

Parkway Employment Center
Management Staff Stakeholders Meeting
June 14, 2017

Transportation

- Minnieville Road is heavily congested for 2 hours every day.
- Traffic issues are huge along Minnieville Rd. and Old Bridge Rd.
- Park and Ride lots are free—idea to provide structured parking is expensive.
- Proposed 6-lane road (Telegraph Road Extended) would potentially divide the study area—is this necessary? Limits pedestrian access which is critical; area needs to be walkable.
- Are light rail/commuter rail options feasible?
- Could the bus system provide reverse commute to PWC? Infrastructure is in place.
- Desire to have “Hot Lanes” opened to buses—would require new state legislation.
- Is 6-lane Telegraph Road a good idea or not?
- PRTC reservations regarding options for increased services.

Economic Development

- Good access to Potomac Mills Mall – strength.
- Multiple property owners, makes parcel assemblage a challenge.
- Area is considered a “Defense Technology Corridor”.
- Large vacant building (185,000 SF) on Worth Avenue (originally retail, then General dynamics, now vacant).
- A Federal Contractor would be a top choice:
 - What do we, as a County, need to do?
 - Land assembly is a challenge.
 - Need utilities.
- New Medical Center coming soon near Caton Hill Area.
- Concept of a Medical Campus for this area:
 - Several medical sites exist in the area or are currently planned.
 - Prince William County only has 35 psychiatric beds in the County.
- PWC has many senior living opportunities and many day care opportunities.
- New development with 400 units, hotel, office, and retail— planned mixed-use development proposed just south of park and ride—discussions regarding the possible acquisition of the VDOT lot to construct structured parking for the development.
- This area is the last large property with visibility to I-95—strong marketability, but accessibility is tough.
- Warehouse and distribution centers considered as an option, but the truck trailers would slow traffic.
- A Sheetz project is coming to the study area.
- Strayer College is just outside the study area.

- Study area is located within metropolitan DC.
- Limited traffic generated by data centers (almost none), but use is not a “community builder” — limited connectivity—fenced off and secure compound.
- Needs fiber optic connectivity.

Land Use

- Farm/ community garden concept in the Tackett’s Mill area.
- Redevelop the junk yard.
- Police reported on safety issues at VRE commuter lot.
- Area of homeless population—camp.
- Public services exist in area (i.e. DMV and Workforce Office).
- Lots of commercial retail in the area.
- Trailer parks/mobile homes—redevelopment options—last of the affordable housing.
- Affordable residential is needed in the County.
- If apartments are constructed, this defines the area in terms of labor force etc. and affects future business types—proposed housing and businesses are interrelated in terms of impact on development.
- Easy to get residential developments, but would have a huge impact on traffic.
- Small buildings may be a better alternative that capitalize on the topography.
- What is the vision for the future of this area?
- Strong neighborhood associations in the area.
- Design for more intense multi-family projects— “Texas Donut Design “.
- Residential high-rise units built around structured parking---residents get out on their floor— cost effective option for increased density.

Environmental/Green Infrastructure/Cultural Resources

- Soil concerns –I-95 construction impacts.
- Soils and topography are problematic.
- RPAs throughout the study area.
- Cut/fill alternatives.
- Concept of passive recreation options in the environmental corridors.
- Utilize streambeds and power line easements.

Infrastructure/Level of Service

- Looking for a school site in this area of the County.
- What schools are in the area?
- Fire and Rescue are looking for a site in this area.
- Fire Station is needed near Minnieville Road and Summit School Road.
- Inquiries into land costs?
 - Need Fiber optic cables.

- Need sewer and water connections.
- Do we have two electric providers in the area?
 - NOVEC?
 - Dominion Energy?
- There is a request by Dominion Energy to upgrade the current power lines.
- There are limits of where to tie in with existing power lines.