

Parkway Employment Center Small Area Plan

Agency Stakeholders Meeting

June 7, 2017

Comments from the 4 groups organized by topic:

Infrastructure/Level of Service

- Park and ride parking is at a premium, structured parking (which is expensive) can open up more development parcels.
- Fiber optic cable is a long way away—someone needs to bring it to the area.
- Investment in wastewater and water service is necessary to develop.
- Need for a fire and rescue station near Summit School in next 10 years (northern area).
- Cannot tap the 500kv lines that run through the study area, they need to step down.
- Existing regional stormwater pond capacity—maintenance issue.
- Need a comprehensive stormwater plan—possibly add regional storm water regional pond along eastern boundary.
- What is the capacity of Cow Branch?

Land Use

- Economic development needs sites for M1 and M2 uses in the County.
- Inadequate human scale development/infrastructure.
- Homeless camp in southwest area of the study area, near the Prince William Parkway.
- There are a lot of retail uses nearby.
- Relocate/consolidate VDOT park and ride sites.

Environmental/Green Infrastructure/Cultural Resources

- Flood plains, streams, and steep slopes are constraints for future development.
- Connectivity—no planned recreational corridors—if planned, located out of the Resource Protection Area (RPA) is preferred.
- Occoquan District is underserved with parks and trails.
- Potential park site, 1 field, trail through RPA, off Summit School Road provides access to surrounding residential.
- Possible cemetery site in the study area.
- RPA is an issue for non-residential developments—good for trails (if above water).
- Can trails go underneath power lines?

Economic Development

- Site assembly issues include environmental constraints, small parcels, and power lines.
- Best economic development option – mixed-use - high visibility from I-95, large site.
- Overhead lines indicate potential for a data center.
- Good power lines—economic opportunities.
- Opportunity to incorporate a better visitor’s center, conference center.
- Good access to Potomac Mills Mall - shopping/retail.
- Medical facilities may be a good fit.
- There is a proposed medical facility at Caton Hill Rd/Minnieville Rd.
- Federal contractors, data centers as potential industries.
- Need for fiber optic cable (closest is Possum Point).
- Military and federal government employment opportunities.
- Best economic development opportunity in Eastern PWC.

Transportation

- A traffic light is needed at Telegraph Rd.
- Pedestrian access is nonexistent (underground?).
- Access issues—funding for roads.
- Good Interstate access.
- Park and rides are over capacity (2400 parking spaces—over parked by 200 cars) (lot with 800 spaces). Structured parking opportunity?
- No traffic light to get out.
- Interior street grid could replace the 6-lane road.
- Shuttle bus opportunity?
- PRTC expanded facilities?
- Are 6 lanes appropriate or will it split the area? (Thoroughfare plan).
- Expand study area to include full I-95 interchange.
- What is the purpose of Summit School Rd. extension?
- Need to consider pedestrian and non-motorized access.
- Stream and transmission line corridors provide opportunities for pedestrian access.
- Bus line connection to the Potomac Mills Mall?