



UPDATE MEMO

TO: Planning Commission

FROM: Alex Vanegas, AICP, CPM, Acting Deputy Director of Planning/Current Planning Manager
Scott F. Meyer, Principal Planner
Planning Office

RE: Rezoning #REZ2021-00008, Windsor Oaks
(Neabsco Magisterial District)

DATE: November 15, 2023

At the September 27, 2023, public hearing, the Planning Commission reviewed the above-referenced proposals and received public testimony. The Planning Commission closed the public hearing and deferred a decision on this application to a date certain of November 29, 2023, in order for the Applicant to engage in more community outreach, reassess housing affordability, and consider additional onsite amenities. Subsequently, the Applicant had requested that the Planning Commission reconsider moving the date up two weeks earlier to the November 15, 2023, public hearing, to which the Commission agreed. As such, the Planning Commission is now scheduled to consider this proposal on November 15th.

At the September 27th public hearing, there was considerable discussion among the Planning Commissioners pertaining to the following topics: housing affordability; concerns about traffic cut-through congestion on Elm Farm Road; speeding through nearby residential neighborhoods, density being double the recommended range in the Comprehensive Plan; landscape buffering; impacts to schools; onsite amenities; the project complementing and building upon the approved Quartz District in the area context; and the need for additional community outreach.

According to the Applicant, a meeting was held with the Lake Ridge Occoquan Coles Civic Association – Planning, Environment, Land-Use and Transportation Committee (LOCCA-PELT) on October 26, 2023. Also, meetings were held with the Dale City Civic Association (DCCA) on October 12, 2023 and with the Mid County Civic Association of Prince William (MIDCO) on October 19, 2023.

In response to the Planning Commission and feedback provided by three (3) speakers at the September 27, 2023, public hearing, the Applicant has made the following revisions/updates as listed below. At this time, there are no changes to the Master Zoning Plan (MZP) or building concept/style.

- A doubling of the number of affordable dwelling units (“ADU”) reserved for those on the lower end of the income spectrum to 10 units, including 5 units at 60% AMI and 5 units at 70% AMI (see Proffer #26).

- The addition of indoor bicycle storage area(s) (see Proffer #28).
- The addition of outdoor grills (see Design Guidelines page 10); and
- A minor change to clarify encroachment into the Resource Protection Area (RPA) (see Proffer #18).

Staff supports the latest amendments, and maintains its recommendation of approval of Rezoning #REZ2021-00008, Windsor Oaks, subject to the revised proffers dated October 13, 2023.

The following attachments are provided for the Planning Commission's consideration at the November 15, 2023, public hearing:

- Draft Planning Commission Resolution
- Revised Proffer Statement, dated October 13, 2023 (clean version)
- Revised Proffer Statement, dated October 13, 2023 (redline mark-up version, for comparison)
- Revised Design Guidelines, dated October 13, 2023
- Planning Commission staff report package (dated September 27, 2023, for reference)



PLANNING COMMISSION RESOLUTION

MOTION:

November 15, 2023

SECOND:

Regular Meeting

Res. No. 23-xxx

**RE: REZONING #REZ2021-00008, WINDSOR OAKS
NEABSCO MAGISTERIAL DISTRICT**

ACTION: RECOMMEND APPROVAL

WHEREAS, this is a request to rezone ±9.77 acres from O(M), Office Mid-Rise, to PMR, Planned Mixed Residential, to develop up to 233 multi-family residential units, or approximately 23.85 dwelling units per acre, and with associated development waivers and modifications; and

WHEREAS, the subject property is located at the southeast intersection of Elm Farm Road and Prince William Parkway, is currently addressed as 3695 Elm Farm Road, and is identified on County maps as GPIN 8192-95-1352; and

WHEREAS, the site is designated MU-3, Neighborhood Mixed Use, in the Comprehensive Plan, which recommends a density of 4 to 12 dwelling units per acre, and is partially located within the Environmental Resource Protection Overlay. The site is also located within the Dale City Small Area Plan and Dale City Parkway Node special planning areas; and

WHEREAS, the site is currently zoned O(M), Office Mid-Rise, and partially located within the Prince William Parkway and Minnieville Road (Davis Ford Road) Highway Corridor Overlay Districts; and

WHEREAS, the Prince William County Planning Commission duly ordered, advertised, and held a public hearing on September 27, 2023, and the Planning Commission closed the public hearing and deferred a decision on this application to a date certain of November 29, 2023, in order for the Applicant to engage in more community outreach, reassess housing affordability, and consider additional onsite amenities; and

WHEREAS, the Prince William County Planning Commission at the October 11, 2023, meeting moved the public hearing for #REZ2021-00008, Windsor Oaks from date certain November 29, 2023, to date certain November 15, 2023; and

WHEREAS, the Prince William County Planning Commission duly ordered, advertised, and held a public hearing on November 15, 2023, at which time public testimony was received and the merits of the above-referenced case were considered; and

WHEREAS, the Prince William County Planning Commission finds that public necessity, convenience, general welfare, and good zoning practice are served by recommending approval of this request;

NOW, THEREFORE, BE IT RESOLVED that the Prince William County Planning Commission does hereby close the public hearing and recommend approval of Rezoning #REZ2021-00008, Windsor Oaks, subject to the proffers dated October 13, 2023.

ATTACHMENT: Proffer Statement, dated October 13, 2023

Votes:

Ayes:

Nays:

Abstain from Vote:

Absent from Vote:

Absent from Meeting:

Attest:

Oly Peña

Clerk to the Planning Commission

PROFFER STATEMENT

REZ2021-00008

Windsor Oaks

Rezoning O(M) to PMR

GPIN: 8192-95-1352

October 13, 2023

Record Owner: Atlantic Funding, Ltd. (the “Applicant”)

Property: Rezoning O(M), Office Mid-Rise to PMR, Planned Mixed Residential
Windsor Oaks
GPIN 8192-95-1352
Neabsco Magisterial District
9.767 acres

Date: October 13, 2023

The undersigned hereby proffers that the use and development of the subject Property shall be in strict conformance with the following conditions and shall supersede all other proffers made prior hereto, including proffers associated with REZ #PLN2007-00146. In the event the referenced rezoning is not granted as applied for by the Applicant, the below-described proffers shall be withdrawn and shall become null and void, and proffers associated with REZ #PLN2007- 00146 shall remain in full force and effect on the applicable portion of the Property.

The headings of the proffers set forth below have been prepared for convenience or reference only and shall not control or affect the meaning or be taken as an interpretation of any provision of the proffers. Any improvements proffered herein below shall be provided at the time of development of the portion of the site served by the improvements unless otherwise specified. The terms “Applicant” and “Developer” shall include all future owners and successors in interest.

“Final Rezoning,” as the term is used herein, shall be defined as that zoning which is in effect on the day following the last day upon which the Prince William Board of County Supervisors (the “Board”) decision granting the rezoning may be contested in the appropriate court or, if contested, the day following entry of a final court order affirming the decision of the Board which has not been appealed, or if appealed, the day following which the decision has been affirmed on appeal.

References in this Proffer Statement to plans and exhibits shall include the following:

PROFFER STATEMENT

REZ2021-00008

Windsor Oaks

Rezoning O(M) to PMR

GPIN: 8192-95-1352

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- “Master Zoning Plan” or “MZP” entitled “Windsor Oaks,” prepared by Land Design Consultants, Inc., Rev. August 22, 2023, consisting of the following sheets:
 - a. Cover Sheet
 - b. Master Zoning Plan
 - c. Preliminary Sight Distance Evaluation
 - d. Landscape Plan
- “Design Guidelines” entitled “Windsor Oaks,” prepared by Land Design Consultants, Inc., dated October 13, 2023.
- “Proffer Study” entitled “Windsor Oaks Prince William County, VA Proffer Justification Narrative,” prepared by Municap, Inc., dated May 22, 2023.

USES AND SITE DEVELOPMENT

1. Development of the Property shall be in substantial conformance with the MZP, and in accordance with the PMR zoning district, and as proffered.
2. The maximum number of total residential units constructed on the Property shall be 233 multi-family units. Market conditions will dictate the final number of units constructed.
3. For purposes of calculating open space and tree canopy coverage, the entire Property shall be utilized. At the time of the site plan review and development, the Applicant shall provide a cumulative tabulation of the open space and tree canopy coverage calculations for the entire Property.

COMMUNITY DESIGN

4. The Property shall be designed and constructed in substantial conformance with the design concepts and details set forth in the Design Guidelines.

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BUILDING DESIGN STYLE & THEME

5. Building shall have a unified, quality design theme and be faced on all sides with durable, attractive, high-quality materials, while incorporating brick, stone, wood, glass elements, roof accent features, architectural concrete masonry unit (e.g., regal stone, split face, precision, ground face), or metal panels and framing of high architectural grade and quality. An alternative design theme may be approved by the Planning Director or designee, provided that such building design is of an equal or better quality. Additional minor changes to the architecture and material may be made, provided that any such changes are approved by the Planning Director or designee prior to the issuance of a building permit release letter. Such approval shall be based on a determination that the changes result in a building that is of equal or better quality than that shown in the Design Guidelines. Compliance shall be demonstrated by submission of building elevation to the Planning Director for review and approval two weeks prior to issuance of the building permit release letter.
6. Refuse collection areas, loading, and service areas shall be screened from view to the extent possible using landscaping and/or a screening wall or fence. The refuse storage area shall be screened with a solid enclosure using materials and colors matching the materials and colors used in the buildings. The refuse storage enclosure shall be gated to prohibit viewing this area from adjoining properties and public rights-of-way. The gates shall remain closed when not in use and the trash containers shall be emptied as necessary to prevent odors or infestation by vermin. The orientation of refuse collection areas and loading and service areas shall be shown on the final site plan.
7. All exterior lighting fixtures shall be “energy-saving” and shall be designed to direct light downward and into the interior of the Property and not produce glare onto adjacent properties or roadways. Parking lot light poles shall be a maximum of 20 feet in height, and the lighting design shall be shown on the final site plan.
8. At the time of submission of a final site plan to Prince William County, the Applicant shall provide the Lake Ridge Occoquan Coles Civic Association, Planning, Environment, Land Use and Transportation Committee (LOCCA-PELT) with copies of the initial submission of the final site plan and, if available, the signage package and building house plans for the

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purposes of a courtesy review. To demonstrate compliance, a copy of the cover letter to LOCCA-PELT shall be submitted with the final site plan to the County.

SIGNAGE

9. Two (2) freestanding monument-style signs shall be permitted on the Property. The maximum freestanding entrance sign height shall be eight (8) feet and shall be set back a minimum of 10 feet from the right-of-way. The maximum freestanding corner sign (Prince William Parkway and Elms Farm Road) height shall be ten (10) feet and shall be set back a minimum of 10 feet from the right-of-way. The entrance/corner signs shall be constructed using materials and colors which complement the materials and colors used in the proposed residential buildings. The final location of the sign along the road frontage shall be determined at the time of final site plan approval and sign permit approval.

LANDSCAPING

10. The site landscape scheme, amenity area, and site details shall be provided in substantial conformance with the Design Guidelines and MZP. The required landscaping shall utilize exclusively drought tolerant, and at least eighty percent (80%) native species. Where existing vegetation is undisturbed and is native and of good quality within the landscaping areas, the existing vegetation shall be credited against the plant unit requirements identified in the DCSM.
11. The Applicant shall provide a 50-foot Type C Buffer along the eastern property line abutting GPIN 8192-95-5979 that meets the minimum DCSM 800 standards. The said buffer shall be reduced to 20 feet in width in the area where an abutting dog run area may be constructed, the dimensions of which shall not exceed 30' x 100' as shown on the MZP. The buffer planting units may be reduced by 30% in accordance with DCSM 802.12.D if an opaque fence or wall is provided. If required at the time of the site plan, alternative buffer compliance will be provided per DCSM 801.03.C. All buffer plantings in the vicinity of the encroachment shall be evergreen trees and evergreen shrubs.

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12. The Applicant shall provide a 30-foot Type B Buffer along the eastern and southern property lines abutting GPINs 8192-95-8140 and GPIN 8292-14-3728 that meets the minimum DCSM 800 standards.
13. The Applicant shall provide a 10-foot landscape strip along Elm Farm Road that meets the minimum DCSM 800 standards.
14. In substantial conformance with the MZP and meeting the planting standards of DCSM Table 10-2 for a Suburban Parkway, a 50-foot landscape buffer shall be provided along the Prince William County Parkway (per the Suburban Parkway (SP) HCOD Buffer).
15. The Applicant shall remove any graffiti from the Property. Graffiti shall be deemed any inscription or marking on walls, buildings, or structures not permitted by the sign regulations in Section 32-250.21 et seq. of the Zoning Ordinance. Any graffiti is to be reported to the Prince William County Police Department before removal.
16. In the event that parcel GPIN 8192-95-5979 or GPIN 8192-95-8140 changes in use or is rezoned to a more compatible use, the Property's adjacent buffers to the parcel may be reduced in width to meet the DCSM standards of the new use/re-zoning.

ENVIRONMENTAL

17. The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$75.00 per acre for water quality monitoring, drainage improvements, and/or stream restoration projects. The contribution shall be paid prior to and as a condition of the final site plan approval and shall be based on the Property acreage of the final site plan.
18. The Applicant shall limit encroachment into the Chesapeake Bay Resource Protection Area (RPA) to the approximate limit of clearing and grading as shown on the MZP for storm sewer and sanitary sewer outfalls and for the purpose of removing all manmade structures and pavement as well as debris. After removal, the RPA shall be restored through stabilization with native grasses and meadow-type plantings, and with the planting of native trees and

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shrubs in accordance with Chesapeake Bay RPA Guidance Manual standards. The purpose is to return the RPA to a native forest system. This shall be made effective through the submission of a Water Quality Impact Assessment (WQIA) at the time of the Final Site Plan review. The WQIA shall be subject to review and approval by the Watershed Management Branch. The approved WQIA shall be incorporated into the final site plan for the site.

19. To facilitate adequate expansion of tree and shrub roots to support healthy plants, all landscape areas, parking lot islands and buffers, which have been subject to pavement and/or compaction shall have, prior to planting: a) all foreign materials (asphalt, concrete, rock, gravel, debris, etc.) removed and the soil loosened to a depth of a minimum of 3', and b) a top dressing of 4" to 6" of clean topsoil provided. This topsoil shall be a loam, sandy loam, clay loam, silt loam, or sandy clay loam. The topsoil shall not be a mixture of or contain contrasting textured subsoils. The topsoil shall contain less than 5% by volume of cinders, stones, slag, coarse fragments, sticks, roots, trash, or other materials larger than 1" in diameter and shall not contain gravel. The topsoil shall contain a minimum of 5% natural fine organic matter, such as leaf mold, peat moss, etc. Areas to receive this remediation will be clearly shown on the final site/subdivision plan.

MOBILITY

20. The exact location/alignment of the roads, pedestrian facilities, and other mobility facilities shall meet VDOT and DCSM standards—unless otherwise approved by VDOT and/or the County, as appropriate—and will be determined at the site final plan based on the final site design and engineering.
21. Subject to VDOT and Potomac and Rappahannock Transportation Commission (“PRTC”) approval, the Applicant shall construct a bus shelter at the existing bus stop on the Prince William Parkway (Rte. 294) at Elm Farm Road (Rte. 892). The Applicant shall construct these approved improvements before the issuance of the occupancy permit for the last building to be built on the property.
22. Subject to VDOT approval, pedestrian crossing safety enhancements, including enhanced striping and signage, shall be installed across the Prince William Parkway (Rte. 294) at Elm

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Farm Road (Rte. 892). The Applicant shall construct these approved improvements or reimburse the County or VDOT for such improvements before the release of the performance bond.

23. In substantial conformance with the MZP, a 10-foot Shared-Use-Path shall be constructed along the entire length of the Property along Elm Farm Road (Rte. 892) and connect with the existing pedestrian path at Prince William Parkway (Rte. 294).
24. In substantial conformance with the MZP and Design Guidelines, pedestrian paths for the residents of the development shall be constructed within the property.
25. The Applicant shall install a minimum of one (1) inverted-U bicycle parking on-site for each multi-family building, built to Association of Pedestrian and Bicycle Professionals (“APBP”) standards and two electric vehicle (EV) charging stations per building.

AFFORDABLE HOUSING

26. The applicant shall provide Affordable Dwelling Units (“ADU”) as follows: Five (5) units of the total units constructed shall be available for rent to households earning up to 60% Area Median Income (“AMI”), as determined by the United States Department of Housing and Urban Development for the Washington-Arlington-Alexandria, DC-VA-MD HUD Metro FMR Area; and five (5) units shall be available for rent to households earning up to 70% AMI; These ADU units will be distributed throughout the Property, may be provided in phases, and shall consist of 1 and/or 2-bedroom units in general proportion to the overall unit mix for the project.

PARKS AND RECREATION

27. In substantial conformance with the MZP and Design Guidelines, the Applicant proffers to construct the amenities stated herein.

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28. The Applicant shall provide a variety of open space and recreational amenities. The recreation amenities shall include a swimming pool, outdoor courtyard, internal clubhouse, indoor bicycle storage, and a dog-run area. Within the clubhouse, the amenities shall include a fitness area and office/work-from-home areas for the residents, among other uses.

PUBLIC SAFETY

29. In accordance with the Proffer Study, the Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$200.65 per multi-family residential unit constructed on the Property to be used for public safety purposes. Said contribution shall be paid prior to and as a condition of occupancy permit issuance for each said residential unit constructed on the Property.

WATER AND SEWER

30. The Property shall be served by public sanitary sewer and water and the Applicant shall be responsible for the costs and construction of those on and off-site improvements required to provide such service for the demand generated by the development on the Property.

WAIVERS AND MODIFICATIONS

The following waivers and modifications to the requirements of the Zoning Ordinance and DCSM shall be deemed granted and approved as provided by Section 32-700.25 of the Zoning Ordinance.

31. Modification of Section 32-306.10 of the Zoning Ordinance to allow a single unit type.
32. The 10-acre minimum acreage requirement for PMR districts under Section 32-306.01 of the Zoning Ordinance is waived.
33. Waiver and modification of Section 110.02.02 of the DCSM and sections 25-41 through 254-45, inclusive, of the PWC Zoning Ordinance to waive the requirements for the submission of a preliminary residential site plan.

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34. Modification of Section 32-306.12.6.H(3) of the Zoning Ordinance to reduce the maximum building height from 100 feet to 68 feet.

35. Modification of Section 32-306.12.6.H(4)(b).2 of the Zoning Ordinance to allow the development standard of a minimum twelve-foot separation between the parking lot and building to be reduced to eight feet as shown on the MZP.

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SIGNATURE PAGE

Atlantic Funding, Ltd.

By: _____

Name: _____

Title: _____

Date: _____

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~~September 18~~October 13, 2023

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Windsor Oaks
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9.767 acres

Date: ~~September 18~~October 13, 2023

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LANDSCAPING

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11. The Applicant shall provide a 50-foot Type C Buffer along the eastern property line abutting GPIN 8192-95-5979 that meets the minimum DCSM 800 standards. The said buffer shall be reduced to 20 feet in width in the area where an abutting dog run area may be constructed, the dimensions of which shall not exceed 30' x 100' as shown on the MZP. The buffer planting units may be reduced by 30% in accordance with DCSM 802.12.D if an opaque fence or wall is provided. If required at the time of the site plan, alternative buffer compliance will be provided per DCSM 801.03.C. All buffer plantings in the vicinity of the encroachment shall be evergreen trees and evergreen shrubs.

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ENVIRONMENTAL

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shrubs in accordance with Chesapeake Bay RPA Guidance Manual standards. The purpose is to return the RPA to a native forest system. This shall be made effective through the submission of a Water Quality Impact Assessment (WQIA) at the time of the Final Site Plan review. The WQIA shall be subject to review and approval by the Watershed Management Branch. The approved WQIA shall be incorporated into the final site plan for the site.

19. To facilitate adequate expansion of tree and shrub roots to support healthy plants, all landscape areas, parking lot islands and buffers, which have been subject to pavement and/or compaction shall have, prior to planting: a) all foreign materials (asphalt, concrete, rock, gravel, debris, etc.) removed and the soil loosened to a depth of a minimum of 3', and b) a top dressing of 4" to 6" of clean topsoil provided. This topsoil shall be a loam, sandy loam, clay loam, silt loam, or sandy clay loam. The topsoil shall not be a mixture of or contain contrasting textured subsoils. The topsoil shall contain less than 5% by volume of cinders, stones, slag, coarse fragments, sticks, roots, trash, or other materials larger than 1" in diameter and shall not contain gravel. The topsoil shall contain a minimum of 5% natural fine organic matter, such as leaf mold, peat moss, etc. Areas to receive this remediation will be clearly shown on the final site/subdivision plan.

MOBILITY

20. The exact location/alignment of the roads, pedestrian facilities, and other mobility facilities shall meet VDOT and DCSM standards—unless otherwise approved by VDOT and/or the County, as appropriate—and will be determined at the site final plan based on the final site design and engineering.
21. Subject to VDOT and Potomac and Rappahannock Transportation Commission (“PRTC”) approval, the Applicant shall construct a bus shelter at the existing bus stop on the Prince William Parkway (Rte. 294) at Elm Farm Road (Rte. 892). The Applicant shall construct these approved improvements before the issuance of the occupancy permit for the last building to be built on the property.
22. Subject to VDOT approval, pedestrian crossing safety enhancements, including enhanced striping and signage, shall be installed across the Prince William Parkway (Rte. 294) at Elm

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Farm Road (Rte. 892). The Applicant shall construct these approved improvements or reimburse the County or VDOT for such improvements before the release of the performance bond.

23. In substantial conformance with the MZP, a 10-foot Shared-Use-Path shall be constructed along the entire length of the Property along Elm Farm Road (Rte. 892) and connect with the existing pedestrian path at Prince William Parkway (Rte. 294).
24. In substantial conformance with the MZP and Design Guidelines, pedestrian paths for the residents of the development shall be constructed within the property.
25. The Applicant shall install a minimum of one (1) inverted-U bicycle parking on-site for each multi-family building, built to Association of Pedestrian and Bicycle Professionals (“APBP”) standards and two electric vehicle (EV) charging stations per building.

AFFORDABLE HOUSING

26. The applicant shall provide Affordable Dwelling Units (“ADU”) as follows: ~~One percent (1%)~~ Five (5) units of the total units constructed shall be available for rent to households earning up to 60% Area Median Income (“AMI”), as determined by the United States Department of Housing and Urban Development for the Washington-Arlington-Alexandria, DC-VA-MD HUD Metro FMR Area; ~~one percent (1%) of the~~ and five (5) units shall be available for rent to households earning up to 70% AMI; ~~and one percent (1%) of the units shall be available for rent to households earning up to 80% AMI. In addition, three percent (3%) of the total units constructed shall be Workforce Dwelling Units (WFU) and shall be available for rent to households earning between 80% and 120% AMI.~~ These ADU ~~and WFU~~ units will be distributed throughout the Property, may be provided in phases, and shall consist of 1 and/or 2-bedroom units in general proportion to the overall unit mix for the project.

PARKS AND RECREATION

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27. In substantial conformance with the MZP and Design Guidelines, the Applicant proffers to construct the amenities stated herein.
28. The Applicant shall provide a variety of open space and recreational amenities. The recreation amenities shall include a swimming pool, outdoor courtyard, internal clubhouse, indoor bicycle storage, and a dog-run area. Within the clubhouse, the amenities shall include a fitness area and office/work-from-home areas for the residents, among other uses.

PUBLIC SAFETY

29. In accordance with the Proffer Study, the Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$200.65 per multi-family residential unit constructed on the Property to be used for public safety purposes. Said contribution shall be paid prior to and as a condition of occupancy permit issuance for each said residential unit constructed on the Property.

WATER AND SEWER

30. The Property shall be served by public sanitary sewer and water and the Applicant shall be responsible for the costs and construction of those on and off-site improvements required to provide such service for the demand generated by the development on the Property.

WAIVERS AND MODIFICATIONS

The following waivers and modifications to the requirements of the Zoning Ordinance and DCSM shall be deemed granted and approved as provided by Section 32-700.25 of the Zoning Ordinance.

31. Modification of Section 32-306.10 of the Zoning Ordinance to allow a single unit type.
32. The 10-acre minimum acreage requirement for PMR districts under Section 32-306.01 of the Zoning Ordinance is waived.

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33. Waiver and modification of Section 110.02.02 of the DCSM and sections 25-41 through 254-45, inclusive, of the PWC Zoning Ordinance to waive the requirements for the submission of a preliminary residential site plan.
34. Modification of Section 32-306.12.6.H(3) of the Zoning Ordinance to reduce the maximum building height from 100 feet to 68 feet.
35. Modification of Section 32-306.12.6.H(4)(b).2 of the Zoning Ordinance to allow the development standard of a minimum twelve-foot separation between the parking lot and building to be reduced to eight feet as shown on the MZP.

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~~September 18~~ October 13, 2023

SIGNATURE PAGE

Atlantic Funding, Ltd.

By: _____

Name: _____

Title: _____

Date: _____

WINDSOR OAKS

design guidelines

APPLICANT

Atlantic Funding, Ltd.
225 Edmor Road
West Palm Beach, FL 33405

CIVIL ENGINEERING, PLANNING & LANDSCAPE ARCHITECTURE

Land Design Consultants
4585 Daisy Reid Avenue, Suite 201
Woodbridge, VA 22192

CONSULTANT

Stewart PLLC
1250 Connecticut Avenue N.W., Suite 200
Washington, DC 20036

ARCHITECT

Architecture Incorporated
1902 Campus Commons Drive, Suite 101
Reston, VA 20191

WINDSOR OAKS

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Prepared by:



NOTES:

1. This document was prepared to describe the design approach for this community and is subject to final engineering.
2. The applicant reserves the right to choose the site furnishings and details shown herein or others so long the general design quality is maintained.

WINDSOR OAKS

I. Project Overview

Project Summary + Location

PROJECT SUMMARY:

Windsor Oaks' approach is to build on and strengthen the existing area through constructing local transportation improvements, heighten sense of community through the use of public open space and amenities, and to substantially improve the current environmental characteristics through restoration, landscaping and storm water management.

The goal is to provide an environment which fosters economically conscious family living and vitality. The Dale City Small Area Plan classifies this area as Neighborhood Mixed Use (NMU).

Multifamily housing will help support retail and commercial businesses in the surrounding area. Buildings will have short to medium setbacks within this property. Windsor Oaks will have lasting value by creating a neighborhood which is unique, desirable, and resilient.

LOCATION:

Windsor Oaks is located within the Neabsco Magisterial District in Woodbridge, VA. The project is at the southeast quadrant of Prince William Parkway and Elm Farm Road. The property shall be accessed along the eastern boundary from Elm Farm Road at the intersection of Pennington Lane and Elm Farm Road.



WINDSOR OAKS

II. The Plan

Site Layout

The project proposes three residential buildings that are four to five stories in height. The design utilizes the site topography to create the partial five-story heights. Proposed building and outdoor amenity locations allow for pedestrian connectivity and resident convenience. Parking areas are distributed throughout the property for ease of building access.



WINDSOR OAKS

II. The Plan

Contextual Connectivity

PEDESTRIAN LINKAGES TO OFF-SITE FACILITIES

Windsor Oaks will enhance pedestrian and traffic safety, mobility, and walkability by committing to build absent pedestrian links to adjacent communities and a connection to the existing shared use path along Prince William Parkway. One of the connectivity improvements will also include the construction of paths and sidewalks within the site to facilitate pedestrian linkage for residents of the community.

The addition of the shared use path aligns with the Parkway Node of the Dale City Small Area Plan that will someday create a mobility network - one comprised of block lengths that will further foster a pedestrian environment.

There will also be a proffered bus shelter along Prince William Parkway that will allow residents, visitors and commuters to utilize public transportation and rely less on car oriented travel. The goal of Windsor Oaks is to contribute to this vision; one that is balanced with multi-modal options for the growing community.

The Parkway Node also plans for a new interchange and transit center at the intersection of Prince William Parkway and Minnieville Road. This application will enhance the pedestrian crossing at the intersection of the Parkway and Elm Farm Road. Thus, the development's proposed paths and sidewalks will help kickstart neighborhood connections and promote a network of diverse nodes of transit.



WINDSOR OAKS

III. Plan Details

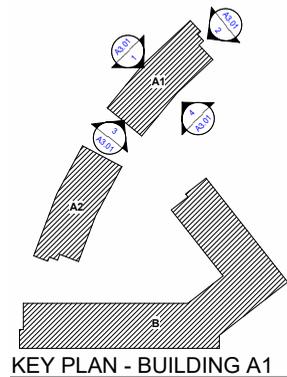
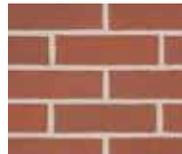
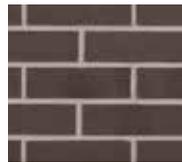
Architectural Features & Standards

UNIT TYPES

Windsor Oaks could include the following unit types - multifamily building with apartments or condominiums. The multifamily housing will be within multiple buildings on site.

FACADES & FEATURES

Architectural Features on front facades may include high quality materials such as brick, stone, masonry, metal, or cementitious siding as the primary exterior building material. Other architectural features may include painted front doors, shutters, gable dormers, bay windows, balconies, and porches among others. To provide visual interest and to avoid monotony, a variety of finish materials and colors shall be used. Secondary structures such as garages or car ports shall reflect the architectural style of the multifamily buildings.



BUILDING A1 FACADES



North



East



West



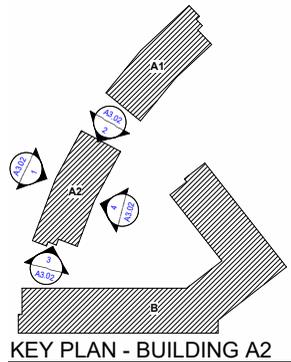
South

WINDSOR OAKS

III. Plan Details

Architectural Features & Standards

BUILDING A2 FACADES



East



North



West



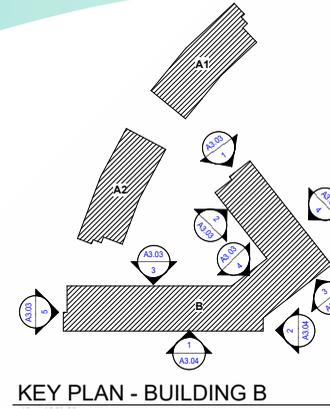
South

WINDSOR OAKS

III. Plan Details

Architectural Features & Standards

BUILDING B1 FACADES



North-Main Entrance



West-Amenity



North-Amenity



North-Amenity



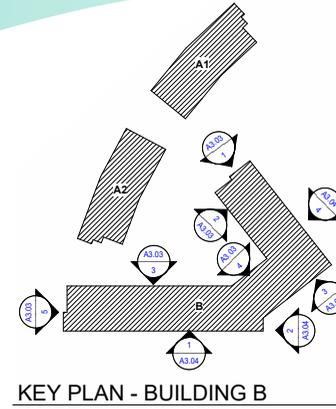
West

WINDSOR OAKS

III. Plan Details

Architectural Features & Standards

BUILDING B1 FACADES



WINDSOR OAKS

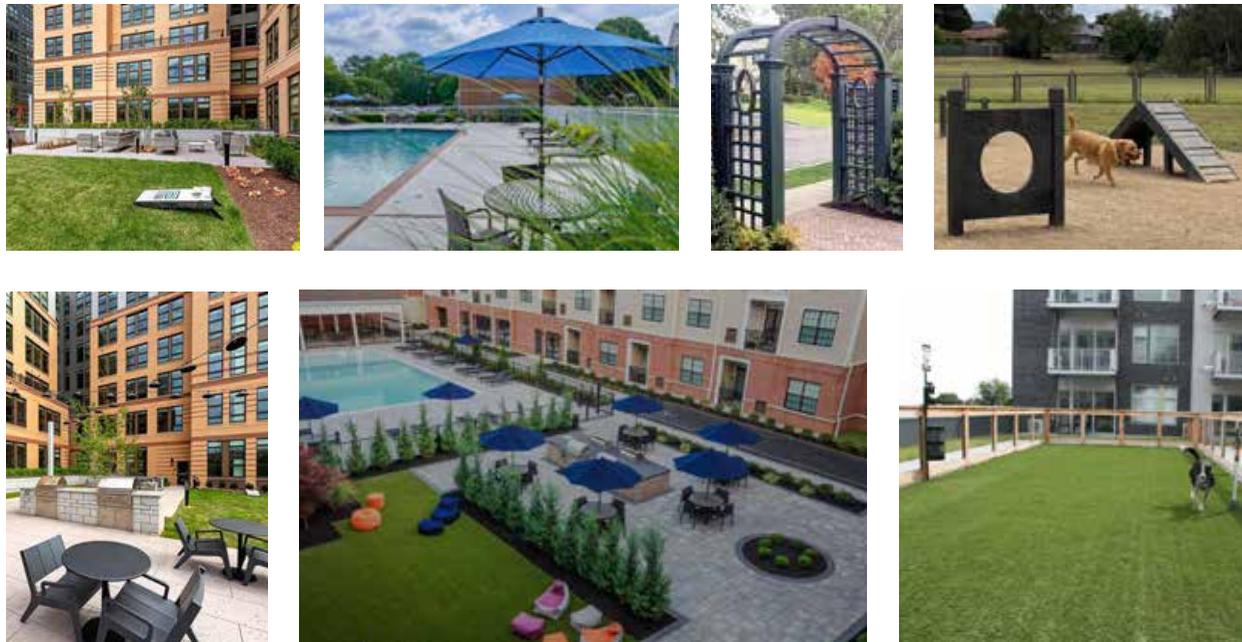
III. Plan Details

Community Recreation

COMMUNAL GATHERING SPACES

Windsor Oaks shall feature outdoor spaces for the residents of the community to unite - a place to unwind, socialize, play, or simply take in their surroundings- and secondary peripheral spaces-places for individual activities or differing levels of active or passive recreation.

Surrounded by lush landscape and connected by internal pedestrian pathways, these community spaces shall have seating, grills, dining, pet space(s), pool(s), and/or other features that invite residents and families.



WINDSOR OAKS

III. Plan Details

Site Details

SITE FURNITURE:

Site furniture plays an important role in creating an identity for the community. Careful consideration must be given to the selection of site furnishings, such as those shown to the right. Coordination of materials and colors, functionality, durability and handicap accessibility are paramount to the selection and implementation of furnishings to support active or passive recreation. The pictures show examples of the quality style and general characteristics of the site furniture for the project.

Recommended Colors:

- brown
- silver
- grey
- black

Recommended Materials:

- Aluminum/Cast Aluminum
- Cast iron
- North American White Ash (a sustainably-harvested and renewable temperate hardwood)

Bus Shelters shall be constructed of structurally sound materials and provide visibility of waiting passengers to passing traffic and pedestrians. All transparent materials shall be shatter proof.



Electric Vehicle Charging Stations, if provided, should not be placed in a location that would cause a cord to be a tripping hazard. Location should be easily accessible and centrally located. Site choices should consider building entry ways, pathways, street crossings and meeting points so as not to impede pedestrians.

Trash Receptacles shall compliment other furnishings and help to unify the image. Trash receptacles should not interfere with pedestrian traffic and, therefore, should be located within the planting zone near or along curbs for easy maintenance access.



Retaining Walls shall provide a natural-stone, architectural block, segmental block, board form finish, or masonry appearance with color blends that complement the architectural features of the proposed buildings.



Benches

Benches should be placed outside of the main pedestrian flow, but within close proximity to pedestrian zones. Seating should be placed in shaded open spaces; fixture/planting zone, parks and bus stops; to invite longer stays. Commercial advertising on benches is not permitted.



Bike Racks

Bike Racks shall be placed throughout the project site in key locations to provide accommodations for bicyclists. Other accommodations may be incorporated, to include indoor bicycle storage and bicycle repair stations. Attractive, functional and sturdy bike racks will ensure frequent, longterm use.



Lighting elements: Walkway lighting should be scaled to the pedestrian and should provide for safe use of pathways. Cutoff style fixtures are required for all areas. Such lighting shall be designated on the construction plan for Windsor Oaks and shall follow all industry standards for placement and intensity. For parking and pedestrian areas, minimum maintained levels shall ensure safety and security without impact on adjacent properties.

WINDSOR OAKS

III. Plan Details

Landscape Scheme

BUFFERS

Buffer areas will be provided throughout the Windsor Oaks perimeters where they meet with adjoining property lines. They are intended to provide adequate landscape screening and visual separation from the adjoining uses. Buffers also provide an aesthetic appeal by creating a sense of greenery that then promotes public health, safety and well being.

TREE AND PLANT SELECTION

The tree and plant palette of Windsor Oaks will be comprised of trees with a selective variety of flourishing shrubs, groundcovers, and ornamental grasses. Prince William County's Design and Construction Standards Manual should be referred to when selecting appropriate plant material to ensure it meets county requirements. Native trees will be strongly recommended for use within the landscape scheme. A native tree is defined as a tree species that is determined to be indigenous to any of the forest or woodland communities that were likely present in Prince William County prior to European settlement in Virginia.

Some examples of native trees to be used may include but are not limited to:

Juniperus virginiana (Eastern red cedar) Cercis canadensis (eastern redbud) Cladrastis kentukea (yellowwood) Quercus alba (white oak)



FOUNDATION PLANTINGS

Foundation plantings should be provided around the buildings. These may include a mix of trees, shrubs, perennials, groundcovers, and grasses. Trees planted within ten feet of the buildings should be compact or columnar cultivars only. Some examples to be used may include but are not limited to:

Ilex x attenuata 'Fosteri' (Foster's Holly)



Prunus x cerasifera 'Cripozam' (Crimson Point Flowering Plum)



SCREENING

Screening provided could include but is not limited to: evergreens, fencing, walls, or berms. Screening is necessary in order to create a natural or physical barrier from loading areas, trash receptacles maintenance and storage areas.



PLANTING MATERIAL SUGGESTIONS

Shrubs, ornamental grasses and groundcover should be predominately native species. Non native perennials and groundcovers should be selected through the Prince William County Design and Construction Standards Manual. Some examples to be used may include but are not limited to:



Coreopsis lanceolata (lanceleaf coreopsis)



Echinacea purpurea (fragrant coneflower)



Eutrochium maculatum (Joe Pye weed)



Ilex glabra (inkberry)



Panicum virgatum (switch grass)

WINDSOR OAKS

III. Plan Details

Signage

Windsor Oaks will feature a monument identity sign to welcome residents and visitors.

Entry signage shall be designed as an integral part of the community and shall incorporate lighting and be visible from the street without encroaching into the public right-of-way. Materials used in the signage design shall complement those used in the building architecture.

Secondary signs are intended to serve as subtle entry monuments, provide visual cues for wayfinding, and help define the community and to provide a warm sense of place.





STAFF REPORT

PC Meeting Date:	September 27, 2023
Agenda Title:	Rezoning #REZ2021-00008, Windsor Oaks
District Impact:	Neabsco Magisterial District
Requested Action:	Recommend Approval of Rezoning #REZ2021-00008, Windsor Oaks, subject to proffers dated September 18, 2023
Department:	Planning Office
Case Planner:	Scott F. Meyer

EXECUTIVE SUMMARY

This is a request to rezone ±9.77 acres from O(M), Office Mid-Rise, to PMR, Planned Mixed Residential, to develop up to 233 multi-family residential units, or approximately 23.85 dwelling units per acre, and with associated development waivers and modifications. The subject property is located at the southeast intersection of Elm Farm Road and Prince William Parkway.

It is the recommendation of staff that the Planning Commission recommend approval of Rezoning #REZ2021-00008, Windsor Oaks, subject to the proffers dated September 18, 2023.

BACKGROUND

- A. Request: To rezone ±9.77 acres from O(M), Office Mid-Rise, to PMR, Planned Mixed Residential, to develop up to 233 multi-family residential units, or approximately 23.85 dwelling units per acre, and with associated development waivers and modifications.

Uses/Features	Existing	Proposed
Zoning	O(M), Office Mid-Rise	PMR, Planned Mixed Residential
Use(s)	Undeveloped	Planned Mixed Residential (up to 233 multi-family units)
Uses/Features	Required in PMR zoning district	Proposed with Development in PMR (as proffered)
REZ area	Minimum 10 acres for PMR	Total Project Area = ±9.77 acres
Residential Unit Type / #	2 unit types / styles	233 multi-family units in total; 1 unit type / style; <u>Multi-family</u> (apartments for rent / condominiums); 3 buildings, 4 to 5 stories; Maximum of 68 feet in height, (as proffered)
Development Standards	PMR Residential Standards (Z.O. Section 32-306.12. – PMR housing unit types and performance standards)	H. “PMR Mid-Rise Residential Buildings” standard
Uses/Features	MU-3, Neighborhood Mixed Use (Land Use Designation)	Proposed with Development in PMR (as proffered)
Target Density	T-3 = 4 to 12 dwellings per acre; Floor Area Ratio (FAR) of up to 0.57	±23.85 dwellings per acre; (within Dale City Small Area Plan and Parkway Node)
Target Land Use Mix	Residential = 50 – 85% Nonresidential = 10 – 45% Civic = 5% +	Residential = 100% (multi-family, with clubhouse and onsite amenities)
Target Building Height	T-3 = 3 to 5 stories “PMR H Mid-Rise Residential Buildings”, up to 100 feet	4 to 5 stories (for multi-family); Up to 68 feet maximum height
Open Space	30% of site	33% of site

Uses/Features (Parking)	Requirement as per DCSM	Proposed with Development in PMR (as proffered)
Multi-Family Residential (apartments / condominiums) 233 units total	2 loading spaces per building 1 space per 10 units = 23 spaces; + 1.25 spaces per 1-bedroom; 146 1-bedroom units * 1.25 = 183 spaces + 2 spaces per 2-bedroom or more; 87 2-bedroom units* 2 = 174 spaces <u>380 parking space, required</u>	(modified) (4% reduction waiver, requested) <i>(Will continue coordination with County Transportation and Planing on onsite parking)</i> <u>365 parking spaces, provided</u>

- B. Site Location: The subject property is located at the southeast intersection of Elm Farm Road and Prince William Parkway, is currently addressed as 3695 Elm Farm Road, and is identified on County maps as GPIN 8192-95-1352.
- C. Comprehensive Plan: The site is designated MU-3, Neighborhood Mixed Use, in the Comprehensive Plan, which recommends a density of 4 to 12 dwelling units per acre, and is partially located within the Environmental Resource Protection Overlay. The site is also located within the Dale City Small Area Plan and Dale City Parkway Node special planning areas.
- D. Zoning: The site is currently zoned O(M), Office Mid-Rise (with proffers), and partially located within the Prince William Parkway and Minnieville Road (Davis Ford Road) Highway Corridor Overlay Districts.
- E. Surrounding Land Uses: The ±9.77-acre project site is located at the southeast intersection of Elm Farm Road and Prince William Parkway. To the north of the site is Elm Farm Road and vacant land with overhead electric transmission lines and single-family detached dwellings (Forest Vista) further to the east. To the south is undeveloped land that is planned for mixed use and zoned for suburban residential, along with wetlands, Resource Protection Area (RPA, and part of a stormwater management facility. A mobile home park (Elm Farm Mobile Home Park) and trash/garbage removal service is located to the east. To the west across Prince William Parkway is vacant land/environmental resources and further to the

southwest is the future site of the approved Quartz District (planned mixed residential/commercial development).

- F. Background and Context: The site is currently zoned O(M), Office Mid-Rise, and subject to the proffers associated with Rezoning #PLN2007-00146 (English Oaks II Commerce Center), which was approved on June 5, 2007. Through this previous rezoning, the project area was to be developed with 3 to 4-story office buildings of approximately 217,500 square feet, one 3-story townhouse office building of 16,200 square feet, and day care facility with a 2nd floor office space of 5,900 square feet.

The Applicant, Atlantic Funding Ltd., is the current owner of the ±9.77-acre parcel and is proposing to develop up to 233 multi-family units consisting of three (3) multi-family buildings with associated surface parking and onsite community amenities. The buildings will be up to five (5) stories in height and at a maximum height of 68 feet, with four (4) stories in the front and basement conditions creating five (5) stories in the rear, in response to existing site topography with the building design.

The project is designed to complement and to be integrated with the existing surrounding neighborhoods and the future/approved Quartz District (a planned mixed use residential/commercial center), which is located directly across Prince William Parkway to the west and southwest. A high-quality design with access improvements and enhanced safety features are proposed to ensure safe vehicular and pedestrian movement from the site along Prince William Parkway, Elm Farm Road, and beyond to the Quartz District.

STAFF RECOMMENDATION

Staff recommends approval of Rezoning #REZ2021-00008, Windsor Oaks, subject to the proffers dated September 18, 2023, for the following reasons:

- The proposed rezoning to PMR, Planned Mixed Residential, as proffered, is consistent with and directly implements the MU-3 land use designation in the Comprehensive Plan.
- The project meets the land use policy intent within the Dale City Small Area Plan and Dale City Parkway Node special planning areas.
- As infill residential development, the proposal will deliver a cohesive planned community with quality design and onsite amenities at a highly visible intersection, which will add to the mixture of uses in the area, while having access to nearby services and the Quartz District.

Comprehensive Plan Consistency Analysis

Long-Range Land Use: Based on the Land Use chapter, the project area is currently designated MU-3, Neighborhood Mixed Use, in the Comprehensive Plan, which recommends a density of 4 to 12 dwelling units per acre. The site is also located within the Dale City Small Area Plan and Dale City Parkway Node special planning areas, and is partially located within the Environmental Resource Protection Overlay.

As proffered, this rezoning proposal is offering a quality, planned community with multi-family residential units, quality design considerations, onsite amenities, and a cohesive layout. Based on staff analysis, the project is generally consistent with the land use policy intent of the MU-3 land use designation. However, the proposed density is higher than the recommended range. More detailed analysis is provided in the Land Use section of this staff report.

Level of Service (LOS): This rezoning proposal is subject to the proffer legislation, Virginia Code Section 15.2-2303.4. Pursuant to Virginia Code Section 15.2-2303.4.(D)(1), the Applicant has provided signed proffers with the submission package, which indicates that the Applicant deems the proffers to be reasonable and appropriate. Under Section 15.2-2303.4(D)(1), "An applicant or owner may, at the time of filing an application pursuant to this section or during the development review process, submit any onsite or offsite proffer that the owner and applicant deem reasonable and appropriate, as conclusively evidenced by the signed proffers."

A Proffer Justification Narrative, prepared by MuniCap, Inc. and revised through May 22, 2023, was submitted. The LOS impacts related to this subject rezoning request would be mitigated by the monetary proffers provided by the Applicant, as per the Proffer Statement, dated September 18, 2023, as follows:

Environmental	\$75.00 per acre (based on ±9.77 acres)	\$75 x 9.77 acres	\$732.75
Public Safety (Police Training Facility)	\$200.65 per residential unit constructed	\$200.65 x 233 units	\$46,751.45
TOTAL LOS \$ CONTRIBUTION			\$47,484.20

- Although no housing monetary contribution is being offered, there are a variety of affordability options/units, as proffered by the Applicant.

Community Input

Notice of the rezoning application has been transmitted to property owners within 500 feet of the site. On January 28, 2021, the Applicant first met with the Lake Ridge Occoquan Coles Civic Association – Planning, Environment, Land-Use and Transportation Committee (LOCCA-PELT) concerning this project. The Applicant has indicated that they will re-engage with LOCCA-PELT again, with a specific meeting date to be determined.

It is important to note that this project was previously located within the Occoquan Magisterial District, but has since changed due to redistricting over the past year. The project area is currently located within the Neabsco Magisterial District.

As of the date of this staff report, the Planning Office has not received any verbal or written comments on this proposal from the public, and staff is not aware of any community opposition.

Other Jurisdiction Comments

The subject site is located outside of the required notification area for adjacent jurisdictions.

Legal Issues

If this rezoning is approved, the ±9.77-acre project site could be developed as a multi-family, planned mixed residential community with all associated waivers and modifications, as proffered, through the PMR, Planned Mixed Residential, zoning district. The site is currently zoned O(M), Office Mid-Rise, and is subject to the proffers associated with Rezoning #PLN2007-00146 (English Oaks II Commerce Center). If the subject rezoning proposal is denied, then the site could still develop as proffered through its current O(M) zoning. Legal issues resulting from the Planning Commission's action are appropriately addressed by the County Attorney's Office.

Timing

The Planning Commission has until December 26, 2023, which is 90 days from the first public hearing date, to take action on the rezoning proposal. A recommendation to approve or deny the request would meet the 90-day requirement.

STAFF CONTACT INFORMATION

Scott F. Meyer | (703) 792-6876
smeyer@pwcgov.org

ATTACHMENTS

Attachment A – Area Maps

Attachment B – Staff Analysis

Attachment C – Proffer Justification Narrative (by MuniCap, Inc.)

Attachment D – Master Zoning Plan (MZP)

Attachment E – Illustrative Layout Exhibit

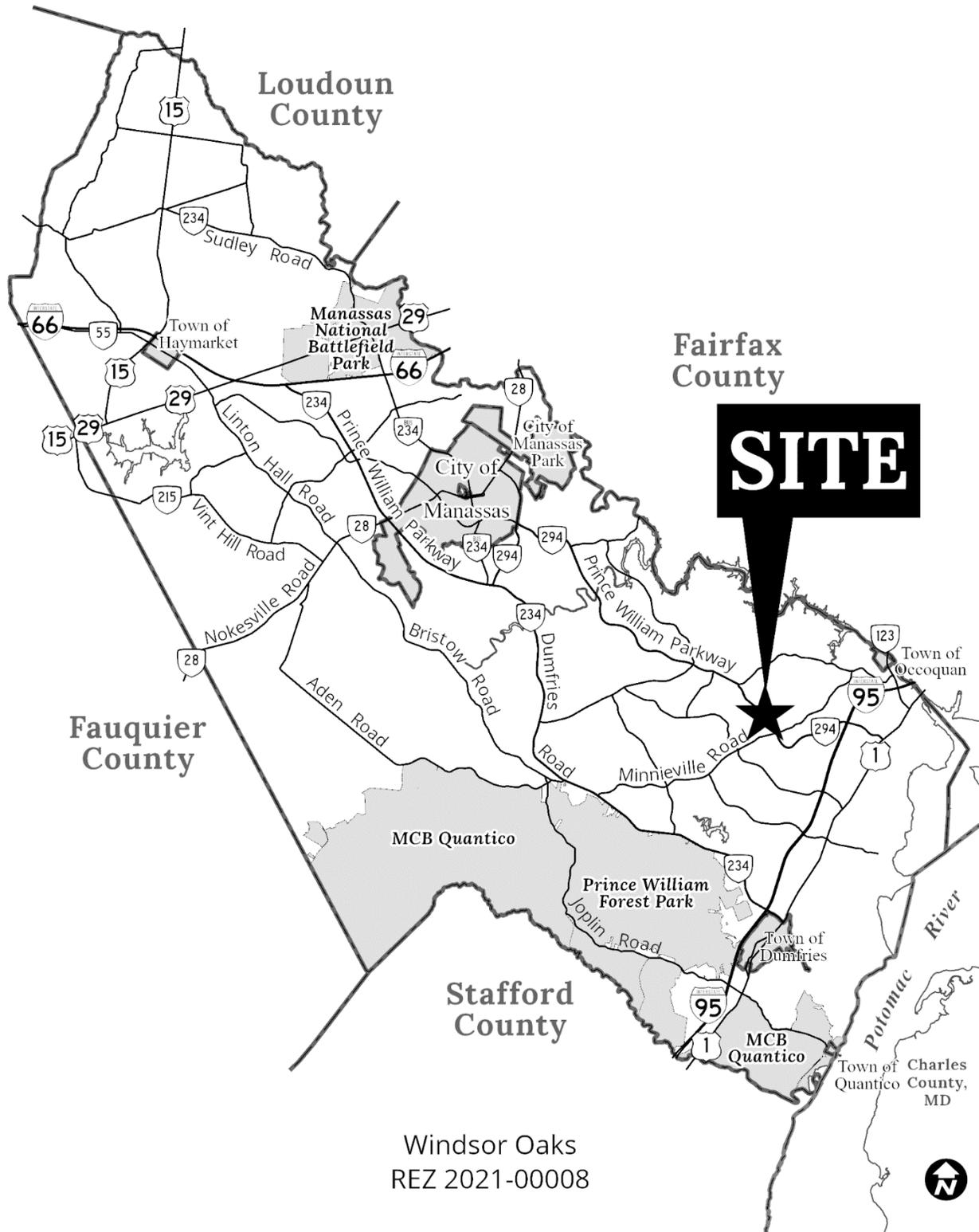
Attachment F – Environmental Constraints Analysis (ECA) Map

Attachment G – Design Guidelines

Attachment H – Schools Impact Statement

Attachment I – Historical Commission Resolution

Vicinity Map



Windsor Oaks
REZ 2021-00008

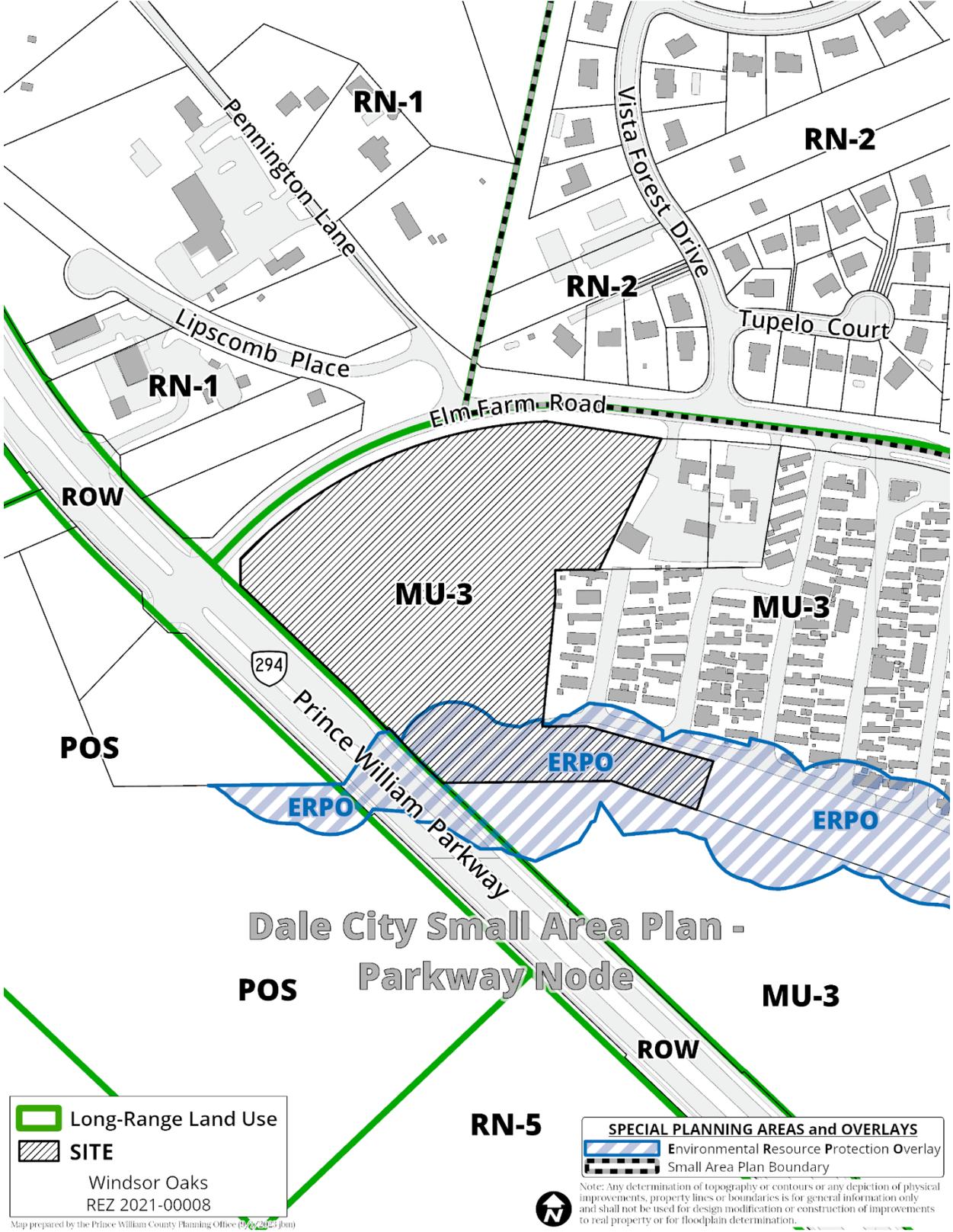


 **SITE**
Windsor Oaks
REZ 2021-00008

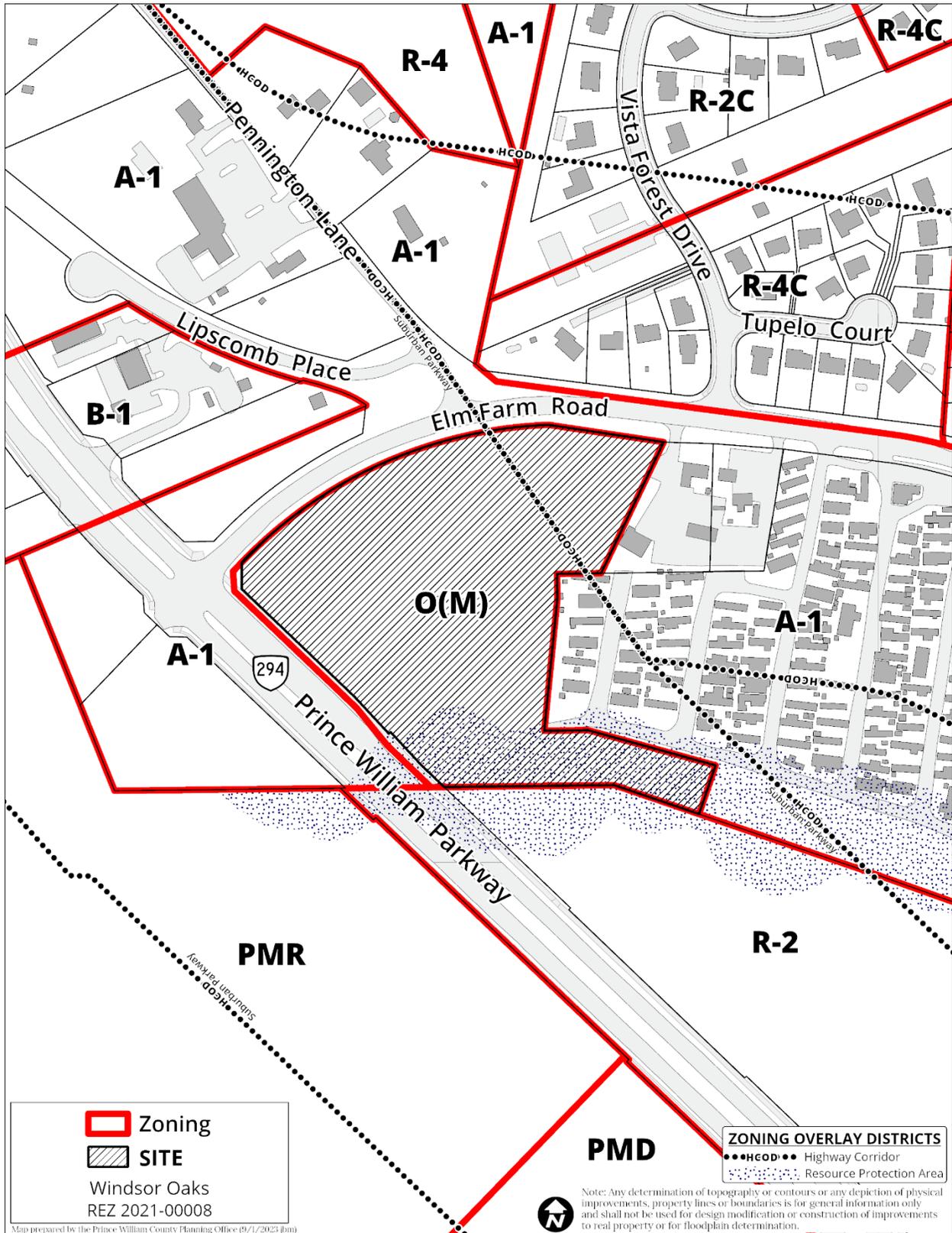


Note: Any determination of topography or contours or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for design modification or construction of improvements to real property or for floodplain determination.

Map prepared by the Prince William County Planning Office (4/4/2020) and Imagery ©2020 PSNY



Dale City Small Area Plan -
Parkway Node



Map prepared by the Prince William County Planning Office (9/1/2023) (jun)

Part I. Summary of Comprehensive Plan Consistency

Staff Recommendation: APPROVAL

This summary analysis is based on the relevant Comprehensive Plan action strategies, goals, and policies. A complete analysis is provided in Part II of this report.

Comprehensive Plan Sections	Plan Consistency
Long-Range Land Use	Yes
Community Design	Yes
Cultural Resources	Yes
Environment	Yes
Fire and Rescue	Yes
Housing	Yes
Parks, Open Space and Trails	Yes
Police	Yes
Potable Water	Yes
Sanitary Sewer	Yes
Schools	Yes
Transportation	Yes

Part II. Comprehensive Plan Consistency Analysis

The following table summarizes the area characteristics (see attached maps):

Direction	Land Use	Long-Range Land Use Map Designation	Zoning
North	Elm Farm Road and vacant land with overhead electric transmission lines and single-family detached dwellings (Forest Vista) further to the east	RN-1; RN-2	A-1; B-1
South	Undeveloped land that is planned for mixed use and zoned for suburban residential development; Areas of wetlands, Resource Protection Area (RPA, and part of stormwater management facility	MU-3; ERPO	R-2
East	Mobile home park (Elm Farm Mobile Home Park) and trash/garbage removal service	MU-3	A-1
West	Prince William Parkway; Vacant land/environmental resources; Further to the southwest is future site of Quartz District (planned mixed residential/commercial development)	ROW; POS	A-1; PMR

Long-Range Land Use Plan Analysis

Through wise land use planning, the County ensures that landowners are provided a reasonable use of their land while the County is able to judiciously use its resources to provide the services for residents and employers’ needs. The Long-Range Land Use Plan sets out policies and action strategies that further the County’s goal of concentrating on population, jobs, and infrastructure within vibrant, walkable, mixed-use centers serviced by transit. In addition to delineating land uses on the Long Range Land Use Map, the Plan includes smart growth principles that promote a countywide pattern of land use that encourages fiscally sound development and achieves a high-quality living environment; promotes distinct centers of commerce and centers of community; complements and respects our cultural and natural resources, and preserves historic landscapes and site-specific cultural resources; provides adequate recreational, park, open space and trail amenities that contribute to a high quality of life for county residents; and revitalizes, protects, and preserves existing neighborhoods.

The project area is located within the Suburban Communities development character area of the County and is currently zoned O(M), Office Mid-Rise. The site is designated MU-3, Neighborhood Mixed Use, in the Comprehensive Plan, which recommends a density of 4 to 12 dwelling units per acre, and is partially located within the Environmental Resource Protection Overlay. The site is also located within the Dale City Small Area Plan and Dale City Parkway Node special planning areas.

Suburban Communities accommodate lower to medium density residential, neighborhood-oriented retail and service uses, and smaller scale employment uses found in the more traditional neighborhoods and/or along major intra-County transportation corridors. Implementation of the ten (10) Smart Growth principles in suburban areas is critical for providing a high quality of life for County residents. Planned mixed-use developments fulfill this vision by providing a distinct sense of place, allowing for walkable neighborhoods, and allowing residents in different stages of life to remain in their communities. Activity Centers can offer incentives, such as a streamlined re-planning process and increased use flexibility, to projects to implement smart growth.

The below table summarizes the uses and densities intended within the MU-3, Neighborhood Mixed Use, designation and ERPO, Environmental Resource Protection Overlay, as it relates to this project:

Long-Range Land Use Map Designation	Intended Uses and Densities
<p>MU-3, Neighborhood Mixed Use <i>(majority of site)</i></p>	<p>Mixed Use (MU), T-3, T-4 – This classification includes both residential and commercial uses arranged in a pedestrian-friendly form. This classification includes locations for residential, community commercial, entertainment destinations, and public facilities directly accessible to surrounding neighborhoods. T-3 is usually found on the periphery of the urban areas and should be on the higher-end of the density range for this transect. Community mixed-use centers are encouraged to include workforce housing and/or be connected to existing or proposed bus transit to nearby destinations including any nearby rail transit. The preferred percent of mix of uses is calculated within the entire contiguous district. Affordable and workforce housing is encouraged Countywide.</p> <p>The MU-3, Neighborhood Mixed Use, land use designation recommends a density of 4 to 12 dwelling units per acre. Multi-family residential is among the primary uses.</p>
<p>ERPO, Environmental Resource Protection Overlay <i>(southern/southeastern portion of site)</i></p>	<p>Environmental Resources Protection Overlay (ERPO) includes areas located in sensitive environmental places in which special building regulations and restrictions operate in order to help to maintain natural integrity. The purpose of the Environmental Resource Protection Overlay is to maintain natural spaces, provide a safe environment for residents, control the safety of houses, keep the surface water clean, preserve habitats of wild animals, maintain slope and soil stability, as well as maintaining open spaces between</p>

	<p>buildings. Environmental Resources areas include all 100-year floodplains as determined by the Federal Emergency Management Agency (“FEMA”), Flood Hazard Use Maps or natural 100- year floodplains as defined in the DCSM, and Resource Protection Areas (“RPAs”) as defined by the Chesapeake Bay Preservation Act. In addition, areas shown in an environmental constraints analysis submitted with a rezoning or special use permit application with wetlands; 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; and critically erodible shorelines and stream banks. These areas should be considered as open space or part of an open space corridor. ERPO areas should not be deducted in density calculations for Activity Centers, Redevelopment Corridors, Small Area Plans, and areas where Targeted Industries are to be developed. In areas with 25 percent or greater slopes and areas with 15 percent or greater slopes in conjunction with soils that have severe limitations that are to be disturbed by a proposed development, enhanced stabilization and stormwater protections should be provided during construction. In addition, to the extent required, stabilization should be provided for such remaining areas that will not be disturbed.</p>
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- Within the MU-3 land use designation, multi-family housing is among the prescribed primary uses. The targeted residential density with the T-3 density transect is 4 to 12 dwelling units per acre and with a Floor Area Ratio (FAR) of up to 0.57. The minimum recommended open space is 30% of the site. The targeted mix of uses in MU-3 areas, as a whole, is as follows:
 - Residential = 50 – 85%
 - Nonresidential = 10 – 45%
 - Civic = 5% +

The eastern/southeastern portion of the project area is designated ERPO, Environmental Resource Protection Overlay, which contains wetlands, Resource Protection Area (RPA, and part of a stormwater management facility along Prince William Parkway.

Staff Analysis

As extracted from the Land Use chapter of the Comprehensive Plan, the following exhibit provides the development form elements associated with various density transects – for overall reference:

LAND USE CHAPTER

Form Element/Transects	T-0	T-1A	T-1 or T-1B	T-1C	T-2	T-3	T-4	T-5	T-6
Target Residential Density	1 du/10 acre (Ten-acre lots)	1 du/5 acre (Five-acre lots)	1 du/2 acres (Two-acre lots)	2 du/1 acres (Half-acre lots)	1-4 du/acre (Quarter-Acre lots)	4-12 du/acre (3,630 sf per unit density to quarter-	8-24 du/acre (1,815 sf per unit density to 5,445 sf per unit)	20-50 du/acre (871 sf per unit density to 2,178 sf per	50-100 du/acre (435 sf per unit density to 871
Target Net FAR	0-0.01	0-0.02	0-0.03	0-0.05	0.05-0.23	0.23-0.57	0.57-1.38	1.38-2.30	2.3+
Target Building Height	1-2 Stories	1-2 Stories	1-2 Stories	1-3 Stories	1-3 Stories	3-5 Stories	4-8 Stories	6-12 Stories	8-20 Stories
Activity Density* (jobs+people/acre)	0-1/acre	0-1/acre	0-3/acre	0-5/acre	1-10/acre	10-25/acre	25-60/acre	60-100/acre	100+/acre
Preferred Transit Technology	Demand Response	Demand Response	Demand Response	Demand Response	Demand Response	Fixed Bus Route	Express Bus	BRT/LRT	LRT/Rail
<p>Note: Conservation Residential are required to meet a higher open space requirement so lot sizes will be smaller than indicated above.</p> <p>*Activity Density is used by the County to evaluate transit supportive density and should not be applied to individual projects.</p>									

Figure 7: Table of Form Elements Associated with Transects

As currently proposed, the latest site layout is at a density of ±23.8 dwelling units per acre. (233 multi-family units on 9.77 acres total area). The proposed density is much higher than the target residential density within the MU-3 land use designation, as it actually corresponds to the higher density range within a T-4 transect – rather than the T-3 transect.

As extracted from the Dale City Small Area Plan (Parkway Node), within the Land Use chapter of the Comprehensive Plan. The subject project site is marked with a red star ★

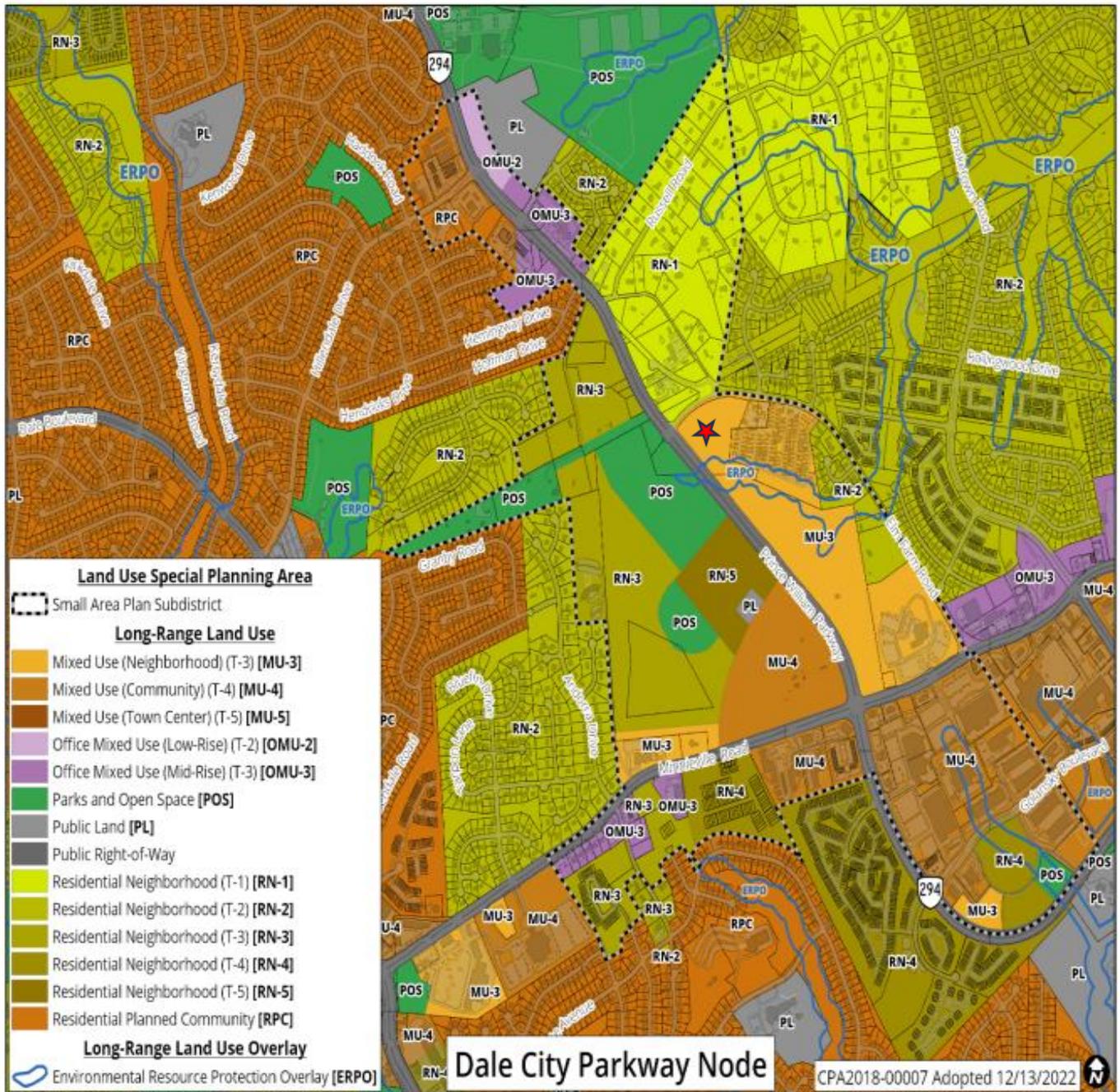
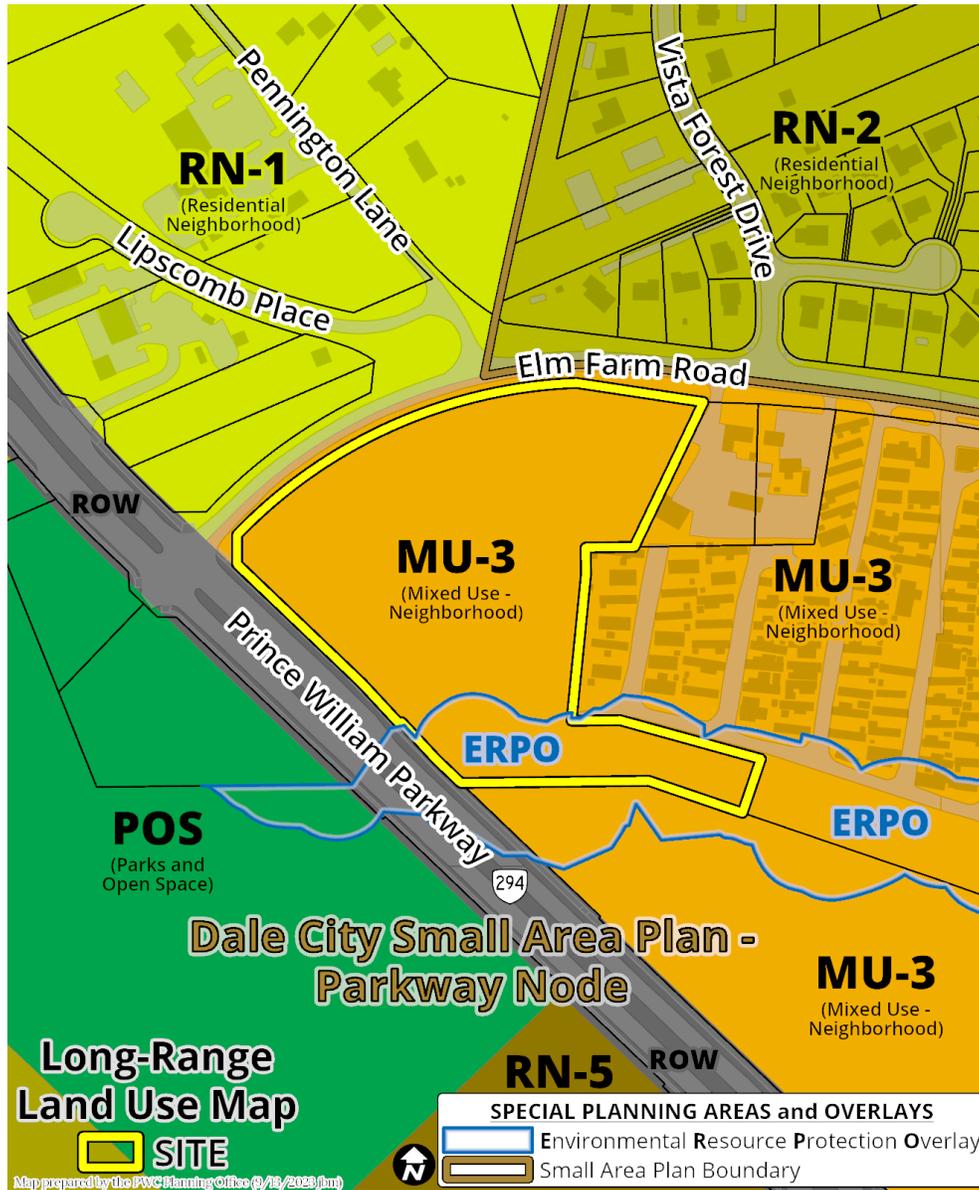


Figure 50: Dale City Small Area Plan (Parkway) Land Use Map

The below graphic is extracted from the land use designation map as it relates to the project area. The subject site is outlined below in yellow highlight.



Land Use Mix Analysis

As previously stated, within the MU-3 land use designation, multi-family housing is among the prescribed primary uses. The targeted residential density with the T-3 density transect is 4 to 12 dwelling units per acre and with a Floor Area Ratio (FAR) of up to 0.57. The minimum recommended open space is 30% of the site. The targeted mix of uses in MU-3 areas, as a whole, is as follows:

- Residential = 50 - 85%
- Nonresidential = 10 - 45%
- Civic = 5% +

This proposal includes all residential uses, consisting of up to 233 multi-family dwellings, at a combined, aggregate density of ± 23.8 dwelling units per acre. A total of 33% open space area is being proposed for the site, which exceeds the minimum requirement. The overall height of the multi-family buildings will be 4 to 5 stories and not to exceed a maximum height of 68 feet, as proffered, while applying the "PMR H Mid-Rise Residential Buildings" standard.

Based on the above breakdown, the proposal is generally consistent with the use/mix and targeted ranges of the T-3 transect and is implementing the overall mixture of uses that is envisioned within this area. However, it is important to note that the proposed project density exceeds the MU-3 (T-3) transect of up to 12 units/acre -- by almost over double the recommended amount. At the same time, due to this location, the area context, proximity to transit facilities, high density activity centers, and general orientation to the approved Quartz District project, such increased density may be more justified with design enhancements and layout improvements to the project.

Proposal's Strength

- **Land Use & Zoning Compatibility:** With most of the functional area of the site having a land use designation of the MU-3, Neighborhood Mixed Use, and being located within the Dale City Small Area Plan and Dale City Parkway Node special planning areas, the proposed PMR rezoning will deliver a medium to high density suburban residential development that implements what is envisioned in the Comprehensive Plan. The planned, multi-family community will provide new housing in an area that is targeted for such development and at an appropriate density and scale. The project is responsive to the surrounding land use dynamics and policies.
- **Proffered Master Zoning Plan (MZP) & Uses:** As proffered, development of the site shall be in substantial accordance with the MZP. The property is being developed as a planned, multi-family residential community, with a maximum of 233 residential dwellings, a cohesive/quality design, and associated onsite amenities.
- **Infill & Compatibility with Surrounding Area:** This project provides a planned residential community in an appropriate scale and density for the area context. Due to the area context, proximity to transit facilities and targeted high density activity centers, and general orientation to the approved Quartz District project, increased density (23.8 dwelling units per acre) can be more justified with design enhancements and quality layout. The surrounding area is in transition and this subject proposal is continuing to develop this corridor with anticipation of the new Quartz District and other future services, while also delivering a quality residential development.

Proposal's Weaknesses

- **Excessive Density Within T-3 Transect:** As currently proposed, the latest site layout is at a density of ± 23.8 dwelling units per acre, which is based on 233 multi-family units for 9.77 acres. However, the targeted residential density within the T-3 density transect is 4 to 12 dwelling units per acre. Within the MU-3 land use designation, multi-family housing can among the prescribed primary uses, but at a recommended density range of 4 to 12 dwelling

units per acre. The proposed density is much higher than the target residential density, as it corresponds to the higher density range within a T-4 type transect – rather than the T-3 transect, and it is almost double the recommended density.

- However, the Applicant believes the proposed all multi-family residential product at a higher density serves as an ideal transition between the existing residential neighborhoods and the proposed uses in the approved Quartz District, and that this project meets the intent of the transition between land uses in this area.
- Staff believes that due to this location within the Dale City Small Area Plan (Parkway Node), area context, proximity to transit facilities and high-density activity centers, and general orientation to the approved Quartz District project, such increased density may be more justified with design enhancements as proposed.

On balance, this application is found to be consistent with the relevant components of the Long-Range Land Use Plan.

Community Design Plan Analysis

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 of Prince William County. The Community Design Plan sets out policies and action strategies that further the County's goals of providing quality development and a quality living environment for residents, businesses, and visitors, and creating livable and attractive communities. The Plan includes recommendations relating to building design, site layout, circulation, signage, access to transit, landscaping and streetscaping, community open spaces, natural and cultural amenities, stormwater management, and the preservation of environmental features.

This project contains detailed Design Guidelines, landscaping, open space areas, building design theme and quality, and community amenities, to which the Applicant is proffering substantial conformance.

Proposal's Strengths

- **Provision for Design Guidelines:** As proffered, the Property shall be designed and constructed in substantial conformance with the design concepts and details set forth in the Design Guidelines.
- **Building Design Theme & Quality:** Building shall have a unified, quality design theme and be faced on all sides with durable, attractive, high-quality materials, while incorporating brick, stone, wood, glass elements, roof accent features, architectural concrete masonry unit (e.g., regal stone, split face, precision, ground face), or metal panels and framing of high architectural grade and quality. An alternative design theme may be approved by the Planning Director or designee, provided that such building design is of an equal or better quality. Such approval shall be based on a determination that the changes result in a building that is of equal or better quality than that shown in the Design Guidelines.

- Refuse Enclosures: Refuse collection areas, loading, and service areas shall be screened from view to the extent possible using landscaping and/or a screening wall or fence. The refuse storage area shall be screened with a solid enclosure using materials and colors matching the materials and colors used in the buildings. The refuse storage enclosure shall be gated to prohibit viewing this area from adjoining properties and public rights-of-way. The gates shall remain closed when not in use. The orientation of refuse collection areas and loading and service areas shall be shown on the final site plan.
- Freestanding Lighting: All exterior lighting fixtures shall be “energy-saving” and shall be designed to direct light downward and into the interior of the Property and not produce glare onto adjacent properties or roadways. Parking lot light poles shall be a maximum of 20 feet in height, and the lighting design shall be shown on the final site plan.
- Landscaping Enhancements: As proffered, the site landscape scheme, amenity area, and site details shall be provided in substantial conformance with the Design Guidelines and MZP. The required landscaping shall utilize exclusively drought tolerant, and with at least eighty percent (80%) native species.
 - The Applicant shall provide a Type B Buffer along the eastern and southern property lines abutting GPINs 8192-95-8140 and 8292-14-3728 that meets the minimum DCSM standards.
 - The Applicant shall provide a 10-foot landscape strip along Elm Farm Road that meets the minimum DCSM standards.
 - In substantial conformance with the MZP, a 50-foot landscape buffer shall be provided along the Prince William County Parkway (per the Suburban Parkway HCOD Buffer) that meets the minimum DCSM standards.
- Entry Sign Feature: As proffered, two (2) freestanding monument-style signs shall be permitted on the Property. The maximum freestanding entrance sign height shall be eight (8) feet and set back a minimum of 10 feet from the right-of-way. The maximum freestanding corner sign (Prince William Parkway and Elm Farm Road) height shall be ten (10) feet and set back a minimum of 10 feet from the right-of-way. The entrance/corner signs shall be constructed using materials and colors which complement the materials and colors used in the proposed residential buildings.
- Courtesy Review: As proffered, at the time of submission of a final site plan to the County, the Applicant shall provide the Lake Ridge Occoquan Coles Civic Association, Planning, Environment, Land Use and Transportation Committee (LOCCA-PELT) with copies of the initial submission of the final site plan and, if available, the signage package and building house plans for the purposes of a courtesy review. To demonstrate compliance, a copy of the cover letter to LOCCA-PELT shall be submitted with the final site plan to the County.

Proposal's Weaknesses

- **Encroachment of Dog Park into Buffer:** With the latest submission a “Possible Dog Run” is now shown located within the required 50-foot buffer along the eastern property line for a buffer abutting a trash service. The intent of buffers between dissimilar uses is to separate the uses with preservation of existing trees or landscaping – not to bring the use into the buffer. Further, buffers must be densely landscaped throughout their entire width. If it were landscaped to minimum standards, the activity of a dog run would also conflict with the required landscaping. Therefore, the current location of the dog run park area is in conflict with the eastern 50-foot buffer abutting the trash service use.
 - According to the Applicant, dog parks have become a necessary amenity for most multi-family complexes and the proposed location has been determined to be the best area to use. As such, the landscape buffers abutting the trash service use have been revised and modified. A 20-foot buffer has been proposed between the dog run area and the trash service. The remainder of the area abutting the trash service use has a 50-foot buffer, which is compliant with the current DCSM standards. The dog run area has been relocated out of the 50-foot buffer and a reduced 20-foot buffer is proposed between the dog run area and the adjacent property, as per the Applicant. Although the area to the east may redevelop with a compatible use, it does not meet current standards. The entire eastern landscape buffer still should meet the 50-foot buffer standard, which is preferred.

On balance, this application is found to be consistent with the relevant components of the Community Design Plan.

Cultural Resources Plan Analysis

Prince William County promotes the identification, evaluation, and protection of cultural resource sites throughout the County, as well as the tourism opportunities these sites present. The Cultural Resources Plan recommends identifying, preserving, and protecting 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 the County's citizens and visitors. To facilitate the identification and protection of known significant properties that have cultural resource values worthy of preservation, the land use classification County Registered Historic Site (CRHS) is used in the Comprehensive Plan. The Plan includes areas of potentially significant known but ill-defined or suspected pre-historic sites, Civil War sites, historic viewsheds, landscapes or areas of potential impact to important historic sites, and encourages the identification, preservation, protection, and maintenance of all cemeteries and/or gravesites located within the County.

A Cultural Resources Assessment and Records Check (CRARC) for the subject property indicated that no archaeological and historical sites or graves are recorded on the project area. A large portion of the project area exhibits ground disturbance on aerial photography.

The Historical Commission reviewed this item at their January 12, 2021 meeting and recommended "No Further Work". A resolution is attached at the end of this report.

Proposal's Strengths

- No Further Work: The Historical Commission reviewed this proposal at its January 12, 2021 meeting and determined that no further work was needed. The County Archaeologist concurs.

Proposal's Weaknesses

- None identified.

On balance, this application is found to be consistent with the relevant components of the Cultural Resources Plan.

Environment Plan Analysis

Prince William County has a diverse natural environment, extending from sea level to mountain crest. Sound environmental protection strategies will allow the natural environment to co-exist with a vibrant, growing economy. The Environment Plan sets out policies and action strategies that further the County's goal of preserving, protecting, and enhancing significant environmental resources and features. The Plan includes recommendations relating to the incorporation of environmentally sensitive development techniques, improvement of air quality, identification of problematic soil issues, preservation of native vegetation, enhancement of surface and groundwater quality, limitations on impervious surfaces, and the protection of significant viewsheds.

The site is predominantly wooded with Resource Protection Area (RPA) in the southeastern portion of the site. There are fifteen (15) specimen trees onsite, all outside of the RPA that are proposed for clearing. The site lies within the Prince William Parkway Highway Corridor Overlay District and the Dale City Small Area Plan. About 50% of the site was previously developed for mobile homes and 50% has remained in forest cover.

An Environmental Constraints Analysis (ECA) was included with the rezoning application package. A wetlands delineation and an onsite perennial flow determination (PDF) have also been submitted for the project site.

IMPERVIOUS / PERVIOUS: 4.28 acres / 5.49 acres
 RARE, THREATENED, AND ENDANGERED SPECIES: None

SOILS:

No.	Soils name	Erodibility
6A	Baile loam	Slight
24C	Glenelg-Buckhall complex	Severe
41B	Neabsco loam	Moderate
54B	Urdothents	N/A

No tree preservation is proposed outside the RPA. The goal and importance of preservation of the natural landform and mature forest is repeated in the Comprehensive Plan as a concept of sustainability. In the Zoning Ordinance, among the stated purposes of the planned districts is to ensure the preservation of open space and promote environmentally sustainable development patterns. The limit of clearing (LCG) proposed for this development clears 100% of the site outside of the Chesapeake Bay RPA. According to the Applicant, due to the topography of the site and necessary grading, it is infeasible to preserve forested areas outside the RPA. While preservation is not being provided, canopy coverage requirements of the DCSM will still be met. It is important to note that portions of the disturbed RPA area and some non-forested areas of the RPA will be planted with larger caliper trees, speeding the establishment of canopy cover compared to reforestation with only seedlings. This is consistent with current policy and has been proffered.

Water Quality

The Applicant has proffered to make a monetary contribution to the Board of County Supervisors in the amount of \$75.00 per acre (±9.77 acres) for water quality monitoring, drainage improvements, and/or stream restoration projects. Said contribution shall be made prior to and as a condition of site plan approval with the amount to be based on the site area acreage.

Proposal's Strengths

- **Resource Protection Area (RPA) Enhancement:** As proffered, the Applicant shall limit encroachment into the RPA to the approximate limit of clearing and grading as shown on the MZP for the purpose of removing all manmade structures and pavement as well as debris. After removal, the RPA shall be restored through stabilization with native grasses and meadow-type plantings, and with the planting of native trees and shrubs in accordance with Chesapeake Bay RPA Guidance Manual standards. This shall be made effective through the submission of a Water Quality Impact Assessment (WQIA) at the time of the final site plan review and subject to review/approval by the Watershed Management Branch.
- **Commitment to Onsite Soil Amendment & Improvement:** As proffered, to facilitate adequate expansion of tree and shrub roots to support healthy plants, all landscape areas, parking lot islands and buffers, which have been subject to pavement and/or compaction shall have, prior to planting: a) all foreign materials (asphalt, concrete, rock, gravel, debris, etc.) removed and the soil loosened to a depth of a minimum of 3'; and b) a top dressing of 4" to 6" of clean topsoil provided. The topsoil shall be a loam, sandy loam, clay loam, silt loam, or sandy clay loam. The topsoil shall not be a mixture of or contain contrasting textured subsoils.

Proposal's Weaknesses

- **Lack of Consideration for Existing Natural Resources in Site Layout:** In the PMR zoning district, open space shall be planned to harmonize with the natural features of the property, and proposed development should be based on existing site conditions. The Applicant is proposing to clear the majority of existing tree areas interior to the site, which is inconsistent with this policy. Comprehensive Plan policies emphasize recognizing the value of native woodlands, conserving forests, minimizing clearing, fitting development into the natural features of the land, and providing buffers through preservation of the existing forest. Although there are site constraints due to topography and size limitations, staff recommends the Applicant consider preservation of existing onsite woodlands, such that their tree cover requirement is met onsite through active preservation.

On balance, this application is found to be consistent with the relevant components of the Environment Plan.

Fire and Rescue Plan Analysis

Quality fire and rescue services provide a measure of security and safety that both residents and businesses have come to expect from the County. The Fire and Rescue Plan sets out policies and action strategies that further the County's goal of protecting lives, property, and the environment through timely, professional, humanitarian services essential to the health, safety, and well-being of the community. The Plan includes recommendations relating to siting criteria, appropriate levels of service, and land use compatibility for fire and rescue facilities. The Plan also includes recommendations to supplement response time and reduce risk of injury or death to County residents, establishment of educational programs, such as cardio-pulmonary resuscitation (CPR) training, automatic external defibrillators (AED), and encourage installation of additional fire protection systems – such as sprinklers, smoke detectors, and other architectural modifications.

Fire/Rescue Station #20 (Prince William Commons) is the first due fire/rescue resource for the subject property. The site is inside the required 4.0-minute travel time for Basic Life Support and Fire, and within the required 8.0-minute travel time for Advanced Life Support. In FY 2022, Fire/Rescue Station #20 responded to 3,700 incidents with a workload capacity of 4,000 incidents per year.

All onsite circulation and emergency access requirements will need to be reconfirmed during site plan review.

Proposal's Strengths

- **Inside of 4.0-Minute Travel Time:** The site is located outside of the required 4.0-minute travel time for basic life support and fire suppression.
- **Inside of 8.0-Minute Travel Time:** The site is located within the required 8.0-minute travel time for advanced life support services.

- Station Workload: Fiscal Year 2022 figures indicate that Fire and Rescue Station #20 responded to 3,700 incidents, while the workload capacity for Station 20 is 4,000 incidents per year. This indicates the station is operating within capacity.

Proposal's Weaknesses

- None identified.

On balance, this application is found to be consistent with the relevant components of the Fire and Rescue Plan.

Housing Plan Analysis

Prince William County is committed to clean, safe, and attractive neighborhoods for all its residents, and the elimination of neighborhood blight and substandard housing. The Housing Plan sets out policies and action strategies that further the County's goal of identifying locations and criteria for the provision of diverse housing opportunities for all segments of our population and to promote economic development. The Plan includes recommendations relating to neighborhood preservation and improvement, affordable housing, special needs housing, and public/private partnerships to address housing needs.

The Comprehensive Plan has the following Housing policy #2: *Promote diverse mixed income housing communities throughout the County that address the demand for additional housing, the demand for a variety of housing, and the demand for affordable housing to meet the needs of residents at all income levels throughout all stages of life.*

Since there are now adopted policies for housing affordability in the County, an affordability component should be considered at some level for this project. The Applicant has directly addressed this through a commitment to deliver both affordable and workforce housing unit options. As proffered, the Applicant shall provide a combination of Affordable Dwelling Units (ADU) and Workforce Dwelling Units (WFU) as follows:

- One percent (1%) of the total units constructed shall be available for rent to households earning up to 60% Area Median Income (AMI), as determined by the United States Department of Housing and Urban Development for the Washington-Arlington-Alexandria, DC-VA-MD HUD Metro FMR Area;
- One percent (1%) of the units shall be available for rent to households earning up to 70% AMI; and
- One percent (1%) of the units shall be available for rent to households earning up to 80% AMI.
- In addition, three percent (3%) of the total units constructed shall be Workforce Dwelling Units (WFU) and shall be available for rent to households earning between 80% and 120% AMI.

- These ADU and WFU units will be distributed throughout the Property, may be provided in phases, and shall consist of 1 and/or 2-bedroom units in general proportion to the overall unit mix for the project.

Proposal's Strengths

- Affordable Dwelling Units (ADU) & Workforce Dwelling Units (WFU) Options: The project will provide a needed housing product of high-quality multi-family residential units. The proposed mix of higher density multi-family residential product will provide both market rate units and affordable housing, which is consistent with current policies and the Dale City Small Area Plan. As proffered, there is a combination of affordable housing options being offered, as follows:
 - The Applicant shall specifically provide 1% of rental options as affordable dwelling units at each 60%, 70% and 80% AMI (up to 7 units total).
 - In addition, 3% of the total units constructed shall be Workforce Dwelling Units (WFU) and shall be available for rent to households earning between 80% and 120% AMI (up to 7 units total).

Proposal's Weaknesses

- None identified.

On balance, this application is found to be consistent with the relevant components of the Housing Plan.

Parks, Open Space and Trails Plan Analysis

The quality of life for residents of Prince William County is linked closely to the development and management of a well-maintained system of parks, trails, and open space. Prince William County contains a diversity of park, open space, and trail resources. These parklands, open spaces, and recreational facilities play a key role in shaping both the landscape and quality of life of Prince William County residents through the conservation of natural and cultural resources, protection of environmental quality, and provision of recreational facilities. The Parks, Open Space and Trails Plan sets out policies and action strategies that further the County's goal of providing park lands and recreational facilities of a quantity, variety, and quality appropriate to meet the needs of current and future residents of Prince William County. The Plan includes recommendations to preserve existing protected open space, maintain high quality open space, expand the amount of protected open space within the County, and plan and implement a comprehensive countywide network of trails.

The Department of Parks, Recreation & Tourism (DPRT) has reviewed and commented on this application relevant to the level of service (LOS) standards contained in the Parks, Open Space and Trails Chapter of the Comprehensive Plan, and park goals identified in the DPRT Parks, Recreation and Open Space Master Plan, and objectives of the Dale City Small Area Plan.

PWC PARKS AND RECREATION FACILITIES NEAR THE PROJECT AREA (Planned & Existing)

<u>Park Type</u>	<u>Park/Facility</u>
Neighborhood	None
Community	Lake Ridge Marina & Golf Course PWC Stadium Complex (Pfitzner Stadium) Sharron Baucom-Dale City Recreation Center PWC Indoor Ice Arena
Regional	Chinn Aquatics & Fitness Center Andrew Leitch Park/Waterworks Waterpark
Linear/Resource	Neabsco Greenway Corridor
Natural/Cultural Res.	None
School/Community Use	American Legion Field K-9 Gunner Memorial Dog Park
Trails	Existing and planned shared use paths along primary roadways; trail within Andrew Leitch, Saratoga Hunt, and Greenwood Farms Parks

With the latest proposal, the Applicant is providing a variety of open space and recreational amenities for the planned residential community. The onsite recreation amenities shall include a swimming pool, outdoor courtyard, internal clubhouse, and a dog run area. Within the clubhouse, the amenities shall include a fitness area and office/work-from-home areas for the residents, among other uses. As proffered in the latest submission, the Applicant proffers to construct such amenities in substantial conformance with the MZP and Design Guidelines as offered.

As such, DPRT offers no objections to approval.

Proposal Strengths

- **Onsite Community & Recreational Amenities:** As proffered, the Applicant shall provide a variety of open space and recreational amenities. The recreation amenities shall include a swimming pool, outdoor courtyard, internal clubhouse, and a dog run area. Within the clubhouse, the amenities shall include a fitness area and office/work-from-home areas for the residents, among other uses.

Proposal Weaknesses

- None identified.

On balance, this application is found to be consistent with the relevant components of the Parks, Recreation, and Tourism component of the Comprehensive Plan.

Police Plan Analysis

Residents and businesses expect a high level of police service for their community. This service increases the sense of safety and protects community investments. The Police Plan is designed to promote Prince William County's public safety strategic goal to continue to be a safe community, reduce criminal activity, and prevent personal injury and loss of life and property, as well as to ensure effective and timely responses throughout the County. This Plan encourages funding and locating future police facilities to maximize public accessibility and police visibility as well as to permit effective, timely response to citizen needs and concerns. The Plan recommends educational initiatives, such as Neighborhood and Business Watch, and Crime Prevention through Environmental Design (CPTED), which encourages new development to be designed in a way that enhances crime prevention. The Plan also encourages effective and reliable public safety communications linking emergency responders in the field with the Public Safety Communications Center.

At this time, the Police Department does not believe this application will create significant impact on calls for service. During site plan review, the Applicant should focus on the following key areas for the development: landscape maintenance; pedestrian safety/connectivity; onsite parking management; lighting in common areas; and community/area surveillance.

The Applicant should coordinate with the Police Department as the site develops, and apply the various Crime Prevention Through Environmental Design (CPTED) principles, which can be found at the following: <https://www.pwcva.gov/assets/documents/police/002035.pdf>.

Proposal's Strengths

- **Monetary Contribution:** As proffered, the Applicant will make a monetary contribution to the Board of County Supervisors for \$200.65 per single-family detached dwelling unit for public safety purposes. Specifically, this monetary contribution would be allocated for the Public Safety Training Center Expansion capital improvement. Said contribution shall be made prior to and as a condition of issuance of an occupancy for each residential unit.
- **Minimal Impacts to Levels of Service:** The Police Department does not believe this application will create a significant impact on calls for service.

Proposal's Weaknesses

- None identified.

On balance, this application is found to be consistent with the relevant components of the Police Plan.

Potable Water Plan Analysis

A safe, dependable drinking water source is a reasonable expectation of County residents and businesses. The Potable Water Plan sets out policies and action strategies that further the County's goal of providing an economically and environmentally sound drinking water system. The Plan includes recommendations relating to system expansion, required connections to public water, and the use of private wells or public water.

The subject property is not within the service area of the Prince William County Service Authority. As such, this application package was forwarded to the Virginia-American Water Company regarding public water availability/infrastructure. At this time, no comments have been received.

Depending on the final configuration of any proposed onsite water mains, additional water main extensions may be required by the Virginia-American Water Company to provide adequate fire protection or satisfy water quality requirements. The Applicant shall plan, design, and construct all onsite and offsite water utility improvements necessary to develop/utilize the subject property and satisfy requirements in accordance with all applicable Virginia-American Water Company, and County and State requirements, standards, and regulations.

Proposal's Strengths

- **Public Water Connection & Service:** As proffered, the Property shall be served by public water, and the Applicant shall be responsible for those onsite and offsite improvements required to provide such service for the demand generated by the development of the Property.

Proposal's Weaknesses

- None identified.

On balance, this application is found to be consistent with the relevant components of the Potable Water Plan.

Sanitary Sewer Plan Analysis

Appropriate wastewater and sanitary facilities provide needed public health and environmental protections. The Sanitary Sewer Plan sets out policies and action strategies that further the County's goal of providing an economically and environmentally sound sanitary and stormwater sewer system. The Plan includes recommendations relating to system expansion, required connections to public sewer in the development area, and the use of either private or public sewer systems.

The subject property is not within the service area of the Prince William County Service Authority. As such, this application package was forwarded to the Virginia-American Water Company regarding public sanitary sewer availability/infrastructure. At this time, no comments have been received.

The Applicant shall plan, design, and construct all onsite and offsite sanitary sewer utility improvements necessary to develop the property and satisfy all requirements in accordance with all applicable Virginia-American Water Company, County, and State requirements, standards, and regulations.

Proposal's Strengths

- **Public Sewer Connection & Service:** As proffered, the Property shall be served by public sewer, and the Applicant shall be responsible for those onsite and offsite improvements required to provide such service for the demand generated by the development of the Property.

Proposal's Weaknesses

- None identified.

On balance, this application is found to be consistent with the relevant components of the Sanitary Sewer Plan.

Schools Plan Analysis

A high-quality education system serves not only the students and their families, but the entire community by attracting employers who value educational opportunities for their employees. The Schools Plan sets out policies and action strategies that further the County's goal of providing quality public education to our school-aged population. The Plan includes recommendations relating to facility size and location, sitting criteria, compatible uses, and community use of school facilities.

The most recently issued Schools Division Impact Statement is dated February 3, 2021. Although Planning staff has requested a more recent memo, this is the latest version available at this time. It is important to note that the previous number of proposed units was 160 multi-family dwelling when the project was under a different scope, while the latest number of proposed multi-family units is now 233. This entire document is attached at the end of this staff report for reference purposes.

School Board Comments & Concerns (based on previous impact memo and based on 160 multi-family units):

- Projected enrollment at the assigned schools at all levels have capacity for the proposed students.
- For this reason, the School Board is not opposed to the subject application.

Furthermore, the Applicant has submitted an updated Proffer Justification Narrative, dated May 22, 2023, which is based on the current request of up to 233 multi-family units. As extracted from the Applicant’s current and more relevant Proffer Justification Analysis and for informational purposes, the following provides the Schools summary analysis for student generation, enrollment, capacity, and Capital Improvements Program (CIP) projects information is provided below, as applicable.

TABLE III-A.2
Projected Student Generation

<i>School Type</i>	<i>Units^(a)</i>	<i>Unit Type</i>	<i>Generation Factor^(b)</i>	<i>Total Projected Students^(c)</i>
Elementary	233	Multi-family	0.161	37.51
Middle	233	Multi-family	0.075	17.48
High	233	Multi-family	0.089	20.74
Total proposed				75.73
Elementary	0	Multi-family	0.161	0.00
Middle	0	Multi-family	0.075	0.00
High	0	Multi-family	0.089	0.00
Less: total-by-right				0.00
Elementary				38
Middle				18
High				21
Net students				77
<small>(a) Provided by Developer.</small>				
<small>(b) See Table III-A.1.</small>				
<small>(c) Projected students net of by-right are rounded up to the nearest whole number.</small>				

TABLE III-A.3
County School Facilities – Projected Capacity and Enrollment

<i>School</i>	<i>Capacity^(a)</i>	<i>Enrollment</i>	<i>Excess Capacity</i>	<i>Projected Students^(b)</i>	<i>Proffer Consideration</i>
John Jenkins ES	752	575	177	38	Meets Capacity
Stuart Beville MS	1,256	1,095	161	18	Meets Capacity
Gar-Field HS	2,839	2,430	409	21	Meets Capacity
<small>(a) Source: Prince William County Public Schools: Historical, Current, and Projected Enrollment.</small>					
<small>(b) See Table III-A.2.</small>					

The current Residential Proffer Legislation stipulates that proffers can only address needs exceeding existing capacity. As demonstrated above, the schools serving the development will not exceed capacity despite the projected students generated by this proposed residential development. Therefore, no proffer contribution for public school facilities is calculated and no additional mitigation for Schools impacts is recommended.

Proposal's Strengths

- Adequate Capacity at Impacted Schools: The public schools serving this development will not exceed capacity, despite the projected students generated by this proposed residential development. As such, no mitigation is necessary.

Proposal's Weaknesses

- None identified.

On balance, this application is found to be consistent with the relevant components of the Schools Plan.

Transportation Plan Analysis

Prince William County promotes the safe and efficient movement of goods and people throughout the County and surrounding jurisdictions by providing a multi-modal approach to traffic circulation. The Transportation Plan establishes policies and action strategies that further the County's goal of creating and sustaining an environmentally friendly, multi-modal transportation system that meets the demands for intra- and inter-county trips, is integrated with existing and planned development, and provides a network of safe, efficient, and accessible modes of travel. The Plan includes recommendations addressing safety, minimizing conflicts with environmental and cultural resources, maximizing cost effectiveness, increasing accessibility of all travel modes, minimizing projected trip demand, and providing sufficient network capacity. Projects should include strategies that result in a level of service (LOS) of "E" or better on all roadway corridors and intersections, reduce traffic demand through transportation demand management strategies, dedicate planned rights-of-way, provide and/or fund transit infrastructure, pedestrian and bicycle pathways, and improved and coordinated access to transit facilities.

The site is located on the southeast corner of Prince William County Parkway and Elm Farm Road, which connects to Minnieville Road. A Traffic Impact Study (TIS) was required for this application and was submitted by Gorove Slade. The TIS was based on the previously proposed 243 multi-family housing units. Access to the site will be provided through a full-movement access point along Elm Farm Road across from Pennington Lane. At the expected build-out in late 2025, the Windsor Oaks development is expected to generate 95 net new total trips during the AM peak hour, 95 net new total trips during the PM peak hour, and 1,555 net new total daily trips on a typical weekday.

According to the TIS, all intersections are operating at acceptable levels of service (LOS), except at one of the approaches at the intersection of Prince William Parkway and Elm Farm Road during the PM peak hour. This condition is caused by cut-through traffic utilizing Elm Farm Road to by-pass the Minnieville Road / Prince William Parkway intersection. The County's plans to construct a grade-separated interchange at the Minnieville/Parkway intersection should reduce motorists utilizing Elm Farm Road as a cut-through.

Staff Analysis

Based on the turn lane assessment from Gorove Slade, the site entrance on Elm Farm Road warrants an eastbound right-turn taper. The Applicant agrees to provide a 100-foot eastbound right-turn lane and taper, and a 100-foot westbound left-turn lane and taper.

The following summary table provides the 2021 Virginia Department of Transportation (VDOT) annual average daily traffic counts and Prince William County Travel Demand model levels of service (LOS) information in the vicinity of the site.

Roadway Name	Number of Lanes	2021 VDOT Annual Average Daily Traffic Count; Vehicles Per Day (VPD)	Travel Demand Model 2019 Daily LOS
Prince William Parkway (Route 294)	6	34,000	B
Elm Farm Road	2	4,900	A
Pennington Lane	2	1,400	N/A

In addition, the Applicant requests waivers for a 4% reduction in parking spaces, no loading spaces, and to allow for no clubhouse parking spaces. However, Transportation staff recommends approval of the 4% reduction in parking space, but with the condition that at least one loading space be provided and employee parking spaces, including ADA parking, be provided for the clubhouse and swimming pool. The Applicant has agreed to these recommendations, and will continue to coordinate with County Transportation and Planning staff. Such additional items will also be addressed during site plan review, as requested by staff. Note that this waiver recommendation will be included in the application package for review and ultimately approval by the Board of County Supervisors. The Board of County Supervisors will ultimately decide whether the waiver request is approved.

The Applicant provides additional right-of-way along the Elm Farm Road frontage to accommodate the 10-foot shared use path and additional road widening. With this enhancement, a contiguous shared use path network is provided along the entire site frontage. In addition, the Applicant has committed to construct a bus shelter at the existing bus stop along Prince William Parkway, subject to VDOT and Potomac and Rappahannock Transportation Commission (PRTC) approval.

Proposal's Strengths

- Access / Turn Lane Improvements: As shown on the MZP, the Applicant is providing an eastbound right-turn lane and taper (100 feet lane and 100 feet taper) as well as a westbound left-turn lane and taper (100 feet lane and 100 feet taper). The turn lanes will help minimize the impacts of site turning vehicles on through-traffic flow on Elm Farm Lane.
- Provision for New Bus Shelter: Subject to VDOT and PRTC approval, the Applicant will construct a bus shelter at the existing bus stop on Prince William Parkway at Elm Farm Road, before the issuance of the occupancy permit for the last building to be built on the property.

- Pedestrian Crossing Safety Enhancements: Subject to VDOT approval, pedestrian crossing safety enhancements, including enhanced striping and signage, will be installed across Prince William Parkway at Elm Farm Road. The Applicant will construct these approved improvements or reimburse the County or VDOT for such improvements before the release of the performance bond.
- Extension of Shared Use Path: A 10-foot-wide shared-use path will be constructed along the entire length of the Property along Elm Farm Road and connect with the existing shared use pedestrian path along Prince William Parkway.
- Onsite Pedestrian Paths: In substantial conformance with the MZP and Design Guidelines, pedestrian paths for the residents of the development will be constructed within the Property to provide safe connections and full onsite circulation.
- Provision for Electric Vehicle (EV) Charging Stations: The Applicant will install a minimum of one (1) inverted U-bicycle parking onsite for each multi-family building, built to Association of Pedestrian and Bicycle Professionals (APBP) standards and two (2) electric vehicle (EV) charging stations.

Proposal's Weaknesses

- None identified.

On balance, this application is found to be consistent with the relevant components of the Transportation Plan.

Strategic Plan

This section of the report is intended to address the project's alignment with the outcomes provided within the County's Strategic Plan. The Strategic Plan posits that individuals, families and businesses prefer communities with a robust economy; easy access to jobs, services, and activities; that support even the most vulnerable in the community; are safe and secure; and provide a quality education that assures lifelong learning and steady employment. Based on community input from the online survey and the community conversations, seven focus or goal areas were identified for the 2021-2024 Strategic Plan: Health, Wellbeing, and Human Services; Safe and Secure Community; Resilient Economy; Quality Education and Workforce Development; Environmental Conservation; Sustainable Growth; and Transportation and Mobility. It is important to note that no single area is viewed as more critical than another. Rather, each are interrelated and have direct impact on each other. Collectively, these goal areas impact the quality of life in all facets of the community issues raised during the review of the proposal, which are not directly related to the policies, goals, or action strategies of the Comprehensive Plan, but which are materially relevant to the County's responsibilities in considering land use issues. The aspects of this proposal relative to the Strategic Plan are as follows:

- Goal 6 – Sustainable Growth (Objective SG-1): Promote a sustainable community with a variety of housing types, densities, and affordability to ensure a safe and livable environment for all residents.
- OBJECTIVE HW-2: Prevent and reduce homelessness. (Action Strategy HW2: D.): Support community partnership efforts to increase range of diverse, affordable housing options.

Materially Relevant Issues

This section of the report is intended to identify issues raised during the review of the proposal, which are not directly related to the policies, goals, or action strategies of the Comprehensive Plan, but which are materially relevant to the County's responsibilities in considering land use issues. The materially relevant issues in this case are as follows:

- None identified.

Proffer Issues / Deficiencies

- None identified.

Waivers / Modifications

The following waivers and/or modifications to the requirements of the Zoning Ordinance and the DCSM are being requested and are incorporated into the proffers for this rezoning request. The waivers and modifications are as reflected in the Proffer Statement and on the MZP and within the Design Guidelines, as applicable, and as follows:

WAIVERS & MODIFICATIONS

The following waivers and modifications to the requirements of the Zoning Ordinance and DCSM shall be deemed granted and approved as provided by Section 32-700.25 of the Zoning Ordinance.

- 31. Modification of Section 32-306.10 of the Zoning Ordinance to allow a single unit type.
 - *Staff supports, as submitted. The Applicant is proposing an exclusively multi-family / garden apartment style residential development. Although there are a variety of unit styles being offered, they are the same housing unit type – multi-family apartments. Typically, staff prefers to see a variety of housing options for planned mixed residential developments of this size. This is part of the cohesive design. However, given the area context, its planned use designation and intended density in Dale City Small Area Plan and Dale City Parkway Node, staff can generally support an all-multi-family housing product, as proposed.*

Staff Analysis

- 32. The 10-acre minimum acreage requirement for PMR districts under Section 32-306.01 of the Zoning Ordinance is waived.
 - *Staff supports, as submitted.* This is a very modest request, as the project site to be rezoned is ±9.77 acres, which just falls short of the 10-acre minimum for the PMR zoning district. To achieve the design style of overall theme, such a planned district is appropriate, which has the area requirement.

- 33. Waiver and modification of Section 110.02.02 of the DCSM and sections 25-4l through 254-45, inclusive, of the PWC Zoning Ordinance to waive the requirements for the submission of a preliminary residential site plan.
 - *Staff supports, as submitted.* Through this rezoning request, the Master Zoning Plan (MZP) has a detailed layout, onsite circulation, landscaping, and key plan features, which is proffered to be in substantial conformance. Along with this, there are Design Guidelines that are proffered to be in substantial conformance. In combination, the MZP as proffered through this rezoning request essentially serves as a preliminary site plan.

- 34. Modification of Section 32-306.12.6.H(3) of the Zoning Ordinance to reduce the maximum building height from 100 feet to 68 feet.
 - *Staff supports, as submitted.* Although the Zoning Ordinance allows up to 100 feet in building height for the PMR H, Mid-Rise Residential Building standard, the Applicant is capping this height provision to not exceed 68 feet, as proffered. This will ensure that the residential development will be in context with the surrounding area in regard to overall building height.

- 35. Modification of Section 32-306.12.6.H(4)(b).2 of the Zoning Ordinance to allow the development standard of a minimum twelve (12) feet separation between the parking lot and building to be reduced to eight (8) feet as shown on the MZP.
 - *Staff supports, as submitted.* To encourage a more compact, cohesive, and walkable community with a sense of identity and design flexibility, staff can support this modification for a reduced separation between the parking lot and building for the multi-family units. Specifically, the request is to reduce the development standard of a minimum 12 feet separation between the parking lot and building to be reduced to 8 feet. This will allow for a more compact form and flexible design, as well as a wider variety of unit sizes and layouts.

Agency Comments

The following agencies have reviewed the proposal and their comments have been summarized in relevant comprehensive plan chapters of this report. Individual comments are in the case file in the Planning Office:

- Potomac and Rappahannock Transportation Commission (PRTC)
- PWC Archaeologist
- PWC Building Official
- PWC Fire Marshal Office
- PWC Historical Commission
- PWC Housing & Community Development
- PWC Libraries
- PWC Planning Office – Case Manager / Long-Range Planning / Proffer Administration
- PWC Police / Crime Prevention
- PWC Public Works – Environmental Services / Watershed Management
- PWC Schools
- PWC Service Authority
- PWC Transportation
- Virginia Department of Transportation (VDOT)

**WINDSOR OAKS
PRINCE WILLIAM COUNTY, VA**

PROFFER JUSTIFICATION NARRATIVE

**PREPARED:
DECEMBER 8, 2022**

**REVISED:
MAY 22, 2023**

PREPARED BY:

MUNICAP, INC.
— PUBLIC FINANCE —

WINDSOR OAKS PRINCE WILLIAM COUNTY, VA

PROFFER JUSTIFICATION NARRATIVE

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I. Introduction

The purpose of this Proffer Impact Analysis is to satisfy portions of Prince William County (the “County”) requirements as they relate to the 2016 legislation (as subsequently described, and as subsequently amended) for the proposed residential component of the Windsor Oaks development (the “Residential Development”). More specifically, this document addresses legislative requirements and County policy related to proffers that the applicant has elected to propose in connection with the request for rezoning regarding the Residential Development. **This analysis has been revised from the Windsor Oaks Proffer Impact Analysis dated December 8, 2022, to reduce the total unit count by ten units.**

LEGISLATION PERTAINING TO RESIDENTIAL PROFFERS

Section 15.2-2303.4 of the Code of Virginia (the “Residential Proffer Legislation”), as it was amended effective July 1, 2019, places certain limitations on proffers for residential rezoning cases filed after July 1, 2016, or July 1, 2019. As stipulated by the Residential Proffer Legislation, and unless an applicant elects to apply for a rezoning pursuant to Subsection D of that statute, a local government may only request or accept a proffer if it addresses an impact that is specifically attributable to a proposed new residential development, and, if it is an offsite proffer, it addresses an impact to an offsite public facility, such that (a) (i) the new residential development creates a need, or an identifiable portion of a need, for one or more public facility improvements in excess of existing public facility capacity at the time of the rezoning, and (b) (ii) each such new residential development applied for receives a direct and material benefit from a proffer made with respect to any such public facility improvements. For the purposes of the statute, a locality may base its assessment of public facility capacity on the projected impacts specifically attributable to the new residential development.

The Residential Proffer Legislation designates four categories of public improvements and facilities:

- **Public school facility improvements:** construction of new primary and secondary public schools or expansion of existing primary and secondary schools, to include all buildings, structures, parking, and other costs directly related thereto;
- **Public safety facility improvements:** construction of new law enforcement, fire, emergency, medical, and rescue facilities or expansion of existing public facilities, to include all buildings, structures, parking and other costs directly related thereto;
- **Public park facility improvements:** construction of public parks or improvements and/or expansion of existing public parks, with “public parks” including playgrounds and other recreational facilities; and
- **Public transportation facility improvements:** construction of new roads; improvement or expansion of existing roads and related appurtenances as required by applicable standards of the Virginia Department of Transportation, or the applicable standards of a locality; and construction, improvement, or expansion of buildings, structures, parking, and other costs directly related to transit.

According to the Residential Proffer Legislation, expenses of an existing public facility, such as ordinary maintenance or repair, or any capital improvement to an existing public facility, such as a renovation or technology upgrade, that does not expand the capacity of such facility shall be excluded. In addition, a proffer will be deemed unreasonable unless it addresses an impact to public facilities that is specifically attributable to the proposed residential development and there will not be adequate existing capacity at the given facilities for the impacts of the proposed residential development.

This document addresses the projected impact of the Residential Development on the foregoing infrastructure categories to which residential proffers may be directed.

PROFFER JUSTIFICATION NARRATIVE REQUIREMENT

In response to the Residential Proffer Legislation, the County adopted policies to ensure any proffer requested or accepted meets its mandated standards. Among them is the requirement that any residential rezoning or proffer amendment application subject to the Residential Proffer Legislation include a justification narrative identifying impacts to public facilities. The requirement further states that the justification narrative must, in detail:

- Identify all of the impacts of the proposed rezoning/proffer amendment;
- Propose specific and detailed mitigation strategies and measures to address all of the impacts of the proposed rezoning/proffer amendment;
- Address whether all of the mitigation strategies and measures are consistent with all applicable law, including, but not limited to, the Residential Proffer Legislation; and
- Demonstrate the sufficiency and validity of those mitigation strategies using professional best accepted practices and criteria, including all data, records, and information used by the applicant or its employees or agents in identifying any impacts and developing any proposed mitigation strategies and measures.

Subsequent sections of this document provide a detailed description of the Residential Development and its potential impacts on public facilities. This document also provides a detailed explanation of the methodology employed in calculating these impacts.

II. Windsor Oaks

THE RESIDENTIAL DEVELOPMENT

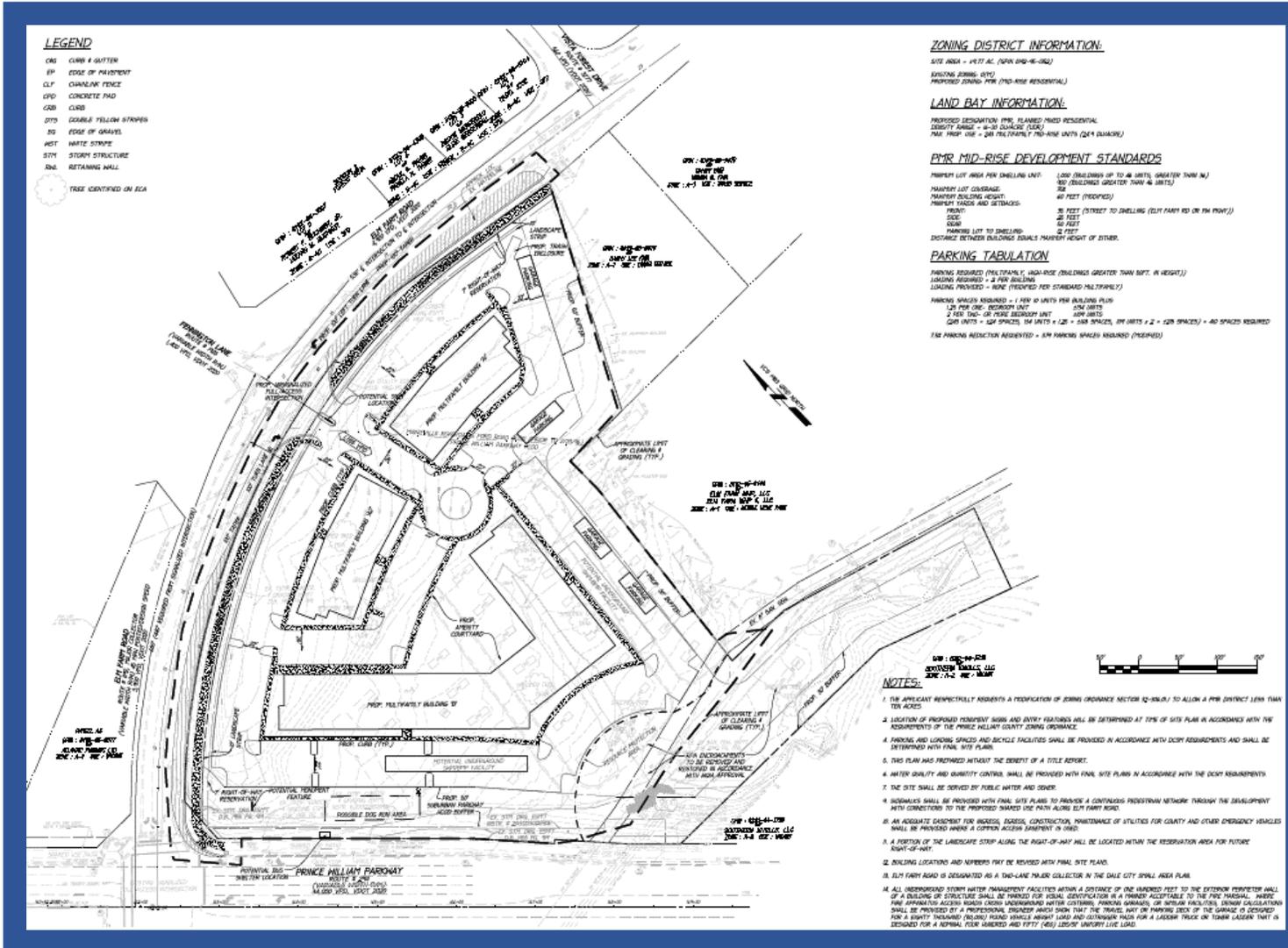
As proposed by Atlantic Funding, LTD (the “Developer” or “Applicant”), the Residential Development consists of 233 multi-family units. The site of the proposed Residential Development is bounded to the north by Elm Farm Road and residential and commercial development, to the south and west by Prince William Parkway and vacant land, and to the east by residential development. The site is comprised of the following parcels:

TABLE II-A.1
Base Parcels^(a)

<i>GPIN</i>	<i>Current Zoning</i>	<i>Acreage</i>
8192-95-1352	Mid-rise office	9.767
Total		9.767
^(a) Site information provided by Developer.		

As noted above, the site contains approximately ten acres of vacant land zoned as O(M), Mid-rise office, which does not permit any multifamily units. Therefore, zero multifamily units are permitted by-right. The Applicant is requesting a rezoning to PMR, Planned Mixed Residential. A site plan showing the approximate development following the proposed rezoning is provided in Exhibit A on the following page.

EXHIBIT A: WINDSOR OAKS GENERAL DEVELOPMENT PLAN



III. Public Facility Impacts

OVERVIEW

As mentioned, this document includes calculations of public facility impacts, which are detailed in the subsequent subsections. Included in each subsection is a discussion of the methodology employed in estimating impacts. The included subsections are as follows:

- **Public school facility improvements** – Impacts are calculated for elementary, middle, and high schools, and are based on projected incremental additional students that will result from the Residential Development.
- **Public safety facility improvements** – Impacts are based on projected incremental additional residents that will result from the Residential Development.
- **Public park facility improvements** – Impacts are based on projected incremental additional residents that will result from the Residential Development.
- **Transportation facility improvements** – A separate traffic impact analysis has been prepared that addresses impacts to transportation facilities as a result of the Residential Development.

It should be noted that level of service (“LOS”) standards shown herein represent the County standards as described in the County Comprehensive Plan. In some cases, the current LOS provided by the County does not meet the stated LOS standard. Any calculation of proffers will take into account the LOS standard as set out in the Comprehensive Plan, the current County LOS, and the amount pledged in the County’s Capital Improvement Program to raise the current County LOS to meet the planned LOS standard.

III-A. Public School Facility Impacts

METHODOLOGY

To project impacts to public school facilities, MuniCap first researched the student generation factors used by Prince William County Public Schools. These factors are calculated separately by school type (elementary, middle, and high school) and by unit type (single-family detached, single-family attached, and multi-family). Student generation factors are shown in Table III-A.1.

TABLE III-A.1
Current and Historical Student Generation Factors

Historical Data											
	School Type	Unit Type			Total		School Type	Unit Type			Total
		Single Family	Townhouse	Multi-Family				Single Family	Townhouse	Multi-Family	
2021-22	Elementary	0.275	0.271	0.161	0.251	2015-16	Elementary	0.290	0.283	0.181	0.270
	Middle	0.156	0.135	0.075	0.134		Middle	0.157	0.129	0.068	0.135
	High	0.228	0.186	0.089	0.189		High	0.208	0.159	0.085	0.174
	Total	0.659	0.591	0.325	0.574		Total	0.655	0.572	0.334	0.580
2020-21	Elementary	0.273	0.278	0.160	0.251	2013-14	Elementary	0.294	0.284	0.185	0.275
	Middle	0.159	0.143	0.073	0.138		Middle	0.156	0.127	0.074	0.135
	High	0.228	0.187	0.087	0.189		High	0.206	0.151	0.082	0.172
	Total	0.660	0.608	0.320	0.578		Total	0.656	0.562	0.340	0.582
2019-20	Elementary	0.292	0.289	0.172	0.267	2011-12	Elementary	0.300	0.275	0.195	0.277
	Middle	0.164	0.145	0.076	0.142		Middle	0.154	0.119	0.075	0.132
	High	0.230	0.185	0.088	0.189		High	0.206	0.145	0.092	0.171
	Total	0.686	0.619	0.336	0.598		Total	0.660	0.539	0.361	0.580
2017-18	Elementary	0.297	0.299	0.174	0.273	2009-10	Elementary	0.300	0.257	0.157	0.272
	Middle	0.163	0.144	0.071	0.140		Middle	0.150	0.110	0.061	0.128
	High	0.222	0.177	0.090	0.184		High	0.202	0.144	0.074	0.170
	Total	0.682	0.619	0.335	0.596		Total	0.652	0.510	0.292	0.556

Source: Prince William County Public Schools Student Generation Factors by School Level and Housing Unit Type.

MuniCap then applied these student generation factors to the proposed units within the Residential Development that are in excess of the development that would be allowed under the current zoning designation. For purposes of this exercise, it is assumed that all of the projected students are new to the County, rather than relocated from elsewhere within the Prince William County Public Schools system. MuniCap then identified the schools that would be impacted by the Residential Development based on school boundaries, researched the current capacity at each applicable school, and determined whether the projected net student impacts represented additional students beyond current school capacity.

PROJECTED NET STUDENT IMPACTS

As previously described, the Residential Development includes 233 multi-family units. Based on the student generation factors identified in Table III-A.1, the proposed development will generate an estimated total of 77 students net of by-right, as shown in Table III-A.2.

TABLE III-A.2
Projected Student Generation

<i>School Type</i>	<i>Units^(a)</i>	<i>Unit Type</i>	<i>Generation Factor^(b)</i>	<i>Total Projected Students^(c)</i>
Elementary	233	Multi-family	0.161	37.51
Middle	233	Multi-family	0.075	17.48
High	233	Multi-family	0.089	20.74
Total proposed				75.73
Elementary	0	Multi-family	0.161	0.00
Middle	0	Multi-family	0.075	0.00
High	0	Multi-family	0.089	0.00
Less: total-by-right				0.00
Elementary				38
Middle				18
High				21
Net students				77
^(a) Provided by Developer. ^(b) See Table III-A.1. ^(c) Projected students net of by-right are rounded up to the nearest whole number.				

PROJECTED CAPACITY OF PUBLIC SCHOOL FACILITIES

The public school facilities potentially impacted by the Residential Development include: John D. Jenkins Elementary School, Stuart Beville Middle School, and Gar-Field High School. Therefore, Table III-A.3 on the following page shows the capacity and projected enrollment of each school.

TABLE III-A.3
County School Facilities – Projected Capacity and Enrollment

<i>School</i>	<i>Capacity^(a)</i>	<i>Enrollment</i>	<i>Excess Capacity</i>	<i>Projected Students^(b)</i>	<i>Proffer Consideration</i>
John Jenkins ES	752	575	177	38	Meets Capacity
Stuart Beville MS	1,256	1,095	161	18	Meets Capacity
Gar-Field HS	2,839	2,430	409	21	Meets Capacity
^(a) Source: Prince William County Public Schools: Historical, Current, and Projected Enrollment. ^(b) See Table III-A.2.					

Elementary School Facilities

The Residential Development site is located within the John D. Jenkins Elementary School boundaries (see Exhibit C). According to Prince William County Public Schools, the school has a capacity of 752 students and an enrollment of 575 students, meaning that the school has unused capacity for 177 students. Therefore, the 38 projected elementary school students above by-right that will be created by the Residential Development do not exceed capacity and do not represent an additional need for Prince William County Public School facilities.

Middle School Facilities

The Residential Development site is located within the Stuart Beville Middle School boundaries (see Exhibit D). According to Prince William County Public Schools, the school has a capacity of 1,256 students and an enrollment of 1,095 students, meaning that the school has unused capacity for 161 students. Therefore, the 18 projected middle school students above by-right that will be created by the Residential Development do not exceed capacity and do not represent an additional need for Prince William County Public School facilities.

High School Facilities

The Residential Development site is located within the Gar-Field High School boundaries (see Exhibit E). According to Prince William County Public Schools, the school has a capacity of 2,839 students and an enrollment of 2,430 students, meaning that the school has unused capacity for 409 students. Therefore, the 21 projected high school students above by-right that will be created by the Residential Development do not exceed capacity and do not represent an additional need for Prince William County Public School facilities.

EXHIBIT B: AREA MAP (DEVELOPMENT SITE & SCHOOL FACILITIES)

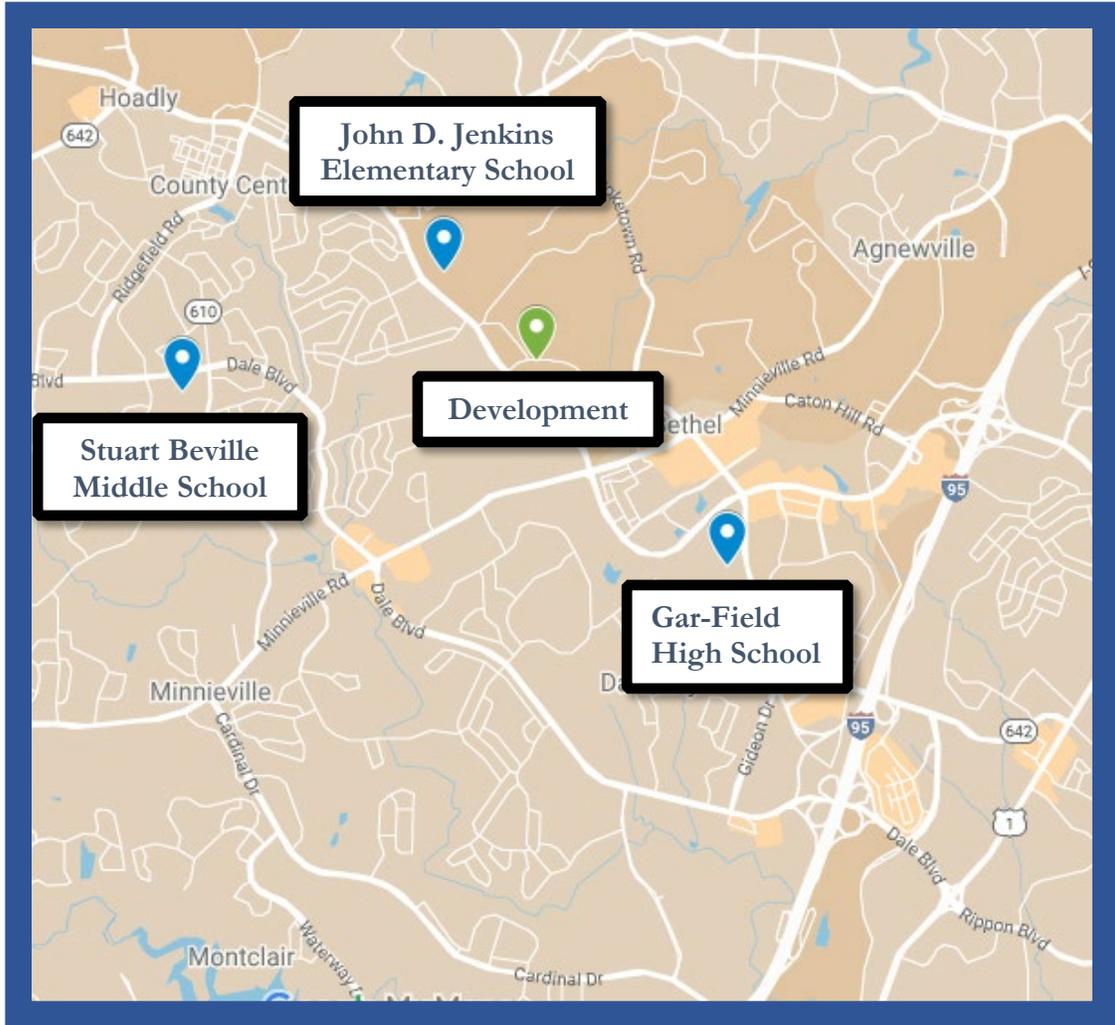


EXHIBIT C: AREA MAP (DEVELOPMENT SITE, JOHN D. JENKINS ELEMENTARY SCHOOL)



EXHIBIT D: AREA MAP (DEVELOPMENT SITE, STUART BEVILLE MIDDLE SCHOOL)

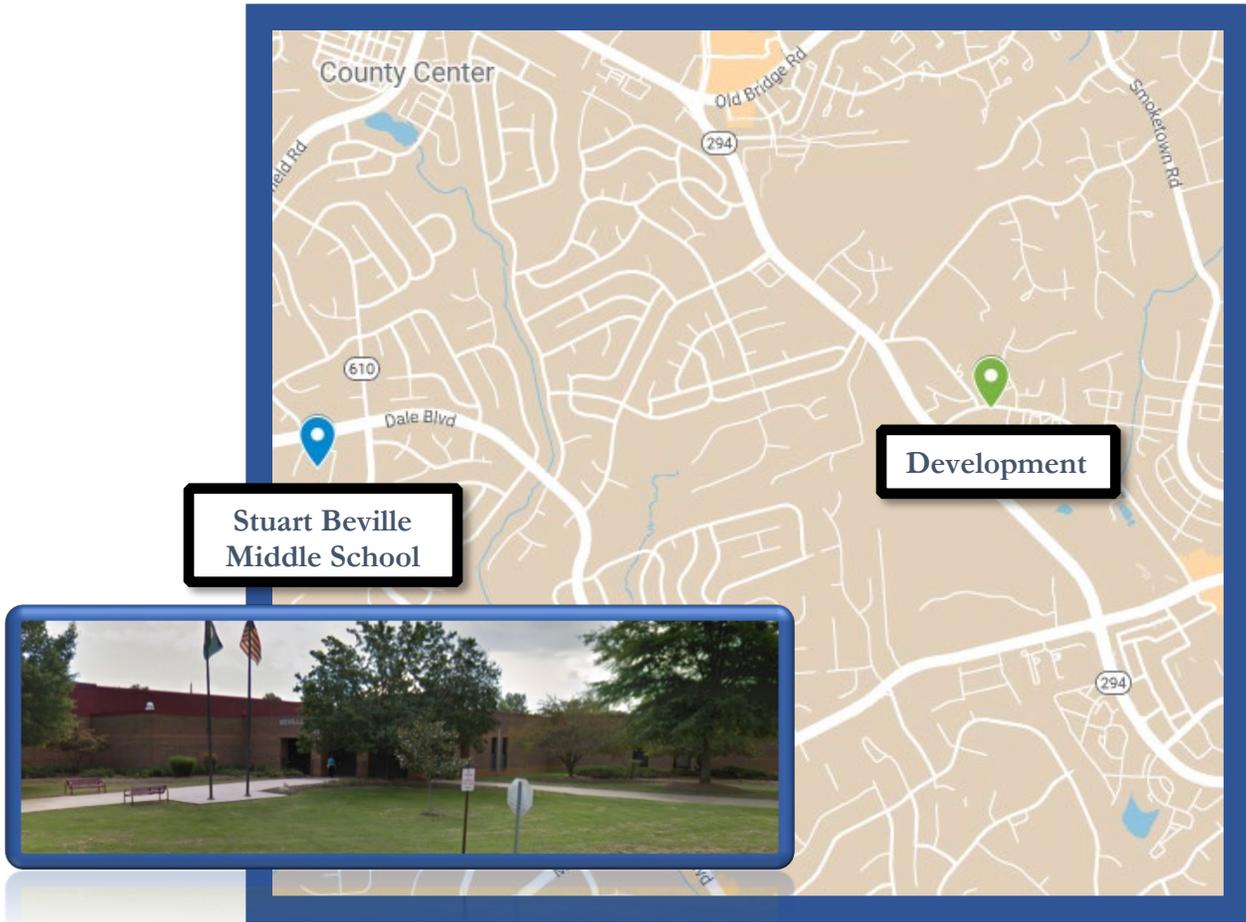


EXHIBIT E: AREA MAP (DEVELOPMENT SITE, GAR-FIELD HIGH SCHOOL)



MITIGATION STRATEGIES

The Residential Proffer Legislation stipulates that proffers can only address needs exceeding existing capacity. As mentioned, the schools serving the development will not exceed capacity despite the projected students generated by the Residential Development. Therefore, no proffer contribution for public school facilities is calculated.

III-B. Public Safety Facility Impacts

METHODOLOGY

To estimate impacts to public safety facilities, MuniCap first estimated the total population that will reside within the proposed Residential Development based on estimates provided by Prince William County. MuniCap then detailed the LOS standards for various public safety services as identified in the County Comprehensive Plan and calculated the expected increases in demand for services as a result of the Residential Development to determine whether projected demand for services exceeds the County's LOS standards.

PROJECTED NET RESIDENT IMPACTS

As previously described, the Residential Development includes 233 multi-family units. Based on projected development and estimates of residents per unit provided by Prince William County, the proposed development will house an estimated 630 residents above by-right, as shown in Table III-B.1.

TABLE III-B.1
Projected Residents

<i>Unit Type</i>	<i>Units^(a)</i>	<i>Residents Per Unit^(b)</i>	<i>Total Projected Residents^(c)</i>
Multi-family	233	2.70	629.10
Less by-right units (multi-family)	0	2.70	0.00
Net residents			630

^(a) Provided by Developer.
^(b) Source: United States Census Bureau, American Community Survey, Table of Selected Housing Characteristics, 2021 One-Year Estimates. Represents residents per renter-occupied unit in Prince William County.
^(c) Units net of by-right are rounded up to the nearest whole number.

CURRENT CAPACITY OF PUBLIC SAFETY FACILITIES

Police Facilities

The County LOS standards for police work suggest two sworn officers per 1,000 residents. In addition, the facility requirements for the Prince William County Police Department are 250 square feet per sworn officer with a building minimum size of 50,000 square feet. Therefore, the projected impact created by the additional 630 residents net of by-right estimated for the Residential Development is 315 square feet, as shown in Table III-B.2 on the following page.

TABLE III-B.2
Projected Police Station Facility Impacts

<i>Projected Resident Impact^(a)</i>	<i>Officers Per 1,000 Residents^(b)</i>	<i>Officer Requirement</i>	<i>Facility Sq. Ft. Per Officer^(b)</i>	<i>Additional Facility Sq. Ft. Requirement</i>
630	2	1.26	250	315.00
^(a) See Table III-B.1.				
^(b) Source: Prince William County Comprehensive Plan Safety and Secure Community.				

The project site is within the Neabsco Magisterial District and is serviced by the Central District Police Station (see Exhibit G). According to the Prince William County Police Department, there are currently 124 sworn officers employed at the Central District Police Station. Based on Prince William County Assessor records, the station is 26,752 square feet, implying a capacity to accommodate 107 officers (26,752 total square feet ÷ 250 feet per officer). Because the station currently accommodates 124 officers, the station is over capacity and the projected impact of 315 square feet of police station space that will be generated by the Development represents a requirement in excess of current capacity. However, there are no projects planned within the most recent County Capital Improvement Program (Fiscal Years 2023-2028) that will increase police station capacity within the Neabsco Magisterial District. Therefore, a proffer contribution related to this facility is inappropriate.

County LOS standards for police facilities also include requirements for animal control, training, and administrative support facilities. The projected demand created by the Residential Development is shown in Table III-B.3.

TABLE III-B.3
Other Projected Police Facility Impacts

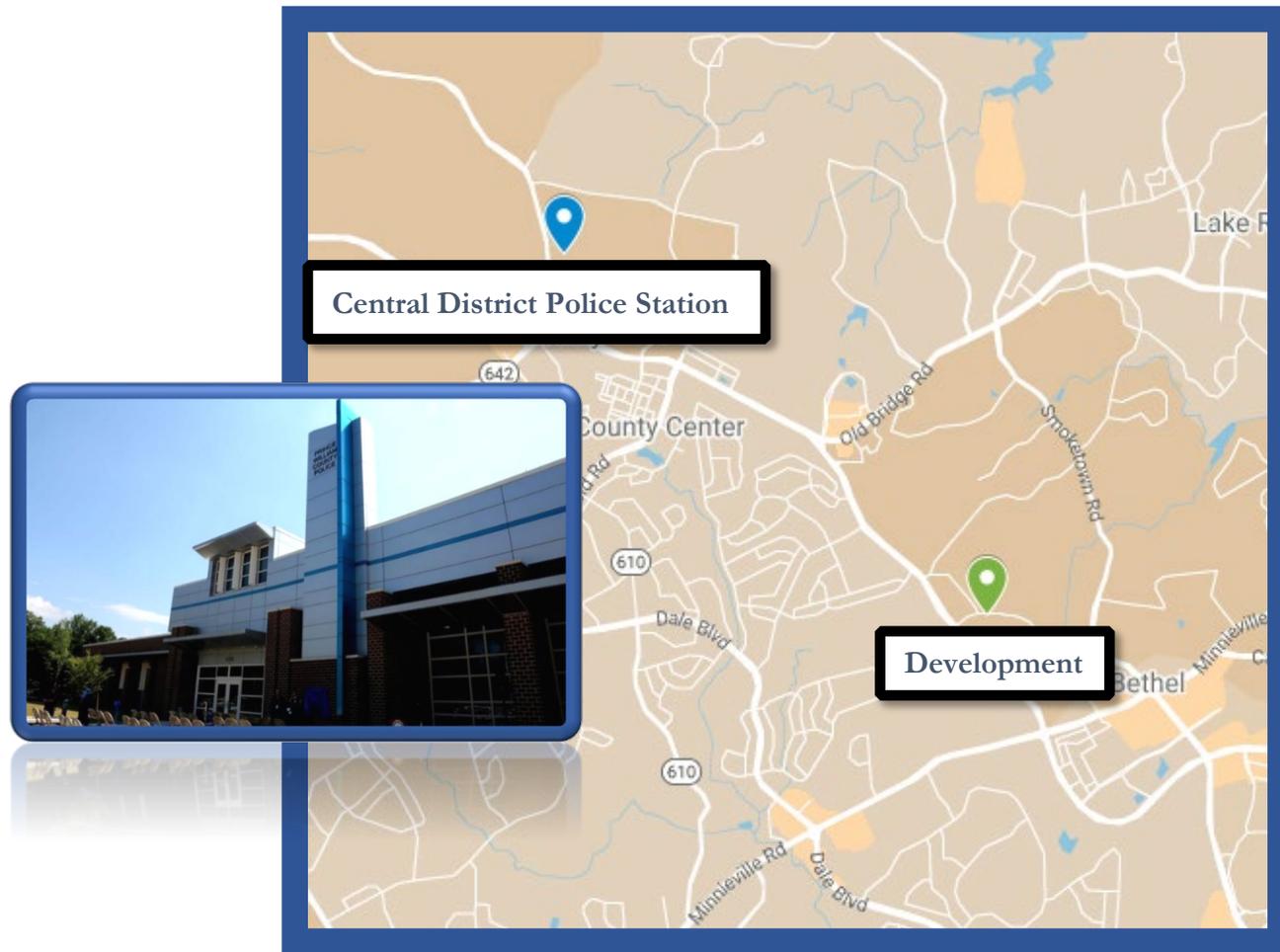
<i>Facility Type</i>	<i>Projected Resident Impact^(a)</i>	<i>Sq. Ft. Required per 1,000 Residents^(b)</i>	<i>Additional Facility Sq. Ft. Requirement</i>
Animal control	630	67	42.21
Training	630	324	204.12
Administrative support	630	274	172.62
^(a) See Table III-B.1.			
^(b) Source: Prince William County Comprehensive Plan Safety and Secure Community.			

The County LOS standard for animal control facilities is 67 square feet per 1,000 residents. According to the Prince William County Department of Information Technology, Geospatial Technology Services, the 2022 population of Prince William County is estimated as 492,576 (492.576 residents per thousand). This translates to a need for 32,003 square feet of animal control facility space (67 square feet per thousand residents × 492.576 thousand residents). Based on County Assessor data, the existing Prince William County Animal Shelter includes 8,032 square feet of animal control facility space, implying that the shelter is already over capacity and cannot accommodate any additional demand. However, a project to renovate the Shelter was recently completed and no relevant capital expenditures are listed in the County Capital Improvement Program for Fiscal Years 2023-28. Furthermore, it is assumed that the square footage data provided by the County will be updated as a result of this project. Therefore, a proffer contribution for Animal Control facilities is inappropriate.

The County LOS standard for police training facilities is 324 square feet per 1,000 residents. Therefore, the County's current population of 492,576 creates a need for 159,594 square feet of police training facility space (324 square feet per thousand residents \times 492,576 thousand residents). Based on County Assessor data, the existing County Public Safety Training Center includes 54,651 square feet of space. Therefore, the projected impact of 204.12 square feet in necessary police training facility space that will be generated by the Residential Development represents a requirement in excess of current capacity. According to the County Capital Improvement Program, there is currently a project in place to expand the Training Center. Impact costs were estimated based on the cost of this project as described in Table III-B.6.

The County LOS standard for police administrative support facilities is 274 square feet per 1,000 residents. Therefore, the County's current population of 492,576 creates a need for 134,965 square feet of police administrative facility space (274 square feet per thousand residents \times 492,576 thousand residents). At the time of this writing, total existing administrative support facility space was unavailable, as much of this space is leased and not consolidated with other Police Department operations. The Applicant will coordinate with appropriate County staff to determine whether the projected impact of 172.62 square feet in necessary police administrative support facility space that will be generated by the Residential Development represents a requirement that exceeds current capacity.

EXHIBIT G: AREA MAP (DEVELOPMENT SITE & POLICE DEPARTMENT FACILITY)



Fire and Rescue Facilities

The County LOS standards for fire and rescue facilities servicing the Residential Development are broken down into workload capacity and travel times. Tables III-B.4.A and III-B.4.B summarize the LOS standards according to the County Comprehensive Plan.

TABLE III-B.4
Prince William County Fire and Rescue Level of Service Standards

A. Travel Times

Area	First Unit Travel Time in Minutes
Fire Suppression Emergency Standard - (Countywide)	4.0
Basic Life Support (BLS) Emergency Standard - (Countywide)	4.0
Advanced Life Support (ALS) Emergency Standard (Countywide)	8.0

^(a)Source: Prince William County Comprehensive Plan Safety and Secure Community.

B. Workload

Factor	Standard
Responses per Tactical Unit	2,000 per year

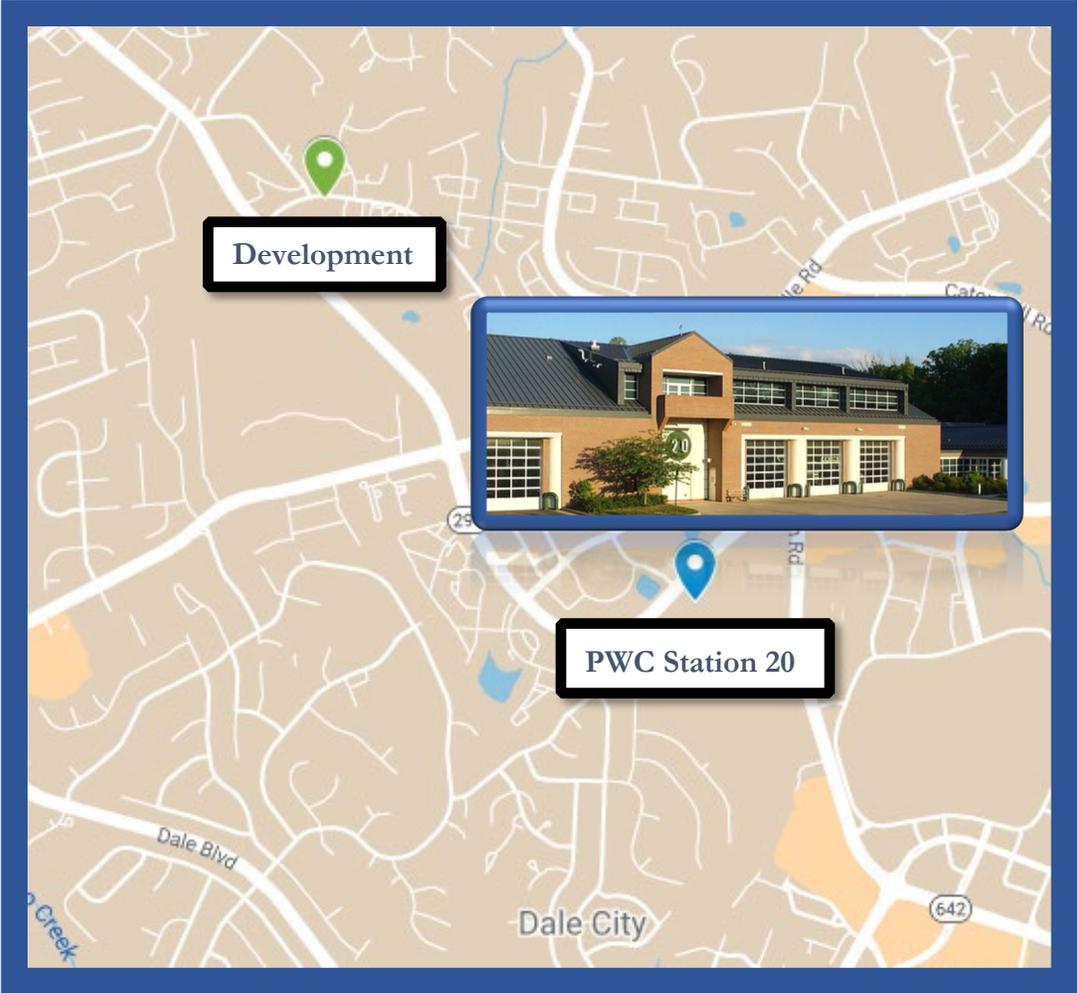
^(a)Source: Prince William County Comprehensive Plan Safety and Secure Community.

According to the County's Fire and Rescue Station Finder, the facility that serves the Residential Development is Station 20, located 1.5 miles away with an estimated travel time of four minutes. According to the County Department of Fire and Rescue, this station supports five tactical units, three of which are fully staffed. This implies that the station can service a minimum of 6,000 incidents per year. According to the County Department of Fire and Rescue, the first due population of Station 20 was 11,474 residents as of 2022 and the station responded to 3,375 incidents in fiscal year 2021 (July 2021 – June 2022.) This implies that Station 20 has the capacity to accommodate an additional 2,625 calls per year (6,000 – 3,375.) Therefore, the projected impact of 186 incidents per year generated by residents above by-right at the Residential Development can be accommodated by existing excess capacity. Table III-B.5 on the following page shows this projected annual call volume increase.

TABLE III-B.5
Projected Fire and Rescue Facility Impacts

<i>Projected Resident Impact^(a)</i>	<i>Average Annual Incident Rate^(b)</i>	<i>Projected Annual Incident Increase^(c)</i>
630	0.29	186
<p>^(a)See Table III-B.1.</p> <p>^(b)Calculated as 3,375 incidents in fiscal year 2021 divided by Station 20's 2022 first due population of 11,474.</p> <p>^(c)Projected annual incidents are rounded up to the next whole number.</p>		

EXHIBIT H: AREA MAP (DEVELOPMENT SITE & FIRE STATION #20 FACILITY)



MITIGATION STRATEGIES

The current County Capital Improvement Program does not include any capital improvements to Police Station, Animal Control, or Police Administrative facilities that increase capacity in the Residential Development’s service area. Therefore, proffers related to these facilities would be inappropriate under the Residential Proffer Legislation.

Fire Station 20 meets the County’s LOS travel time, and current excess capacity at the station indicates available capacity for the projected increase in service demand by the Residential Development. Therefore, any proffer related to fire and rescue facility costs would be inappropriate under the Residential Proffer Legislation.

A proffer contribution for the eligible Police Training public safety facility is calculated in accordance with County LOS standards and shown in Table III-B.6. The Applicant will undertake efforts necessary to ensure that the proposed mitigation strategy is consistent with all applicable law, including, but not limited to, the Residential Proffer Legislation.

TABLE III-B.6
Proffer Estimates - Projected Public Safety Facility Impacts

<i>Public Safety Impact for Proposed Rezoning</i>	
Police - Training	
(a) Current population of Prince William County ^(a)	492,576
(b) Projected residents above by-right ^(b)	630
(c) Total projected County population above by-right (a + b)	493,206
(d) Total cost of Public Safety Training Center ^(c)	\$36,600,000
(e) Project cost per capita (d ÷ c)	\$74.21
(f) Training proffer contribution for Development (b × e)	\$46,752.30
(g) Proffer contribution: per multi-family unit (m ÷ 233)	\$200.65
^(a) Source: Prince William County Population Estimates, Q2 2022.	
^(b) See Table III-B.1.	
^(c) Source: Prince William County Capital Improvement Program Fiscal Years 2023-28.	

III-C. Public Parks Facility Improvement Impacts

METHODOLOGY

MuniCap applied the LOS standards for public parks as identified in the County Comprehensive Plan – Parks Recreation & Tourism approved March 10, 2020 to calculate the impact of the Development on public parks services. MuniCap then compared the existing capacity at the relevant public parks facilities to the forecasted increase in required services resulting from the proposed development and determined whether the projected demand exceeded current capacity. The Applicant understands that the Department of Parks, Recreation and Tourism has listed expanded services and visionary projects within the Parks, Recreation & Open Space Master Plan, approved October 6, 2020. However, these improvements are speculative and are not accompanied by specific timeframes for construction or development. Therefore, these projects do not meet the Residential Proffer Legislation threshold to be included in this analysis.

PROJECTED NET RESIDENT IMPACTS

The Residential Development includes 233 multi-family units. Based on projected development and the average occupancy of rental units in the County, the proposed development will house an estimated 630 residents above by-right, as shown in Table III-B.1.

CURRENT CAPACITY OF PUBLIC PARKS FACILITIES

Based on the County’s established Park Planning Districts, the Residential Development falls within Park Planning District 10. To show the Residential Development’s impacts on the parks system, service area and LOS quality were taken into account. Table III-C.1 shows the LOS standard for parks and recreation service area requirements.

TABLE III-C.1
Prince William County Parks and Recreation Service Area Standards

PARK SERVICE AREAS		
PARK TYPE	WALK/BIKE SERVICE AREA	DRIVE TIME SERVICE AREA
Neighborhood	5 to 10-minute walk/bike time; bus stop within 1/4-mile, preferred	Less than 10 minutes
Community	10 to 15-minute walk/bike time	10 to 20-minute drive time
Regional	Greater than 15-minute walk/bike time	20 to 30-minute drive time
Linear/Greenway	Dependent on Access Points	No Standard
Natural/Cultural Resource	Dependent on Access Points	No Standard
School/Community Use	5 to 10-minute walk/bike time	Less than 10 minutes

Source: Prince William County Parks, Recreation & Open Space Master Plan 2020.

Based on the location of the Residential Development and available parks within its service area (which covers portions of Park Planning Districts 9, 10 and 11) and the Dale City Small Area Plan, which the Development is also within, the Residential Development will have access to multiple parks in each of the County’s park types within the specified service area times as shown below in Table III-C.2. The County states there are no acreage or level of service standards for linear/greenway parks as they may extend over large distances. Therefore, service area times have not been calculated for linear/greenway parks. The Dale City Small Area Plan, which the project is located within, also has portions within Park Planning District 10. The County identifies that this park planning district would benefit most from addition of neighborhood parks where in-fill opportunities are available and acquisition of additional land for community, linear/greenway, and natural/cultural parks.

TABLE III-C.2
Development Service Area Parks

<i>Park^(a)</i>	<i>Classification</i>	<i>Distance from Development^(b)</i>	<i>Drive Time Estimate^(b)</i>
<i>PPD 9</i>			
Andrew Leitch Park/Waterworks	Regional	3.7 mi	8 min
Harry W. Dawson Park	Neighborhood	1.1 mi	2 min
John D. Jenkins Park	Neighborhood	1.7 mi	4 min
Prince William County Indoor Ice Arena	Community	3.1 mi	7 min
Sharron Baucom-Dale City Recreation Ctr.	Community	2.6 mi	6 min
Turley Fields	Community	4.1 mi	9 min
VEPCO Fields	Community	4.2 mi	8 min
<i>PPD 10</i>			
Lake Ridge Marina & Golf Course	Community	3.3 mi	9 min
PWC Stadium Complex (Pfitzner)	Community	2.8 mi	7 min
Chinn Aquatics & Fitness Center	Regional	1.8 mi	6 min
<i>PPD 11</i>			
Veterans Memorial Park	Regional	6.9 mi	19 min
<small>^(a)Source: Prince William Parks, Recreation & Open Space Master Plan 2020.</small>			
<small>^(b)Estimates determined using Google Maps.</small>			

The County evaluates parks and facilities using a quality rating to assess overall LOS. According to the County Comprehensive Plan – Parks Recreation & Tourism, the County’s goal is for all parks and facilities to have a “B” or above LOS letter grade. The current quality ratings of the abovementioned parks are shown in Table III-C.3 on the following page. As of this writing, quality letter grades were not assigned to school-use parks.

TABLE III-C.3
Development Service Area Parks – Quality Score

<i>Park</i>	<i>Classification</i>	<i>Quality Score</i>	<i>LOS Letter Grade</i>
<i>PPD 9</i>			
Andrew Leitch Park/Waterworks	Regional	0.60	C
Harry W. Dawson Park	Neighborhood	0.55	C
John D. Jenkins Park	Neighborhood	0.70	B-
Prince William County Indoor Ice Arena	Community	0.85	A-
Sharron Baucom-Dale City Recreation Center	Community	0.64	B-
Turley Fields	Community	0.48	C-
VEPCO Fields	Community	0.27	D
<i>PPD 10</i>			
Lake Ridge Marina & Golf Course	Community	0.65	B-
PWC Stadium Complex (Pfitzner)	Community	0.63	B-
Chinn Aquatics & Fitness Center	Regional	0.60	C
<i>PPD 11</i>			
Veterans Memorial Park	Regional	0.60	C
^(a) Source: Prince William Parks, Recreation & Open Space Master Plan 2020.			

Based on the LOS letter grades above, only Prince William County Indoor Ice Arena meets the County’s stated goal for quality. The remainder are below the County’s stated goal. Thus, the projected impact on remaining park facilities that will be generated by the Residential Development represent a requirement beyond existing capacity.

MITIGATION STRATEGIES

The County notes in its Parks, Recreation, & Open Space Master Plan that it seeks opportunities to add additional neighborhood, community, linear/greenway and natural/cultural resource parks within Park Planning District 10. Additionally, as noted above, the projected impact that will be generated by the Residential Development on neighborhood, community, and regional facilities within the Park Planning District represents a requirement beyond existing capacity. Furthermore, The Dale City Small Area Plan suggests an additional need for 116 acres of parkland. The parkland suggested in the small area plan is 7.76 acres of neighborhood parks, 31 acres of community parks, 46.5 acres of regional parks, and 31 acres of linear/resource parks. A summary of mitigation strategies follows for various County park types.

Neighborhood Parks

The County Master Plan lists neighborhood parks as a priority for Park Planning District 10 and the Dale City Small Area Plan. However, the County Capital Improvement Program does not include any capital improvements that increase neighborhood park capacity within Park Planning District 10 and the Residential Development's service area. As such, any proffer related to such facilities would be inappropriate under the Residential Proffer Legislation.

Community Park

The County seeks opportunities to add additional community parks within Park Planning District 10 and the Dale City Small Area Plan. The Prince William County Indoor Ice Arena is the only community park that has an acceptable service time and meets the County's required quality score and letter grade. As such, it is appropriate to evaluate community park improvements that may increase capacity. The County Capital Improvement Program does not include any capital improvements that increase community park capacity within Park Planning District 10. As such, any proffer related to such facilities would be inappropriate under Residential Proffer Legislation.

Regional Parks

The County does not identify regional parks as a priority for Park Planning District 10 but regional parks are outlined as a priority in the Dale City Small Area Plan. The County Capital Improvement Program does not include any capital improvements that increase regional park capacity within Park Planning District 10 and the Residential Development's service area. As such, any proffer related to such facilities would be inappropriate under the Residential Proffer Legislation.

Linear/Greenway Parks

The County Master Plan lists linear/greenway parks as a priority for Park Planning District 10 and the Dale City Small Area Plan. The County Capital Improvement Program does not include any capital improvements that increase linear/greenway park capacity within Park Planning District 10 and the Residential Development's service area. As such, any proffer related to such facilities would be inappropriate under the Residential Proffer Legislation.

The Applicant will undertake efforts necessary to ensure that the proposed mitigation strategy is consistent with all applicable law, including, but not limited to, the Residential Proffer Legislation.

III-D. Transportation Facility Improvement Impacts

METHODOLOGY

A separate traffic impact analysis has been prepared that addresses impacts to public transportation facility improvements.

MITIGATION STRATEGIES

The Applicant will coordinate with appropriate Prince William County staff after they have had the opportunity to review this document and provide comments. The Applicant will undertake efforts necessary to ensure that the proposed mitigation strategy is consistent with all applicable law, including, but not limited to, the Residential Proffer Legislation.

IV. Conclusions, Assumptions, and Limitations

The preceding narrative provides projections of impacts to public facilities as mandated by the Prince William County Proffer Justification Narrative Requirement. This narrative is being submitted to the County for review. Upon the County's completion of this review and provision of any additional commentary, the Applicant will further augment this submission with specific mitigation strategies as appropriate.

SUMMARY OF ANALYSIS

Based on MuniCap's analysis, the estimated cash proffer that may be collected from the Residential Development is as shown in Table IV-A.

TABLE IV-A
Summary of Analysis

<i>Public Facilities</i>	<i>Estimated Proffer Per Dwelling Unit</i>
a) Public schools facilities ^(a)	\$0.00
b) Public safety facilities ^(b)	\$200.65
c) Public parks facilities ^(c)	\$0.00
d) Public transportation facilities ^(d)	\$0.00
e) Total estimated proffer per unit (a + b + c + d)	\$200.65
f) Proposed residential units ^(e)	233
Total Development Proffer Contribution (e × f)	\$46,752.30
^(a) See Section III-A. ^(b) See Table III-B.6. ^(c) See Section III-C. ^(d) See Section III-D. ^(e) See Table III-B.1.	

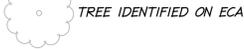
ASSUMPTIONS AND LIMITATIONS

MuniCap obtained the information presented and used in this narrative from multiple sources. While these sources are believed to be reliable, MuniCap has not undertaken any efforts to independently verify the veracity of any such information.

While the methodology employed, and the content provided herein, are believed to be consistent with applicable law, including the Residential Proffer Legislation, none of the statements in this document should be construed as legal advice.

LEGEND

- CG G CURB & GUTTER
- EP EDGE OF PAVEMENT
- CLF CHAINLINK FENCE
- CPD CONCRETE PAD
- CRB CURB
- DYS DOUBLE YELLOW STRIPES
- EG EDGE OF GRAVEL
- WST WHITE STRIPE
- STM STORM STRUCTURE
- RWL RETAINING WALL



ZONING DISTRICT INFORMATION:

SITE AREA = ±9.77 AC. (GPIN 8192-95-1352)
 EXISTING ZONING: O(M)
 PROPOSED ZONING: PMR (MID-RISE RESIDENTIAL)

LAND BAY INFORMATION:

PROPOSED DESIGNATION: PMR, PLANNED MIXED RESIDENTIAL
 DENSITY RANGE = 8-24 DU/ACRE (NMU)
 MAX. PROP. USE = 233 MULTIFAMILY MID-RISE UNITS (23.8 DU/ACRE)

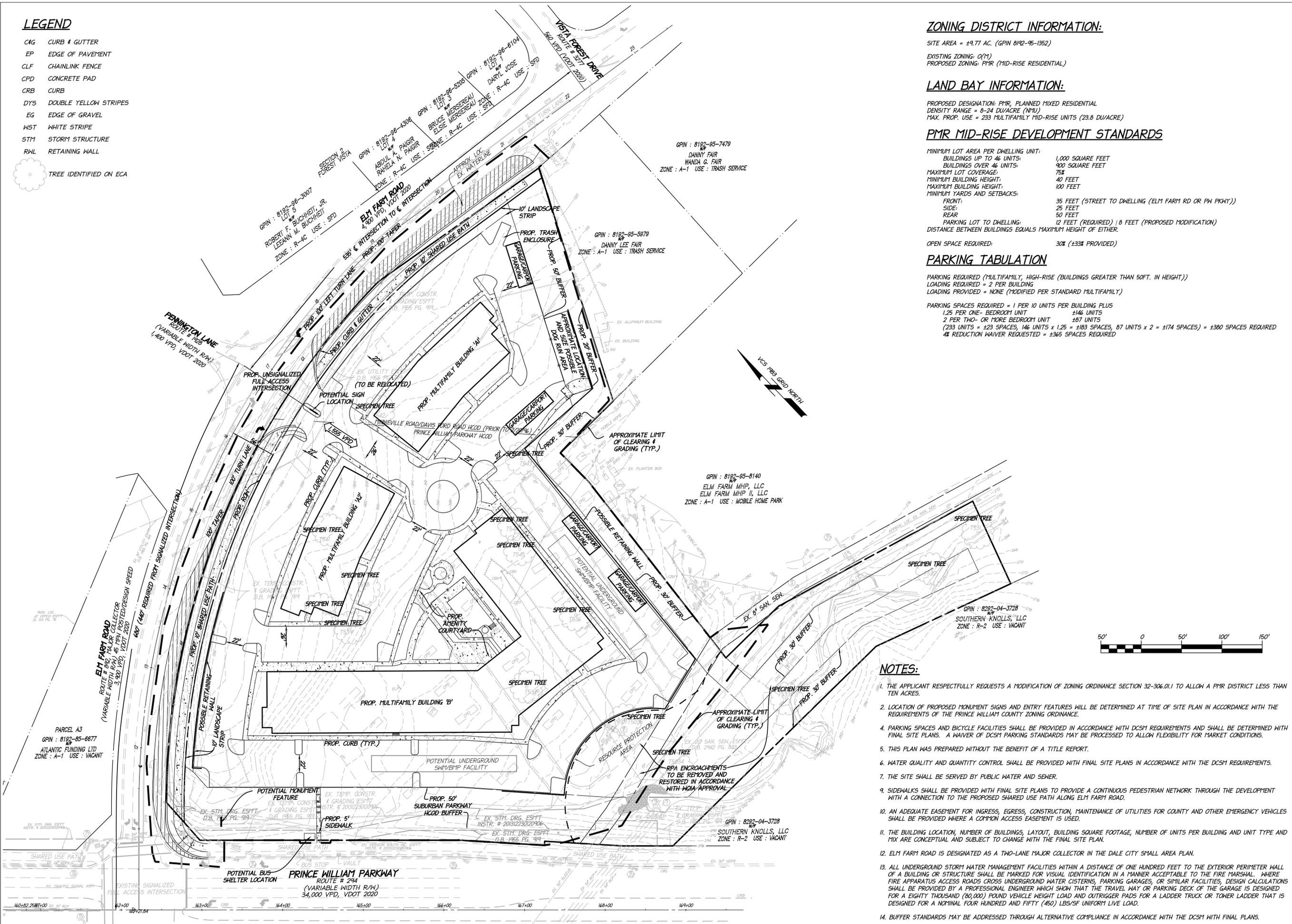
PMR MID-RISE DEVELOPMENT STANDARDS

MINIMUM LOT AREA PER DWELLING UNIT:	1,000 SQUARE FEET
BUILDINGS UP TO 46 UNITS:	900 SQUARE FEET
BUILDINGS OVER 46 UNITS:	753
MAXIMUM LOT COVERAGE:	40 FEET
MINIMUM BUILDING HEIGHT:	100 FEET
MAXIMUM BUILDING HEIGHT:	
MINIMUM YARDS AND SETBACKS:	
FRONT:	35 FEET (STREET TO DWELLING (ELM FARM RD OR PW PKWY))
SIDE:	25 FEET
REAR:	50 FEET
PARKING LOT TO DWELLING:	12 FEET (REQUIRED) 18 FEET (PROPOSED MODIFICATION)
DISTANCE BETWEEN BUILDINGS EQUALS MAXIMUM HEIGHT OF EITHER.	
OPEN SPACE REQUIRED:	30% (±33% PROVIDED)

PARKING TABULATION

PARKING REQUIRED (MULTIFAMILY, HIGH-RISE (BUILDINGS GREATER THAN 50FT. IN HEIGHT))
 LOADING REQUIRED = 2 PER BUILDING
 LOADING PROVIDED = NONE (MODIFIED PER STANDARD MULTIFAMILY)

PARKING SPACES REQUIRED = 1 PER 10 UNITS PER BUILDING PLUS
 1.25 PER ONE-BEDROOM UNIT = ±146 UNITS
 2 PER TWO-OR MORE BEDROOM UNIT = ±87 UNITS
 (233 UNITS = ±23 SPACES, 146 UNITS x 1.25 = ±183 SPACES, 87 UNITS x 2 = ±174 SPACES) = ±380 SPACES REQUIRED
 4% REDUCTION WAIVER REQUESTED = ±365 SPACES REQUIRED



NOTES:

1. THE APPLICANT RESPECTFULLY REQUESTS A MODIFICATION OF ZONING ORDINANCE SECTION 32-306.01.1 TO ALLOW A PMR DISTRICT LESS THAN TEN ACRES.
2. LOCATION OF PROPOSED MONUMENT SIGNS AND ENTRY FEATURES WILL BE DETERMINED AT TIME OF SITE PLAN IN ACCORDANCE WITH THE REQUIREMENTS OF THE PRINCE WILLIAM COUNTY ZONING ORDINANCE.
4. PARKING SPACES AND BICYCLE FACILITIES SHALL BE PROVIDED IN ACCORDANCE WITH DCSM REQUIREMENTS AND SHALL BE DETERMINED WITH FINAL SITE PLANS. A WAIVER OF DCSM PARKING STANDARDS MAY BE PROCESSED TO ALLOW FLEXIBILITY FOR MARKET CONDITIONS.
5. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
6. WATER QUALITY AND QUANTITY CONTROL SHALL BE PROVIDED WITH FINAL SITE PLANS IN ACCORDANCE WITH THE DCSM REQUIREMENTS.
7. THE SITE SHALL BE SERVED BY PUBLIC WATER AND SEWER.
9. SIDEWALKS SHALL BE PROVIDED WITH FINAL SITE PLANS TO PROVIDE A CONTINUOUS PEDESTRIAN NETWORK THROUGH THE DEVELOPMENT WITH A CONNECTION TO THE PROPOSED SHARED USE PATH ALONG ELM FARM ROAD.
10. AN ADEQUATE EASEMENT FOR INGRESS, EGRESS, CONSTRUCTION, MAINTENANCE OF UTILITIES FOR COUNTY AND OTHER EMERGENCY VEHICLES SHALL BE PROVIDED WHERE A COMMON ACCESS EASEMENT IS USED.
11. THE BUILDING LOCATION, NUMBER OF BUILDINGS, LAYOUT, BUILDING SQUARE FOOTAGE, NUMBER OF UNITS PER BUILDING AND UNIT TYPE AND MIX ARE CONCEPTUAL AND SUBJECT TO CHANGE WITH THE FINAL SITE PLAN.
12. ELM FARM ROAD IS DESIGNATED AS A TWO-LANE MAJOR COLLECTOR IN THE DALE CITY SMALL AREA PLAN.
13. ALL UNDERGROUND STORM WATER MANAGEMENT FACILITIES WITHIN A DISTANCE OF ONE HUNDRED FEET TO THE EXTERIOR PERIMETER WALL OF A BUILDING OR STRUCTURE SHALL BE MARKED FOR VISUAL IDENTIFICATION IN A MANNER ACCEPTABLE TO THE FIRE MARSHAL. WHERE FIRE APPARATUS ACCESS ROADS CROSS UNDERGROUND WATER CISTERNS, PARKING GARAGES, OR SIMILAR FACILITIES, DESIGN CALCULATIONS SHALL BE PROVIDED BY A PROFESSIONAL ENGINEER WHICH SHOW THAT THE TRAVEL WAY OR PARKING DECK OF THE GARAGE IS DESIGNED FOR A EIGHTY THOUSAND (80,000) POUND VEHICLE WEIGHT LOAD AND OUTRIGGER PADS FOR A LADDER TRUCK OR TOWER LADDER THAT IS DESIGNED FOR A NOMINAL FOUR HUNDRED AND FIFTY (450) LBS/SF UNIFORM LIVE LOAD.
14. BUFFER STANDARDS MAY BE ADDRESSED THROUGH ALTERNATIVE COMPLIANCE IN ACCORDANCE WITH THE DCSM WITH FINAL PLANS.



MASTER ZONING PLAN

WINDSOR OAKS

4555 DASHY FRED AVENUE SUITE 201 WOODBRIDGE, VIRGINIA 22192
 PH: 703-568-4555 FAX: 703-568-4715

NEABSCO MAGISTERIAL DISTRICT
 PRINCE WILLIAM COUNTY, VIRGINIA

DATE	DESCRIPTION	REVIEW BY	APPROVED DATE
1/22/23	ADDRESSED COUNTY COMMENTS		
1/22/23	ADDRESSED COUNTY COMMENTS		
1/22/23	ADDRESSED COUNTY COMMENTS		

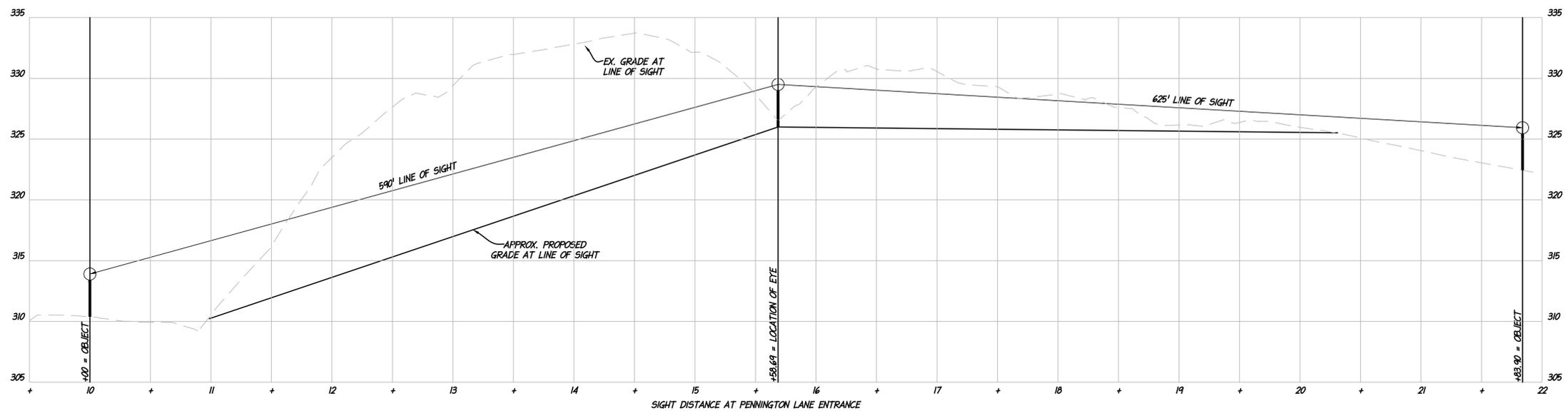
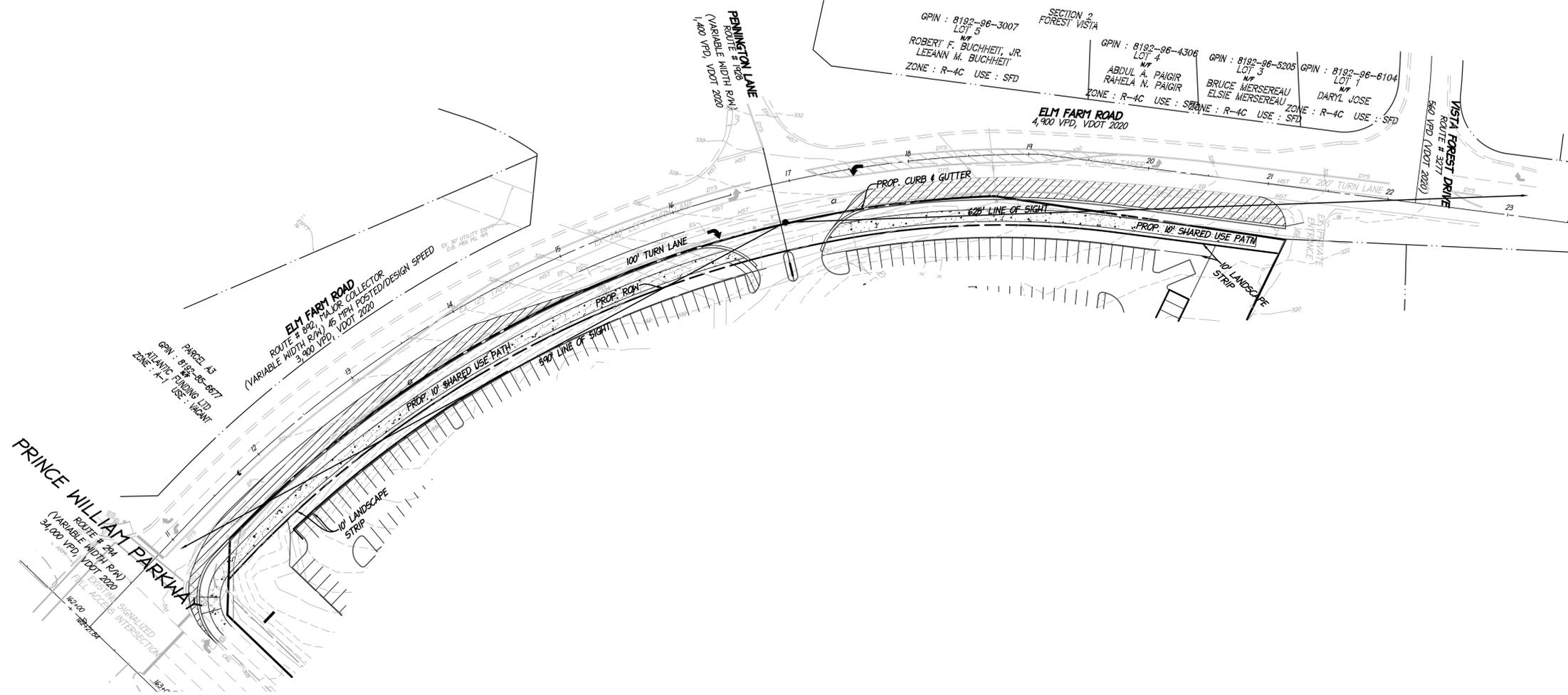
HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREON, NO OTHER CHANGES HAVE BEEN MADE.



SCALE: 1" = 50'

SHEET 2 OF 4

DATE: NOV. 2020
 DRAFT: JWM CHECK:
 FILE NUMBER: 15138-1-2



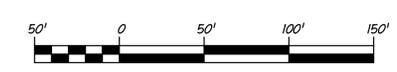
DATE	REVISION	DESCRIPTION	REVIEW BY	APPROVED DATE
1/2/20	JWM	ADDRESS COUNTY COMMENTS		
1/2/20	JWM	ADDRESS COUNTY COMMENTS		
1/2/20	JWM	ADDRESS COUNTY COMMENTS		
1/2/20	JWM	ADDRESS COUNTY COMMENTS		

I HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREON, NO OTHER CHANGES HAVE BEEN MADE.



SCALE:
 H: 1" = 50'
 V: 1" = 5'

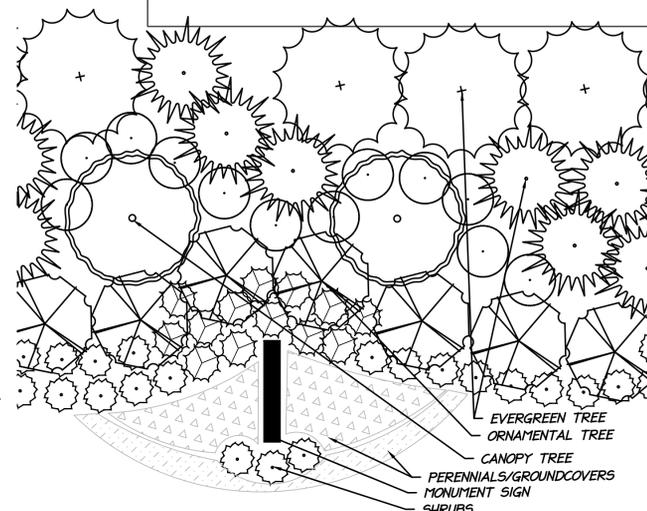
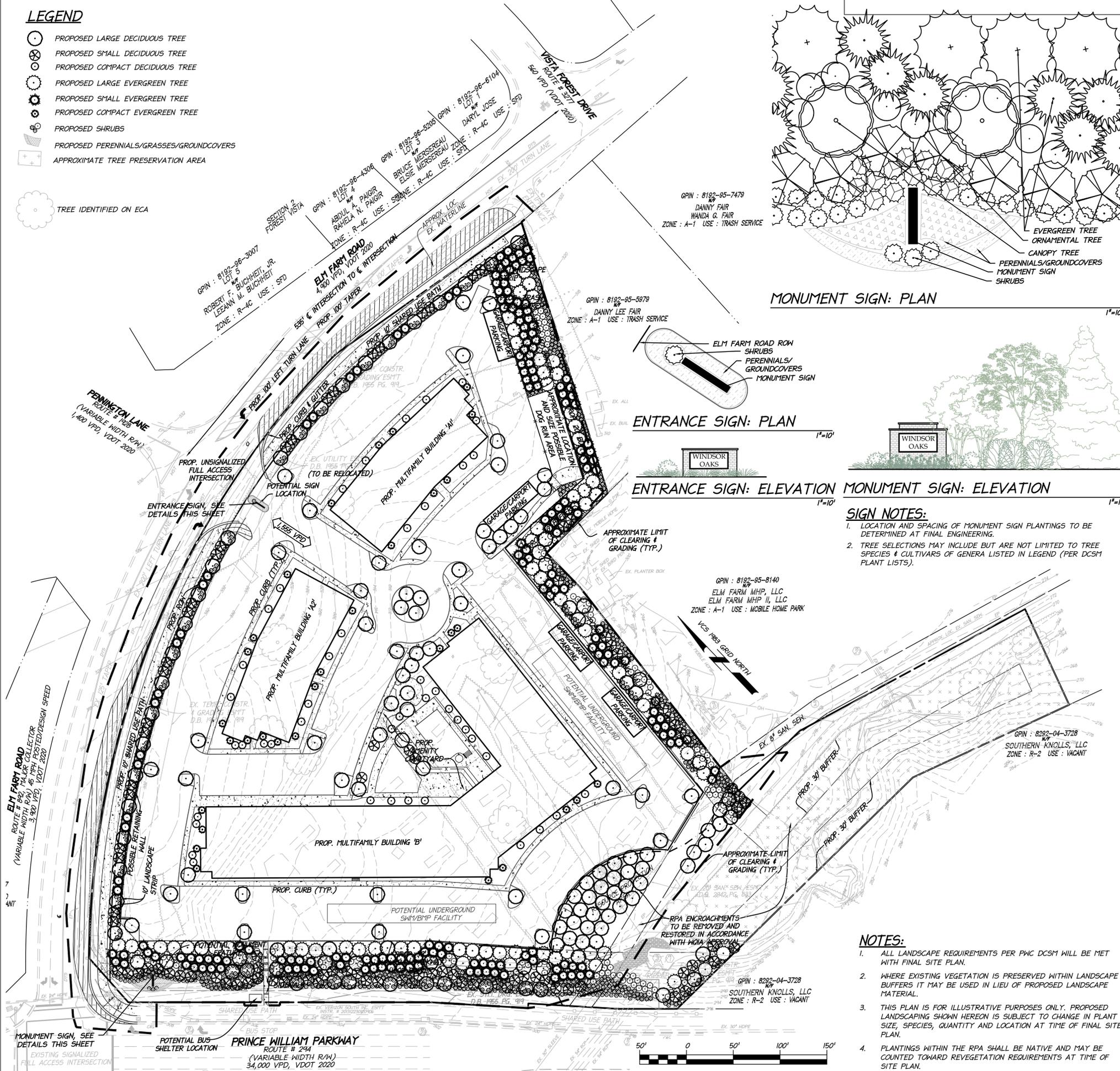
SHEET 3 OF 4
 DATE: NOV. 2020
 DRAFT: JWM CHECK:
 FILE NUMBER: 15138-1-2



LEGEND

- PROPOSED LARGE DECIDUOUS TREE
- PROPOSED SMALL DECIDUOUS TREE
- PROPOSED COMPACT DECIDUOUS TREE
- PROPOSED LARGE EVERGREEN TREE
- PROPOSED SMALL EVERGREEN TREE
- PROPOSED COMPACT EVERGREEN TREE
- PROPOSED SHRUBS
- PROPOSED PERENNIALS/GRASSES/GROUNDCOVERS
- APPROXIMATE TREE PRESERVATION AREA

TREE IDENTIFIED ON ECA



MONUMENT SIGN: PLAN



ENTRANCE SIGN: PLAN



ENTRANCE SIGN: ELEVATION



MONUMENT SIGN: ELEVATION

SIGN NOTES:

- LOCATION AND SPACING OF MONUMENT SIGN PLANTINGS TO BE DETERMINED AT FINAL ENGINEERING.
- TREE SELECTIONS MAY INCLUDE BUT ARE NOT LIMITED TO TREE SPECIES & CULTIVARS OF GENERA LISTED IN LEGEND (PER DCSM PLANT LISTS).

NOTES:

- ALL LANDSCAPE REQUIREMENTS PER PWC DCSM WILL BE MET WITH FINAL SITE PLAN.
- WHERE EXISTING VEGETATION IS PRESERVED WITHIN LANDSCAPE BUFFERS IT MAY BE USED IN LIEU OF PROPOSED LANDSCAPE MATERIAL.
- THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY. PROPOSED LANDSCAPING SHOWN HEREON IS SUBJECT TO CHANGE IN PLANT SIZE, SPECIES, QUANTITY AND LOCATION AT TIME OF FINAL SITE PLAN.
- PLANTINGS WITHIN THE RPA SHALL BE NATIVE AND MAY BE COUNTED TOWARD REVEGETATION REQUIREMENTS AT TIME OF SITE PLAN.

SCHEDULE A: BUFFER AREA PLANTING (EAST ABUTTING TRASH SERVICE)

1) Minimum required buffer area (A, B, or C):	C
1) Minimum width of landscaped yard:	50
3) Linear feet of buffer strip required along property line and/or right-of-way:	190
4) Percentage of required buffer area occupied by existing woodland:	0%
5) Fence or wall or berm employed in buffer area:	Yes <input type="checkbox"/> No <input type="checkbox"/>
6) Total number of plant units required in buffer strip:	608 p.u.
7) Exact mixture of proposed plantings to be determined at time of site plan.	
8) Total number of plant units provided in buffer strip:	608 p.u.

SCHEDULE A: BUFFER AREA PLANTING (EAST ABUTTING TRASH SERVICE-DOG PARK)

1) Minimum required buffer area (A, B, or C):	D
1) Minimum width of landscaped yard:	20
3) Linear feet of buffer strip required along property line and/or right-of-way:	100
4) Percentage of required buffer area occupied by existing woodland:	0%
5) Fence or wall or berm employed in buffer area:	Yes <input type="checkbox"/> No <input type="checkbox"/>
6) Total number of plant units required in buffer strip (120 PU / 100 LF):	120 p.u.
7) Exact mixture of proposed plantings to be determined at time of site plan.	
8) Total number of plant units provided in buffer strip:	121 p.u.

SCHEDULE A: BUFFER AREA PLANTING (EAST ABUTTING MOBILE HOME PARK)

1) Minimum required buffer area (A, B, or C):	B
1) Minimum width of landscaped yard:	30
3) Linear feet of buffer strip required along property line and/or right-of-way:	407
4) Percentage of required buffer area occupied by existing woodland:	0%
5) Fence or wall or berm employed in buffer area:	Yes <input type="checkbox"/> No <input type="checkbox"/>
6) Total number of plant units required in buffer strip:	733 p.u.
7) Exact mixture of proposed plantings to be determined at time of site plan.	
8) Total number of plant units provided in buffer strip:	734 p.u.

SCHEDULE A: BUFFER AREA PLANTING (EAST ABUTTING MOBILE HOME PARK-RPA)

1) Minimum required buffer area (A, B, or C):	B
1) Minimum width of landscaped yard:	30
3) Linear feet of buffer strip required along property line and/or right-of-way:	487
4) Percentage of required buffer area occupied by existing woodland:	87%
5) Fence or wall or berm employed in buffer area:	Yes <input type="checkbox"/> No <input type="checkbox"/>
6) Total number of plant units required in buffer strip:	112 p.u.
7) Exact mixture of proposed plantings to be determined at time of site plan.	
8) Total number of plant units provided in buffer strip:	112 p.u.

Notes:
1. A portion of the buffer falls within a disturbed portion of the RPA, while the rest is within the preserved area. Buffer plantings within the disturbed RPA will be native.

SCHEDULE A: BUFFER AREA PLANTING (SOUTH ABUTTING VACANT LAND ZONED R-2)

1) Minimum required buffer area (A, B, or C):	B
1) Minimum width of landscaped yard:	30
3) Linear feet of buffer strip required along property line and/or right-of-way:	536
4) Percentage of required buffer area occupied by existing woodland:	83%
5) Fence or wall or berm employed in buffer area:	Yes <input type="checkbox"/> No <input type="checkbox"/>
6) Total number of plant units required in buffer strip:	169 p.u.
7) Exact mixture of proposed plantings to be determined at time of site plan.	
8) Total number of plant units provided in buffer strip:	171 p.u.

Notes:
1. A portion of the buffer falls within a sparsely or non-wooded portion of the RPA. Buffer plantings within the RPA will be native and may be field located to minimize impacts to existing vegetation.

SCHEDULE C: PARKING LOT INTERIOR PLANTING

1) Area of parking:	126,519
2) Interior landscaped area required (% and sq. ft.):	5% 6,326
Interior landscaped area provided (% and sq. ft.):	6% 8,032
3) Number of large/medium trees required:	32
Number of large/medium trees provided:	32

SCHEDULE D: TREE COVER CALCULATIONS

Tree cover required:	
1) Gross site area:	425,581 SF
2) Percent of tree cover required:	10.0%
3) Total area of tree cover required:	42,558 SF
Tree cover provided:	
4) Tree cover from landscaping:	+/- 3,010 SF
5) Tree cover from preservation:	+/- 39,548 SF
6) Total tree cover provided:	+/- 42,558 SF

SCHEDULE E: PARKING LOT PERIMETER AREA

1) Linear feet of property line adjacent to parking lot:	846
2) Total number of plant units required:	677
3) Exact mixture of proposed plantings to be determined at time of site plan.	
4) Total number of plant units provided:	678 p.u.

SCHEDULE F: RESIDENTIAL REQUIREMENTS

1) Development type:	MF
2) Number of lots/units:	233 (127,674 SF min. Open Space)
3) Number of trees required per lot:	
1 LD per 1,600 SF of Open Space:	80 LD/MD Trees
0 SD/CD per Lot/Unit:	0 SD/CD Trees
1 AT per 1,600 SF of Open Space:	80 AT Trees
4) Total number of trees provided:	80 LD/MD Trees 0 SD/CD Trees 80 AT Trees

SCHEDULE G: BUFFER AREAS FOR RESIDENTIAL DEVELOPMENT ALONG MAJOR ROADWAYS (PRINCE WILLIAM PARKWAY)

1) Type of street adjacent to rear or side yards:	Parkway
2) Minimum width of buffer required:	50
3) Linear feet abutting rear or side yards:	621
4) Total number of plant units required:	1,987 p.u.
5) Percentage of required buffer strip occupied by existing woodland:	0%
6) Fence or wall or berm employed in buffer area:	Yes <input type="checkbox"/> No <input type="checkbox"/>
7) Exact mixture of proposed plantings to be determined at time of site plan.	
8) Total number of plant units provided in buffer strip:	1,988 p.u.

Notes:
1. Schedule G has been modified to reflect the requirements of Z.O. Section 1003.02
2. A portion of the buffer falls within a sparsely or non-wooded portion of the RPA. Buffer plantings within the RPA will be native and may be field located to minimize impacts to existing vegetation.

LANDSCAPE PLAN

WINDSOR OAKS

NEARSCO MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

DATE	DESCRIPTION	REVIEW BY	APPROVED BY
JAN 18/20	ADDRESSED COUNTY COMMENTS		
FEB 12/20	ADDRESSED COUNTY COMMENTS		
MAY 14/20	ADDRESSED COUNTY COMMENTS		
JUN 18/20	ADDRESSED COUNTY COMMENTS		

DATE DESIGN NO. _____

ENGINEER _____

HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREON, NO OTHER CHANGES HAVE BEEN MADE.

JAMES WOODROW MADISON
Lic. No. 016754
11/12/20 4/23/21
8/21/22 5/30/23
11/22/23

SCALE:
1" = 50'

SHEET 4 OF 4

DATE: NOV. 2020
DRAFT: JMM CHECK: _____
FILE NUMBER: 15138-1-2



ILLUSTRATIVE PLAN



4585 DAISY REID AVENUE, SUITE 201 WOODBRIDGE, VIRGINIA 22192
PH: 703-680-4585 FX: 703-680-4775

WINDSOR OAKS
Prince William County, Virginia

Attachment E

SCALE 1" = 50'
AUGUST 21, 2023

NOTES:

- PROPERTY BOUNDARY, TOPOGRAPHY AND OTHER SURVEY INFORMATION PROVIDED BY LAND DESIGN CONSULTANTS (LDC), 2019.
- THE PROPOSED SITE AREA CONSISTS OF APPROXIMATELY 9.3 ACRES. APPROXIMATELY 1.3 ACRES OF UNDISTURBED OPEN SPACE IS PROPOSED.
- THE WETLANDS AND WATERS OF THE U.S. LOCATED ONSITE WERE DELINEATED BY TNT ENVIRONMENTAL, INC. (TNT) IN MAY 2019 PER THE CORPS OF ENGINEERS' WETLANDS DELINEATION MANUAL (1987) AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL: EASTERN MOUNTAINS & PIEDMONT REGION. THE FINDINGS OF THIS DELINEATION WERE CONFIRMED BY THE U.S. ARMY CORPS OF ENGINEERS (USACE) DURING A JURISDICTIONAL DETERMINATION (USACE PROJECT NO. 2019-01295, DATED AUGUST 23, 2019). A PERENNIAL FLOW DETERMINATION AND PRESERVATION AREA SITE ASSESSMENT WERE COMPLETED AND APPROVED BY PRINCE WILLIAM COUNTY (PLAN NO. ASP2020-00001 & ASP2020-00003).
- ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) NO. 51153C0212D, A 100-YEAR FLOODPLAIN IS NOT MAPPED WITHIN THE SUBJECT SITE'S BOUNDARIES.
- TNT CONDUCTED A SEARCH OF THE VIRGINIA DGIF WILDLIFE INFORMATION SERVICE DATABASE FOR THE PRESENCE OF PROTECTED SPECIES WITHIN A 2-MILE RADIUS; THIS SEARCH RADIUS WAS SELECTED BECAUSE IT IS THE STANDARD RADIUS PROVIDED FOR REVIEW BY DGIF. THE WOOD TURTLE, A STATE-THREATENED SPECIES, AND THE AMERICAN BLACK DUCK WERE LISTED AS HAVING POTENTIAL HABITAT WITHIN TWO MILES OF THE SUBJECT SITE. THERE WERE NO CONFIRMED SIGHTINGS OF ANY SPECIES WITHIN THE SEARCH DISTANCE. IT IS IN TNT'S OPINION THAT NO ADVERSE EFFECTS TO THESE SPECIES WILL OCCUR AS A RESULT OF THE PROPOSED PROJECT.
- AN ANALYSIS OF THE TWO-FOOT CONTOUR TOPOGRAPHIC SURVEY (SURVEY PROVIDED BY LDC, 2020) INDICATES THAT SLOPES GREATER THAN 25 PERCENT ARE PRESENT ON THE SUBJECT SITE AS SHOWN ON THIS PLAN.
- HIGHLY ERODIBLE SOILS ONSITE INCLUDE GLENELG-BUCKHALL COMPLEX (24C) AND NEABSCO LOAM (41B). NO HIGHLY PERMEABLE SOILS ARE MAPPED ONSITE PER THE PRINCE WILLIAM COUNTY HIGHLY PERMEABLE SOILS MAP.

SURVEYED SPECIMEN TREES TABLE

Tree #	Tree (Common Name)	DBH (Inches)	Critical Root Zone (Feet)	Condition	To Be Saved?	Notes
531	Northern Red Oak	30.0	30.0	Fair	Yes	Shallow roots on stream bank, some dieback.
532	Northern Red Oak	32.0	32.0	Fair	Yes	Some dead limbs/dieback, shallow roots.
533	American Sycamore	33.0	33.0	Fair	Yes	Lean towards sun, few broken limbs/dead limbs, ironwood growing into tree, dieback, shallow roots
534	Pin Oak	30.0	30.0	Fair/Poor	Yes	Several dead limbs/broken limbs, leaning, one-sided, blackgum growing into tree.
535	Silver Maple	45.0	45.0	Fair	No	Multi-trunk, vines in tree, dead limbs/broken limbs, some dieback.
536	Southern Red Oak	40.0	40.0	Fair/Good	No	Some dieback, vines up trunk/in canopy, some dead limbs.
537	American Beech	31.0	31.0	Fair	No	Shallow roots, a few dead limbs, worms on tree/small holes due to insect damage.
538	American Beech	31.0	31.0	Poor	No	Shallow roots, a few dead limbs, cavity/hollow
539	Chestnut Oak	45.0	45.0	Fair	No	Double-trunk, included bark and gall at base, some dead limbs.
540	Chestnut Oak	33.0	33.0	Fair	No	Crooked trunk, self-corrected lean to sun, some dead limbs/broken limbs, some deadwood at base.
541	American Beech	31.0	31.0	Fair	No	Shallow roots, small weeping wounds, a few dead limbs.
542	Chestnut Oak	40.0	40.0	Fair	No	Double-trunk, healed wound near base, some dead limbs, some dieback.
543	Northern Red Oak	40.0	40.0	Fair	No	Shallow roots, included bark, dead limbs/broken limbs.
544	American Beech	35.0	35.0	Fair	No	Shallow roots, vines up trunk, a few dead limbs.
545	White Oak	38.0	38.0	Fair	No	Included bark, a few dead limbs, shallow roots, a few healed wounds from broken limbs.

PERVIOUS VS IMPERVIOUS SURFACES TABLE

	Impervious Acreage	Pervious Acreage
Existing Conditions	±0.55 Acres (24,086 SF)	±9.22 Acres (401,678 SF)
Proposed Conditions	±5.07 Acres (221,000 SF)	±4.70 Acres (204,764 SF)

SOIL SUMMARY TABLE

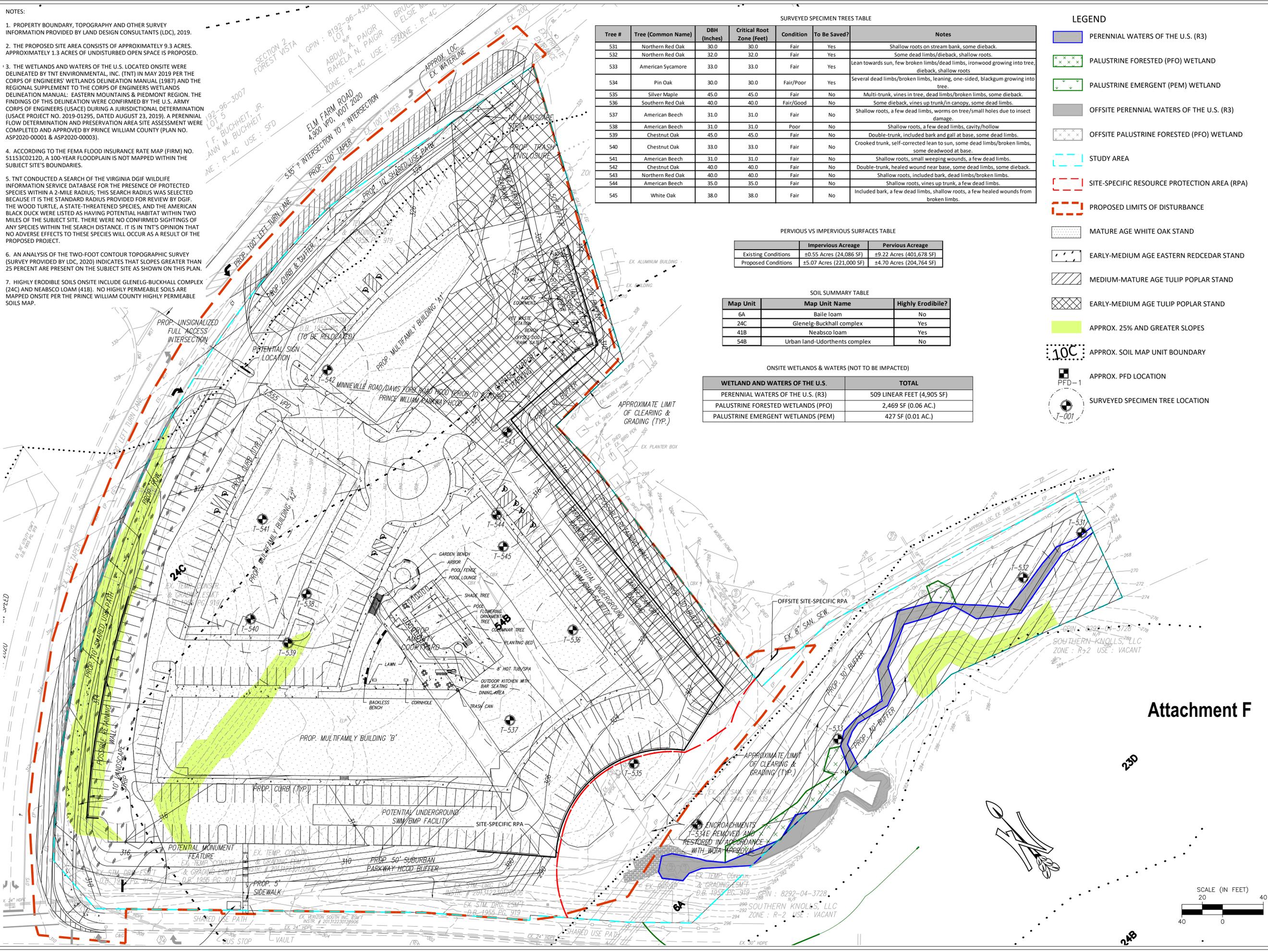
Map Unit	Map Unit Name	Highly Erodible?
6A	Baile loam	No
24C	Glenelg-Buckhall complex	Yes
41B	Neabsclo loam	Yes
54B	Urban land-Udorthents complex	No

ONSITE WETLANDS & WATERS (NOT TO BE IMPACTED)

WETLAND AND WATERS OF THE U.S.	TOTAL
PERENNIAL WATERS OF THE U.S. (R3)	509 LINEAR FEET (4,905 SF)
PALUSTRINE FORESTED WETLANDS (PFO)	2,469 SF (0.06 AC.)
PALUSTRINE EMERGENT WETLANDS (PEM)	427 SF (0.01 AC.)

LEGEND

- PERENNIAL WATERS OF THE U.S. (R3)
- PALUSTRINE FORESTED (PFO) WETLAND
- PALUSTRINE EMERGENT (PEM) WETLAND
- OFFSITE PERENNIAL WATERS OF THE U.S. (R3)
- OFFSITE PALUSTRINE FORESTED (PFO) WETLAND
- STUDY AREA
- SITE-SPECIFIC RESOURCE PROTECTION AREA (RPA)
- PROPOSED LIMITS OF DISTURBANCE
- MATURE AGE WHITE OAK STAND
- EARLY-MEDIUM AGE EASTERN REDCEDAR STAND
- MEDIUM-MATURE AGE TULIP POPLAR STAND
- EARLY-MEDIUM AGE TULIP POPLAR STAND
- APPROX. 25% AND GREATER SLOPES
- APPROX. SOIL MAP UNIT BOUNDARY
- APPROX. PFD LOCATION
- SURVEYED SPECIMEN TREE LOCATION



Attachment F

4455 Brookfield Corporate Drive, Suite 100
 Chantilly, VA 20151
 PH: 703-466-5123 WWW.TNTENVIRONMENTAL.COM

ENVIRONMENTAL

WINDSOR OAKS
 PRINCE WILLIAM COUNTY

ENVIRONMENTAL
 CONSTRAINTS MAP

REVISIONS

DATE	REV BY	COMMENTS
11/16/20	REV BY TNW	
4/23/21	REV BY TNW	
9/12/22	REV BY AMS	
5/16/23	REV BY AMS	
5/26/23	REV BY AMS	
8/21/23	REV BY AMS	

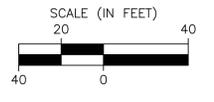
SHEET 1 OF 1

SCALE: 1" = 40'

PROJECT DATE: 8/31/20

DRAWN: TNW CHECKED: AMS

FILE NUMBER: 1609



WINDSOR OAKS

design guidelines

APPLICANT

Atlantic Funding, Ltd.
225 Edmor Road
West Palm Beach, FL 33405

CIVIL ENGINEERING, PLANNING & LANDSCAPE ARCHITECTURE

Land Design Consultants
4585 Daisy Reid Avenue, Suite 201
Woodbridge, VA 22192

CONSULTANT

Stewart PLLC
1250 Connecticut Avenue N.W., Suite 200
Washington, DC 20036

ARCHITECT

Architecture Incorporated
1902 Campus Commons Drive, Suite 101
Reston, VA 20191

WINDSOR OAKS

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II. The Plan	
a. Site Layout.....	4
c. Contextual Connectivity: Pedestrian Linkages.....	5
III. Plan Details	
a. Architectural Features & Standards.....	6-9
b. Community Recreation.....	10
c. Site Details.....	11
d. Landscape Scheme.....	12
e. Signage.....	13

Prepared by:



NOTES:

1. This document was prepared to describe the design approach for this community and is subject to final engineering.
2. The applicant reserves the right to choose the site furnishings and details shown herein or others so long the general design quality is maintained.

WINDSOR OAKS

I. Project Overview

Project Summary + Location

PROJECT SUMMARY:

Windsor Oaks' approach is to build on and strengthen the existing area through constructing local transportation improvements, heighten sense of community through the use of public open space and amenities, and to substantially improve the current environmental characteristics through restoration, landscaping and storm water management.

The goal is to provide an environment which fosters economically conscious family living and vitality. The Dale City Small Area Plan classifies this area as Neighborhood Mixed Use (NMU).

Multifamily housing will help support retail and commercial businesses in the surrounding area. Buildings will have short to medium setbacks within this property. Windsor Oaks will have lasting value by creating a neighborhood which is unique, desirable, and resilient.

LOCATION:

Windsor Oaks is located within the Neabsco Magisterial District in Woodbridge, VA. The project is at the southeast quadrant of Prince William Parkway and Elm Farm Road. The property shall be accessed along the eastern boundary from Elm Farm Road at the intersection of Pennington Lane and Elm Farm Road.



WINDSOR OAKS

II. The Plan

Site Layout

The project proposes three residential buildings that are four to five stories in height. The design utilizes the site topography to create the partial five-story heights. Proposed building and outdoor amenity locations allow for pedestrian connectivity and resident convenience. Parking areas are distributed throughout the property for ease of building access.



WINDSOR OAKS

II. The Plan

Contextual Connectivity

PEDESTRIAN LINKAGES TO OFF-SITE FACILITIES

Windsor Oaks will enhance pedestrian and traffic safety, mobility, and walkability by committing to build absent pedestrian links to adjacent communities and a connection to the existing shared use path along Prince William Parkway. One of the connectivity improvements will also include the construction of paths and sidewalks within the site to facilitate pedestrian linkage for residents of the community.

The addition of the shared use path aligns with the Parkway Node of the Dale City Small Area Plan that will someday create a mobility network - one comprised of block lengths that will further foster a pedestrian environment.

There will also be a proffered bus shelter along Prince William Parkway that will allow residents, visitors and commuters to utilize public transportation and rely less on car oriented travel. The goal of Windsor Oaks is to contribute to this vision; one that is balanced with multi-modal options for the growing community.

The Parkway Node also plans for a new interchange and transit center at the intersection of Prince William Parkway and Minnieville Road. This application will enhance the pedestrian crossing at the intersection of the Parkway and Elm Farm Road. Thus, the development's proposed paths and sidewalks will help kickstart neighborhood connections and promote a network of diverse nodes of transit.



WINDSOR OAKS

III. Plan Details

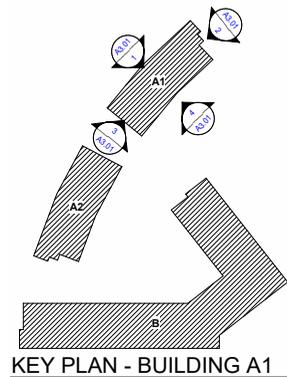
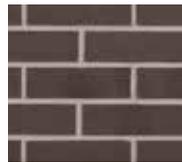
Architectural Features & Standards

UNIT TYPES

Windsor Oaks could include the following unit types - multifamily building with apartments or condominiums. The multifamily housing will be within multiple buildings on site.

FACADES & FEATURES

Architectural Features on front facades may include high quality materials such as brick, stone, masonry, metal, or cementitious siding as the primary exterior building material. Other architectural features may include painted front doors, shutters, gable dormers, bay windows, balconies, and porches among others. To provide visual interest and to avoid monotony, a variety of finish materials and colors shall be used. Secondary structures such as garages or car ports shall reflect the architectural style of the multifamily buildings.



BUILDING A1 FACADES



North



East



West



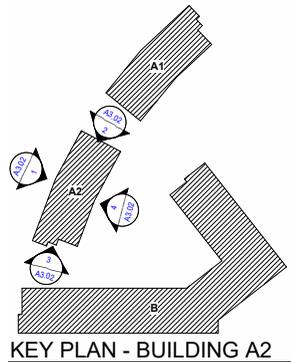
South

WINDSOR OAKS

III. Plan Details

Architectural Features & Standards

BUILDING A2 FACADES



East



North



West



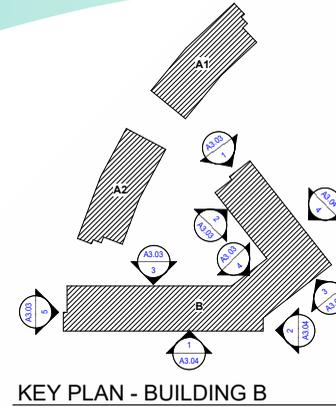
South

WINDSOR OAKS

III. Plan Details

Architectural Features & Standards

BUILDING B1 FACADES



North-Main Entrance



West-Amenity



North-Amenity



North-Amenity



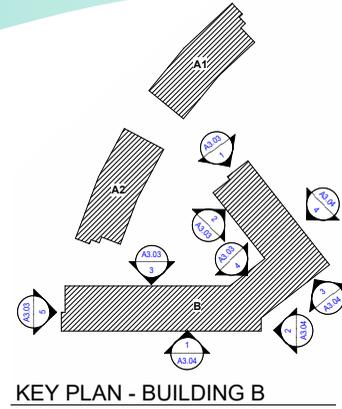
West

WINDSOR OAKS

III. Plan Details

Architectural Features & Standards

BUILDING B1 FACADES



WINDSOR OAKS

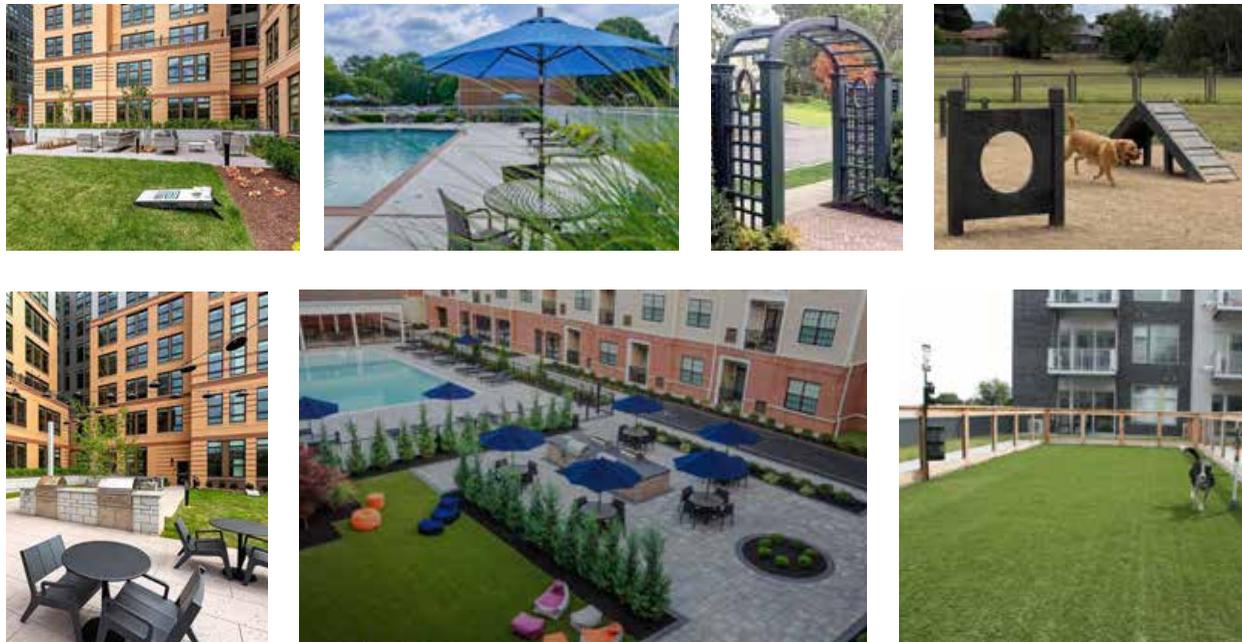
III. Plan Details

Community Recreation

COMMUNAL GATHERING SPACES

Windsor Oaks shall feature outdoor spaces for the residents of the community to unite - a place to unwind, socialize, play, or simply take in their surroundings- and secondary peripheral spaces-places for individual activities or differing levels of active or passive recreation.

Surrounded by lush landscape and connected by internal pedestrian pathways, these community spaces could have seating, dining, pet spaces, pools, and/or other features that invite residents and families.



WINDSOR OAKS

III. Plan Details

Site Details

SITE FURNITURE:

Site furniture plays an important role in creating an identity for the community. Careful consideration must be given to the selection of site furnishings, such as those shown to the right. Coordination of materials and colors, functionality, durability and handicap accessibility are paramount to the selection and implementation of furnishings to support active or passive recreation. The pictures show examples of the quality style and general characteristics of the site furniture for the project.

Recommended Colors:

- brown
- silver
- grey
- black

Recommended Materials:

- Aluminum/Cast Aluminum
- Cast iron
- North American White Ash (a sustainably-harvested and renewable temperate hardwood)

Bus Shelters shall be constructed of structurally sound materials and provide visibility of waiting passengers to passing traffic and pedestrians. All transparent materials shall be shatter proof.



Electric Vehicle Charging Stations, if provided, should not be placed in a location that would cause a cord to be a tripping hazard. Location should be easily accessible and centrally located. Site choices should consider building entry ways, pathways, street crossings and meeting points so as not to impede pedestrians.

Trash Receptacles shall compliment other furnishings and help to unify the image. Trash receptacles should not interfere with pedestrian traffic and, therefore, should be located within the planting zone near or along curbs for easy maintenance access.



Retaining Walls shall provide a natural-stone, architectural block, segmental block, board form finish, or masonry appearance with color blends that complement the architectural features of the proposed buildings.



Benches

Benches should be placed outside of the main pedestrian flow, but within close proximity to pedestrian zones. Seating should be placed in shaded open spaces; fixture/planting zone, parks and bus stops; to invite longer stays. Commercial advertising on benches is not permitted.



Bike Racks

Bike Racks shall be placed throughout the project site in key locations to provide accommodations for bicyclists. Other accommodations may be incorporated, to include indoor bicycle storage and bicycle repair stations. Attractive, functional and sturdy bike racks will ensure frequent, longterm use.



Lighting elements: Walkway lighting should be scaled to the pedestrian and should provide for safe use of pathways. Cutoff style fixtures are required for all areas. Such lighting shall be designated on the construction plan for Windsor Oaks and shall follow all industry standards for placement and intensity. For parking and pedestrian areas, minimum maintained levels shall ensure safety and security without impact on adjacent properties.

WINDSOR OAKS

III. Plan Details

Landscape Scheme

BUFFERS

Buffer areas will be provided throughout the Windsor Oaks perimeters where they meet with adjoining property lines. They are intended to provide adequate landscape screening and visual separation from the adjoining uses. Buffers also provide an aesthetic appeal by creating a sense of greenery that then promotes public health, safety and well being.

TREE AND PLANT SELECTION

The tree and plant palette of Windsor Oaks will be comprised of trees with a selective variety of flourishing shrubs, groundcovers, and ornamental grasses. Prince William County's Design and Construction Standards Manual should be referred to when selecting appropriate plant material to ensure it meets county requirements. Native trees will be strongly recommended for use within the landscape scheme. A native tree is defined as a tree species that is determined to be indigenous to any of the forest or woodland communities that were likely present in Prince William County prior to European settlement in Virginia.

Some examples of native trees to be used may include but are not limited to:

Juniperus virginiana (Eastern red cedar) Cercis canadensis (eastern redbud) Cladrastis kentukea (yellowwood) Quercus alba (white oak)



FOUNDATION PLANTINGS

Foundation plantings should be provided around the buildings. These may include a mix of trees, shrubs, perennials, groundcovers, and grasses. Trees planted within ten feet of the buildings should be compact or columnar cultivars only. Some examples to be used may include but are not limited to:

Ilex x attenuata 'Fosteri' (Foster's Holly)



Prunus x cerasifera 'Cripozam' (Crimson Point Flowering Plum)



SCREENING

Screening provided could include but is not limited to: evergreens, fencing, walls, or berms. Screening is necessary in order to create a natural or physical barrier from loading areas, trash receptacles maintenance and storage areas.



PLANTING MATERIAL SUGGESTIONS

Shrubs, ornamental grasses and groundcover should be predominately native species. Non native perennials and groundcovers should be selected through the Prince William County Design and Construction Standards Manual. Some examples to be used may include but are not limited to:



Coreopsis lanceolata (lanceleaf coreopsis)



Echinacea purpurea (fragrant coneflower)



Eutrochium maculatum (Joe Pye weed)



Ilex glabra (inkberry)



Panicum virgatum (switch grass)

WINDSOR OAKS

III. Plan Details

Signage

Windsor Oaks will feature a monument identity sign to welcome residents and visitors.

Entry signage shall be designed as an integral part of the community and shall incorporate lighting and be visible from the street without encroaching into the public right-of-way. Materials used in the signage design shall complement those used in the building architecture.

Secondary signs are intended to serve as subtle entry monuments, provide visual cues for wayfinding, and help define the community and to provide a warm sense of place.





Prince William County School Board – Impact Statement

Date:	February 3, 2021		
Case Number:	REZ2021-00008		
Case Name:	WINDSOR OAKS		
Magisterial District:	Occoquan		
Description:	Rezone 9.77 acres from O(M), Office Mid-Rise, to PMR, Planned Mixed Residential		
Proffer Evaluation Category:	<input type="checkbox"/> Pre-2016	<input type="checkbox"/> 2016-2019	<input checked="" type="checkbox"/> Post-2019

Proposed Residential Rezoning (number of units)	Student Generation for Proposed Rezoning																						
<table border="1"> <thead> <tr> <th colspan="2">Housing Units Proposed</th> </tr> </thead> <tbody> <tr> <td>Single-Family</td> <td style="text-align: center;">0</td> </tr> <tr> <td>Townhouse</td> <td style="text-align: center;">0</td> </tr> <tr> <td>Multi-family</td> <td style="text-align: center;">160</td> </tr> <tr> <td>Total</td> <td style="text-align: center;">160</td> </tr> </tbody> </table>	Housing Units Proposed		Single-Family	0	Townhouse	0	Multi-family	160	Total	160	<table border="1"> <thead> <tr> <th colspan="2">Students Generated</th> </tr> </thead> <tbody> <tr> <td>Elementary</td> <td style="text-align: center;">28</td> </tr> <tr> <td>Middle</td> <td style="text-align: center;">12</td> </tr> <tr> <td>High</td> <td style="text-align: center;">14</td> </tr> <tr> <td>Total</td> <td style="text-align: center;">54</td> </tr> </tbody> </table>			Students Generated		Elementary	28	Middle	12	High	14	Total	54
Housing Units Proposed																							
Single-Family	0																						
Townhouse	0																						
Multi-family	160																						
Total	160																						
Students Generated																							
Elementary	28																						
Middle	12																						
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Total	54																						
Developer Proposed Mitigation																							
Monetary proffers are consistent with Monetary Policy Guide (for cases prior to July 1, 2016)?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A																				
School site, if offered, addresses a need identified in the School Division's CIP?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A																				
The location and size of the school site, if offered, is acceptable to the School Division?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A																				
For cases July 1, 2016 to present																							
The student generation methodology in the developer's impact analysis is acceptable?	<input type="checkbox"/> Yes	<input type="checkbox"/> No*	<input checked="" type="checkbox"/> N/A																				
*If No, what is the correct student generation?	Elementary School	0	Total Students																				
	Middle School	0																					
	High School	0	0																				
Monetary proffers, if offered, are based on adopted CIP projects, in terms of cost and in the geographic area of the rezoning, in the developer impact statement?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A																				

Developer Proposed Mitigation

- The current Prince William County School boundaries consider Woodbridge Middle School as the current, assigned middle school. Beville Middle School is the assigned middle school once the new Potomac Shores Middle School opens in the fall of 2021.
- Woodbridge Middle School is currently at 114.4 percent capacity with 153 students over capacity. It is projected to be at 94 percent capacity in five years with the opening of Potomac Shores Middle School.
- Beville Middle School is projected to be at 95.1 percent capacity in five years with the opening of Potomac Shores Middle School.
- The SB 549 Justification Narrative, dated November 12, 2020, does not include proposed mitigation, and states the costs and impacts are more than provided for through the Project.
- The Proffer Statement, dated November 12, 2020, states the Applicant proffers to address projected impacts on public school facilities and services that are directly related, and specifically attributable to the Property, provided that such proffer is not unreasonable.
- The 2019 proffer law allows proffer contributions per residential unit, with proffers calculated for the projected students that exceed the current capacity.

Countywide Current and Projected Student Enrollment & Capacity Utilization

School Level	Available Space		2020-21			2024-25			2029-30		
	Capacity	Portable Classrooms	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)
Elementary School	43,053	66	38,390	4,663	89.2%	41,239	1,814	95.8%	44,254	-1,201	102.8%
Middle School	20,949	58	20,978	-29	100.1%	21,596	-647	103.1%	22,554	-1,605	107.7%
High School	26,197 ¹	67	28,343	-2,146	108.2%	30,078	-1,324	104.6%	31,406	-2,652	109.2%
	28,754 ²										

¹ Capacity on which available space is calculated for the 2020-21 school year.

² Capacity on which available space is calculated for the 2021-22 through 2029-30 school years.

Current and Projected Student Enrollment & Capacity Utilization - Schools in same attendance area as Proposed Rezoning

Under the School Division's 2020-21 school attendance area assignments, students generated from the Proposed Rezoning will attend the following schools:

School Level	Available Space		2020-21			2024-25			2029-30		
	Capacity	Portable Classrooms	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)
Jenkins ES	662	0	582	80	87.9%	496	166	74.9%	565	97	85.3%
Woodbridge MS	1,066	9	1,219	-153	114.4%						
Gar-Field HS	2,839	0	2,280	560	80.3%	2,437	402	85.9%	2,516	323	88.6%

*Approved 2021-22 Middle School Projections

School Level	Available Space		2021-22			2025-26			2027-28		
	Capacity	Portable Classrooms	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)
Beville MS*	1,256	0	1,204	52	95.9%	1,195	61	95.1%	1,128	128	89.8%
Woodbridge MS*	1,081	0	1,047	34	96.9%	1,016	65	94.0%	1,006	75	93.1%

Current and Projected Student Enrollment
– Schools in same attendance area as Proposed Rezoning, including the effect of students generated from proposed rezoning

School Level	Available Space		2020-21			2024-25			2029-30		
	Capacity	Portable Classrooms	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)
Jenkins ES	662	0	582	80	87.9%	524	138	79.1%	593	69	89.6%
Woodbridge MS	1,066	9	1,219	-153	114.4%						
Gar-Field HS	2,839	0	560	80	80.3%	2,451	388	86.3%	2,530	309	89.1%

*Approved 2021-22 Middle School Projections

School Level	Available Space		2021-22			2025-26			2027-28		
	Capacity	Portable Classrooms	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)
Beville MS*	1,256	0	1,204	52	95.9%	1,207	51	95.9%	1,140	116	90.6%
Woodbridge MS*	1,081	0	1,047	34	96.9%	1,028	53	95.1%	1,018	63	94.1%

Schools Capital Improvements Program (CIP) Projects
that may impact schools in attendance areas of the Proposed Rezoning (with year anticipated)

Elementary School	Occoquan/Woodbridge Area ES (2023); Occoquan ES Replacement (2025)
Middle School	Potomac Shores MS (2021)
High School	14 th HS (Mid-County) (2025)

Note: The capacity utilization of an individual school due to the impact of future Schools CIP projects will vary based upon the attendance area modifications approved by the School Board.

School Board Comments and Concerns

- Projected enrollment at the assigned schools at all levels have capacity for the proposed students.
- For this reason, the School Board is not opposed to the subject application.

HISTORICAL COMMISSION RESOLUTION

MOTION: CARTER

January 12, 2021

Regular Meeting

SECOND: BURGESS

Res. No. 21-003

RE: LAND DEVELOPMENT RECOMMENDATIONS

ACTION: APPROVED

WHEREAS, the Prince William County Historical Commission seeks to identify, preserve and protect historic sites and structures in Prince William County; and

WHEREAS, the Prince William County Historical Commission's review of pending land development applications assists in determining the necessity for cultural resource surveys and other research and evaluations; and

WHEREAS, the Prince William County Historical Commission believes that the identification, preservation and protection of historic sites and structures throughout Prince William County is well served by this action;

NOW, THEREFORE, BE IT RESOLVED, that the Prince William County Historical Commission does hereby recommend to the Prince William County Planning Commission the action(s) noted for the following properties:

<u>Case Number</u>	<u>Name</u>	<u>Recommendation</u>
REZ2016-00030	Innovation Town Center 3 rd Submission	Table
SUP2016-00031	Innovation Town Center 3 rd Submission	Table
REZ2021-00001	I-66 & Route 29 Technology Park Proffer Amendment 2 nd Submission	Recommend a barrier or fence be installed around GPIN 7397-55-0446 by the applicant in consultation with the owner of the above GPIN.
SUP2021-00002	I-66 & Route 29 Technology Park 2 nd Submission	No Further Work
SUP2021-00012	Sikh Center of Virginia	No Further Work

<u>Case Number</u>	<u>Name</u>	<u>Recommendation</u>
SUP2021-00013	Revival Baptist Ministries	No Further Work
PFR2020-00018	Lake Manassas WTP	No Further Work
REZ2021-00008	Windsor Oaks	No Further Work

Votes:

Ayes: by acclamation

Nays: None

Absent from Vote: None

Absent from Meeting: Davis, Duley, Reddick, Spinks

MOTION CARRIED

ATTEST: 
Secretary to the Commission