



PRINCE WILLIAM
COUNTY

Independent Hill Small Area Plan Charrette

Prince William County
Planning Office

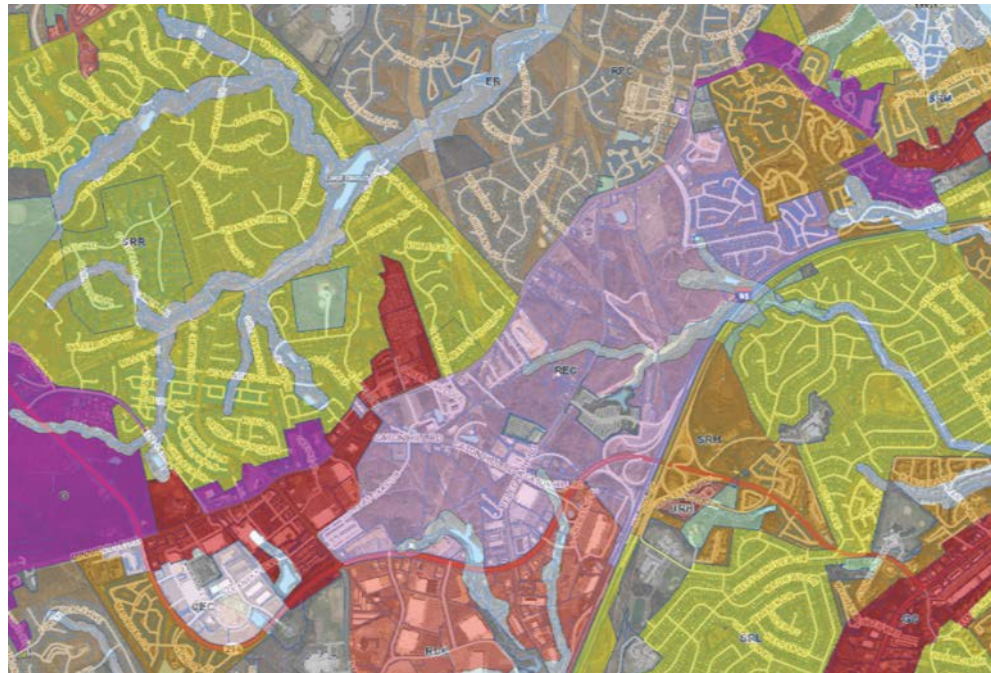
May 28 & 29, 2019



Comprehensive Plan Update

Update the Comprehensive Plan for the County every ten years.

- ❖ Incorporate Population Data and Projections
- ❖ Chapter Updates (Including level of service needs)
- ❖ Small Area Plans



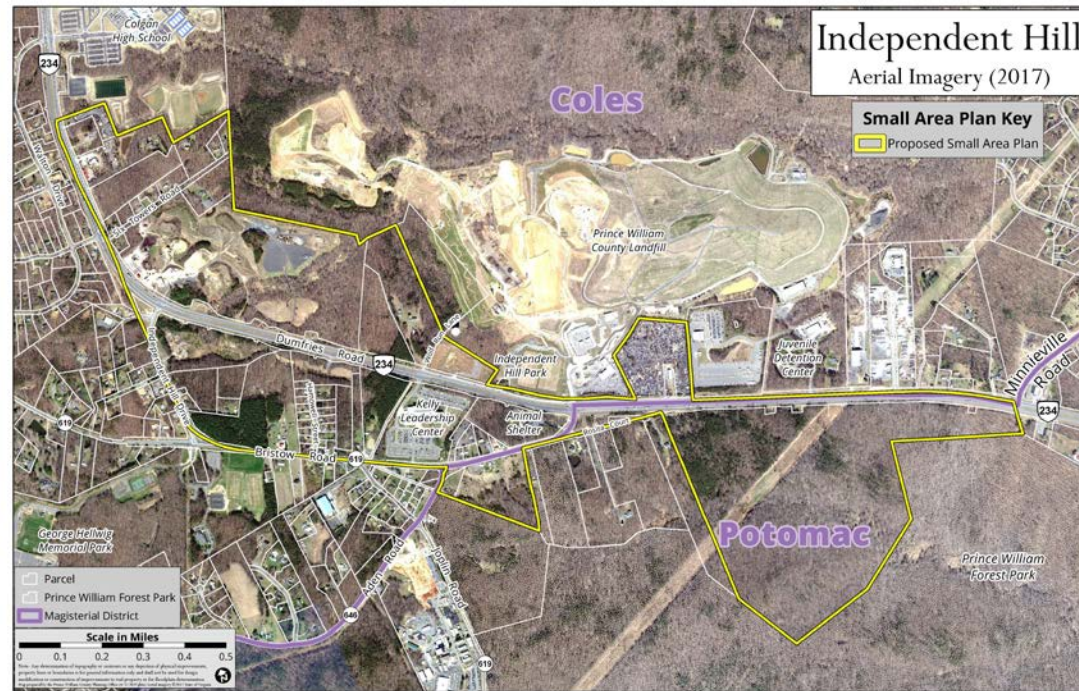
Small Area Plans

What is a small area plan?

- ❖ Detailed land use plan for a specific area of the County
- ❖ Goals and objectives specific to the small area
- ❖ Design standards

Components include:

- ❖ Land Use
- ❖ Design guidelines
- ❖ Strategic Plan implementation
- ❖ Phasing/Implementation plans
- ❖ CIP/Infrastructure Plans
- ❖ Level of Service Analysis
- ❖ Economic development analysis



Independent Hill

Why an Independent Hill Small Area Plan?

- ❖ Realignment of Dumfries Road
- ❖ Joint Land Use Study for Marine Corps Base Quantico
- ❖ Incorporate Recent Plans/Studies

Strategic Plan 2016

Targeted Industry Study

Parks and Recreation Survey

Mobility Survey



1937 Aerial



2017 Aerial

Team Work

- ❖ Review Existing Documents
- ❖ SWOT/TOWS Analysis
- ❖ Design Exercises
 - ❖ Key Features
 - ❖ Design Roundtable
 - ❖ Create Components (Land Use, Transportation, Parks, Etc.)

- ❖ Draft Alternatives
- ❖ Presentation of Alternatives
- ❖ Wrap Up



Process

- Conduct background research
- Meet with stakeholders
- Visioning/Design charrette
 - Develop plan recommendations
- Draft Plan Published on Project Webpage
- Planning Commission Work Session
- Planning Commission Public Hearing
- Board of County Supervisors Public Hearing



Next Steps

Charrette Scheduled

- ❑ May 28th and May 29th
 - ❑ 6 p.m. to 9 p.m.
 - ❑ Atrium of DSB, 5 County Complex

Project Manager

- ❑ David J. McGettigan, AICP Long Range Planning Manager
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