



PLANNING COMMISSION RESOLUTION

MOTION:

October 12, 2022

SECOND:

Regular Meeting

RES. No. 22-

RE:

**REZONING #REZ2021-00020, JOHN MARSHALL VILLAGE ADDITION
GAINESVILLE MAGISTERIAL DISTRICT**

ACTION:

RECOMMEND APPROVAL

WHEREAS, this is a request to rezone ±1.5 acres from A-1, Agricultural to V, Village, for the development of 20 multifamily residential units; and

WHEREAS, the subject site is located approximately 50 feet east of the intersection of Route 55 and Upland Manor Drive and is addressed 14514 John Marshall Highway, and is identified on County Maps as GPIN 7397-28-3631; and

WHEREAS, the site is designated VMU, Village Mixed Use, in the Comprehensive Plan. The site is also located within I-66/Route 29 Sector Plan special planning area; and

WHEREAS, the site is currently zoned A-1, Agricultural; and

WHEREAS, the Prince William County Planning Commission duly ordered, advertised, and held a public hearing on October 12, 2022, 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 #REZ2021-00020, John Marshall Village Addition, subject to the proffers dated September 27, 2022, on the Regular Agenda.

Votes:

Ayes:

Nays:

Abstain from Vote:

Absent from Vote:

Absent from Meeting:

MOTION CARRIED

Attest:

Antoinette Brzyski
Acting Clerk to the Planning Commission



PLANNING COMMISSION RESOLUTION

MOTION:

October 12, 2022

SECOND:

Regular Meeting

RES. No. 22-

RE:

**SPECIAL USE PERMIT #SUP2022-00003, JOHN MARSHALL VILLAGE ADDITION
GAINESVILLE MAGISTERIAL DISTRICT**

ACTION:

RECOMMEND APPROVAL

WHEREAS, this is a request to allow multifamily dwellings on lots in excess of 1 acre; and

WHEREAS, the subject site is located approximately 50 feet east of the intersection of Route 55 and Upland Manor Drive and is addressed 14514 John Marshall Highway, and is identified on County Maps as GPIN 7397-28-3631; and

WHEREAS, the site is designated VMU, Village Mixed Use, in the Comprehensive Plan. The site is also located within I-66/Route 29 Sector Plan special planning area; and

WHEREAS, the site is currently zoned A-1, Agricultural; and

WHEREAS, the Prince William County Planning Commission duly ordered, advertised, and held a public hearing on October 12, 2022, 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 Special Use Permit #SUP2022-00003, John Marshall Village Addition, subject to the conditions dated September 27, 2022, on the Regular Agenda.

Votes:

Ayes:

Nays:

Abstain from Vote:

Absent from Vote:

Absent from Meeting:

MOTION CARRIED

Attest:

Antoinette Brzyski
Acting Clerk to the Planning Commission

PROFFER STATEMENT

RE: REZ2021-00020, John Marshall Highway Rezoning

Owner/Applicant: Route 55, LLC
Property: 7397-28-3631 (hereinafter the "Property")
Gainesville Magisterial District
± 1.5 acres
A-1, Agricultural, to V, Village, District

Date: September 27, 2022

The undersigned hereby proffers that the use and development of the subject Property shall be in strict conformance with the following conditions. In the event the above-referenced rezoning is not granted as applied for by the Applicant, these proffers shall be withdrawn and are null and void. 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 improvement, unless otherwise specified. The terms "Applicant" and "Developer" shall include all future owners and successors in interest.

For purposes of reference in this Proffer Statement, the "GDP" shall be that plan entitled "14514 John Marshall Highway – General Development Plan & Special Use Permit" prepared by Dewberry Engineers, Inc., dated July 12, 2021, last revised September 20, 2022.

USES AND SITE DEVELOPMENT

1. General Development Plan - Development of the Property will be in substantial conformance with the GDP, subject to minor modifications, including changes to the location of travelways, parking, buildings, etc., the final locations of which shall be shown on the final site plan.
2. Use - The maximum number of residential units constructed on the Property shall not exceed twenty (20) multi-family units, with development of the residential units predicated on the approval and implementation of SUP2022-00003.

COMMUNITY DESIGN

3. Architectural Design - The front façade of the multi-family homes to be developed on the Property shall consist of masonry materials (brick, brick veneer, stone, stone veneer, etc.)

covering an average of at least 30 percent of the façade. Architectural elements and finish types shall be varied and coordinated.

4. Landscaping -

- a. Landscaping shall be provided in substantial conformance with the GDP. All new plantings required by the DCSM for buffers, landscape strips, etc. shall be comprised of landscape material that is drought resistant and native to Virginia or regionally appropriate material in accordance with the DCSM.
- b. Within the area labeled as “30 Ft. Buffer” along the northern property line, the Applicant shall remove the non-native and invasive vines and/or vegetation, to the extent feasible. The Applicant shall supplement the remaining existing vegetation within this area, such that a minimum planting standard of 180 plant units per 100 linear feet is met.

5. Limits of Disturbance - The Applicant shall limit clearing and grading on the Property to those areas depicted on the GDP, subject to minor revisions in accordance with final engineering considerations at the time of plan review and approval, provided that the Applicant may, and at the County’s direction shall be able to complete the improvements in Proffer #4.b.

6. Monument Sign - The Applicant may provide a monument sign, subject to obtaining required sign permits. Said monument sign shall be a maximum of ten (10) feet in height and have a masonry base. Landscaping shall be provided at the base of the sign.

TRANSPORTATION

7. Shared Use Path - The Applicant shall construct the 10 foot shared use path along John Marshall Highway as depicted on the GDP, subject to obtaining all necessary County Transportation and Virginia Department of Transportation (VDOT) approvals. The Applicant shall show the shared use path on the first site/subdivision plan for the Property.

8. Right-of-Way Reservation - Within the area labeled as “Right-of-way reservation”, the Applicant shall dedicate to VDOT or the County, upon request and as directed, and at no cost to VDOT or the County, sufficient right-of-way and all necessary construction related easements for a road widening project of John Marshall Highway (Route 55).

ENVIRONMENTAL

9. Monetary Contribution - The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$75.00 per acre to conduct water quality monitoring, stream restoration projects and/or drainage improvements. Said contribution shall be paid prior to and as a condition of the approval of the final site plan.

CULTURAL RESOURCES

10. Historical Marker Monetary Contribution - The Applicant shall contribute the sum of \$3,400 to the County for a historical marker regarding the horse racing in Haymarket and/or other appropriate historical or cultural content relevant to the Property and/or area as determined by the County Archeologist and/or Historical Commission. Said contribution shall be made prior to and as a condition of the first submission of the site/subdivision plan for the Property.

PUBLIC SAFETY

11. Monetary Contribution - The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$1,185.72 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.

AFFORDABLE HOUSING

12. Monetary Contribution - The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$250.00 per multi-family residential unit constructed on the Property to be used for the Housing Preservation and Development Fund. Said contribution shall be paid prior to and as a condition of occupancy permit issuance for each residential unit constructed on the Property. The Applicant shall receive a total credit against these Housing Preservation and Development monetary contributions in the amount of \$250.00 (which represents a credit for existing the single-family residential unit on the Property).

WATER AND SEWER

13. Water and Sewer - 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 in order to provide such service for the demand generated by the development on the Property.

MISCELLANEOUS

14. In the event the monetary contributions set forth in the Proffer Statement are paid to the Prince William County Board of County Supervisors ("Board") within eighteen (18) months of the approval of this rezoning, as applied for by the Applicant, said contributions shall be in the amounts as stated herein. Any monetary contributions set forth in this Proffer Statement which are paid to the Board after eighteen (18) months following the approval of this rezoning shall be adjusted in accordance with the Urban Consumer Price Index ("CPI-U") published by the United States Department of Labor, such that at the time contributions are paid they shall be adjusted by the percentage change in the CPI-U from that date eighteen (18) months after the approval of this rezoning to the most recently available CPI-U to the date the contributions are paid, subject to a cap of 6 percent (6%) per year, noncompounded.

PROPOSED CONDITIONS

Owner/Applicant: Route 55, LLC
Special Use Permit #SUP2022-00003, John Marshall Village Addition
Prince William County GPIN 7397-28-3631
Special Use Permit Area: +/-1.5 acres
Zoning: V, Village
Magisterial District: Gainesville
Date: September 27, 2022

The following conditions are intended to offset the impacts of the proposal and to render the application consistent with the applicable chapters of the Comprehensive Plan and the surrounding areas. If the conditions of this Special Use Permit or the Special Use Permit Plan (the “Plan”) are in conflict with the Zoning Ordinance, and/or the Design and Construction Standards Manual (DCSM), the more restrictive standards shall apply, except as specifically allowed by this special use permit.

The Applicant shall file a site plan within five (5) years of approval of this special use permit and shall have up to five (5) years from the date of final site plan approval to commence the proposed use. Issuance of an occupancy permit constitutes commencement of the use. The approval of this special use permit shall allow for development approved with the companion rezoning, REZ2021-00020, John Marshall Village Addition Rezoning, and subsequent proffer amendments. In the event the Board of County Supervisors does not approve REZ2021-00020, this special use permit shall be null and void.

1. Site Development – The site shall be developed in substantial conformance with the special use permit plan entitled, “14514 John Marshall Highway – General Development Plan & Special Use Permit” prepared by Dewberry Engineers, Inc., dated July 12, 2021, last revised September 20, 2022, to allow multi-family dwellings on lots greater than one acre in the V, Village, zoning district pursuant to Sec. 32-351.05(7) of the Zoning Ordinance. The property may be subdivided at a later date.



STAFF REPORT

| | |
|--------------------------|---|
| PC Meeting Date: | October 12, 2022 |
| Agenda Title: | Rezoning, #REZ2021-00020, John Marshall Village Addition Special Use Permit, #SUP2022-00003, John Marshall Village Addition |
| District Impact: | Gainesville Magisterial District |
| Requested Action: | Recommend Approval of REZ2021-00020, John Marshall Village Addition, subject to the proffers dated September 27, 2022, and SUP2022-00003, John Marshall Village Addition, subject to the SUP conditions dated September 27, 2022. |
| Department: | Planning |
| Case Planner: | Christopher Perez |

EXECUTIVE SUMMARY

There are two concurrent proposals, which are as follows:

1. #REZ2021-00020: To rezone ±1.5 acres from A-1, Agricultural to V, Village, for the development of 20 multifamily residential units.
2. #SUP2022-00003: To allow multifamily dwellings on lots in excess of 1 acre.

It is the recommendation of staff that the Planning Commission recommend approval of Rezoning, #REZ2021-00020, John Marshall Village Addition, subject to the proffers dated September 27, 2022, and Special Use Permit, #SUP2022-00003, John Marshall Village Addition, subject to the SUP conditions dated September 27, 2022.

BACKGROUND

- A. Request: To rezone ±1.5 acres from A-1, Agricultural, to V, Village, for the development of 20 multifamily residential units. This is being concurrently processed with a special use permit (SUP) request to allow multifamily dwellings on lots in excess of 1 acre pursuant to Section 32-351.05(7).

| Uses/Features | Existing | Proposed |
|--------------------------------|----------------------------------|---|
| Zoning | A-1, Agricultural | V, Village |
| Use(s) | Single family detached residence | 20 multifamily units; two-over-two units |
| Use/Feature/Parameter | Allowed in A-1 | Proposed |
| Density | 1 dwelling unit per 10 acres | 13.33 dwelling units per acre |
| Maximum Building Height | 35 feet tall | up to 50 feet tall |
| Minimum Open Space | NA | 25% of site (0.375 acres) |
| Buffers | DCSM standards | <p>Buffers normally required by the DCSM are not required per Section 32-351.06(6) of the Zoning Ordinance.</p> <p>Along the northern property line, the Applicant provides a 30 foot wide buffer containing preserved trees and supplemental plantings.</p> <p>Along the eastern property line, the Applicant provides a variable width buffer, consisting of a 15 foot wide to a 20 foot wide buffer, containing new plantings.</p> <p>Along the southern property line, abutting John Marshall Highway, the Applicant provides a 10 foot wide landscape strip.</p> |

- B. Site Location: The subject site, GPIN 7397-28-3631, is located approximately 50 feet east of the intersection of Route 55 and Upland Manor Drive and is addressed 14514 John Marshall Highway.

- C. Comprehensive Plan: The site is designated VMU, Village Mixed Use, in the Comprehensive Plan. The site is also located within the I-66/Route 29 Sector Plan special planning area.
- D. Zoning/Acreage: The site is zoned A-1, Agricultural.
- E. Surrounding Land Uses: To the north and the west are single family attached residential units associated within the John Marshall Commons development, which is zoned V, Village. To the east are two single family detached lots zoned A-1, Agricultural, and beyond those properties is the George G. Tyler Elementary School. To the south is Route 55, John Marshall Highway, a church, and various commercial and medical office uses.
- F. Background and Context: On May 15, 2018, the Board of County Supervisors approved Comprehensive Plan Amendment, CPA2016-00002, John Marshall Commons, which amended the Long-Range Land Use designation in the Comprehensive Plan from CEC, Community Employment Center to VMU, Village Mixed Use for approximately 55 acres, which included the acreage associated with the John Marshall Commons rezoning, the subject property (GPIN 7397-28-3631) associated with the John Marshall Village Addition rezoning, and the abutting commercial zoned land to the west and the agriculturally zoned land to the east. The Board also approved, PLN2013-00115, John Marshall Commons rezoning, which is the development to the west and north of the subject property (see the layout of the CPA and rezonings below in the Long Range analysis section of this report). The application rezoned 27.7 acre from A-1, Agricultural and M-2, Light Industrial, to V, Village to construct 144 residential units (94 townhouses and 50 age-restricted townhouse units) and allow for nonresidential uses permitted in the Village Zoning District. Concurrently the Board approved SUP2017-00018 to modify multiple development standards associated with the Village Zoning District. Associated with the above requests.

STAFF RECOMMENDATION

Staff recommends approval of Rezoning, #REZ2021-00020, John Marshall Village Addition, subject to the proffers dated September 27, 2022, and Special Use Permit, #SUP2022-00003, John Marshall Village Addition, subject to the SUP conditions dated September 27, 2022, for the following reasons:

- The proposal implements the VMU, Village Mixed Use, designation.
- The proposed use is redeveloping the site and increases the residential uses in the area. The proposal adds to the mix of housing types available by providing 20 multifamily units, which will help support the existing non-residential uses in the area.
- As proffered, the impacts stemming from the proposed use have been reasonably mitigated with proffers addressing screening, architectural elements and finishes for the front facades

of the residential units, and level of service impacts.

- No new accesses are being proposed on Route 55; rather, the site utilizes a planned interparcel connection from the adjacent development, John Marshall Commons, and provides a future interparcel connection to the adjacent property to the east. The existing street grid is continued through this development.

Comprehensive Plan Consistency Analysis

Long-Range Land Use: The site is designated VMU, Village Mixed Use, which is a long-range land use classification that provides for mixed-use development where residential and neighborhood commercial uses are intermingled. As proffered, the Village District implements this designation and the development provides additional density to support the nonresidential uses in the John Marshall Commons development, and surrounding shopping centers.

Level of Service (LOS): The LOS impacts for this proposed rezoning are being mitigated by the proffered monetary contributions, as follows:

| | | | |
|---------------------------|---|---|-------------------|
| Water Quality | \$75 per acre, for water quality monitoring, stream restoration projects, and/or drainage improvements | \$75 x 1.5 acres = \$112.5 | \$112.5 |
| Fire & Rescue | \$1,185.72 per multifamily residential unit constructed on the property | \$1,185.72 x 20 multifamily units = \$23,714.4 | \$23,714.4 |
| Affordable Housing | The County has not adopted an affordable housing ordinance. \$250 per multifamily residential unit constructed on the property, with a single \$250 credit the Applicant does not have to pay because of the existing SFD residence | \$250 x 20 per multifamily units = \$5,000 - \$250 credit = \$4,750 | \$4,750 |
| Cultural Resources | \$3,400 historic marker | Onetime payment at site plan of \$3,400 | \$3,400 |
| TOTAL | | | \$31,976.9 |

Additional Onsite Improvements Offered by Applicant (In-Kind):

- Recreational Community Amenities: The Applicant is providing a dog park or tot lot onsite for residents of the development to utilize.

Strategic Plan

Transportation & Mobility: The proposal favorably aligns with the County’s Transportation & Mobility objective to improve multi-modal options by providing sidewalks throughout the development and

by providing a 10-foot wide shared use path along the site's John Marshall Highway frontage, which connects to the existing shared use path on the adjacent property to the west.

Sustainable Growth: The development provides multifamily housing units, which help diversify the housing stock in the County.

Community Input

Notice of the applications were transmitted to property owners within 500 feet of the subject property. As of the date of this staff report, the Planning Office has not received any feedback from the community, and staff is not aware of any opposition.

Other Jurisdiction Comments

Due to the proximity to the Town of Haymarket, the applications were sent for their review and comment. No feedback was received.

Legal Issues

If the application is approved, the subject site can be developed with uses permitted in the Village District, as proffered. Legal issues resulting from Planning Commission's action are appropriately addressed by the County Attorney's office.

Timing

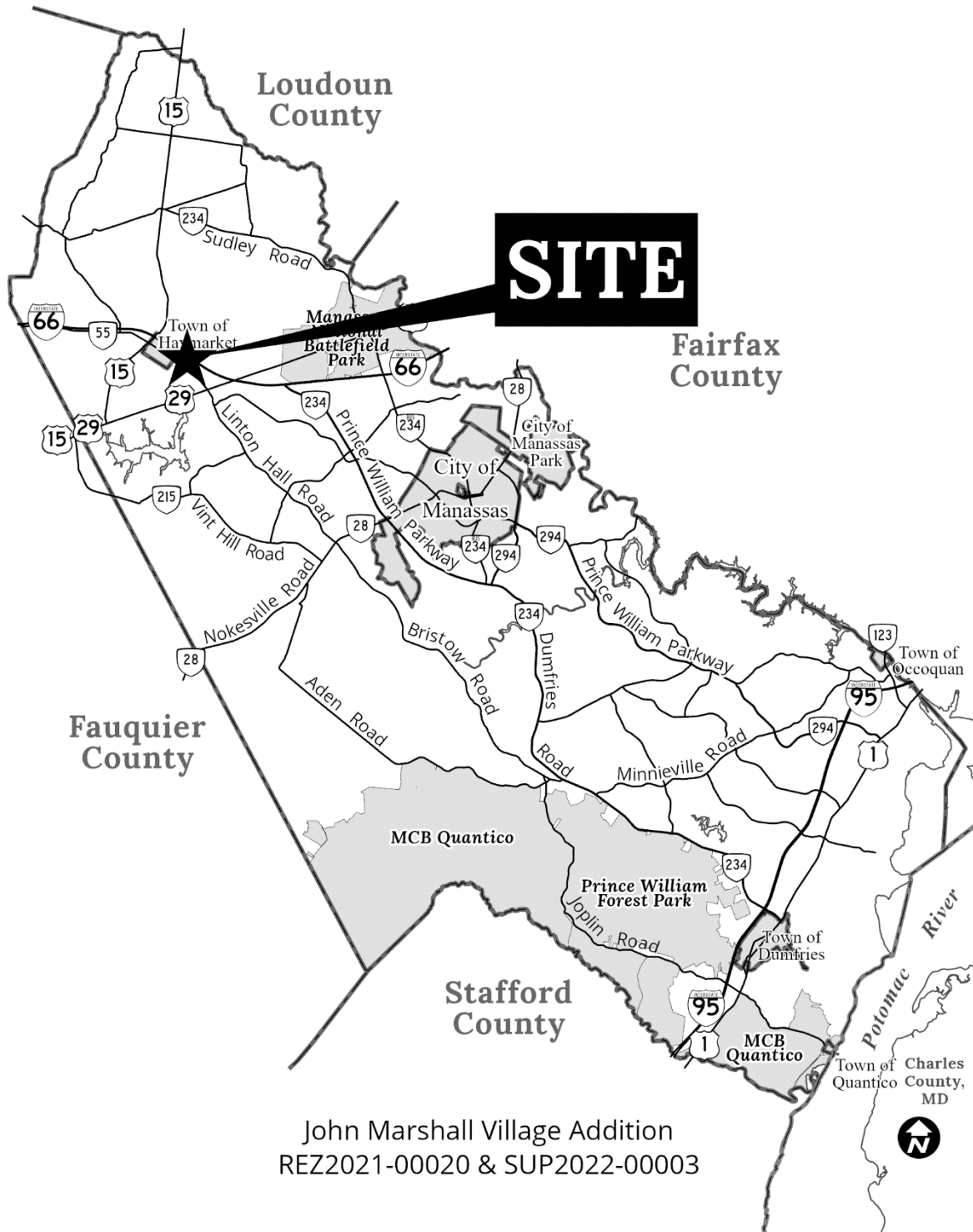
The Planning Commission has until January 10, 2023, which is 90 days from the first public hearing date, to take action on the applications. A recommendation to approve the applications would meet the 90-day requirement.

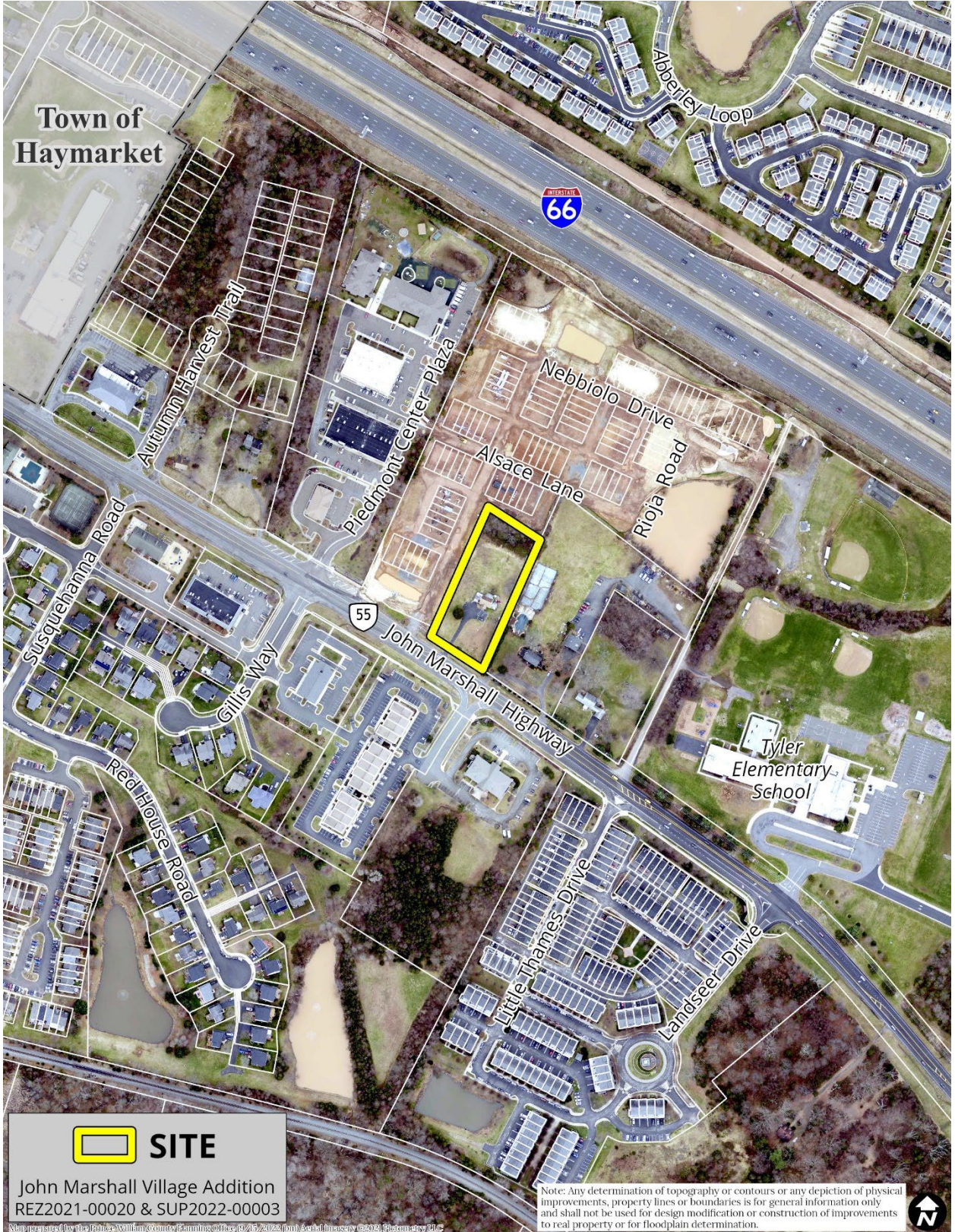
STAFF CONTACT INFORMATION

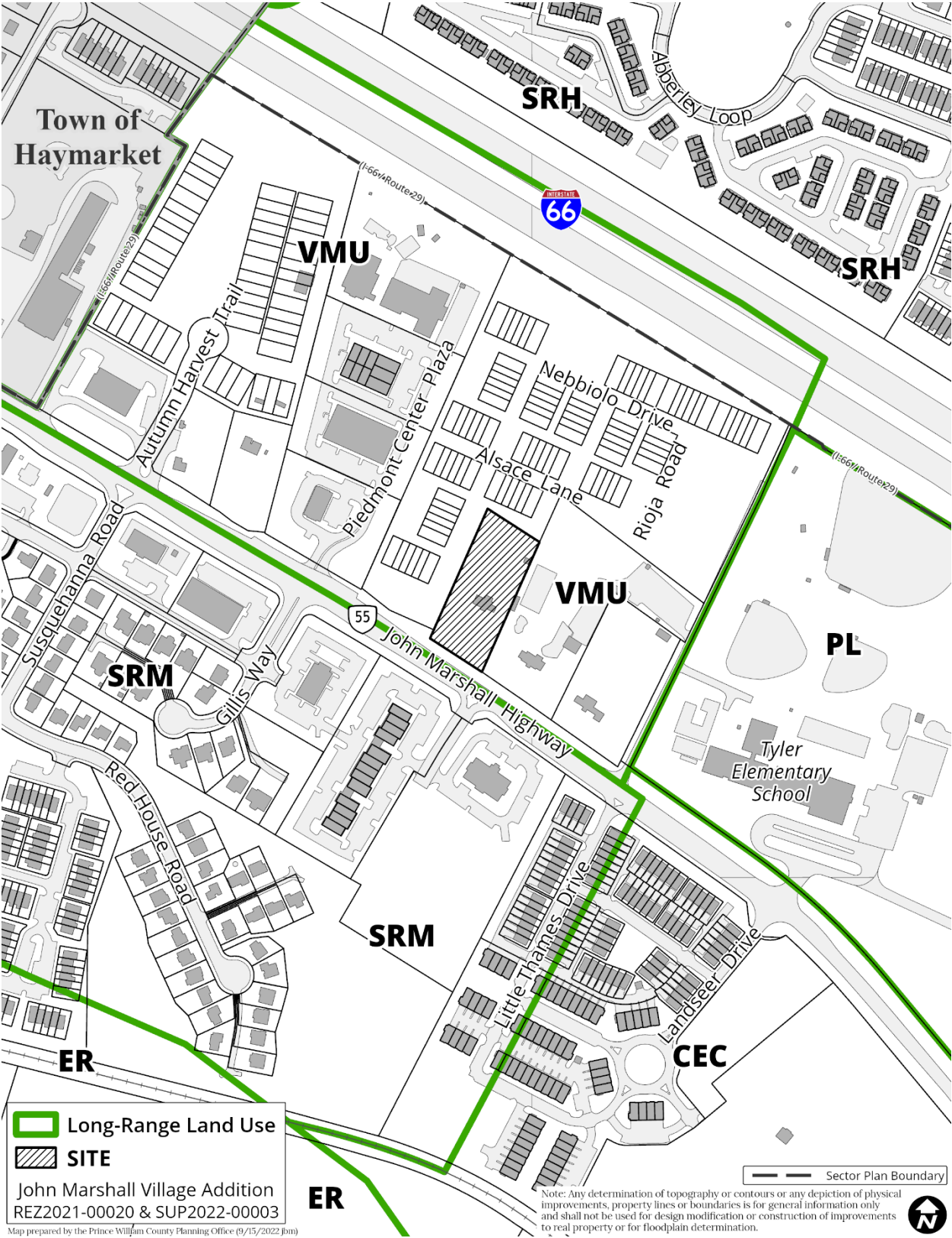
Christopher Perez | (703) 792-8050 | cperez@pwcva.gov

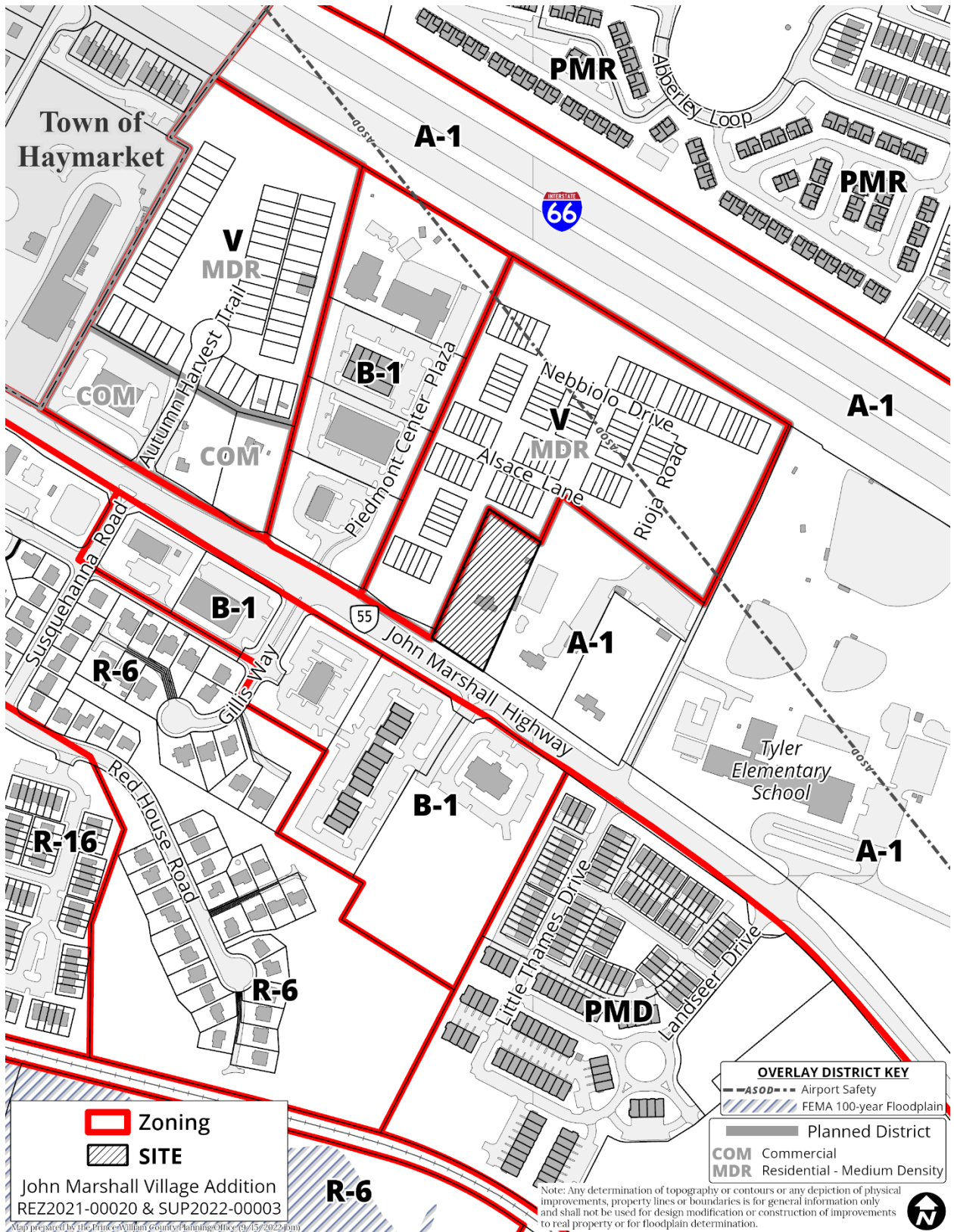
ATTACHMENTS

Attachment A: Proffers
Attachment B: SUP Conditions
Attachment C: General Development Plan (GDP) and SUP Plan
Attachment D: Proffer Justification
Attachment E: Historic Commission Resolution









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 |
| Environmental | Yes |
| Fire & 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:

| Direction | Land Use | Long Range Future Land Use Map Designation | Zoning |
|-----------|------------------------------------|--|--------|
| North | Residential (TH) | VMU | V |
| West | Residential (TH) | VMU | V |
| East | Residential (SFD) | VMU | A-1 |
| South | Route 55, Medical Offices & Church | SRM | B-1 |

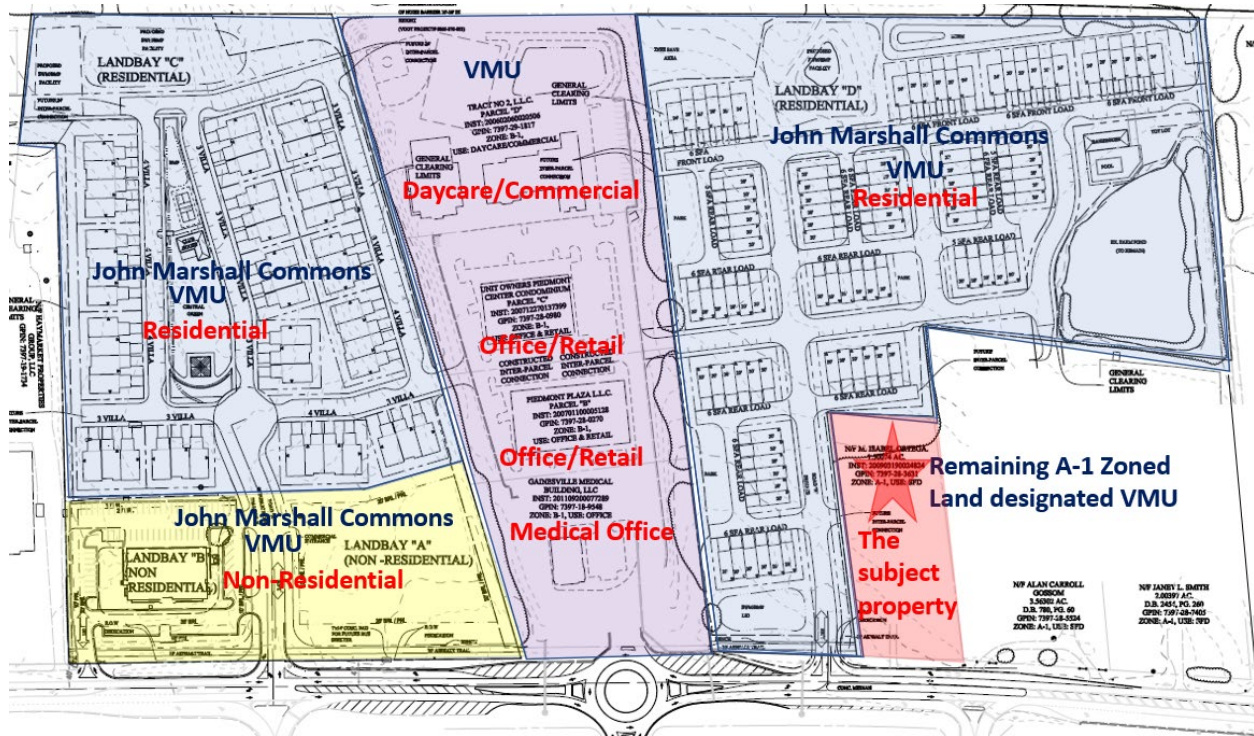
Long-Range Land Use Plan Analysis

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 subject site is in the Development Area of the County, is designated VMU, Village Mixed Use, and is located within the I-66/Route 29 Sector Plan special planning area. The following table summarizes the uses and densities intended within the VMU designation:

| Long-Range Land Use Map Designation | Intended Uses and Densities |
|--|--|
| Village Mixed Use (VMU) | Provides for mixed use development where residential and neighborhood commercial uses are intermingled on small lots laid out in a traditional street grid. Implementation of VMU will be through a Village Zoning District that provides density, design standards, setbacks, and use limitations to ensure compatibility between the residential and commercial uses. This designation is intended to be planned for Potomac Communities, and may be planned within centers of commerce and centers of community given the designation contributes to the overall vision of the Center Overlay as defined in this chapter. |

The requested Village zoning district implements the VMU designation. The requested rezoning will allow the construction of up to 20 multifamily units at a density of 13.33 dwelling units per acre. In the VMU designation and the Village District, target density ranges are not specifically identified. Rather, the primary focus of this district is building form, layout, and height as primary tools to guide the types of development and the level of density planned for these areas. The Village District is intended to encourage residential and neighborhood commercial uses, intermingled in a neighborhood of small lots, laid out in a traditional street grid. Other considerations should include the scale and arrangement of buildings, with specific attention to street-level facades, and a mix of uses that contribute to vibrant community.



The above graphic depicts the parameters and layout of the previously approved John Marshall Commons CPA and rezoning, and the location of the subject rezoning. The non-residential expectations of the VMU designation are being provided for by the original John Marshall Commons rezoning and adjacent commercial, office, retail development. This graphic helps to demonstrate that the components of the Village District are being realized on a macro scale, and this application is a logical extension, which works in concert with the adjacent development, to further implement the VMU designation as envisioned and approved with CPA2016-00002, by expanding the existing residential neighborhood and furthering the mix of uses, while providing unifying pedestrian friendly streetscapes, providing additional open space amenities, and by providing quality architecture.

The second part of the request is a SUP request to allow multifamily dwellings on lots greater than one acre in the Village District. The SUP is necessary because the property has not yet been subdivided and is over 1 acre in size. The property may be subdivided at a later date. Notably, John Marshall Commons was approved for this same request and by approving the request for this proposal, the County would ensure consistency between the two developments.

Proposal’s Strengths

- Implementation of Land Use Designation: The proposal implements the VMU, Village Mixed Use.
- Implementation of the Village District: The proposed use is redeveloping the site and increases the residential uses in the area. The proposal adds to the mix of housing types available by providing 20 multifamily units, which will help support the existing off-site commercial uses in the area, that are an integral part of the village concept. Although this isolated parcel is single

use, it supports the overall mixed-use concept.

- Compatible with Existing Nearby Neighborhoods: The proposed residential use is compatible with the existing adjacent residential uses.

Proposal's Weaknesses

- None Identified.

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

The Village District is intended to encourage residential and neighborhood commercial uses, intermingled in a neighborhood of small lots, laid out in a traditional street grid. Other considerations should include the scale and arrangement of buildings, with specific attention to street-level facades, and a mix of uses that contribute to vibrant community. This proposal is a redevelopment project that works in concert with the existing adjacent development, John Marshall Commons, to further implement the County's vision for this area as a Village.

The proposal increases the residential uses in the area and adds to the mix of housing types available by providing 20 multifamily units, which will help support the existing non-residential uses in the area. The existing street grid is continued through this development, as the primary access to Route 55 is from Upland Manor Drive, which is a shared private street with John Marshall Commons. A new private street is provided through the development and provides a stub street connection at the shared property line to the east, to allow for a future interparcel connection. The architectural design and building orientation between the two developments are similar, as they are both front face John Marshall Highway, have similar setbacks from the highway, both relegate parking, and both utilize enhanced facades for the portion of the buildings that will be most visible to vehicles traveling along the highway, as well as those entering the community. The proposal proffers front building facades that will consist of masonry materials covering an average of 30 percent of the façade. Additionally, the proposal continues the 10-foot wide shared use path along John Marshall Highway, thereby continuing the streetscape and the pedestrian amenities provided by John Marshall Commons. Together, these improvements help provide a cohesive design between the two developments and provide the consistency in building form, layout, and interconnectivity that is emphasized within both the Village Mixed Use land use designation and the Village zoning district.

Proposal's Strengths

- **Proffers:** As proffered, the impacts stemming from the proposed use have been reasonably mitigated with proffers addressing screening, architectural elements and finishes for the front facades of the residential units, and level of service impact mitigation.
- **Layout and Design:** The emphasis of the VMU designation and the Village District is design, and this proposal meets the design intent of both.
- **Pedestrian Facilities & Amenities:** In addition to providing sidewalks throughout the project, the applicant provides a 10-foot wide shared use path across the frontage of the site, along John Marshall Highway/Route 55, which continues the streetscape and shared use path associated with John Marshall Commons.
- **Amenity:** The Applicant is providing a dog park or tot lot onsite for residents of the development to utilize.
- **Perimeter Buffers:** As proffered, a 30-foot wide landscape buffer is provided along the northern property line. Along the eastern property line, a variable width, 15 to 20-foot wide, landscape buffer is provided. Along the John Marshall Highway frontage of the property, a 10-foot wide landscape strip is provided.
- **Building Material:** Although the application does not include detailed building elevations which would typically be included as part of a SUP, the proffers provide that the front building facades will consist of masonry materials covering an average of 30 percent of the façade, which is similar to the residential building facades in John Marshall Commons.

Proposal's Weaknesses

- None identified.

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 of 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.

The Historic Commission reviewed the proposal at their May 10, 2022, meeting and recommended that the Applicant fabricate and install a historical marker near the entrance of the development, on the subject of horse racing in Haymarket, with content developed by the Historical Commission and the Planning Office.

Proposal's Strengths

- **Historic Marker:** As proffered, the Applicant is contributing \$3,400 to the County for a historical marker regarding the horse racing in Haymarket and/or other appropriate historical or cultural content relevant to the property as determined by the County Archeologist and/or the Historical Commission.

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.

As mentioned above, the proposal is a redevelopment project, which is currently developed with a single family detached residential dwelling unit. The property has relatively few existing trees onsite with the exception of a stand of trees at the northern property line, which is being preserved as a 30-foot wide buffer. The requested Village Zoning District does not require dissimilar use buffers that are dictated by the DCSM. Regardless, the Applicant has provided buffers along their northern and eastern property lines. Along the northern property line is a 30-foot wide landscape buffer consisting of preserved trees and supplemental plantings. Along the eastern property line is a variable width, 15-foot to 20-foot wide, landscape buffer. Along the property's John Marshall Highway frontage is a 10-foot wide landscape strip, which is setback 15 feet from the existing utility easements that contain overhead powerlines.

Proposal's Strengths

- **Perimeter Buffers:** As proffered, along the northern property line is a 30-foot wide landscape buffer consisting of preserved trees and supplemental plantings. Along the eastern property line, is a variable width, 15-foot to 20-foot wide, landscape buffer. Along the property's John Marshall Highway frontage is a 10-foot wide landscape strip.
- **Limits of Disturbance:** As proffered, the Applicant shall limit clearing and grading on the property to those areas depicted on the GDP.
- **Water Quality Monetary Contribution:** A \$75 per acre monetary contribution for water quality monitoring, stream restoration, and/or drainage improvements has been proffered.

Proposal's Weaknesses

- None Identified.

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.

The site is served by the Fire and Rescue Station #4. In fiscal year 2021, Fire Station #4 responded to 4,092 incidents, and the station's workload capacity is 4,000 incidents per year. The facility is within the recommended 4.0-minute response time for basic life support and fire and is within the recommended 8.0-minute response time for advanced life support.

Proposal's Strengths

- **4.0 Minute Response Time:** The site is within the recommended 4.0-minute response time for basic life support and fire.

- 8.0 Minute Response Time: The site is within the recommended 8.0-minute response time for advanced life support.
- Level of Service Mitigation: Impacts to Fire and Rescue services will be mitigated through proffer 11, which provides \$1,185.72 per multifamily residential unit constructed on the property.

Proposal's Weaknesses

- Station Workload: The most recent figures indicate that Fire and Rescue Station #4 is currently operating above capacity.

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 Housing chapter of the Comprehensive Plan encourages the provision of affordable housing for all segments of the County's population and encourages developers to contribute to the Housing Preservation and Development Fund during the rezoning process for any residential project. The Applicant has proffered to contribute \$250 per multifamily residential unit for the Housing Preservation and Development Fund. The contribution shall be paid prior to and as a condition of the issuance of an occupancy permit for each such residential unit constructed on the property. The Applicant shall receive a credit against these contributions in the amount of \$250, which represents a credit for the existing single-family detached residential unit on the property.

Proposal's Strengths

- Monetary Contribution: The Applicant has proffered to contribute \$250 per multifamily residential unit for the Housing Preservation and Development Fund. The contribution shall be paid prior to and as a condition of the issuance of an occupancy permit for each such residential unit constructed on the property.
- Diversity of Housing Units: The development proposes 20 multifamily units and helps add to the mix of housing types in this area.

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 the 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 the 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 to plan and implement a comprehensive countywide network of trails.

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

| | |
|------------------------------|---|
| Park Type | Park/Facility |
| Neighborhood | None |
| Community | Rollins Ford Park (under construction) |
| Regional | Catharpin Recreational Park James S. Long Regional Park Silver Lake Regional Park |
| Linear/Greenway | None |
| Natural/Cultural Res. | Bushy Park |
| School/Community Use | Tyler ES/Pace West School |

Given that the referenced application(s) are only for 20 multifamily units and do not propose a significant change to the County's population, the Department of Parks, Recreation & Tourism concludes that the proposed development will have little to no impact on the parks, recreation, and tourism level of service standards as set forth in the County's Comprehensive Plan. Notably, the applicant has proffered an on-site recreational amenity package for its residents, which will include a tot lot or dog park, and a 10-foot wide shared use path along the frontage of the property.

Proposal Strengths

- **Community Recreational Amenities:** The Applicant has committed to provide community recreation amenities to include a tot lot or dog park, and a 10-foot wide shared use path along the frontage of the property.

Proposal Weaknesses

- None.

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.

Proposal's Strengths

- **No Significant Impact**: The Police Department does not believe this application will create significant impacts 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 in the development area, and the use of private wells or public water in the Rural Area.

The property is located within the Development Area of the County. Public water is currently available on site, and the applicant would be required to utilize public water when developing the site. Water service is available onsite from an existing 12-inch water main stub-out located on the adjacent property, GPIN 7397-28-8951.

Proposal's Strengths

- **Public Water:** As proffered, the Applicant shall be responsible for all costs associated with on-site and off-site improvements required to provide water service generated by the development of the site.

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 in locations classified as Semi-Rural Residential (SRR), as well as the Rural Area.

Public sewer is available onsite from existing and project permitted 10-inch gravity mains located in John Marshall Highway. A sewer study will be required to determine if there is adequate capacity in the existing collection system to accommodate the projected wastewater flows.

Proposal's Strengths

- **Public Sewer Connection:** As proffered, the Applicant shall be responsible for all costs associated with on-site and off-site improvements required to provide sewer service generated by the development of the site.

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

Staff Analysis

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.

In a memorandum dated August 6, 2021, the School Division provided the following analysis:

- The applicant's Proffer Justification Narrative, dated May 20, 2021, concludes that the projected students for the elementary school, middle school, and high school resulting from this proposal are within existing capacity, and no monetary contribution or other mitigation measure is necessary.
- The Narrative identifies Battlefield High School as the assigned high school, whereas under current School attendance area assignments, the new Gainesville High School, opening 2021, is identified as the assigned high school.

| 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>0</td> </tr> <tr> <td>Townhouse</td> <td>0</td> </tr> <tr> <td>Multi-family</td> <td>18</td> </tr> <tr> <td>Total</td> <td>18</td> </tr> </tbody> </table> | | Housing Units Proposed | | Single-Family | 0 | Townhouse | 0 | Multi-family | 18 | Total | 18 | <table border="1"> <thead> <tr> <th colspan="2">Students Generated</th> </tr> </thead> <tbody> <tr> <td>Elementary</td> <td>3</td> </tr> <tr> <td>Middle</td> <td>1</td> </tr> <tr> <td>High</td> <td>2</td> </tr> <tr> <td>Total</td> <td>6</td> </tr> </tbody> </table> | | Students Generated | | Elementary | 3 | Middle | 1 | High | 2 | Total | 6 |
| Housing Units Proposed | | | | | | | | | | | | | | | | | | | | | | | |
| Single-Family | 0 | | | | | | | | | | | | | | | | | | | | | | |
| Townhouse | 0 | | | | | | | | | | | | | | | | | | | | | | |
| Multi-family | 18 | | | | | | | | | | | | | | | | | | | | | | |
| Total | 18 | | | | | | | | | | | | | | | | | | | | | | |
| Students Generated | | | | | | | | | | | | | | | | | | | | | | | |
| Elementary | 3 | | | | | | | | | | | | | | | | | | | | | | |
| Middle | 1 | | | | | | | | | | | | | | | | | | | | | | |
| High | 2 | | | | | | | | | | | | | | | | | | | | | | |
| Total | 6 | | | | | | | | | | | | | | | | | | | | | | |

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 | | | 2025-26 | | | 2030-31 | | |
|-----------------------------|--------------------------------|-------------------------------|---------------------|----------|-----------------------|----------|----------|-----------------------|----------|----------|-----------------------|----------|
| | Planning Capacity ¹ | Program Capacity ² | Portable Classrooms | Students | Space Available (+/-) | Util (%) | Students | Space Available (+/-) | Util (%) | Students | Space Available (+/-) | Util (%) |
| Tyler ES | 574 | -- | 0 | 443 | 131 | 77.2% | 511 | 63 | 89.1% | 563 | 11 | 98.1% |
| Bull Run MS | 1,233 | 1,153 | 0 | 1,157 | 76 | 93.8% | 1,126 | 27 | 97.7% | 1,050 | 103 | 91.1% |
| Gainesville HS ³ | 2,557 | --- | | 1,296 | 1,261 | 50.7% | 2,610 | -53 | 102.1% | 2,736 | -179 | 107.0% |

¹ Planning Capacity is used for the 2020-21 school year.

² Program Capacity will be replacing Planning Capacity in the 2021-22 school year. The numbers in the table reflect the change starting in 2021-22.

³ Gainesville High School projected capacity with opening in the 2021-22 school year.

As noted in the chart above, which was taken from the School's August 6, 2021 memo, Gainesville High School is at 107% capacity, Bull Run Middle School is at 91.1% capacity, and that Tyler Elementary School is at 98.6% capacity.

There are CIP improvements that could provide some positive effect in the attendance areas, as follows:

| Schools Capital Improvements Program (CIP) Projects that may impact schools in attendance areas of the Proposed Rezoning (with year anticipated) | |
|---|---|
| Elementary School | |
| Middle School | Gainesville MS Addition (11 rooms); Reagan MS Addition (6 rooms) (2022) |
| High School | |
| <small>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.</small> | |

School Board Comments and Concerns

- Current enrollment at the assigned schools at all levels have capacity for the proposed three elementary students, one middle school student, and two high school students.
- The opening of Gainesville High School in 2021 has capacity for the proposed two generated students.
- For these reasons, the School Board is not opposed to the subject application.

Updated School Memo Requested by Planning Staff

Notably, the rezoning request was modified in the spring and summer of 2022 to increase the multifamily residential unit count from 18 units to 20 units, and staff never received an updated memo from schools. Regardless, the two additional multifamily units will have a de minimis impact on the student generation, and the Applicant’s March 11, 2022, proffer justification narrative presumes this impact will be one additional middle school student, for a total of 7 students generated by the request and that there is existing capacity.

County School Facilities – Projected Capacity and Enrollment

| <i>School</i> | <i>Capacity^(a)</i> | <i>Current Enrollment^(a)</i> | <i>Excess Capacity</i> | <i>Projected Students</i> | <i>Proffer Consideration</i> |
|-------------------------|-------------------------------|---|------------------------|---------------------------|------------------------------|
| Tyler Elementary School | 574 | 445 | 129 | 3 | meets capacity |
| Bull Run Middle School | 1,153 | 1,093 | 60 | 2 | meets capacity |
| Gainesville High School | 2,557 | 2,032 | 525 | 2 | meets capacity |
| Total | 4,284 | 3,570 | 714 | 7 | |

^(a)Capacity and enrollment shown is for 2023-2024, which represents the year development is assumed to be completed. Source: Prince William County Public Schools 2021-22 Historical, Current, and Projected Enrollment (2021-2031).

At the time of the School’s August 6, 2021, memo there were no concerns noted and the School Board was not opposed. Notwithstanding, an updated memo has been requested from School’s to reflect the 2022 numbers and it will be provided to the Planning Commission and/or Board of County Supervisor’s upon receipt.

Proposal’s Strengths

- Overall Mitigation of Impacts: The Community Education Chapter of the Comprehensive Plan recommends the mitigation of the impact of proposed new residential development on the level of service (LOS) standards of current school enrollment for which a rezoning and/or special use permit is requested when appropriate and allowed by applicable law. The Applicant’s March 11, 2022, proffer justification narrative indicates the projected elementary school, middle school and high school student resulting from the residential development are within existing capacity, as a result, no monetary proffers are necessary.
- School Board Recommendation: The School Board is not opposed to the subject application.

Proposal's Weaknesses

- **Updated School Memo:** At the time of this staff report an updated memo has not been received from School's but has been requested to reflect the 2022 numbers and it will be provided to the Planning Commission and/or Board of County Supervisor's upon receipt.

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 "D" 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 proposed development accesses Route 55 from Upland Manor Drive, a shared private street with John Marshall Commons. The proposed development includes an east to west private street that connects to Upland Manor Drive and terminates at the property line to the east, that allows for a future interparcel connection. The proposed street connection to Upland Manor Drive will be constructed as proffered with rezoning PLN2013-00115 (John Marshall Commons). The site is parked with garages, driveways, and guest parking areas. Regardless of what is shown on the GDP, all parking space dimensions will meet DCSM standards at final site plan. The proposed development includes sidewalks throughout the development and continues the 10-foot wide shared use path along its John Marshall Highway frontage, thereby continuing the streetscape and the pedestrian amenities provided with John Marshall Commons. Additionally, the proposed development includes a right-of-way reservation area to provide the necessary right-of-way and construction related easements in the event John Marshall Highway is widened in the future.

Proposal's Strengths

- **Shared Access:** No new accesses are proposed on Route 55. The site utilizes a planned interparcel connection from the adjacent development, John Marshall Commons, and provides a future interparcel connection to the adjacent property to the east.
- **Right-of-way Reservation:** As proffered, within the area labeled as "Right-of-way reservation", the Applicant shall dedicate to VDOT or the County, upon request and as directed, and at no

cost to VDOT or the County, sufficient right-of-way and all necessary construction related easements for a road widening project of John Marshall Highway (Route 55).

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 2021-2024 Strategic Plan was developed through extensive community input, research of county policies and services and interviews with the Board to collect input on strategic priorities for the County over the next 4 years. The Plan envisions Prince William County as a diverse community striving to be healthy, safe, and caring with a thriving economy and a protected natural environment. In an effort to implement this vision, the Strategic Plan Team developed seven strategic focus areas to guide Board actions: "Health, Wellbeing & Human Services," "Safe and Secure Community," "Resilient Economy," "Quality Education & 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 the proposal relative to the Strategic Plan are as follows:

- **Transportation & Mobility**: The proposal favorably aligns with the County's Transportation & Mobility objective to improve multi-modal options by providing sidewalks throughout the development and by providing a 10-foot wide shared use path along the site's John Marshall Highway frontage, which connects to the existing shared use path on the adjacent property to the west.
- **Sustainable Growth**: The development provides multifamily housing units, which help diversify the housing stock in the County.

Waivers and Modifications

- None identified.

Materially Relevant Issues

- None identified.

Proffer Issues / Deficiencies

- None identified.

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:

- PWC Planning Office – Case Manager, County Archaeologist, GIS, Long Range, Zoning
- PWC Development Services – Land Development, Building Official
- PWC Department of Fire & Rescue – Fire Marshal's Office
- PWC Economic Development
- PWC Public Works – Watershed Management
- PWC Service Authority
- PWC Transportation Department
- PWC Historical Commission
- PWC Crime Prevention
- Virginia Department of Transportation
- PWC Public Schools
- Town of Haymarket

PROFFER STATEMENT

RE: REZ2021-00020, John Marshall Highway Rezoning

Owner/Applicant: Route 55, LLC
Property: 7397-28-3631 (hereinafter the “Property”)
Gainesville Magisterial District
± 1.5 acres
A-1, Agricultural, to V, Village, District

Date: September 27, 2022

The undersigned hereby proffers that the use and development of the subject Property shall be in strict conformance with the following conditions. In the event the above-referenced rezoning is not granted as applied for by the Applicant, these proffers shall be withdrawn and are null and void. 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 improvement, unless otherwise specified. The terms “Applicant” and “Developer” shall include all future owners and successors in interest.

For purposes of reference in this Proffer Statement, the “GDP” shall be that plan entitled “14514 John Marshall Highway – General Development Plan & Special Use Permit” prepared by Dewberry Engineers, Inc., dated July 12, 2021, last revised September 20, 2022.

USES AND SITE DEVELOPMENT

1. General Development Plan - Development of the Property will be in substantial conformance with the GDP, subject to minor modifications, including changes to the location of travelways, parking, buildings, etc., the final locations of which shall be shown on the final site plan.
2. Use - The maximum number of residential units constructed on the Property shall not exceed twenty (20) multi-family units, with development of the residential units predicated on the approval and implementation of SUP2022-00003.

COMMUNITY DESIGN

3. Architectural Design - The front façade of the multi-family homes to be developed on the Property shall consist of masonry materials (brick, brick veneer, stone, stone veneer, etc.)

covering an average of at least 30 percent of the façade. Architectural elements and finish types shall be varied and coordinated.

4. Landscaping -

- a. Landscaping shall be provided in substantial conformance with the GDP. All new plantings required by the DCSM for buffers, landscape strips, etc. shall be comprised of landscape material that is drought resistant and native to Virginia or regionally appropriate material in accordance with the DCSM.
- b. Within the area labeled as “30 Ft. Buffer” along the northern property line, the Applicant shall remove the non-native and invasive vines and/or vegetation, to the extent feasible. The Applicant shall supplement the remaining existing vegetation within this area, such that a minimum planting standard of 180 plant units per 100 linear feet is met.

5. Limits of Disturbance - The Applicant shall limit clearing and grading on the Property to those areas depicted on the GDP, subject to minor revisions in accordance with final engineering considerations at the time of plan review and approval, provided that the Applicant may, and at the County’s direction shall be able to complete the improvements in Proffer #4.b.

6. Monument Sign - The Applicant may provide a monument sign, subject to obtaining required sign permits. Said monument sign shall be a maximum of ten (10) feet in height and have a masonry base. Landscaping shall be provided at the base of the sign.

TRANSPORTATION

7. Shared Use Path - The Applicant shall construct the 10 foot shared use path along John Marshall Highway as depicted on the GDP, subject to obtaining all necessary County Transportation and Virginia Department of Transportation (VDOT) approvals. The Applicant shall show the shared use path on the first site/subdivision plan for the Property.

8. Right-of-Way Reservation - Within the area labeled as “Right-of-way reservation”, the Applicant shall dedicate to VDOT or the County, upon request and as directed, and at no cost to VDOT or the County, sufficient right-of-way and all necessary construction related easements for a road widening project of John Marshall Highway (Route 55).

ENVIRONMENTAL

9. Monetary Contribution - The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$75.00 per acre to conduct water quality monitoring, stream restoration projects and/or drainage improvements. Said contribution shall be paid prior to and as a condition of the approval of the final site plan.

CULTURAL RESOURCES

10. Historical Marker Monetary Contribution - The Applicant shall contribute the sum of \$3,400 to the County for a historical marker regarding the horse racing in Haymarket and/or other appropriate historical or cultural content relevant to the Property and/or area as determined by the County Archeologist and/or Historical Commission. Said contribution shall be made prior to and as a condition of the first submission of the site/subdivision plan for the Property.

PUBLIC SAFETY

11. Monetary Contribution - The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$1,185.72 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.

AFFORDABLE HOUSING

12. Monetary Contribution - The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$250.00 per multi-family residential unit constructed on the Property to be used for the Housing Preservation and Development Fund. Said contribution shall be paid prior to and as a condition of occupancy permit issuance for each residential unit constructed on the Property. The Applicant shall receive a total credit against these Housing Preservation and Development monetary contributions in the amount of \$250.00 (which represents a credit for existing the single-family residential unit on the Property).

WATER AND SEWER

13. Water and Sewer - 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 in order to provide such service for the demand generated by the development on the Property.

MISCELLANEOUS

14. In the event the monetary contributions set forth in the Proffer Statement are paid to the Prince William County Board of County Supervisors ("Board") within eighteen (18) months of the approval of this rezoning, as applied for by the Applicant, said contributions shall be in the amounts as stated herein. Any monetary contributions set forth in this Proffer Statement which are paid to the Board after eighteen (18) months following the approval of this rezoning shall be adjusted in accordance with the Urban Consumer Price Index ("CPI-U") published by the United States Department of Labor, such that at the time contributions are paid they shall be adjusted by the percentage change in the CPI-U from that date eighteen (18) months after the approval of this rezoning to the most recently available CPI-U to the date the contributions are paid, subject to a cap of 6 percent (6%) per year, noncompounded.

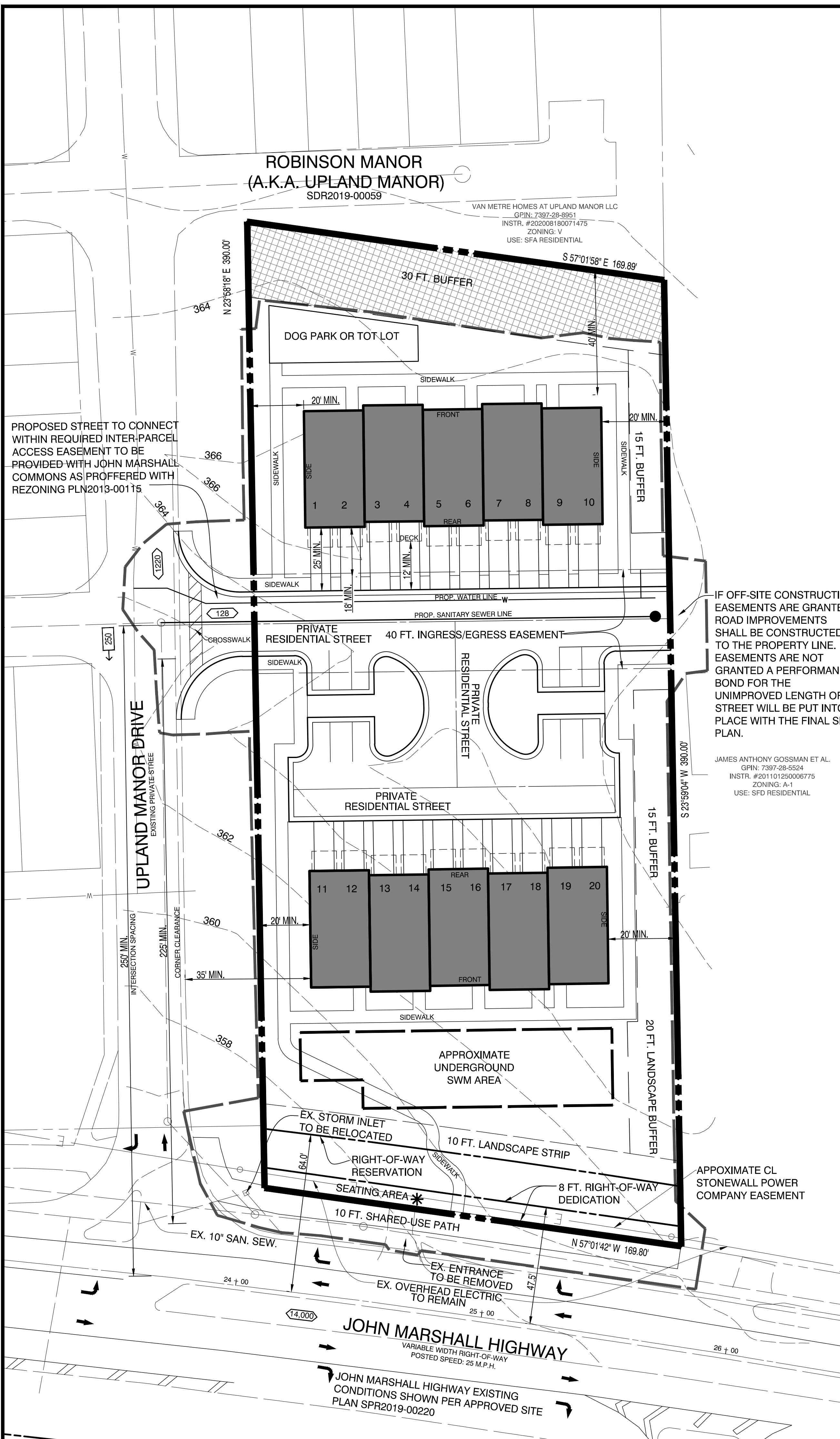
PROPOSED CONDITIONS

Owner/Applicant: Route 55, LLC
Special Use Permit #SUP2022-00003, John Marshall Village Addition
Prince William County GPIN 7397-28-3631
Special Use Permit Area: +/-1.5 acres
Zoning: V, Village
Magisterial District: Gainesville
Date: September 27, 2022

The following conditions are intended to offset the impacts of the proposal and to render the application consistent with the applicable chapters of the Comprehensive Plan and the surrounding areas. If the conditions of this Special Use Permit or the Special Use Permit Plan (the “Plan”) are in conflict with the Zoning Ordinance, and/or the Design and Construction Standards Manual (DCSM), the more restrictive standards shall apply, except as specifically allowed by this special use permit.

The Applicant shall file a site plan within five (5) years of approval of this special use permit and shall have up to five (5) years from the date of final site plan approval to commence the proposed use. Issuance of an occupancy permit constitutes commencement of the use. The approval of this special use permit shall allow for development approved with the companion rezoning, REZ2021-00020, John Marshall Village Addition Rezoning, and subsequent proffer amendments. In the event the Board of County Supervisors does not approve REZ2021-00020, this special use permit shall be null and void.

1. Site Development – The site shall be developed in substantial conformance with the special use permit plan entitled, “14514 John Marshall Highway – General Development Plan & Special Use Permit” prepared by Dewberry Engineers, Inc., dated July 12, 2021, last revised September 20, 2022, to allow multi-family dwellings on lots greater than one acre in the V, Village, zoning district pursuant to Sec. 32-351.05(7) of the Zoning Ordinance. The property may be subdivided at a later date.



NOTES:

1. SITE OWNER: ROUTE 55 LLC
2. GPIN(S): 7397-28-3631
3. APPLICANT: ROUTE 55, LLC.
4. TOTAL SITE AREA: 1.50 ACRES
5. EXISTING ZONING: A-1
6. PROPOSED ZONING: V (VILLAGE DISTRICT)
7. THE AREAS FOR REZONING AS SHOWN HEREON ARE BASED UPON BOUNDARY SURVEY PREPARED BY DEWBERRY IN MARCH 2021
8. SWM/BMP SHOWN HEREON IS CONCEPTUAL AND SUBJECT TO CHANGE WITH FINAL ENGINEERING.
9. ACCESS TO PROPERTY FROM UPLAND MANOR DRIVE PROFFERED WITH REZONING PLN2013-00115
10. ALL PROPOSED STREETS SHALL BE PRIVATE.
11. SUP2022-00003 IS TO PERMIT MULTIFAMILY DWELLINGS ON LOTS IN EXCESS OF ONE ACRE AS PERMITTED BY SECTION 32-351.05(7). THE PROPERTY MAY BE SUBDIVIDED AT A LATER DATE.
12. WITHIN THE AREA LABELED AS "RIGHT-OF-WAY RESERVATION", THE APPLICANT SHALL DEDICATE TO VDOT OR THE COUNTY, UPON REQUEST AND AS DIRECTED, AND AT NO COST TO PRINCE WILLIAM COUNTY OR VDOT, SUFFICIENT RIGHT-OF-WAY AND ALL NECESSARY CONSTRUCTION RELATED EASEMENTS FOR A ROAD WIDENING PROJECT OF JOHN MARSHALL HIGHWAY (ROUTE 55).

TABULATIONS:

1. TOTAL MULTI-FAMILY UNITS PROPOSED: 20
 2. PROPOSED DENSITY = (20DU / 1.5AC) 13.33DU/AC
 3. PARKING REQUIRED: 2.2 SPACES PER UNIT OR 44
 4. PARKING PROVIDED: 2.6 SPACES PER UNIT OR 52
- GARAGE SPACES: 20
DRIVEWAY SPACES: 20
VISITOR SPACES: 12

LEGEND:

- ← 123 → • APPROXIMATE DISTANCE TO NEAREST INTERSECTION (LINEAR FEET)
- ◊ 123 ◊ • PROJECTED AVERAGE WEEKLY DAILY TRIPS
- — — • PROPOSED LIMITS OF DISTURBANCE

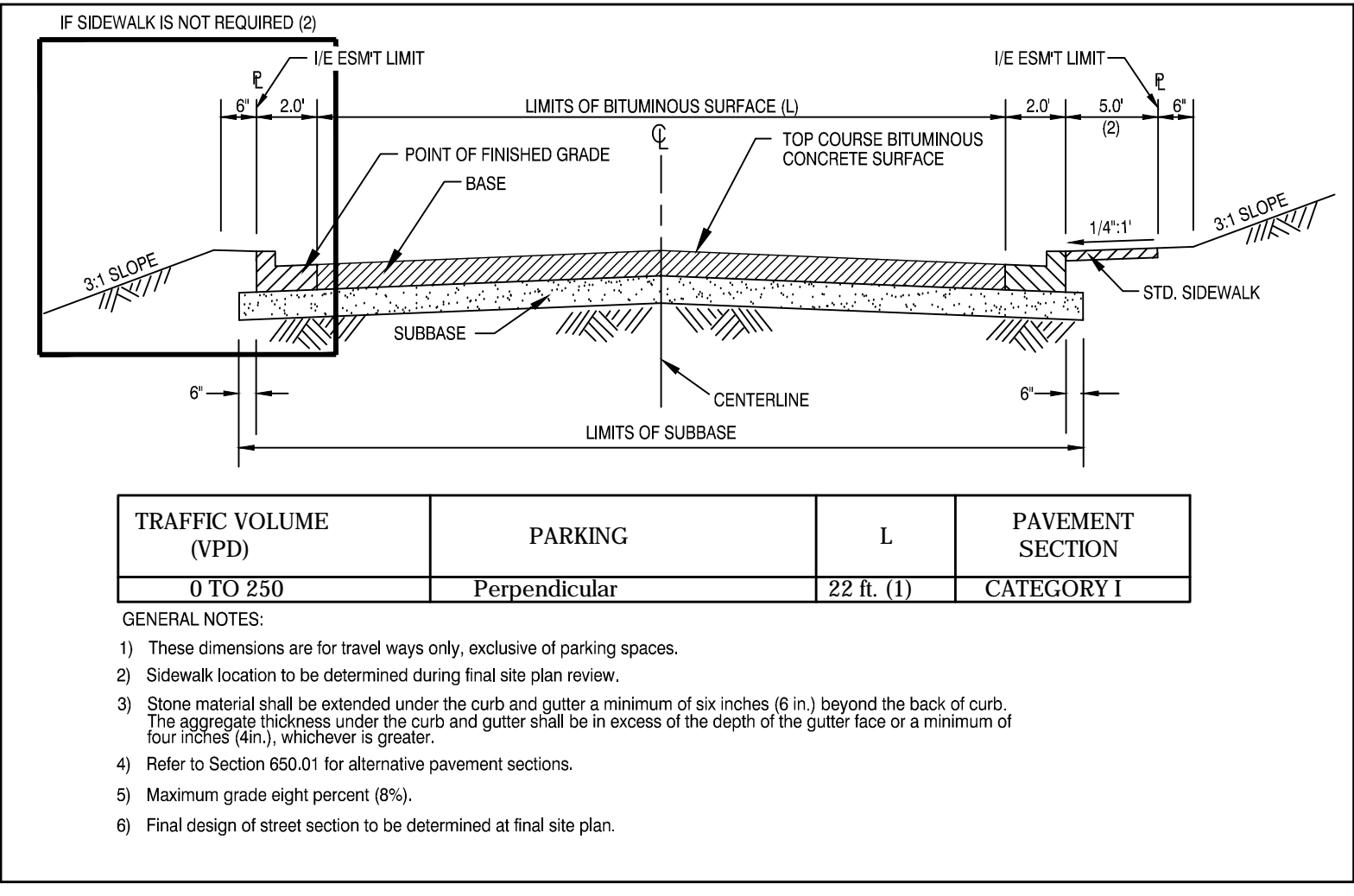
DEVELOPMENT STANDARDS:

| | |
|--|-----------------------|
| MINIMUM LOT AREA PER DWELLING UNIT (DU) | 3,271 SF. / DU |
| MAXIMUM LOT COVERAGE | 75% |
| MAXIMUM D.U./ACRE | 13.33 |
| MAXIMUM BUILDING HEIGHT | 50' MAX. |
| REQUIRED SETBACKS | |
| FRONT YARD | 10' MIN. / 35' MAX. * |
| REAR YARD | 25' MIN. |
| SIDE YARD | 20' MIN. |
| PARKING LOT TO DWELLING | 12' MIN. |
| MINIMUM REAR SETBACK FOR BALCONIES AND DECKS | 20' MIN. |

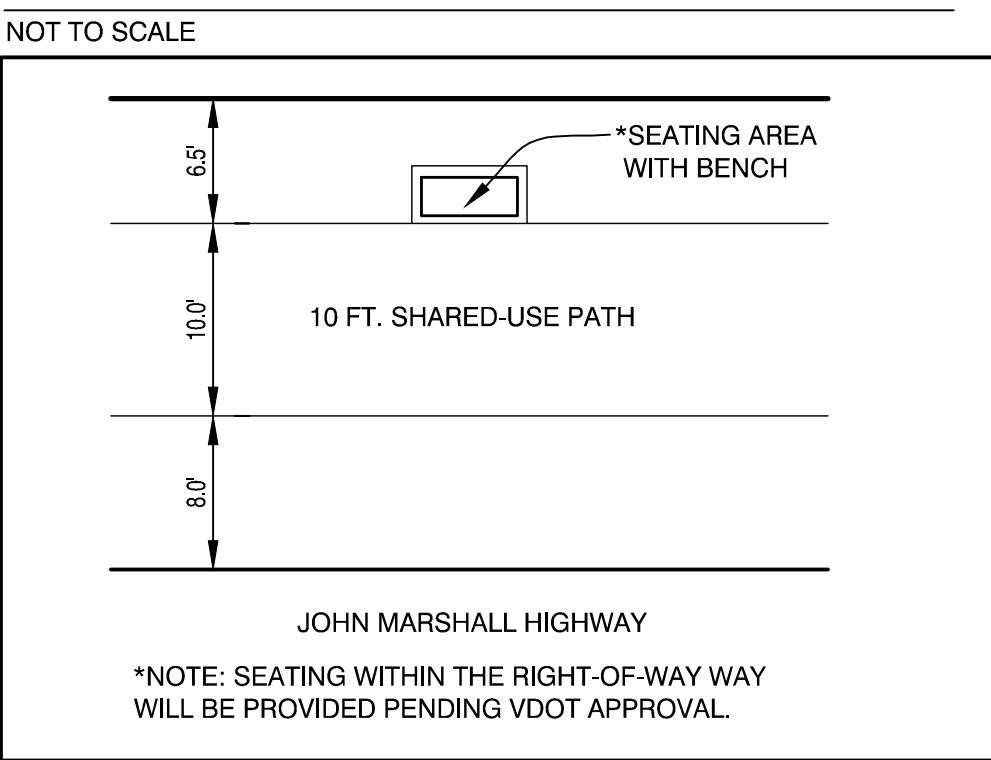
* SETBACK TO BE MEASURED PROPERTY LINE CREATED WITH FINAL SUBDIVISION PLAN

NOTE: CALCULATIONS INCLUDE RIGHT-OF-WAY DEDICATION AREA

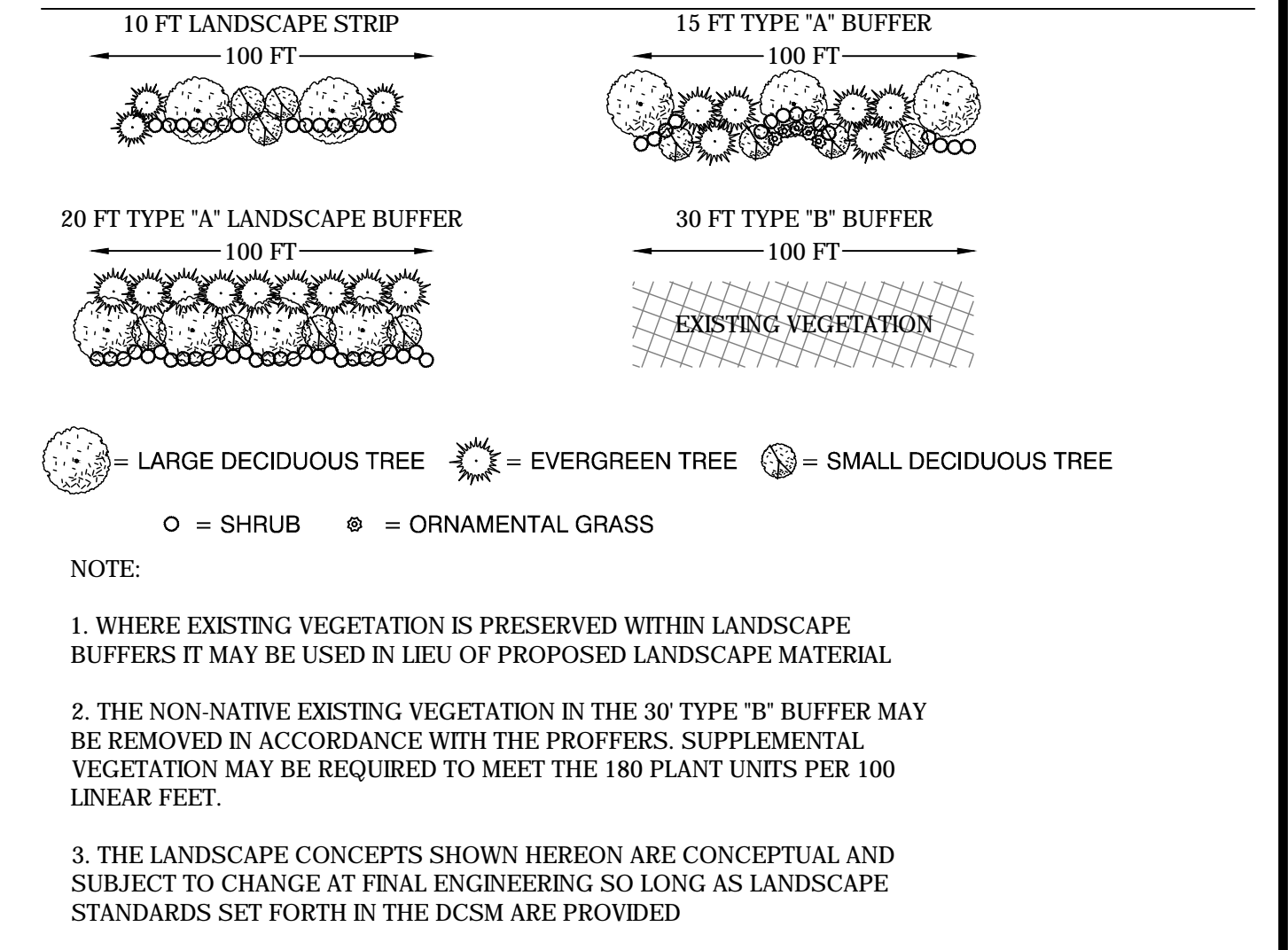
TYPICAL PRIVATE RESIDENTIAL STREET



SEATING AREA DIAGRAM



CONCEPTUAL LANDSCAPE DESIGN:



**14514 JOHN MARSHAL HIGHWAY
GENERAL DEVELOPMENT PLAN
& SPECIAL USE PERMIT**

DATE: JULY 12, 2021 REZ2021-00020 & SUP2022-00003
 REVISED: DECEMBER 3, 2021 -
 JULY 6, 2022 - SEPTEMBER 20, 2022

Dewberry
 Engineers Inc.

GAINESVILLE MAGISTERIAL DISTRICT
 PRINCE WILLIAM COUNTY, VIRGINIA

13575 HEATHCOTE BLVD.
 SUITE 130
 GAINESVILLE, VA 20155-6693
 PHONE: 703.468.2211
 FAX: 703.468.2212

**JOHN MARSHALL HIGHWAY REZONING
ROUTE 55, LLC
PRINCE WILLIAM COUNTY, VA
PROFFER JUSTIFICATION NARRATIVE**

MARCH 11, 2022

PREPARED BY:

MUNICAP, INC.
— PUBLIC FINANCE —

**JOHN MARSHALL HIGHWAY REZONING
ROUTE 55, LLC
PRINCE WILLIAM COUNTY, VA**

PROFFER JUSTIFICATION NARRATIVE

TABLE OF CONTENTS

| | |
|---|-----------|
| I. INTRODUCTION..... | 1 |
| LEGISLATION PERTAINING TO RESIDENTIAL PROFFERS | 1 |
| PROFFER JUSTIFICATION NARRATIVE REQUIREMENT | 2 |
| II. THE JOHN MARSHALL HIGHWAY REZONING..... | 3 |
| THE RESIDENTIAL DEVELOPMENT | 3 |
| III. PUBLIC FACILITY IMPACTS | 5 |
| OVERVIEW..... | 5 |
| III-A. PUBLIC SCHOOL FACILITY IMPACTS | 6 |
| METHODOLOGY | 6 |
| PROJECTED NET STUDENT IMPACTS | 7 |
| PROJECTED CAPACITY OF PUBLIC SCHOOL FACILITIES..... | 7 |
| MITIGATION STRATEGIES | 13 |
| III-B. PUBLIC SAFETY FACILITY IMPACTS | 14 |
| METHODOLOGY | 14 |
| PROJECTED NET RESIDENT IMPACTS | 14 |
| CURRENT CAPACITY OF PUBLIC SAFETY FACILITIES | 14 |
| MITIGATION STRATEGIES | 21 |
| III-D. PUBLIC PARKS FACILITY IMPACTS | 23 |
| MITIGATION STRATEGIES | 23 |
| III-E. TRANSPORTATION FACILITY IMPACTS | 24 |
| MITIGATION STRATEGIES | 24 |
| IV. CONCLUSIONS, ASSUMPTIONS, AND LIMITATIONS | 25 |
| SUMMARY OF ANALYSIS | 25 |
| ASSUMPTIONS AND LIMITATIONS | 25 |

I. Introduction

The purpose of this document is to update the previously submitted Proffer Justification Narrative dated May 20, 2021 in order to respond to questions and comments received in November 2021 from the Prince William County, Virginia (the “County”) Department of Parks, Recreation & Tourism, School Board and Fire Marshal’s office.

The purpose of this Proffer Impact Analysis is to satisfy portions of the Prince William County, Virginia requirements as they relate to the 2016 legislation (as subsequently described, and as subsequently amended) for the proposed residential component of the John Marshall Highway Rezoning (the “Residential Development”). More specifically, this document addresses legislative requirements and the County policy related to “proffers” that the applicant has elected to propose in connection with the rezoning for the Residential Development.

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, which are as follows:

- **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, all proffers will be deemed unreasonable unless the proffer addresses an impact to public facilities that is specifically attributable to the proposed residential development and for which there will not be adequate existing capacity for 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 and methodology employed in calculating these impacts.

II. The John Marshall Highway Rezoning

THE RESIDENTIAL DEVELOPMENT

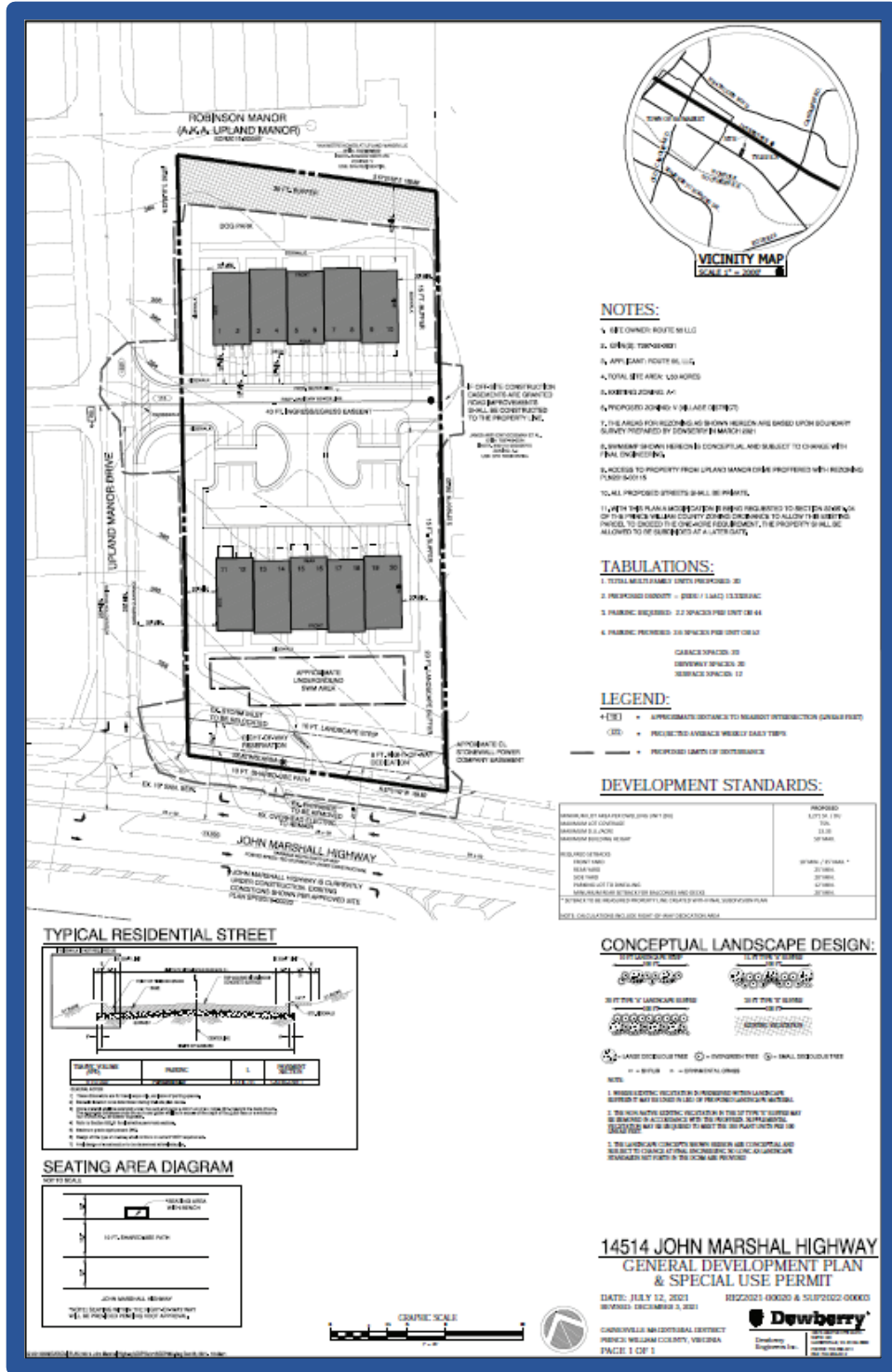
As proposed by Route 55, LLC (the “Applicant”), the Residential Development consists of twenty 2-over-2/multi-family units on an approximately 1.5-acre site within the Gainesville Magisterial District. Upon completion, the twenty newly constructed units will be contained in two separate buildings.

The site of the proposed Residential Development is generally bounded by John Marshall Highway to the south, existing developments to the east and west, and a mix of developed and undeveloped land to the north that in turn borders Route 66. The site is solely comprised of the property identified as GPIN: 7397-28-3631

The Residential Development site (see Exhibit A) is currently zoned as A-1 (Agricultural). The maximum residential development allowed “by-right” under the current zoning is estimated to be one single-family detached unit. According to County Assessor records, existing improvements to the site include a single-family detached unit. All existing improvements will be demolished to facilitate the proposed Residential Development.

The Applicant is requesting a rezoning of 1.5-acres to V (Village District), which, in accordance with the County Comprehensive Plan. The Comprehensive Plan Designation is VMU, Village Mixed Use, which is a long-range land use classification that provides for mixed-use development where residential and neighborhood commercial uses are intermingled.

EXHIBIT A: JOHN MARSHALL HIGHWAY REZONING SITE PLAN



NOTES:

1. SEE OWNER ROUTE 1610
2. UPLAND MANOR
3. APPROXIMATE PROPERTY LINES
4. TOTAL SITE AREA: 120,000 SQ. FT.
5. ZONING: R-1
6. PROPOSED ZONING: V (PLANNED VILLAGE)
7. THE AREAS FOR REZONING AS SHOWN HEREIN ARE BASED UPON BOUNDARY SURVEY PREPARED BY EDDY & ASSOCIATES IN MARCH 2021
8. DEVELOPMENT IS SUBJECT TO CONCEPTUAL AND SUBJECT TO CHANGE WITH FINAL DESIGNING
9. ACCESS TO PROPERTY FROM UPLAND MANOR DRIVE PROPOSED WITH RECORDING PLANS 2021 15
10. ALL PROPOSED STREETS SHALL BE PRIVATE
11. WITH THIS PLAN A RESIDENTIAL ZONING IS REQUIRED TO BE APPLIED TO THE ENTIRE SITE OF THE PROJECT. WILLIAM COUNTY ZONING ORDINANCE TO ALLOW THE SETTING PRICES TO EXCEED THE CONSUMER PRICE INDEX, THE PROPERTY SHALL BE ALLOWED TO BE SUBDIVIDED AT A LATER DATE.

TABULATIONS:

1. TOTAL MULTIFAMILY UNITS PROPOSED: 20
2. PARKING SPACES: 22 SPACES PER UNIT OR 44
3. PUBLIC: 22 SPACES PER UNIT OR 44
4. PUBLIC: 22 SPACES PER UNIT OR 44

- CARSPACE SPACES: 20
- BIKEWAYS SPACES: 20
- BIKEWAYS SPACES: 12

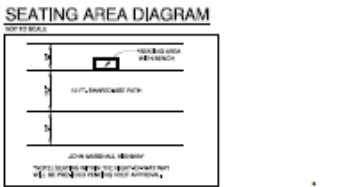
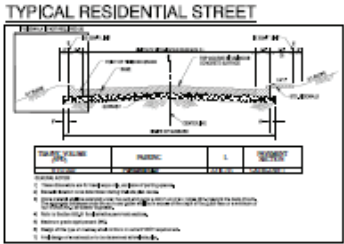
LEGEND:

- 4[8] - APPROXIMATE DISTANCE TO NEAREST INTERSECTION (SEE 4[8] FEET)
- (8) - PROPOSED AVANCE WHEELY GEAR TURN
- - PROPOSED LIMITS OF SUBDIVISION

DEVELOPMENT STANDARDS:

| MINIMUM AREA PER PERSON (MPP) 200 | PROPOSED |
|-----------------------------------|----------------|
| MINIMUM OF 200 | 120 MPP |
| MINIMUM 2.0 ACRES | 12.0 ACRES |
| MINIMUM 1000 RESIDENTS | 2000 RESIDENTS |

| REQUIRED SPACES | PROPOSED |
|-----------------|-------------|
| BIKEWAYS | 20 BIKEWAYS |
| BIKEWAYS | 20 BIKEWAYS |
| BIKEWAYS | 20 BIKEWAYS |
| BIKEWAYS | 20 BIKEWAYS |
| BIKEWAYS | 20 BIKEWAYS |
| BIKEWAYS | 20 BIKEWAYS |
| BIKEWAYS | 20 BIKEWAYS |
| BIKEWAYS | 20 BIKEWAYS |
| BIKEWAYS | 20 BIKEWAYS |
| BIKEWAYS | 20 BIKEWAYS |
| BIKEWAYS | 20 BIKEWAYS |

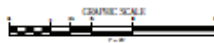


CONCEPTUAL LANDSCAPE DESIGN:

1. LANDSCAPE DESIGN SHALL BE PROVIDED WITH LANDSCAPE PLAN TO BE USED IN LIEU OF PREPARED LANDSCAPE PLAN.
 2. THE LANDSCAPE DESIGN SHALL BE PROVIDED WITH LANDSCAPE PLAN TO BE USED IN LIEU OF PREPARED LANDSCAPE PLAN.
 3. THE LANDSCAPE DESIGN SHALL BE PROVIDED WITH LANDSCAPE PLAN TO BE USED IN LIEU OF PREPARED LANDSCAPE PLAN.
 4. THE LANDSCAPE DESIGN SHALL BE PROVIDED WITH LANDSCAPE PLAN TO BE USED IN LIEU OF PREPARED LANDSCAPE PLAN.
 5. THE LANDSCAPE DESIGN SHALL BE PROVIDED WITH LANDSCAPE PLAN TO BE USED IN LIEU OF PREPARED LANDSCAPE PLAN.

14514 JOHN MARSHAL HIGHWAY GENERAL DEVELOPMENT PLAN & SPECIAL USE PERMIT

DATE: JULY 12, 2021
 REVISION: DECEMBER 3, 2021
 PROJECT: 14514 JOHN MARSHAL HIGHWAY
 SHEET: 1 OF 1



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 facilities** – In keeping with County practices, separate 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 facilities** – In keeping with County practices, impacts are calculated for both police services and fire and rescue services; impacts are based on projected incremental additional residents that will result from the Residential Development.
- **Public park facilities** – In keeping with County practices, impacts are based on projected incremental additional residents that will result from the Residential Development.

Public transportation facilities will not be addressed in this analysis as the Residential Development is below the requirement to conduct a transportation study.

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, townhouse and 2-over-2/multi-family). Current 2022 and historical 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 2021-22 Student Generation Factors.

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 will 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 twenty 2-over-2/multi-family units. As noted in the *Housing Unit and Enrollment Projection Methodology*, in Prince William County, the generation factors for multifamily are applied to 2-over-2/multi-family units. Based on projected development and the student generation factors identified in Table III-A.1, the proposed development will generate an estimated total of 6.5 students, and less than one of whom is estimated to be generated by-right. As shown in Table III-A.2 on the following page, the Residential Development is estimated to create seven new students, which is the total estimated number of students generated less the estimated number of by-right students and rounded to the next whole number.

TABLE III-A.2
Projected Student Generation – John Marshall Highway Rezoning

| <i>School Type</i> | <i>Units^(a)</i> | <i>Unit Type</i> | <i>Generation Factor^(b)</i> | <i>Total Projected Students^(c)</i> |
|--|----------------------------|------------------------|--|---|
| Elementary | 20 | 2-over-2/multi-family | 0.161 | 3.22 |
| Middle | 20 | 2-over-2/multi-family | 0.075 | 1.50 |
| High | 20 | 2-over-2/multi-family | 0.089 | 1.78 |
| Total proposed | | | | 6.50 |
| Elementary | 1 | Single-family detached | 0.275 | (0.28) |
| Middle | 1 | Single-family detached | 0.156 | (0.16) |
| High | 1 | Single-family detached | 0.228 | (0.23) |
| Less: total-by-right | | | | (0.66) |
| Elementary | | | | 3 |
| Middle | | | | 2 |
| High | | | | 2 |
| Net students | | | | 7 |
| ^(a) Source: Walsh, Colucci, Lubeley, & Walsh, P.C. | | | | |
| ^(b) See Table III-A.1. | | | | |
| ^(c) Students have been rounded up to the next whole number. | | | | |

PROJECTED CAPACITY OF PUBLIC SCHOOL FACILITIES

The public school facilities potentially impacted by the Residential Development are: Tyler Elementary School, Bull Run Middle School, and Battlefield High School. Table III-A.3 on the following page shows the projected capacity and enrollment at each school for the 2023-24 school year, which represents the year the development is assumed to be completed.

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

| <i>School</i> | <i>Capacity^(a)</i> | <i>Current Enrollment^(a)</i> | <i>Excess Capacity</i> | <i>Projected Students</i> | <i>Proffer Consideration</i> |
|-------------------------|-------------------------------|---|------------------------|---------------------------|------------------------------|
| Tyler Elementary School | 574 | 445 | 129 | 3 | meets capacity |
| Bull Run Middle School | 1,153 | 1,093 | 60 | 2 | meets capacity |
| Gainesville High School | 2,557 | 2,032 | 525 | 2 | meets capacity |
| Total | 4,284 | 3,570 | 714 | 7 | |

^(a)Capacity and enrollment shown is for 2023-2024, which represents the year development is assumed to be completed. Source: Prince William County Public Schools 2021-22 Historical, Current, and Projected Enrollment (2021-2031).

Elementary School Facilities

The Residential Development site is located within the Tyler Elementary School boundaries (see Exhibit C). According to Prince William County Public Schools, the school has a planning capacity of 574 students and a projected enrollment of 445 students, meaning that the school has unused capacity for 129 students. Therefore, the three projected elementary school students that will be created by the Residential Development do not exceed projected 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 Bull Run Middle School boundaries (see Exhibit D). According to Prince William County Public Schools, the school has a planning capacity of 1,153 students and a projected enrollment of 1,093 students, meaning that the school has unused capacity for 60 students. Therefore, the two projected middle school student that will be created by the Residential Development does not exceed projected capacity and does not represent an additional need for Prince William County Public School facilities.

High School Facilities

The Residential Development site is located within the Gainesville High School boundaries (see Exhibit E). According to Prince William County Public Schools, the school has a planning capacity of 2,557 students and a projected enrollment of 2,032 students, meaning that the school has unused capacity for 525 students. Therefore, the two projected high school student that will be created by the Residential Development does not exceed projected capacity and does not represent an additional need for Prince William County Public Schools.

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



EXHIBIT C: AREA MAP (DEVELOPMENT SITE, TYLER ELEMENTARY SCHOOL)



EXHIBIT D: AREA MAP (DEVELOPMENT SITE, BULL RUN MIDDLE SCHOOL)

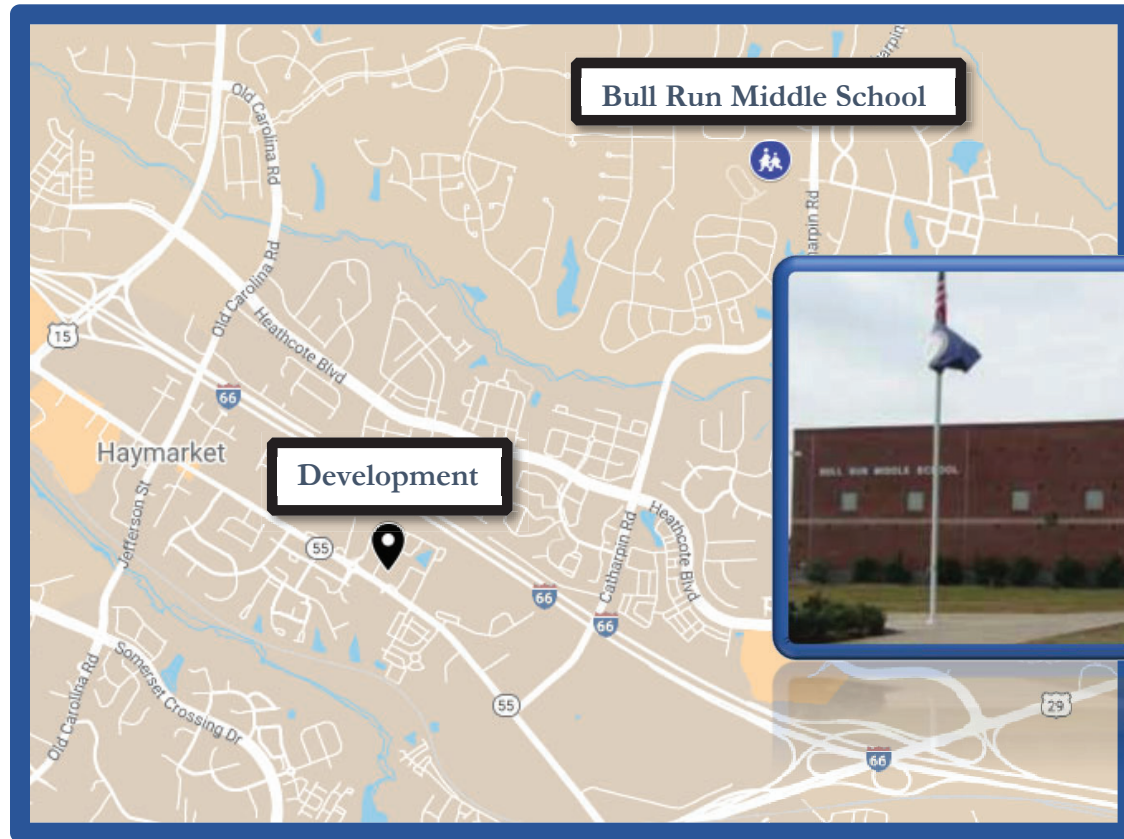
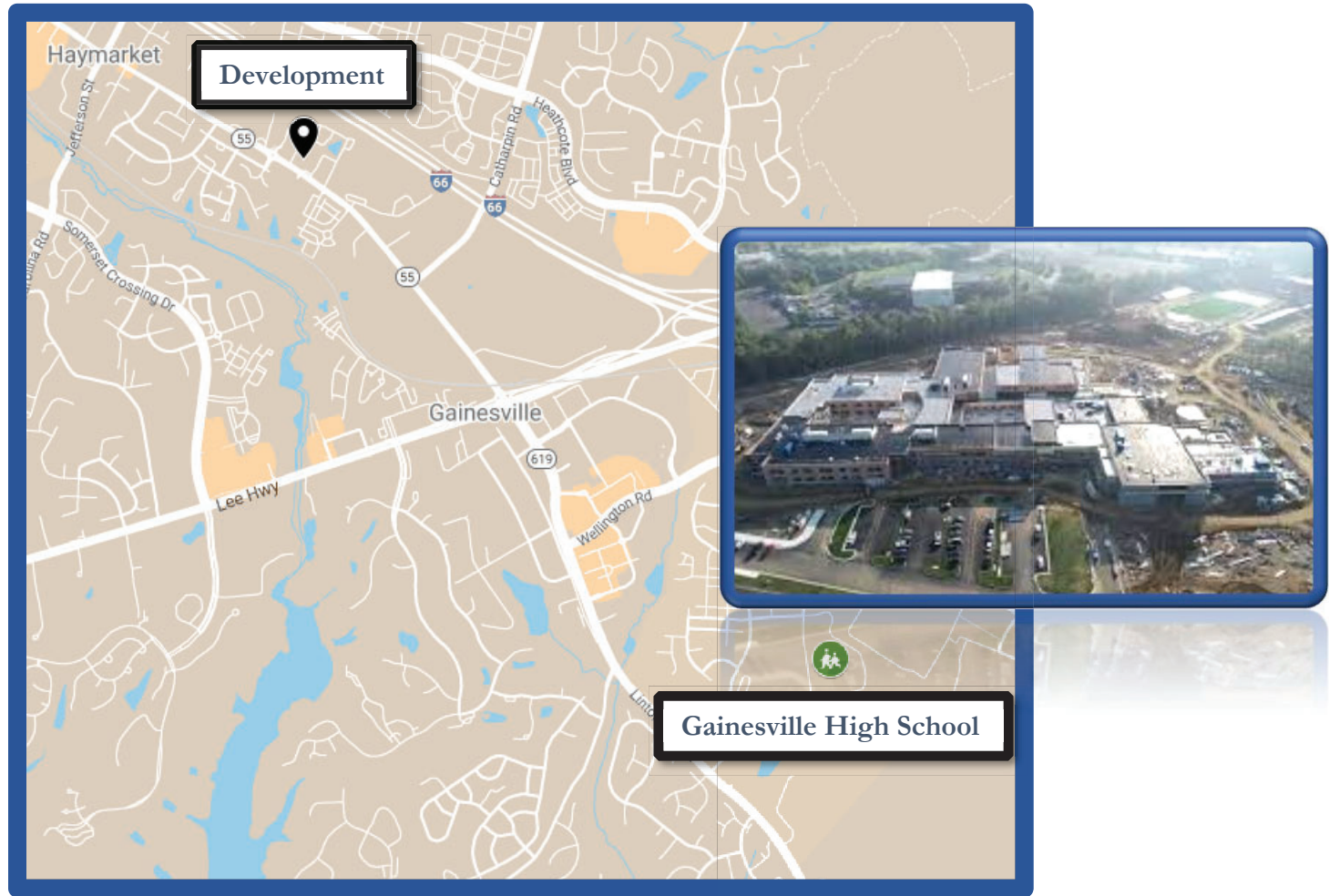


EXHIBIT E: AREA MAP (DEVELOPMENT SITE, GAINESVILLE HIGH SCHOOL)



MITIGATION STRATEGIES

The Residential Proffer Legislation stipulates that proffers can only address needs exceeding existing capacity. Therefore, any monetary proffer for public school facility improvements must be calculated on a per student basis for the projected students that will exceed the current capacity.

The projected elementary school, middle school and high school students resulting from the Residential Development are within existing capacity. As a result, no proffers are necessary.

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 residential unit generation factors from the Prince William County Geographic Information Systems Demographics Quarterly Estimates as of March 31, 2021.

MuniCap then applied the LOS standards for various public safety services as identified in the County Comprehensive Plan, approved June 18, 2019, to calculate the impact of the Residential Development on public safety services, and compared the existing capacity at the relevant public safety facilities to the forecasted increase in required services resulting from the proposed development and determined whether the projected demand exceeded current capacity.

PROJECTED NET RESIDENT IMPACTS

As previously described, the Residential Development includes twenty 2-over-2/multi-family units. Based on projected development and the average occupancy of residential units in the County, the proposed development will house an estimated 43 residents above by-right, as shown below in Table III-B.1.

TABLE III-B.1
Projected Residents – John Marshall Highway Rezoning

| <i>Unit Type</i> | <i>Units^(a)</i> | <i>Residents Per Unit^(b)</i> | <i>Total Projected Residents</i> |
|--|----------------------------|---|----------------------------------|
| 2-over-2/multi-family | 20 | 2.32 | 46 |
| Less single-family detached units allowed by right | 1 | 3.37 | (3) |
| Total (above by-right) | | | 43 |
| <small>^(a)Source: Walsh, Colucci, Lubeley, & Walsh, P.C.</small> | | | |
| <small>^(b)Source: Prince William County GIS Division Quarterly Estimates (as of 3/31/2021).</small> | | | |

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 43 residents estimated for the Residential Development is 22 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^(b)</i> | <i>Facility Sq. Ft. Per Officer^(b)</i> | <i>Additional Facility Sq. Ft. Requirement</i> |
|--|---|--|---|--|
| 43 | 2 | 0.09 | 250 | 22 |

^(a)See Table III-B.1.
^(b)Source: Prince William County Comprehensive Plan Safety and Secure Community.

The project site is within Gainesville Magisterial District, which is serviced by the Western District Police Station (see Exhibit G). According to the Prince William County Police Department, there are currently 129 sworn officers employed at the Western District Police Station. Based on Prince William County Assessor records, the station is 51,137 square feet, implying a capacity to accommodate 204 officers (51,137 total square feet ÷ 250 feet per officer). This means that the station currently has the excess capacity for 76 additional sworn officers, representing 19,000 square feet of facility space (76 officers × 250 square feet). Therefore, the projected residents associated with the Residential Development are not anticipated to place demands on police station facilities in excess of current capacity.

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 below in Table III-B.3.

TABLE III-B.3
Other Projected Police Facility Impacts

| <i>Facility Type</i> | <i>Projected Net Resident Impact^(a)</i> | <i>Sq. Ft. Required per 1,000 Residents^(b)</i> | <i>Additional Facility Sq. Ft. Requirement</i> |
|------------------------|--|---|--|
| Animal control | 43 | 67 | 2.88 |
| Training | 43 | 324 | 13.93 |
| Administrative support | 43 | 274 | 11.78 |

^(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 Geographic Information Systems Demographics Quarterly Estimates, the total population of Prince William County is estimated at 470,753 people as of March 31, 2021. This translates to a need for 31,540.45 square feet of animal control facility space (67 square feet per thousand residents × 471.753 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. Therefore, the projected impact of 2.88 square feet in necessary animal control 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 for Fiscal Years 2022 – 27, there is currently a project in place to renovate the animal control facility, expanding it to 25,760 square feet of space. The estimated

costs of this expansion minus the money that has been allocated/paid were used as the basis of cost for impacts as estimated in Table III-B.6.

The County LOS standard for police training facilities is 324 square feet per 1,000 residents. Therefore, the County's current population of 470,753 creates a need for 152,523.97 square feet of police training facility space (324 square feet per thousand residents \times 470.753 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 13.93 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 Capital Improvement Program for Fiscal Years 2022 – 27, there is currently a project in place to create a Master Plan for the Training Center expansion. Impact costs were estimated based on a shared portion of 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 470,753 creates a need for 128,986.32 square feet of police administrative facility space (274 square feet per thousand residents \times 470.753 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 11.78 square feet in necessary police administrative support facility space that will be generated by the Residential Development represents a requirement that exceeds current capacity.

The County Capital Improvement Program includes an allocation for an expansion to the County Animal Shelter and Public Safety Training Center. This study includes a proffer based on the cost of these facilities on a per capita basis, in accordance with County policy.

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



Fire and Rescue Facilities

The County LOS standard for fire and rescue facilities servicing the Residential Development is broken down into workload capacity and travel times. Table III-B.4 summarizes 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 Table 4. | |

B. Workload

| Factor | Standard |
|--|----------------|
| Responses per Tactical Unit | 2,000 per year |
| ^(a) Source: Prince William County Comprehensive Plan Safety and Secure Community Table 5. | |

According to the County Fire Department, the fire and rescue facility that primarily serves the Residential Development’s location is Station 4, located less than a half mile away and estimated to be a travel time of one minute.

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

| <i>Projected Net Resident Impact ^(a)</i> | <i>Average Annual Incident Rate ^(b)</i> | <i>Projected Annual Increase</i> |
|---|--|----------------------------------|
| 43 | 0.13 | 6 |
| ^(a) See Table III-B.1. | | |
| ^(b) See Table III-C.3. and CY 2018 Fire and Rescue call statistics provided by the County Department of Fire & Rescue. | | |

According to the County Assessor, Station 4, constructed in 1990, consists of 3.8 acres and 19,258 building square feet and supports two tactical units. Based on County LOS standards, this implies that the station can service 4,000 incidents per year. Population information was not available for calendar year 2021, according to the County department of Fire and Rescue, in calendar year 2018, Station 4 served 31,468 residents. In calendar year 2021 Station 4 answered 4,092 calls, which suggests a call

volume per resident of 0.13 (calculated as 4,092 calls ÷ 31,468 residents). This implies that Station 4 is in excess of current capacity and cannot accommodate the six additional calls generated by the Residential Development. Table III-B.5 on the previous page shows the projected annual increase of call volume.

The County Capital Improvement Program includes an allocation building Fire Station #27. This study includes a proffer based on the cost of this facility on a per call basis from the Residential Development, in accordance with County policy.

EXHIBIT H: AREA MAP (DEVELOPMENT SITE & PWC STATION #4 FACILITY)



MITIGATION STRATEGIES

Because the excess capacity at the Western District Police Station exceeds the projected increase in service demand by the Residential Development, any proffer related to police station facility costs would be inappropriate under the Residential Proffer Legislation. In addition, the County Capital Improvement Program does not include any capital improvements to Police Administrative facilities that increase capacity in the Residential Development's service area. Therefore, a proffer related to Police Administrative facilities would be inappropriate under the Residential Proffer Legislation.

As previously described, the incident rate of Station 4 was used to estimate the incident increase attributable to the Residential Development. As the development is in excess of capacity, incidents attributable to the development are considered eligible for proffers.

Proffers for eligible public safety facilities are calculated in accordance with County LOS standards and shown on the following page 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 the Proposed Zoning Reclassification</i> | |
|--|--------------------|
| <u>Police - Animal Control</u> | |
| a) Current population of Prince William County ^(a) | 470,753 |
| b) Projected residents above by-right. ^(b) | 43 |
| c) Total projected County population (a + b) | 470,796 |
| d) Total cost of Animal Shelter Expansion/Renovation ^(c) | \$5,370,000 |
| e) Building cost per capita (d ÷ c) | \$11.41 |
| f) Animal Control Proffer required for Residential Development (e × b) | \$490.47 |
| <u>Police - Training</u> | |
| g) Current population of Prince William County ^(a) | 470,753 |
| h) Projected residents above by-right. ^(b) | 43 |
| i) Total projected County population above by-right (g + h) | 470,796 |
| j) Total cost of Public Safety Training Center Master Plan ^(c) | \$40,000,000 |
| k) Project cost per capita (j ÷ i) | \$84.96 |
| l) Training Proffer required for Residential Development (k × h) | \$3,653.39 |
| <u>Fire & Rescue</u> | |
| m) Expected workload capacity of Station 27 (2 tactical units) ^(c) | 4,000 |
| n) Projected incident impact of Development. ^(d) | 6 |
| o) Total cost of Station 27 ^(c) | \$14,000,000 |
| p) Project cost per incident (o ÷ m) | \$3,500.00 |
| q) Fire & Rescue Proffer required for development (p × n) | \$19,570.55 |
| r) Fire & Rescue cost per capita (q ÷ b) | \$455.13 |
| Estimated Cost Per Unit | |
| s) Gross cost per capita (e + k + r) | \$551.50 |
| t) Residents in development above by-right ^(b) | 43 |
| u) Total proffer for development units in excess of by-right (s × t) | \$23,714.40 |
| Proffer contribution: Per 2-over-2/multi-family unit (u ÷ 20) | \$1,185.72 |
| ^(a) Source: Prince William County Geographic Information Systems Demographics Quarterly Estimates (as of 3/31/2021). | |
| ^(b) See Table III-B.1. | |
| ^(c) Source: Prince William County Capital Improvements Program Fiscal Years 2022-27. Amount represents the portion of the \$16.725mm expansion cost balance to be financed. | |
| ^(d) See Table III-C.4 | |

III-D. Public Parks Facility Impacts

MITIGATION STRATEGIES

The Residential Development is anticipated to include a swimming facility and a dog park or tot lot that will serve children ages 2-12. In addition, Upland Manor is an adjacent development that is proffered to include, at a minimum, a 1,500 square foot clubhouse, an outdoor pavilion/shelter, a bathhouse and pool, pocket parks and tot lots. The Residential Development may be part of the Upland Manor HOA, and residents of the Residential Development may have access to and benefit from the Upland Manor amenities. Therefore, it is anticipated that there will be sufficient parks facilities to meet the needs of residents of the Residential Development and a parks contribution is not calculated.

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

III-E. Transportation Facility Impacts

MITIGATION STRATEGIES

Upland Manor is an adjacent development that shall provide to Route 55 access for residents of the Residential Development. The Applicant will dedicate approximately 4,500 square feet right-of-way for future units. Additionally, the Residential Development is below the requirement to conduct a transportation study. Therefore, public transportation impacts are not calculated.

The Applicant will undertake efforts necessary to ensure that the proposed mitigation strategy is consistent with all applicable laws, 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 for review. Upon receipt of any additional comments, 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 school facilities ^(a) | N.A. |
| b) Public safety facilities ^(b) | \$1,185.72 |
| c) Public park facilities | N.A. |
| d) Public transportation facilities | N.A. |
| e) Total estimated proffer per unit (a + b + c + d) | \$1,185.72 |
| f) Proposed 2-over-2/multi-family units ^(c) | 20 |
| Total Development Proffer Contribution (e × f) | \$23,714.40 |
| ^(a) See Table III-A.4. ^(b) See Table III-B.6. ^(c) 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.

HISTORICAL COMMISSION RESOLUTION**MOTION: PORTA****May 10, 2022
Regular Meeting
Res. No. 22-027****SECOND: GREEN****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> |
|---------------------------|---|--|
| REZ2022-00018 | Youth for Tomorrow Crosses - Proffer Amendment | No Further Work |
| REZ2021-00020 | John Marshall Village Addition | In response to the Applicant's request for information on the type, cost, and potential location of the historical marker please note: current price to manufacture the standard Historical Commission marker with the Prince William County seal is approximately \$3000 not including installation; a preferred location for the historical marker is proximate to the entrance of the development with a pull-off area to enable citizens to safely read the historical marker. |

| <u>Case Number</u> | <u>Name</u> | <u>Recommendation</u> |
|---------------------------|--|--|
| SUP2022-00003 | John Marshall Village Addition | No Further Work |
| REZ2016-00021 | Kline Property 14 th Submission | <p>If a Phase I study and, if warranted, Phase II evaluation and Phase III data recovery study are performed artifacts to be donated to and curated with the County.</p> <p>Investigate possibility of preserving the silos on the site.</p> <p>As previously requested, confirm 25 foot buffer for the existing Lutheran Machpelah Cemetery.</p> |
| SUP2017-00037 | Kline Property – Pharmacy (Drive-Through) 8 th Submission | No Further Work |
| CPA2021-00004 | PW Digital Gateway 3 rd Submission | <p>In the absence of a response from the applicant to the Historical Commission's previous recommendations (included below), the Historical Commission is compelled to recommend denial.</p> <p>For Comprehensive Plan Amendment (CPA): Recommend splitting the parcel into South and North sections (see attached map). Southern Section - keep existing land use or change to Parks and Open Space (P&OS).</p> <p>Northern Section – before decision on the CPA, request an Architectural Survey and</p> |

| <u>Case Number</u> | <u>Name</u> | <u>Recommendation</u> |
|--------------------|------------------|--|
| | | <p>Evaluation of above ground resources; those above ground resources eligible for listing on the National Register of Historic Places should be preserved in place.</p> <p>Northern Section - mitigation so any new buildings, structures, power lines, towers are not visible from the Manassas National Battlefield Park.</p> <p>Northern Section - request Phase I study with a rezoning application and, if warranted, Phase II evaluation and Phase III data recovery study. Artifacts to be donated to and curated with the County.</p> <p>If rezoning is requested: Southern section same as CPA recommendation.</p> <p>Cemeteries - in all sections to be preserved in place with enhanced preservation area/buffers.</p> |
| REZ2022-00021 | Interstate Drive | <p>Following up on the Phase I study and Phase II evaluation, continue to donate and curate any future artifacts with the County.</p> <p>Request the rare vegetation flower that was discovered be labeled and preserved in a garden.</p> <p>Request creating a habitat/sanctuary for the bats.</p> |

| <u>Case Number</u> | <u>Name</u> | <u>Recommendation</u> |
|---------------------------|--|---|
| REZ2022-00027 | St. Katharine Drexel SUP Amendment | Request applicant follow The Journey Through Hallowed Ground landscape guidelines. |
| PFR2022-00013 | Woodbridge Area Elementary School | Phase I study and, if warranted, Phase II evaluation and Phase III data recovery study. Artifacts to be donated to and curated with the County. |
| SUP2022-00022 | Kline Property – Self Storage Center | No Further Work |
| SUP2022-00023 | Kline Property – Restaurant with Drive-Through | No Further Work |
| REZ2022-00022 | Devlin Technology Park | No Further Work |

Votes:

Ayes: by acclamation

Nays: None

Absent from Vote: None

Absent from Meeting: Moser, Sargo, Shockley

MOTION CARRIED

ATTEST: 
Secretary to the Commission

