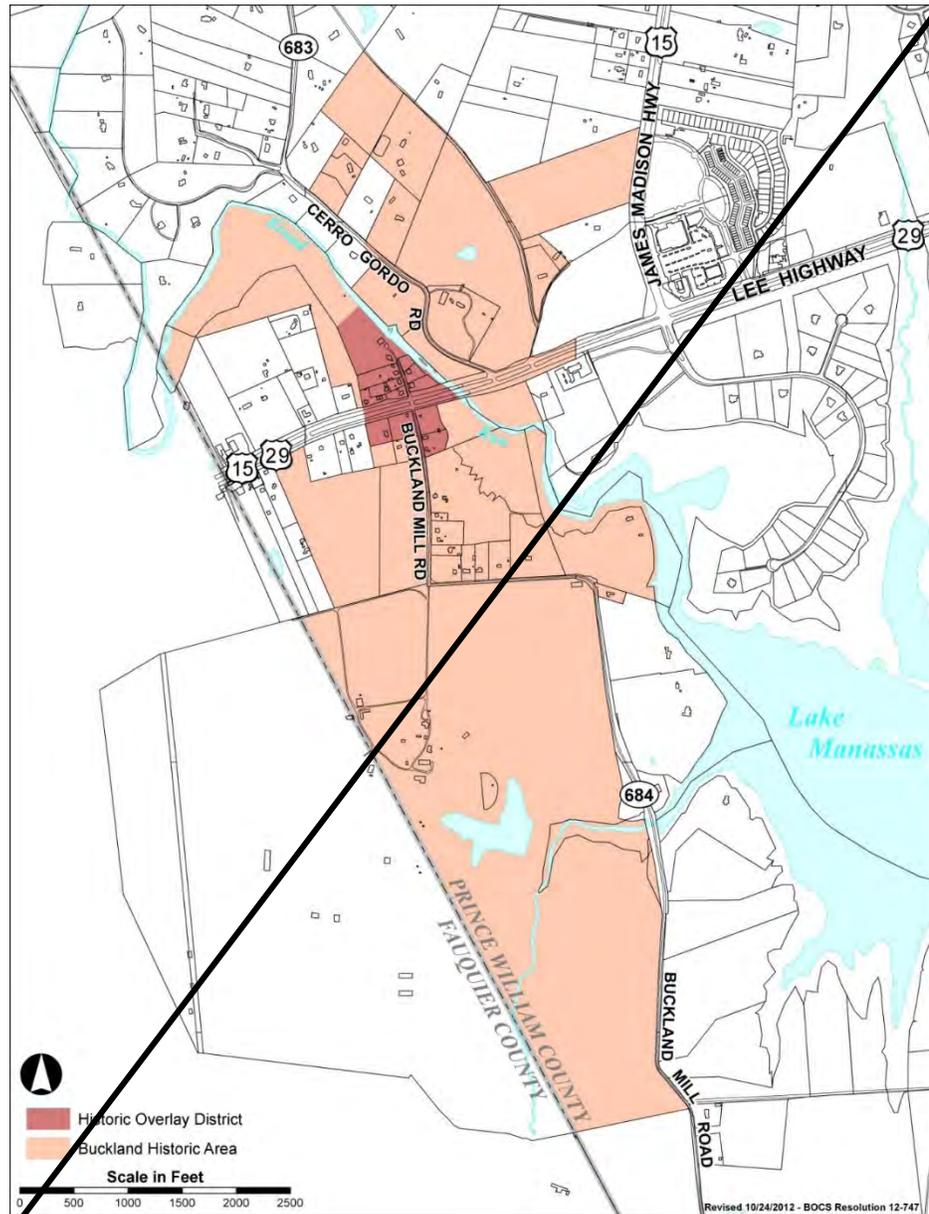
Reference to Figure 1 label removed

Map depicted here is a representation of the on-line version. Final style and format may be modified for a digital format.

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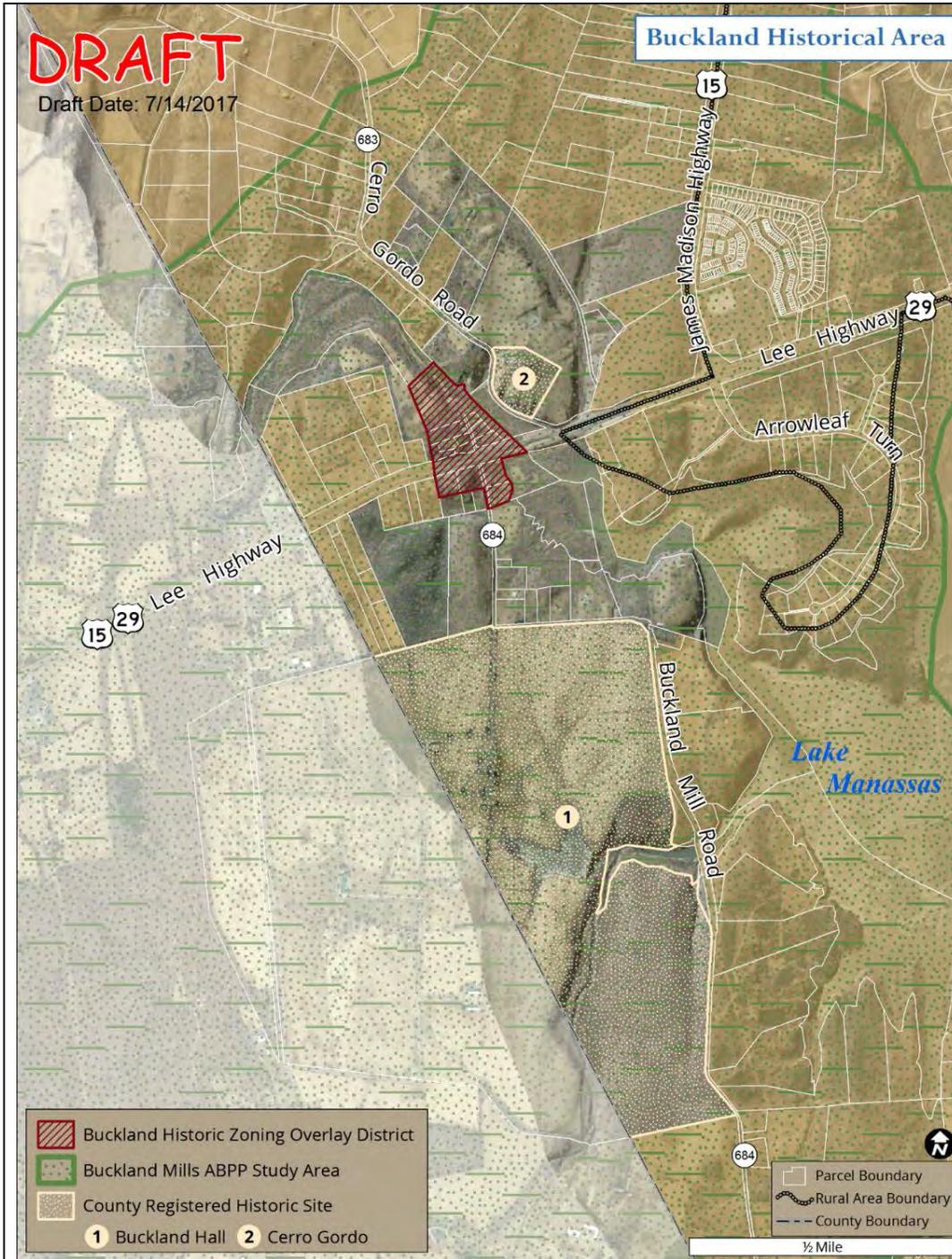
<p>CR POLICY 8: Utilize appropriate historic sensitivity measures for all proposed new development in and around the Buckland Historical Area.</p>	
<p>An area known as the "Buckland Historical Area" is delineated on the attached map, labeled <u>Buckland Historical Area Figure 2</u>, and that delineation is hereby recognized.</p>	
<p>ACTION STRATEGIES:</p>	
<p>CR 8.1 Require the owners/developers of property located in the Buckland Historical Area, depicted on <u>Buckland Historical Area Map Figure 2</u>, to conduct Phase I archaeological/cultural resource studies of properties proposed to be developed or redeveloped. If areas of historic/cultural significance are substantiated and additional archaeological/cultural resource study is appropriate, conduct additional Phase II and/or Phase III archaeological studies.</p>	<p>Other studies in addition to archaeological studies are sometime currently requested Edit</p>
<p>CR 8.2 Require the owners/developers of property located in the Buckland Historical Area, depicted on <u>Buckland Historical Area Map Figure 2</u>, who submit development proposals within the area, to incorporate the results of Phase I archaeological studies/cultural resources and such other studies as are indicated by the results of the Phase I archaeological study/cultural resources. The development plan will need to demonstrate compatibility with this late 18th and early 19th century mill village and recommendations for Buckland contained in Table 1 <u>Appendix A</u>, County Registered Historic Sites, as follows:</p>	<p>Other studies in addition to archaeological studies sometime currently be requested Edit</p>
<p>CR 8.2.a Buildings situated and laid out so as to be properly oriented, like the existing buildings' orientation, to the historic grid pattern of streets laid out in the 1798 plat of the Town of Buckland;</p>	
<p>CR 8.2.b Building scale and massing similar to the scale and massing of the existing historic buildings in the area;</p>	
<p>CR 8.2.c An architectural concept that demonstrates a compatible design of the structures, including the building style, details of roof lines, ornamentation, materials, colors, and textures;</p>	
<p>CR 8.2.d Parking of a scale, location, and design that makes it as inconspicuous as possible;</p>	
<p>CR 8.2.e Site amenities such as landscaping, signage, fencing, and lighting that is compatible with a late 18th and early 19th century rural village; and</p>	
<p>CR 8.2.f Preservation of existing trees that contribute to the historical significance of the area.</p>	

Figure 2– Buckland Historical Area



Map to be updated.

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Updated Map inserted.

Reference to Figure 2 label removed

Map depicted here is a representation of the on-line version. Final style and format may be modified for a digital format.

<p><u>TABLE 1-APPENDIX A</u></p> <p>COUNTY REGISTERED HISTORIC SITES</p> <p>Key to Notations Used in the Tables:</p> <p>[76-] = Assigned Virginia Department of Historic Resources file number.</p> <p>PE = Preservation easement granted.</p> <p>NR = Listed in or officially determined eligible for listing in the <i>National Register of Historic Places</i>.</p> <p>HABS [VA-] = Documented as part of the <i>Historic American Buildings Survey</i> (Note: Hagley [VA-276], Log Cabin [VA-287], Mountain View [VA-291], Poplar Hill [VA-830], St. John’s Church [VA-286], , and Waverly Mill [VA-284], recorded as HABS sites by the National Park Service, are not identified as County Registered Historic Sites because they have either been destroyed or their location is unknown).</p> <p>HAER [VA-] = Documented as part of the <i>Historic American Engineering Record</i>.</p> <p>VLR = Listed in the <i>Virginia Landmarks Register</i>.</p> <p>Historic Overlay District = Local zoning overlay that controls alterations to the district through a review and issuance of a Certificate of Appropriateness by the Architectural Review Board.</p> <p>Use Categories:</p> <p>The following use categories are indicated with each County Registered Historic Site property as a guide to appropriate uses of the site or buildings that may allow continued use and preservation.</p> <p><i>Residential</i> Dwelling unit densities correspond to those in the Long-Range Land Use Plan, unless otherwise noted.</p> <p><i>Retail-Historic</i> Includes retail and other appropriate commercial uses that are compatible with and help preserve and promote the cultural or historical values and use of a historic site or building. Examples: bed & breakfast establishments, restaurants, gift stores, and offices.</p> <p><i>Historical/Cultural</i> Includes educational or community uses that are compatible with and help preserve and promote the cultural or historic values of a site. Example: museums, community centers, and educational centers.</p> <p><i>Park</i> Includes open space that provides a recreational opportunity or other outdoor activities associated with the use of the historic buildings.</p>	<p>Table 1 and Table 2 moved to Appendix A</p>
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<p><i>Agriculture</i> Recognizes that farming in association with a County Registered Historic Site in the Rural Area is appropriate and contributes to the use and preservation of historic buildings.</p> <p><i>Transportation</i> Includes historic roads, railroads, bridges, and waterways that are still in use and played a role in the history of the County and its development.</p> <p>Land Use Classifications:</p> <p>The following land use classifications are indicated with each County Registered Historic Site property. Land use classification descriptions and definitions are available in the Long-Range Land Use chapter of the Comprehensive Plan.</p> <p>AE Agricultural or Estate CEC Community Employment Center CRHS County Registered Historic Site CR Convenience Retail EI Industrial Employment ER Environmental Resource FEC Flexible Employment Center GC General Commercial P&OS Parks and Open Space PL Public Land RCC Regional Commercial Center REC Regional Employment Center RPC Residential Planned Community SRH Suburban Residential High SRL Suburban Residential Low SRM Suburban Residential Medium SRR Semi-Rural Residential UMU Urban Mixed Use</p>	
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COUNTY REGISTERED HISTORIC SITES	
<p>Antioch Church and Cemetery [76-127] Symbol 5 Location: Waterfall Road, Waterfall Ownership: Private Acres: 2.5</p> <p>This is a one-story, rural, frame church with weatherboard siding built in 1901 on the foundations of an earlier stone church. A stone wall encloses a portion of the property. The Antioch Church was organized in 1837 by members who withdrew from another church (Long Branch). The early congregation met in a nearby log house, which is now located at Sully Plantation in Fairfax County. The church, cemetery, and stone wall are set among a stand of mature trees in a rural landscape at the foot of the Bull Run Mountains. <u>Based on the Church’s history potential for significant archaeological resources is high outside the limits of the cemetery.</u></p> <p>Primary Uses: Historical/Cultural (religious ceremonies, community use, and cemetery); Park Analogous Land Use Classification: None Surrounding Land Use Classification: AE</p>	<p>Edit based on additional information now available.</p>
<p>Asbury Church and Cemetery [76-253] Symbol 33 Location: Fleetwood Drive, Nokesville Ownership: Private Acres: 1.0</p> <p>This small one-story, rural, frame church with weatherboard siding, sits on a red sandstone foundation. Civil War veteran, Newton Sayers and his wife Annie, donated the land for the church. Sayers and other Civil War veterans built the church in 1893. This is one of two remaining rural 19th century churches in this part of the County and is similar to its counterpart, the Brentsville Union Church (1874). The cemetery is located on the south side of the church. <u>Based on the Church’s history, potential for significant archaeological resources is high outside the limits of the cemetery.</u></p> <p>Primary Uses: Historical/Cultural (religious ceremonies; community use; cemetery) Analogous Land Use Classification: None Surrounding Land Use Classifications: AE</p>	<p>Edit based on additional information now available.</p>

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<p>Bacon Race Church Site and Cemetery [76-69] Symbol 44 Location: Davis Ford Road, Prince William Ownership: Private Acres: 2.90</p> <p>According to the Virginia Department of Historic Resources, the Occoquan Church, the first Baptist church in Prince William County, was built on this site before 1794. This church was an offshoot of the Chappawamsic Church in northern Stafford County. Members of the Occoquan Church petitioned the General Assembly for religious freedom in 1776 after the congregation was established in 1774. The Bacon Race property was granted to the Baptist Society by Samuel and Mary Jackson in 1798. The Bacon Race Church, a later church structure, was built about 1836 by Andrew Broaddus. That church had a plain, unornamented façade and belonged to a sect of the Old School or Primitive Baptists called the Smootites. That meeting house collapsed on December 25, 1987, after having sat vacant since 1938.</p> <p>The cemetery contains about 200 grave stones, some bearing the names of familiar family names such as Fairfax and Davis, as well as a number of Civil War soldiers and veterans. A prominent grave is that of Reverend William M. Smoot, the last elder (or preacher) of the church who served from 1874 to 1938.</p> <p>Additionally, the site also served as a hospital for Confederate Colonel Wade Hampton’s Legion during the fall of 1861 when they guarded the Wolf Run Shoals crossing of the Occoquan River. Over the winter of 1861-62, the church served as a reserve position for Confederate Major S.D. Lee’s artillery battalion and a supply depot for Hampton’s entire brigade which was assigned to support the Confederate Blockade of Union shipping on the Potomac River. <u>Based on the Church’s history, potential for significant archaeological resources is high outside the limits of burials.</u></p> <p>Primary Uses: Historical/Cultural (cemetery); Park Analogous Land Use Classification: See comment below Surrounding Land Use Classification: SRR Comment: The church structure collapsed on December 25, 1987, and religious ceremonies are no longer held on this site.</p>	<p>Edit based on additional information now available.</p>
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<p>Bel Air [76-1] (PE, NR, HABS [VA-99], VLR)</p>	<p>Symbol 45</p>	<p>Edit based on additional information now available.</p>
<p>Location: Saratoga Lane, Woodbridge Ownership: Private Acres: 22.0 +/-</p> <p>Believed to have been built in 1740 on the basement of an earlier house, or perhaps the wall of a fort. Bel Air is a brick, 1½-story structure. Captain Charles Ewell probably built the house. His granddaughter, Frances, married Mason Locke Weems, the first biographer of George Washington, and moved into Bel Air about 1809. <u>Based on the site’s description and a number of previously recorded archaeology sites, potential for finding additional archaeological resources is high.</u></p> <p>Primary Uses: Residential (1 house [Bel Air] per 22 acres); See comment below; Historical/Cultural (museum) Analogous Land Use Classification: None Surrounding Land Use Classifications: SRL</p> <p>Comment: An easement to the Virginia Department of Historic Resources restricts uses and development on this property.</p>		

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<p>Bennett School [76-61] (NR) Symbol 25 Location: Lee Avenue, Manassas Ownership: Prince William County Acres: Within 14.7-acre County courthouse complex</p> <p>The building was authorized in 1908 by the General Assembly for the establishment of several agricultural high schools across the state. Dr. M.C. Bennett of Manassas donated two acres of land for the building. On completion in 1909, the building was used for an elementary school due to a large enrollment. The agricultural and domestic sciences, however, were housed in the nearby Ruffner School. The building is an imposing two-story brick structure with a classical portico and rusticated stone foundation. The building once had a cupola which the County is planning to reconstruct as part of the restoration.</p> <p>Primary Uses: Historical/Cultural (educational, community center); Retail-Historic (offices) Analogous Land Use Classification: None Surrounding Land Use Classification: PL</p> <p>Comments: The County is in the process of restoring the building for an employee training center. The numerous partitions, drop ceilings, and other more modern alterations to the building interior have been removed in preparation for restoration of the original classrooms and hallways. A 1937 brick addition on the rear has been removed due to its poor condition and floor elevations that differed from the original building.</p>	<p>Restoration project has been on hold for many years.</p>
<p>Ben Lomond [76-4] (NR, HABS [VA-836], VLR) Symbol 20 Location: Sudley Manor Drive, Manassas Ownership: Prince William County Acres: 5.9</p> <p>This house was built in 1837 by Benjamin Tasker Chinn, grandson of Robert “King” Carter. Ben Lomond also served as a hospital during the Civil War; soldiers’ impromptu last wills and testaments can still be seen on the walls. Three stone outbuildings, one possibly a slave quarters, are located on the property. <u>Significant archaeological resources exist as well.</u></p> <p>Primary Uses: <i>Historical/Cultural</i> (museum); <i>Retail-Historic</i> (gift shop); <i>Park</i> Analogous Land Use Classification: P&OS Surrounding Land Use Classifications: RPC, PL, P&OS</p>	<p>Edit based on additional information now available</p>

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<p>Beverley (Chapman’s) Mill [76-2] (NR, HABS [VA-282], VLR) Symbol 1</p> <p>Location: Beverley Mill Drive, Thoroughfare Gap Ownership: Private, nonprofit Acres: 4.5</p> <p>Originally built in the mid-1770s and later expanded, this imposing stone building adjacent to Interstate 66, served as a mill for the surrounding region. During its history, Beverley, or Chapman’s Mill, also provided essential food products during five wars – including the French and Indian War, Revolutionary War, War of 1812, Mexican War, and Civil War. The building was heavily damaged by fire on October 22, 1998. <u>Significant archaeological deposits have been discovered throughout the property.</u></p> <p>Primary Uses: <i>Park; Historic/Cultural</i> (e.g., mill museum); <i>Retail-Historic</i> (gift shop, restaurant, or other appropriate uses allowed by the Board of County Supervisors with a special use permit). Analogous Land Use Classification: See comment below. Surrounding Land Use Classifications: AE, ER</p> <p>Comment: Only the outside walls of the mill remain after the 1998 fire. The walls are stabilized with a steel frame and the structure will stand as a landscape feature and reminder of the former mill. The site is operated by a non-profit organization that is raising funds to establish a cultural/historical park and museum on the site.</p>	

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<p>Bradley School House [76-308] Symbol 43</p> <p>Location: Bradley Forest Road, Brentsville Ownership: Private Acres: 1.04</p> <p>In 1871, Thomas and Martha Jones donated one acre of land to the trustees of the school district of Manassas as a site for a public free school for white students. By 1872, the trustees had erected a small, frame, one-room school house for the purpose of providing education for children in the new community of Bradley. This structure, still standing, is thought to be one of the oldest one-room school houses in Prince William County as the Commonwealth of Virginia had only introduced the compulsory public school system in 1869. The school house served area children until 1936. During the 1930s, the Prince William County School Board began replacing one-room and two-room schools in favor of a centralized system. The structure is currently in a residential use, but has served as a church.</p> <p>Primary Uses: <i>Residential</i> (1 house (Bradley School House structure) on 1.04 acres) Analogous Land Use Classification: None Surrounding Land Use Classifications: AE</p> <p>Comment: The County operates Lucasville School, a one-room school house, as a museum demonstrating the educational experience of children in a rural setting in the late 19th and early 20th centuries.</p>	

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<p>Bristoe Station Battlefield [76-24] (NR, VLR) Symbol 27 Location: Bristow Road, Bristow Ownership: Prince William County Acres: 132.0</p> <p>This is part of a larger core area of a Civil War battlefield, most notable for a battle on October 14, 1863, when A.P. Hill’s corps stumbled upon two corps of the retreating Union army at Bristoe Station and attacked without proper reconnaissance. Union soldiers, posted behind the Orange & Alexandria Railroad embankment, mauled two brigades of Henry Heth’s division and captured a battery of artillery. Hill reinforced his line but could make little headway against the determined defenders. Hill lost his battle standing in the eyes of Lee, who angrily ordered him to bury his dead and say no more about it. The estimated casualties were about 2,000. <u>Many portions of the battlefield landscape are intact. Potential for significant archaeological resources is high.</u></p> <p>Primary Uses: <i>Historical/Cultural</i> (heritage park); <i>Retail-Historic</i> (e.g., visitor’s center/gift shop, restaurant, bed & breakfast, County offices); <i>Park</i> Analogous Land Use Classification: P&OS Surrounding Land Use Classifications: CEC, FEC, SRR, AE, ER</p>	
<p>Buckland Hall [76-32] (NR) Symbol 16 Location: Buckland Mill Road, Buckland Ownership: Private Acres: 227.5</p> <p>This mid- to late- 18th century, central hall-plan, 1½-story house was built by Samuel Love on an 800-acre plantation. Thomas Mellon Evans restored the house in the 1960s retaining the elaborate hand-carved wood work, wide pine flooring, and stairways. The property also contains a small, low, stone smoke house and the grave of Samuel Love. The house is representative of the English and early American form of a rural development with a manor house overlooking a small village.</p> <p>Primary Use: <i>Residential</i> (1 du/10 ac. with 3-acre rural cluster lot development that is sympathetic to the architecture and does not negatively impact the viewshed of Buckland Hall); <i>Agriculture</i>; <i>Historical/Cultural</i> (part of a museum complex) Analogous Land Use Classification: None Surrounding Land Use Classifications: AE</p>	

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<p>Buckland Historic District [76-313], (NR, VLR), Historic Overlay District, Buckland Historical Area</p> <p>Location: Buckland Ownership: Private Acres: 263</p> <p>The 19-acre historic overlay district (HOD) is located on both sides of US Route 29 (Lee Highway) near the Fauquier County line. The CRHS contains a portion of the larger 408 acre Buckland Historic National Register District, the Federally-recognized Buckland Mills Civil War Battlefield, and all of the Buckland Historic Overlay District. An Act of the Virginia General Assembly established Buckland as a chartered town in 1797 near the junction of Broad Run and the Warrenton Turnpike (modern Lee Highway).</p> <p>As the first inland town in the County, Buckland consists of both architectural and archaeological resources and survives as one of the best 18th and early 19th century industrial or mill villages in Virginia. Buckland served as an important wagon stop on the Warrenton Turnpike and was visited by many prominent public figures, including several U.S. Presidents, during the early days of the nation. Due to its location at the junction of Broad Run and the Warrenton Turnpike, it was a prosperous agricultural and industrial community. Additionally, prior to the Civil War and after the war, during the Reconstruction period, Buckland was the home of a significant community of African-Americans.</p> <p>During the Civil War, Stuart’s cavalry shielded the withdrawal of Lee’s army from the vicinity of Manassas Junction after defeat at Bristoe Station. Union cavalry under Kilpatrick pursued Stuart’s cavalry along the Warrenton Turnpike but were lured into an ambush near Chestnut Hill and routed. The Federal troopers were scattered and chased five miles in an affair that came to be known as the “Buckland Races.”</p> <p>Architecturally, the CRHS contains 15 of the National Register District’s 29 contributing resources. Buckland is largely intact with only six original structures known to have been demolished since the historic period. Many of the streets depicted on the original 48-lot town plan are still intact. The majority of the standing structures have construction dates ranging from 1770 to 1850. Currently, many of the structures are used as residences. However, historically these structures served a variety of uses; for example, three of these residences were once taverns. Today, Buckland Mill is the focal point of the village and is a remnant of a period of time when there were a number of manufacturing mills here. Buckland Mill is the last standing mill in the County with machinery that was installed in 1899.</p> <p>Primary Uses: <i>Residential</i>. See comment below; <i>Retail-Historic</i> use of historic structures located adjacent to highway (e.g., gift shops, restaurants, or other appropriate uses allowed by the Board of County Supervisors with</p>	<p align="center">Symbol 14</p> <p>Historical Commission Comment: Justin Patton prepared a cultural resource site map of Buckland for Supervisor Lawson in Spring of 2015. This map is excellent - detailing the Historic Overlay District, the NRHD, the Battlefield and the CRHS map.</p> <p>Recommendation: Add this map to the CR Comp Plan-Buckland Section. Again, all of these designations have been supported by PWC BOCS resolutions, and accordingly, merit being reflected within the CR Comp Plan.</p> <p>Response: A map of all battlefields in the County was added to Appendix B.</p> <p>Buckland Historical Area now includes the Buckland Historic Overlay Zoning District, CRHS – Cerro Gordo and Buckland Hall, the Buckland Historical Area, and the Buckland Mills Battlefield Study Area.</p>
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<p>a special use permit); see comment below. <i>Historical/Cultural</i> (e.g., museum complex); other facilities as required for the operation of Lake Manassas as a regional water supply on parcels owned by the City of Manassas.</p> <p>Analogous Land Use Classification: See comment below.</p> <p>Surrounding Land Use Classifications: AE, ER</p> <p>Comment: The preferable use of the historic structures is residential. <i>Retail-Historic</i> or <i>Historical/Cultural</i> uses of the historic structures should be encouraged when residential use is undesirable. A portion of Buckland is within a historic <u>zoning</u> overlay district. Any alterations within the district are subject to review by the Architectural Review Board.</p>	
<p>Cerro Gordo [76-593] (NR) Symbol 15</p> <p>Location: Cerro Gordo Road, Buckland Ownership: Private Acres: 7.5</p> <p>This 2½-story stone house was built on the foundations of an earlier house (ca. 1820) by the Alexanders, and later owned by the Tylers, then the Hunttons before and during the Civil War. That was a frame house that burned sometime in the early 20th century and was replaced by <u>the</u> present stone house in the 1930s by Philip Harry Lee, a descendant of Lighthorse Harry Lee. The existing Georgian/Federal Revival-style house sits on a high knoll overlooking the Buckland Historic District.</p> <p>Primary Use: <i>Residential</i> (1 du/10 ac.) Analogous Land Use Classification: None Surrounding Land Use Classifications: AE</p>	<p>Clarification edit.</p>

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<p>Evergreen [76-7] (HABS [VA-833]) Symbol 8 Location: Evergreen Country Club, Waterfall Ownership: Private Acres: 5.0+/-</p> <p>Built in the 1820s, this imposing 2½-story Greek Revival brick and stucco house was the residence of Edmund Berkeley. During the Civil War, Berkeley raised a company known as the Evergreen Guards, which was mustered into Confederate service as Company C of the 8th Virginia Infantry. Attaining the rank of Lieutenant Colonel, Berkeley and his sons served with this regiment throughout the war. After the war Colonel Berkeley campaigned to establish a memorial park on the battlefield of Manassas but he died in 1915 before his dream came to fruition. The house has outstanding interior paneling and other woodwork and is a focal point of the Evergreen community.</p> <p>Primary Uses: <i>Retail-Historic</i> use of historic structure (e.g., club house, restaurant, offices, meeting rooms, bed & breakfast, or other appropriate uses allowed by the Board of County Supervisors with a special use permit); <i>Cultural/Historic</i> (private school, museum) Analogous Land Use Classification: AE Surrounding Land Use Classifications: AE</p>	
<p>Fleetwood [76-8] (HABS [VA-427]) Symbol 36 Location: Fleetwood Drive, Nokesville Ownership: Private Acres: 54.4</p> <p>Fleetwood was a pristine example of Federal architecture in Prince William County. The east wing dated to the 1770s; the main stone structure and west wing were built in 1823. <u>The site is now an archaeology site.</u></p> <p>Primary Uses: Unknown (see comment below) Analogous Land Use Classification: AE Surrounding Land Use Classifications: AE, ER</p> <p>Comment: The house had been vacant and neglected for many years and it burned in 2003. Only the exterior walls remain.</p>	Edit based on additional information now available

<p>Grayson’s Tomb [76-259] Symbol 47</p> <p>Location: Longview Drive, Woodbridge Ownership: Private Acres: 0.10</p> <p>William Grayson, who along with Richard Henry Lee served as Virginia’s first two elected senators, was born at Belle Air Plantation in 1742. The Grayson family, who had been in Virginia for several generations, was among the first to settle along Quantico Creek. His mother was Susannah Monroe, the sister of Spence Monroe, the father of James Monroe of Orange County. Grayson was educated in Philadelphia, Pennsylvania, and Oxford, England, and practiced law in Dumfries beginning in 1765. He and his wife were frequent visitors to Mount Vernon.</p> <p>At the start of the Revolutionary War, Grayson served as the captain of a Continental Regiment he formed in 1774 in Prince William County. He served as <i>aide-de-camp</i> to General George Washington, and participated in the Battles of Long Island, White Plains, Brandywine, Germantown, and Monmouth. After the Revolutionary War, Grayson was a representative to the House of Delegates, both Continental Congresses, the Virginia Ratifying Convention, and the First Session of the Federal Congress. His first cousin, James Monroe, succeeded him as U.S. Senator from Virginia.</p> <p>Grayson was appointed a trustee for the two towns, Newport and Carrborough, which were established at the mouth of the Quantico Creek in the 1780s. These two towns were intended to attract river trade after the heavy siltation of Quantico Creek threatened to cut off Dumfries. William Grayson died in 1790 and was placed in the family cemetery. The Grayson family burial vault is located on the side of a hill near the house. Grayson County, Virginia, is named for William Grayson.</p> <p>Primary Use: <i>Historical/cultural</i> (i.e. cemetery) Analogous Land Use Classification: See comment below Surrounding Land Use Classifications: SRL</p> <p>Comment: William Grayson’s tomb is a large barrel vault tomb typical of burials in the late 18th century. The cemetery itself is approximately 20 feet by 20 feet. The CRHS area includes 25 feet on all sides from the center of the tomb.</p>	

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<p>Greenwich Presbyterian Church and Cemetery [76-175] (NR, VLR) Symbol 17</p> <p>Location: Burwell Road/Vint Hill Road, Greenwich Ownership: Private Acres: 7.6</p> <p>This church is the only example of a rusticated Gothic Revival church in Prince William County. Built in the late 1850s by Charles Green, of The Lawn, this is also the only church in the County that the Union military did not occupy or severely damage. Mr. Green, a citizen of England, convinced the Union military leaders that if the church ceased to be used as a church then ownership would revert back to him making Greenwich Church technically the property of the English Crown. The graves of Captain Bradford Smith Hoskins, the Englishman who rode with Colonel John S. Mosby and several other Civil War soldiers are located in the cemetery.</p> <p>Primary Uses: <i>Historical/Cultural</i> (religious ceremonies, community events) Analogous Land Use Classification: None Surrounding Land Use Classifications: AE, CRHS</p>	
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<p>Historic Village of Bristow Symbol 28</p>	
<p>Location: Bristow Road and the Norfolk-Southern Railroad Line</p>	
<p>Ownership: Private</p>	
<p>Acres: +/-20.00</p>	
<p>The historic village of Bristow is significant as the core of this 19th and early 20th century farming community. Centered on the intersection of Bristow Road and the Norfolk Southern rail line, the village takes its name from Robert Bristow who received the “Bristow Tract” in 1737. With the arrival of the Orange and Alexandria Railroad in 1852, Bristow (alternately called Bristoe Station) gained prominence as a post office. In its heyday, Bristow had churches, schools, hotels, stores, a blacksmith shop, and storage buildings used in the transport of agricultural goods onto rail cars.</p>	
<p>The village of Bristoe Station was badly damaged during the October 14, 1863 battle when Confederate General Ambrose Powell Hill, native son of Culpeper, launched an attack without realizing that the Union rear guard, Major General Gouveneur K. Warren’s Second Corps, had taken a strong position on the south side of the rail road embankment. The Confederates were repulsed with 1,300 casualties to Warren’s 548. Forty-three Union soldiers and 137 Confederate soldiers were buried on the battlefield. Thomas K. Davis, owner of the store and hotel at Bristoe Station, was allowed \$1,728 off his taxes for “buildings destroyed” during the war. Earlier, on August 27, 1862, the “Battle of Kettle Run” shifted closer to Bristoe as Confederate General Richard S. Ewell fought a classic rear guard action against General Joseph Hooker’s Union division. Ewell successfully held Bristoe until ordered to fall back on Confederate General Thomas J. “Stonewall” Jackson’s main body at Manassas that evening. Ewell had 143 wounded and left behind 35 dead while Union losses totaled nearly 300 men killed and wounded. Later that night, Jackson abandoned Manassas Junction, marching his divisions northward to the First Manassas battlefield.</p>	
<p>The Bristow Store, the Rollins House, the Davis-Beard House, and the Rollins Store survive in this post-Civil War crossroads.</p>	
<p>Primary Uses: <i>Residential</i> (preservation of existing houses, old houses moved to Bristow or new architecturally compatible infill); <i>Retail-Historic</i> use of historic structures (e.g. restaurants, bed & breakfasts, antique shops, or other appropriate uses allowed by the Board of County Supervisors with a special use permit); <i>Agriculture; Park</i></p>	
<p>Analogous Land Use Classification: See comment below</p>	
<p>Surrounding Land Use Classifications: AE, ER, FEC, CRHS</p>	
<p>Comment: Existing 1/3 – 2/3 acre lots are characteristic of Bristow. Emphasis should be placed on encouraging preservation and development that promotes Bristow’s historic character (i.e. small, rural village or hamlet). This would involve a mixture of the following: residential uses (primarily);</p>	

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<p>King’s Highway [76-11] (HABS [VA-579]) Symbols 49 at Belmont Bay and Rippon Lodge Location: Near Railroad Avenue, Woodbridge and Rippon Boulevard near Rippon Lodge Ownership: HOA at Belmont Bay, Prince William County at Rippon Lodge Acres: Probably less than 2.0</p> <p>This is one of a few remaining unpaved segments of the King’s Highway as it cut through eastern Prince William County. The northernmost segment of the road is located within the Belmont Bay development within the common open space owned by the homeowner’s association. A central segment, owned by the County, is located to the north and west of Rippon Lodge. The King’s Highway was part of the north-south, inter-colonial postal route through the colonies. It was also part of what is known as the “Washington and Rochambeau Road”. From Alexandria to Fredericksburg, the highway incorporated the Potomac Path. This important section of the King’s Highway is adjacent to the ferry landing, dating from the colonial period, located across from Colchester, a small colonial town in Fairfax County. George Washington, as well as other colonial leaders frequently traveled this part of the King’s Highway. Washington, in a diary entry, even describes a near catastrophe that occurred as his horses were crossing the Occoquan River at Colchester. The first courthouse of “Old” Prince William County (which included what is now Prince William, Fairfax, Arlington, Fauquier, and Loudoun counties and the City of Alexandria) was located on the hill near this road segment.</p> <p>Primary Uses: <i>Historical/Cultural</i> (trail and interpretive markers); <i>Park; Transportation</i> (trail) Analogous Land Use Classification: P&OS Surrounding Land Use Classifications: REC, SRL, RPC, PL, ER</p>	
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<p>La Grange [76-12] (HABS [VA-289]) Symbol 4 Location: Antioch Road, Haymarket Ownership: Private Acres: 20.0</p> <p>La Grange is a large, impressive brick house, built about 1790 by George Green, brother of James Green of Locust Bottom. It commands a magnificent view of the surrounding countryside. In 1827, the house was owned and occupied by Benoni Harrison, a merchant and member of the General Assembly. By the 1930s the house was in ruinous condition and was restored by Joseph and Irma Gibbons.</p> <p>Primary Uses: <i>Residential</i> (1 du/10 ac.); <i>Agriculture</i> (winery); <i>Retail-Historic</i> use of historic structures (e.g., bed & breakfast, commercial winery, or other uses allowed by the Board of County Supervisors with a special use permit)</p> <p>Analogous Land Use Classification: AE Surrounding Land Use Classifications: AE, ER</p> <p>Comment: After many years of the house being vacant, it is now part of a commercial winery operation and used for wine tasting and meals.</p>	
<p>The Lawn [76-178] (NR, VLR) Symbol 18 Location: Vint Hill Road, Greenwich Ownership: Private Acres: 28.7</p> <p>The Lawn was built by Charles Green, a wealthy English cotton merchant. Architecturally, the Lawn is unique and is the only surviving example of a mid-19th century Gothic Revival farm complex in Prince William County. The main house burned in 1924 and was replaced by a Tudor Revival-style house in 1926. Many of the Gothic-style outbuildings remain.</p> <p>Primary Uses: <i>Residential</i> (1 du/10 ac.); <i>Agriculture</i>; <i>Retail/Historic</i> (e.g., bed & breakfast, conference center, or other appropriate uses allowed by the Board of County Supervisors with a special use permit); <i>Historical/Cultural</i> (house or large estate museum)</p> <p>Analogous Land Use Classification: AE Surrounding Land Use Classifications: AE, CRHS</p>	

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<p>Locust Bottom [76-88] (NR, VLR) Symbol 9 Location: Logmill Road, Hickory Grove Ownership: Private Acres: 212.4</p> <p>Built in the early 1800s by James Green, a gentleman planter, this brick house survives as one of the finest examples of a Federal plantation house in northern Prince William County.</p> <p>Primary Uses: <i>Residential</i> (1 du/10 ac. with 3-acre rural cluster lot development that is sympathetic to the architecture and does not negatively impact the viewshed of Locust Bottom); <i>Agriculture</i>; <i>Retail-Historic</i> (e.g., bed & breakfast, or other appropriate uses allowed by the Board of County Supervisors with a special use permit) Analogous Land Use Classification: AE Surrounding Land Use Classifications: AE, ER</p> <p>Comment: The property has recently been subdivided by the heirs of Dr. Aldred who owned the property for a number of years. Approximately 240 acres to the west of the house have been converted to 10-acre lot residential development. 212 acres remain around Locust Bottom. Three-acre cluster lot development would be appropriate if further subdivision is contemplated. The new houses should be designed and placed so as to not negatively impact the architecture of Locust Bottom and its viewshed.</p>	
<p>Lucasville School [76-5175] Symbol 42 Location: Godwin Drive, Manassas Ownership: Prince William County Acres: 0.5</p> <p>This is the last remaining one-room school built for African-American students after the Civil War. This school was originally located further south off Lucasville Road, but was moved north into a farm complex in the 1930s. The building was moved and reconstructed in a small park along Godwin Drive by the developer of the Mayfield Trace subdivision, and then donated to the County with a half acre of land.</p> <p>Primary Use: <i>Cultural/Historical</i> (museum) Analogous Land Use Classification: None Surrounding Land Use Classifications: AE</p> <p>Comment: The County operates the site as a museum demonstrating the educational experience of African-American children in a rural setting during the late 19th and early 20th centuries.</p>	

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<p>Manassas National Battlefield Park [76-271] (NR, VLR) Symbol 19 Location: North of I-66 in Prince William and Fairfax Counties Ownership: National Park Service Acres: 4,358</p> <p>The Manassas National Battlefield Park was established in 1940 to preserve the scene of two major Civil War battles, First and Second Manassas, occurring in 1861 and 1862 respectively. The park’s most important resources are the large tracts of land managed to represent the battlefield landscape as it existed at the time of the Civil War. The battlefield is an important cultural landscape in that it includes three houses that date from the Civil War period, several post-war historic buildings, a Confederate cemetery, the reconstructed Stone Bridge over Bull Run, six miles of historic road traces, and numerous other resources including monuments, archaeological sites, family cemeteries, trenches, and earthworks.</p> <p>The following recorded historic sites lie within the Manassas National Battlefield National Register Historic District: Lucinda Dogan House [76-5] HABS [VA-581] The Stone House [76-28] HABS [VA-144] Brawner House (Douglas Hall) [76-168] HABS [VA-1372] Thornberry House (Sudley Springs Post Office) [76-170] Deep Cut/Manassas Gap Railroad Independent Line (Unfinished) [76-171] Portici Site [76-205] Henry House (Spring Hill) [76-208] HABS [VA-1363] Chinn House Site (Hazel Plain) [76-209] HABS [VA-138] Brownsville Site [76-216] Pittsylvania Site [76-330] Stone Bridge HAER [VA-66]</p> <p>Other historic sites include: Chinn Ridge Cundiff House Site (Meadowville) Dogan Ridge Henry Hill Matthews Hill Robinson House Site Stuart’s Hill Van Pelt House Site Primary Uses: <i>Historical/Cultural; Park</i> Analogous Land Use Classification: None Surrounding Land Use Classifications: AE, PL, CEC, REC</p>	
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<p>Martin Scarlit Gravestones and Table Stones [076-0026] Symbol 51 Location: Rippon Lodge Historic Site Ownership: The stones are on loan to Prince William County from the Potomac River National Wildlife Refuge. Acres: 40</p> <p>Two late 17th century gravestones are displayed at Rippon Lodge Historic Site. One is a large sandstone gravestone of Martin Scarlit with the surface inscription, “M.S. 1695 Hear Lyes Martin Scarlit Gen’t”. The other is a broken rectangular sandstone table stone bearing a faded inscription of an hourglass and believed to have marked a Scarlit family grave. Scarlit owned the land known as Deep Hole Farm along Neabsco Creek. In the early 1900s, these stones were pulled from the Occoquan River and placed in a grove of trees at the wildlife refuge at Occoquan Bay. Both stones were moved to Rippon Lodge in 2005. These are some of the oldest stones in Prince William County. The stones are on loan to Prince William County from the Potomac River National Wildlife Refuge. Preservation efforts are underway.</p> <p>Primary Uses: <i>Cultural/Historic</i> (house museum); <i>Park</i> Analogous Land Use Classification: P&OS Surrounding Land Use Classifications: RPC, P&OS, PL Comment: An easement granted to the Virginia Department of Historic Resources restricts the uses and development on this property.</p>	
<p>Meadowland (ruins) [76-197] (HABS [VA-829]) Symbol 2 Location: Beverley Mill vicinity Ownership: Private, nonprofit Acres: Less than 4.0</p> <p>These are the ruins of the Chapman residence, original owners of Beverley Mill. Meadowland was built in the mid-1700s. It was a large stone house, 2½-stories tall, having a double-pile plan, with double chimneys on either end. It burned in the 1880s, but some of the exterior walls remain north of the Norfolk Southern Railroad tracks.</p> <p>Primary Uses: <i>Park</i> (e.g., incorporate ruins and house site into plans for using Beverley Mill - see above) Analogous Land Use Classification: See Beverley Mill comments above. Surrounding Land Use Classifications: AE, ER</p>	

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<p>Mount Atlas [76-15] (NR, HABS [VA-831], VLR) Symbol 7 Location: Mount Atlas Lane, Waterfall Ownership: Private Acres: 1.8</p> <p>Constructed in 1795, Mount Atlas is one of the finest and least altered examples of late-Georgian domestic architecture in Prince William County. The structure needs immediate attention. Unless the roof, windows, and foundation are repaired, Mount Atlas may soon be too dilapidated to warrant restoration.</p> <p>Primary Uses: <i>Residential</i> (1 du/ 1 ac.), <i>Historical/Cultural</i> (e.g., house museum) Analogous Land Use Classification: SRR Surrounding Land Use Classifications: AE</p>	
<p>Nokesville Truss Bridge (NR, VLR) Symbol 30 Location: Aden Road and Norfolk Southern Railroad, Nokesville Ownership: Virginia Department of Transportation Acres: Less than 1.0</p> <p>This bridge, which dates to 1882, is a rare example of wrought iron truss bridges built by the Keystone Bridge Company of Pittsburgh, a pioneer in truss bridge technology. This is the last remaining of the truss bridges built in the County in the latter part of the 19th and early 20th centuries. It is a one-lane bridge and could be replaced.</p> <p>Primary Uses: <i>Transportation</i> (if the bridge is replaced, it should be preserved for recreational uses) Analogous Land Use Classification: Not Applicable Surrounding Land Use Classifications: AE</p>	

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<p>Orange and Alexandria Railroad Bridge Piers [76-238] (NR, VLR) Symbol 22 Location: Southern Railroad and Bull Run Ownership: Private Acres: Less than 1.0</p> <p>The Orange and Alexandria Railroad played a major role in the Civil War for both the Confederacy and the United States. These piers are what remain of the railroad bridge over Bull Run. Between 1861 and 1865, the bridge was rebuilt at least seven times because of military attacks and flash floods. The piers are immediately adjacent to Bull Run and close to the existing railroad bed. Park land surrounds the piers on the north and a golf course now lies along the south side.</p> <p>Primary Uses: <i>Park</i> Analogous Land Use Classification: P&OS Surrounding Land Use Classifications: ER</p>	
<p>Park Gate [76-18] (NR, HABS [VA-555], VLR) Symbol 37 Location: Park Gate Drive, Nokesville Ownership: Private Acres: 41.3</p> <p>Park Gate is a well-maintained example of Tidewater-style, domestic architecture. Colonel Thomas Lee, eldest son of Richard Henry Lee, a signer of the <i>Declaration of Independence</i>, lived at Park Gate. Colonel Lee’s first wife was Mildred Washington, George Washington’s niece.</p> <p>Primary Uses: <i>Residential</i> (1 du/10+ ac. with 3-acre rural cluster lot development that is sympathetic to the architecture and does not negatively impact the viewshed of Park Gate); <i>Agriculture</i>; <i>Retail-Historic</i> (e.g., restaurant, or other appropriate uses allowed by the Board of County Supervisors with a special use permit); <i>Historical/Cultural</i> (e.g., house museum)</p> <p>Analogous Land Use Classification: See comment below. Surrounding Land Use Classifications: AE</p> <p>Comment: The most practical use of the property is residential. If, in the future, residential use becomes impractical or undesirable, <i>Historical/Cultural</i> or <i>Retail-Historic</i> uses should be explored.</p>	

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<p>Powell-Allen House [76-206] Symbol 6</p> <p>Location: Waterfall Road, Haymarket Ownership: Private Acres: 13.80</p> <p>The house was completed in April 1890 most likely by Allen Virgie Powell as his name and that date appear on the attic wall. This is a rare, 1½-story rubble stone structure set on a high stone cellar. The double-gallery form consisting of a columned porch on the upper and lower levels is an uncommon building style in Piedmont Virginia. A massive stone end-chimney forms one side of the home. The house is a vernacular form, with two rooms up and two rooms down, with stairs leading to the sleeping quarters. The Powell surname has long been associated with stone masonry construction in Prince William County. Burr Powell (1832-1916), who is buried in Antioch Church cemetery, reconstructed Beverley Mill after a disastrous fire.</p> <p>The house is built on a spur in the Bull Run Mountains and is positioned in a hillside to take advantage of the split grade. This house was one of many that formed the Waterfall-Hopewell community which, at its peak, had several mills, coopers’ shops, and the shops of other skilled artisans and craftsmen. The land was part of the original 1,000 acre tract which belonged to Enoch Foley and his descendants, beginning in 1797. The land was left to Burr Powell in trust for his daughter through the will of William E. Foley.</p> <p>Primary Uses: <i>Residential</i> (1 du/10 acres); <i>Agriculture</i> Analogous Land Use Classification: AE Surrounding Land Use Classifications: AE, ER</p>	

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<p>5th Prince William County Courthouse Symbol 24 (Old Manassas Courthouse) [76-5080] (PE, NR, VLR) Location: Lee Avenue, Manassas Ownership: Prince William County Acres: 2.3</p> <p>In 1894, Prince William County moved its court operations from the fourth Prince William County courthouse in Brentsville to its new Romanesque Revival structure in Manassas. This handsome stone and red brick building embodied many of the architectural ornamentation found in structures of the “Gilded Age”, and was inspired by the architecture of Henry Hobson Richardson of Boston, though it was designed by the Norfolk architecture firm of Teague and Marye. The building was used for court functions until 1984. The County completed a restoration of the building in 2002. It is now used for County offices on the first floor and has a large meeting and reception room on the second floor in the old courtroom.</p> <p>Primary Use: <i>Cultural/Historic</i> (County offices, community meeting room, receptions) Analogous Land Use Classification: None Surrounding Land Use Classifications: PL</p>	

<p>Prince William Forest Park [76-299], Cabin Branch Pyrite Mine [76-299] (NR, VLR), Camp Goodwill Historic District [76-131] (NR, VLR), Camp Mawavi Historic District [76-135] (NR, VLR), Camp Orenda Historic District [76-136] (NR, VLR), Camp Pleasant Historic District [76-146] (NR, VLR) Location: Joplin Road, Triangle Ownership: National Park Service Acres: 12,130.04</p> <p>Prince William Forest Park, originally known as the Chopawamsic Recreation Development Area at its inception in 1934, was part of the Recreation Demonstration Area (RDA) program of the <i>New Deal</i>. The RDA program was intended to provide conservation areas relatively close to population centers, particularly for low-income groups, for camping, hiking, swimming, and picnicking. The program targeted lands that were sub-marginal for agriculture but required land takings and displacement of residents. As farming and land development in Northern Virginia has destroyed much of the Piedmont forest, the park is now a rare example of this type of forest. The park is the only component of the National Park System dedicated to preserving a representative example of the Piedmont/Triassic physiographic province and the unique deciduous forest type that it supports. The park contains five cabin camps, originally constructed by the Civilian Conservation Corps, and the site of the Cabin Branch Pyrite Mine which employed the residents of the area. Four of the cabin camps and the mine site are listed in the <i>National Register of Historic Places</i>. A four-year archaeological study of the park has found numerous other historic resources that are potentially eligible for listing in the National Register. The park contains a segment of the King’s Highway – Washington/Rochambeau Route.</p> <p>Primary Uses: <i>Historical/Cultural; Park</i> Analogous Land Use Classification: None Surrounding Land Use Classifications: AE, PL, and numerous others along Dumfries Road</p>	<p align="center">Symbol 46</p>

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<p>Prospect Hill and Hutchinson Cemetery [76-22] (HABS [VA-832]) Symbol 10</p> <p>Location: Little River Road, Hickory Grove Ownership: Private Acres: 6.8</p> <p>Built in the late 1700s by John Hutchinson, this 1½-story, frame house sits atop a sandstone foundation. The house has at its approach a moderately large family cemetery containing the graves of Judge John Hutchinson (1768-184?) and his wife Nancy. Judge Hutchinson was the presiding judge of the County court. The Hutchinsons are said to have been known for their generous hospitality at the richly furnished Prospect Hill. The house has been vacant for many years and has been neglected. Preservation efforts need to be undertaken.</p> <p>Primary Uses: <i>Residential</i> (1 du/10/+ ac.); <i>Historical/Cultural</i> Analogous Land Use Classification: AE Surrounding Land Use Classifications: AE</p>	
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<p>Railroad Avenue Houses [76-5068, 5069, 5070, 5071, and 5072] Symbol 48</p> <p>Location: Railroad Avenue, Woodbridge Ownership: Private Acres: 2.0</p> <p>The last vestige of the King’s Highway (Old Colchester Road) in the northern part of the County can be found behind these five houses of varying styles along Railroad Avenue. The foundation of the first Prince William County courthouse is also in this area. Given the historic significance of the area and the incompatibility of single family homes along a busy highway and railroad, this area could become part of the Potomac Heritage National Scenic Trail, with one of the houses functioning as an interpretive center. 76-5068 is the most interesting of these houses. Constructed in the 1920s, it is a 3-bay Dutch Colonial Revival-style house of wood frame and clad with wooden weatherboards. The steeply pitched gambrel roof with flared eaves is punctuated by dormers, and there are nine-over-nine sash windows throughout. 76-5069 is a good representation of the American Four Square-style prevalent from the 1900s to the 1920s. 76-5070 is a simple, but typical Bungalow-style of the 1920s. 76-5071 is the earliest of the houses, a two-story, vernacular 19th century house. 76-5072 is a two-story, vernacular duplex dating from around 1910.</p> <p>Primary Uses: <i>Residential</i> (1 du/1/4 ac.); <i>Historical/Cultural</i>; <i>Park</i>; <i>Transportation</i></p> <p>Analogous Land Use Classification: SRL Surrounding Land Use Classifications: REC, UMU, P&OS, ER</p> <p>Comment: The Potomac Communities Plan of the Comprehensive Plan calls for the County to acquire these houses as they become available.</p>	
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<p>Rippon Lodge [76-23] (PE, NR, HABS [VA-106], VLR) Symbol 50 Location: Blackburn Road, Woodbridge Ownership: Prince William County Acres: 40</p> <p>Built by Richard Blackburn about 1745, this 1½-story frame house has interior paneling of a fine quality not often seen in this region of Virginia. Thomas Blackburn inherited the property and enlarged the house to the north. Judge Ellis restored the house in the 1920s and added the flanking wings. The property was acquired by Prince William County in 2000 and is a house museum. The property is used for house tours, functions and events. <u>A number of archaeological resources exist throughout the property.</u></p> <p>Primary Uses <i>Cultural/Historic</i> (house museum); <i>Park</i> Analogous Land Use Classification: P&OS Surrounding Land Use Classifications: RPC, P&OS, PL</p> <p>Comment: An easement granted to the Virginia Department of Historic Resources restricts the uses and development on this property.</p>	<p>Edit based on additional information now available</p>
<p>Signal Hill Fortifications [76-16] (NR, VLR) Symbol 23 Location: Signal Hill Road and Blooms Road Ownership: City of Manassas Park and HOA Acres: 24</p> <p>During the Battle of First Manassas, the primary Confederate signal station was located on Signal Hill. Captain Alexander spotted the Union Army troops attempting a surreptitious crossing of Sudley Ford. This information was signaled to Confederate generals who then managed to maneuver their troops into battle position to fend off the attack. This was the first use of the semaphore signaling system in warfare and marked the beginning of the First Battle of Manassas. Manassas Park owns the western portion of the site and has incorporated this area into a park. The eastern portion is established as a preservation area and is part of the Roseberry Homeowners' Association property.</p> <p>Primary Uses: <i>Park</i>. See comment below. Analogous Land Use Classification: P&OS; See comment below. Surrounding Land Use Classifications: SRR, P&OS, SRL</p> <p>Comment: The eastern side of the hill was rezoned for residential and portions of the hill were included in the homeowners' association open space. Other portions are part of the Signal Hill Park owned by the City of Manassas Park.</p>	

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<p>Stepney [76-215] Symbol 11</p> <p>Location: Stepney Drive, Haymarket Ownership: Private Acres: 4.0</p> <p>Stepney was built on part of the Bull Run tract originally belonging to Lewis Burwell (1710-1752) who served as treasurer and president of the Governor’s Council in colonial Virginia. The original part of the house was built in the late 18th century. Like Snow Hill, a neighboring colonial home of the landed gentry, the house was built on land conveyed by Lewis Burwell II to Matthew Whiting from 1763 through 1774. Since the construction of the house, Stepney has been the home of a number of prominent Virginians including the Brooke, Lewis, Ball, and Stuart families. Stepney is a rare surviving example of an agrarian farmstead with a number of original outbuildings including a smokehouse, a carriage house, and a root cellar.</p> <p>The family cemetery, now on an adjacent property, contains a number of prominent Virginians including Reverend John Taliaferro Lewis, who is related to General George Washington through the marriage of Colonel Fielding Lewis and Betty Washington Lewis, sister of George Washington.</p> <p>Primary Use: <i>Historical/Cultural</i> (bed & breakfast) Analogous Land Use Classification: AE Surrounding Land Use Classifications: AE, ER</p>	

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<p>Thomasson Barn [76-285] Symbol 26</p> <p>Location: Nokesville Road, Innovation @ Prince William Ownership: Prince William County Acres: some portion of a 205.2-acre tract (see comment, below)</p> <p>This large decorative-block dairy barn has an unusual arched metal roof, pierced by four dormers on each side and topped by fanciful vents or cupolas. There are two large silos on the east end, each with two dormers in the roof. Will Thomasson, who purchased the property from the Hornbakers in the early 20th century, built this barn in the 1920s. The barn is a landmark along Route 28. It is the last remaining intact barn of its type in the County and the last remaining building of the Thomasson farm.</p> <p>Primary Use: <i>Retail-Historic</i> (retail, office, or other appropriate uses allowed by the Board of County Supervisors with a special use permit); <i>Cultural/Historic</i> (museum, community meeting center) Analogous Land Use Classification: None Surrounding Land Use Classifications: AE</p> <p>Comment: The Prince William County Department of Economic Development is actively engaged in finding an entity that will restore and use the building for employment and other uses that would be appropriate for the Innovation Business Park. The barn site will be subdivided out from the 205-acre tract when a user is found for it.</p>	<p>Completed, sold to a brewery.</p>

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<p>Thoroughfare Gap Battlefield [76-030 and 76-1016] Symbol 3</p> <p>Location: Thoroughfare Road, Haymarket Ownership: Private Acres: +/- 500.0</p> <p>The Battle of Thoroughfare Gap was fought on August 28, 1862 and played an instrumental role in the outcome of the Battle of Second Manassas. General James B. Ricketts’ Union division blocked General James Longstreet’s Confederate forces at Thoroughfare Gap for several hours late in the day. Eventually, skirmishers from the brigades of Evander Law and Henry Benning gained the flanks of Ricketts’ position and forced his withdrawal. Ricketts’ troops retreated through Haymarket and Gainesville and proceeded to Manassas Junction (within the present-day City of Manassas). This seemingly inconsequential action opened Thoroughfare Gap for Longstreet’s divisions to pass through and unite with the forces under General Thomas J. “Stonewall” Jackson the next day, virtually assuring the defeat of General John Pope’s Union Army at Second Manassas.</p> <p>This battle is one of eight Civil War battles fought in Prince William County ranked by the <i>American Battlefield Protection Program (ABPP)</i>. The Battle of Thoroughfare Gap is classified as Class “C” as it had some influence on the Northern Virginia campaign which occurred from June through September 1862. <u>Large portions of the battlefield landscape are intact.</u></p> <p>Primary Uses: <i>Historical/Cultural; Park</i> Analogous Land Use Classification: AE Surrounding Land Use Classifications: AE, ER</p> <p>Comment: There are no facilities which interpret the Battle of Thoroughfare Gap on-site. Much of the CRHS is occupied by the Bull Run Mountains State Nature Preserve.</p>	<p>Edit based on additional information now available.</p>
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<p>The White House [76-31] (NR, HABS [VA-553], VLR) Symbol 40 Location: Bristow Road, Brentsville Ownership: Private Acres: 1.8</p> <p>This is the finest example of Federal, residential architecture in Brentsville. This two-story, scored, stucco-over-brick house, was built in 1822, in conjunction with the County courthouse and jail, for the clerk of the court.</p> <p>Primary Uses: <i>Residential; Retail-Historic</i> (e.g., bed & breakfast); <i>Historical/Cultural</i> (e.g., house museum or part of the Brentsville Courthouse Historic Centre complex) Analogous Land Use Classification: See Brentsville Historic District comments above. Surrounding Land Use Classifications: CRHS, P&OS</p>	
<p align="center">TABLE 2</p> <p align="center">ELIGIBLE <u>TO BE CLASSIFIED AS</u> COUNTY REGISTERED HISTORIC SITES</p>	<p>Clarification Table 1 and Table 2 moved to Appendix A</p>
<p>Bloom Hill [76-149] Location: Lucasville Road, Manassas Ownership: Private Acres: 52.5</p> <p>This is a late 18th or early 19th century, 1½-story gable-roof frame cottage. According to local tradition, the house was used as a tavern. Traces of the old road to Brentsville can still be seen passing the front of the house. The house is one of only a few early 1½-story heavy timber-constructed houses remaining in the County.</p> <p>Primary Uses: <i>Residential</i> (1 du/10 ac. with 3-acre rural cluster lot development that is sympathetic to the architecture and does not negatively impact the viewshed of Bloom Hill house); <i>Agriculture</i> Analogous Land Use Classification: None Surrounding Land Use Classifications: AE, FEC, SRL (across the 234 Bypass)</p>	

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<p>Bradley [76-70] Location: Dumfries Road, Manassas Ownership: Private Acres: 3.0</p> <p>This Federal-style brick, central hall-plan, two-story house was built by James Hooe in 1815 on a 1,376-acre plantation. James Hooe was the nephew of Bernard Hooe of Hazel Plain. The excellent brick work is laid in Flemish bond on the front and five-course American bond on the sides and rear. Beneath the metal-covered gable roof is a molded-brick cornice. The interior has deep, paneled window wells and interior walls made of brick to support the center of the house. The house was used as a religious institution in the 19th century and the grounds served as a Civil War camp.</p>	
<p>Falkland [76-77] Location: Falkland Drive, Buckland Ownership: Private Acres: 12.6</p> <p>Falkland is one of a few remaining manor houses in the County associated with the Carter family. The house was built in 1844 by John Hill Carter. It is a large, two-story, side hall-plan, stone house resting on a raised basement. There are two stone, 1½-story flanking wings, one containing the original kitchen. A small frame school house remains on the property. The craftsmanship that went into the building of Falkland is rarely seen. The interiors, though not entirely original, are the work of a fine craftsman.</p> <p>Primary Use: <i>Residential</i> (1 du/10 ac.) Analogous Land Use Classification: None Surrounding Land Use Classifications: AE</p> <p>Comment: Given the history and its associations, and the architecture, gardens, and setting, Falkland is a high priority for listing in the <i>National Register of Historic Places</i> and the <i>Virginia Landmarks Register</i>.</p>	

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<p>Lake Jackson Historical Area [76-390] and Lake Jackson (Alpaugh) House [76-72] Location: Dumfries Road, Lake Jackson Ownership: Private Acres: 50.0 +/-</p> <p>This is part of an 800-acre Depression era resort which contains many of its original log cabins. Lake Jackson was developed by C.W. Alpaugh, beginning around 1927 with the construction of a dam across the Occoquan River to create a 12 mile lake. Mr. Alpaugh developed the resort with his sons by selling log cabins, each on two lots. The cabins are located within two tracts north and south of Lake Jackson known as the Lion Tract and the Cornwell Tract respectively. The house that Mr. Alpaugh built for the family in 1930 is situated on a prominent knoll at the entrance to the resort. The east front is a one-half scale model in stucco of the Custis-Lee Mansion in Arlington.</p> <p>Primary Use: <i>Residential</i> Analogous Land Use Classification: None Surrounding Land Use Classifications: AE</p>	

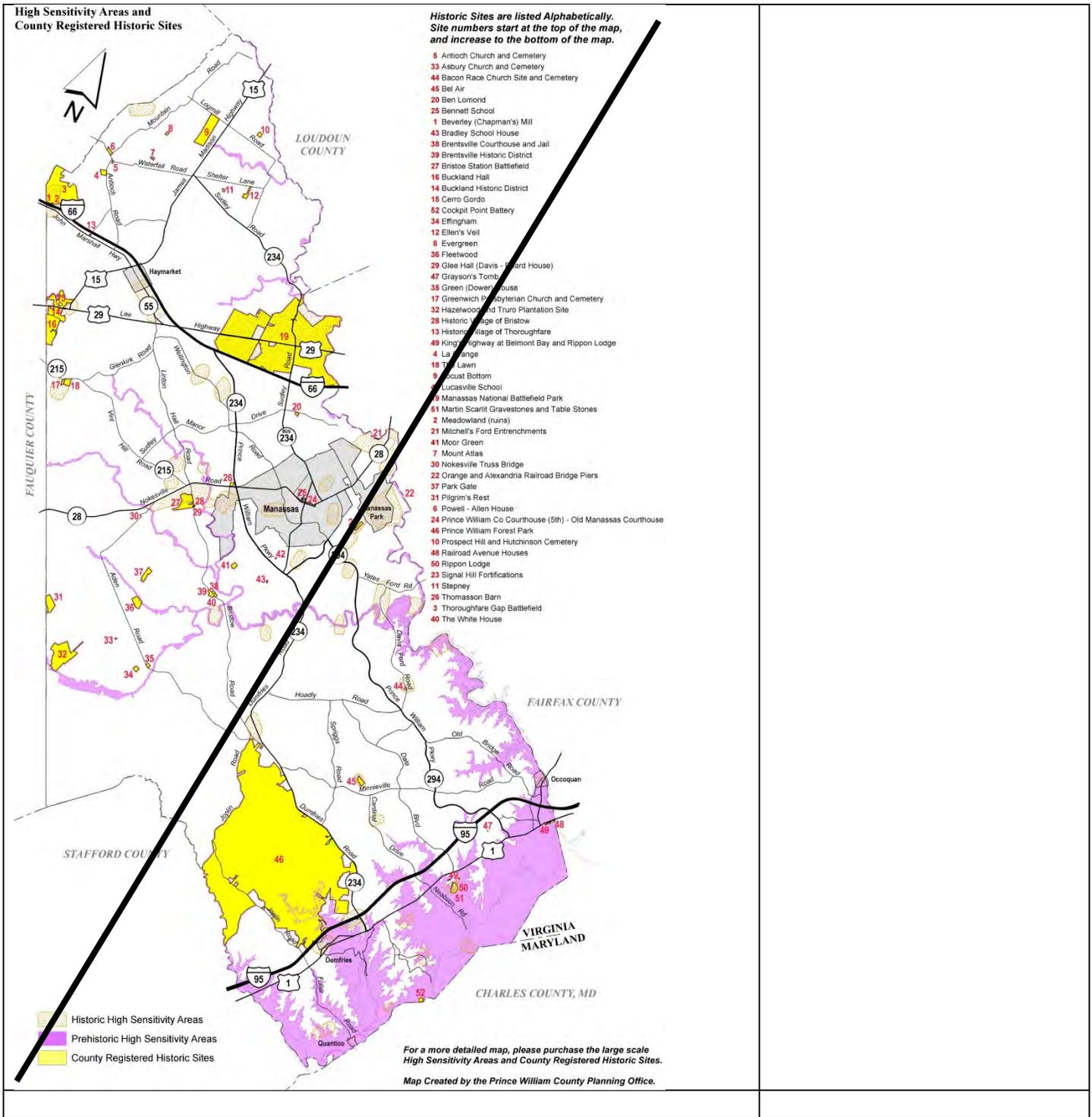
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<p>Tayloe (Neabsco) Iron Plantation [76-265] (NR Eligible) Location: Benita Fitzgerald Drive, Dale City Ownership: Private Acres: 152.8</p> <p>For over a century, the Tayloe family played an important role in the development of the County. Over the course of a century between 1730 and 1830, three generations of this family built communities, founded businesses, and sailed the waterways of the County. The family’s industrial and transportation businesses were situated almost entirely within the County, including this iron plantation. The Tayloes were instrumental in the development of Occoquan and Dumfries, and were renowned for their iron making and ship building enterprises at the Neabsco and Occoquan Ironworks. At the height of their involvement in the County, the family owned nearly 20,000 acres. The ironworks at Neabsco was run almost entirely by slaves.</p> <p>Primary Use: <i>Cultural/Historic; Park</i> (heritage park) Analogous Land Use Classification: P&OS Surrounding Land Use Classifications: RPC</p> <p>Comment: The State Review Board had determined the Tayloe Ironworks to be eligible for listing in the <i>National Register of Historic Places</i>. The site is part of the Dale City Residential Planned Community and designated open space. The County is interested in acquiring this property as part of its inventory of historic sites.</p>	

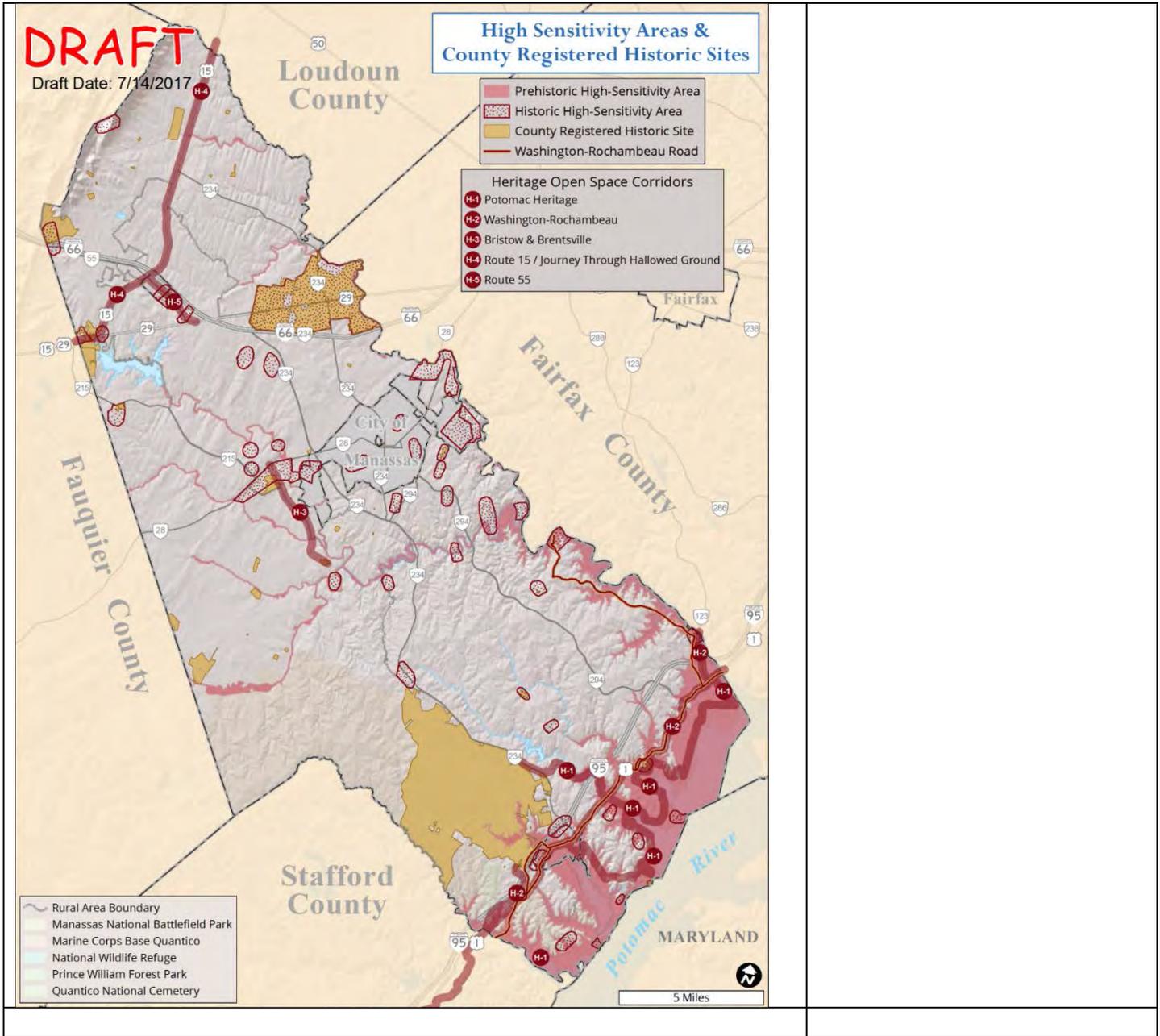
Attachment B – Comprehensive Plan Chapter Edits

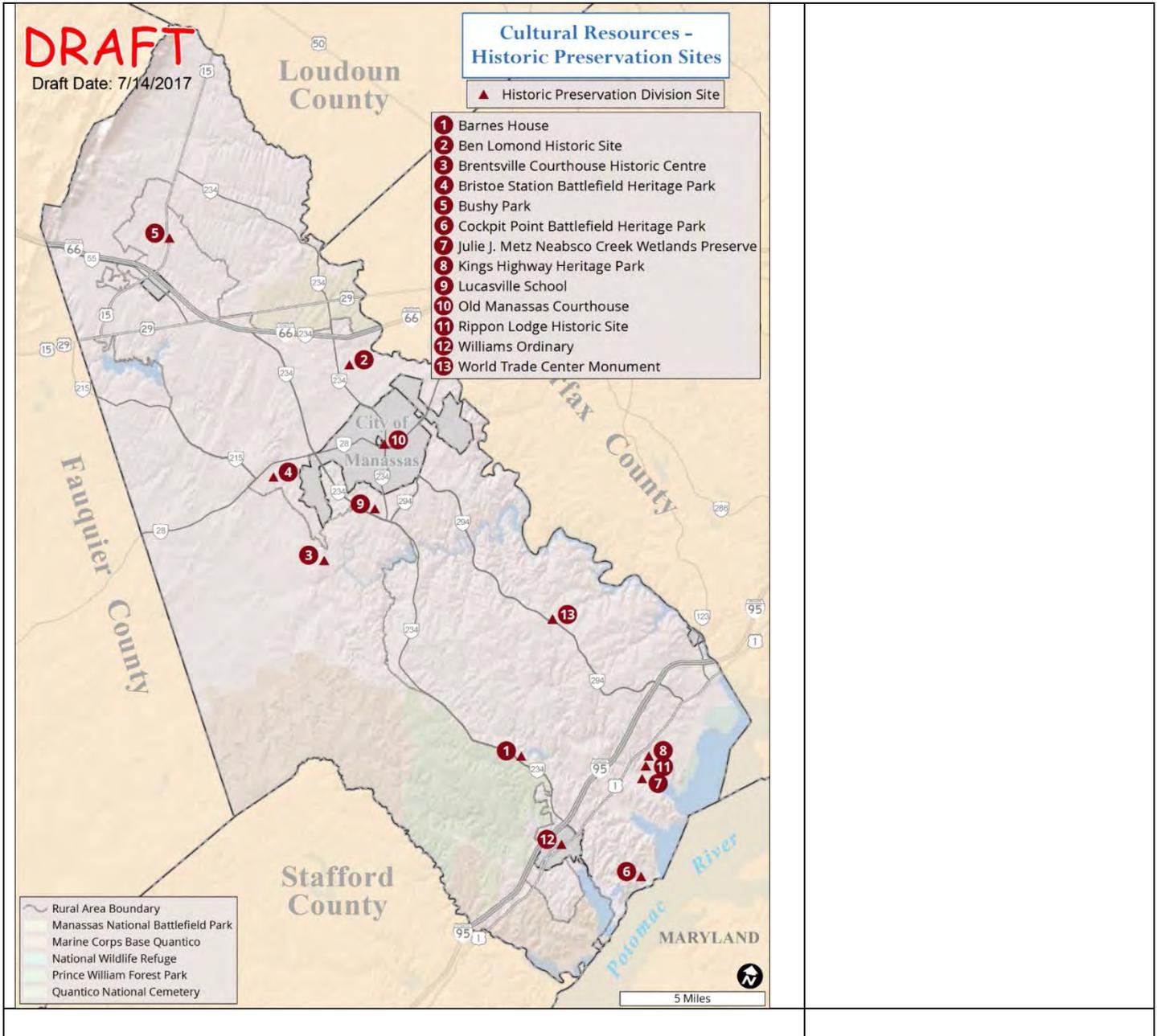
<p>Willow Green House [76-207] and Granary [76-157] Location: Balls Ford Road, Manassas Ownership: Prince William County Acres: 0.8</p> <p>Willow Green includes an 1870s house built on an earlier stone foundation, an original 18th century kitchen wing, and a stone granary dating from the early 19th century. The complex is associated with Richard Blackburn of Rippon Lodge, the Lee family of New Jersey, and the Wheeler family, who owned Willow Green from the Civil War to recent times. The stone granary was used during the First and Second Battles of Manassas as a refuge for the local population. It is very similar in size to and style of the Kinsley Granary, now located at Pilgrim’s Rest.</p> <p>Primary Use: <i>Cultural/Historic</i> (tourist center, offices, museum). Analogous Land Use Classification: None Surrounding Land Use Classifications: AE</p> <p>Comment: The Willow Green house, kitchen, and granary are set aside from a developing area on an 0.80 acre lot and dedicated to the County for use as a tourist center and/or office space.</p>	
<p>Woodlawn [76-122] (NR Eligible) Location: Thoroughfare Road, Haymarket Ownership: University of Virginia Real Estate Foundation Acres: 10.8</p> <p>This is a rambling, three-part frame and clapboard house with the earliest part appearing to be the central connection between the two-story and 1½-story wings. This earliest portion may date to the time of Thomas Nelson’s ownership of the property (Governor of Virginia and signer of the <i>Declaration of Independence</i>). The 19th century portions are attributed to the Tyler family, influential citizens of the western part of the County. Judge Tyler presided at the Brentsville circuit court from 1850 to 1862. The front entrance on the two-story main portion of the house has museum-quality Federal period woodwork.</p> <p>Primary Use: <i>Residential</i> Analogous Land Use Classification: SRR Surrounding Land Use Classifications: SRR, ER</p>	
<p><u>Appendix B – Four Maps Figures 3–6 added</u></p>	<p>Maps 4-6 added for reference and clarification.</p>

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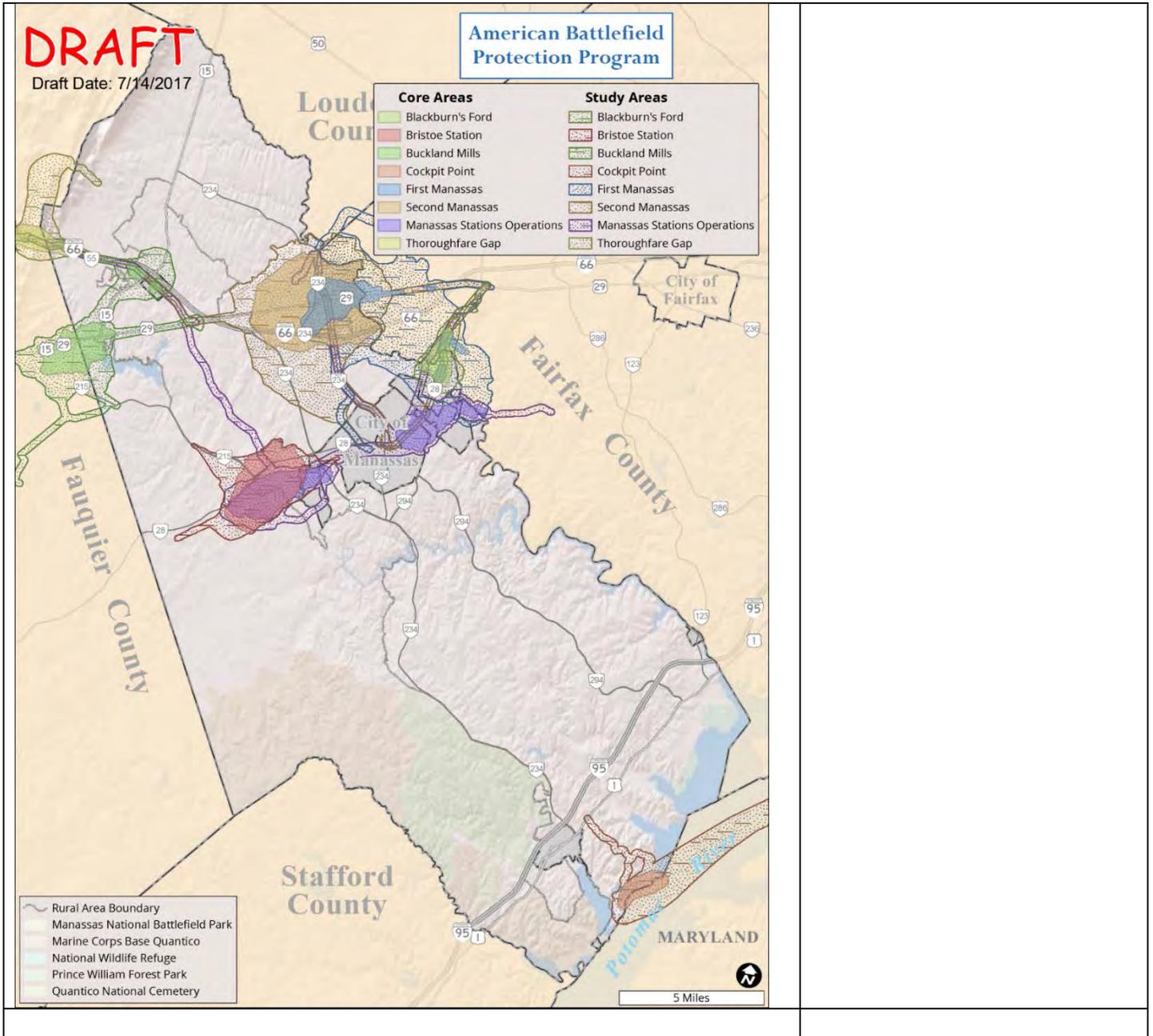


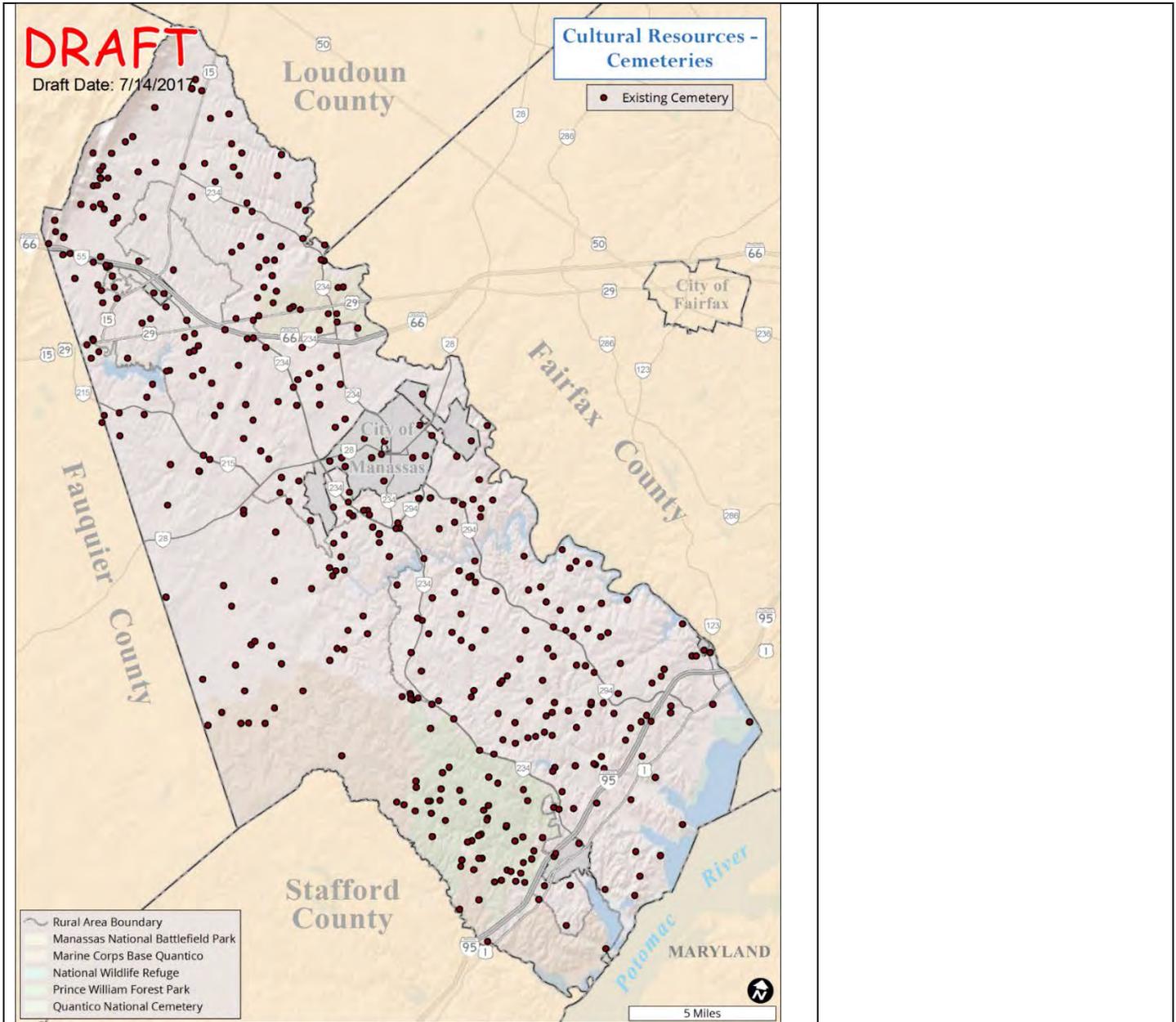
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Appendix C – Reference Materials

CR 1.1

References:

- Virginia Department of Historic Resources (VDHR) inventory forms.
- Prince William County Board-approved County Registered Historic Sites (CRHS).
- Prince William County Historical Commission Cemetery Documentation and Mapping Project.
- Historical Commission’s architecture, archaeology, and cemetery files in the Planning Office.

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<ul style="list-style-type: none"> • Bristoe Station Historical Area. 	
<ul style="list-style-type: none"> • Brentsville Historical Area. 	
<ul style="list-style-type: none"> • Buckland Historical Area <u>and the Buckland Historic Overlay Zoning District.</u> • <u>County of Prince William Historic Overlay Districts (HOD) Design Review Guidelines.</u> 	added reference to the HOD Added reference to the HOD Design Review Guidelines document
<ul style="list-style-type: none"> • Eligible County Registered Historic Sites. 	
<ul style="list-style-type: none"> • <u>American Battlefield Protection Program (ABPP) battlefield maps (see Appendix B)</u> 	Added reference to map in Appendix B
<ul style="list-style-type: none"> • <u>Journey Through Hallowed Ground Corridor Management Plan.</u> 	Add reference to document
<ul style="list-style-type: none"> • <u>Manassas Battlefields Viewshed Plan</u> • <u>Cockpit Point Battlefield Study and Cockpit Point Battlefield Management Plan</u> • <u>Bristoe Station and Kettle Run Battlefields Preservation Study</u> 	Add reference to studies
CR 1.4	
References:	
<ul style="list-style-type: none"> • Sections 106 and 110 of the <i>National Historic Preservation Act</i>. • Archaeology and Historic Preservation; Secretary of the Interior’s Standards and Guidelines, including the Professional Qualification Standards. 	
<p>Identification-Phase I: Identification involves compiling all relevant background information, along with comprehensive recordation of all sites, buildings, structures, objects and potential districts within the survey area. This information is used in planning and making decisions about historic resource management needs. The goals of a Phase I archaeological investigation are:</p>	
<ul style="list-style-type: none"> • To locate and identify all archaeological sites in the survey area; 	
<ul style="list-style-type: none"> • To estimate site size and boundaries and to provide an explanation as to how the estimate was made; and 	
<ul style="list-style-type: none"> • To assess the site’s potential for further (Phase II) investigation. 	
<p>Evaluation-Phase II: Evaluation of a resource’s significance entails assessing the characteristics of a property against a defined historic context and the criteria of the <i>Virginia Landmarks Register</i> (VLR) and the <i>National Register of Historic Places</i> (NRHP). The evaluation shall result in a definition of those resources that are eligible or ineligible for VLR and NRHP listing. The purpose of a site evaluation is:</p>	
<ul style="list-style-type: none"> • To determine whether the site is eligible for <u>listing on</u> the NRHP and VLR; and 	Edits for consistency
<ul style="list-style-type: none"> • To provide recommendations for future treatment of the site. 	

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<p>These goals can best be met when research strategies focus on determining, <u>at a minimum</u>, site chronology, site function, intrasite structure and integrity. At the conclusion of a Phase II evaluation, the site boundaries should be accurately defined and the horizontal and vertical integrity of the site assessed. The level of effort and the methods employed will vary depending upon site size, site type, and the environmental setting.</p>	<p>emphasized minimum requirements for studies</p>
<p>It is important to note that resource evaluations must apply to the resource as a whole, not just to the portion of the resource within the project area. Sites evaluated as part of a federal or state agency undertaking (as well as the County) should be evaluated in their entirety, not just within the immediate project boundaries.</p>	
<p>Treatment-Phase III: Once the significance of a historic property has been established, the appropriate treatment for the resource is implemented. Only after evaluations are completed are treatment plans or documents developed. Treatment can include a variety of measures such as avoidance, recordation, data recovery, development of a historic preservation plan, <u>public interpretation</u>, rehabilitation or restoration. Documentation requirements for treatment are determined on a case-by-case basis.</p>	<p>Consistent with what is asked for in proffers and mitigation plans</p>
<p>Further information, including an outline of items and data required for Phase I and Phase II studies, is available from the Planning Office or from the VDHR.</p>	
<p>CR 1.5</p>	
<p>References:</p>	
<ul style="list-style-type: none"> • Phase I, II, and III level studies, as defined by the VDHR and approved by the Council of Virginia Archaeologists. 	
<ul style="list-style-type: none"> • Archaeology and Historic Preservation; Secretary of the Interior’s Standards and Guidelines, including the Professional Qualification Standards. 	
<ul style="list-style-type: none"> • <i>ACHP Recommended Approach for Consultation on Recovery of Significant Information from Archaeological Sites.</i> • <u>The Secretary of the Interior’s Standards and Guidelines for Architectural and Engineering Documentation, i.e. the standards for the Historic American Building Survey, the Historic American Engineering Survey, the Historic American Landscape Survey</u> 	<p>Refined documentation standards for data recovery of above ground resources</p>
<p>CR 1.6</p>	
<p>Reference:</p>	
<ul style="list-style-type: none"> • <i>National Register of Historic Places</i> criteria for evaluation (36CFR, part 60.4). 	
<p>CR2.1</p>	
<p>Reference:</p>	

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<ul style="list-style-type: none"> Standards for Classification of Real Estate as Devoted to Open Space Use under the Virginia Land Use Assessment Law (minimum of 5 acres, on the <i>Virginia Landmarks Register</i> or the <i>National Register of Historic Places</i> and a protected easement). 	
CR 2.2	
References:	
<ul style="list-style-type: none"> <i>Economic Recovery Tax Act of 1981</i> retained under the <i>Tax Reform Act of 1986 (Federal Rehabilitation Tax Credit Program)</i>. 	
<ul style="list-style-type: none"> The Secretary of the Interior’s <i>Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings</i>. 	
<ul style="list-style-type: none"> State <i>Historic Rehabilitation Tax Credit Program</i> under <i>Virginia Code</i> Section 58.1-339.2. 	Program name clarification

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ENVIRONMENT	
Intent	
<p>The intent of the Environment Plan is to ensure that in developing the County, the natural beauty is preserved, water quality is protected, property values and quality of life are enhanced, and ecological diversity is preserved. With sound protection measures, such as those presented herein, Prince William County’s citizens, business community, and visitors enjoy a healthy environment coexisting with a vibrant economy. In this regard, This Plan is to be used to address environmental issues, evaluate development proposals in their earliest stages, and develop ordinances.</p>	Edit
<p>Prince William County is one of a few jurisdictions on the Atlantic Seaboard that extends from sea level to mountain crest. The natural environment of the County is diverse. Streams, creeks, rivers, lakes, marshes, forests, meadows, and shores provide habitat for plants and animals, as well as contribute to the economic well-being and aesthetics of the County.</p>	
<p>One way to preserve the County’s natural environment is to see <u>ensure</u> that applicants for development approval address environmental issues at the earliest planning phase. This Plan assists in this early planning process by defining those areas of a site that are environmentally sensitive and need to be preserved for the purpose of protecting water quality, maintaining the County’s natural beauty, enhancing property values and quality of life, and preserving ecological diversity.</p>	Edit
<p>Sustaining our environmental position is critical to the County’s capacity to ensure a high quality of life, provide for continued economic growth, and actively conserve and protect natural resources, including public drinking water supplies. To this end, it is critical for the County to establish clear measurable goals and environmental benchmarks in order to gauge its progress and plan for the future. Prince William County utilizes a sustainability approach in its planning and development policies. Prince William County embraces the environmental and economic benefits of its green infrastructure, considering emerging green technology, ensuring a multi-faceted decision-making approach that balances infrastructure needs, while balancing environmental, economic, and social issues.</p>	Edit
<p>On its <u>For</u> rezoning and special use permit applications, the Zoning Ordinance requires an Environmental Constraints Analysis (ECA) to determine areas of a site that are suitable for development and those areas that are not. The ECA determines identifies the presence and extent of important environmental features as described in this Plan. It is used as a tool <u>used to outline</u>, in a rezoning or special use permit application, to outline, the preservation or conservation areas that will be provided and also describes avoidance efforts and/or mitigation techniques to minimize the environmental impacts of those applications.</p>	Clarification (Watershed) Edit

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The components of the Environment Plan include text and fold-out maps as follows:	Delete – Redundant Language (Planning)
• Intent, Goal, Policies, and Action Strategies.	
• Highly Erodible Soils Map (Figure 1).	
• Highly Permeable Soils Map (Figure 2).	
• Chesapeake Bay Resource Protection Areas Map (RPAs) (Figure 3).	
GOAL: Preserve, protect, and enhance the significant environmental resources and features of the County, including air quality, topography, soils, ground and surface water, biotic communities (stream corridors, forests, and wetlands), sensitive plant and animal species, and natural viewsheds.	Edit
GENERAL ENVIRONMENTAL POLICIES AND ACTION STRATEGIES	
EN-POLICY 1: Consider environmental concerns at all levels of land use related decision-making.	
ACTION STRATEGIES:	
EN1.1 Develop and maintain Geographic Information System (GIS) mapping layers and other critical maps to be included as part of the Environment Plan, which may include the following layers and/or maps:	
EN1.1.a Existing Canopy Coverage. <u>Maintain Tree Cover Map</u>	Current map (Environmental Services)
EN1.1.b Impervious Area. <u>Develop and maintain Impervious Area Map</u>	Map to be developed (Environmental Services)
EN1.1.c Vegetative Cover Types. <u>Develop and maintain Vegetative Cover Types Map</u>	Map to be developed (Environmental Services)
EN1.1.d Wetlands. <u>Maintain Wetlands and Marshes Map</u>	Current map (Environmental Services)
EN1.1.e Existing Conservation Easements. <u>Develop and maintain Existing Conservation Easements Map</u>	Map to be developed on County Mapper (Environmental Services)
EN1.1.f <u>Maintain FEMA Floodways, 100 and 500-Year Flood Hazard Overlay Map</u>	Current map (Environmental Services)
EN1.2 Update the Zoning Ordinance Environmental Constraints Analysis (ECA) requirements to add the following:	
EN1.2.a <u>Delineation of all jurisdictional wetlands and waters.</u>	

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EN1.2.b Location of all Chesapeake Bay Resource Protection Areas (Preservation Area Site Assessment (PASA) submittal required).	
EN1.2.c All significant non-RPA streams.	
EN1.2.d Ponds and culverts.	
EN1.2.e Contributing drainage areas.	
EN1.2.f Existing structures, roads, and the locations of known utilities and easements.	
EN1.2.g Publicly available information on adjoining parcels regarding the location of 100-year floodplains, wetlands, stormwater infrastructure, and streams.	
EN1.2.h Identification of the adequacy of receiving surface waters into which stormwater will be proposed for discharge.	
EN1.2.i Proposed limits of disturbance.	
EN1.2.j Existing vegetation map of the entire site.	
EN1.2.k Location of all specimen trees.	
EN1.2.l Unique habitats of special concern.	
EN1.2.m Identification of environmental features proposed for preservation or conservation.	
EN1.2.n Acreage of all Environmental Resources (ER) (i.e., per ER definition).	
EN1.3 Identify and pursue opportunities for open space preservation that preserve unique habitats of special concern with an emphasis on connecting to existing natural resources conservation areas.	
EN1.4 Seek and consider, as part of the rezoning or special use process, input from adjacent jurisdictions to promote regional green infrastructure planning efforts, as well as other environmental concerns that have multi-jurisdictional impacts.	
EN1.5 Encourage developers to incorporate into site planning various environmentally sensitive approaches to stormwater management into site planning , including Low Impact Development (LID) techniques and preservation and restoration of natural land forms, as discussed in this Plan and the Community Design Plan.	Edit
EN1.6 Upon completion of <u>In coordination with</u> the Northern Virginia Regional Commission’s conservation corridors project, review and update as needed, the Open Space and Corridors Map in the Parks, Open Space and Trails chapter.	Edit
EN1.7 During the rezoning or special use permit process, r Review the Open Space and Corridors Map in the Parks, Open Space Plan during the rezoning or special use permit process, and Trails chapter to identify and determine the value or ecological viability of certain corridors.	Clarification (Planning)

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<p>EN-POLICY 2: Develop and implement a data collection, tracking, and analysis structure to monitor and establish the County’s environmental baseline, resource status, and sustainability.</p>	
<p>ACTION STRATEGIES:</p>	
<p>EN2.1 Utilize the information gathered through studies and assessments to establish criteria for protecting ecologically important areas during land use decision-making processes.</p>	
<p>EN2.2 Using available data, map all environmental resources to prioritize conservation planning, and make this information available on the County Mapper.</p>	
<p>EN2.3 As part of a public facility review, request an analysis of environmental resources, as identified in the ECA.</p>	
<p>EN2.4 All County offices, to include <u>Prince William County Park Authority</u> and Prince William County Public Schools, involved in land use will coordinate with local, federal, state, and regional environmental organizations to facilitate the exchange of data and implementation of environmental protection measures.</p>	<p>Clarification – Park Authority is now a County office – PWC Parks and Rec Edit</p>
<p>EN2.5 Develop a baseline analysis of tree cover from available historic data.</p>	
<p>EN-POLICY 3: To further support OS-Policy 5, a <u>A</u> minimum of 39 percent of the total area in the County exclusive of <u>excluding</u> acreage of Marine Corps Base Quantico for all calculation purposes, should be retained as protected open space, per OS-Policy 5. as defined in the Open Space Plan.</p>	<p>Clarification (Planning)</p>
<p>ACTION STRATEGIES:</p>	
<p>EN3.1 Encourage cluster development to protect contiguous natural open space, as defined by the Zoning Ordinance.</p>	
<p>EN3.2 Amend the cluster ordinance to ensure that open space is permanently protected.</p>	
<p>EN3.3 Amend the DCSM to ensure that there is a defined buffer standard for public parks.</p>	
<p>EN3.4 Amend the Zoning Ordinance and/or DCSM to prohibit the establishment of proffered conservation and preservation areas on residential lots.</p>	

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<p>EN3.5 Develop and publish guidelines for homeowner associations that detail how to manage conservation areas while providing information on responsibilities and a checklist of standard management measures and benefits.</p>	
<p>EN3.6 Make information on conservation easements available to landowners, including distribution points at the Tax Assessment Department and other relevant County offices, to encourage the use of open space/conservation easements as tools to preserve environmental resources.</p>	
<p>EN3.7 Encourage the use of open space/conservation easements or fee simple dedication to preserve open space in already developed areas, in order to provide natural areas, protect environmentally sensitive resources, preserve wildlife habitat and ensure a scenic appearance over time. Consider development at the high end of the density range for those projects that preserve sensitive features, identified in the ECA, beyond the minimum preservation requirements such as buffers, RPA and floodplain.</p>	<p>Edit</p>
<p>EN3.8 The County shall Review and implement opportunities for a Purchase of Development Rights (PDR) program.</p>	
<p>EN3.9 Explore the use of available federal and state funding resources, including grants, foundations, and transportation related funds, to support green infrastructure planning initiatives and a PDR program.</p>	
<p>EN3.10 Establish and continue partnerships with local agencies and organizations to initiate and provide public information programs aimed at conserving lands in the watershed through civic engagement community stewardship.</p>	
<p>EN3.11 Investigate the benefits of involving a private conservancy for the purpose of purchasing privately held lands for preservation purposes and seeking perpetual conservation easements to preserve open space.</p>	
<p>EN3.12 Support initiatives promoted by the County’s Trails and Blueways Council to establish a Countywide trails and corridors system through the voluntary donation of land and conservation easements from interested property owners as a means of environmental protection.</p>	
<p>EN3.13 To pProtect the biological diversity, processes, and functions of natural habitats, ; Identify and prioritize a network of preservation corridors or large woodland areas to be incorporated into an overall habitat protection network.</p>	<p>Per the PC Work Session on 4.19.17</p>
<p>CLIMATE & AIR QUALITY POLICIES AND ACTION STRATEGIES</p>	

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<p>EN-POLICY 4: Monitor air quality and collaborate with <u>the Virginia Department of Environmental Quality (DEQ), Metropolitan Washington Council of Governments (MWCOG)</u>, and other regional entities to identify and implement strategies to improve air quality.</p>	<p>Clarification (Planning)</p>
<p>ACTION STRATEGIES:</p>	
<p>EN4.1 Support and coordinate with the Climate, Energy and Environmental Policy Committee (CEEPC) and the <u>Metropolitan Washington Council of Governments (MWCOG)</u> Metropolitan Washington Air Quality Committee’s (MWAQC) Air Quality Monitoring Program for the region and within the County.</p>	<p>Edit</p>
<p>EN4.2 Analyze and suggest locations for air, water and energy monitoring sites to encourage <u>MWCOG</u> and the Virginia Department of Environmental Quality (DEQ) to establish additional air quality monitoring stations in the County as applicable.</p>	
<p>EN4.3 Where applicable, review and consider air quality impacts for public and private industries and utilities in conjunction with the rezoning and/or special use permit application process.</p>	
<p>EN4.4 Maintain and extend regional <u>MWCOG</u> agreements and contingency plans to deal with stationary and mobile sources of pollution to protect residents, especially sensitive residents (such as the young, the elderly, and sensitive populations).</p>	<p>Edit</p>
<p>EN4.5 Develop a process to determine if adequate controls, including new technologies for disposing of compact fluorescent light bulbs, are in place to prevent metals, Polychlorinated Biphenyls (PCBs), and other carcinogenic materials from entering the trash stream.</p>	
<p>EN4.6 Request MWCOG or Virginia Department of Transportation (VDOT) to review air quality/transportation studies along major transportation corridors and at congested intersections in order to better define the impacts and trends of vehicle-generated pollution.</p>	
<p>EN4.7 Developments, including and not limited to transit-oriented and mixed use projects, shall optimize the use of transit and non-motorized trips in order to reduce pollution impacts from vehicles and shall contain the appropriate support facilities, such as bus shelters, dedicated bicycle lanes, bicycle parking facilities, trails, crosswalks, sidewalks, etc.</p>	
<p>EN4.8 Where appropriate, encourage VDOT, the County, and developers to preserve and/or re-establish vegetative buffers along arterial roadways as a means of filtering and absorbing pollutants.</p>	

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<p>EN4.9 Reduce vehicle pollution by encouraging the use of alternative modes of transport including van/carpooling, public transit, bicycles, and pedestrian paths.</p>	
<p>EN4.10 Seek commitments during the rezoning and special use permit process to design and construct buildings and associated landscapes to conserve energy and water resources and to minimize short and long-term negative impacts on the environment and building occupants. Amend the DCSM to include building design guidelines for energy and water resource conservation.</p>	
<p>WATERSHED PLANNING & SUSTAINABILITY POLICIES AND ACTION STRATEGIES</p>	
<p>EN-POLICY 5: Protect and manage the County’s soils and natural landscape to retain and enhance their associated economic, aesthetic and ecosystem benefits.</p>	
<p>ACTION STRATEGIES:</p>	
<p>EN5.1 When designing a project, use the following priorities for protecting the natural landscape when compatible with the proposed land use:</p>	
<p>EN5.1.a Development in the coastal plain in areas of 25% or greater slopes where shrink-swell soils exist should address slope stability through mitigation or avoidance.</p>	
<p>EN5.1.b Along significant non-RPA streams, discourage development in all areas of 25% or greater slopes at least 50 feet away from each side of all significant non-RPA streams.</p>	
<p>EN5.1.c Encourage the preservation of a natural buffer of existing woodland or forestation area of at least 50 feet along each side of all significant non-RPA streams.</p>	
<p>EN5.1.d Encourage mitigation where impacts are unavoidable.</p>	
<p>EN5.1.e Emphasize the preservation of jurisdictional wetlands over mitigation, including measures that ensure the sustainability of the wetlands.</p>	
<p>EN5.2 Amend the DCSM to require identification of all areas with shrink/swell soils, 15% slopes with an erodibility factor K of greater than 0.4, and/or with underlying marine clays. Where impacts are impracticable <u>unavoidable</u>, require mitigation.</p>	<p>Clarification (Environmental Services)</p>
<p>EN5.3 Utilize the ECA to evaluate and prioritize those sensitive landforms to be set aside for preservation/conservation and any appropriate mitigation.</p>	
<p>EN5.4 Use native plants that are adapted to local soil and weather conditions when re-vegetating disturbed areas.</p>	
<p>EN5.5 Develop, in coordination with the Community Design Plan general design evaluation guidelines, criteria and techniques that promote the preservation of</p>	

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natural landscapes, especially those that tend to be drought resistant and apply them in the evaluation of rezoning and/or special use permit applications.	
EN5.6 Where hazardous waste soil contamination is suspected, require that a rezoning and/or special use permit applicant submit an Environmental Site Assessment Phase II – Contaminated Sites and Remediation Plan as part of the application.	
EN5.7 If environmental clean-up efforts have been conducted at hazardous waste sites to meet state and federal standards, development can be proposed. Actively support and encourage “brownfield” redevelopment, where appropriate.	
EN5.8 Monitor the effectiveness of the Prince William County Erosion and Sediment Control Ordinance and upgrade as appropriate.	
EN5.9 Amend the DCSM to require enhanced erosion and sedimentation controls for properties that include jurisdictional wetlands and waters, 15% or greater slopes, or unique habitats of special concern, including silt fences, erosion control blankets, soil stabilization matting, temporary vegetative cover, and other controls, as required by the Erosion and Sediment Control Program Administrator.	Completed. See DCSM Section 751.02 (Watershed)
EN5.9 County development and transportation projects shall lead by example, incorporating the highest environmental leadership standards and requiring plan review and erosion and sediment control inspection frequencies that meet or exceed state standards. <u>Meet or exceed state standards for erosion and sediment control plan review and sediment control inspection frequencies for county development and transportation projects.</u>	Per the PC Work Session on 4.19.17
EN5.10 Request courtesy review of erosion control plans for all federal and state projects in Prince William County.	
EN5.11 Amend the Zoning Ordinance to establish minimum standards and thresholds that limit clearing and grading on cluster developments.	
EN5.12 Promote the use of vegetative or “soft” stabilization techniques along shorelines to maintain a natural buffer.	
EN5.13 Address issues of sea level rise along shorelines in the County. Utilize current data and information on sustainable shorelines to protect shorefronts and property and incorporate sea level rise into County policy.	
EN5.14 Utilize the ECA at the time of rezoning or special use permit to require development sites to be designed in a manner that limits clearing and grading to the minimum area needed to construct the proposed use.	

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EN5.15 Update the DCSM to preclude the use of all invasive non-native species.	
EN5.16 Encourage identification, management, and protection of ecological communities and wildlife, especially critical habitats.	
EN5.17 Ensure the County considers the most recent information available on the status and locations(s) of unique habitats of special concern located on the DCR map <u>identified by the Virginia Department of Conservation and Recreation.</u>	Clarification (Environmental Services)
EN5.18 At the time of rezoning, special use permit, and all County projects, seek implementation of state and federal guidelines for the protection of rare, threatened, and endangered species and encourage preservation of habitats where these species could occur.	
SURFACE & GROUNDWATER POLICIES AND ACTION STRATEGIES	
EN-POLICY 6: Maintain or enhance the integrity of surface bodies of water.	
ACTION STRATEGIES:	
EN6.1 Locate away from the County’s water bodies those non-residential activities that use, store, or manufacture significant quantities of hazardous substances <u>away from the County’s water bodies.</u>	Edit
EN6.2 Study and recommend measures to improve contingency planning by parties who use, handle, or store hazardous substances in sufficient quantities so as to constitute a threat to surface and groundwater quality. The measures should address identification of trigger amounts of materials and procedures for prevention of leaks or spills and for containment of leaks, spills, and water runoff from firefighting and include commitments for the pretreatment of stormwater to prevent contamination.	
EN6.3 In conjunction with the Soil and Water Conservation District and the Agricultural Extension Service, encourage the County’s farmers to employ best management practices such as crop rotation, conservation tillage, strip cropping, nutrient management, fencing and buffering of areas along streams to keep out livestock, use of livestock water devices away from streams, and grazing rotation plans.	
EN6.4 Continue and promote a local, coordinated “Adopt-a-Stream” program.	
EN6.5 Require adherence to the following guidelines for determination of density or intensity of development:	

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RESIDENTIAL	
Preclude the development of habitable structures within 100-year floodplains. The allowable dwelling unit density for a property in the Urban and Suburban Areas shall be calculated based on the area outside the floodplain and Chesapeake Bay RPAs, as shown in the ECA submitted with a rezoning or special use permit application. The allowable dwelling unit density areas of the property encumbered by such features shall be based upon the maximum density permitted by the existing zoning of the property at the time of adoption of the Comprehensive Plan. Other relevant Comprehensive Plan components, such as the capacity of the transportation network, environmental constraints, and zoning requirements must be addressed, as well, in determining the appropriate number of dwelling units on a property. Amend the land use classifications in the Long-Range Land Use Plan chapter to reflect these guidelines.	
NON-RESIDENTIAL	
On non-residential-zoned property encumbered with areas of 100-year floodplain and Chesapeake Bay RPAs the allowable intensity is determined based on the floor area ratio (FAR) specified by the existing or proposed zoning district and the total site area. Development within the 100-year floodplain and Chesapeake Bay RPAs is to be precluded. The intensity of development is to be evaluated on the basis of other relevant environmental resource action strategies, the compatibility of the proposed uses with surrounding existing uses and other applicable portions of the Plan.	
EN6.6 Establish partnerships with local agencies and organizations to develop and distribute public service information about reducing nutrient loading in stormwater runoff from yards and farms.	
EN6.7 Use the Virginia Marine Resources Commission (VMRC) criteria for the Siting of Marinas or Community Boat Moorings in evaluating future waterfront access sites in the County.	
EN6.8 Encourage innovative stormwater management techniques. Promote <u>Low Impact Development (LID)</u> and on-site stormwater management (SWM).	Per the PC Work Session on 4.19.17
EN6.9 Except where a crossing is unavoidable, all public utilities, excluding gravity sewer lines, shall be located outside of Resource Protection Areas and jurisdictional wetlands and waters. Sewer mains constructed parallel to perennial streams must be designed with prophylactic measures as determined by the <u>Prince William County Service Authority</u> to protect the pipe in the case of future lateral stream migration.	Edit

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<p>EN 6.10 Update the DCSM to include a protocol for defining Significant Non-RPA Streams during the Perennial Flow Determination (PFD) process and establish standards for protection of these streams, including but not limited to, buffers, steep slope avoidance, development setbacks, and necessary mitigation measures, when the proposed development affects these streams.</p>	
<p>EN-POLICY 7: Manage watersheds through a comprehensive watershed management planning-based approach.</p>	
<p>ACTION STRATEGIES:</p>	
<p>EN7.1 Develop and maintain future watershed management plans. As appropriate, the following resources and/or components are to be considered:</p>	<p>Clarification (Environmental Services)</p>
<p>EN7.1.a Existing impervious surfaces.</p>	
<p>EN7.1.b Stormwater management facilities.</p>	
<p>EN7.1.c Water quality monitoring stations.</p>	
<p>EN7.1.d Stormwater hotspots/flooding.</p>	
<p>EN7.1.e Forest cover/tree cover.</p>	
<p>EN7.1.f Topography.</p>	
<p>EN7.1.g Soils and geologic features.</p>	
<p>EN7.1.h Floodplains.</p>	
<p>EN7.1.i Hazardous waste sites.</p>	
<p>EN7.1.j Wells.</p>	
<p>EN7.1.k Land ownership (public/private).</p>	
<p>EN7.1.l Subwatershed area.</p>	
<p>EN7.1.m Land use, by zoning category.</p>	
<p>EN7.1.n Downstream water resources.</p>	
<p>EN7.1.o Include public input.</p>	
<p>EN7.1.p Address the protection, conservation and restoration of RPA and significant non-RPA stream corridors, riparian forest buffers and jurisdictional wetlands and waters.</p>	
<p>EN7.1.q Reflect the goals and objectives of improving habitat and water quality.</p>	
<p>EN7.1.r Determine the most vulnerable subwatersheds and evaluate restoration capabilities.</p>	
<p>EN7.1.s Rank priority subwatersheds for implementation and identify areas that merit prompt restoration actions.</p>	
<p>EN7.1.t Identify solutions for protecting and restoring streams and other natural resources in the watershed.</p>	
<p>EN7.1.u Identify implementation mechanisms such as amendments to the Open Space and Corridors Map.</p>	<p>To reflect map name in Open Space Chapter, Open Space Corridors.</p>
<p>EN7.1.v Include a mechanism to monitor progress.</p>	

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<p>EN7.2 Present completed watershed management plans to the Board of County Supervisors and consider these in making land use and Capital Improvement Program (CIP) decisions.</p>	
<p>EN7.3 Utilize watershed plans to define the condition of County streams and waterways, and define streams in need of restoration. Produce a map to include streams in need of restoration.</p>	
<p>EN7.4 At the time of a rezoning and/or special use permit, seek commitments to improve the conditions of streams in need of restoration affected by the proposed project and other issues identified in the watershed plan.</p>	
<p>EN7.5 Expand public input opportunities during the watershed management planning process to ensure that community ideas are incorporated into watershed planning efforts and promote increased understanding of stormwater management and watershed issues.</p>	
<p>EN-POLICY 8: In preparation for new <u>Maintain compliance with</u> State stormwater regulations and Federal Chesapeake Bay Total Maximum Daily Load (TMDL) requirements, develop new standards for stormwater management.</p>	<p>Clarification (Environmental Services)</p>
<p>ACTION STRATEGIES:</p>	
<p>EN8.1 Employ field observation as well as stormwater management plans to assess the impact of proposed development on downstream properties.</p>	
<p>EN8.2 Amend the DCSM to require the detention of the one-year storm in addition to the traditional control of the two- and 10-year storm events.</p>	<p>Completed, but only required under certain circumstances specifically as it relates to downstream channel protection. See DCSM Section 701.03 and 721.07. (Watershed)</p>
<p>EN8.3 Amend the DCSM to require conceptual stormwater management details for the entire site prior to preliminary site plan approval of large development plans with multiple sections and phases.</p>	<p>Completed, LID Concept Plan is required prior to submission of Site Plan. See DCSM Section 721.02 (Watershed)</p>
<p>EN8.4 Amend the DCSM to develop standards for acceptable retro-fit techniques for re-development and incentives to expand and encourage their use.</p>	<p>Completed, see DCSM Section 721.03 (Watershed)</p>

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<p>EN8.2 Identify <u>Maintain</u> the location of all County-maintained stormwater facilities and County-inspected LID projects on the County Mapper.</p>	<p>Completed, but ongoing. New facilities are added to County GIS upon receipt of approved asbuilts. (Watershed)</p>
<p>EN8.3 Amend the DCSM to encourage reductions in impervious surfaces, including the following:</p>	
<p>EN8.3.a Reassessment of parking requirements.</p>	
<p>EN8.3.b Compact car parking.</p>	
<p>EN8.3.c Structured parking for high-density mixed use developments.</p>	
<p>EN8.3.d Shared parking.</p>	
<p>EN8.3.e Expanded use of semi-pervious and pervious surfaces.</p>	
<p>EN8.7 Amend the DCSM to prohibit direct discharge of untreated stormwater from a developed site into jurisdictional wetlands and waters. Ensure discharge does not exceed non-erosive velocities.</p>	<p>Completed, see DCSM Section 701.03 (Watershed)</p>
<p>EN8.4 Amend the DCSM to require the use of appropriate native plant species in vegetated stormwater facilities and low impact development features to facilitate removal of nutrients from the stormwater flow.</p>	
<p>EN-POLICY 9: Ensure the high quality of public drinking water sources.</p>	
<p>In addition to the policies and action strategies listed for surface and groundwater protection, the following action strategies will serve to implement this policy:</p>	
<p>ACTION STRATEGIES:</p>	
<p>EN9.1 Amend the Zoning Ordinance to develop a Drinking Water Reservoir Protection Overlay District to protect the quantity and quality of public drinking water supplies, to include the following:</p>	
<p>EN9.1.a Minimum setbacks from reservoirs.</p>	
<p>EN9.1.b Minimum setbacks for the installation of septic fields, tanks, or other on-site subsurface sewage disposal systems from the shoreline of reservoirs.</p>	
<p>EN9.1.c Enhanced erosion and sediment control measures.</p>	
<p>EN9.2 Encourage farmers to develop conservation plans for agricultural activities undertaken within the Lake Manassas and Occoquan Reservoir watersheds.</p>	
<p>EN9.3 Continue to support the Occoquan Watershed Monitoring Laboratory (OWML), the Northern Virginia Regional Commission's technical studies, and</p>	

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the multi-jurisdictional Occoquan watershed program. Obtain annual reports for presentation to the Board of County Supervisors.	
EN9.4 Promote open space uses and acquire land along the Occoquan Reservoir for special use parks that are designed to promote an appreciation of the natural environment and facilitate passive recreation (such as fishing, hiking, and non-motorized boating).	
EN9.5 Actively support Fairfax County Water Authority efforts to increase compliance and enforce regulations established by its Occoquan Shoreline Easement Policy.	Clarification (Planning)
EN9.6 Request that the Occoquan Watershed Monitoring Laboratory (OWML) continue to identify point/non-point pollution sources upstream from the reservoirs and to suggest ways that the non-point source pollution can be eliminated or controlled.	
EN9.7 Evaluate groundwater conditions for potential pollution using available data from DEQ (for leaking underground storage tanks) and the Prince William County Health Department (for failing septic systems) when reviewing rezoning and/or special use permit applications.	
EN9.8 Promote the use of secondary containment storage tanks for petroleum products and other hazardous materials for all development and redevelopment.	
EN9.9 Require the use of pre-treatment devices for stormwater runoff and/or small spills or leakages on sites where petroleum products or hazardous wastes are handled as is currently required for all fuel dispensing facilities.	
EN9.10 Encourage conservation of natural features and limit impervious surfaces in areas where groundwater is the water supply. Develop procedures to protect or improve, if necessary, the quality of groundwater in areas where groundwater is the water supply.	
EN9.11 Based on recommendations from the Northern Virginia Regional Water Supply Plan, implement policies, strategies, and regulations necessary to ensure adequate supplies of potable water in areas that rely on groundwater for their water supply.	
EN-POLICY 10: Preserve natural vegetation – especially existing and mature trees and provide for the replacement and management of urban forest resources.	
ACTION STRATEGIES:	
EN10.1 Develop, adopt, and implement a Tree Preservation Ordinance incorporating standards for both Countywide and watershed goals. Solicit	

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community input to help identify and define priorities for tree preservation and tree cover standards.	
EN10.2 Amend the Zoning Ordinance and the DCSM to allow reductions in minimum lot areas, setbacks, street frontage, buffers, and other such requirements to encourage preservation of natural vegetation and other desirable features.	
EN10.3 Amend the DCSM to require tree preservation plans when claiming credits for tree preservation or proffer compliance to ensure that trees designated for preservation will survive construction in a manner that substantially retains their predevelopment level of biological function, health, and structural condition.	
EN10.4 Utilize existing data and analysis tools to identify the County’s mature hardwood forests and the location of those forests. Maintain and periodically update an inventory of forest cover in the County and make this information available to the public on County Mapper.	
EN10.5 Maintain the County’s Registry of Historic and Champion Trees. Use this registry at the time of rezoning and special use permit application to determine the presence of such trees on the property.	
EN10.6 Establish and adopt reforestation standards to address areas where unauthorized clearing has occurred. Amend relevant ordinances, as needed, including the Zoning Ordinance and DCSM, to support these standards.	
EN10.7 Encourage utility companies to share easements where technically feasible to reduce the amount of disturbance along a roadway and provide enough areas for street trees.	
EN-POLICY 11: Increase the environmental awareness of County residents, organizations, businesses, and government agencies.	
ACTION STRATEGIES:	
EN11.1 Make the following additional GIS layers available to the public on the County Mapper:	
EN11.1.a Wetlands.	
• Canopy.	Completed (Watershed)
• Coverage.	This is an error. Was part of item above “Canopy Coverage” (Watershed)
EN11.1.b Protected open space.	

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<ul style="list-style-type: none"> • All stormwater infrastructure, including County maintained stormwater facilities and County inspected LID facilities. 	Completed, will be continually maintained (Watershed)
<p>EN11.1.c Update the Watershed layer to include the total number of acres and percentage breakdown of vegetative cover types and the percentage of impervious surfaces in sub watersheds.</p>	
<p>EN11.2 Conduct a series of workshops to educate, engage and increase communication among citizens, organizations, businesses, industries, government officials, and agencies about sustainable development, green infrastructure, and associated opportunities.</p>	
<p>EN11.3 Publish a webpage and associated e-notification component to provide information and updates on the County’s green development and green infrastructure initiatives.</p>	
<p>EN11.4 Publish a webpage and associated e-notification component to promote and provide current information on local Farmer Markets and other sources of locally produced food.</p>	
<p>EN11.5 Continue to expand or exceed the recycling rate mandated by the DEQ and publish on the webpage developed through EN11.3 above.</p>	
<p>EN11.6 Update current informational brochures explaining the importance of soils and the proper maintenance of private sewer/septic systems including the importance of such maintenance to the owner and to the environment. Make this information available to users of these systems.</p>	
<p>EN11.7 Provide brochures on sustainable practices for home gardening and lawn care. Work with local nurseries and retail facilities that sell fertilizers to ensure these brochures are distributed to the public.</p>	
<p>EN11.8 Explore partnership opportunities with the U.S. Army Corps of Engineers and DEQ regional offices responsible for implementing federal and state regulations over streams and wetlands to regulate wetlands and other jurisdictional waters, including perennial and intermittent streams. Resource protection measures will include avoidance, impact minimization and compensatory mitigation, such as buffer protection and enhancement, as well as stream and wetlands restoration or creation.</p>	
<p>EN11.9 Work with local regulations (DCSM), the <u>Prince William County</u> Service Authority, and the Virginia Cooperative Extension to promote low water use landscapes on new and existing development though conservation landscaping principles, including reducing lawn areas.</p>	Edit/Clarification

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EN11.10 Increase public awareness about how to utilize tree preservation to protect community appearance and property values, and provide other economic and community benefits.	
EN11.11 Through public education and outreach, promote the use of phosphorous-free lawn fertilizer.	
ENERGY POLICIES AND ACTION STRATEGIES	
EN-POLICY 12: Develop a Community Energy Master Plan (CEMP).	
ACTION STRATEGIES:	
EN12.1 Collect data and establish a baseline that best defines the energy, water, waste water and greenhouse gas data situation for County government operations and the community at large.	
EN12.2 Incorporate input from all major stakeholders, including public authorities, residents, businesses, community associations, elected officials, schools, universities and colleges.	
EN12.3 Establish a long-term vision with clear targets supported by short to medium term implementation strategies.	
EN12.4 Define targets, tracking measurements reporting, and accountability for overall energy vision and CEMP implementation.	
EN-POLICY 13: Implement cost-effective energy-conservation measures at County facilities.	
ACTION STRATEGIES:	
EN13.1 Remain active in the Environmental Protection Agency’s (EPA) ENERGY STAR program and continue to use the EPA’s Portfolio Manager to rate the energy performance of eligible County-owned buildings. Audit County facilities, including Fleet Management, for energy use and pursue projects with a payback period of less than 10 years.	
EN13.2 Consider giving priority to facilities that rate 75 or higher according to the ENERGY STAR Performance Rating when leasing new space for County use or when renewing existing leases.	
EN13.3 Consider designing and building any County facilities so they rate 75 or higher by using the ENERGY STAR performance rating system and measure performance annually using EPA’s Portfolio Manager benchmarking tool.	

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<p>EN13.4 Consider designing and constructing County renovation projects consistent with energy performance standards at least as stringent as Leader in Energy and Environmental Design (LEED) Silver or Green Globes – 2 Globes ratings whenever those projects are valued at 50% of the assessed building value. When replacing or installing appliances and equipment in County facilities, select items that are ENERGY STAR compliant whenever available.</p>	
<p>EN13.5 Become a Green Partner with George Mason University (GMU), and encourage the use of transit to access the GMU-Prince William campus. Explore opportunities to partner with non-public schools and other transportation systems to reduce the energy used for public school transportation.</p>	
<p>EN13.6 Consider re-directing local consumer utility tax revenues to support new or enhance existing energy conservation-related funds, such as the existing state/federal weatherization assistance programs or developing a new low-interest revolving loan fund for energy efficiency investments made by low-income homeowners and small businesses in the County.</p>	
<p>EN13.7 Require new residential development seeking rezoning and site plan approval to maximize opportunities for transit and to consider potential for solar/wind energy production in the development. Encourage construction that qualifies for ENERGY STAR Qualified Homes designation.</p>	
<p>EN-POLICY 14: Provide recognition and incentives for energy conservation at non-government facilities and residences.</p>	
<p>ACTION STRATEGIES:</p>	
<p>EN14.1 Consider establishing a separate, lesser rate of tax for energy efficient buildings as defined in Code of Virginia § 58.1-3221.2.</p>	
<p>EN14.2 Consider additional incentives (financial, tax, expedited permits, density bonuses, etc.) for development that builds to LEED, Green Globes, and/or ENERGY STAR standards.</p>	
<p>EN14.3 Recognize and publicize those in the community whose facilities achieve LEED, Green Globes, and/or ENERGY STAR certifications.</p>	
<p>EN-POLICY 15: Provide recognition and incentives for renewable energy application at non-government facilities and residences.</p>	
<p>ACTION STRATEGIES:</p>	
<p>EN15.1 Evaluate current policies and ordinances to remove obstacles to renewable energy (wind, solar, biomass, landfill gas, geothermal, etc.) application.</p>	

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EN15.2 Evaluate and recommend incentives for projects that create on-site renewable energy application.	
EN15.3 Recognize and publicize those projects that use on-site renewable energy.	
EN-POLICY 16: Provide leadership by example and education in the areas of energy efficiency, demand response and renewable energy application.	
ACTION STRATEGIES:	
EN16.1 Consider inventorying greenhouse gas (GHG) emissions from County facilities to create a baseline and using it to develop and implement short, medium and long-term plans to reduce or eliminate them by 2050. Also consider the feasibility of creating a short, medium, and long-term community level GHG baseline and reduction plan. In setting these goals, evaluate reduction goals in other programs, plans and reports such as the Virginia Energy Plan, Cool Counties, and M ^W COG Climate Registry Report to determine a reduction goal that is challenging yet achievable.	Edit
EN16.2 Consider re-investing utility budget savings and cost-avoidance from completed energy projects in future energy efficiency and renewable energy projects as well as the creation of a Sustainability Office or Group.	
EN16.3 Consider providing active citizen education and awareness about energy efficiency, renewable energy, and “demand response” (i.e. shifting power usage away from periods when usage is peaking such as hot weekday summer afternoons) best practices.	
EN16.4 Consider reducing the rate of growth of the County government’s energy use by 40%.	
EN16.5 Consider reducing electricity use in County facilities by 10% of the 2006 level by 2022.	
EN16.6 Consider reducing natural gas use in County facilities by 7.5% over the next 10 years.	
EN16.7 Consider reducing total diesel/gasoline use by all County vehicles by 10% over the next five years.	
EN16.8 Consider reducing total diesel/gasoline used for County government landscaping operations by 20% over the next five years.	

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<p>EN16.9 Consider purchasing the equivalent of 12% of the County’s 2009 level electricity needs from renewable sources either through Dominion Virginia Power and Northern Virginia Electric Cooperative (NOVEC) rate offerings, renewable energy credits, or through on-site generation.</p>	
<p>EN16.10 Publicize energy conservation efforts at County facilities. Prominently display the ENERGY STAR label on County-owned buildings that qualify. Post building energy “report cards” for County-owned buildings on the County’s website to highlight the impact of energy conservation efforts. Encourage Prince William County Public Schools to do the same.</p>	<p>Currently we do not participate in the energy “report card” program sponsored by ENERGY STAR. (Planning)</p>
<p>EN16.11 Continue active participation by County government facilities in demand response programs.</p>	
<p>EN16.12 Consider utilizing life-cycle cost analysis when constructing new facilities.</p>	
<p>EN16.13 Continue increasing landfill gas utilization at the County landfill with the goal of completely eliminating flaring.</p>	
<p>EN16.14 Continue exploring waste reduction and re-use technologies in lieu of landfilling.</p>	

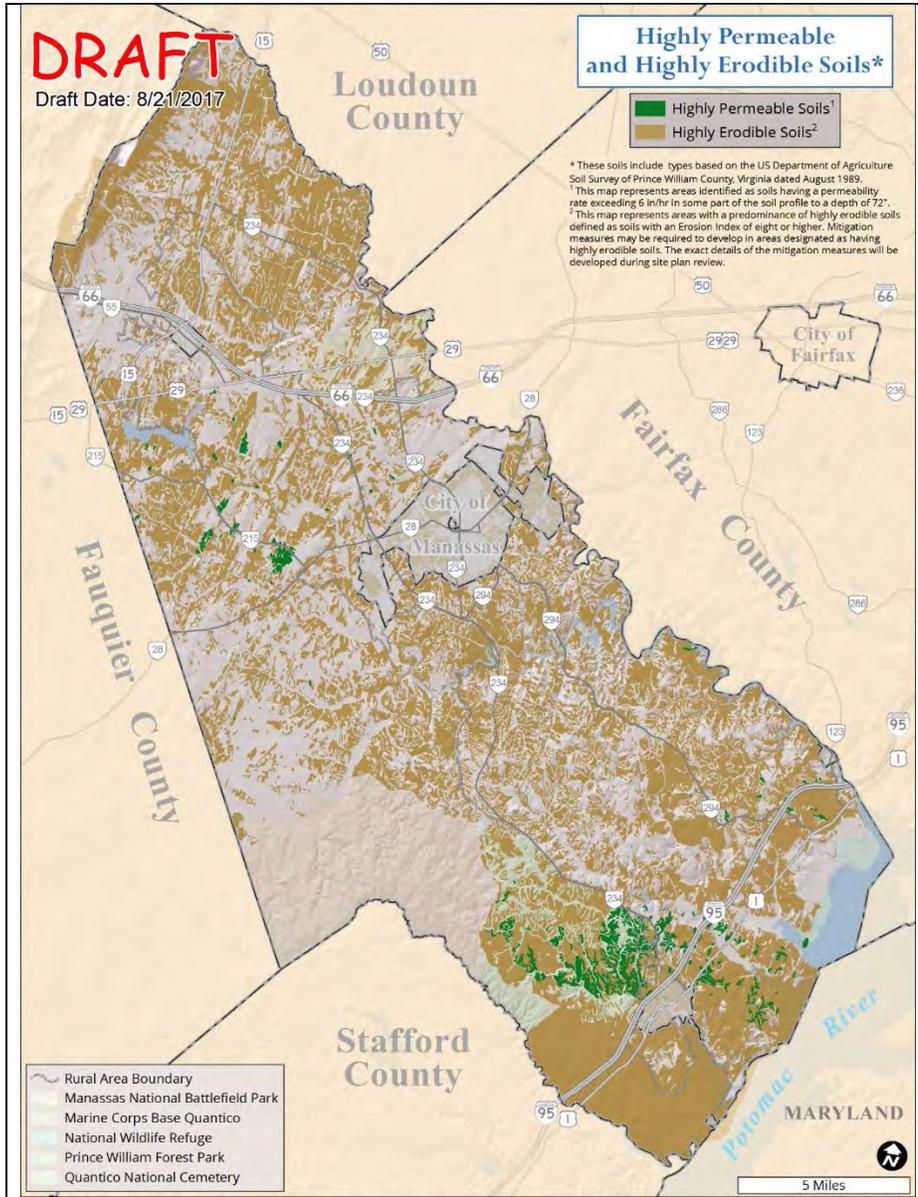


Figure 1 and Figure 2 have been combined. Renumber figure.

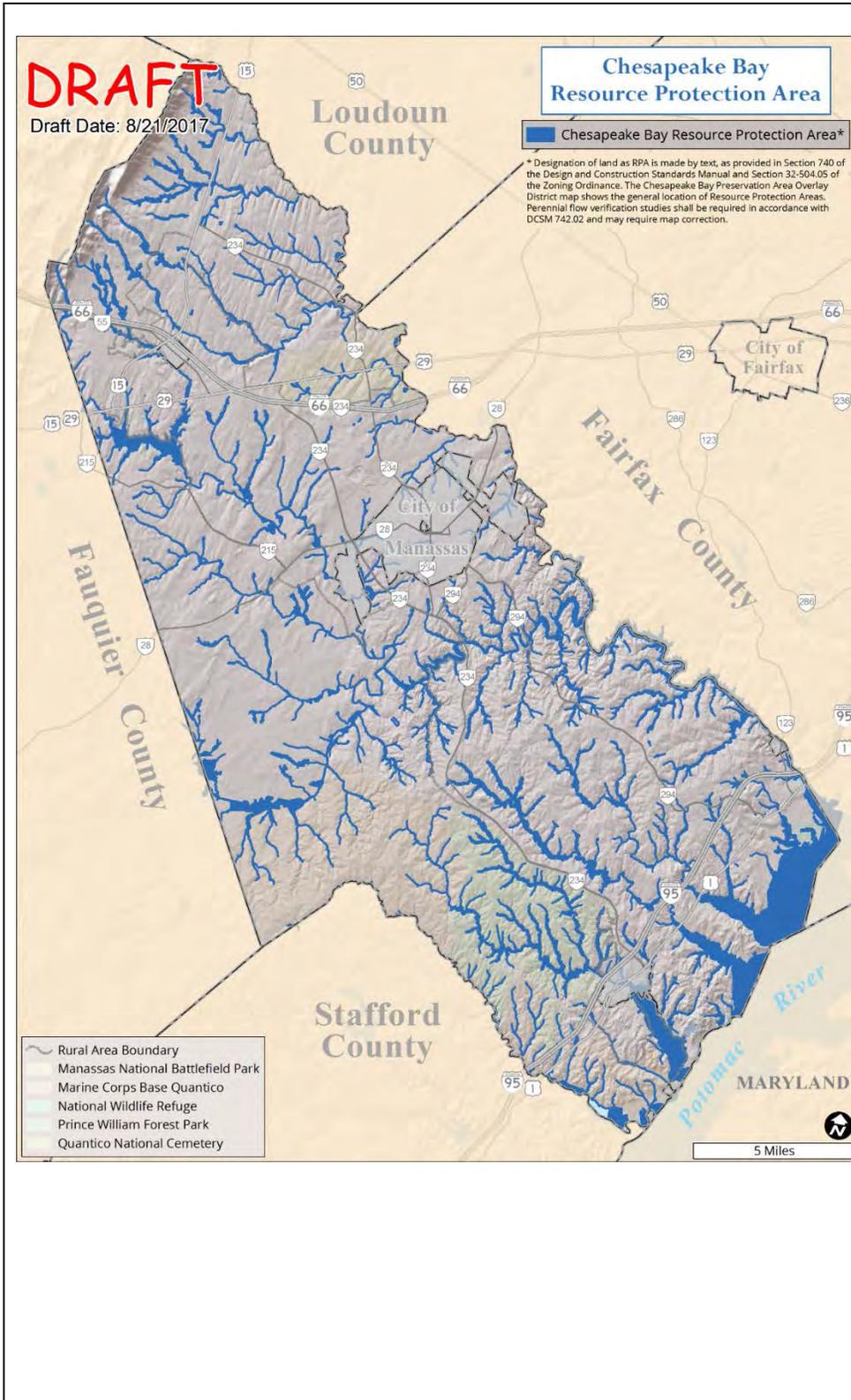
Remove all references to Figure #'s

Map depicted here is a representation of the on-line version. Final style and format may be modified for a digital format.

Change to “Figure 2”.

Removed all references to Figure #’s

Map depicted here is a representation of the on-line version. Final style and format may be modified for a digital format.



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Proposed	Comments
HOUSING	
Intent	
The intent of the Housing Plan is to establishes a framework for providing for the housing needs of all residents of Prince William County. These needs are expressed in terms of quality, affordability, location, and amenities.	Clarification (Planning)
The Housing Plan states The County's is <u>commitment</u> committed to clean, safe, attractive, walkable neighborhoods, and to the elimination of neighborhood blight and substandard housing. The Housing Plan recognizes that neighborhoods in which people want to live, and live safely, are neighborhoods that do not exceed the County's occupancy limitations; that are free of debris and illegally parked and stored vehicles; that maintain health and sanitation standards; that do not suffer from excessive traffic and the noise and pollution such traffic brings; neighborhoods <u>and</u> that have sidewalks, public spaces, and streets in good condition. Furthermore, Prince William County is committed to helping neighborhoods maintain their character.	Clarification (Planning)
The Housing Plan also recognizes that a variety of housing types must be available to all its residents, and that there are various regulatory and programmatic mechanisms to achieve affordable housing for all segments of the County's population. Implementation of the policies and action strategies in the Housing Plan will also foster the image of Prince William County as a good place for residential and non-residential investment.	Edit
The unique situation facing Prince William County regarding foreclosures necessitates that our efforts be focused on reducing the stock of foreclosed properties before looking to any other special programs that will build additional housing. We are convinced that the combination of market forces, creative financing packages and a concerted effort to link the Base Realignment and Closure (BRAC) to the availability of foreclosed homes will work to the benefit of all property owners in our community.	Clarification (Planning) Created new action strategies (see H1.16, 17) and from this paragraph per PC Work Session on 4.19.17
The components of the Housing Plan are:	Delete Redundant Language (Planning)
• Intent, Goal, Policies, and Action Strategies	
GOAL: Identify sufficient locations and consistent criteria for the provision of diverse housing opportunities for all segments of the County's population.	

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Proposed	Comments
<p>H-POLICY 1: Preserve and improve existing neighborhoods. Ensure that Prince William County has new neighborhoods with a high quality of life.</p>	
<p>ACTION STRATEGIES:</p>	
<p>H1.1 Encourage the creation, and continued operation and effectiveness of property owners’ associations within communities through recognition, coordination, and appropriate public awareness programs. Support efforts to create voluntary neighborhood associations to strengthen neighborhood ties and promote community maintenance initiatives.</p>	Clarification (Planning)
<p>H1.2 Continue the voluntary joint program between representatives of property owners’ associations and other community organizations in the County and appropriate code enforcement personnel to increase communication and coordination of these entities in matters pertaining to neighborhood preservation and enhancement. The County shall generate and maintain a voluntary online database of HOAs and volunteer groups with current contact information.</p>	This database exists (Planning)
<p>H1.3 Continue to promote the formation and use of neighborhood watch and other crime prevention programs as well as close neighborhood liaisons with local law enforcement agencies and other neighborhood initiatives.</p>	Edit
<p>H1.4 Establish procedures for determining housing conditions. Prepare a housing condition report and annually update that report. The annual housing condition report will identify geographic areas of special concern having characteristics such as large numbers of code violations, traffic safety issues, aged or deteriorating infrastructure, etc.</p>	
<p>H1.5 Conduct periodic Countywide evaluations of neighborhoods to prioritize the areas of the County that have above-average concentrations of inoperable or illegally parked or stored personal property (such as boats, trailers, campers, automobiles). Focus intensive code enforcement efforts in those areas.</p>	
<p>H1.6 Evaluate the need for and, if determined necessary, identify and adopt Code revisions that would improve the County’s ability to enforce occupancy limitations, and health and maintenance standards for structures used as residences.</p>	Completed (Planning)

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Proposed	Comments
<p>H1.6 Utilize the Prince William County Residential Traffic Management Guide to identify the level at which safety would be compromised by traffic in existing residential neighborhoods. Also, identify mitigation actions such as traffic calming, traffic reduction, etc., to resolve undesirable impacts. The considered impacts would include but not be limited to noise, emissions, speed, and volume based, in part, on the Long-Range Land Use, Transportation, and Environment Plan chapter goals, policies and strategies.</p>	<p>Reference to the guide added for clarification.</p>
<p>H1.7 Assign a high priority to those identified improvements necessary to mitigate the impacts of or reduce the volume of unsafe traffic in identified neighborhoods in state or County capital improvement programs, management plans, and budgets.</p>	
<p>H1.8 Identify those neighborhoods in need of new or repaired sidewalks, curbs, gutters, and street pavement or other infrastructure and supporting facilities and services. Initiate a repair and replacement program for these areas through appropriate private or public means.</p>	
<p>H1.9 Enhance and implement the County streetscape program in coordination with the U.S. Forest Service, the Virginia Department of Forestry, the National Arbor Day Foundation, the Virginia Department of Transportation, proffers and special use permit conditions, and local property owner associations. Add six linear street miles into the street tree program annually. Enforce that trees are maintained to ensure proper lighting and avoid sight line reduction.</p>	
<p>H1.10 Continue to acquire, preserve, and conserve historically significant residential buildings and related structures, in accordance with the Cultural Resources Plan. (Reference CR – Policy 2)</p>	<p>Cross reference to Cultural Resource Policy 2</p>
<p>H1.11 Continue operation and improve the effectiveness of the County’s neighborhood initiatives for providing on-going assistance and encouragement to maintain clean, safe, and un-blighted neighborhoods in compliance with local codes.</p>	

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Proposed	Comments
<p>H1.12 Continue a County-administered community housing rehabilitation program in the form of loans and grants that targets qualified low-income owner-occupants, providing rehab assistance to bring eligible properties up to HUD Housing Quality Standards. Create, identify and/or seek public and private funding sources to assist the County in upgrading housing considered to be substandard. Promote more widely, Prince William County’s rehabilitation tax incentive program and expand the program to be used for more housing types, not just multi-family. Use funds from the Housing Preservation and Development Fund to supplement or leverage HUD or other funds so more <u>affordable units can be acquired and/or</u> rehabilitated. Virginia Housing Development Authority (VHDA) tax credits projects should also be supported when the development is consistent with the Comprehensive Plan and the Zoning Ordinance with preference given to projects for the elderly, individuals with disabilities, or projects that are proposed for rehabilitation.</p>	Clarification (Housing and Community Development)
<p>H1.13 Permit and eEncourage a variety of housing types and densities in individual developments in the Development Area through the Zoning Ordinance, in a manner that ensures compatibility and additional open space for those living in that development. Encourage planned communities in locations that are in keeping in compliance with the Long-Range Land Use Plan through appropriate incentives in the Zoning Ordinance and subdivision regulations.</p>	Edit
<p>H1.14 Encourage housing that will not adversely affect the environmental quality of Prince William County in accordance with the Environment Plan. Promote “environmentally sensitive” standards through County policies.</p>	
<p>H1.15 Acquire open space in existing neighborhoods to enhance connectivity of open space.</p>	Move to Open Space Chapter (Planning)
<p>H1.15 <u>Reduce stock of foreclosed properties before looking to other special programs that build additional housing.</u></p>	Per the PC Work Session on 4.19.17
<p>H1.16 <u>Monitor foreclosure statistics to assess availability of foreclosed housing to guide Base Realignment and Closure (BRAC).</u></p>	Per the PC Work Session on 4.19.17
<p>H-POLICY 2: Encourage the provision of affordable housing for all segments of the County’s population with emphasis on households with incomes at or below the Area Median Income.</p>	
<p>ACTION STRATEGIES:</p>	

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Proposed	Comments
<p>H2.1 Encourage the development, redevelopment, rehabilitation, and construction of housing at all price ranges, for all segments of the population, particularly to encourage the location of increased business to the County to provide jobs to those who live in Prince William County. Prince William County, along with for-profit and non-profit organizations, should also capitalize on the opportunities provided by the current surplus supply of below-market homes to provide affordable housing. Prince William County shall develop measures that will recognize meaningful changes in the housing market and amend this strategy in anticipation of improved market conditions.</p>	<p>No longer relevant (Housing and Community Development)</p>
<p>H2.2 Encourage developers to provide efficiency apartments as part of their multi-family mix to accommodate single individuals affordably.</p>	
<p>H2.3 The County should continue to monitor the efforts of the Virginia Housing Commission.</p>	
<p>H2.4 Promote the development of innovative architectural housing types and universal design, taking into account current County demographics, provided that exterior design and the level of maintenance complements and is compatible with that of the surrounding area. Also, determine their public facility and service impacts. Individual agencies need to monitor and analyze innovative housing types to determine their impact on infrastructure, i.e., schools, roads, etc. The Zoning Administrator should maintain an inventory of innovative and alternative housing types approved with rezonings and site or subdivision plans, and an inventory of housing types the County wants to discourage, such as “two over two.”</p>	
<p>H2.5 As part of the rezoning and/or <u>Encourage developers to contribute to the Housing Preservation and Development Fund as permitted per Sec 15.2-2303.4, during the rezoning and special use permit process for any project involving residential units, assisted living housing, etc.,</u> encourage developers to contribute to the Housing Preservation and Development Fund.</p>	<p>Update to reflect new proffer legislation (Planning)</p>
<p>H2.6 Incorporate affordable housing units in any project, where reasonable, involving residential uses through special use permit conditions and/or proffers <u>as permitted per Sec 15.2-2303.4,</u> especially in proximity to mass transit facilities and employment centers. These units could be maintained in affordable status by deed restriction or covenant.</p>	<p>Update to reflect new proffer legislation (Planning)</p>

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Proposed	Comments
H2.7 Take maximum advantage of federal and state funding for assisting income-eligible County renters in achieving home ownership.	
H2.8 With the cooperation and involvement of the private sector, provide relocation assistance and/or other protective measures as may be appropriate to residents of dwelling units that are proposed to be demolished, converted to non-residential uses, or converted from rental to fee ownership. At the time of rezoning, the County, working with the private sector, should consider identifying measures that ensure occupants are suitably housed before demolition or conversion occurs, and other protective and ownership sharing opportunities and incentives for the displaced.	
H2.9 Prevent concentrations and encourage geographic dispersion of affordable housing within the urban and suburban areas of the development area. Through the proffer system, the County may accept contributions to the Housing Preservation and Development Fund to further our affordable housing goals, or may accept units within a housing development that are dedicated for affordable or workforce housing.	Update to reflect new proffer legislation (Planning)
H2.10 Consider implementing an Affordable Dwelling Unit (ADU) ordinance.	
H2.11 Establish a <u>Maintain the</u> hHome hHelp pProgram that will to make it more affordable for County, <u>and</u> School Division, and Park Authority employees to purchase a home in Prince William County.	Update, program exists (Housing and Community Development)
H-POLICY 3: Support accessible and age in place housing.	
ACTION STRATEGIES:	
H3.1 Revise applicable County codes to incorporate state and federal standards to better accommodate individuals with disabilities and the elderly. Consider code revisions to incorporate universal design standards.	Completed (Planning)
H3.1 Ensure that the Zoning Ordinance and the Design Construction and Standards Manual (DCSM) provide for and allow housing for the elderly and individuals with disabilities. <u>As permitted per Sec 15.2-2303.4, Any rezoning or special use permit applications</u> for which age restricted multi-family development is proposed, should include affordable dwelling units for the elderly or individuals with disabilities, particularly projects that involve 50 or more units.	Update to reflect new proffer legislation (Planning)

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Proposed	Comments
H3.2 Promote housing for individuals with disabilities and/or the elderly by encouraging small-scale community residences within residential neighborhoods.	
H3.3 Establish <u>Maintain the federal Veterans Affairs Supportive Housing (VASH) and Non-Elderly Disabled (NED) Vouchers a</u> programs that will assist individuals with disabilities and/or veterans in finding affordable and accessible housing.	Update, program exists (Housing and Community Development)
H-POLICY 4: Foster public and private partnerships to address County housing needs.	
ACTION STRATEGIES:	
H4.1 Assist private entities in identifying and addressing neighborhood housing problems <u>needs</u> .	Clarification (Planning)
H4.2 Encourage the participation of for-profit and non-profit organizations in the housing delivery process.	
H4.3 Promote housing issues at builders’ events and in builders’ publications, as well as at housing fairs, and through County publications.	
H-POLICY 5: Improve Prince William County's housing data base in order to better facilitate planning decisions.	
ACTION STRATEGIES:	
H5.1 Establish a comprehensive Countywide central repository for housing information. Coordinate and cooperate with the public agencies that collect and use housing data.	Housing and Community Development utilizes the VirginiaHousingSearch.com through the Virginia Housing Development Authority (VHDA) (Housing and Community Development)
H5.2 Develop a Countywide housing management information system through the coordination of existing sources of housing data in Prince William County.	

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Proposed	Comments
<p>H5.3 Create a system whereby affordable housing needs are identified periodically via updates to County demographics, including an analysis of what type of units were produced or preserved, the number of families/households assisted, and progress reviews towards meeting affordable housing goals.</p>	
<p>GLOSSARY OF ACRONYMS AND PLANNING TERMS</p>	<p>Remove from this chapter – already in main glossary. (Planning)</p>
<p>Accessible Housing: An accessible home is one which enables an individual to do what he or she needs and desires to do as independently as possible. For some, access may be as simple as adding grab bars and a tub seat in the bathroom. For wheelchair users, access may require ramping entrances, widening doorways, lowering counters, adding lever or loop style hardware to doors and drawers, and modifying storage areas.</p>	
<p>ADU Ordinance (Affordable Dwelling Unit Ordinance): An ADU Ordinance would require developers of multifamily units (condominiums, apartments and townhouses) to set aside a portion of the units for rent or purchase by families with low to moderate incomes. In exchange, the County would give developers a bonus density, i.e., the approval to build above the median of the density range.</p>	
<p>Affordable Housing: Housing where the occupant is paying no more than thirty percent (30%) of gross income for gross housing costs, including utility costs.</p>	
<p>ALF (Assisted Living Facility): Assisted Living Facilities (ALFs) are designed to accommodate frail elderly and people with disabilities who can live independently but need assistance with activities of daily living (e.g., assistance with eating, bathing, grooming, dressing, and home management activities.) ALFs provide support services such as personal care, transportation, meals, housekeeping, and laundry.</p>	
<p>AMI (Area Median Income): Area Median Income (AMI) is the average income of persons and families living in a defined geographical area. This area could be a county or group of counties in rural areas or a Metropolitan Statistical Area (MSA) in urban areas. The AMI is determined and published annually by the Department of Housing and Urban Development (HUD). The local AMI is used to determine individuals’ and families’ qualifications for various federal and state assistance programs, including affordable housing programs.</p>	

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Proposed	Comments
<p>County Home Ownership Programs: Prince William County administers homeownership assistance loan programs which provide purchase loans for down-payment and closing cost assistance.</p>	
<p>Efficiency Apartment: An efficiency apartment is a small living area with a bathroom and a kitchenette. These are more affordable than other apartments as rentals or to purchase because the living space, kitchen and bedroom are all contained in one room.</p>	
<p>HUD (U.S. Department of Housing and Urban Development): HUD’s mission is to increase homeownership, support community development and increase access to affordable housing free from discrimination.</p>	
<p>LIHTC (Low Income Housing Tax Credits): The Federal Low Income Housing Tax Credits (LIHTC) program is sponsored by the U.S. Treasury Department and administered by VHDA (Virginia Housing Development Authority) in Virginia. The program provides a federal income tax credit to private individuals, investors or corporations who participate in the construction or redevelopment of low-income housing. The credits are taken annually over a period of ten (10) years. The program may reduce payable taxes by up to \$25,000 of non-passive income.</p>	
<p>Prince William County Housing Preservation and Development Fund: The Prince William County Housing Preservation and Development Fund was established in December 1991 by the Prince William Board of County Supervisors. The purpose of the fund is to support a variety of activities aimed at financing, developing, constructing, and/or preserving housing that is affordable and accessible to a wide range of household incomes per the AMI.</p>	
<p>Transitional Housing: Transitional housing is a project that is designed to provide housing and appropriate support services to homeless persons to facilitate movement to independent living within 24 months.</p>	

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OPEN SPACE PLAN	
CONTENTS	Moved to Table of Contents.
The components of the Open Space Plan are:	
<ul style="list-style-type: none"> • Intent • Definitions • Goals, Policies, and Action Strategies • Open Space and Corridors Map (Figure 2) 	
INTENT	
A system of open space and corridors will protect water quality in streams and ultimately the Chesapeake Bay (including sources of public drinking water); enhance the ability of wildlife to find food, water, and shelter; minimize environmental damage from development on excessively steep slopes, floodplains, resource protection areas (RPAs), or inappropriate soils; conserve cultural sites and scenic vistas; and enhance connections between neighborhoods.	
These open spaces and corridors can be used for recreation; wetlands and forests supply storm-water drainage and wildlife habitat; and farms and forests provide aesthetic benefits to surrounding residents. In rapidly growing urban and suburban areas, any preserved land can offer relief from congestion and other negative effects of development.	
Open space provides a range of economic, aesthetic, environmental, and recreation benefits to the citizens of a community. Open space enhances property values and attracts businesses, homebuyers, and workers. <u>Open space should be of a size and quality to be meaningful, in order to be considered beneficial. Quality elements include location, configuration, and utility, with emphasis on public access.</u>	Clarification. The Trails and Blueways Council suggested this edit.
This Open Space Plan provides policy guidance for the future of Prince William's open space. The Plan includes objectives, strategies, and recommended actions designed to ensure the provision of an adequate supply of beneficial open space to satisfy the needs of this and future generations in the County.	
The Plan also includes minimum open space and recreation facility principles and identifies criteria to evaluate acquisition sites and implementation strategies.	

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DEFINITIONS	All definitions found will be moved to Glossary
<p>Environmental Open Space Corridors: Continuous systems of open space. These corridors include environmentally sensitive lands and natural resources requiring protection from disturbances and development, and lands needed for open space and passive recreational uses such as trails and blueways. recreational uses.</p> <p>Environmental Open Space corridors include drainage-ways and stream channels, floodplains, wetlands, steep slopes, and other resource features, and are part of a countywide system of continuous open space corridors.</p>	<p>All definitions found will be moved to Glossary. Clarification edit suggested by the Trails and Blueways Council. Environmental and Recreational Corridors will be merged and renamed to Open Space Corridors.</p>
<p>Heritage Corridors: Linear swaths of land that connect or contain resources of cultural significance and may contain trails and/or roadways with interpretive signage linking cultural sites are part of a countywide system of continuous open space corridors. The corridors may be historic routes themselves, or modern routes that connect sites of cultural interest.</p>	
<p>Recreational Corridors: Linear swaths of land or waterways that contain trails or offer other opportunities for recreation and are part of a countywide system of continuous open space corridors.</p>	<p>Recreational Corridors to be combined with Environmental Corridors and renamed Open Space Corridors.</p>
<p>Open Space: Land that is not dominated by man-made structures. It preserves natural or cultural resources, provides for passive recreation, is used for cultivated fields or forests, or exists in a natural and undeveloped state. Open space may include nature preserves, historic sites, farms, parks, forests, floodplains, wetlands, etc., and may include some structures, parking areas, roads, trails and facilities that support the use of the land.</p>	
<p>Protected Open Space: Land that is protected from development with perpetual conservation or open space easement or fee ownership, held by federal, state, or local government or nonprofit organization for natural resource, forestry, agriculture, wildlife, <u>passive</u> recreation, historic, cultural, or open space use, or to sustain water quality and living resources values.</p>	<p>Clarification and typo edit.</p>
<p>GOALS, POLICIES AND ACTION STRATEGIES</p>	

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<p>OPEN SPACE GOAL: Preserve existing protected open space, maintain high quality open space, and expand the amount of protected open space within the County.</p>	
<p>OS- POLICY 1: Complete and maintain an up-to-date inventory of protected open space in Prince William County.</p>	
<p>ACTION STRATEGIES:</p>	
<p>OS 1.1 Periodically prepare and publish a comprehensive inventory of existing protected open space.</p>	
<p>OS 1.2 Define and publish guidelines for calculating changes to the inventory of protected open space.</p>	
<p>OS 1.3 Maintain an Open Space Inventory Map showing parcel-specific boundaries of protected open space and make this information available as a geographic information system (GIS) layer on the County Mapper.</p>	
<p>OS- POLICY 2: Partner with other government agencies, businesses, and non-government organizations, including nonprofit organizations and home owner associations to permanently protect open space and increase public access to open space areas.</p>	
<p>ACTION STRATEGIES:</p>	
<p>OS 2.1 Coordinate land use planning with the recommendations of the Virginia Outdoors Plan, the Virginia Wildlife Plan, the Virginia Natural Heritage Resources Assessment, and the Virginia Department of Historic Resources’ Cultural Resources Inventory <u>to permanently protect open space and increase public access to open space areas.</u></p>	<p>Clarification edit.</p>
<p>OS 2.2 Coordinate county land use planning efforts with federal, state, regional, and local public and private open space providers <u>to permanently protect open space and increase public access to open space areas.</u></p>	<p>Clarification edit.</p>
<p>OS 2.3 Coordinate open space planning efforts with adjoining counties, the cities of Manassas and Manassas Park, and the towns of Occoquan, Quantico, Dumfries, and Haymarket <u>to permanently protect open space and increase public access to open space areas.</u></p>	<p>Clarification edit.</p>

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<p>OS- POLICY 3: Identify county-owned land and designate such land for open space, where suitable.</p>	
<p>ACTION STRATEGIES:</p>	
<p>OS 3.1 Review county-owned properties and determine what county-owned lands should be protected as open space, and ensure such designation is made in official management plans of the <u>Parks and Recreation Department</u>, Park Authority, Service Authority, Department of Public Works, Transportation Department, and other county agencies.</p>	<p>New Information/Updating for Accuracy - The Park Authority is no longer active. The County’s Parks and Recreation Department has assumed the duties of the Park Authority.</p>
<p>OS 3.2 Consider using future "surplus" county rights-of-way or other county-owned lands for trails, <u>blueway access</u>, parks, and open space, prior to determining if other disposition is more appropriate.</p>	<p>Added “blueway access” per TBC suggestion.</p>
<p>OS- POLICY 4: Retain existing open space in the county.</p>	
<p>ACTION STRATEGIES:</p>	
<p>OS 4.1 Review and implement programs, including the purchase of development rights (PDR), transfer of development rights (TDR), and outreach highlighting opportunities available through private conservation easements in order to protect existing open space.</p>	
<p>OS 4.2 Review and implement programs that provide incentives for landowners in the rural area to preserve agricultural land uses, protect prime soils, and prevent non-agricultural uses from negatively impacting the primary land use.</p>	
<p>OS-POLICY 5: A minimum of 39 percent of the total area in the County, (exclusive of<u>excluding</u> acreage of Marine Corps Base Quantico for all calculation purposes), should be retained as protected open space.</p>	<p>Clarification edit.</p>
<p>ACTION STRATEGIES:</p>	
<p>OS 5.1 When and where possible and appropriate, work with home owner associations, utility companies, and other private property owners to obtain appropriate easements and covenants that ensure permanent protection of open space.</p>	

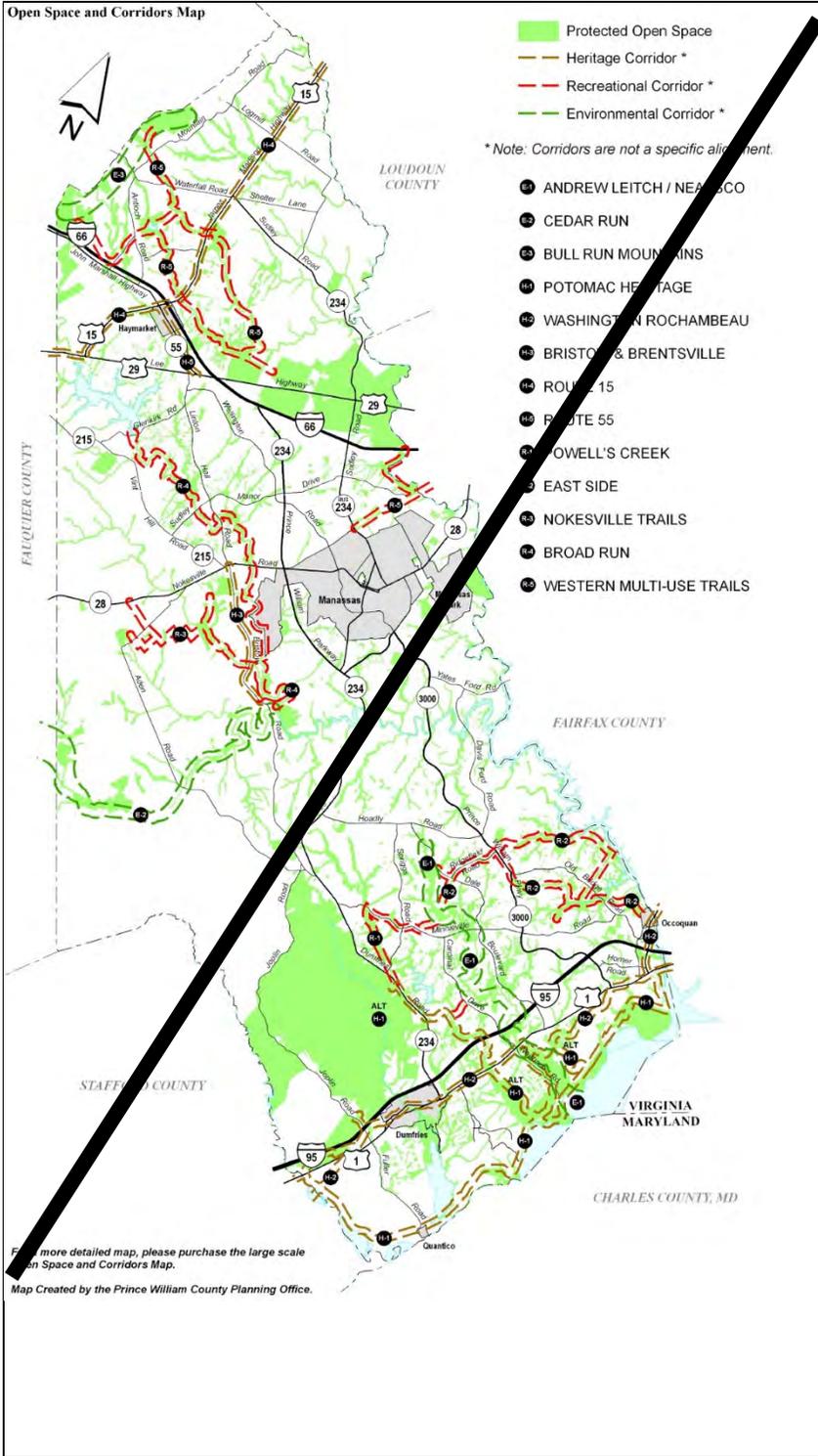
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<p>OS 5.2 Review the open space development standards and definitions in the Zoning Ordinance, including the rural cluster component, and update them to reflect the goals and policies of this chapter.</p>	
<p>OS 5.3 In the Comprehensive Plan, identify and map existing open space and other areas where acquisition of additional protected open space should be prioritized.</p>	
<p>OS 5.4 Review opportunities, including the purchase of development rights (PDRs) and transfer of development rights (TDRs) and implement appropriate programs in order to provide incentives for landowners to protect open space and to shift density to appropriate locations where infrastructure is planned or in place.</p>	<p>Clarification edit.</p>
<p>OS 5.5 Actively seek to acquire easements or fee interest in property – through land purchases, grants, proffers, and donations – that is suitable for protected open space, including existing open spaces, or where an environmental constraints analysis shows that by-right development would result in substantial community impacts.</p>	
<p>OS 5.6 Acquire easements as authorized by the Virginia Open Space Land Act.</p>	
<p>OS 5.7 Update the Zoning Ordinance to ensure increased requirements for protected open space.</p>	
<p>OS 5.8 Consider open space acquisition as a regular component of the capital improvement program.</p>	
<p>CORRIDORS GOAL: Identify, protect and preserve environmental, heritage, and recreational <u>open space</u> corridors.</p>	<p>Clarification edit. Recreational Corridors to be combined with Environmental Corridors and renamed Open Space Corridors.</p>
<p>CO-POLICY 1: Ensure connectivity, and encourage diverse forms of transportation between neighborhoods/employment centers/transit nodes and open space that is accessible to the public.</p>	
<p>ACTION STRATEGIES:</p>	
<p>CO 1.1 Link neighborhoods to existing and planned county parks and state and federal natural/or historic/recreational sites. Link employment centers and transit facilities to county, state and federal natural/or historic/recreational sites.</p>	<p>Clarification edit.</p>

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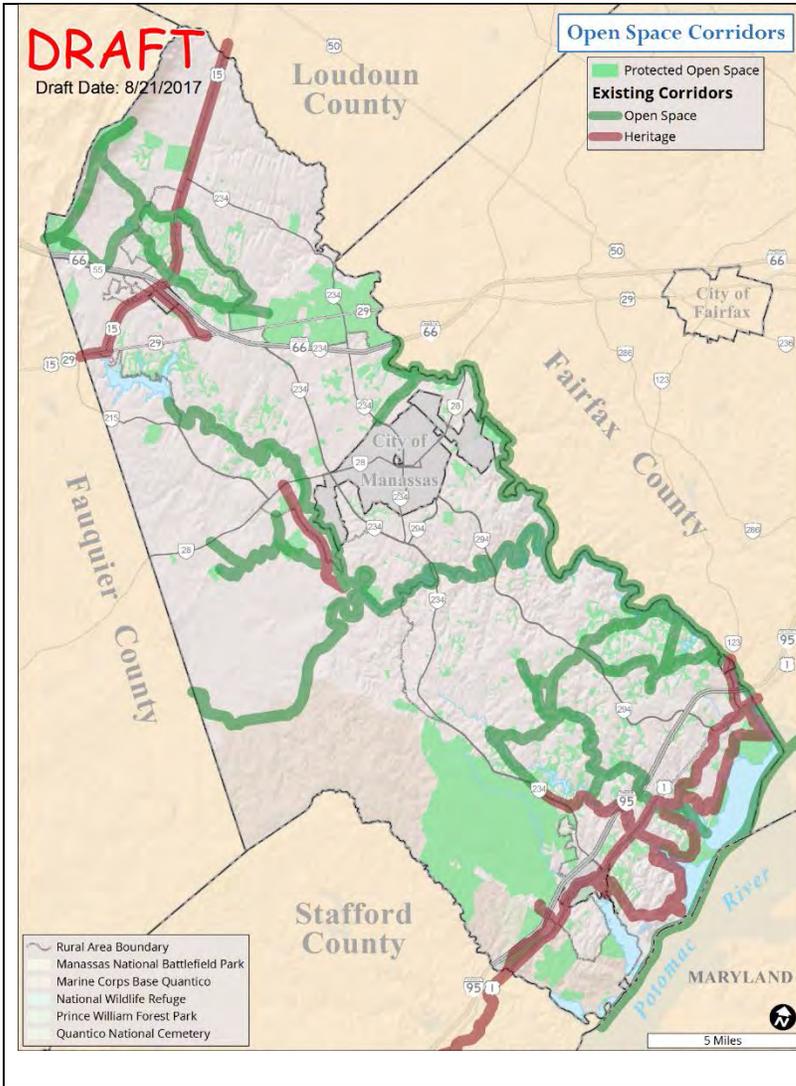
<p>CO 1.2 Provide convenient, well-marked, well-defined entrance points in and near public parks for access to trails within the park and to environmental <u>open space</u>, and heritage, and recreational corridors. Where possible, locate these entrance points at activity centers, such as recreation centers, nature centers, field complexes, public transit, and residential communities.</p>	<p>Clarification edit.</p>
<p>CO 1.3 As part of the rezoning and Special Use Permit process, ensure adequate pedestrian, biking, and equestrian access to the nearest local parks through environmental, <u>open space and heritage</u>, and recreational corridors. Access should incorporate, where practical, existing utility and conservation easements, abandoned railroad beds, and existing or planned trail segments.</p>	<p>Clarification edit.</p>
<p>CO-POLICY 2: Partner with others to plan and manage heritage, <u>and environmental</u>, and recreational <u>open space</u> corridors.</p>	<p>Clarification edit.</p>
<p>ACTION STRATEGIES:</p>	
<p>CO 2.1 Support the efforts of state and federal agencies to establish corridors linking public parks, forests, and wildlife management areas.</p>	
<p>CO 2.2 Work with private and public organizations, utility companies, and other county, regional, state and federal agencies to develop heritage, <u>and environmental</u>, and recreational <u>open space</u> corridors.</p>	<p>Clarification edit.</p>
<p>CO 2.3 Ensure opportunities for public participation in developing partnerships for heritage, <u>and environmental</u>, and recreational corridors, including planning and maintenance of the corridors that get established.</p>	<p>Clarification edit.</p>
<p>CO 2.4 Ensure that all county agencies use best practices to develop and maintain corridors, including topographic standards, environmental concerns, and <u>Americans with Disabilities Act (ADA) access requirements</u>, where appropriate.</p>	
<p>CO 2.5 <u>Coordinate with adjacent jurisdictions to link equivalent corridors at the adjacent jurisdictions.</u></p>	<p>Clarification edit. Elaborating on the content of OS-Policy 2.</p>

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Updated. See map below.

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New map has been added.

Figure 2 label removed.

Map depicted here is a representation of the on-line version. Final style and format may be modified for a digital format.

Attachment B – Comprehensive Plan Chapter Edits

POTABLE WATER	
Intent	
The intent of the Water Plan is to facilitate the provision of adequate potable water and cost-effective water facilities in a manner consistent with development, as reflected by the Long-Range Land Use Plan Map; to address existing and potential conditions that could otherwise adversely impact the natural environment and public health, safety, and welfare; and to implement the Safe Drinking Water Act.	
Public water is planned and mapped for the Development and Rural Areas <u>Countywide</u> . Extension of public water shall not be used as a justification for increasing the residential densities that are shown on the Long-Range Land Use Plan Map for a given area.	Clarification
The Water Plan includes the following components:	Delete Redundant Language (Planning)
<ul style="list-style-type: none"> • Intent, Goal, Policies, and Action Strategies • Existing and Projected Potable Water Facilities Map (Figure 1) 	
GOAL: Provide economically feasible and environmentally sensitive systems of high quality public drinking water supply, transmission, storage, and distribution to serve existing and proposed development as reflected in the Long-Range Land Use Plan Map.	
WA-POLICY 1: Continue regional water supply planning so that the costs of system expansion and increases in system capacity will continue to be borne by new development in coordination with the Prince William County Service Authority.	
ACTION STRATEGIES:	
WA 1.1 Recognize the Prince William County Service Authority and the Virginia American Water Company as the primary providers of <u>potable</u> water facilities within the County.	Clarification (PWCSA)
WA 1.2 Continue private sector financing – in coordination with the Prince William County Service Authority <u>and Virginia American Water</u> – of all capital costs associated with the expansion of water facilities necessary to serve new development.	Clarification (PWCSA)
WA 1.3 Continue to monitor the total capacity needs of areas supplied by the Fairfax Water Authority and the City of Manassas, in order to ensure a sufficient water supply to meet projected demands within Prince William County.	Clarification (PWCSA)
WA 1.4 Continue to support the Occoquan Monitoring Laboratory, the Northern Virginia Planning District Commission's technical studies, and the multi-	

Attachment B – Comprehensive Plan Chapter Edits

jurisdictional Occoquan watershed program. Obtain annual reports for presentation to the Board of County Supervisors.	
WA 1.5 Continue to negotiate economically feasible expansions of capacity rights – by and through the Prince William County Service Authority <u>and Virginia American Water</u> , – with the Fairfax Water, Authority and the City of Manassas, in order to provide for the projected needs of the County.	Clarification (PWCSA)
WA 1.6 Continue to reduce the use of groundwater resources for public water supply sources where public surface water supply sources can be utilized effectively.	
WA 1.7 Continue to identify types of point/non-point pollution sources upstream from the reservoirs, and to suggest ways that non-point source pollution can be eliminated or controlled.	
WA-POLICY 2: Ensure adequate <u>supply and high quality</u> water supplies and system capacities needed to support planned growth in accordance with the densities and intensities of the Long-Range Land Use Plan and Map, and in a cost-effective manner.	Clarification (PWCSA) Per the PC Work Session on 4.19.17
ACTION STRATEGIES:	
WA 2.1 Design water facilities according to the densities and intensities reflected in the Long-Range Land Use Plan and Map, <u>providing both adequate capacity while preserving water quality.</u>	Clarification (PWCSA) Per the PC Work Session on 4.19.17 (change word “and” to “while”)
WA 2.2 Require all future development within the Development Area – as reflected by the Long-Range Land Use Plan Map – to connect to public water facilities. Permit all future development within the Rural Area – as reflected by the Long-Range Land Use Plan Map – to connect to public water facilities.	
WA 2.3 Require new development utilizing public water systems to fund – in coordination with the Prince William County Service Authority <u>and Virginia American Water</u> – the capital costs associated with expanding the water facility, including line extensions and plant capacity expansions.	Edit
WA 2.4 Prepare the necessary standards and regulations to require existing and future water users – including those in the Rural Area – to connect to public water facilities if such development is or may cause a public health hazard.	

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<p>WA 2.5 Determine <u>and monitor</u> the extent of groundwater contamination throughout the County.</p>	<p>Ongoing process (Planning)</p>
<p>WA 2.6 Develop a Wellhead Protection Program – utilizing procedural guidelines and information available from the U.S. Environmental Protection Agency and the Virginia Ground Water Protection Steering Committee – to protect or improve the groundwater quality of Prince William County.</p>	
<p>WA 2.7 In coordination with the Health Department and the Virginia Department of Environmental Quality identify critical groundwater and groundwater recharge areas throughout the County, as well as the developments that abut or are located within those areas. Once these areas have been identified, require applicants for rezonings, special use permits and/or Comprehensive Plan amendments – where appropriate – to consider this information consistent with the Environment Chapter.</p>	
<p>WA 2.8 Under existing laws and regulations, require industries and utilities to monitor and report chemical leaks.</p>	
<p>WA 2.9 Locate non-residential activities that use, store, or manufacture significant quantities of toxic substances away from the County's water bodies and critical groundwater areas.</p>	
<p>WA 2.10 Encourage the use of semi-pervious or pervious surfaces where appropriate for purpose of groundwater recharge in accordance with the Environment Chapter.</p>	
<p>WA 2.11 Promote the use of secondary containment storage tanks for petroleum products and other hazardous material.</p>	
<p>WA 2.12 Ensure the lowest allowable density/intensity of development – as reflected by the appropriate land use classification shown on the Long-Range Land Use Plan Map – around the shore of the reservoirs located in the County.</p>	
<p>WA 2.13 Conduct a study and map the upper reaches of the Occoquan Reservoir – one of the County’s primary public water supply <u>sources</u> – and evaluate the option of creating an overlay district for the area. Cooperate with the Fairfax County Water Authority to ensure protection of this water supply source.</p>	<p>Clarification (PWCSA)</p>
<p>WA 2.14 Where not otherwise required as part of the Chesapeake Bay Preservation Act for designated resource protection areas (RPAs), require a minimum 100-foot setback from the shorelines of public water sources for development-related ground disturbance activities. Preclude disturbance activities on any area where</p>	

Attachment B – Comprehensive Plan Chapter Edits

contiguous slopes greater than 20 percent are adjacent to shorelines, and extend beyond the 100-foot setback.	
15. In cooperation with Fairfax County, evaluate the option of restricting—by ordinance—the use of internal combustion engines on the Occoquan Reservoir.	FCWA has amended their easement agreement to restrict gasoline motors up to 10hp on the Occoquan Reservoir.
WA 2.15 Utilize <u>the</u> Existing and Projected Potable Water Facilities Map (Figure 1) to identify the general or approximate location, character, and extent of the features shown thereon. Such features shall be planned, sited, and buffered in a manner so as to provide compatibility with surrounding existing and planned land uses, and shall meet the appropriate policies and action strategies of the Long-Range Land Use Plan.	Reference to Figure 1 removed from map title.
WA-POLICY 3: Provide for a combination of safe, efficient, and affordable public water systems and private wells in the Rural Area, while maintaining the land use densities delineated in the Long-Range Land Use Plan Map and upholding the policies and action strategies outlined in the Comprehensive Plan.	
ACTION STRATEGIES:	
WA 3.1 Continue to Allow private well systems within the Rural Area where public water systems will not or cannot be provided, so long as natural environmental conditions and system design characteristics are conducive to their efficient operation.	Clarification (Planning)
WA 3.2 The existence or extension of a public water system in the Rural Area shall not promote increased densities which would not otherwise be allowed nor provide justification for altering the land use classifications in the Long-Range Land Use Plan and Map.	
WA 3.3 Investigate the feasibility of obtaining grant funds for use by the County for water extension to areas with a high potential for well contamination or inadequate supply of groundwater.	
POTABLE WATER PLAN MAP	
The Existing and Projected Potable Water Facilities Map (Figure 1) reflects existing potable water facilities and proposed facility improvements. The data shown on the map include the range of pipe sizes planned by the Prince William County Service Authority	Clarification (PWCSA)

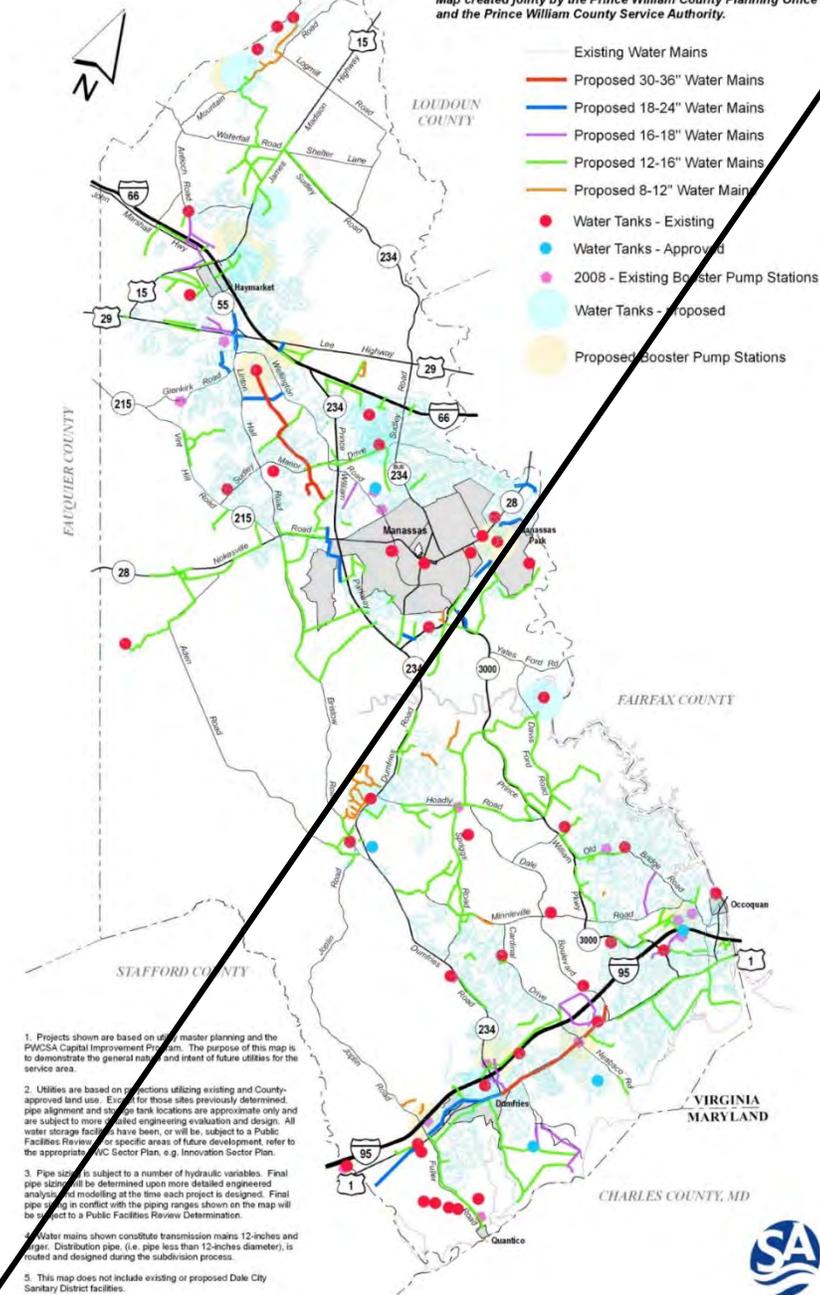
and Virginia American Water for that particular system or area. Location of proposed projects is subject to specific design. The map serves as a guide for conceptual alignments and final design may alter existing and proposed alignments.

Reference to Figure 1 removed from map title.

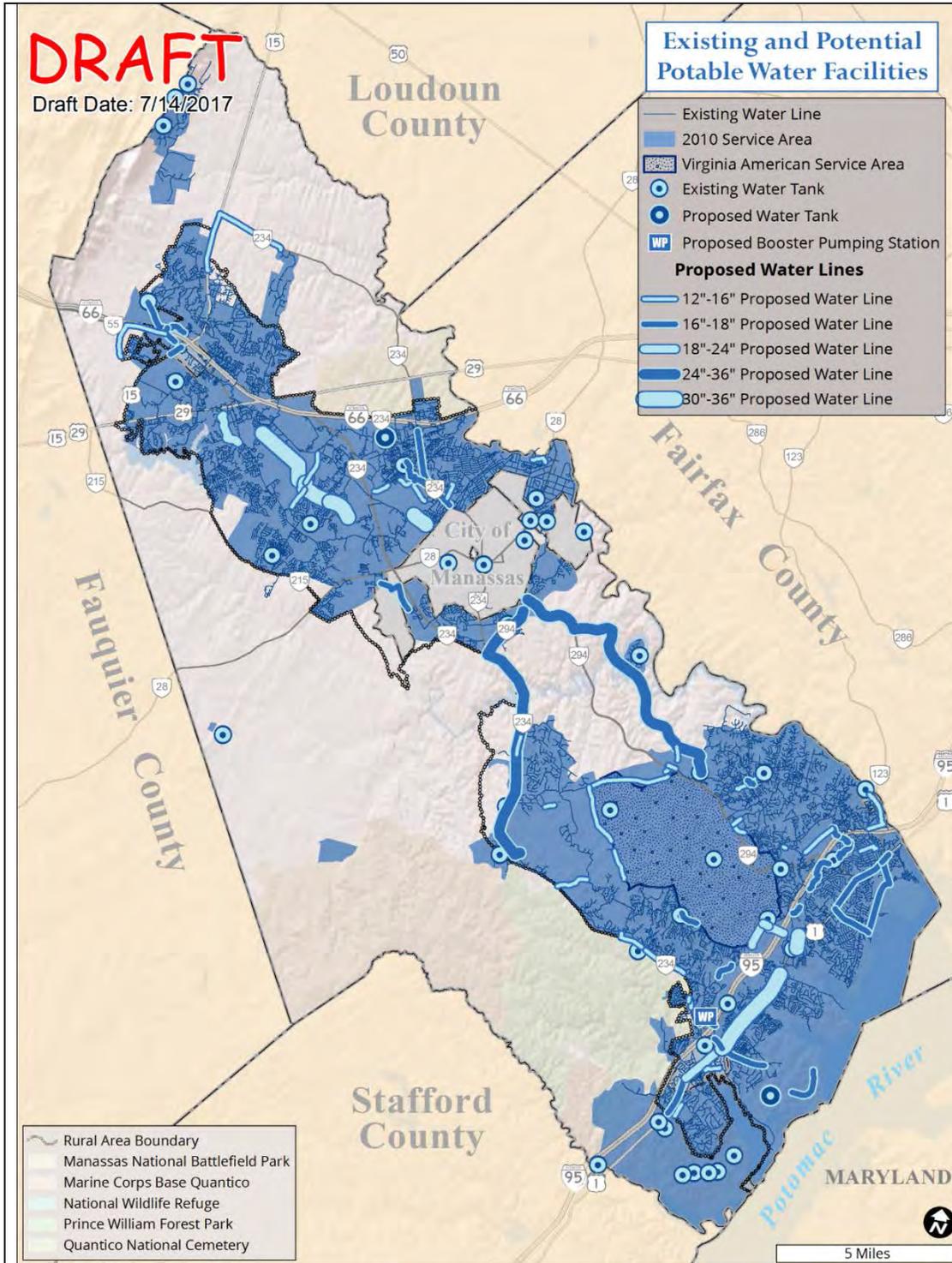
Existing and Projected Potable Water Facilities

For a more detailed map, please purchase the large scale Existing and Projected Sanitary Sewer Facilities Map.

Map created jointly by the Prince William County Planning Office and the Prince William County Service Authority.



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Map to be verified ...Logo for SA?...Proposed Lines Added ? Map is being updated by John...will need to be added. (7-12-17)

Reference to Figure 1 label removed.

Map depicted here is a representation of the on-line version. Final style and format may be modified for a digital format.

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SANITARY SEWER	
Intent	
The intent of the Sewer Plan is to facilitate the provision of adequate conveyance, wastewater treatment, and cost-effective sewer facilities in a manner consistent with development as reflected by the Long-Range Land Use Plan Map, in compliance with the Occoquan Policy, the Potomac Embayment Standards, and Virginia Department of Health Sewer Regulations; and to address existing and potential conditions that could otherwise adversely impact the natural environment and public health, safety, and welfare.	Clarification (PWCSA)
Public sewer is planned and mapped for the Development Area. New development in the Development Area will occur with the provision of public sewer facilities, except in the Semi-Rural Residential (SRR) designation, where on-site sewerage systems may also be used. Development in the Rural Area shall occur without public sewer facilities, except where provided for in this chapter – to address specific public health concerns or to serve a specific public facility. Any extension of public sewers into the Rural Area, however, shall not be used as a justification for increasing the residential densities that are shown on the Long-Range Land Use Plan Map for the Rural Area. The Sewer Plan discourages decentralized on-site sewerage systems in the Rural Area, where more than one lot is to share such a system.	
The Sewer Plan includes the following components:	Delete redundant language (Planning)
• Intent, Goal, Policies, and Action Strategies	
• Existing and Projected Sanitary Sewer Facilities Map (Figure 1)	
GOAL: Provide economically feasible and environmentally sensitive systems of wastewater and sewage collection, conveyance and treatment to serve existing and proposed development, as reflected by the Long-Range Land Use Plan Map and discussed in the Long-Range Land Use Plan.	+
SEW-POLICY 1: Continue sewer system planning within the Development Area, so that the costs of system expansions and increases in system capacity will continue to be borne by new development.	
SEW-POLICY 2: Ensure adequate sewer capacities needed to support planned growth in the Development Area, in accordance with the densities, intensities and locations for new development – as shown in the Long-Range Land Use Plan and Map and in a cost-effective manner.	

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ACTION STRATEGIES:	
SEW 2.1 Revise the sewer plans for the County based on the Long-Range Land Use Plan Map. An analysis – including but not limited to the following subjects – should be incorporated into the Sewer Plan following adoption of each five-year update of the County’s Comprehensive Plan, in instances where Comprehensive Plan policies or Long-Range Land Use Plan designations or development densities are amended and would have a direct impact upon existing sewer plans, or as part of any required public facility review for sewer extension(s):	
SEW 2.1.a Potential shortfalls in utility capacities and proposed methods for addressing identified shortfalls.	
SEW 2.1.b Identification of capital needs, based upon identified shortfalls in utility capacities and identification of potential funding sources. This analysis should consider the relevancy of phased construction as a means to address capital needs.	
SEW 2.1.c Analysis and recommendations regarding the provision of public <u>sewer</u> service to users of small private sewage treatment plants, decentralized on-site sewerage systems that serve more than one lot and on-site sewerage systems. These facilities may already be existing or may occur in the future, in locations designated Semi-Rural Residential (SRR) on the Long-Range Land Use Plan Map or in other locations, such as for certain public buildings and sites.	Clarification (PWCSA)
SEW 2.2 Require existing structures, where an existing on-site sewer system has failed in the Development Area and where it has been determined by the Prince William County Health Department that no on-site remediation is possible, and where the property line is located within 300 feet of a public sewer line with adequate capacity, to connect to such line.	
SEW 2.3 Plan for adequate facility capacity allocations from the Upper Occoquan Sewage Authority to meet projected needs for those portions of western Prince William County that are included within the Development Area.	
SEW 2.4 Expand the H. L. Mooney treatment plants to accommodate projected need as reflected by the Long-Range Land Use Plan Map.	Per the PC Work Session on 4.19.17
SEW 2.5 Plan and coordinate with the Dale Service Corporation <u>Virginia American Water</u> to prepare strategies to accommodate projected needs within its service area, as reflected by the Long-Range Land Use Plan Map.	Clarification (PWCSA)

Attachment B – Comprehensive Plan Chapter Edits

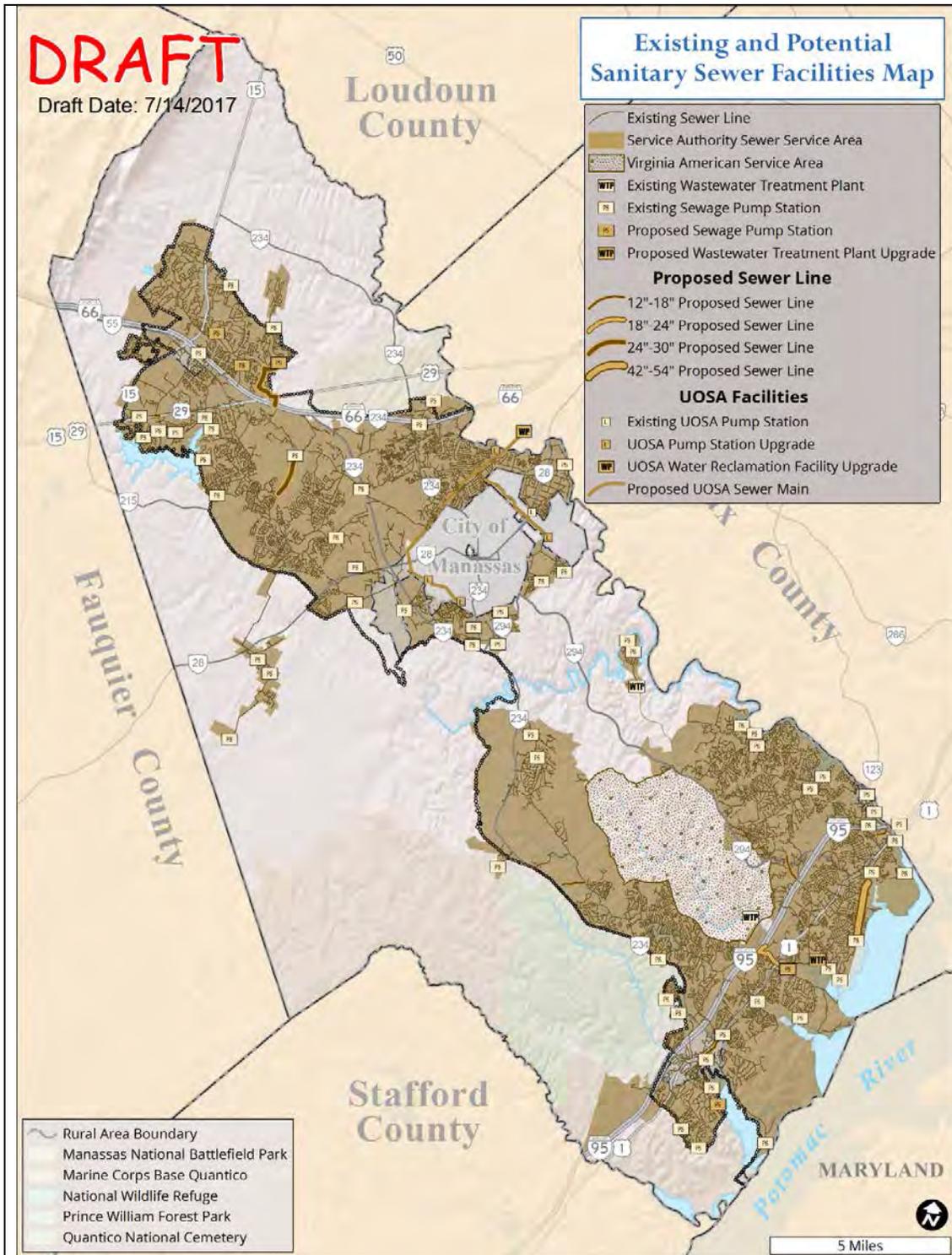
<p>SEW 2.6 Recognize that the Prince William County Service Authority and the Dale Service Corporation <u>Virginia American Water</u> are the primary providers of sewage treatment to the County.</p>	<p>Clarification (PWCSA)</p>
<p>SEW 2.7 Design and plan for sewer facilities only in accordance with the densities, intensities, and locations for new development in the Development Area that are shown in the Long-Range Land Use Plan Map.</p>	
<p>SEW 2.8 Require all future development within the Development Area, as reflected by the Long-Range Land Use Plan Map, to connect to public sewer facilities, except in those locations designated SRR, where on-site sewerage systems are also permitted.</p>	
<p>SEW 2.9 Require new development in the Development Area to fund the capital costs associated with expanding sewer facilities, including line extensions and plant capacity expansions, <u>as required for its project</u>, in coordination with the Prince William County Service Authority and in conjunction with the Long-Range Land Use Plan.</p>	<p>Clarification (Planning)</p>
<p>SEW 2.10 Evaluate the existing Design and Construction Standards Manual standards for average daily wastewater flow by land use type at least every five years.</p>	
<p>SEW 2.11 Monitor failures, as determined by the Health Department, to existing on-site sewerage systems, to determine the need for future extension of public sewer facilities within the Development Area. Such future extension, however, is not to be seen as a reason for an increase in residential densities above those specified on the Long-Range Land Use Plan Map.</p>	
<p>SEW 2.12 Prepare a standard policy and regulations to require existing and future development to install appropriate pre-treatment facilities, in accordance with the Prince William County Service Authority or Upper Occoquan Sewer Authority Pretreatment Regulations or Policies, and to connect to public sewer facilities if such development is – or promotes – a health hazard.</p>	
<p>SEW 2.13 Maintain an inventory of local systems – small private sewage treatment plants, alternative sewerage systems, and on-site sewerage system – throughout the County.</p>	
<p>SEW 2.14 Focus future publicly funded capital improvement programs for sewer facility expansion projects into the Development Area, as reflected by the Long-Range Land Use Plan Map.</p>	
<p>SEW 2.15 Prohibit the use of privately owned and privately operated treatment plants for new development projects.</p>	
<p>SEW 2.16 Utilize Figure 1- <u>Figure 1: Existing and Projected Sanitary Sewer Facilities Map</u> (Figure 1) to identify the general or approximate location, character, and extent of the features shown thereon. Such features shall be planned, sited, and buffered to provide</p>	<p>Clarification of redundant</p>

Attachment B – Comprehensive Plan Chapter Edits

<p>compatibility with surrounding existing and planned land uses, and shall meet the appropriate policies and action strategies of the Community Design Plan and the Long-Range Land Use Plan.</p>	<p>language (Planning) Reference to Figure 1 removed from map title.</p>
<p>SEW 2.17 Continue to update local sewer ordinances and pretreatment regulations and/or policies, as appropriate.</p>	
<p>SEWER POLICY 3: Prohibit the extension of public sewer into the Rural Area, except under special circumstances that maintain the land use densities delineated in the Long-Range Land Use Plan Map and uphold the policies and action strategies outlined in the Comprehensive Plan.</p>	
<p>ACTION STRATEGIES:</p>	
<p>SEW 3.1 All new development within the Rural Area shall be served by individual-lot, on-site sewerage systems. Public sewer systems – except under the special circumstances that are outlined in the action strategies contained herein, and as specifically permitted under the action strategies in the Nokesville Sector Plan for the “core area” identified in that sector plan – shall not be extended into the Rural Area.</p>	
<p>SEW 3.2 Comply with State requirements to enforce a periodic septic tank pump-out and reporting program in order to ensure proper waste disposal.</p>	
<p>SEW 3.3 Develop a Wellhead Protection Program and Groundwater Recharge Zone Protection Program – utilizing procedural guidelines and information available from the U.S. Environmental Protection Agency and the Virginia Groundwater Protection Steering Committee – to protect or improve the groundwater quality and prevent well contamination from faulty or improperly located private waste disposal systems.</p>	
<p>SEW 3.4 To serve a public facility, such as a public school, fire station, or public library, allow for the extension of public sewer into the Rural Area.</p>	
<p>SEW 3.5 Within the Rural Area, permit the voluntary use of public sewer systems for existing structures in a sub-watershed that has a documented history of sewerage system failures, as determined by the Health Department. <u>Virginia Department of Health, and in accordance with existing Prince William County policies.</u></p>	<p>Clarification (PWCSA) Clarification of formal State Health Department title (Planning – 5/5/17)</p>

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<p>SEW 3.6 Require existing structures whose failed sewerage systems have no on-site remediation – and where the property line is located within 300 feet of a public sewer line with adequate capacity – to connect to such line.</p>	
<p>SEW 3.7 Permit existing structures whose property line is within 1,000 feet of a sewer line extended into the Rural Area under the conditions of AS 4, AS 5, or AS 6 <u>SEW 3.4, SEW 3.5, or SEW 3.6</u> above to connect to the line, if there is adequate capacity on in that line.</p>	<p>Clarification (Planning)</p>
<p>SEW 3.8 Where appropriate, the Prince William County Service Authority will make reasonable efforts to accommodate <u>allow connection for</u> existing structures along the length of proposed sewer lines; however, no guarantee of service will be made and no increase in capacity beyond that shown on the Long-Range Land Use Plan Map shall be provided.</p>	<p>Clarification (PWCSA)</p>
<p>SEW 3.9 The existence or extension of a public sewer system to serve a site shall not promote increased densities that would not otherwise be allowed given the application of the various chapters of the Comprehensive Plan and relevant compatibility issues.</p>	
<p>SEW 3.10 The existence or extension of a public sewer system in the Rural Area shall not provide justification for altering the land use classifications on the Long-Range Land Use Plan Map.</p>	
<p>SEW 3.11 Where an adopted sector plan or planning study recommended in the Long-Range Land Use Plan and approved by the Board of County Supervisors calls for extension of public sewer into the Rural Area, permit such extension. , so as long as such action is consistent with the remainder of the Comprehensive Plan. <u>, so as long as</u></p>	<p>Per the PC Work Session on 4.19.17</p>
<p>SEW 3.12 The cost of any extensions/connections of/to a public system must be borne by the property owners connecting to the system.</p>	
<p>SEW 3.13 Investigate the feasibility of obtaining grant funds for use by the County for sewer extensions to areas with a high potential for on-site waste disposal system failure.</p>	
<p>SANITARY SEWER FACILITIES MAP</p>	
<p>The Existing and Projected Sanitary Sewer Facilities Map (Figure 1) reflects existing sewer facilities and proposed facility improvements. The data shown on the map includes the range of pipe sizes planned by the Prince William County Service Authority for that <u>their</u> particular system or area.</p>	<p>Clarification (PWCSA) Reference to Figure 1 removed from map title.</p>



Map to be updated with VA American Water Service Information. I do not believe any additional information was provided to us? John?

Map to be updated by John and reference to Figure 1 deleted

Map depicted here is a representation of the on-line version. Final style and format may be modified for a digital format.

Attachment C – Comprehensive Plan Glossary

GLOSSARY OF ACRONYMS AND PLANNING TERMS	
<p>A-1, Agricultural: This zoning district <u>is intended to implement the agricultural or estate classification of the comprehensive Plan. This district allows one detached single-family dwelling per 10 acres and agricultural uses <u>and allows one detached single-family dwelling per 10 acres.</u></u></p>	Clarified
<p>Accessible Housing: An accessible home is one which enables an individual to do what he or she needs and desires to do as independently as possible. For some, access may be as simple as adding grab bars and a tub seat in the bathroom. For wheelchair users, access may require ramping entrances, widening doorways, lowering counters, adding lever or loop-style hardware to doors and drawers, and modifying storage areas.</p>	
<p>Active Recreation: Uses involving development of parkland to provide facilities including the construction of buildings, fields, courses, and other related infrastructure to support recreational activities. Examples include baseball, soccer, volleyball, tennis, basketball, and other sports requiring managed fields, courts, swimming pools, tracks, or indoor program or classroom space.</p>	
<p>Administrative Support Facilities: are defined as <u>Structures</u> that house specialized functions, such as personnel, evidence storage, and crossing guards. They may house both sworn officers and civilian support personnel. These facilities may be of variable size but supplement the space needs of district police stations at a ratio of 250 square feet per sworn officer employed by the County.</p>	Edit
<p>ADU Ordinance, Affordable Dwelling Unit Ordinance: An ADU Ordinance would require developers of multi-family units (condominiums, apartments, and townhouses) to set aside a portion of the units for rent or purchase by families with low to moderate incomes. In exchange, the County would give developers a bonus density, i.e., the approval to build above the median of the density range.</p>	
<p>AE, Agricultural or Estate: This Long-Range Land Use classification allows one dwelling per 10 acres and is described in more detail in the Long-Range Land Use chapter.</p>	

Attachment C – Comprehensive Plan Glossary

<p>AED, Automated External Defibrillator: This is a <u>portable electronic device</u> that diagnoses and treats <u>cardiac arrest</u> in a critically ill <u>patient</u> by re-establishing an effective heart rhythm. This treatment is called <u>defibrillation</u>, which applies an <u>electric shock</u> to the entire <u>heart muscle</u>, uniformly clearing the electrical activity of the heart, and hopefully allowing it to resynchronize.</p>	
<p>Affordable Housing: Housing where the occupant is paying no more than thirty percent (30%) of gross income for gross housing costs, including utility costs.</p>	
<p>AGL, At Ground Level: A base-point of measurement for the height of a structure, such as a telecommunications tower, indicating a point of measurement from the ground, regardless of the topographic elevation above sea level.</p>	
<p>Airport Safety Overlay District: This is a zoning district that is established to recognize airport related hazards which may endanger lives and property and to oversee potential obstructions which can effectively reduce airspace required for aircraft take-off, landing, and maneuvering. This district is in addition to and overlays all other zoning districts where it is applied.</p>	
<p>ALF, Assisted Living Facility: Assisted-Living Facilities (ALFs) are designed to accommodate frail, elderly, and people with disabilities, who can live independently but need assistance with activities of daily living (e.g., assistance with eating, bathing, grooming, dressing, and home management activities.) ALFs provide support services such as personal care, transportation, meals, housekeeping, and laundry.</p>	

Attachment C – Comprehensive Plan Glossary

<p>ALS, Advanced Life Support: A treatment consensus for <u>cardiopulmonary resuscitation</u> in <u>cardiac arrest</u> and related medical problems. The main algorithm of ALS, which is invoked when actual cardiac arrest has been established, relies on the monitoring of the electrical activity of the <u>heart</u> on a cardiac monitor. Depending on the type of <u>cardiac arrhythmia</u>, <u>defibrillation</u> is applied, and <u>medication</u> is administered. <u>Oxygen</u> is administered and <u>endotracheal intubation</u> may be attempted to secure the airway. At regular intervals, the effect of the treatment on the heart rhythm, as well as the presence of <u>cardiac output</u>, is assessed. An ALS transport unit in the County is personnel equipped for transport with emergency medical services ALS equipment, with staffing of at least one Basic Life Support (BLS) and at least one ALS provider meeting the certification standards of the County.</p>	
<p>AMI, Area Median Income: Area Median Income (AMI) is the average income of persons and families living in a defined geographical area. This area could be a county or group of counties in rural areas or a Metropolitan Statistical Area (MSA) in urban areas. The AMI is determined and published annually by the Department of Housing and Urban Development (HUD). The local AMI is used to determine individuals’ and families’ qualifications for various Federal and state assistance programs, including affordable housing programs.</p>	
<p>Animal Control Bureau: is defined as a <u>A</u> police location that houses animals, provides administrative space for personnel, and provides places for citizen visits in order to evaluate animals for possible adoption. Each facility should be designed to be approximately 11,000 square feet.</p>	Edit
<p>Area Agency on Aging: A County agency responsible for advocacy and education and coordination of programs and services for older adults in Prince William County, Manassas, and Manassas Park. It also serves families and caregivers of seniors. This agency is one of more than 670 agencies in the national aging network of Area Agencies on Aging.</p>	Edit
<p>Area, Gross in the Comprehensive Plan: A measure in square feet or acres equating to the area of a property shown with a long-range land use classification contained in the Comprehensive Plan that is not the ER, Environmental Resource designated portion of the property.</p>	

Attachment C – Comprehensive Plan Glossary

<p>B-1, General Business: This zoning district allows retail stores, shopping centers, office, and institutional uses.</p>	
<p>B-2, Neighborhood Business: This zoning district allows neighborhood scale retail, office, and institutional uses with the aggregate non-residential uses not to exceed 120,000 gross square feet and no single use greater than 12,000 gross square feet.</p>	
<p>B-3, Convenience Retail: This zoning district provides for areas within the County where convenience goods and services may be located. The non-residential uses shall not exceed 15,000 gross square feet, with no single user larger than 8,000 gross square feet.</p>	
<p>Blueways: Rivers, lakes, or streams with public access for recreation that includes fishing, nature observation, and opportunities for boating.</p>	
<p>BLS, Basic Life Support: A specific level of pre-hospital medical care provided by trained responders, including emergency medical technicians, in the absence of advanced medical care. Basic Life Support consists of a number of life-saving techniques focused on the “ABC”s of pre-hospital emergency care as follows: airway – the protection and maintenance of patient airway including the use of airway adjuncts such as an oral or nasal airway; breathing – the actual flow of air through respiration, natural or artificial respiration, often assisted by emergency oxygen; and circulation – the movement of blood through the beating of the heart or the emergency measure of CPR. A BLS transport unit in the County is personnel equipped for transport with emergency medical services BLS equipment with staffing of at least one operator who shall, at a minimum, have a valid motor vehicle operator’s license issued by the Commonwealth of Virginia or another stated with reciprocity and have successfully completed an approved emergency vehicle operator’s course training or equivalent and one or more personnel meeting the BLS-certification standards of the County.</p>	

Attachment C – Comprehensive Plan Glossary

<p>BMP, Best Management Practices: A term used for water quality standards, defined in the Design and Construction Standards Manual as an effective practicable means of reducing the amount of pollution generated by non-point sources, which may be structural or non-structural practices, or a combination of practices.</p>	
<p>BOCS: The Prince William Board of County Supervisors.</p>	
<p><u>Brownfield:</u> <u>A brownfield is an industrial or commercial property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties increases local tax bases, facilitates job growth, utilizes existing infrastructure, takes development pressures off of undeveloped, open land, and both improves and protects the environment.</u></p>	<p>Definition added</p>
<p>Bus Feeders: Transit services whose routing and scheduling are designed to transport riders to another, longer-distance transit service (usually but not exclusively rail service), as a means of reducing reliance on driving to access the longer distance transit service. Bus feeders are well suited to situations where parking at stops / stations served by the longer distance transit service is in short supply and/or where there is an explicit desire to encourage shared ride transportation access to such stops / stations combining limitations on parking supply and parking pricing to achieve a desired policy outcome.</p>	
<p>Canopy: The leaf area of a tree.</p>	
<p>Canopy Coverage: The area underneath the dripline of a tree, group of trees or forest.</p>	
<p>CBPA, Chesapeake Bay Preservation Area Overlay District: A zoning district that is enacted to implement the requirements of the Chesapeake Bay Preservation Act that is in addition to and overlays all other zoning districts where it is applied.</p>	

Attachment C – Comprehensive Plan Glossary

<p>CEC, Community Employment Center: This Long-Range Land Use classification is for sites at or near intersections of principal roads or commuter rail stations. It allows 75% employment use and 25% retail and/or residential, 6-12 dwellings per acre.</p>	
<p>Center for Watershed Protection: Founded in 1992, the Center for Watershed Protection is a non-profit 501C3 corporation that provides local governments, activists, and watershed organizations around the country with the technical tools for protecting streams, lakes, and rivers. The Center has developed and disseminated a multi-disciplinary strategy to watershed protection that encompasses <u>watershed planning</u>, <u>watershed restoration</u>, <u>stormwater management</u>, <u>watershed research</u>, <u>better site design</u>, <u>education and outreach</u>, and <u>watershed training</u>.</p>	
<p>Center of Commerce: Planned urban centers where a variety of activities with a regional draw allows people to work, shop, dine, live and enjoy entertainment.</p>	
<p>Center of Community: Neighborhood centers for residents to live, shop, dine, recreate, and congregate.</p>	
<p>CGA, Critical Groundwater Area: This is an area identified with significant ground water declines and/or water quality degradation. Boundaries of a critical ground water area are configured based on the natural hydro-geologic boundary of an aquifer. The designation recognizes the existence of a water quality or quantity problem and encourages local interests to develop a plan of action to address the problems. This is a non-regulatory program, which focuses on conservation and education programs, such as tax incentives for the installation of water conservation practices.</p>	
<p>Chesapeake Bay Resource Protection Area: See RPA.</p>	
<p>CIP, Capital Improvement Program: The CIP is the capital infrastructure component of the County’s fiscal plan, an important part of the County’s Five-Year Budget Plan, and an implementation tool for the Comprehensive Plan.</p>	

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<p>Circulator Transit Services: Transit services whose routing and scheduling are designed to serve localized travel and lessen the dependency on automobiles for short distance trips. PRTC’s OmniLink routes are a form of “circulator transit service”, though such services can be even more localized in nature (e.g., a service linking job sites and lunch-time business establishments beyond walking distance of the job sites). Such services can be publicly or privately sponsored depending on the circumstances – a service restricted to only certain employees benefiting a single or a selected group of employers would have to be privately sponsored.</p>	
<p>Coastal Plain: The physiographic province generally located to the east of Interstate 95.</p>	
<p>Complete Streets: A planning concept whereby policies are put in place at the governmental level for streets to be designed and operated so that the entire right-of-way can enable safe, attractive, and comfortable access and travel for all users, including motorists, bicyclists, transit riders, and pedestrians.</p>	
<p>Conservation Areas: Land areas set aside for natural and/or cultural resource protection that are protected by easements, code or ordinance restrictions, or federal, state or county designation. The primary purpose is to protect, research and manage significant natural and/or cultural resources. Passive recreation may be allowed within conservation areas. Decisions about the management of conservation areas and what activities are to be permitted within them will be based on site evaluations, research and empirical data to determine whether the proposed practices or uses are compatible with resource protection.</p>	
<p>Context Sensitive Solutions: A collaborative, interdisciplinary approach that involves all stakeholders in providing a transportation facility that fits its setting. It is an approach that leads to preserving and enhancing scenic, aesthetic, historic, community, and environmental resources, while improving or maintaining safety, mobility, and infrastructure conditions.</p>	
<p>Contiguous: Abutting, adjoining, or touching and having a boundary, or portion thereof, which is coterminous.</p>	

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<p>County Home Ownership Programs: Prince William County administered homeownership assistance loan programs which provide purchase loans for down-payment and closing cost assistance.</p>	<p>Clarified by Housing</p>
<p>CPR, Cardio-Pulmonary Resuscitation: This is an emergency <u>first aid</u> procedure for a victim of <u>cardiac arrest</u>. It is part of the <u>chain of survival</u>, which includes early access (to <u>emergency medical services</u>), early CPR, early <u>defibrillation</u>, and early advanced care.</p>	
<p>CPTED, Crime Prevention Through Environmental Design: A set of principles developed by the National Crime Institute for the design of buildings and sites in a way that can prevent or reduce crime.</p>	
<p>CR, Convenience Retail: This Long-Range Land Use classification provides for retail “nodes” to serve rural areas located within 10-15 minutes’ drive time.</p>	
<p>Cultural Heritage: Cultural resources, history and practices such as farming, medicinal arts, crafts, industry, social and religious traditions, arts and literature, military traditions and skills, woodcraft and other human activities that help the present generations know and understand the people, places and events that came before them.</p>	<p>Edit</p>
<p>Cultural Resources: Physical evidence of any past human activity identifiable through field survey, historical documentation or oral history. These include archaeological sites, man-made objects, historic buildings, structures, objects or districts, cemeteries and the landscapes in which they exist.</p>	<p>Edit</p>
<p>CRHS, County Registered Historic Site: This is a Long-Range Land Use classification that identifies important cultural resources, including architectural, archaeological, and historical resources and is intended to protect said cultural resources.</p>	
<p>Dale Service Corporation: A sewer-only utility operating in Dale City.</p>	<p>No longer in operation.</p>

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<p>DCSM, Design and Construction Standards Manual: A regulatory document of standards which apply to land development in the County, specifically the requirements applicable to the production, review, and approval of site development plans and plats, and construction in accordance with those documents.</p>	
<p>DEQ: Virginia Department of Environmental Quality.</p>	
<p>Development Area: That portion of Prince William County that has already been developed or is expected to be developed at residential densities greater than those in the Rural Area. The Development Area also contains commercial, office, and industrial uses.</p>	
<p>DHR: See VDHR, Virginia Department of Historic Resources.</p>	
<p>District Police Stations: are defined as Structures comprising major functional organization components of the Police Department including an Operations Division, a Criminal Investigations Division, and/or an Administrative Division. These provide office space for both sworn officers and civilian support personnel, and serve a defined geographic area of the County. Each facility should be designed to serve approximately 138,753 residents.</p>	<p>Edit</p>
<p><u>Dripline:</u> <u>The dripline is the area directly located under the outer circumference of the tree branches where water drips from and onto the ground.</u></p>	<p>Definition added</p>
<p>DRPT: See VDRPT, Virginia Department of Rail and Public Transportation.</p>	
<p>ECA, Environmental Constraints Analysis: A report required with a rezoning or Special Use Permit application mapping natural site conditions to aid in the identification and protection of significant environmental resources.</p>	
<p>Efficiency Apartment: An efficiency apartment is a small living area with a bathroom and a kitchenette. These are <u>usually</u> more affordable than other apartments as rentals or to purchase because the living space, the kitchen, living room, and bedroom are all contained in one room.</p>	<p>Clarification</p>

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<p>EI, Industrial Employment: This Long-Range Land Use classification provides for manufacturing, industrial parks, truck and auto repair, wholesale/distribution, and warehouses.</p>	
<p>EMS, Emergency Medical Service: A service providing pre-hospital (or out-of-hospital) <u>acute</u> care to patients with illnesses and injuries. The most common and recognized EMS type is an <u>ambulance</u> organization. The aim of an EMS is to provide treatment to those in need of urgent medical care, with the goal of either satisfactorily treating the malady, or arranging for timely removal of the patient to the next point of definitive care.</p>	
<p>ER, Environmental Resource: All 100-year floodplains, Resource Protection Areas, areas with 25 percent or greater slopes, areas with 15 percent or greater slopes in conjunction with soils that have severe limitations, soils with a predominance of marine clays, public water supply sources, wetlands, and critically erodible shorelines and stream banks.</p>	
<p>FAA, Federal Aviation Administration: This is a Federal agency created by the Federal Aviation Act of 1958. The agency is under the U.S. Department of Transportation and is responsible for the safety of civil aviation. The major roles include regulating civil aviation to promote safety; encouraging and developing civil aeronautics, including new aviation technology; developing and operating a system of air traffic control and navigation for both civil and military aircraft; researching and developing the National Airspace System and civil aeronautics; developing and carrying out programs to control aircraft noise and other environmental effects of civil aviation; and regulating U.S. commercial space transportation.</p>	

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<p>Fairfax County Water Authority/Fairfax Water: Fairfax Water is Virginia’s largest water utility, serving one out of every five Virginians who obtain their water from public utilities. Nearly 2 million people in serves the Northern Virginia communities of Fairfax, Falls Church, Loudoun, Prince William and Alexandria depend on Fairfax Water for superior drinking water. Fairfax Water is governed by a ten-member Board of Directors, composed of Fairfax County citizens, appointed by the elected Board of Supervisors of Fairfax County. A General Manager, supported by a senior staff of engineering and business professionals manages the day to day operations. <u>Fairfax Water is one of two sources of potable water for Prince William County.</u></p>	<p>Clarification</p>
<p>FAR, Floor Area Ratio: The ratio yielded by dividing the gross floor area of all buildings on a lot by the total area of that lot.</p>	
<p>FCC, Federal Communications Commission: The Federal Communications Commission (FCC) is an independent United States government agency, directly responsible to Congress. The FCC was established by the Communications Act of 1934 and is charged with regulating interstate and international communications by radio, television, wire, satellite, and cable. The FCC’s jurisdiction covers the 50 states, the District of Columbia, and U.S. possessions.</p>	
<p>FEC, Flexible-Use Employment Center: This Long-Range Land Use classification provides for light manufacturing, “start-up” business, and offices.</p>	
<p>FEMA, Federal Emergency Management Agency: The Federal Emergency Management Agency is an agency of the <u>United States Department of Homeland Security (DHS)</u>. FEMA’s purpose is to coordinate the response to a disaster which has occurred in the <u>United States</u> which overwhelms the resources of local and state authorities.</p>	<p>Edit</p>

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<p>FHWA, Federal Highway Administration: A major agency of the U.S. Department of Transportation (DOT). As a cabinet-level organization of the Executive Branch of the U.S. Government, the DOT is led by a presidential appointee-the Secretary of Transportation. The top-level official at FHWA is the Administrator, who reports directly to the Secretary of Transportation. FHWA is headquartered in Washington, DC, with field offices in every State, the District of Columbia, and Puerto Rico. FHWA is charged with the broad responsibility of ensuring that America’s roads and highways continue to be the safest and most technologically up-to-date. Although State, local, and tribal governments own most of the Nation’s highways, the FHWA provides financial and technical support to them for constructing, improving, and preserving America’s highway system.</p>	
<p>Fire and Rescue Association System: Prince William County fire and rescue service is provided through a combination career and volunteer system. Within this system, career members and 12 volunteer organizations, which make up the fire and rescue service, collectively work together to staff 19 fire stations, 24 hours a day, seven days a week. Both services are under the administrative direction of the Fire and Rescue Association System.</p>	<p>Edit from Fire and Rescue</p>
<p>Flood Hazard Overlay District – also, Flood Hazard Area: Any normally dry area that is susceptible to being inundated by water. The flood hazard areas include, but are not limited to, the land subject to the 100-year flood.</p>	
<p>Forest Resources: Those trees, from individual trees in a parking lot to large populations of trees in expansive native forests, along with their associated plant and animal communities, that provide ecological, environmental, social and economic benefits.</p>	
<p>GC, General Commercial: This Long-Range Land Use classification provides for infill of existing commercial “strips.”</p>	
<p>GDP, Generalized Development Plan: A written, statement and graphic depiction of the uses intended for a subject property in a rezoning application.</p>	

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<p>GMU, George Mason University: A state-supported four year university, based in Fairfax, Virginia, with a-satellite campus in Prince William County.</p>	<p>Edit</p>
<p>Green Infrastructure: Green Infrastructure is our nation’s natural life support system – an interconnected network of waterways, wetlands, woodlands, wildlife habitats, and other natural areas; greenways, parks and other conservation lands; working farms, ranches and forests; and wilderness and other open spaces that support native species, maintain natural ecological processes, sustain air and water resources, and contribute to the health and quality of life for America’s communities and people. <i>2007 Virginia Outdoors Plan (Benedict and McMahon, 2006)</i></p>	
<p>Groundwater Recharge Zone: The process by which water, from rainfall, snowmelt, and other sources such as streams and rivers, flows into a water-bearing geologic formation is known as recharge. The land surface from which a particular geologic formation is recharged is known as that formation’s recharge area or zone.</p>	
<p>HABS, Historic American Building Survey: The nation’s first federal preservation program, which was begun in 1933 to document America’s architectural heritage. Creation of the program was motivated primarily by the perceived need to mitigate the negative effects upon our history and culture of rapidly vanishing architectural resources. This is a comprehensive and continuous national survey intended to represent “a complete resume of the builder’s art”, ranging in type and style from the monumental and architect-designed to the utilitarian and vernacular, including a sampling of our nation’s vast array of regionally and ethnically derived building traditions.</p>	
<p>HAER, Historic American Engineering Record: This was established in 1969 by the National Park Service, the American Society of Civil Engineers and the Library of Congress to document historic sites and structures related to engineering and industry. Appropriate subjects for documentation are individual sites or objects, such as a bridge, ship, or steel works; or larger systems, like railroads, canals, electronic generation and transmission networks, parkways and roads.</p>	

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<p>HCOD, Highway Corridor Overlay District: A zoning overlay district intended to reduce traffic congestion and visual clutter.</p>	
<p>Health District/Health Department: Prince William Health District (PWHHD) is part of the Virginia Department of Health. It provides services to residents in Prince William County and the Cities of Manassas and Manassas Park. With a main office in Manassas, the <u>The Division of Environmental Health operates a wide variety of programs including food sanitation, health menace abatement, rabies and communicable disease control, West Nile Virus surveillance, swimming pool sanitation, onsite sewage disposal evaluation and permitting, well permitting, ground water sampling and monitoring, and tourist establishment sanitation. The Environmental Health Division protects public health by preventing the transmission of disease through food, water, and sewage, and works closely with other agencies to protect the environment.</u></p>	<p>Clarification</p>
<p>Heritage Corridors: Linear swaths of land that connect or contain resources of cultural significance and may contain trails and/or roadways with interpretive signage linking cultural sites are part of a countywide system of continuous open space corridors. The corridors may be historic routes themselves, or modern routes that connect sites of cultural interest.</p>	
<p>Highly Erodible Soils: <u>These soil types are identified on a map that is a component of the environment Chapter. The information is derived from maps of United States Department of Agriculture, Soil Conservation Service “Soil Survey of Prince William County, Virginia”, dated August 1989. The erosion factor for soil types indicated in this soil survey is one of the measures used to describe the physical and chemical properties of soils. Soils with high erosion factors are those that are more susceptible to sheet and rill erosion by water, particularly once exposed.</u></p>	<p>Definition added</p>

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<p>Highly Permeable Soils: These soil types are identified on a map that is a component of the Environment Chapter. The information is derived from maps of United States Department of Agriculture, Soil Conservation Service “Soil Survey of Prince William County, Virginia”, dated August 1989. The permeability factor for soil types indicated in this soil survey is one of the measures used to describe the physical and chemical properties of soils. Soils with high permeability are those that have a higher estimated rate of downward movement of water when the soil is saturated. Permeability is considered in the design of soil drainage systems, septic tank absorption fields, and construction where the rate of water movement under saturated conditions affects soil behavior.</p>	<p>Definition added</p>
<p>Historic High Sensitivity Areas: These areas of the county are reflected on a map entitled “High Sensitivity Areas and County Registered Historic Sites” as a component of the Cultural Resources Chapter. This map depicts areas of high sensitivity for historic resources, including areas classified as CRHS, County Registered Historic Site (also shown on the Long-Range Land Use Map). Areas that are not classified CRHS, but shown as “Historic High-Sensitivity” are not site specific, but are general locations where there is suspected presence of significant historic resources, but where exact locations or boundaries are unknown.</p>	<p>Definition added</p>
<p>Historical Commission: The Prince William County Historical Commission was established by the Board of County Supervisors in 1965, per Chapter 5 of the Prince William County Code, for the purpose of advising and assisting the Board of County Supervisors in its efforts to identify and preserve sites and structures throughout the County that are significant in the history of the County.</p>	
<p>HOV, High Occupancy Vehicle: A term used to denote a minimum number of people per car that are allowed to travel on highway lanes designated HOV. The minimum number of people per car is denoted on highway signage as HOV-2, HOV-3, etc.</p>	
<p>HPDF, Housing Preservation and Development Fund: This fund was established by the Board of County Supervisors in 1991 to be managed jointly by the Office of Housing and Community Development and the Finance Department that would foster the development of new housing units that are affordable to low and moderate-income households.</p>	

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<p>HUD (U.S. Department of Housing and Urban Development): HUD's mission is to increase homeownership, support community development and increase access to affordable housing free from discrimination. <u>HUD administers programs that provide housing and community development assistance. The Department works to ensure fair and equal housing for all.</u></p>	<p>Clarification</p>
<p>IDA, Intensely Developed Area: Those areas designated by the Board of County Supervisors that meet the criteria for such designation pursuant to the Code of Virginia, Section 9 VAC 10-20-60 of the Chesapeake Bay Preservation Area designation and management regulations.</p>	
<p>IEEE, Institute of Electrical and Electronic Engineers: The IEEE is a non-profit professional association for the advancement of technology. The IEEE is an authority on areas ranging from aerospace systems, computers and telecommunications to biomedical engineering, electric power and consumer electronics. Members rely on the IEEE as a source of technical and professional information, resources, standards, and services.</p>	
<p>Jurisdictional Wetlands and Waters: All waters of the United States and surface waters of the Commonwealth regulated by the U.S. Army Corps of Engineers and the Virginia Department of Environmental Quality.</p>	
<p>LID, Low Impact Development or Low Impact Design: Techniques which may be used in lieu of, or in combination with traditional stormwater management to manage the storm run-off from a development with the goal of maintaining or replicating the pre-development hydrologic regime.</p>	
<p>LIHTC (Low Income Housing Tax Credits): The Federal Low-Income Housing Tax Credits (LIHTC) program is sponsored by the US Treasury Department and administered by VHDA (Virginia Housing Development Authority) in Virginia. The program provides a federal income tax credit to private individuals, investors or corporations who participate in the construction or redevelopment of low-income housing. The credits are taken annually over a period of ten (10) years. The program may reduce payable taxes by up to \$25,000 of non-passive income.</p>	

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<p>LOS, Level of Service Standards: Six of the Comprehensive Plan chapters address facilities and services provided by the County to its residents and businesses: Fire and Rescue, Libraries, Parks and Open Space, Police, Schools, and Transportation. The departments responsible for these services have established levels of service (LOS) standards, which are standards by which each agency measures the quality of the service it provides. <u>Level of service (LOS) standards specify the public facilities needed for new developments in an effort to provide explicit guidance to ensure that facilities are adequate to support the level of development that is proposed at any point in time.</u></p>	<p>Clarification</p>
<p>LRLUP, Long-Range Land Use Plan: A term used in the Comprehensive Plan to denote land use classifications described in the Long-Range Land Use chapter and shown on the Long-Range Land Use Map. <u>A map that is a component of Long-Range Land Use Plan Chapter that illustrates existing and potential development by land use classifications. This map, together with a general description of the classifications reflected thereon, provides general guidance in determining the level of consistency between a development request and these classes of uses.</u></p>	<p>Clarification</p>
<p>Magisterial Districts: Prince William County is divided into seven local election districts: Brentsville Dumfries Coles Gainesville Neabsco Occoquan <u>Potomac</u> Woodbridge</p>	<p>Updated to reflect current magisterial districts.</p>

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<p>Map—Chesapeake Bay Resource Protection Areas: A map that is a component of the Environment Chapter that depicts land designated by the Board of County Supervisors pursuant to Part III of the Chesapeake Bay Preservation Area Designation and Management Regulations 9 VAC 1—20-070 <i>et. seq.</i> and section 10.1-2110, VA Code Annotated. This map shows the Chesapeake Bay Preservation Area Overlay District that includes lands next to water bodies that have tidal wetlands; non-tidal wetlands connected by surface flow and contiguous to tidal wetlands or water bodies with perennial flow; tidal shores; a 100-foot wide areas located adjacent to, landward, and on both sides of the components listed herein; and other lands with sensitive environmental features that have the potential of significantly affecting water quality as determined by the Director of Public Works.</p>	<p>All maps have been converted into an on-line map with a dynamic interface. Terms or layers defined in the following series of map definitions have been added to the glossary to define the information on the map and not the map itself.</p>
<p>Map—Existing and Projected Fire and Rescue Facilities: A map that is a component of the Fire and Rescue Chapter that depicts existing station locations and general locations for projected new facilities. In addition, the map shows the existing four-minute travel time zones associated with the existing stations.</p>	
<p>Map—Existing and Projected Library Facilities: A map that is a component of the Library Chapter that depicts existing library locations and general locations for projected new facilities.</p>	
<p>Map—Existing and Projected Park Facilities: A map that is a component of the Parks and Open Space Chapter that depicts existing park locations and general locations for projected new facilities.</p>	
<p>Map—Existing and Projected Police Facilities: A map that is a component of the Police Chapter that depicts existing police facility locations and general locations for projected new facilities.</p>	
<p>Map—Existing and Projected Potable Water Facilities: A map that is a component of the Potable Water Chapter that depicts existing water facilities and general locations for projected new facilities.</p>	

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<p>Map— Existing and Projected School Facilities: A map that is a component of the Schools Chapter that depicts existing school locations and general locations for projected new facilities.</p>	
<p>Map— Existing and Projected Sanitary Sewer Facilities: A map that is a component of the Sanitary Sewer Chapter that depicts existing sewer facilities and general locations for projected new facilities.</p>	
<p>Map— Existing and Projected Thoroughfare Facilities: A map that is a component of the Transportation Chapter that depicts existing thoroughfares and locations for projected new facilities all of which have ultimate functional classifications as to type of road, including minor collector, major collector, minor arterial, major arterial, parkway, and interstate. This map is further supported by Table 2 in the Transportation Chapter which lists the facility number, termini, functional classification, typical right of way, recommended number of lanes, adjacent trail class and location.</p>	
<p>Map— Existing and Potential Wireless Communications Sites: A map that is a component of the Telecommunications Chapter that depicts existing wireless communications facility locations and locations for potential new facilities.</p>	
<p>Map— Highly Erodible Soils: A map that is a component of the Environment Chapter that is derived from maps of United States Department of Agriculture, Soil Conservation Service “Soil Survey of Prince William County, Virginia”, dated August 1989. The erosion factor for soil types indicated in this soil survey is one of the measures used to describe the physical and chemical properties of soils. Soils with high erosion factors are those that are more susceptible to sheet and rill erosion by water, particularly once exposed.</p>	<p>Definition relocated</p>

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<p>Map—Highly Permeable Soils: A map that is a component of the Environment Chapter that is derived from maps of United States Department of Agriculture, Soil Conservation Service “Soil Survey of Prince William County, Virginia”, dated August 1989. The permeability factor for soil types indicated in this soil survey is one of the measures used to describe the physical and chemical properties of soils. Soils with high permeability are those that have a higher estimated rate of downward movement of water when the soil is saturated. Permeability is considered in the design of soil drainage systems, septic tank absorption fields, and construction where the rate of water movement under saturated conditions affects soil behavior.</p>	<p>Definition relocated</p>
<p>Map—Historic Sensitivity and County Registered Historic Sites: A map that is a component of the Cultural Resources Chapter that depicts areas of high sensitivity for historic resources, including areas classified as CRHS, County Registered Historic Site (also shown on the Long Range Land Use Map). Areas that are not classified CRHS, but shown as “historic sensitivity” are not site specific, but are general locations where there is suspected presence of significant historic resources, but where exact locations or boundaries are unknown.</p>	<p>Definition relocated</p>
<p>Map—Long-Range Land Use Plan: A map that is a component of Long-Range Land Use Plan Chapter that illustrates existing and potential development by land use classifications. This map, together with a general description of the classifications reflected thereon, provides general guidance in determining the level of consistency between a development request and these classes of uses.</p>	<p>Definition relocated</p>
<p>M-1, Heavy Industrial: This zoning district is intended to provide areas for and to encourage development of heavy and intensive industrial processing, manufacturing and storage.</p>	
<p>M-2, Light Industrial: This zoning district is intended to provide areas for research and development centers, light industrial manufacturing, warehousing, wholesaling and related office and institutional uses.</p>	

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<p>M-T, Industrial/Transportation: This zoning district is intended to provide for areas and encourage development of heavy industrial uses, particularly those that generate considerable truck and/or heavy equipment traffic, or which require access to more than one mode of transportation.</p>	
<p>MCB-Q: The United States Marine Corps Base at Quantico.</p>	
<p>MTN: This Long-Range Land Use classification provides for higher density, mixed-use development near existing and future commuter rail and Metrorail stations.</p>	
<p>MWCOG/COG, Metropolitan Washington Council of Governments: COG is a regional organization of Washington area local government, composed of 21 <u>24</u> local governments surrounding the nation’s capital, plus area members of the Maryland and Virginia legislatures, the U.S. Senate, and the U.S. House of Representatives. COG provides a focus for action and develops sound regional responses to such issues as the environment, affordable housing, economic development, health and family concerns, human services, population growth, public safety, and transportation. Founded in 1957, COG is an independent, nonprofit association, supported by financial contributions from its participating local governments, federal and state grants and contracts, and donations from foundations and the private sector. Policies are set by the full membership acting through its board of directors, which meets monthly to discuss area issues.</p>	<p>Updated</p>
<p>MPO, Metropolitan Planning Organizations: These are responsible for planning, programming, and coordination of federal highway and transit investments in urbanized areas. <u>A Metropolitan Planning Organization (MPO) is an organization of elected officials in urbanized regions with 50,000 or more population. MPOs provide a forum for local decision-making on transportation issues of a regional nature. The policy for the metropolitan planning process is to promote consistency between transportation improvements and state and local planned growth and economic development patterns.</u> The MPO for the Washington area is the Transportation Planning Board of the Metropolitan Washington Council of Governments.</p>	<p>Strengthen definition</p>

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<p>MZP, Master Zoning Plan: A graphic depiction of a development proposal, required with a rezoning for a planned district rezoning. A Master Zoning Plan demonstrates how the development proposal will be cohesive, ensures the efficient use of property, efficient traffic circulation, and preservation of open space and sensitive environmental and historical features. The Master Zoning Plan is intended to guide the progress of a Planned Development District by identifying designated areas where compatible uses are proposed. <u>Upon approval, the Master Zoning Plan shall determine the general layout of the development, the uses permitted in the land bays shown on the master zoning plan, and the general size and capacity of public improvements shown (but not their specific location, unless so proffered).</u> The “Planned District Layer” in County Mapper identifies all sub districts, the specific allowable land uses in the sub district and the development standards.</p>	<p>Clarification</p>
<p>Natural Resources: Biotic (living organisms such as plants, animals, fungi, bacteria, etc.) and abiotic components (non-living things such as soils, rock, water, air, light, chemical compounds, etc.) and the communities, landscapes and ecosystems that they make up.</p>	
<p>NC, Neighborhood Commercial: This Long-Range Land Use classification provides commercial areas to serve surrounding residential neighborhoods</p>	
<p>Non-Motorized: For the purposes of the Transportation and Mass Transit Plan Update, this term refers to transportation modes that do not involve automobiles, trains, buses, or other “motorized” forms of transportation. (Rather, in this context, it refers to walking, jogging, running, bicycling, roller-blading, roller-skating, manual scootering, and any other “non-motorized” modes of transportation.)</p>	

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<p>NRHP, National Register of Historic Places: Authorized under the National Historic Preservation Act of 1966, the National Register of Historic Places is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect our historic and archeological resources. Properties listed in the Register include districts, sites, buildings, structures, and objects that are significant in American history, architecture, archeology, engineering, and culture. A set of criteria is used to evaluate resources for inclusion. The National Register is administered by the National Park Service, which is part of the U.S. Department of the Interior.</p>	
<p>NVCC, Northern Virginia Community College: A state supported two-year college with campuses in Northern Virginia, including one in Woodbridge and one in Manassas.</p>	<p>Not referenced in the Plan</p>
<p>O, Office: This Long-Range Land Use classification provides for low- to mid-rise, suburban-scale offices or research and development activities.</p>	
<p>Occoquan Policy: A policy in the Virginia Administrative Code for the State Water Control Board that protects the Occoquan watershed from point source pollution. The Occoquan Policy specifically regulates jurisdictional domestic sewage and sets forth requirements for high performance regional treatment plants. The policy was adopted pursuant to authority vested in the State Water Control Board by §62.1-44.15 of the State Water Control Law.</p>	<p>Clarification</p>
<p>O(F), Office/Flex: This zoning district is designed to provide areas for research and development centers, office, institutional, and minimal impact industrial uses.</p>	
<p>O(H), High-Rise Office: This zoning district is designed to provide areas for high-rise offices and institutional uses.</p>	
<p>O(L), Low-Rise Office: This zoning district is designed to provide areas for offices with a minimum 10,000 square foot lots.</p>	
<p>O(M), Mid-Rise Office: This zoning district is designed to provide areas for mid-rise offices and institutional uses.</p>	

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<p>Open Space: Land that is not dominated by man-made structures. It preserves natural or cultural resources, provides for passive recreation, is used for cultivated fields or forests, or exists in a natural and undeveloped state. Open space may include nature preserves, historic sites, farms, parks, forests, floodplains, wetlands, etc., and may include some structures, parking areas, roads, trails and facilities that support the use of the land.</p>	
<p>Open Space Corridors: Continuous systems of open space. These corridors include environmentally sensitive lands and natural resources requiring protection from disturbances and development, and lands needed for open space and passive recreational uses such as trails and blueways. Open Space corridors include drainage-ways and stream channels, floodplains, wetlands, steep slopes, and other resource features, and are part of a countywide system of continuous open space corridors.</p>	
<p>OWML, Occoquan Watershed Monitoring Laboratory: The Occoquan Watershed Monitoring Laboratory (OWML), Manassas, is responsible for making determinations in a number of areas critical to the ongoing management of water quality in the Occoquan watershed, situated on the southwestern periphery of the Virginia suburbs of Washington, D.C. The basin encompasses six political subdivisions, including portions of four counties, and the entire land area of two independent cities. OWML determines the suitability of reclaimed water for indirect discharge into a public water supply.</p>	
<p>Park and Ride Lot: Parking facilities that are intended to allow individuals to leave their single occupancy vehicles in order to connect to transit alternatives.</p>	
<p>Park Authority and Park Authority Board: The Prince William County Park Authority, founded in 1977 by the Board of Supervisors, provides the residents and visitors with recreational programs, parks, and facilities. The Park Authority is an autonomous organization governed by an eight member board appointed by the Board of County Supervisors and funded by a tax transfer and revenue producing facilities. The Park Board appoints an Executive Director to act as the Chief Administrative Officer and to execute the Board’s policies and programs.</p>	

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<p><u>Parks and Recreation:</u> <u>In March 2012, the Prince William County Park Authority, an independent public corporate and political entity established in 1977 and governed by an eight member board appointed by the Board of County Supervisors was dissolved and the Prince William County Department of Parks and Recreation was created as a County department. Parks and Recreation manages more than 4,000 acres of scenic park land, over 100 miles of trails and blueways, three 18-hole golf courses, 116 sports fields, two water parks, six outdoor pools, two aquatics and fitness centers, a skate park, and a public dog park.</u></p>	
<p>Parks: Lands set aside for recreation use and/or the preservation and management of natural and cultural resources. Parks consist of three main components: active recreation, passive recreation, and natural open space conservation areas.</p>	
<p>Passive Recreation: Uses that generally require or result in little or no alteration of the landscape and produce little or no light, noise or visual intrusion on their surroundings. Passive uses may require trails, small footprint buildings for restrooms or visitor centers, parking, etc. Examples may include hiking, jogging, birding birdwatching, photography, nature study, fishing, canoeing or kayaking (depending on the access needs), biking, and horseback riding.</p>	Edit
<p>PBD, Planned Business District: This zoning district allows a planned nonresidential development with a mix of commercial, research and development, office complexes, and certain types of manufacturing and related land uses.</p>	
<p>PC, Prince William County Planning Commission: <u>The Prince William County Planning Commission is a panel of eight citizens appointed by the Board of County Supervisors to advise the Board on land use and development issues in the County.</u></p>	Definition added

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<p>PCBs: Polychlorinated Biphenyls. These are a class of <u>organic compounds</u> with 1 to 10 <u>chlorine</u> atoms attached to <u>biphenyl</u> and a general <u>chemical formula</u> of $C_{12}H_{10-x}Cl_x$. Most of the 209 <u>congeners</u> of PCB are <u>colorless, odorless crystals</u>. The commercial mixtures are clear <u>viscous liquids</u> (the more highly chlorinated mixtures are more viscous, for example, Aroclor 1260 is a “sticky <u>resin</u>”). Although the physical and chemical properties vary widely across the class, PCBs have low <u>water solubilities</u> and low <u>vapor pressures</u>. They are soluble in most <u>organic solvents</u>, oils, and <u>fats</u>. PCBs are very stable compounds and do not <u>degrade</u> readily.</p>	
<p>PCRP, Potomac Communities/Potomac Communities Revitalization Plan: A 34-square mile planning area lying east of Interstate 95 from Stafford County to Fairfax County, containing the Route 1 corridor and a number of sub-planning or study areas, such as North Woodbridge, Neabsco Mills, and Triangle. The Potomac Communities Plan has a unique set of long-range land use designations that apply specifically to that portion of the County that are intended to provide economically viable alternatives to under-utilized residential and strip retail development. These are the URL, Urban Residential Low; URM, Urban Residential Medium; URH, Urban Residential High; UMU Urban Mixed Use; VMU, Village Mixed Use; POSA, Parks and Open Space Active; POSP, Parks and Open Space Passive, and RR, Railroad.</p>	<p>Potomac Communities designations are available for use county-wide in Centers of Commerce, Centers of Community and Small Area Plans.</p>

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<p>Perennial Stream: As defined by the Chesapeake Bay Local Assistance Division (CBLAD), a perennial stream is a body of water that flows in a natural or man-made channel year-round during a year of normal precipitation. This includes, but is not limited to streams, estuaries, and tidal embayment's and may include drainage ditches or channels constructed in wetlands or from former natural drainage ways, which convey perennial flow. Lakes and ponds, with perennial streams flowing into, out of, or through them, are a part of the perennial stream. Generally, the water table is located above the streambed for most of the year and groundwater is the primary source for stream flow.</p>	
<p>PFR, Public Facility Review: Public facilities may be located in any zoning district in the County subject to Section 15.2-2232 of the Code of Virginia and in accordance with Part 32-201 et. seq. of the Zoning Ordinance. Those public facilities deemed by the Planning Director as a feature shown in the Comprehensive Plan may be determined by the Planning Director to be consistent with the Comprehensive Plan. Any public facility that the Planning Director cannot reasonably determine to be a feature shown or subject to an exception to Comprehensive Plan conformity review, are submitted to the Planning Commission for its review. All proposed water towers, water storage facilities, sewage treatment plants and correctional facilities are subject to a public hearing by the Planning Commission.</p>	
<p>PL, Public Land: This Long-Range Land Use classification identifies public land within the County in order to provide an indication of existing and planned public facilities, institutions, or other government installations.</p>	
<p>PHNST, Potomac Heritage National Scenic Trail: A multi-purpose trail that is planned to connect historical and recreational sites in the eastern portion of Prince William County that is part of a larger regional trail planned to run from the Northern Neck of Virginia to West Virginia.</p>	
<p>PMD, Planned Mixed Use District: This zoning district allows a mix of nonresidential and residential within</p>	

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<p>PMR, Planned Mixed Residential: This zoning district is designed to permit and encourage the establishment of communities of varied housing types in planned developments.</p>	
<p>POS, Parks and Open Space: This Long-Range Land Use classification illustrates a number of existing parks and recreational areas of the County.</p>	
<p>POSA, Parks and Open Space Active: A Potomac Communities Plan long-range land use classification that indicates parks with planned programming and facilities, such as pools, ball fields, and playgrounds.</p>	
<p>POSP, Parks and Open Space Passive: A Potomac Communities Plan long-range land use classification that consists of open space areas, the use of which is limited due to sensitive environmental features, topography, or dimensional constraints.</p>	
<p>Prince William County Housing Preservation and Development Fund: The Prince William County Housing Preservation and Development Fund was established in December 1991 by the Prince William Board of County Supervisors. The purpose of the fund is to support a variety of activities aimed at financing, developing, constructing, and/or preserving housing that is affordable and accessible to a wide range of household incomes per the Area Median Income (AMI) as calculated by using the HUD published AMI.</p>	
<p>Private Parks: Privately owned land and/or facilities providing recreational facilities.</p>	
<p>Prehistoric High Sensitivity Area: <u>These areas of the county are reflected on a map entitled “High Sensitivity Areas and County Registered Historic Sites” as a component of the Cultural Resources Chapter. This map depicts areas of high sensitivity for prehistoric resources, including areas classified as CRHS, County Registered Historic Site (also shown on the Long-Range Land Use Map). Areas that are not classified CRHS, but shown as “Prehistoric High-Sensitivity Areas” are not site specific, but are general locations where there is suspected presence of significant prehistoric resources, but where exact locations or boundaries are unknown.</u></p>	<p>Definition added</p>

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<p>Protected Open Space: Land that is protected from development with perpetual conservation or open space easement or fee ownership, held by federal, state, or local government or nonprofit organization for natural resource, forestry, agriculture, wildlife, passive recreation, historic, cultural, or open space use, or to sustain water quality and living resources values.</p>	
<p>PRTC, Potomac and Rappahannock Transportation Commission: This is a multi-jurisdictional agency representing Prince William and Stafford <u>and Spotsylvania</u> Counties and the <u>Cities</u> of Manassas, Manassas Park and Fredericksburg. PRTC provides commuter bus service along the I-95 and I-66 corridors to points north (<u>OmniRide & Metro Direct</u>), and local bus services in Prince William County and the cities of Manassas and Manassas Park (<u>OmniLink & Cross County Connector</u>). It also offers OmniMatch, a free ridesharing service. In addition, VRE is operated by PRTC in partnership with the Northern Virginia Transportation Commission (NVTC) to provide commuter rail service along the Manassas and Fredericksburg lines, connecting to transit providers at stations in Virginia and the District of Columbia. Fifteen commissioners comprise The PRTC Board of Commissioners <u>is comprised of 17 members.</u> Eleven <u>Thirteen</u> are locally elected officials from its five <u>six</u> member jurisdictions: City of Fredericksburg (1), City of Manassas (1), City of Manassas Park (1), Prince William County (6), and Stafford County (2), <u>and Spotsylvania County (2)</u>. Three of the commissioners are appointed from the General Assembly (one Senator and two Delegates). The other commissioner represents the Virginia Department of Rail and Public Transportation (VDRPT).</p>	<p>Updated with current information</p>
<p>Public Parks: Those Lands owned, leased or secured under easement or use agreement by a political body, including but not limited to the federal government, Commonwealth of Virginia, Prince William County, and other local jurisdictions for the benefit of the citizens and managed for recreation and resource protection purposes.</p>	<p>Edit</p>
<p>R-30, Urban Residential: This zoning district allows a maximum of 30 dwelling units per acre</p>	

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<p>R-16, Suburban Residential High: This zoning district allows a maximum of 16 dwelling units per acre with a minimum of 6 dwelling units per acre.</p>	
<p>R-6, Suburban Residential: This zoning district allows a maximum of 6 single-family attached or detached dwelling units per acre.</p>	
<p>R-4, Suburban Residential: This zoning district allows 1 detached single-family dwelling per 10,000 square foot lot.</p>	
<p>R-2, Suburban Residential: This zoning district allows 1 detached single-family dwelling per 20,000 square foot lot.</p>	
<p>RCC, Regional Commercial Center: This Long-Range Land Use classification provides for 75% regional retail and 25% residential with 16-30 dwellings per acre.</p>	
<p>R-U, Urban Residential District: <u>This zoning district is designed to provide quality multifamily development at urban densities not less than 31 units per acre.</u></p>	<p>New zoning district added. Check spacing/abc order?</p>
<p>REC, Regional Employment Center: This Long-Range Land Use classification is for sites close to or with good access from major interstate highways. It allows 75% employment use and 25% residential with 16-30 dwellings per acre.</p>	
<p>Recreational Resources: <u>Any facility or land designated for recreational use.</u></p>	
<p>RMA, Resource Management Area: Land area that protects and buffers the sensitive features of the RPA. The RMA is located landward and contiguous to the RPA. Land areas designated RMA include those areas, such as floodplains, highly erodible soils, steep slopes, highly permeable soils, and nontidal wetlands.</p>	
<p>RMH, Residential Mobile Home: This zoning district allows a maximum of 6 mobile homes per net acre; minimum 5,000 square foot lots.</p>	

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<p>ROD, Redevelopment Overlay District: Zoning overlay district intended to promote and perpetuate the continued economic viability of older commercial neighborhoods which are experiencing economic decline.</p>	
<p>RPA, Chesapeake Bay Resource Protection Area: Land area at or near the shoreline that contains sensitive features that play an important role in protecting water quality from nonpoint source pollution through the ecological and biological processes they perform. These areas are also sensitive to any impacts and can be easily damaged, resulting in degraded water quality. Under the Chesapeake Bay Preservation Act, the following land areas must be designated as Resource Protection Area: Tidal wetlands; Nontidal wetlands connected by surface flow to tidal wetlands or perennial tributary streams; Tidal shores; A 100-foot wide buffer area located adjacent to and landward of perennial tributary streams and the other above RPA features</p>	
<p>RPC, Residential Planned Community: This is both a zoning district and long-range land use designation allowing a planned development of greater than or equal to 500 contiguous acres in areas of the County where sanitary sewers, sewage disposal facilities, adequate highway access and public water supply are assured. Within such planned communities, the location of all residential, commercial, industrial and governmental uses, school sites, parks, playgrounds, recreational areas, commuter parking areas and other open spaces shall be controlled in such a manner as to permit a variety of housing accommodations and land uses in orderly relationship to one another. The overall population density permitted in a RPC district shall not exceed 11 persons per acre.</p>	
<p>Rural Area: That portion of Prince William County which contains agricultural, open space, forestry and large-lot residential land uses, as well as occasional small-scale convenience retail centers and community facilities. It is intended that the Rural Area be served by public water facilities but not by public sewer facilities, except under emergency conditions as identified in the Sewer Plan. This is also referred to as the “Rural Crescent”.</p>	Edit

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<p>Safe Drinking Water Act: The Safe Drinking Water Act (SDWA) was passed by Congress in 1974. It is the main federal law that ensures the quality of Americans’ drinking water. Under SDWA, the Environmental Protection Agency sets standards for drinking water quality and oversees the states, localities, and water suppliers who implement those standards.</p>	
<p>Satellite Police Stations: are defined as a pPolice locations within a specific neighborhood/community where police officers have a place to work and have the ability to educate, interact, and engage the public on a variety of policing issues. Each facility should be designed to serve approximately 27,751 residents.</p>	Clarification/Edi t
<p>School Board: The Prince William County School Board makes the policies that govern the school division. There are eight members on the School Board, one from each magisterial district and an at-large member who serves as chairman. Prince William County residents elect their School Board representatives, who serve four-year terms. The policies developed by the School Board for the operation of the school division cover instruction, administration, personnel, students and other areas. Copies of the Policy & Regulation Manuals are available on-line, at the county libraries, the school division’s central offices, and all of the schools.</p>	
<p>Sector Plan: A Comprehensive Plan for a small geographic area. <u>See definition for “Small Area Plans”.</u></p>	Clarification
<p>Service Authority: The Prince William County Service Authority was created by a resolution of the Board of County Supervisors in 1983. The Authority is chartered by the State Corporation Commission and is an independent public body responsible for providing a comprehensive County-wide drinking water and water reclamation system. The management of the Authority is vested in an eight-member Board of Directors that is appointed by the Board of County Supervisors. The Authority’s Board appoints the General Manager, who is responsible for the daily management of the Authority.</p>	

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<p>Significant Non-RPA Stream: A stream that at a minimum has a defined channel, sorted substrate, groundwater input, and supports aquatic life. Significant Non-RPA Streams shall be determined based on the following criteria: Significant streams will generally score greater than 18 points (if no flow is present) or 21 points (if flow is present) when assessed with the County’s preferred stream assessment protocol during the Perennial Flow Determination (PFD) process and; The determination of a stream’s significance will further include consideration of the channel condition, riparian buffer condition, in-stream habitat, presence of wetlands and springs, and overall condition of the contributing watershed.</p>	
<p>Slugging: A term used to describe a unique form of commuting found in the Washington, DC metropolitan area that is sometimes referred to as "Instant Carpooling", "Casual Carpooling", or “Spontaneous Carpooling”. In slugging, a car needing additional passengers to meet the required three-person high occupancy vehicle (<u>HOV</u>) minimum picks up passengers at a known slugging location and drives them to their destination.</p>	
<p>Small Area Plan: The Prince William County Board of County Supervisors has initiated an update to the County’s Comprehensive Plan, which includes the creation of small area plans to direct growth to key locations throughout the County. Small area plans provide greater emphasis on detailed planning, visioning, economic development, and design in order to develop plans that represent each study area with its own character, vision, and implementation strategy. These small area plans are similar in nature to the County’s existing sector plans, potentially including new components and analysis to guide development:</p> <ul style="list-style-type: none"> • Strategic plan implementation • Design guidelines • Economic development analysis • Level of service analysis • Implementation and phasing plans 	<p>Definition added</p>

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<p>Soil and Water Conservation District: The Prince William Soil and Water Conservation District provides leadership in the conservation of soil, water, and related resources to all Prince William County citizens through technical assistance, information, and education. The District accomplishes this mission by administering the Virginia Agricultural Best Management Practice Cost-Share Program in the county and developing and administering educational programs to youth and adults. The District plays a role in the larger objective of improving water quality not only in local watersheds, but also in the Potomac River and Chesapeake Bay Watersheds.</p>	
<p>Soils with Severe Limitations: Soils identified in the Design and Construction Standards Manual as Category III soils.</p>	
<p>Special Use Permit: Special use shall mean a use that, owing to some special characteristics attendant to its operation or installation, is permitted in a district after site specific review and subject to special conditions approved by the Board of County Supervisors.</p>	<p>Add definition—this definition is from zoning ordinance for special use</p>
<p>Specimen Tree: A tree having a diameter, measured at four and one-half (4.5) feet above the ground, of thirty (30) inches or more, or a tree having a diameter measuring seventy-five percent (75%) or more of the diameter of the current state champion of that species; includes County and state champion trees.</p>	
<p>SR-5, Semi-Rural Residential: This zoning district allows 1 detached single-family dwelling per 5 acres.</p>	
<p>SR-3, Semi-Rural Residential: This zoning district allows 1 detached single-family dwelling per 3 acres.</p>	
<p>SR-1, Semi-Rural Residential: This zoning district allows 1 detached single-family dwelling per 1 acre.</p>	
<p>SRH, Suburban Residential High: This Long-Range Land Use classification provides for multi-family housing, allowing 10-15 dwellings per acre.</p>	

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SRL, Suburban Residential Low: This Long-Range Land Use classification allows 1-4 single-family detached dwellings per acre.	
SRM, Suburban Residential Medium: This Long-Range Land Use classification allows 4-6 dwellings per acre. Single-family preferred.	
SRR, Semi-Rural Residential: This Long-Range Land Use classification allows 1 dwelling per 2.5 acres.	
Strategic Plan: The Prince William County Strategic Plan is a four-year document designed to help the County achieve its long-term vision. As such, it provides crucial policy guidance for service delivery and resource allocation decisions during the Board of County Supervisor’s four-year term.	
Subdivision Ordinance: Chapter 25 of the Prince William County Code regulating the division or re-division of a parcel of land into lots or parcels for the purpose of transfer of ownership or site development.	
Sworn Officers: are defined as e Employees appointed to the <u>Police Department</u> as a full-time, regular, salaried police officers.	Edit
Targeted Industries: Targeted industries are a list of businesses <u>industries</u> that reflect the investment and employment goals of the County’s economic development program as adopted in Board resolution 99-195. The Department of Economic Development uses the list to develop specific marketing efforts. The list is updated periodically to reflect the changing economy of Northern Virginia and the Washington metropolitan area.	Clarification
TCM, Transportation Congestion Management: Strategies and programs which address management of both the demand and the capacity of the highway system fall into the broad category of transportation congestion management (TCM).	

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<p>TDM, Transportation Demand Management: A set of measurable, monitorable, and enforceable strategies for reducing traffic congestion while promoting alternative forms of transportation on the existing and future transportation network. A TDM plan is required for mixed-use higher intensity activity centers when trip generation credits or reductions are proposed in conjunction with a proposed development.</p>	
<p>TeOD, Technology Overlay District: This zoning district is intended to promote harmonious development which is conducive to establishing and maintaining collaborative public-private research partnerships. To achieve this intent, the district is located adjacent to a major public institution, such as an institute of higher education.</p>	
<p>Telecommunications Act of 1996: This act of Congress was an overhaul of the 1934 act. The purpose of this act is to promote competition and reduce regulation in order to secure lower prices and higher quality services for American telecommunications consumers and encourage the rapid deployment of new telecommunications technologies.</p>	
<p>TIA, Traffic Impact Analysis: A study conducted to assess the impact of traffic generated by a new land use or change in use on the existing or future road network, and to obtain the required information in evaluating any potential road network improvements.</p>	
<p>TMA, Transportation Management Area: The Federal Transit Administration (FTA) and the Federal Highway Administration (FHWA) designated all urbanized areas (UZAs) with populations greater than 200,000 (determined by the 2000 Census), as Transportation Management Areas (TMAs). The FTA and the FHWA took this action in compliance with the agencies’ authorizing statutes, 23 U.S.C. 134, and 49 U.S.C. 5305. A TMA is responsible for developing a Traffic Congestion Management Plan (TCM) focusing on travel demand reduction and operational management strategies.</p>	<p>Edit</p>

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<p>Town Center: A special zoning designation permitted in Section 32-280.30 of the Zoning Ordinance by a Special Use Permit in any PMD or PMR zoning district. The purpose of town centers is to promote the development of a pedestrian-oriented and fully integrated mixed-use community where public facilities and services can be efficiently provided and where environmental characteristics are sensitively considered.</p>	
<p>TPB, Transportation Planning Board: The National Capital Region Transportation Planning Board (TPB) is the federally designated Metropolitan Planning Organization (MPO) for the region, and plays an important role as the regional forum for transportation planning. The TPB prepares plans and programs that the federal government must approve in order for federal-aid transportation funds to flow to the Washington region. Members of the TPB include representatives of local governments; state transportation agencies; the Maryland and Virginia General Assemblies; the Washington Metropolitan Area Transit Authority; and non-voting members from the Metropolitan Washington Airports Authority and federal agencies. The TPB has an extensive public involvement process, and provides a 30-day public comment period before taking action on plans and programs.</p>	
<p>Trails: Designated routes on land or water with public access for recreation or transportation purposes such as walking, jogging, hiking, bicycling, horseback riding, mountain biking, canoeing, kayaking, and backpacking. For safety or other management purposes, some Prince William public trails and blueways may be restricted to particular uses. Trails may be located on land or water bodies of any size including, but not limited to, urban, suburban, subdivided, and rural land.</p>	
<p>Training Facilities: are defined as a Areas for classroom and field instruction for public safety agencies. They They may include classrooms, administrative space, training simulators, burn buildings, firearm ranges, and driver-training facilities for public safety recruits and experienced staff. Each facility should be designed with approximately 254 square feet per 1,000 population.</p>	Edit

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<p>Transit: Transportation mode alternatives to single occupancy vehicles that are designed to move groups of people. Such modes may include but are not limited to rail, bus, ridesharing, carpooling, van pooling, “slugging”, and ferry.</p>	
<p>Transit Corridor: General route alignment such as a roadway or rail right-of-way, which includes a service area that would be accessible to the transit system, and infrastructure that supports the Countywide transit network.</p>	
<p>Transit Supportive Development: Development and/or redevelopment that promotes and accommodates walking, cycling, transit, and automobile travel collectively to create a balanced, sustainable transportation system.</p>	
<p>Transitional Housing (HUD Definition): Transitional housing is a project that is designed to provide housing and appropriate support services to homeless persons to facilitate movement to independent living within 24 months.</p>	
<p>Transportation Demand Management (TDM): Refer to Appendix C of the Roads Plan in the Transportation Chapter.</p>	
<p>UMU, Urban Mixed-Use: A Potomac Communities Plan long-range land use classification providing for a coordinated project or integrated group of projects, consisting of at least three components – residential, office or regional employment, and recreation – combined to take full advantage properties with excellent transportation access.</p>	
<p>Unique Habitats of Special Concern: Rare and exemplary natural communities as identified by the Virginia Department of Conservation and Recreation (DCR) Natural Heritage Division as habitat for natural heritage resources. These areas play a crucial role in the future survival of the natural communities and rare species they support. Examples include threatened or endangered plants or animals, rare or state significant natural plant communities, and significant geologic formations and features.</p>	

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<p>UOSA, Upper Occoquan Sewage Authority: The purpose of this authority is to acquire, finance, construct, operate, and maintain facilities for the abatement of pollution resulting from certain portions of the Occoquan River. This authority controls a major <u>sewage treatment</u> plant in <u>Centreville, Virginia</u>. The plant discharges into Bull Run, a major <u>tributary</u> of the <u>Occoquan River</u> in <u>Fairfax County</u>. The authority is made up of two members residing in and appointed by the governing bodies of each of the four political subdivisions – Manassas, Manassas Park, Fairfax County, and Prince William County.</p>	
<p>URL, Urban Residential Low: A Potomac Communities Plan long-range land use classification providing for attached or detached residential development at a density up to eight dwellings per acre, and attendant community facilities such as schools, churches, and public safety stations.</p>	
<p>URM, Urban Residential Medium: A Potomac Communities Plan long-range land use classification providing for attached residential development at a density up to 20 dwellings per acre, and attendant community facilities such as schools, churches, and public safety stations.</p>	
<p>URH, Urban Residential High: A Potomac Communities Plan long-range land use classification providing for attached residential development at a density of 20 to 30 dwellings per acre, and attendant community facilities such as schools, churches, and public safety stations.</p>	
<p>USBC: See Virginia Uniform Statewide Building Code</p>	<p>Term is not used in the Plan</p>
<p>V, Village District: A zoning district that implements the VMU, Village Mixed-Use land use classification of the Potomac Communities Plan.</p>	
<p>VMU, Village Mixed-Use: A Potomac Communities Plan long-range land use classification that provides for mixed-use development where residential and neighborhood commercial uses are intermingled on small lots laid out in a traditional street grid.</p>	

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<p>Virginia American Water Company: This company provides drinking water and related services to more than 55,000 people in 22 communities across the commonwealth, including Dale City. The company is a wholly-owned subsidiary of American Water, founded in 1886, and the largest and most geographically diverse provider of water services in North America. With headquarters in Voorhees, NJ, American Water employs approximately 7,000 who serve more than 18 million people in 29 states and Canada. American Water is an integrated part of RWE AG (Essen, Germany), a leading utility company in Germany. Virginia American Water oversees both water and wastewater service for the residents of Dale City area of Prince William county. The sources of the drinking water, which are purchased from Fairfax Water Authority, are the Potomac and Occoquan rivers. Each day on average, Prince William District customers use 4.39 million gallons of water, which travels through 184.2 miles of pipes of all sizes. Our Prince William District wastewater operations (formerly Dale Service) serve approximately 20,000 customers - a population of about 50,000 people. The system comprises two wastewater treatment plants with a combined capacity of 9.2 million gallons per day, and approximately 170 miles of sewer main.</p>	<p>Updated information</p>
<p>VDCR/DCR, Virginia Department of Conservation and Recreation: A state agency that works with Virginians to conserve, protect, and enhance their lands and improve the quality of the Chesapeake Bay, rivers, and streams; promotes the stewardship and enjoyment of natural, cultural and outdoor recreational resources; and insures <u>ensures</u> the safety of Virginia’s dams.</p>	<p>Edit</p>
<p>VDHR/DHR, Virginia Department of Historic Resources: A state agency that is the State Historic Preservation Office, headed by the State Historic Preservation Officer. Its mission is to foster, encourage, and support the stewardship of Virginia’s historic, architectural, archaeological, and cultural resources.</p>	
<p>VDOT, Virginia Department of Transportation: A state agency that is responsible for building, maintaining, and operating the state’s roads, bridges, and tunnels and through the Commonwealth Transportation Board it provides funding for airports, seaports, rail, and public transportation.</p>	

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<p>VDRPT/DRPT, Virginia Department of Rail and Public Transportation: A state agency reporting to the Secretary of Transportation, DRPT works closely with <u>VDOT</u>, which is responsible for highways, as well as other transportation agencies responsible for <u>aviation</u> and <u>ports</u>. Each of DRPT's three primary areas of activity (rail, public transportation, and commuter services) focus on the movement of people and goods throughout Virginia.</p>	<p>Edit</p>
<p>Viewshed: A viewshed is an area of land, water, and other <u>environmental</u> elements that is visible from a fixed vantage point. The term is used widely in such areas as <u>urban planning</u>, <u>archaeology</u>, and <u>military science</u>. In urban planning, for example, viewsheds tend to be areas of particular scenic or historic value that are deemed worthy of preservation against development or other change. The preservation of viewsheds is a goal in the designation of <u>open space</u> areas, <u>green belts</u>, and <u>community separators</u>.</p>	
<p>Virginia Groundwater Protection Steering Committee: The Virginia Groundwater Protection Steering Committee is a consortium of ten state agencies, and one federal, that regularly exchange information about groundwater issues in Virginia and make that information available to the public through a web site and annual published reports.</p>	
<p>VLR, Virginia Landmarks Register: This is the State’s official list of properties important to Virginia’s history. The register was established by the State in 1966 and is managed by the Virginia Department of Historic Resources. It uses the same criteria as the National Register of Historic Places to evaluate resources for inclusion.</p>	
<p>VMRC/MRC, Virginia Marine Resource Commission: A state agency that serves as stewards of Virginia's marine and aquatic resources, and protectors of its tidal waters and homelands. It is comprised of four divisions: Marine Police, Fisheries Management, Habitat Management, and Administration and Finance.</p>	

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<p>VRE, Virginia Railway Express: A joint project of the Northern Virginia Transportation Commission and the Potomac and Rappahannock Transportation Commission to provide commuter rail service along the Manassas and Fredericksburg lines, connecting to transit providers at stations in Virginia and the District of Columbia.</p>	
<p>VUSBC/USBC, Virginia Uniform Statewide Building Code: The USBC became effective in 1973. Since then, no locality within the Commonwealth may adopt or enforce any ordinance which regulates construction standards. It is promulgated by the Board of Housing and Community Development which is supported by the staff of the Department of Housing and Community Development Division of Building Regulation. The USBC requires all local governments to maintain a building department, issue construction permits and perform inspections in order to ensure compliance with the minimum requirements of the building code. The 2003 Edition of the USBC became effective on November 14, 2006.</p>	<p>Term is not used in the Plan</p>
<p>VOP, Virginia Outdoors Plan: The state’s official document regarding land conservation, outdoor recreation and open space planning. It helps all levels of the public and private sectors meet needs pertaining to those issues. The plan provides guidance for the protection of lands through actions of the <u>Virginia Land Conservation Foundation</u> (VLCF), and the plan is required in order for Virginia to take part in the federal Land and Water Conservation Fund (LWCF) program.</p>	

Attachment C – Comprehensive Plan Glossary

<p>WMATA, Washington Metropolitan Area Transit Authority: A regional agency empowered (1) to plan, develop, finance and cause to be operated improved transit facilities, in coordination with transportation and general development planning for the Washington Metropolitan Transit Zone, as part of a balanced regional system of transportation, utilizing to their best advantage the various modes of transportation; (2) to coordinate the operation of the public and privately owned or controlled transit facilities, to the fullest extent practicable, into a unified regional transit system without unnecessary duplicating service: and (3) to serve such other regional purposes. The Washington Metropolitan Area Transit Zone embraces the District of Columbia, the cities of Alexandria, Falls Church and Fairfax and the counties of Arlington, Fairfax, and Loudoun and political subdivisions of the Commonwealth of Virginia located within those counties, and the counties of Montgomery and Prince George's in the State of Maryland and political subdivisions of the State of Maryland located in said counties. The Authority is governed by a Board of six Directors consisting of two Directors for each signatory. For Virginia, the Directors are appointed by the Northern Virginia Transportation Commission; for the District of Columbia, by the Council of the District of Columbia; and for Maryland, by the Washington Suburban Transit Commission.</p>	
<p>Wellhead Protection Program: This is a strategy designed to protect drinking water supplies by managing the land surface around a well where activities might affect the quality of the water. The Safe Drinking Water Act Amendments of 1986 requires each state to develop Wellhead Protection Programs.</p>	
<p>Wetlands: Wetlands are those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstance do support a prevalence of vegetation typically adapted for life in saturated soil (known as hydrophytes). Soils developed under these saturated conditions are considered to be hydric soils. Wetlands generally include swamps, marshes, bogs, and similar areas.</p>	

Attachment C – Comprehensive Plan Glossary

<p>Zoning Ordinance: Chapter 32 of the Prince William County Code for the purpose of promoting health, safety, order, prosperity, the conservation of natural and historic resources, and the general welfare of the public. In addition, a Zoning Map of Prince William County is an integral part of the Zoning Ordinance.</p>	

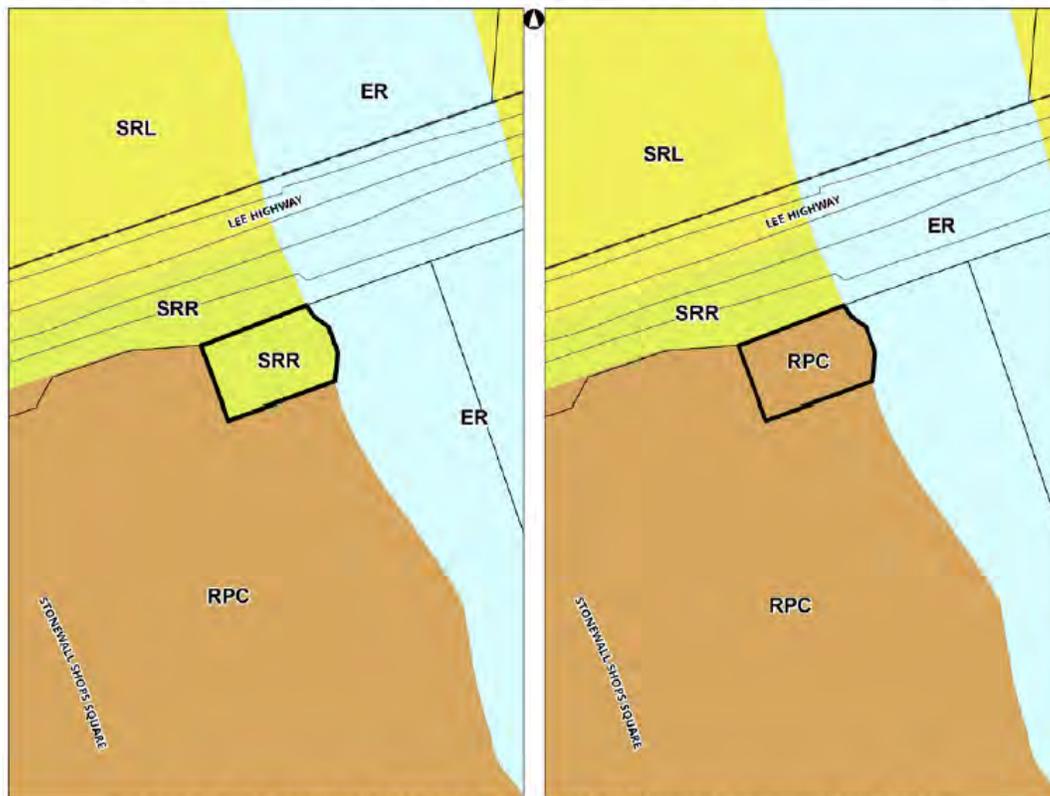
Attachment D – Recommended Changes to Long-Range Land Use Map – Privately Owned Parcels

GPIN: 7296-49-9598

Proposed Change: 0.41 acres Semi-Rural Residential (SRR) to Residential Planned Community (RPC)

Justification: The current Semi-Rural Residential (SRR) Long-Range Land Use Map designation is inconsistent with the existing Residential Planned Community (RPC) zoning. It is recommended that the Long-Range Land Use Map designation be changed to RPC. RPC is both a zoning and Long-Range Land Use Map designation and are intended to remain consistent with one another. (Rezoning #PLN2008-00203).

Current Long-Range Land Use Map Designation Proposed Long-Range Land Use Map Designation



Semi-Rural Residential (SRR) to Residential Planned Community (RPC)

Map 1 – Stonewall Shopping Center

Attachment D – Recommended Changes to Long-Range Land Use Map – Privately Owned Parcels

GPIN: 7493-77-4019

Proposed Change: 10.12 acres Public Land (PL) to Agricultural or Estate (AE)

Justification: This PWC school property site was sold to a private entity and therefore is no longer public land. The Agricultural or Estate (AE) Long-Range Land Use Map designation is recommended for this parcel in order to remain consistent with the current A-1 zoning of property and location within the Rural Area. (SUP2016-00013; Renaissance Montessori School).

Current Long-Range Land Use Map designation Proposed Long-Range Land Use Map designation



Public Land (PL) to Agricultural or Estate (AE)

Map 2 – Old Nokesville ES

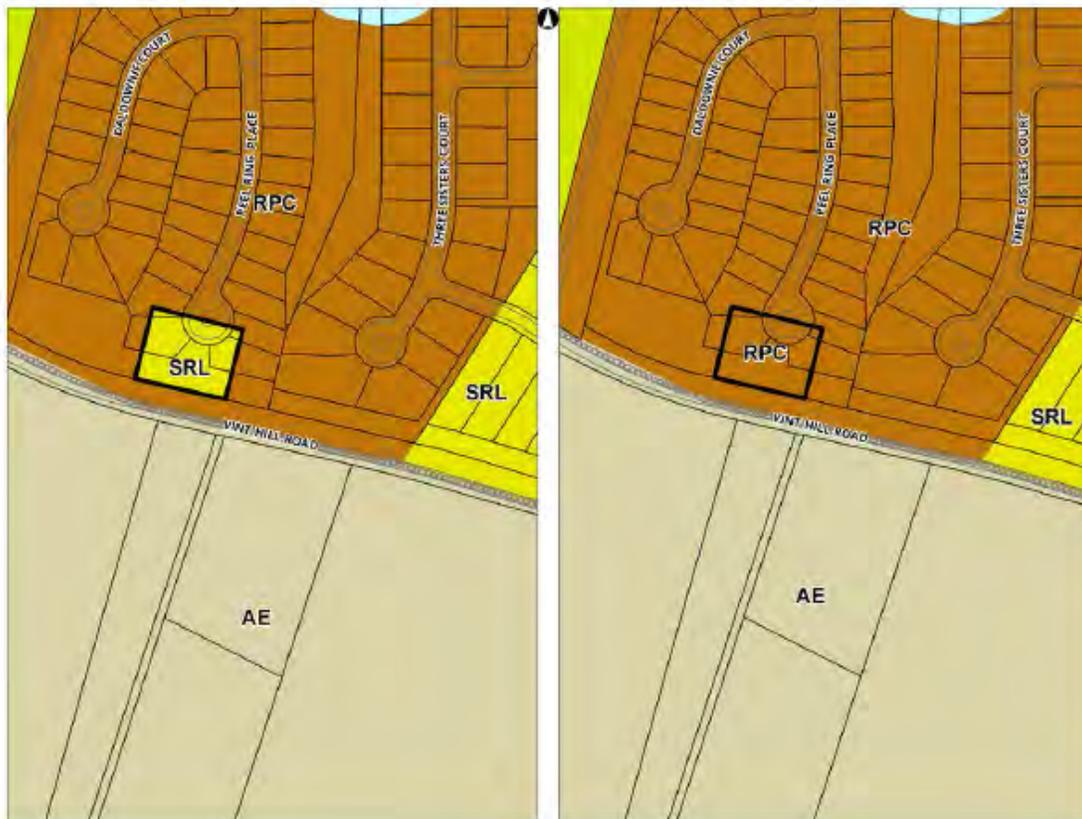
Attachment D – Recommended Changes to Long-Range Land Use Map – Privately Owned Parcels

GPINs: 7495-21-9694; 7495-31-1988; 7495-21-9687; 7495-31-1682; 7495-21-7886

Proposed Change: .83 acres Suburban Residential Low (SRL) to Residential Planned Community (RPC)

Justification: The current Suburban Residential Low (SRL) Long-Range Land Use Map designation is inconsistent with the existing RPC zoning. It is recommended that the long range land use designation be changed to RPC. RPC is both a zoning and Long-Range Land Use Map designation and are intended to remain consistent with one another. (Rezoning #PLN2003-00352).

Current Long-Range Land Use Map designation Proposed Long-Range Land Use Map designation



Map 3 – Vint Hill Road RPC

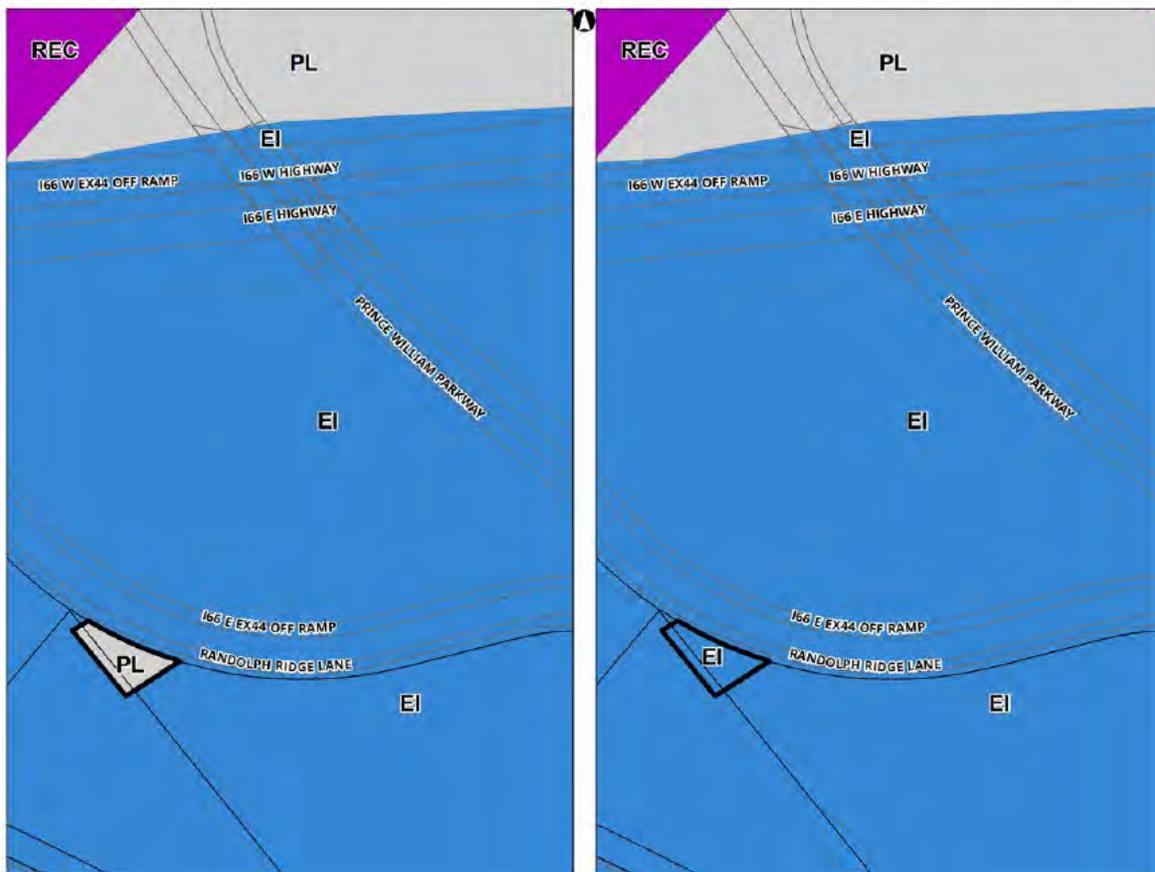
Attachment D – Recommended Changes to Long-Range Land Use Map – Privately Owned Parcels

GPINs: 7497-73-0763 ; 7497-73-0696

Proposed Change: 0.35 acres Public Land (PL) to Industrial Employment (EI)

Justification: Property area is no longer Public Land (PL). Long-Range Land Use Map designation from Public Land (PL) to Industrial Employment (EI) recommended to remain consistent with current zoning of property and surrounding Long-Range Land Use Map designation. Balance of changes on map are in public right-of-way.

Current Long-Range Land Use Map designation Proposed Long-Range Land Use Map designation



Randolph Ridge Lane – Map 4

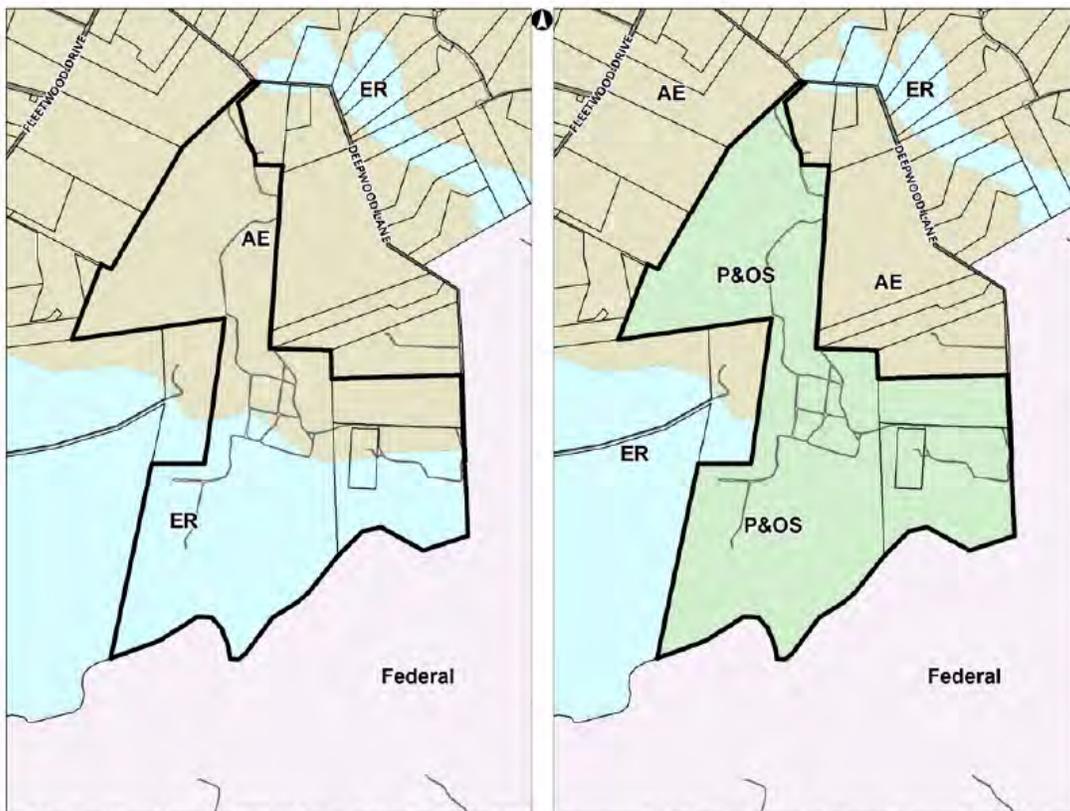
Attachment D – Recommended Changes to Long-Range Land Use Map – Privately Owned Parcels

GPINs: 7591-82-3643; 7591-81-7646; 7591-61-7750; 7591-81-2281

Proposed Change: 154.43 acres Agricultural or Estate (AE) to Parks & Open Space (P&OS)
148.31 acres Environmental Resource (ER) to Parks & Open Space (P&OS)

Justification: Current Long-Range Land Use Map designation of Agricultural or Estate (AE) and Environmental Resource (ER) is proposed to be changed to Parks and Open Space (P&OS) to reflect current ownership by the Virginia Board of Game and Inland Fisheries (VDGIF) and use as a wildlife management area.

Current Long-Range Land Use Map designation Proposed Long-Range Land Use Map designation



Agricultural or Estate (AE) & Environmental Resource (ER) to Parks & Open Space (P&OS)

Map 5 - Merrimac Farm

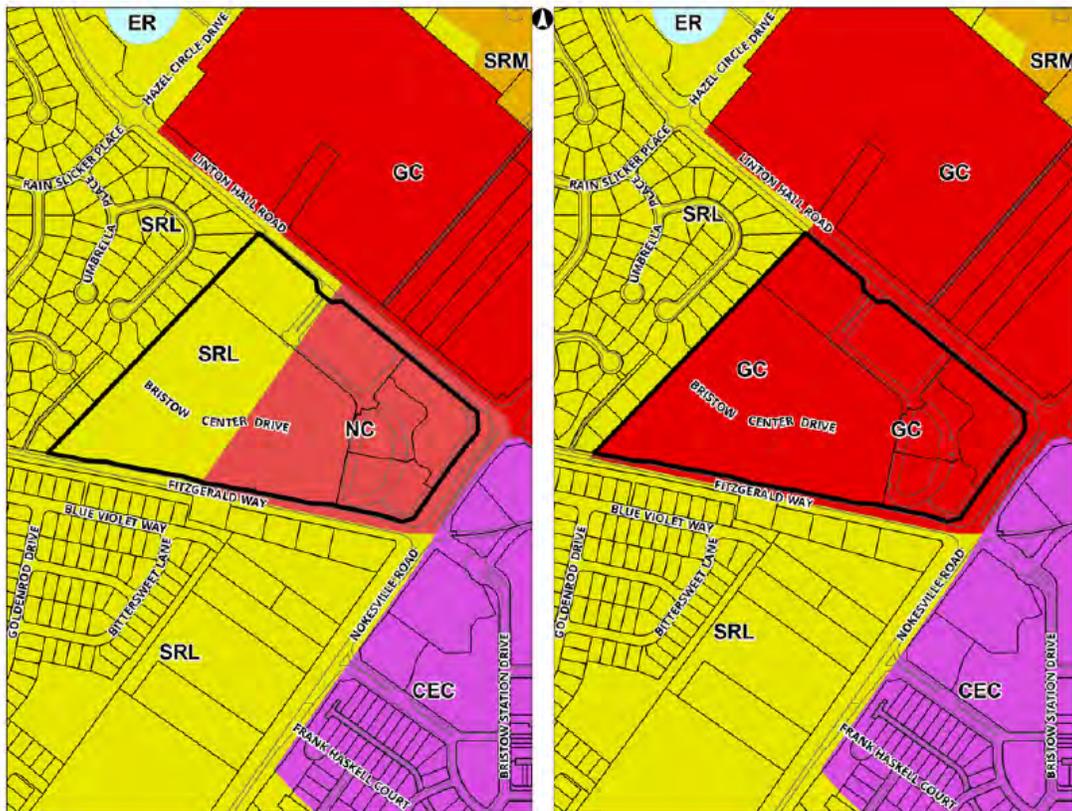
Attachment D – Recommended Changes to Long-Range Land Use Map – Privately Owned Parcels

GPINs: 7595-31-6547; 7595-41-1679; 7595-40-4899; 7595-41-5028; 7595-41-7230

Proposed Change: ≈32.5 acres Suburban Residential Low (SRL) and Neighborhood Commercial (NC) to General Commercial (GC)

Justification: Current Long-Range Land Use Map designation of Suburban Residential Low (SRL) and Neighborhood Commercial (NC) are proposed to be changed to General Commercial (GC) to align with current B-1, General Business zoning and use as a shopping center. (Reference REZ1989-0024; Bristow L.P.).

Current Long-Range Land Use Map designation Proposed Long-Range Land Use Map designation



Map 6 - Bristow Center GC

Attachment D – Recommended Changes to Long-Range Land Use Map – Privately Owned Parcels

GPIN: 8091-36-3974

Proposed Change: 1.35 acres Semi-Rural Residential (SRR) to Residential Planned Community (RPC)

Justification: Current Semi-Rural Residential (SRR) Long-Range Land Use Map designation is inconsistent with the existing the Residential Planned Community (RPC) zoning. It is recommended that this parcel's designation be changed to RPC. RPC is both a zoning and Long-Range Land Use Map designation and are intended to remain consistent with one another. (Case number #REZ1969-0018)

Current Long-Range Land Use Map designation Proposed Long-Range Land Use Map designation



Semi-Rural Residential (SRR) to Residential Planned Community (RPC)

Map 7 - Dale City RPC at Spriggs Road

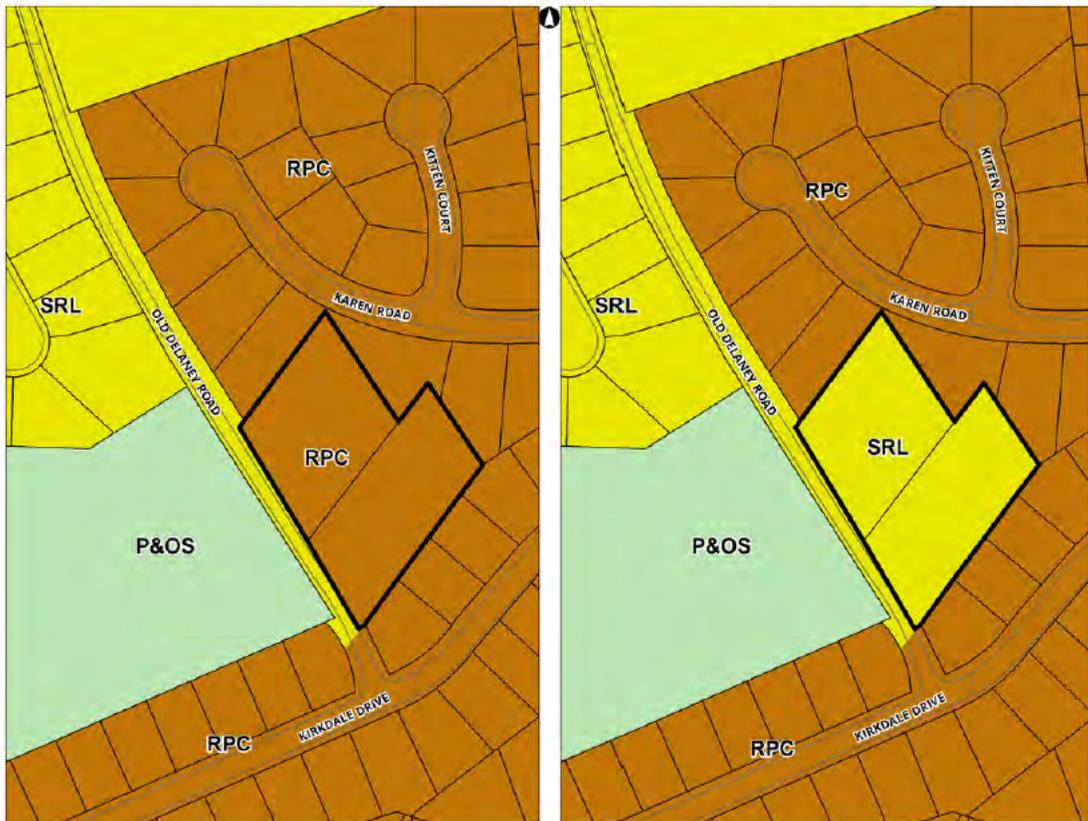
Attachment D – Recommended Changes to Long-Range Land Use Map – Privately Owned Parcels

GPINs: 8192-06-0080; 8092-96-8691

Proposed Change: 2.01 acres Residential Planned Community (RPC) to Suburban Residential Low (SRL)

Justification: Current Long-Range Land Use Map designation of Residential Planned Community (RPC) is recommended to be changed to Suburban Residential Low (SRL) to remain consistent with current Agricultural (A-1) zoning. RPC is both a zoning and Long-Range Land Use Map designation and are intended to remain consistent with one another. (REZ1969-0018, Dale City RPC)

Current Long-Range Land Use Map designation Proposed Long-Range Land Use Map designation



Map 8 - Dale City RPC at Old Delaney Rd

Attachment D – Recommended Changes to Long-Range Land Use Map – Privately Owned Parcels

Proposed Change: GPIN: 8192-51-7002 - 0.98 acres Neighborhood Commercial (NC) to Residential Planned Community (RPC)

GPIN: 8192-41-9545 - 0.36 acres Suburban Residential Low (SRL) to Residential Planned Community (RPC)

Justification: Current Neighborhood Commercial (NC) and Suburban Residential Low (SRL) Long-Range Land Use Map designations are proposed to be changed to Residential Planned Community (RPC) to remain consistent with the current RPC zoning. RPC is both a zoning and Long-Range Land Use Map designation and are intended to remain consistent with one another. (Case number REZ1968-0001; Dale City RPC).

Current Long-Range Land Use Map designation Proposed Long-Range Land Use Map designation



Neighborhood Commercial (NC) & Suburban Residential Low (SRL) to Residential Planned Community (RPC)

Map 9 - Dale City RPC - Minnieville Road

Attachment D – Recommended Changes to Long-Range Land Use Map – Privately Owned Parcels

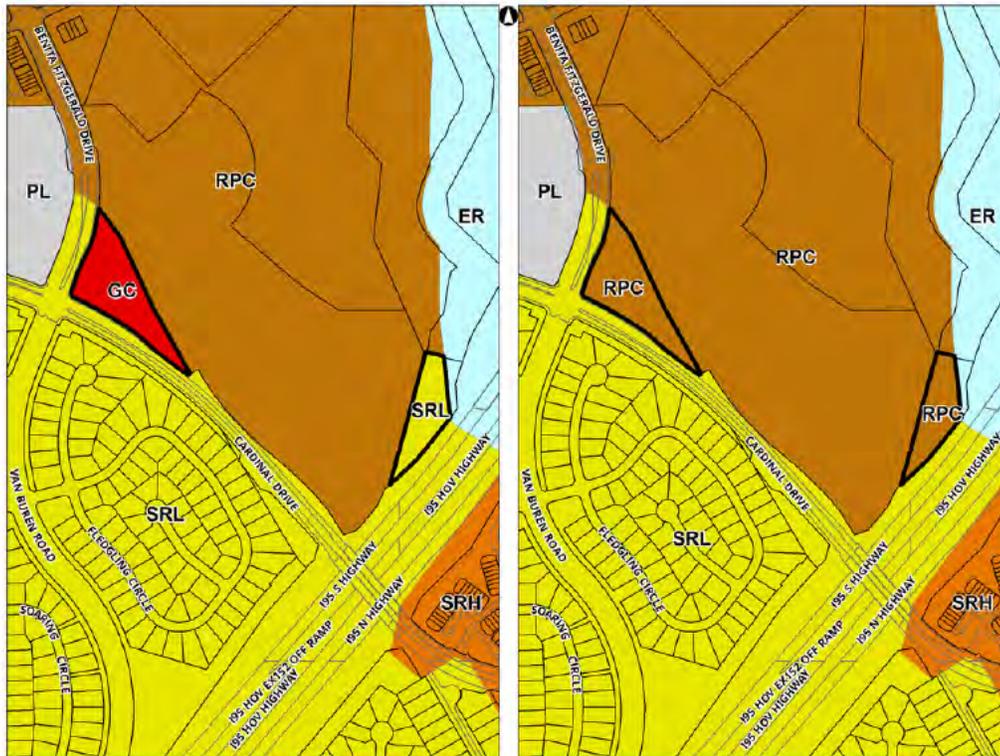
GPINs: 8290-39-6431; 8290-58-1379 - Parent Parcel: 8290-49-1459 zoned RPC Commercial

Proposed Change: GPIN: 8290-39-6431 - 3.52 acres General Commercial (GC) to Residential Planned Community (RPC)

GPIN: 8290-58-1379 – 2 acres Suburban Residential Low (SRL) to Residential Planned Community (RPC)

Justification: Current Long-Range Land Use Map designations of General Commercial (GC) and Suburban Residential Low (SRL) are inconsistent with the current Residential Planned Community (RPC) zoning. The recommendation is to change the Long-Range Land Use Map designation of both parcels to RPC. RPC is both a zoning and Long-Range Land Use Map designation and are intended to remain consistent with one another. (Case number REZ #PLN2010-00379; BOCS initiated amendment to Dale City RPC Master Plan)

Current Long-Range Land Use Map designation Proposed Long-Range Land Use Map designation



Map 10 - Dale City RPC – Cardinal Drive

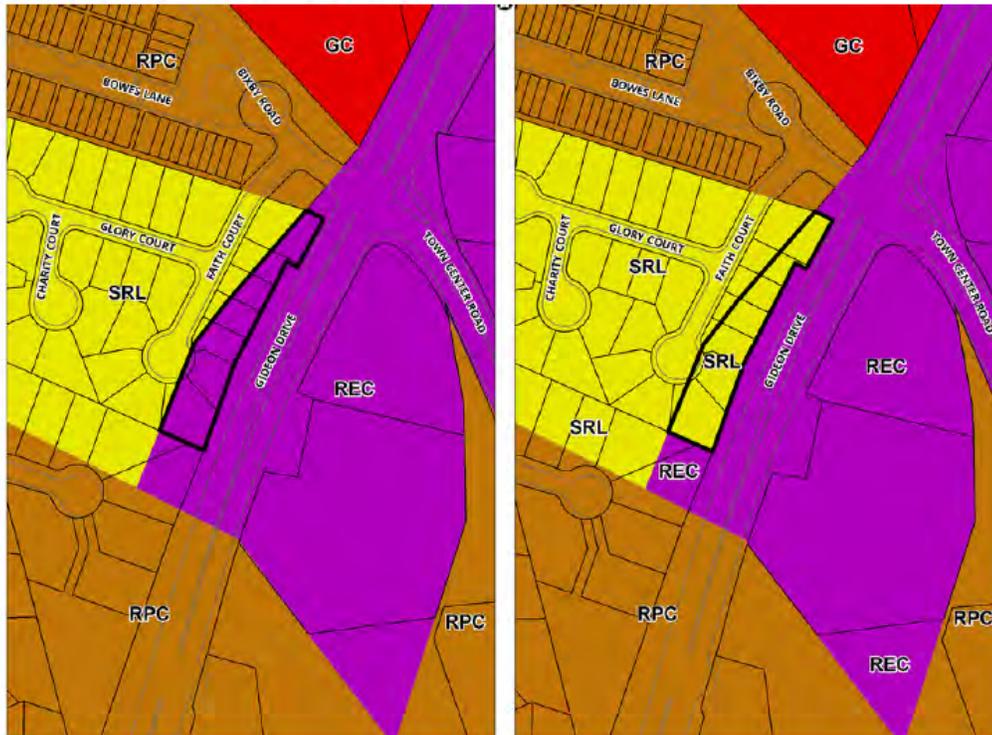
Attachment D – Recommended Changes to Long-Range Land Use Map – Privately Owned Parcels

GPINs: 8291-57-7405, 8291-56-6998, 8291-56-6693, 8291-56-6388, 8291-56-6082, 8291-56-5975, 8291-56-5468

Proposed Change: 0.88 acres Regional Employment Center (REC) to Suburban Residential Low (SRL)

Justification: Long-Range Land Use Map designation is inconsistent with the existing Planned Mixed Residential (PMR) zoning. The Long-Range Land Use Map designation is proposed to change to Suburban Residential Low (SRL). (Case number REZ1997-0010; Gideon Development)

Current Long-Range Land Use Map designation Proposed Long-Range Land Use Map designation



Map 11 – Faith Court SRL

Attachment D – Recommended Changes to Long-Range Land Use Map – Privately Owned Parcels

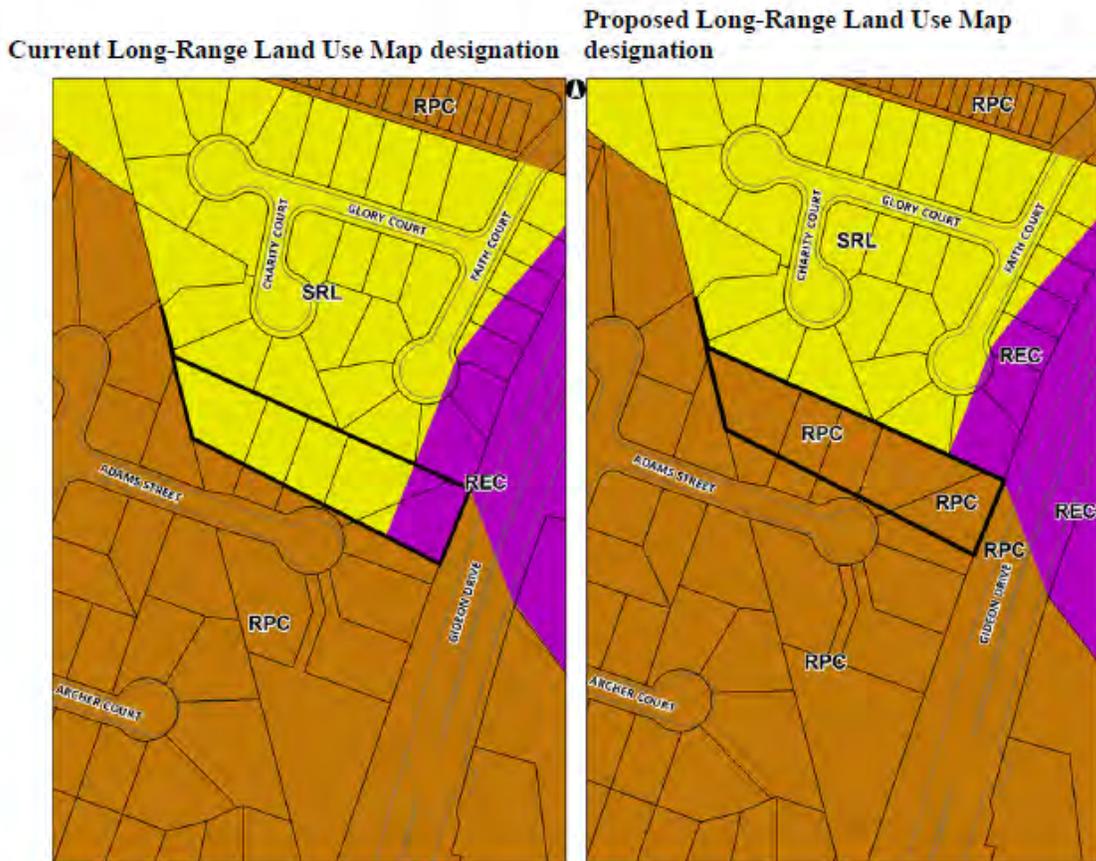
GPINs: 8291-56-1871, 8291-56-2666, 8291-56-3263

Proposed Change: 1.01 acres Suburban Residential Low (SRL) to Residential Planned Community (RPC)

GPINs: 8291-56-4751, 8291-56-4061

Proposed Change: 0.28 acres Suburban Residential Low (SRL)/Regional Employment Center (REC) to Residential Planned Community (RPC)

Justification: Current Suburban Residential Low (SRL)/Regional Employment Center (REC) Long-Range Land Use Map designations are inconsistent with the Residential Planned Community (RPC) zoning. RPC is both a zoning and Long-Range Land Use Map designation and are intended to remain consistent with one another. (Case number #REZ1979-0022)



Map 12 – Adams Street (Dale City RPC)

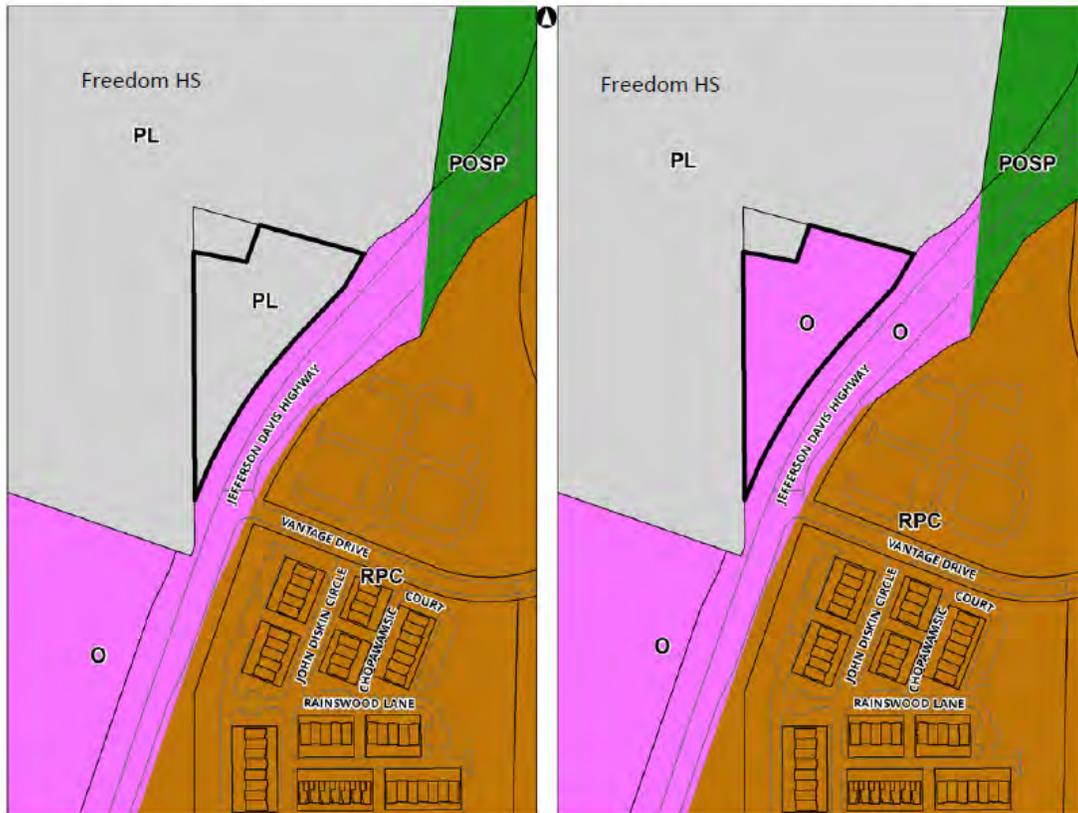
Attachment D – Recommended Changes to Long-Range Land Use Map – Privately Owned Parcels

GPIN: 8391-01-1378

Proposed Change: 2.51 acres from Public Land (PL) to Office (O)

Justification: The Public Land (PL) designation is inconsistent with this parcel which is private land and zoned Agricultural (A-1). Proposed Long-Range Land Use Map designation to Office (O) reflects Long-Range Land Use Map designation prior to designating Freedom High School as Public Land (PL).

Current Long-Range Land Use Map designation Proposed Long-Range Land Use Map designation



Map 13 – Freedom HS

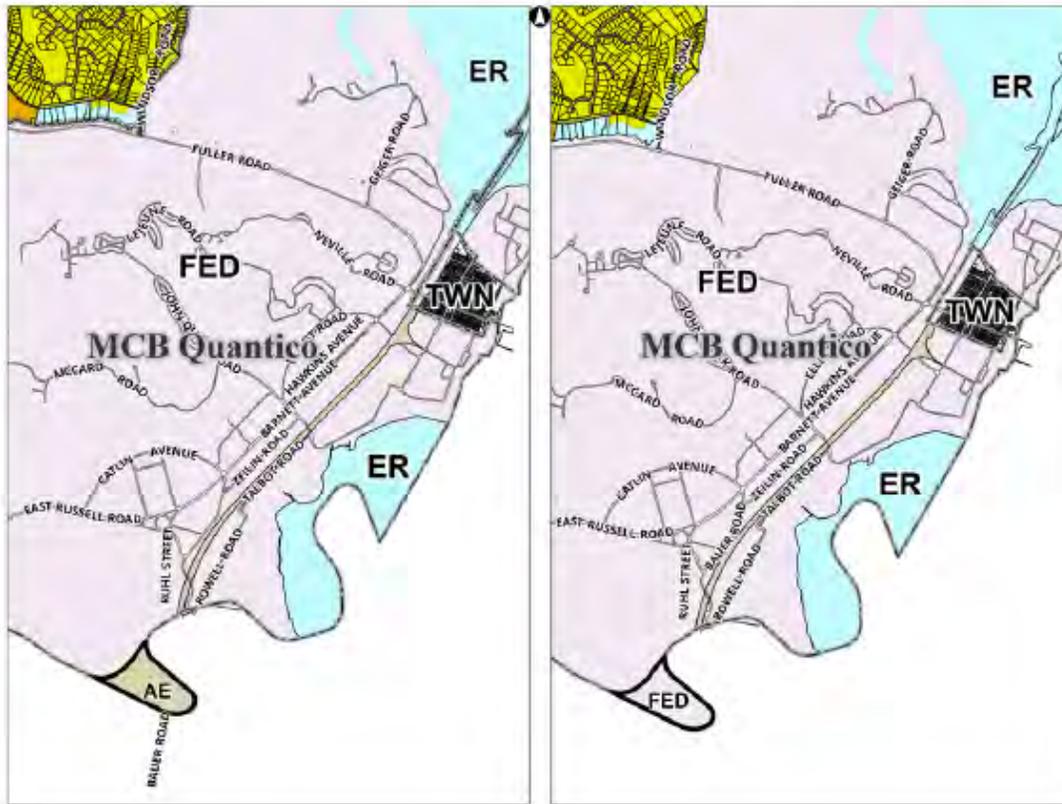
Attachment D – Recommended Changes to Long-Range Land Use Map – Privately Owned Parcels

GPIN: 7890-15-0951

Proposed Change: 23.97 acres from Agricultural or Estate (AE) to Federal Land(FED)

Justification: The Agricultural or Estate (AE) and Environmental Resource (ER) designations are inconsistent with this parcel, which is Federal Land.

Current Long-Range Land Use Map designation Proposed Long-Range Land Use Map designation



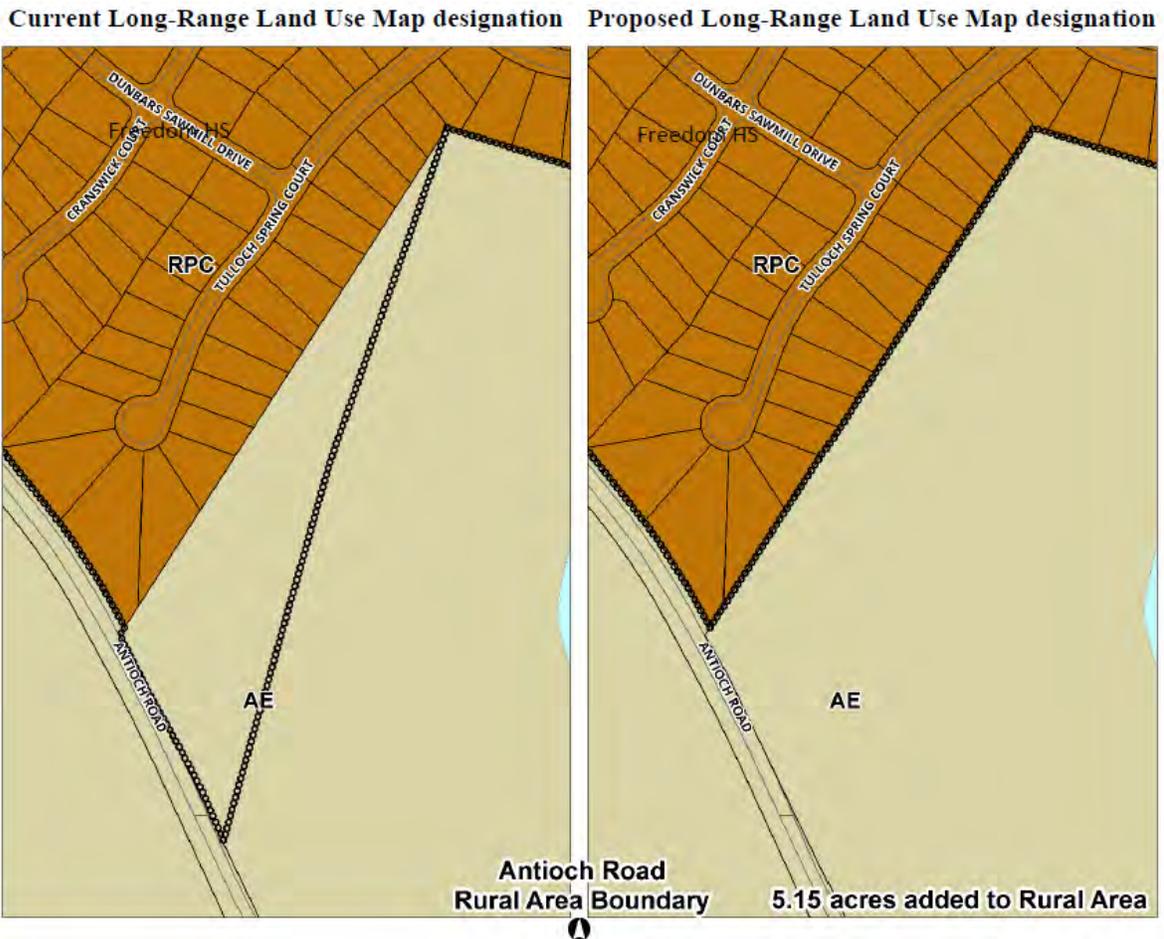
Map 14 – MCBQ EAST

Attachment D – Recommended Changes to Long-Range Land Use Map – Privately Owned Parcels

GPIN: 7298-35-4814

Proposed Change: 5.15 acres added to Rural Area boundary.

Justification: Long-Range Land Use Map designation is consistent with Agricultural (A1) zoning. However, the Rural Area boundary is proposed to change to align with AE designation.



Map 15 – Antioch Road Rural Area Boundary

**Attachment E – Recommended Changes to Long-Range Land Use Map
Publicly Owned Parcels**

	Location / Site	Clarification	Existing LRLU / Acreage	Proposed LRLU
Library:	Gainesville Community Library	Gainesville Library Site identified as Public Land	RPC/3.68 ER/0.42	PL
Police:	Central District Police Station	Edit based on realignment of Davis Ford Road	REC/0.31 O/64.11	PL
Schools:	Piney Branch ES	New school property	FEC/20.07 SRL/0.90	PL
	Potomac Shores ES Site	New school property	CEC/0.73 SRH/12.35 SRL/2.19 SRM/5.53	PL
	Haymarket ES	New school property	ER/5.82 SRR/18.49	PL
	Chris Yung ES	Designation to PL for Chris Yung Elementary School	SRL/20.80 FEC/<0.01	PL
	Colgan HS	Designation to PL for Colgan High School property	FEC/83.14 ER/16.03 SRR/9.02 NC/1.11	PL
Parks:	Hellwig Park	Parcel changed to reflect P&OS land	AE/1.48	P(OS)
	Old Birchdale Fire Station	Change from PL to P&OS Due to relocation of fire station land	PL/0.84	P(OS)
	12357 Oakwood Drive	Proffered by REZ1993-0012; Lake Ridge RPC	PL/15.25	P(OS)
	12490 Everest Peak Lane	Proffered by REZ1995-0001; Lakeridge Crossing	NC/0.22 SRM/5.38	P(OS)
	13030 Harbor Drive	Proffered by REZ1980-0008; Lake Ridge RPC	PL / 2.30	P(OS)

**Attachment E – Recommended Changes to Long-Range Land Use Map
Publicly Owned Parcels**

	Location / Site	Clarification	Existing LRLU / Acreage	Proposed LRLU
	Dale City Rec Center	Dale City Rec Center modified to reflect P&OS designation	SRH / 0.26	P(OS)
	Hellwig Park	Water tower/PWCSA owned parcel	AE / 0.40	PL
	Heritage Hunt Pump Station (PWCSA)	Existing Sewage Pump Station	ER / 1.49	PL
Right of Way	Randolph Ridge Lane	EI designation noted in I-66 ROW	PL/9.96	EI
	Godwin Drive - Manassas City Limits Boundary	Jurisdiction boundary inconsistency	CTY/1.10 CTY/0.28 SRL/0.01	SRL ER CTY
	PW Parkway at Lucasville Road - AE	ROW LRLU updated maintain consistency with zoning	AE/14.87	SRL
		VDOT ROW on Godwin Drive	CEC/1.44 SRL/2.20	SRL SRH
Commuter Lot	15825 Spriggs Road	2.012 acres dedicated to PWC BOCS for commuter parking.	NC/2.012	PL

COMPREHENSIVE PLAN ANALYSIS

The following is a staff analysis of the proposed amendments to the Comprehensive Plan as part of the Technical Review update.

Background

Section 15.2-2230 of the Code of Virginia requires the Planning Commission to review the Comprehensive Plan every five years to determine whether it needs to be amended.

Recommended Changes

During the Technical Update process, the Comprehensive Plan was reviewed and changes were recommended. The following is a summary of significant recommended changes by chapter:

1) Introduction

The introduction is not intended to provide policy guidelines but to introduce the reader to the Plan, explain its use and linkage to other planning documents, and review existing conditions. A revised Introduction is provided for review. See Attachment A.

2) Glossary

Edits and corrections were made to the terms in the glossary. Terms from all chapters were consolidated to one location. A “glossary tab” containing pertinent terms for the specific chapter is proposed to be provided for each chapter.

3) Community Design

Edits to the Community Design chapter included adding a map to identify areas of the county that have “Area Specific Design Guidelines” to assist the reader. This chapter includes several other sub sections. “Illustrative Design Guidelines for Gateways and Corridors” references an additional future gateway, for Bristow/Broad Run Area and to be added to the list. Gateway 1, Objectives & Strategies for Route 28 Gateway, contained minor edits. Gateway 2, Route 29, proposes to delete language in the location map description that Route 29 is being slated to be changed from a four lane to a six lane divided corridor based on the Board’s action (Ord No. 29-265) to amend the Thoroughfare Plan. Two graphics have also been deleted due to historical documentation and analysis completed in the Buckland Historic District area. These proposals are no longer appropriate or context sensitive. This corridor will be reviewed and updated as necessary as part of the Route 29 Small Area Plan. Gateways 3 and 4 contained minor edits. The “Illustrative Guidelines for Office Development” incorporated some photographs that more clearly represent the content of this section.

4) Cultural Resources

Edits to this chapter include utilizing a bullet format for ease in readability, several new maps were added to this chapter, clarification edits were made for some of the Historic Preservation division sites, cemeteries, Bristow Station battlefields were included. All references provided in this chapter were moved to Appendix C. Clarification language was incorporated to reference conservation easements due to new proffer legislation, Sec. 15.2-2303.4. Numerous updates and clarifications were added to the list of County Registered Historic Sites as noted in Attachment B.

5) Environment

This chapter was updated to reflect minor corrections /edits. Recommendations were made to update text to reflect the State stormwater regulations that have been passed since the last update to the Comprehensive Plan. Completed Action Strategies were removed and/or changed to “maintain”. The maps included in the staff report are representative of the digital on-line maps that are proposed to be utilized to allow for a more detailed view of specific parcels.

6) Housing

This chapter was updated to reflect language regarding the new proffer legislation.

7) Parks, Open Space and Trails

The Parks, Open Space and Trails chapter has been separated into three sections. Parks will be included in the Level of Service review. Trails will be reviewed with the Transportation chapter.

The Open Space chapter was updated to reflect minor corrections/edits and remove references to the Prince William County Park Authority which is now PWC Parks and Recreation Department. The map has been have updated and all references to Environmental and Recreational Corridors have been renamed to Open Space Corridors to better reflect the intent of the chapter. This map can be found in Attachment B.

8) Potable Water

This chapter was updated to reflect minor corrections/edits and the correct names for Virginia American Water and Fairfax Water. The “Existing and Projected Potable Water Facilities Map” which reflects existing potable water facilities and proposed facility improvements was updated. The data shown on the map includes the range of pipe sizes planned by the Prince William County Service Authority for that particular system or area. Location of proposed projects is subject to specific design. The map serves as a guide for conceptual alignments and final design may alter existing and proposed alignments

9) Sanitary Sewer

This chapter was updated to reflect minor corrections/edits, including references to Virginia American Water. Updates to the “Existing and Potential Sanitary Sewer Facilities Map” are proposed. This map reflects existing and proposed sewage pump stations/facilities, proposed sewer lines and UOSA facility improvements. The data shown on the map includes the range of pipe sizes planned by the Prince William County Service Authority for the system/ area. Location of proposed projects is subject to specific design. The map serves as a guide for conceptual alignments and final design may alter existing and proposed alignments.

10) Sector Plans

Existing Sector Plans to remain the same. No additional planning studies proposed.

- Government Center (No change except Public Land on Map)
- Neabsco Creek Waterfront Area
- Nokesville

Existing Sector Plans proposed to be revisited at a later date include:

- Innovation (New Small Area Plan proposed)
- I-66/Route 29 (New Small Area Plan proposed)
- Parkway Employment Center (New Small Area Plan proposed)
- Potomac Communities
 - North Woodbridge (New Small Area Plan proposed)
 - Neabsco Mills (No changes anticipated to the area at this time)
 - Triangle (New Small Area Plan proposed)

11) Small Area Plans

Small Area Plans under review include:

- Dale City
- Innovation Park
- North Woodbridge
- Parkway Employment Center

- Route 29
- Independent Hill
- Triangle
- Yorkshire
- Fairgrounds/New Dominion

12) Map Inconsistencies

Staff has prepared fifteen (15) maps to reflect inconsistencies on the Long Range Land Use (LRLU) Map for review and approval as part of this technical update. These maps reflect inconsistencies on thirteen (13) privately owned properties. Also included is a map that reflects a LRLU Map designation change to Parks and Open Space for property owned by the VA Board of Game and Inland Fisheries (VDGIF) and a map to reflect that the Marine Corp Base is federally owned property. See Attachment D. All other proposed revisions that impact publicly owned lands (i.e. new library, new police station, new schools, parks, sewage pumping stations, water towers sites, public ROW, etc.) will be updated to reflect current ownership and land use. See Attachment E.

Attachment G – BOCS Initiating Resolutions

MOTION: CADDIGAN

**March 10, 2015
Regular Meeting
Res. No. 15-190**

SECOND: CANDLAND

**RE: INITIATE A TECHNICAL UPDATE TO THE COMPREHENSIVE
PLAN AND INITIATE AN UPDATE TO THE ECONOMIC
DEVELOPMENT CHAPTER – COUNTYWIDE**

ACTION: APPROVED

WHEREAS, under Section 15.2-2229 of the Virginia Code, the Board of County Supervisors may consider amendments to the Comprehensive Plan; and

WHEREAS, Section 15.2-2230 of the Virginia Code requires a review of the Comprehensive Plan every five years to determine whether it needs to be amended; and

WHEREAS, due to the availability of updated demographic projections extending to 2040, policies adopted by the Board of County Supervisors, changes in State law and completion of numerous public infrastructure projects, there is a need to update the Comprehensive Plan; and

WHEREAS, the last technical update of the Comprehensive Plan was completed in March of 2008 and the last major update was adoption of the Environment Plan in December of 2010; and

WHEREAS, if the Prince William Board of County Supervisors decides to initiate consideration of such an amendment, the Planning Commission must hold a public hearing on that amendment after its referral to the Planning Commission by the Board;

NOW, THEREFORE, BE IT RESOLVED that the Prince William Board of County Supervisors does hereby initiate an amendment to the Comprehensive Plan for a technical update and an update to the Economic Development Plan.

Votes:

Ayes: Caddigan, Candland, Jenkins, Lawson, May, Nohe, Principi, Stewart

Nays: None

Absent from Vote: None

Absent from Meeting: None

For Information:

Planning Director

ATTEST: _____


Clerk to the Board

Attachment G – BOCS Initiating Resolutions

MOTION: NOHE

**August 3, 2016
Regular Meeting
Res. No. 16-647**

SECOND: PRINCIPI

**RE: ACCEPT THE PROPOSED SCOPE OF WORK FOR THE
COMPREHENSIVE PLAN UPDATE**

ACTION: APPROVED

WHEREAS, under Section 15.2-2229 of the Virginia Code, the Board of County Supervisors may consider amendments to the Comprehensive Plan; and

WHEREAS, due to the availability of updated demographic projections extending to 2040, policies adopted and amended by the Prince William Board of County Supervisors, Board directives, changes in State law and completion of numerous public infrastructure projects, there is a need to update the Comprehensive Plan; and

WHEREAS, the Prince William Board of County Supervisors has initiated a number of Comprehensive Plan amendments including:

- Thoroughfare Plan Update
- Technical Review to Update Population and Employment Forecasts
- Economic Development Plan Update
- Urban Development Areas
- Levels of Service Standards; and

WHEREAS, the Prince William Board of County Supervisors has authorized various planning studies to provide analysis and recommendations regarding planning and land use issues including:

- COG Regional Activity Centers Study
- Potomac Communities Design Guidelines
- MCB Quantico Joint Land Use Study
- Rural Preservation Study
- Cockpit Point Battlefield Study
- Dale City Design Guidelines
- VRE Studies
- Bristoe Station and the Kettle Run Battlefields Preservation Study; and

WHEREAS, the Planning Office has recommended that the following areas be re-planned or have their existing plans revisited:

- North Woodbridge
- Parkway Employment Center
- Innovation
- Fairgrounds/New Dominion Area
- Independent Hill
- Triangle
- Yorkshire; and

Attachment G – BOCS Initiating Resolutions

**August 3, 2016
Regular Meeting
Res. No. 16-647
Page Two**

WHEREAS, the proposed scope of work to update the Comprehensive Plan includes the above referenced comprehensive plan amendments, planning studies and areas recommended for additional planning;

NOW, THEREFORE, BE IT RESOLVED that the Prince William Board of County Supervisors does hereby accept the proposed scope of work for the Comprehensive Plan update.

Votes:

Ayes: Anderson, Caddigan, Candland, Jenkins, Lawson, Nohe, Principi, Stewart

Nays: None

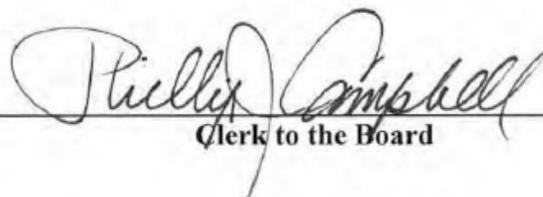
Absent from Vote: None

Absent from Meeting: None

For Information:

Planning Director

ATTEST: _____


Clerk to the Board