



PLANNING COMMISSION RESOLUTION

MOTION:

June 22, 2022

SECOND:

**Regular Meeting
RES. No. 22-xxx**

RE:

**REZONING #REZ2022-00003, JEFFERSON PLAZA REDEVELOPMENT
WOODBIDGE MAGISTERIAL DISTRICT**

ACTION:

WHEREAS, this is a request to rezone ±7.62 acres from B-1, General Business District, to PMR, Planned Mixed District, to allow a mixed-use development consisting of 240 affordable multifamily units and associated waivers and modifications; and

WHEREAS, the subject property is located on the east side of Route 1 and north of Mount Pleasant Drive at 13801 Mount Pleasant; it is identified on County maps as GPIN 8392-82-6885; and

WHEREAS, the site is designated NMU, Neighborhood Mixed Use, in the Comprehensive Plan and is located within the Marumscos subarea of the North Woodbridge Small Area Plan; and

WHEREAS, the site is currently zoned B-1, General Business, with proffers; and the site is also located within Redevelopment Overlay District; and

WHEREAS, the Prince William County Planning Commission duly ordered, advertised, and held a public hearing on June 22, 2022, at which time public testimony was received and the merits of the above-referenced case were considered; and

WHEREAS, County staff recommends that the Planning Commission recommend denial of the rezoning; and

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

NOW, THEREFORE, BE IT RESOLVED that the Prince William County Planning Commission does hereby close the public hearing and recommend denial of Rezoning #REZ2022-00003, Jefferson Plaza Redevelopment.

ATTACHMENT: Proffers dated May 16, 2022

Votes:

Ayes:

Nays:

Abstain from Vote:

Absent from Vote:

Absent from Meeting:

MOTION CARRIED

Attest:

Antoinette Brzyski
Clerk to the Planning Commission

PROFFER STATEMENT

REZ #2022-00003

Jefferson Plaza Redevelopment

Rezoning from B-1 to PMR

GPIN 8392-82-6885 (Partial)

May 16, 2022

Record Owner: Jefferson-Marumsco 2, LLC

Property: Rezoning from B-1 to PMR
Jefferson Plaza Redevelopment
GPIN: 8392-82-6885 (Partial)
Woodbridge Magisterial District
7.6230 acres

Date: May 16, 2022

The undersigned hereby proffers that the use and development of the subject Property shall be in strict conformance with the following conditions and shall supersede all other proffers made prior hereto. In the event the referenced rezoning is not granted as applied for by the Applicant, the below-described proffers shall be withdrawn and shall become null and void.

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.

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

References in this Proffer Statement to plans and exhibits shall include the “PMR Master Zoning Plan” or “MZP” entitled “Jefferson Plaza Redevelopment,” prepared by Bowman Consulting Group, Ltd., Rev. May 2022.

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Jefferson Plaza Redevelopment

Rezoning from B-1 to PMR

GPIN 8392-82-6885 (Partial)

May 16, 2022

USES AND SITE DEVELOPMENT

1. This is a partial rezoning of GPIN 8392-82-6885. As shown on the GDP, the bulk of the parcel, consisting of 7.6230 acres (the “Property”), will be rezoned from B-1 to PMR, for a density of 31.48 units per acre. The remaining .2046 acres of GPIN 8392-82-6885 will remain zoned B-1.
2. Development of the Property shall be in substantial conformance with the MZP.
3. The maximum number of residential units constructed on the Property shall be 240 multi-family units. Market conditions will dictate the final number of units constructed.
4. For purposes of establishing density on the Property, the density as set forth on the Land Use Plan shall apply to the 7.6230 acres subject to the rezoning.
5. For purposes of calculating open space and tree canopy coverage, the 7.6230 acres subject to the rezoning shall be utilized. At the time of site plan, the Applicant shall provide a tabulation of the open space and tree canopy coverage calculations.

DESIGN

6. Buildings on the property shall be designed with modulated facades made with durable materials. The facades shall be broken into distinct architectural bays with porches and varied cornice lines. The facades shall contain varied window types.

SIGNAGE

7. In accordance with the Zoning Ordinance, a monument-style signage feature that integrates landscaping will be constructed at the potential key site access points.

LANDSCAPING

8. The site landscape scheme and site details shall be provided in substantial conformance with the MZP. Where existing vegetation is undisturbed within the landscaping areas, the existing vegetation may be credited against the plant unit requirements identified in the Design and Construction Standards Manual (“DCSM”).

PROFFER STATEMENT

REZ #2022-00003

Jefferson Plaza Redevelopment

Rezoning from B-1 to PMR

GPIN 8392-82-6885 (Partial)

May 16, 2022

9. The Applicant shall remove any graffiti from the Property. Graffiti shall be deemed any inscription or marking on walls, buildings or structures not permitted by the sign regulations in Section 32-250.20 et seq. of the Zoning Ordinance. Any graffiti is to be reported to the Prince William County Police Department before removal.
10. The Applicant shall utilize exclusively plant species native to Virginia in their landscape design in substantial conformance with the MZP.

ENVIRONMENTAL

11. The Applicant shall remove existing utility easements in substantial conformance with the MZP.
12. To facilitate the adequate expansion of tree and shrub roots to support healthy plants, all landscape areas, parking lot islands, and buffers, which have been subject to the pavement and/or compaction shall have, prior to planting: a) all foreign materials (asphalt, concrete, rock, gravel, debris, etc.) removed and, if necessary, the soil loosened to a depth that supports healthy roots, and b) a top dressing of clean topsoil at a depth needed to ensure a healthy root system. This topsoil shall be a loam, sandy loam, clay loam, silt loam, or sandy clay loam. The topsoil shall not be a mixture of or contain undesirable contrasting textured subsoils. The topsoil shall contain less than 5% by volume of cinders, stones, slag, coarse fragments, sticks, roots, trash, or other materials larger than 1" in diameter and shall not contain gravel. The topsoil shall contain a minimum of 5% natural fine organic matter, such as leaf mold, peat moss, etc.

MOBILITY

13. The exact location/alignment of the roads, pedestrian facilities and other mobility facilities shall meet VDOT and DCSM standards--unless otherwise approved by VDOT and/or the County, as appropriate--and will be determined at final plan based on final design and engineering.
14. The Applicant shall resurface the existing service road "Jefferson Plaza Loop" located to the south of GPINs 8392-82-3292, 8392-83-4207, 8392-83-5814 and to the west of GPIN 8392-83-7929. The Applicant shall construct the internal network of travelways and sidewalks shown on the MZP.
15. The Applicant shall conduct further evaluation of the Rt. 1/Mount Pleasant Dr. intersection as a condition of final site plan approval.

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REZ #2022-00003

Jefferson Plaza Redevelopment

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PARKS AND RECREATION

16. The Applicant shall construct on the Property a clubhouse, dog park, and passive recreational area (including pedestrian trail, landscaping and outdoor seating in substantial conformance with the MZP) -- the exact locations of which shall be determined at the time of site plan.
17. The Applicant shall provide access to Jefferson Park, construct 23 parking spaces therein (including 13 shared parking spaces and 10 spaces reserved for park use only), provide playground equipment (the type and mix of such to be determined at site plan), and provide the other improvements to the park in substantial conformance with the MZP.

WATER AND SEWER

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

AFFORDABILITY

19. The multi-family units shall be subject to Section 42 of the Internal Revenue Tax Code and maintain affordability for 30 years, meaning that 100% of the units shall be rented to households earning up to 60% of the Area Median Income, as determined by the US Department of Housing and Urban Development (HUD) every year.

WAIVERS AND MODIFICATIONS

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

20. As shown on Sheet 4 of the MZP, modifications of Sections 602.14A, 601.04F, 610.02A, and Table 6-8, of the DCSM to reduce the width of travelways and exceed

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1,000 VPD, allow perpendicular parking on both sides of travelways, and reduce required parking spaces.

21. Waiver and modification of Section 110.02.02 of the DCSM and Sections 25-41 through 254-45, inclusive, of the PWC Zoning Ordinance to waive the requirements for the submission of a preliminary residential site plan. The MZP meets the necessary requirements for a preliminary residential site plan and, therefore, a separate submission shall not be required.
22. As shown on Sheet 7 the MZP, modification of Sections 32-250.31, 32-250.32, and 32-800.11 of the Zoning Ordinance and Sections 802.10, 802.11, 802.12, 802.13 and Table 8-1 of the DCSM to allow variable-width landscape areas. The site landscaping areas shall be provided substantially as shown on the MZP.
23. Modification of Section 32-306.12.6.G of the Zoning Ordinance to allow the development standards as listed below and as shown on Sheet 2 of the MZP: (i) Modify the minimum lot area per dwelling unit from 1,450 sf to 1,350 sf; (ii) Modify the front yard (from streets & traveled portion of the access easement) from 35 ft. to 20 ft.; and (iii) Modify the parking lot to dwelling from 12 ft. to 6 ft.
24. Modification of Section 32-306.01-1 of the Zoning Ordinance to allow the PMR zoning to be less than the required 10 contiguous acres. The Property is 7.6230 acres instead of the 10-acre minimum required.
25. Modification of Zoning Ordinance section 32-306.10.1(a) to allow one unit type instead of two.



STAFF REPORT

PC Meeting Date:	June 22, 2022
Agenda Title:	Rezoning #REZ2022-00003, Jefferson Plaza Redevelopment
District Impact:	Woodbridge Magisterial District
Requested Action:	Recommend Denial of Rezoning #REZ2022-00003, Jefferson Plaza Redevelopment
Department:	Planning Office
Case Planner:	Alexander Stanley

EXECUTIVE SUMMARY

This is a request to rezone ±7.62 acres from B-1, General Business, to PMR, Planned Mixed Residential, to construct 240 affordable multifamily units with associated waivers and modifications. The subject site is located at the southeastern quadrant of the intersection of Jefferson David Highway (Route 1) and Mount Pleasant Drive.

It is the recommendation of staff that the Planning Commission recommend denial of Rezoning #REZ2022-00003, Jefferson Plaza Redevelopment.

BACKGROUND

- A. Request: This is a request to rezone ± 7.62 acres from B-1, General Business, to PMR, Planned Mixed Residential, to construct 240 affordable multifamily units with associated waivers and modifications.

Uses/Features	Existing	Proposed
Zoning	B-1, General Business District	PMR, Planned Mixed Residential (Urban High)
Use(s)	Vacant	Affordable Dwelling Units (up to 240 multi-family units)
Uses/Features	Required in PMR zoning district	Proposed with Development in PMR (as proffered)
REZ area	Minimum 10 acres for PMR	Total Project Area = ± 7.62 acres (modified)
Residential Unit Type / #	2-unit types/styles	240 units; 1 unit type (multi-family; Type G, Multifamily 147 1-bedroom unit; 93 2-bedroom unit; 7 3-story buildings (modified)
Parking	1.5 spaces per 1-bedroom unit; 2.2 spaces per 2-bedroom unit; 1 space per 150 SF of Clubhouse; 10 spaces for Public Recreation <u>Total Required:</u> 457 spaces	1.45 spaces per 1-bedroom unit; (modified) 1.45 spaces per 2-bedroom unit; (modified) 1 space per 558 SF of Clubhouse; (modified) 10 spaces for Public Recreation <u>Total Provided:</u> 369 spaces (19.25% reduction)
Uses/Features	Required in North Woodbridge Small Area Plan / Transect (T-4) / NMU Land Use	Proposed with Development in PMR (as proffered)
Target Density	T-4 = 8 – 24 d.u./ac. 60-182 total dwelling units	31.48 d.u./ac.

Target Land Use Mix	Residential = 80-90% Non-Residential = 10-50% Civic = 5%+	Residential = 100%
Target Building Height	T-4 = 4-8 stories	3 stories;
Open Space	10% of site (0.76 acres)	34% of site (2.59 acres)

- B. Site Location: The site is located on the east side of Route 1, north of Mount Pleasant Drive. It is identified on County maps as GPIN 8392-82-6885.
- C. Comprehensive Plan: The site is designated NMU, Neighborhood Mixed-Use in the Comprehensive Plan, and is located within the Marumsco subarea of the North Woodbridge Small Area Plan.
- D. Zoning: The site is currently zoned B-1, General Business. The site is also located within the Redevelopment Overlay District.
- E. Surrounding Land Uses: The site is located on the east side Route 1, north of Mount Pleasant Drive. The abutting properties to the west in-between Route 1 and the property are commercial in nature. To the south is Marumsco Plaza which is commercial in nature. Properties to the southeast and northeast consist of existing residential communities. There are also significant environmental features to the east of the property.

STAFF RECOMMENDATION

Staff recognizes that the North Woodbridge Small Area Plan was adopted with very forward-looking goals and objectives in terms of density, vertical integration of mixed uses, building form and site layout and that the Board adopted these land use objectives and goals, looking toward 2040 and acknowledged there may be situations where the aspirational vision of the plan may be more forward thinking than the current situation of Prince William County. As such, staff recognized during the adoption of the Plan, that there may be uses, densities, building forms and site layouts that would be transitional in nature and not meet 100% of the goals set forth in the plan. Staff will always continue to negotiate toward the Board’s adopted land use policy and will provide analysis, evaluation and recommendations based on the adopted policies. Ultimately, the Planning Commission will recommend, and the Board will approve projects, based on what stage of transition is right for the County at the time of an application and public hearing.

Staff recommends denial of Rezoning #REZ2022-00003, Jefferson Plaza Redevelopment, for the following reasons:

- The requested intensity is above of the proposed targeted density of 8-24 dwelling units per acre for the area designated NMU, Neighborhood Mixed Use, with a T-4 transect.

- The proposed mix of use does not appropriately implement the designated long range land use.
- While staff does not have objections to individual waivers within a PMR development, the number and severity of requested waivers weakens the project design.
 - Waivers have been submitted to the DCSM buffer standards that would diminish effectiveness and intent of the screening between adjoining properties and dissimilar uses.
 - The application proposes a unit type that is not consistent with the compact, urban design expectations of the North Woodbridge Small Area Plan

Comprehensive Plan Consistency Analysis

Long-Range Land Use: The site is designated NMU, Neighborhood Mixed-Use, in the Comprehensive Plan, and is located within the Marumscos subarea of the North Woodbridge Small Area Plan.

Level of Service (LOS): The proposal includes 240 new multifamily units. The application has been submitted and reviewed pursuant to Code of Virginia Section 15.2-2303.4, and the Applicant has submitted a proffer justification narrative (SB 549 Justification Narrative), which the County and Applicant use to determine impacts. No mitigation measures have been proffered. The Applicant has stated in their SB549 statement that "Given the inordinate difficulty and cost associated with successfully redeveloping this brownfield site into a 100% affordable community, however, the Applicant is unable to provide any cash proffers to Prince William County."

Staff notes that the County does not have an affordable dwelling unit policy. There are many ways that local jurisdictions have typically incentivized affordable housing. These ways typically include:

- Density bonuses
- Reducing cash contributions or mitigation of impacts
- Vouchers/Direct Cash incentives for specific performance

While there are unmitigated impacts to Schools that have been identified by the School's Division, the School Board is not opposed to the subject application, because the approved 2022-31 CIP includes measures that address the overcrowding at Belmont Elementary School with the opening of the Woodbridge Area Elementary School in 2024 and the overcrowding at Freedom High School with the opening of the 14th High School in 2026.

Additional Improvements Proffered by Applicant:

- Jefferson Park: As proffered, the Applicant has agreed to provide access to the Jefferson Park, which is currently land locked, as well as to provide parking, playground equipment and other site improvements including trails and a pavilion. However, staff has general concerns lack of commitment to exact standards for the play equipment.

- Community Recreational Amenities: As proffered, the Applicant is providing the following onsite activity and amenity areas for the residents within the development:
 - Outdoor Amenity Area – The Applicant shall construct an amenity area, generally in the location shown on the MZP, and may include a passive recreation lawn and benches.
 - Dog Activity Area – A fenced dog activity area shall be provided, in the location shown on the MZP.

Strategic Plan

Resilient Economy: The proposed rezoning is favorably aligned with the first objective of the County's Resilient Economy objective by creating a variety of housing options to attract and sustain a diverse workforce. This proposal is counter to the second objective of Resilient Economy, continue efforts to attract new business investment or preserve and expand the commercial tax revenue base. That objective has two action strategies to consolidate smaller land parcels to promote redevelopment and explore opportunities for real estate product development that addresses the need for office development in mixed use centers, and space for entrepreneurs with scalable businesses. The rezoning will result in an increased assessed tax value and decreased commercial tax base.

Sustainable Growth: The proposed rezoning is favorably aligned with the County's Sustainable Growth objective to increase opportunities to improve access to affordable housing throughout the county.

Community Input

Notice of the rezoning application has been transmitted to property owners within 500 feet of the site. As of the date of this staff report, the Planning Office has received comments from a resident along Cobb Court which is adjacent to the proposed development. Concerns include the placement of building #5 and #6 being too close to their property and the overall reduction of parking that could lead to residents of the proposed development parking within other adjacent communities. This resident did express overall support for the project.

Other Jurisdiction Comments

The subject site is located outside of the required notification area of any other jurisdiction.

Legal Issues

If the rezoning is approved, the site could be developed as proffered with the PMR, Planned Mixed Residential, zoning district. Legal issues resulting from the Planning Commission's action are appropriately addressed by the County Attorney's Office.

Timing

The Planning Commission has until September 22, 2022, which is 90 days from the first public hearing date, to take action on the rezoning proposal. A recommendation to approve the rezoning request would meet the 90-day requirement.

STAFF CONTACT INFORMATION

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astanley@pwcgov.org

ATTACHMENTS

Attachment A: Area Maps

Attachment B: Staff Analysis

Attachment C: Proffers

Attachment D: SB549 Justification Narrative

Attachment E: Generalized Development Plan (GDP)

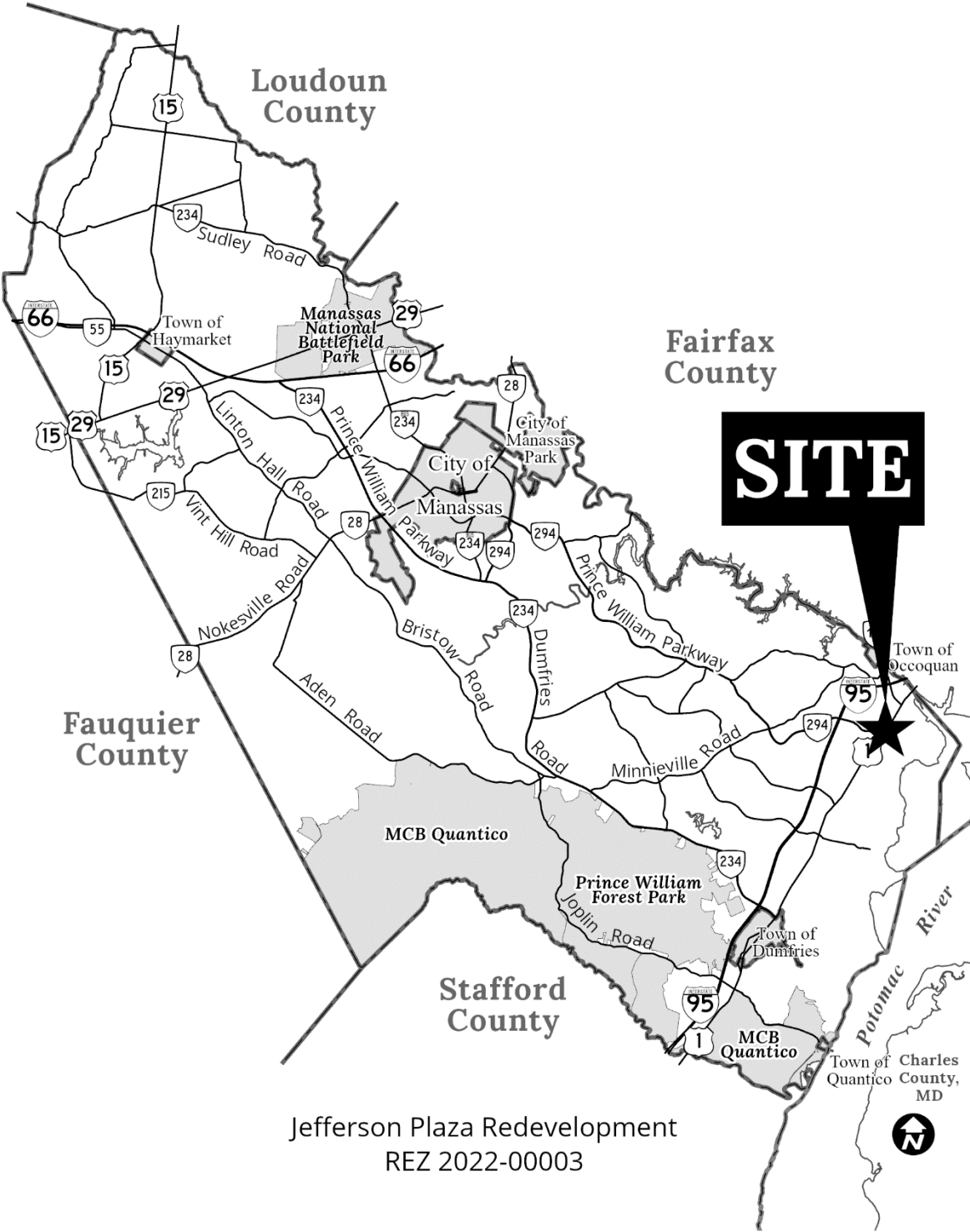
Attachment F: Architectural Renderings

Attachment G: PWCS Development Impact Statement

Attachment H: Economic Development Comment Letter

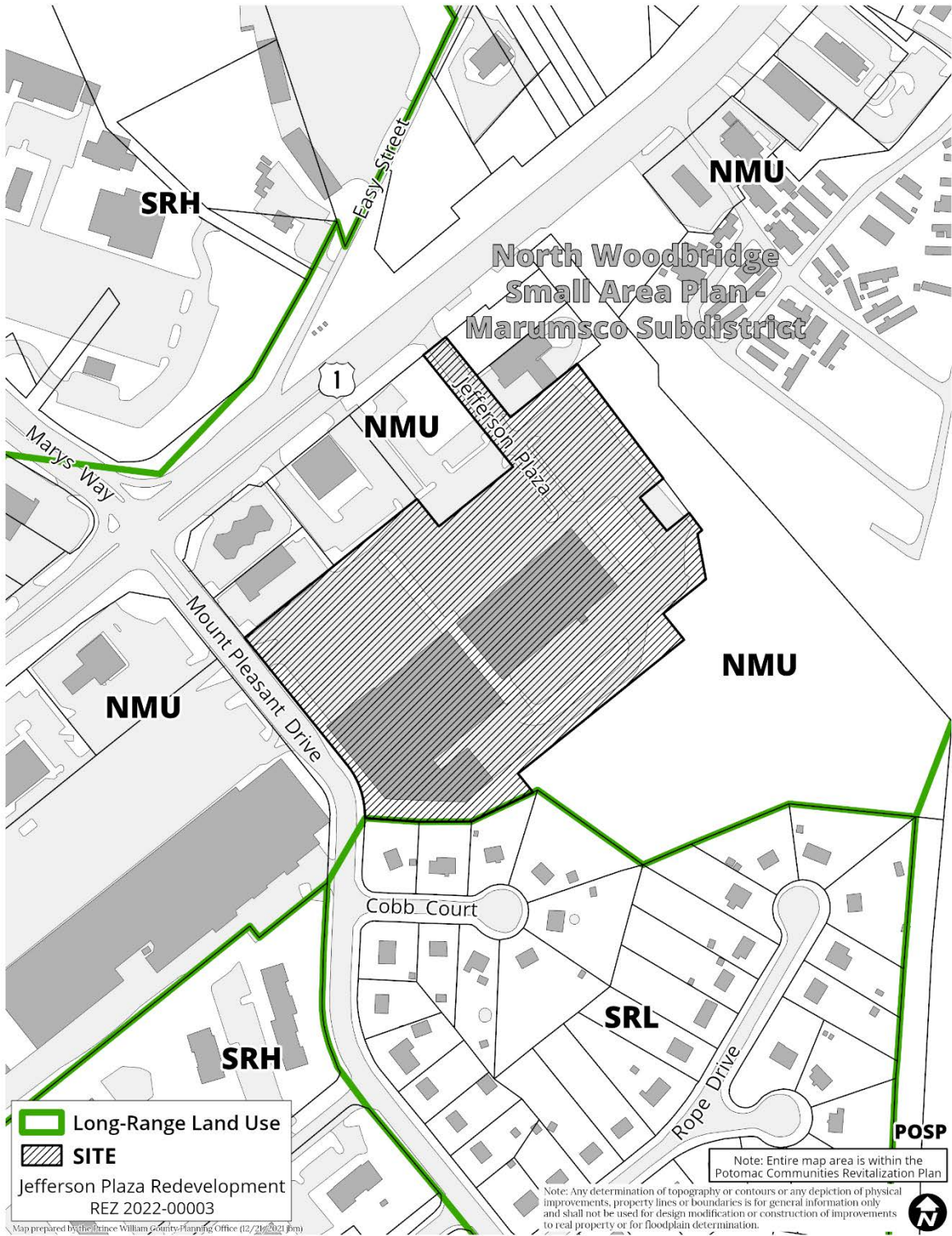
Attachment I: Historical Commission Resolution

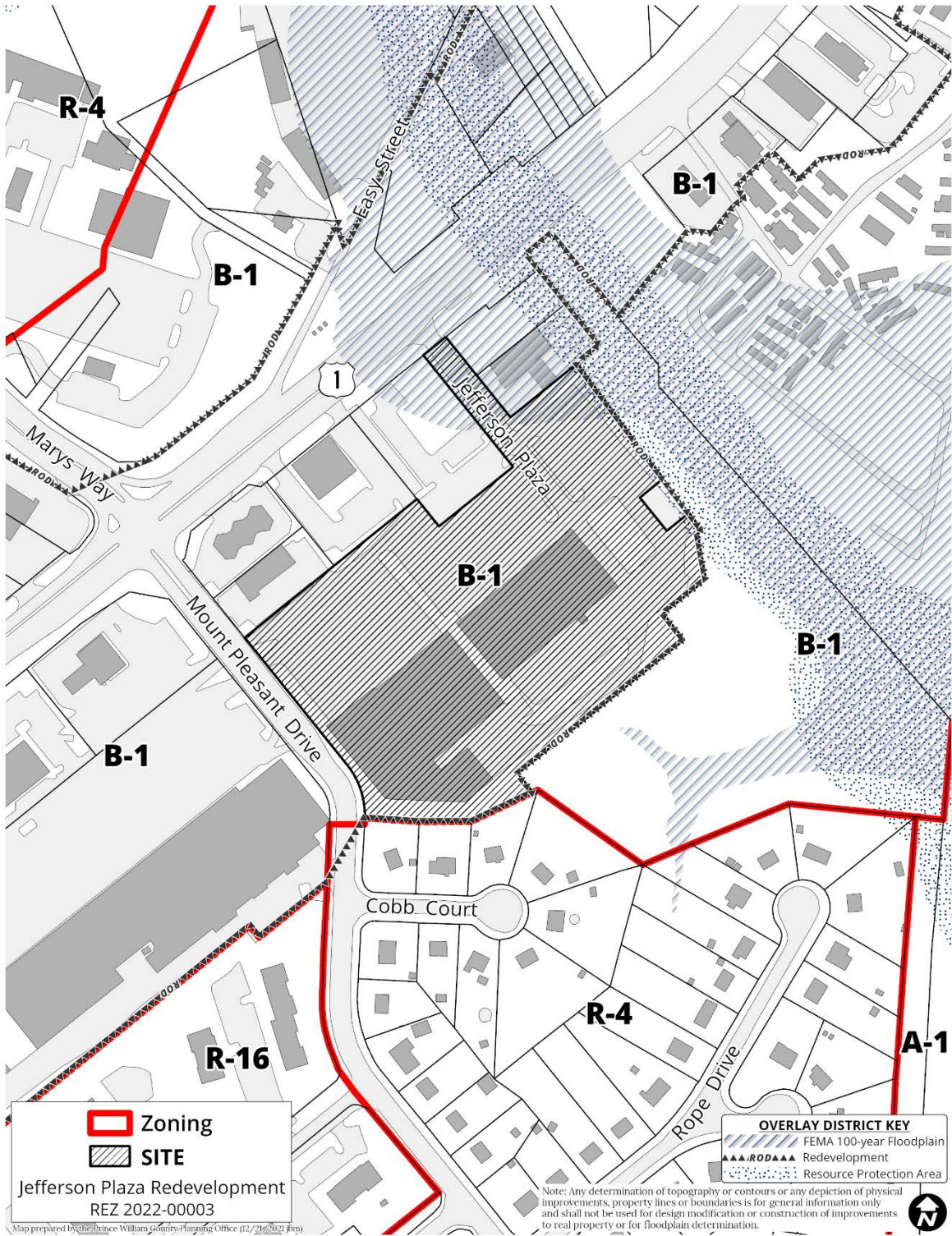
Attachment A: Vicinity Map





Attachment A: Long-Range Land Use Map





Part I. Summary of Comprehensive Plan Consistency

Staff Recommendation: DENIAL

Staff recognizes that the North Woodbridge Small Area Plan was adopted with very forward-looking goals and objectives in terms of density, vertical integration of mixed uses, building form and site layout and that the Board adopted these land use objectives and goals, looking toward 2040 and acknowledged there may be situations where the aspirational vision of the plan may be more forward thinking than the current situation of Prince William County. As such, staff recognized during the adoption of the Plan, that there may be uses, densities, building forms and site layouts that would be transitional in nature and not meet 100% of the goals set forth in the plan. Staff will always continue to negotiate toward the Board’s adopted land use policy and will provide analysis, evaluation and recommendations based on the adopted policies. Ultimately, the Planning Commission will recommend, and the Board will approve projects, based on what stage of transition is right for the County at the time of an application and public hearing.

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	No
Community Design	No
Community Education	Yes
Cultural Resources	Yes
Economic Development	No
Environment	Yes
Fire and Rescue	Yes
Housing	Yes
Parks, Open Space and Trails	Yes
Police	Yes
Potable Water	Yes
Sanitary Sewer	Yes
Transportation	Yes

Part II. Comprehensive Plan Consistency Analysis

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

Direction	Land Use	Long-Range Future Land Use Map Designation	Zoning

Attachment B: Staff Analysis

North	Commercial	NMU	B-1
South	Residential	SRL	R-4
East	Jefferson Park (Undeveloped)	NMU	B-1
West	Commercial	NMU	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.

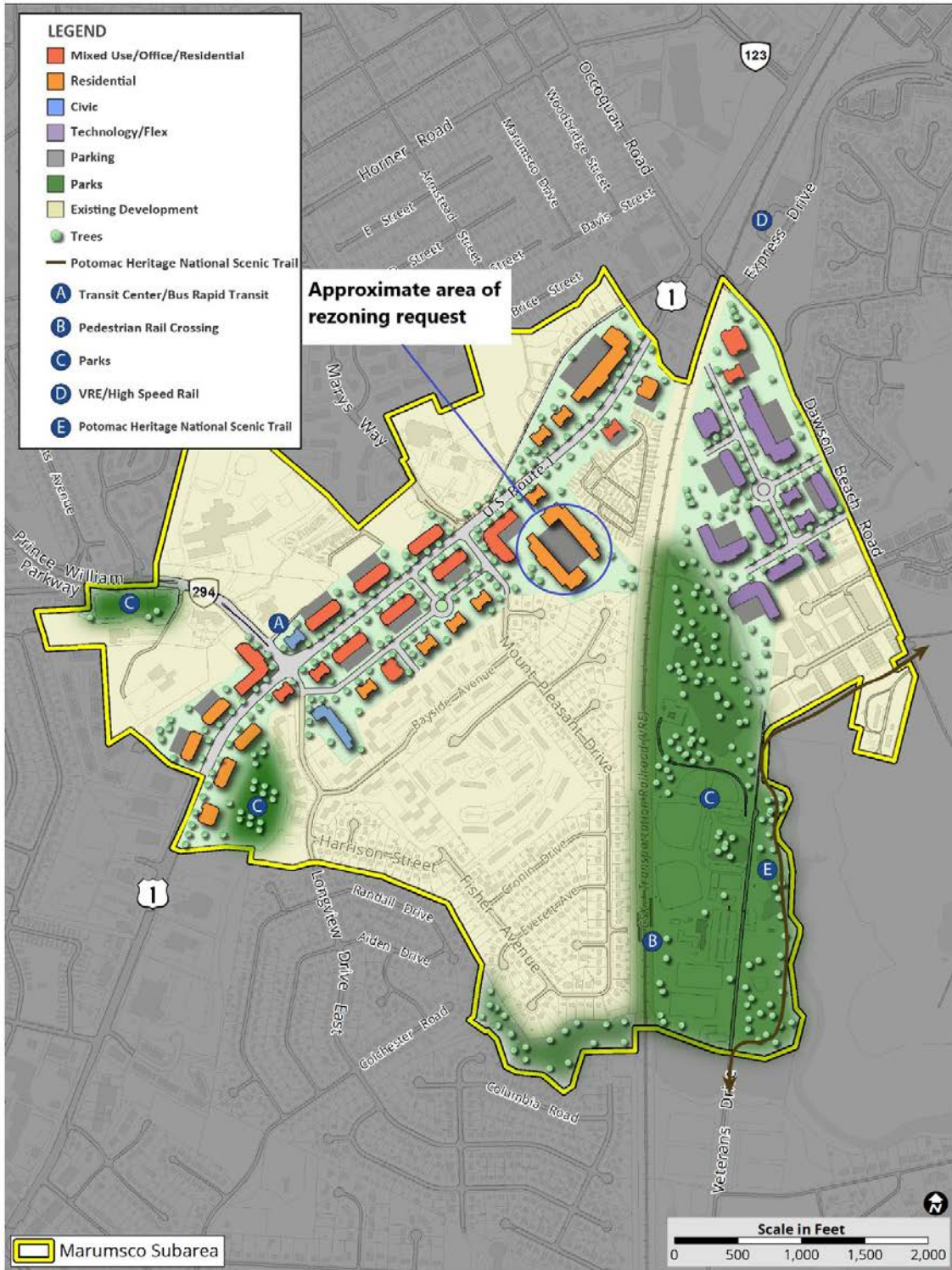


Figure 56: Marumsco - Illustrative Plan

This site is located within the Development Area of the County, and is designated as NMU, Neighborhood Mixed-Use. It is located within the Marumsco subarea of the North Woodbridge Small Area Plan. The following table summarizes the uses and densities intended within the NMU designations as they relate to this project:

Long-Range Land Use Map Designation	Intended Uses and Densities	
Neighborhood Mixed-Use	<p>Neighborhoods provide a focus on local employment uses within an urban, mixed-use environment. First-floor retail and commercial establishments and/or the inclusion of multi-family housing can support developments. The intent is to create vibrant, diverse places to accommodate a variety of business and housing development needs. Buildings have short to medium setbacks and varying block sizes. Parking is predominantly structured with accommodations for on-street and limited surface parking</p> <p>Primary Uses: Multi-Family Residential • Retail & Service Commercial • Civic, Cultural, Community Institutional</p> <p>Secondary Uses: • Office • Institutional • Hotel • Healthcare • Local Government Contracting</p> <p>Mix of Uses: Residential: 80 -90% Non-Residential: 10-50% Civic: 5%+</p>	
Transect Level 4 (T-4)	<p>Mixed Use Intensity Activity Density (Jobs+People)/Acres Avg. Building Height Typical Max Building Height Typical Net FAR Supported Transit Technology</p>	<p>Moderate 25-60/Ac 4 Stories 8 Stories 0.57-1.38 Express Bus</p>
Implementing Zoning Districts	<p>PBD PMR PBD R-U</p>	

Proposal's Strengths

- Vacant Shopping Center: This is the former site of a shopping center that has been fully demolished. This proposal redevelops the existing site and provides for upgraded/enhancements to building aesthetics, signage, landscaping, and pedestrian connections.
- Zoning/Long-Range Land Use Compatibility: The proposed rezoning of the subject property from to B-1 to PMR implements the NMU, Neighborhood Mixed Use, land use designation within the Comprehensive Plan.
- Consistency with Surrounding Area: The site is located within the Marumscosubarea of the North Woodbridge Small Area Plan and is redeveloping a demolished shopping center. This site is adjacent to commercial and residential uses which are compatible with residential

development.

Proposal's Weaknesses

- **Intensity:** As proposed this project provides for a maximum of 31.48 dwelling units per acre. The Small Area Plan calls for 8-24 dwelling units per acre. This is 31% above the density recommended for the area in the Small Area Plan. The Applicant is proposing to utilize adjacent commercial properties within the Jefferson Plaza area as part of their density calculation, and as such, has suggested the residential density is 22.16 dwelling units per acres. There are no policies within the Comprehensive Plan or any other relevant documents that would allow for an Applicant to utilize other properties for the purpose of calculating density.
 - Bonus density is one of the tools other jurisdictions use to incentivize affordable housing. At this time Prince William County has not adopted any policies to determine if 30% density increases at this location would be appropriate. However, any realization of bonus density on a site should not be at the expense of achieving the other objectives of the DCSM, Zoning Ordinance, and Comprehensive Plan. In this instance, the waivers to parking and buffering, as well as the lack of usable on-site amenities and open space, suggest a density that is not appropriate on this site with the proposed layout and building typology.
- **Mix of Use:** The proposed development proposes to provide 100% residential development. While this site is adjacent to other commercial properties, the overall development pattern is not consistent with the small area plan, which encourages a vertical mix of uses. Vertically integrated mixed-use developments can be a challenge to develop. Adding affordably as a component of the development increases the difficulty of development.
- **Building Typology:** As designed, the Applicant has proposed seven three-story garden-style buildings, some with a below-grade level. This building typology is inconsistent with the T-4 transect which encourages building with an average height of four stories up to a height of eight stories. The low-rise development option proposed on this site compounds the issues related to parking, open space, and buffering, which will be discussed further in the community design section of this report.

Staff recognizes that the North Woodbridge Small Area Plan was adopted with very forward-looking goals and objectives in terms of density, vertical integration of mixed uses, building form and site layout and that the Board adopted these land use objectives and goals, looking toward 2040 and acknowledged there may be situations where the aspirational vision of the plan may be more forward thinking than the current situation of Prince William County. As such, staff recognized during the adoption of the Plan, that there may be uses, densities, building forms and site layouts that would be transitional in nature and not meet 100% of the goals set forth in the plan. Staff will always continue to negotiate toward the Board's adopted land use policy and will provide analysis, evaluation and recommendations based on the adopted policies. Ultimately, the Planning Commission will recommend, and the Board will approve projects, based on what stage of transition is right for the County at the time of an application and public hearing.

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

Community Design Plan Analysis

An attractive, well-designed County will attract quality development, instill civic pride, improve the visual character of the community, and create a strong, positive image of Prince William County. The Community Design Plan sets out policies and action strategies that further the County's goals of providing quality development and a quality living environment for residents, businesses, and visitors, and creating livable and attractive communities. The Plan includes recommendations relating to building design, site layout, circulation, signage, access to transit, landscaping and streetscaping, community open spaces, natural and cultural amenities, stormwater management, and the preservation of environmental features.

The development proposes seven 3-story buildings, some with lower levels as topography allows. Buildings range from 24 to 42 units and include 1-bedroom and 2-bedroom unit types. The proposal allocates 34% of the site to open space for both passive and active recreational opportunities for residents. The site is served by an internal road network connecting Mount Pleasant Drive and Route 1.

Proposal's Strengths

- **Architectural Design**: As proffered, building design shall be in substantial conformance with the architectural elevations and renderings as provided. While the overall design is a strength, the proffers and/or elevations should be further refined to emphasize the use of brick and masonry as primary materials, as recommended in the Small Area Plan.
- **Native Plantings**: As proffered, upon redevelopment, landscaping shall be provided using only native and noninvasive species in any new plantings and/or landscaping areas.

Proposal's Weaknesses

- **Inconsistency with Signage Request**: As shown on the plan, the Applicant has identified a monument style sign for this development. As designed, the monument sign exceeds the proposed height allowed for this style of signage. This sign is allowed to be 10 feet in height and the Applicant has proposed a sign height of 15 feet. Per Section 32-250.23 of the Zoning Ordinance the Applicant is supposed to specifically proffer any modifications to the sign ordinance. Currently, the proffers state that signage will be constructed in accordance with the Zoning Ordinance. This was a late addition into the plan and the Applicant has not provided justification as to why the sign modification is needed. Staff recommends, upon redevelopment, any freestanding signage shall be monument style and limited to 10 feet in height.
- **Limited Usable Open Space**: While the Applicant exceeds the Open Space goals of the Comprehensive Plan those goals are met primarily through sidewalks, interior parking lot plantings, and fractured open space areas. This site is limited to two small useable open

Attachment B: Staff Analysis

space areas and one offsite open space area. All usable open space areas are isolated to one side of the development and fails to create a sense of place.

- Modified/Reduced Buffers: As proposed, the Applicant is proffering to modify all buffers along the west side of their property. Because of the 100% residential nature of this site, the Applicant is required to provide a 50-foot buffer. The Applicant is proposing a variable width buffer split by a private travel way and in some areas reduced by more than 50%, especially in the area around the recently approved McDonald's. As designed, Jefferson Loop Road is still the primary access road for multiple commercial properties. The buffers between the commercial and residential uses are reduced to the point where they are functionally obsolete.

Staff recommend larger and more comprehensive buffers throughout the project. As an alternative to buffers, the Applicant could use the buffer reduction to increase internal open space to provide usable areas for open space and recreation for the residents of this development.

- Design of Access from Route 1: Staff has general concerns with the cohesive development of the project. The Applicant has not identified any design features associated with the Route 1 entrance onto Jefferson Plaza Loop. Improved streetscape and signage should be encouraged to provide a cohesive design.



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- Surface parking: The Comprehensive Plan calls for structured parking in this area where possible and to limit surface parking. This would allow for useful and considerably larger landscaped green spaces and naturalized corridors. It was suggested that parking be placed under the proposed buildings to allow for less impervious areas. At this time, the Applicant has not incorporated these suggestions and is proceeding with the current proposal. The proposed density is above the recommended density of the Small Area Plan and the Applicant has been granted a parking reduction waiver. The Applicant should utilize the vertical space format (i.e., underground or ground floor levels) for other associated supporting uses/amenities. By shifting parking areas under the proposed buildings and utilizing the vertical building space profile, less impervious area will be needed outside of the building footprints.
 - Structured parking is very expensive and would significantly add to the total cost of the project and may reduce the affordability of the units. This is a development goal the board could waive to incentivize affordable housing developments.

- Building Typology: Staff recommends the Applicant utilize a more compact building typology. The Applicant intends to develop the site with seven separate multifamily buildings. This development pattern unnecessarily increases impervious services, fractures the sense of place, and is generally sprawling in nature. Staff recommends either a reduction in total units to better match the intended density of the plan or for the Applicant to develop the site more vertically as opposed to horizontally.

The Applicant is requesting to develop this site with unit Type G, Multifamily building. This unit type is not the appropriate unit type for this density. The appropriate unit type is type H, mid-rise residential buildings, a more urban building which emphasizes verticality with increased separation. Below is a table comparing the relevant differences of the two-unit types.

PMR Building Type Comparison		
	Type H – Mid-rise	Type G – Multifamily
Minimum Building Height	40 feet	N/A
Maximum Building Height	100 feet	50 feet
Side Setback*	25 feet	20 feet
Rear Setback*	50 feet	25 feet
Distance between Buildings*	Equals maximum height of either	N/A
External Corridors*	Prohibited	Allowed
Elevators	Required - If over 60 feet in height or over 100 dwelling units per building.	Not required

*Standards that would require additional waivers if approved.

As projects become more intense in nature, transitions in unit types are appropriate. For the proposed density, minimum height requirements facilitate vertical integration of units while increases to setbacks including side and rear setbacks offset potential negative impact on surrounding project. Type H requires a more efficient use of space for high density

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residential development and is more appropriate for the development at the proposed intensity.

Staff understand the Applicant's concerns as they relate to building a standard Type H development, priority the cost of construction and the Applicant would still be eligible to request waivers of the Type H standards. That being said, providing adequate parking, usable open space, and functional buffers is an expectation regardless of affordability.

As proposed the development of low-rise suburban garden style apartments is what is exacerbating the issues related to open space, parking, and inadequate buffering.

Staff recognizes that the North Woodbridge Small Area Plan was adopted with very forward-looking goals and objectives in terms of density, vertical integration of mixed uses, building form and site layout and that the Board adopted these land use objectives and goals, looking toward 2040 and acknowledged there may be situations where the aspirational vision of the plan may be more forward thinking than the current situation of Prince William County. As such, staff recognized during the adoption of the Plan, that there may be uses, densities, building forms and site layouts that would be transitional in nature and not meet 100% of the goals set forth in the plan. Staff will always continue to negotiate toward the Board's adopted land use policy and will provide analysis, evaluation and recommendations based on the adopted policies. Ultimately, the Planning Commission will recommend, and the Board will approve projects, based on what stage of transition is right for the County at the time of an application and public hearing.

However, On balance, this application is inconsistent with the relevant components of the Community Design Plan.

Community Education Plan Analysis

The intent of the Community Education Plan is to ensure Prince William County is a community with access to equitable resources and facilities that promote both educational and practical learning experiences. The Community Education Plan will help accelerate enhancements in quality of life detailed in the Strategic Plan by enabling and supporting the goals for a Robust Economy, Mobility, Wellbeing, Safe and Secure Communities, and Quality Education and Workforce Development. Communities that value education enable both businesses and individuals to thrive. A strong education system is the foundation for stability and growth because it draws residents and businesses to the area. The Community Education Plan provides policies and action strategies for the four components of the plan: public schools, higher education/alternative education programs, life-long learners, and libraries. The relevant sections are listed below.

Public Schools

It is the intent to acquire sufficient and appropriate educational sites to serve current residents as well as growing populations generated by new residential development, and in locations that best serve County school children. Future school needs within this document are based on the Council of Governments (COG) 9.1 household projections through 2040. The necessary schools calculated by the Prince William County School Board (PWCSB) for 10-year period are identified within the current

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approved School CIP. These LOS standards are goals the County establishes to provide adequate levels of service and project future facility needs.

In a memorandum dated October 6, 2021, the School Division provided the following analysis.

The student generation of 240 multi-family units is 77 students.

Proposed Residential Rezoning (number of units)		Student Generation for Proposed Rezoning																					
<table border="1" style="margin: auto; border-collapse: collapse;"> <thead> <tr style="background-color: #1f4e79; color: white;"> <th colspan="2">Housing Units Proposed</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">Single-Family</td> <td style="text-align: center;">0</td> </tr> <tr> <td style="text-align: center;">Townhouse</td> <td style="text-align: center;">0</td> </tr> <tr> <td style="text-align: center;">Multi-family</td> <td style="text-align: center;">240</td> </tr> <tr style="background-color: #cccccc;"> <td style="text-align: center;">Total</td> <td style="text-align: center;">240</td> </tr> </tbody> </table>		Housing Units Proposed		Single-Family	0	Townhouse	0	Multi-family	240	Total	240	<table border="1" style="margin: auto; border-collapse: collapse;"> <thead> <tr style="background-color: #1f4e79; color: white;"> <th colspan="2">Students Generated</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">Elementary</td> <td style="text-align: center;">38</td> </tr> <tr> <td style="text-align: center;">Middle</td> <td style="text-align: center;">18</td> </tr> <tr> <td style="text-align: center;">High</td> <td style="text-align: center;">21</td> </tr> <tr style="background-color: #cccccc;"> <td style="text-align: center;">Total</td> <td style="text-align: center;">77</td> </tr> </tbody> </table>		Students Generated		Elementary	38	Middle	18	High	21	Total	77
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Total	77																						

The developer's Proffer Statement dated August 2, 2021, states that due to the inordinate difficulty and cost associated with successfully redeveloping the property, the Applicant is unable to provide any monetary proffers. However, the assigned middle school and high school are currently over capacity and will be impacted by these additional units.

Countywide Current and Projected Student Enrollment & Capacity Utilization											
School Level	Available Space		2021-22			2025-26			2030-31		
	Capacity	Portable Classrooms	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)
Elementary School	43,249	74	38,734	4,515	89.6%	40,118	2,935	93.2%	41,740	1,313	96.9%
Middle School ¹	22,282	46	20,625	1,658	92.6%	21,805	459	97.9%	21,832	432	98.1%
High School	28,754	67	28,772	-18	100.1%	30,136	-1,382	104.8%	31,609	-2,855	109.9%

¹ (MS) Program Capacity replaced Planning Capacity in the 2021-22 school year.

Current and Projected Student Enrollment & Capacity Utilization - Schools in same attendance area as Proposed Rezoning												
School Level	Available Space			2021-22			2025-26			2030-31		
	Planning Capacity	Program Capacity ¹	Portable Classrooms	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)
Belmont ES	---	536	0	462	74	86.2%	517	19	96.5%	546	-10	101.9%
Fred Lynn MS	---	1,139	8	1,138	1	99.9%	1,287	-148	113.0%	1,238	-99	108.7%
Freedom HS	2,053	---	8	2,150	-97	104.7%	2,517	-464	122.6%	2,848	-795	138.7%

¹ (MS) Program Capacity replaced Planning Capacity in the 2021-22 school year.

Current enrollment exceeds capacity at the assigned high school (Freedom).

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

School Level	Available Space			2021-22			2025-26			2030-31		
	Planning Capacity	Program Capacity ¹	Portable Classrooms	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)
Belmont ES	---	536	0	462	74	86.2%	555	-19	103.5%	584	-48	108.9%
Fred Lynn MS	---	1,139	8	1,138	1	99.9%	1,305	-166	114.5%	1,256	-117	110.2%
Freedom HS	2,053	---	8	2,150	-97	104.7%	2,538	-485	123.6%	2,869	-816	139.7%

¹ (MS) Program Capacity replaced Planning Capacity in the 2021-22 school year.

As indicated above, the assigned elementary, middle, and high schools are expected to exceed capacity by 3.5 to 23.6 percent with the additional students under this application. The anticipated additional students will further strain the operational and capital resources of the assigned schools and add to the School Division’s need to create new space for students.

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

Elementary School	Elementary School – Woodbridge Area (2024)
Middle School	
High School	14 th High School (2026)

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.

As indicated above, the School Division has one Elementary School and one High School identified in their CIP. However, the approved 2022-31 CIP includes measures that address the overcrowding at Belmont Elementary School with the opening of the Woodbridge Area Elementary School in 2024 and the overcrowding at Freedom High School with the opening of the 14th High School in 2026.

Based on the tables above, this application will create an identifiable portion of need for school improvements in excess of existing school capacities, and this need is specifically attributable to the proposed project. The Applicant has no identified mitigation efforts to address the project’s impacts on school facilities. The Applicant justifies that, given the inordinate difficulty and cost associated with successfully redeveloping this brownfield site into a 100% affordable community, the Applicant is unable to provide any cash proffers to Prince William County.

Libraries

The intent of the Library Plan is to encourage the design of a system of library facilities and information resources that will provide equitable access to desired information. Providing versatile, inviting libraries that utilize a mix of multi-functional spaces is a valuable public service for Prince William County residents.

In addition, the intent of the Libraries Plan is to establish level of service (LOS) standards for library facilities and prescribe strategies for achieving and maintaining that LOS through the Capital

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Improvement Program. The LOS standards are based upon County and State standards to ensure equitable distribution of library services throughout the county.

Library Facility Type	Urban Drive Time LOS	Facility	Average Peak Hour (6 pm) Drive Times
Regional Library	20 minutes	Chinn Park	24.5 minutes
Community Library	10 minutes	Potomac	11.5 minutes
Neighborhood Library	5 minutes	Lake Ridge	14 minutes

The existing site is outside of the urban drive time of all existing library facilities. Additionally, the Community Education Chapter of the Comprehensive Plan and the North Woodbridge Small Area Plan identified a need for an additional community library to serve the needs of this community.

Proposal's Strengths

- School Board Position: Prince William County School Board has expressed in their most recent Development Impact Statement that they have no opposition to the application because of the approved 2022-31 CIP and the schools identified within it.

Proposal's Weaknesses

- Overall Mitigation of Impacts (Schools): 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, however, the School Board has indicated they do not oppose the application.
- Outside of Libraries Service Area: As proposed this project is outside of the recommended service area of all existing library facilities. At this time this site may not be adequately served by existing libraries.

On balance, this application is found to be consistent with the relevant components of the Community Education 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 site is currently developed. The area has been heavily disturbed and developed with a variety of commercial uses. The project area exhibits a low potential for finding cultural resources and no studies are recommended.

Proposal's Strengths

- No Further Work: The Historical Commission reviewed this proposal at its September 14, 2021, meeting and determined that no further work was needed. The County Archaeologist concurs.

Proposal's Weaknesses

- None identified.

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

Economic Development

An enhanced, diverse nonresidential tax base creates quality jobs, allowing people to live, work and recreate in Prince William County. The Economic Development Plan sets out policies and action strategies that further the County's goal of attracting and fostering the growth of environmentally sound industries to create quality jobs and diversify the nonresidential tax base, creating a climate where citizens can live and work in Prince William County. The Plan includes recommendations relating to business attraction, retention and expansion, the provision of adequate infrastructure, redevelopment of less competitive areas, telecommuting and other information-age opportunities, and recognition of tourism as an industry.

Proposal's Strengths

- Implementation of Redevelopment Strategies: This proposal implements some of the redevelopment strategies identified in the Comprehensive Plan including the following: increased density; use of pedestrian connections to adjacent residences, businesses, and provide access to bus or other mass transit service; and improving connections for vehicles and pedestrians between adjacent land uses. However, the Applicant did not implement other key redevelopment strategies including consolidation of properties.

Proposal's Weaknesses

- Fully Residential Development: Staff acknowledges the need for redevelopment of the Jefferson Plaza site. However, the rezoning of viable B-1 land to exclusively residential is not consistent with the County's strategic goal to attract new business investment or to preserve

and expand the commercial tax revenue base. This could be achieved through the development of mixed-use project that would be more compatible with the long-range land use plan.

On balance, this application is found to be inconsistent with the relevant components of the Economic Development Plan.

Environment Plan Analysis

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

The site is developed and is located within the North Woodbridge Small Area Plan. There is a Resource Protection Area (RPA), and new buffers will be included within the RPA. New development will completely avoid the RPA on the property.

Proposal's Strengths

- **Soil Remediation**: Within the landscape strips and parking lot islands, which have been subject to compaction by existing buildings, paved/gravel parking lots, and/or travel ways, the Applicant shall remove all foreign materials such as, asphalt, concrete, rock, gravel, debris, etc., and have the soil loosened prior to planting and a top dressing of clean topsoil shall be provided.
- **Native landscape planting**: As conditioned, all landscape plantings provided shall consist of only plants native to Virginia. Staff recommends clarifying that plantings should be native to Northern Virginia.

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

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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 first due responding station is Fire/Rescue Station 2. This subject site is located within the 4.0-minute travel time for fire and basic life support and is within the 8.0-minute travel time for advanced life support. In FY 2021, Fire/Rescue Station 2 responded to 4,187 incidents, while the workload capacity for this station is 4,000 incidents.

Proposal's Strengths

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

Proposal's Weaknesses

- Station Workload: FY 2021 data shows the number of incidents in the Fire/Rescue Station 2 area as 4,187 incidents, while the workload capacity is 4,000 incidents. As such, it is operating over capacity.
- Mitigation of Impacts: The Applicant has not identified any mitigation to offset the impacts to fire and rescue facilities, which are currently operating over 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. For

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this project, the Applicant has not proffered to provide a monetary contribution for the Housing Preservation and Development Fund.

Through this rezoning, the Applicant is proposing an affordable housing development with a maximum of 240 multi-family units. According to the Applicant, their project financing is subject to Section 42 of the Internal Revenue Tax Code. In exchange for leveraging tax credit financing, the Applicant is required to maintain affordability for 30 years. "Affordability" means that 100% of the units will be rented to households earning up to 60% of Area Median Income.

The County does not have an affordable dwelling unit policy. There are many different ways that local jurisdictions have typically incentivized affordable housing. These ways typically include:

- Density bonuses
- Reducing cash contributions or mitigation of impacts
- Vouchers/Direct Cash incentives for specific performance

Proposal's Strengths

- **Affordable Housing Product:** The Applicant is proposing affordable multi-family (apartment) residential units and with an affordability aspect. As proffered, the multi-family units shall be subject to Section 42 of the Internal Revenue Tax Code and maintain affordability for 30 years, meaning that 100% of the units shall be rented to households earning up to 60% of the Area Median Income, as determined by the US Department of Housing and Urban Development. As such, this project will help contribute to the County's housing inventory through delivering an affordable housing option. Projects of this type can be challenging to develop and may require some incentives to be completed.

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

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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)

<u>Park Type</u>	<u>Park/Facility</u>
Neighborhood	Jefferson Park
Community	Hammill Mill Park Hylbrook Park
Regional	Veterans Memorial Park
Linear/Resource	None
Natural/Cultural Res.	None
School/Community Use	None
Trails/Paths/Sidewalks	None

The proposal offers a mix of onsite recreation amenities/features to serve the residents of the affordable dwelling development. In the most recent submission, the Applicant has proffered to improve the adjacent Jefferson Park. This is currently an undeveloped County park. The Applicant has also provided on site facilities to include a dog park and open lawn area with outdoor seating near the club house in between buildings 3 and 4. The Department of Parks, Recreation and Tourism (DPRT) has reviewed the proposed improvements to Jefferson Park and supports this improvement to meet the needs of the proposed development. Given that all previous comments/concerns have been addressed, DPRT offers no objections.

Proposal Strengths

- **Improvement of County Owned Park:** As proffered, the Applicant has agreed to provide access to the Jefferson Park, which is currently land locked, as well as to provide parking, playground equipment and other site improvements including trails and a pavilion. However, staff has general concerns regarding the lack of commitment to exact standards for the play equipment.
- **Community Recreational Amenities:** As proffered, the Applicant has committed to provide the following for residents within the residential development:
 - **Outdoor Amenity Area** – The Applicant shall construct an amenity area, generally in the location shown on the MZP, including pedestrian trails, landscaping and outdoor seating.
 - **Dog Activity Area** – A fenced dog activity area shall be provided, as shown on the MZP, and may include a water station, waste receptacles, and benches.

Proposal Weaknesses

- **Access to Jefferson Park:** As designed, access to Jefferson Park requires visitors to access the park through a private parking lot and may give off the appearance that this is a private park, discouraging the public from visiting the site.
- **Limited Onsite Active Recreation Amenities:** The Applicant has identified that the average population of this site is estimated to be 552 total residents, with 78 of them being school-aged children. At this time, staff believes there may not be adequate onsite active recreation amenities to support this community.

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

Police Plan Analysis

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

At this time, the Police Department does not believe this application will create significant impact on calls for service. During site plan review, the Applicant should focus on the following key areas for the development: landscape maintenance; pedestrian safety/connectivity; onsite parking management; lighting in community areas; and community/area surveillance. Careful consideration should be given to the placement landscaping, as well as any other element that may have the potential for blocking light. Maintain adequate and consistent illumination that enhances natural surveillance. For areas intended to be used at night, ensure that lighting supports visibility. Where lighting is placed at a lower height to support visibility for pedestrians, ensure it is vandal resistant.

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

Proposal's Strengths

- **Impacts to Levels of Service:** The Police Department does not believe this application will create significant impact on calls for service.

Proposal's Weaknesses

- None identified.

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

Potable Water Plan Analysis

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

The subject property is within the Development Area of the County and is thereby required to utilize public water. The site is currently connected to public water.

Proposal's Strengths

- **Water Connection: Water Connection & Service:** As proffered, the Applicant shall plan, design, and construct all onsite and offsite public water utility improvements necessary to develop the subject property.

Proposal's Weaknesses

- None identified.

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

Sanitary Sewer Plan Analysis

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

The subject property is within the Development Area of the County and is thereby required to utilize public sewer to develop. The site is currently connected to public sewer.

Proposal's Strengths

- Sewer Connection & Service: As proffered, the Applicant shall be responsible for all onsite and offsite improvements required to provide the sewer service demand generated by the development.

Proposal's Weaknesses

- None identified.

On balance, this application is found to be consistent with the relevant components of the Sanitary Sewer 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 consists of seven buildings to allow 240 multi-family units, onsite amenities for residents, and associated parking. The Applicant proposes a private road to serve the development, which will access Mount Pleasant Drive and Route 1. The Applicant engaged Wells + Associates, Inc. to perform a Traffic Impact Analysis. Based on the 240 proposed multi-family dwelling units, the project will generate 1,774 new daily trips, 110 AM peak hour trips, and 129 PM peak hour trips.

The Applicant requested a parking reduction of 17% fewer spaces. Reduced parking rates for Affordable Housing are considered in almost all the surrounding jurisdictions and the reductions are based on dwelling units, regardless of the number of bedrooms. With the recommended range of parking rates of 1.125 to 1.5 and the proximity of the development to local/regional bus routes and the VRE, this request seemed reasonable.

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

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Roadway Name	Number of Lanes	2020 VDOT Annual Average Daily Traffic Count	Travel Demand Model 2019 Daily LOS
Route 1 – North of Mt. Pleasant Dr.	6	28,000	C
Mt. Pleasant Drive (Route 1270)	2	5,700	C

Proposal's Strengths

- **Sidewalk Improvement:** As shown on the SUP Plan and subject to County and VDOT approval, the Applicant will construct a 5' wide sidewalk along Mt. Pleasant Drive. The proposal shows a reduction in sidewalk width to 4' wide as it approaches the existing power poles. Staff recommends the sidewalk maintain a minimum width of 5' along the entire site frontage.
- **Transit Connections:** This site is located near existing and planned transit opportunities. The site is approximately 4200 feet away from the Woodbridge VRE Station. Northbound and southbound PRTC bus stops are planned to be located on Rt. 1 in close proximity to the site.

Proposal's Weaknesses

- **Further Reduction in Minimum Parking Standards:** The Applicant requested a reduction in minimum parking for 17% fewer parking spaces due to proximity to transit and the style of development. The waiver has been approved by Prince William County DOT. However, the current plan shows a reduction in 19.25% fewer spaces (11 more than previously approved). Staff has since received comments regarding concerns about adequate parking and the potential for parking to overflow on to public streets at adjacent residential communities.
- **Interparcel Connection with Approved SUP:** As designed, the proposed pedestrian connection to the recently approved PMG Richmond Highway SUP does not actually connect. The approved SUP locates the connection along the south side of the interparcel connection while this proposal locates it on the north side. To encourage cohesive design and quality development staff recommends the Applicant relocate this pedestrian connection.

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

Materially Relevant Issues

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

- None identified.

Modifications / Waivers

The following waivers and/or modifications to the requirements of the Zoning Ordinance are being requested and are incorporated into this rezoning request:

- Modifications of Sections 602.14A, 601.04F, 610.02A, and Table 6-8, of the DCSM to reduce the width of travelways and exceed 1,000 VPD, allow perpendicular parking on both sides of travelways, and reduce required parking spaces. This waiver has been approved by PWCDOT.
 - The Applicant has identified the private travelway will have limited access and that the waiver would allow a decrease in the amount of impervious area from the site, making it more environmentally friendly and allows for more landscape and open space areas.

Staff does not have concerns with these waivers but would note that the Applicant has also requested reductions to landscaping and buffers along this travelway.

- Waiver and modification of Section 110.02.02 of the DCSM and Sections 25-41 through 25-45, inclusive, of the PWC Subdivision Ordinance to waive the requirements for the submission of a preliminary residential site plan. The MZP meets the necessary requirements for a preliminary residential site plan and, therefore, a separate submission shall not be required.
 - Staff has no issue with this waiver.
- As shown on Sheet 7 the MZP, modification of Sections 32-250.31, 32-250.32, and 32-800.11 of the Zoning Ordinance and Sections 802.10, 802.11, 802.12, 802.13 and Table 8-1 of the DCSM to allow variable-width landscape areas. The site landscaping areas shall be provided substantially as shown on the MZP.
 - Staff understand the value in reducing the buffers along the commercial area if the project was designed in a cohesive mixed-use development. Planned districts account for this in their development standards. Staff does not believe the Applicant has achieved a cohesive mixed-use development and recommends against approving this waiver.

Staff has concerns with the overall cohesiveness of this development with surrounding developments and also believes the severity of this buffer reduction waiver request is too significant. Staff also believe these requests are also only necessary because of the unit type chosen and its conflict with the proposed density of the project.

Attachment B: Staff Analysis

- Modification of Section 32-306.12.6.G of the Zoning Ordinance to allow the development standards as listed below and as shown on Sheet 2 of the MZP: (i) Modify the minimum lot area per dwelling unit from 1,450 sf to 1,350 sf; (ii) Modify the front yard (from streets & traveled portion of the access easement) from 35 ft. to 20 ft.; and (iii) Modify the parking lot to dwelling from 12 ft. to 6 ft.
 - As stated above in the Land Use and Community Design Sections staff believes the Applicant is using the incorrect unit type. The use of the type G unit type has allowed the Applicant to appear to request fewer waivers than they would be requesting if they were using the appropriate unit type. Currently the Applicant has requested 3 modifications. If the Applicant used unit type H, their request would also include 4 more waivers: rear setback, side setback, distance between buildings, and the prohibition on external corridors. Waiver (i) would not be required under building type H.

Staff recommends reviewing this application under the type H unit type and support allowing external corridors and the reduction in the parking lot to dwelling set back. Staff does not support the other waivers that have been requested or other that would be required to develop the project as shown on the MZP.

- Modification of Section 32-306.01-1 of the Zoning Ordinance to allow the PMR zoning to be less than the required 10 contiguous acres. The Property is 7.6230 acres instead of the 10-acre minimum required.
 - Staff generally does not have issues with approving a reduction in minimum lot size for a PMR, Planned Mixed Use development. However, part of the intention on minimum lot sizes are to allow for high quality and cohesive development patterns. As it pertains to this site specifically the greater Jefferson Plaza area is approximately 10.8 acres which would not have required this waiver. The greater assemblage of this site may have produced a better product and the site has instead been development in a piecemeal way. Approval of this waiver is symptomatic of a lack of assemblage and cohesive design.
- Modification of Zoning Ordinance section 32-306.10.1(a) to allow one unit type instead of two.
 - Staff has no issue with this waiver.

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 Archaeologist
- PWC GIS
- PWC Parks and Recreation

Attachment B: Staff Analysis

- PWC Economic Development
- PWC Building Official
- PWC Fire Marshal Office
- PWC Historical Commission
- PWC Planning Office – Case Manager / Long-Range
- PWC Police / Crime Prevention
- PWC Public Works – Watershed Management
- PWC Transportation
- Service Authority
- Virginia Department of Transportation (VDOT)

SB 549 JUSTIFICATION NARRATIVE

REZ# 2022-00003
Jefferson Plaza Redevelopment
B-1 to PMR
GPIN 8392-82-6885 (Partial)
(the “Property”)
May 16, 2022

The purpose of this document is to satisfy portions of the Prince William County SB 549 Justification Narrative requirement (as subsequently described) for the proposed Jefferson Plaza Redevelopment (the “Residential Development”). More specifically, this document addresses legislative requirements and Prince William County, Virginia (the “County”) policy related to “proffers” (a one-time voluntary monetary commitment from a property owner related to a property that is subject to rezoning) for the Residential Development.

LEGISLATION PERTAINING TO RESIDENTIAL PROFFERS

Section 15.2-2303.4 of the Code of Virginia (the “Residential Proffer Legislation”) places certain limitations on proffers for residential rezoning cases filed after July 1, 2016. As stipulated by the Residential Proffer Legislation, a local government may only request or accept a proffer if it is directly related to the impact on public facilities and services specifically attributable to the property subject to residential rezoning. Moreover, the Residential Proffer Legislation does not allow for the proffer to be unreasonable.

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;
- 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, no public facility improvement shall include any operating expense 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. 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 public school facility improvements, public safety facilities improvements, and public park facility improvements. A separate traffic impact analysis (the “Traffic Impact Study” herein) has been prepared that addresses impacts to public transportation facility improvements.

SB 549 JUSTIFICATION NARRATIVE REQUIREMENT

In response to the Residential Proffer Legislation, the County adopted policies to ensure any proffer requested or accepted meets the standards mandated by the legislation. Among these policies is the requirement that any residential rezoning and proffer amendment application subject to the residential proffer legislation include a SB 549 Justification Narrative identifying impacts to public facility improvements. The requirement further states that the SB 549 Justification Narrative must, in detail:

- Specifically 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;
- Specifically 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
- Specifically 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.

This document focuses on the identification of potential impacts to public facility improvements resulting from the proposed Residential Development. Given the inordinate difficulty and cost associated with successfully redeveloping this brownfield site into a 100% affordable community, however, the Applicant is unable to provide any cash proffers to Prince William County.

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

JEFFERSON PLAZA REDEVELOPMENT

The Development

This project envisions transforming an abandoned and blighted shopping center into a vibrant, 100% affordable, and transit-oriented community. The Owner and Applicant, Jefferson-Marumsc 2 LLC, proposes to redevelop the parcel of land consisting of approximately 7.6230 acres located on the Route 1 corridor at 13801 Mount Pleasant Drive, Woodbridge, VA 22191. The Property is currently zoned General Business (B-1). The Applicant proposes to rezone the Property to Planned Mixed Residential (“PMR”) (the “Project”) to construct 240 affordable multifamily units. (The Property is part of the North Woodbridge Small Area Plan (“SAP”) adopted by the Board of County Supervisors on October 8, 2019.

Overview

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

- Public school facility improvements – 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 facility improvements – 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 facility improvements – Impacts are based on projected incremental additional residents that will result from the Residential Development.
- Public transportation facility improvements are addressed in the Traffic Impact Analysis.

Projected Net Residents

The Residential Development includes a maximum of 240 multi-family residential units. Based on projected development and the average occupancy of multi-family residential units in the County of 2.30, the Residential Development will house an estimated 552 total residents.

Public School Facility Improvement Impacts

The Property is proposed at final build out to include a maximum of 240 units. Applying the County's standard student generation rate to these units, approximately 78 school-aged children will be generated from the development. Based on current school district boundaries, the Project would be served by Belmont Elementary School, Fred Lynn Middle School, and Freedom High School. The projected increases in demand for schools, however, are expected to be minimal owing to the type of housing proposed.

Police Facilities

Due to the specific language of Section 15.2-2303.4, the analysis of the impacts includes "all of the impacts" as required by the Prince William County Submission Requirements, but only considers the impacts on fire and rescue building facilities as defined by the Code of Virginia, excluding any impacts on operating and equipment expenses.

The Woodbridge Magisterial District is serviced by the Eastern District Police Station on Donald Curtis Drive.

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. With a projected 552 residents, the Residential Development will require 1.1 sworn officers. Those sworn officers will require an additional 275 facility square feet.

Fire and Rescue Facilities

Due to the specific language of Section 15.2-2303.4, the analysis of the impacts includes "all of the impacts" as required by the Prince William County Submission Requirements but only considers the impacts on fire and rescue building facilities as defined by the Code of Virginia, excluding any impacts on operating and equipment expenses.

The County LOS standard for fire and rescue facilities serving residential development is 0.77 square feet per capita. Based on the projected impact of 552 residents at the Residential Development, the projected fire and rescue facility requirement is 425 square feet. The Project will be primarily serviced by Fire Station 2, which provides substantial conformance to both the four-minute travel time for fire suppression and basic life support (BLS) and the eight-minute travel time for advanced life support (ALS) standards.

CONCLUSION

The Project is consistent with the County's Comprehensive Plan for land uses and growth in this area of the County. The Residential Development is also consistent with the County's North Woodbridge Small Area Plan that was adopted by the Board of Supervisors on October 8, 2019.

The preceding narrative provides projections of impacts to public facility improvements as mandated by the Prince William County SB 549 Justification Narrative Requirement. This narrative is being submitted for review and comment by appropriate County staff.

This narrative does not contemplate public transportation facility improvement impacts, which are addressed in the Traffic Impact Analysis.

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.

PMR MASTER ZONING PLAN FOR JEFFERSON PLAZA REDEVELOPMENT

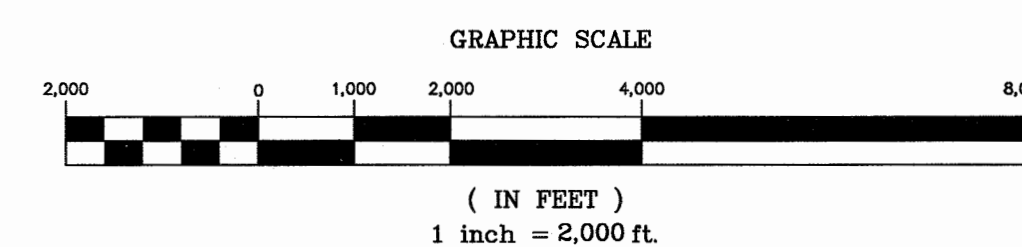
WOODBIDGE MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA
REZ 2022-00003

PLAN NOTES:

1. THE APPLICANT REQUESTS THE APPROVAL OF THIS APPLICATION TO REZONE THE SUBJECT PROPERTY TO THE PLANNED MIXED RESIDENTIAL (PMR) ZONING DISTRICT. THE CURRENT APPLICATION, INCLUDING PROFFER STATEMENT, WILL REPLACE ANY PRIOR APPROVED REZONING REQUIREMENTS.
2. THE SURVEYED PROPERTIES CURRENTLY STAND IN THE NAME OF JEFFERSON-MARUMSCO 2, LLC, AS RECORDED IN INSTRUMENT NUMBER 201404150023633 AMONG THE LAND RECORDS OF PRINCE WILLIAM COUNTY, VIRGINIA.
3. THE SUBJECT PROPERTY IS LOCATED IN THE WOODBRIDGE MAGISTERIAL DISTRICT.
4. AREA SUBJECT TO REZONING APPLICATION: 7.6230 ACRES.
5. THE APPLICANT IS JEFFERSON-MARUMSCO 2, LLC.
6. THE APPLICANT IS PROPOSING THE RE-DEVELOPMENT OF AN EXISTING RETAIL SHOPPING CENTER DEVELOPED IN THE 1970'S TO AN AFFORDABLE MULTI-FAMILY PROJECT. THE APPLICANT IS PROPOSING TO DEVELOP THE PROPERTY USING THE MULTIFAMILY HOUSING TYPE (TYPE G). THE APPLICANT REQUESTS THE APPROVAL OF A MODIFICATION TO SECTION 32-306.10(1)(A) OF THE ZONING ORDINANCE WHICH REQUIRES A PMR DISTRICT TO CONSIST OF A MINIMUM OF TEN (10) ACRES AND TWO (2) HOUSING TYPES). THE APPLICANT ALSO REQUESTS ADDITIONAL MODIFICATIONS AS LISTED ON SHEET 2.
7. THE PROPOSED BUILDING FOOTPRINTS DEPICTED ON THE MASTER DEVELOPMENT PLAN ARE PRELIMINARY. THE FINAL BUILDING FOOTPRINTS SHALL BE DETERMINED AT THE TIME OF SITE PLAN, SUBJECT TO THE MAXIMUM ALLOWABLE FLOOR AREA RATIO.
8. ALL SIGNAGE SHALL CONFORM TO SECTION 32-250 DIVISION 2 OF THE ZONING ORDINANCE.
9. THIS APPLICATION IS TO SERVE AS A PRELIMINARY PLAN FOR THE ASSOCIATED SITE PLAN APPLICATION, ADDRESSING THE REQUIREMENT OF DCSM 110.02.02.



VICINITY SKETCH MAP
1" = 2000'



OWNER

JEFFERSON-MARUMSCO 2, LLC
85 MINE ROAD, SUITE 115
STAFFORD, VA 22554
P: 540-659-6172
CONTACT: ANDY GARRETT

APPLICANT

JEFFERSON-MARUMSCO 2, LLC
85 MINE ROAD, SUITE 115
STAFFORD, VA 22554
P: 540-659-6172
CONTACT: ANDY GARRETT

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MANASSAS, VA 20109
P: (703) 365-9262
CONTACT: LESTER ADKINS, P.E.,PTOE

LAND USE ATTORNEY

STEWART PLLC
14513 GENERAL WASHINGTON DRIVE
WOODBIDGE, VA 22193
P: (202) 379-2919
CONTACT: COREY STEWART
(ADMITTED IN THE DISTRICT OF COLUMBIA ONLY)

ENVIRONMENTAL ENGINEER

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12355 SUNRISE VALLEY DRIVE, SUITE 500
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P: (703) 464-1000
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ENGINEER

BOWMAN CONSULTING GROUP
1300 CENTRAL PARK BLVD.
FREDERICKSBURG, VA 22401
P: (540) 371-0268
F: (540) 371-3479
CONTACT: MR. JUSTIN R. TROIDL, P.E.

SHEET INDEX:

- 1- COVERSHEET
- 2- NOTES AND DETAILS
- 3- OPEN SPACE & TYPICAL SECTIONS
- 4- PROPOSED WAIVERS
- 5- EXISTING CONDITIONS PLAN
- 6- GENERAL DEVELOPMENT PLAN
- 7- CONCEPTUAL LANDSCAPE PLAN
- 8- PRELIMINARY LANDSCAPE CALCULATIONS
- 8A- PRELIMINARY AMENITY DETAILS
- 9- CONCEPTUAL UTILITY PLAN
- 10- FIRE LANE & AUTOTURN PLAN
- 11- SIGHT DISTANCE EXHIBIT-ROUTE 1
- 12- SIGHT DISTANCE EXHIBIT-MT. PLEASANT DRIVE
- 13- ENVIRONMENTAL CONSTRAINTS ANALYSIS
- A2.01- BLDG 1 ELEVS
- A2.02- BLDG 2 ELEVS

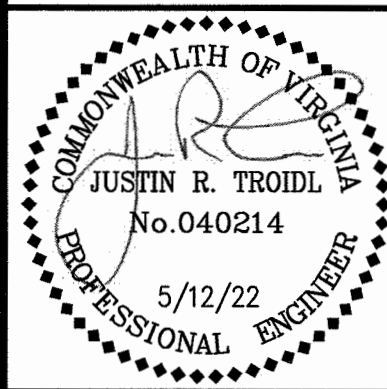
Bowman

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COVERSHEET
JEFFERSON PLAZA REDEVELOPMENT
PMR MASTER ZONING PLAN
WOODBIDGE MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VA

REZ2022-00003
COUNTY PROJECT NUMBER



PLAN STATUS
07/08/21 ISSUED TO CLIENT
08/02/21 1ST SUBMISSION PWC
11/29/21 2ND SUBMISSION PWC
5/13/22 3RD SUBMISSION PWC

DATE	DESCRIPTION
JRT	JRT
DESIGN	DRAWN CHKD
SCALE	H: 1"=2000' V: N/A
JOB No.	3283-04-001
DATE :	JULY 2021
FILE No.	3283-D-ZP-001

NOTES:

- THE SURVEYED PROPERTIES (OVERALL DEVELOPMENT) DELINEATED HEREON ARE LOCATED ON PRINCE WILLIAM COUNTY TAX ASSESSMENT MAPS AS LISTED BELOW:
8392-82-6885
- THE SURVEYED PROPERTIES CURRENTLY STAND IN THE NAME OF JEFFERSON-MARUMSCO 2, LLC, AS RECORDED IN INSTRUMENT NUMBER 201404150023633 AMONG THE LAND RECORDS OF PRINCE WILLIAM COUNTY, VIRGINIA.
- BOUNDARY INFORMATION AND MERIDIAN SHOWN TAKEN FROM DEEDS AND PLATS OF RECORD AMONG THE LAND RECORDS OF PRINCE WILLIAM COUNTY, VIRGINIA AND A FIELD RUN SURVEY PERFORMED BY THE ENGINEERING GROUPE, INC. DATED JULY 17, 2014.
- THE SURVEYED PROPERTIES AS SHOWN HEREON ARE SUBJECT TO ALL COVENANTS AND RESTRICTIONS OF RECORD AND THOSE RECORDED HEREWITH. NO TITLE REPORT WAS PROVIDED TO BOWMAN CONSULTING GROUP, LTD.
- PORTIONS OF THE SURVEYED AREA OF THE PROPERTIES SHOWN HEREON LIE IN ZONES "AE" AND "X"(UNSHADED), AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP FOR PRINCE WILLIAM COUNTY, VIRGINIA, COMMUNITY-PANEL NUMBERS 51153C02190, EFFECTIVE DATE: JANUARY 5, 1995.
- SOURCE OF MERIDIAN: NAD 83-VIRGINIA NORTH ZONE.
- NO ENCROACHMENTS EXIST ON THE SUBJECT PROPERTY UNLESS OTHERWISE SHOWN ON THE SURVEY.
- TO THE BEST KNOWLEDGE OF THE ENGINEER, THERE ARE NO KNOWN CEMETERIES LOCATED ON THE SUBJECT PROPERTY.
- RESOURCE PROTECTION AREA (RPA) LIMITS TAKEN FROM ENVIRONMENTAL CONSTRAINTS ANALYSIS DATED MARCH 2015 AND PREPARED BY THIS FIRM.
- TO THE BEST KNOWLEDGE OF THE ENGINEER, THERE ARE NO WETLANDS AND WATERS OF THE U.S. LOCATED ON THE PROPERTY.
- FLOOD PLAIN STUDY APPROVAL WILL BE REQUIRED PRIOR TO FINAL SUBDIVISION/SITE PLAN APPROVAL FOR DRAINAGE AREAS OF 100 ACRES OR MORE AND A DETAILED DRAINAGE STUDY SHALL BE REQUIRED FOR DRAINAGE AREAS OF 40 ACRES OR MORE.
- STORMWATER MANAGEMENT AND DRAINAGE DESIGN SHALL BE PROVIDED WITH FINAL PLANS IF REQUIRED. SWM/BMP FACILITIES SHALL BE LOCATED IN CONFORMANCE WITH APPLICABLE SECTIONS OF THE ZONING ORDINANCE AND DCSM CODE 721-03. SWM/BMP FACILITIES SHALL BE CONSTRUCTED CONCURRENTLY WITH OR PRIOR TO CONSTRUCTION OR OCCUPANCY OF THE SITE OR SITES TO BE SERVED.
- PROPOSED LANDSCAPING AND ANY IRRIGATION SYSTEM WITHIN THE RIGHT OF WAY IS SUBJECT TO VDOT REVIEW AND APPROVAL UPON SUBMISSION OF A SEPARATE LANDSCAPING AND IRRIGATION PLANS. A TREE PRESERVATION PLAN SHALL BE REQUIRED PRIOR TO THE FINAL APPROVAL OF THE SUBDIVISION/SITE PLANS.
- ALL HVAC/MECHANICAL EQUIPMENT SHALL BE LOCATED ON THE GROUND OR ON BUILDING ROOFTOPS.
- DISTANCE TO NEAREST EXISTING SCHOOL OR PROPOSED SCHOOL SITE IS 0.40 MILES TO LYNN MIDDLE SCHOOL.
- THE VERTICAL DATUM SHOWN HEREON IS REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1988 (NAV88).
- PROPOSED USE: RESIDENTIAL (MULTI-FAMILY).
- THE PROPOSED DEVELOPMENT WILL BE SERVED VIA PUBLIC WATER AND PUBLIC SEWER.
- THE BUILDING (LAYOUT, SQUARE FOOTAGE, NUMBER OF UNITS PER BUILDING, AND UNIT TYPE), LANDSCAPING, PROPOSED UTILITIES, PARKING, SIDEWALKS, DRIVES, TRAVELWAYS, OPEN SPACE, AND STORMWATER MANAGEMENT/BEST MANAGEMENT FACILITIES SHOWN ARE CONCEPTUAL AND SUBJECT TO CHANGE WITH FINAL ENGINEERING.

SWM NARRATIVE:

THE EXISTING SITE CONSISTS OF THE COMMERCIAL CENTER WHICH IS 7.827 ACRES AND A PORTION OF JEFFERSON PARK, WHICH IS 1.0245 ACRES FOR A TOTAL SITE AREA OF 8.8521 ACRES.

PRE-DEVELOPED SUMMARY:
 COMMERCIAL CENTER: HSG D SOILS 0 ACRES, HSG B SOILS 0 ACRES
 MANAGED TURF = 1.2050 ACRES, 0 ACRES
 IMPERVIOUS AREA = 6.2940 ACRES, 0 ACRES
 WOODS = 0.3286 ACRES, 0 ACRES

JEFFERSON PARK: HSG D SOILS 0 ACRES, HSG B SOILS 0.2224 ACRES
 MANAGED TURF = 0 ACRES, 0 ACRES
 IMPERVIOUS AREA = 0 ACRES, 0 ACRES
 WOODS = 0.8021 ACRES, 0.2224 ACRES

TOTAL = 8.8521 ACRES, 0.2224 ACRES
 CN= 91.7870

POST-DEVELOPED SUMMARY:
 COMMERCIAL CENTER: HSG D SOILS 1.8355 ACRES, HSG B SOILS 0.0000 ACRES
 MANAGED TURF = 5.6635 ACRES, 0.0000 ACRES
 IMPERVIOUS AREA = 0.3286 ACRES, 0.0000 ACRES
 WOODS = 0.0000 ACRES, 0.0000 ACRES

JEFFERSON PARK: HSG D SOILS 0.5680 ACRES, HSG B SOILS 0.2224 ACRES
 MANAGED TURF = 0.2341 ACRES, 0.0000 ACRES
 WOODS = 0.0000 ACRES, 0.0000 ACRES

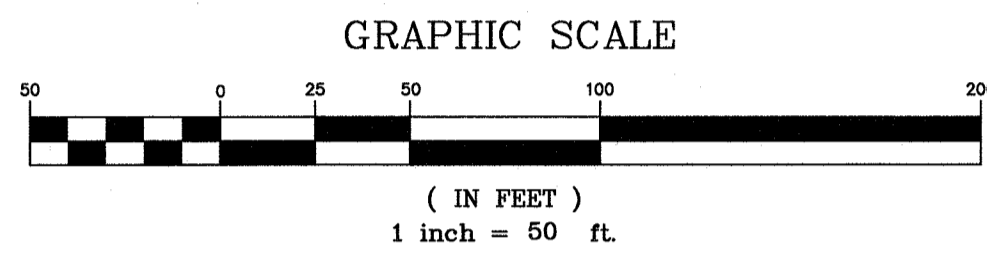
TOTAL = 8.8521 ACRES, 0.2224 ACRES
 CN= 91.4036

THE PROPOSED DEVELOPMENT REDUCES THE EXISTING IMPERVIOUS AREA FROM 6.294 ACRES TO 5.8976 ACRES FOR A REDUCTION OF 0.3964 ACRES. THE PRE-DEVELOPED CN FOR THE SITE IS 91.7870. THE PROPOSED DEVELOPMENT REDUCES THE CN DOWN TO 91.5149. ROUNDING TO THE WHOLE NUMBER THE PRE-DEVELOPED CN IS 92 AND THE POST-DEVELOPED CN IS 92, SINCE THE PRE AND POST CN ARE EQUAL AND THE PRE AND POST TO ARE CONSISTENT THERE IS NO INCREASE IN THE POST-DEVELOPED RUNOFF FOR THE 1, 2, AND 10 YEAR STORM EVENTS.

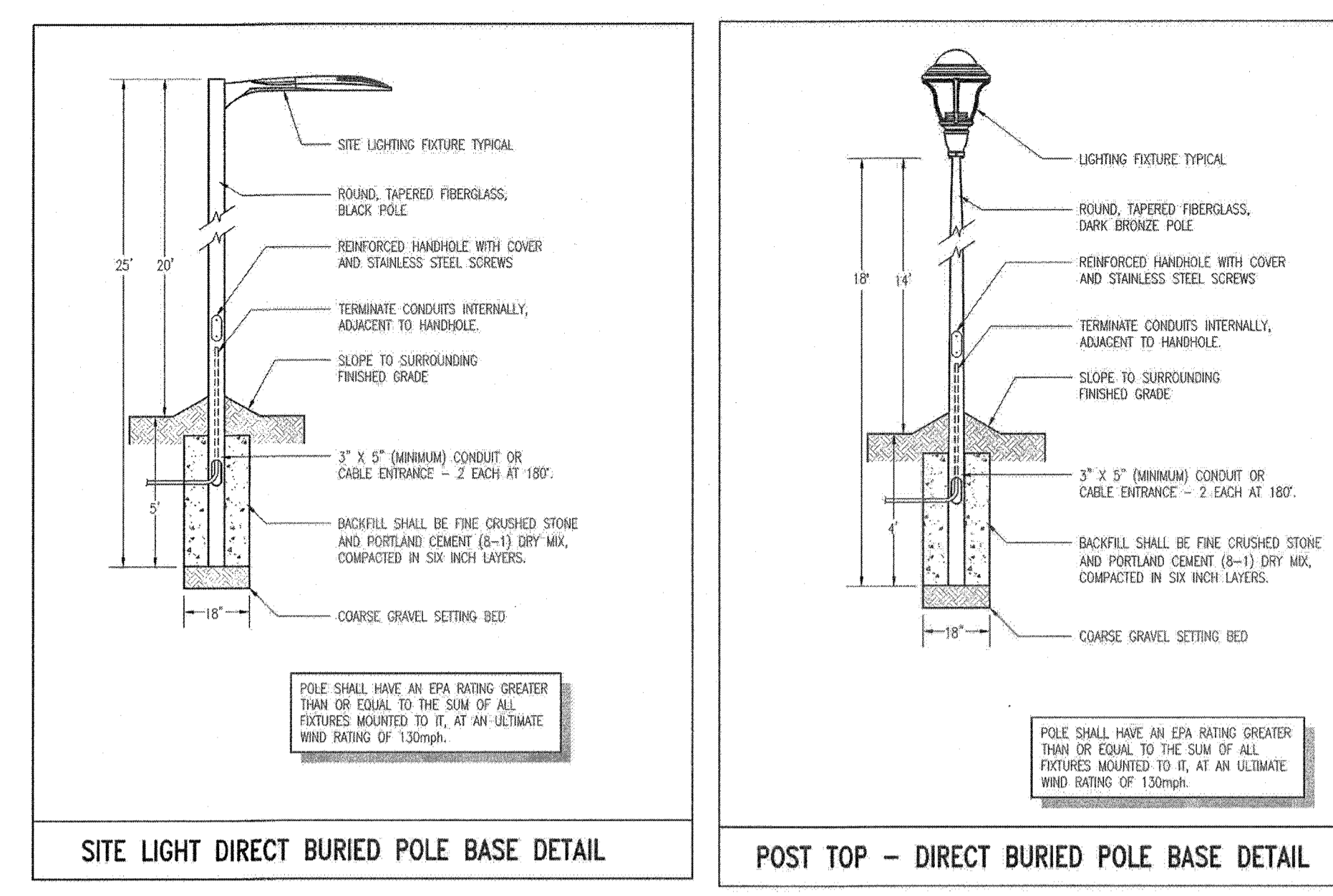
BASED ON THE VRRM RE-DEVELOPMENT SPREADSHEET THE POST-DEVELOPMENT TP LOAD REDUCTION REQUIRED FOR THE SITE IS 2.86 LB/YR. SINCE THE POST-DEVELOPED REQUIRED REDUCTION IS LESS THAN 10 LB/YR THE APPLICANT CAN PURCHASE CREDITS FOR THE FULL AMOUNT OR PROVIDED TREATMENT ONSITE.

THE SITES RUNOFF IS COLLECTED WITHIN A PROPOSED/EXISTING UNDERGROUND STORM CONDUIT SYSTEM THAT DISCHARGES DIRECTLY INTO MARUMSCO CREEK. THE DRAINAGE AREA TO MARUMSCO CREEK AT THE PROPOSED OUTFALL IS 2.55 SQUARE MILES. THE PROPOSED SITE IS 0.48% OF THE TOTAL DRAINAGE AREA (7.83/1632 = 0.0048 OR 0.48%) IN ACCORDANCE WITH 9VAC25-870-66(B)(A) THE LIMIT OF ANALYSIS HAS BEEN REACHED SINCE THE SITES CONTRIBUTING DRAINAGE AREA IS LESS THAN OR EQUAL TO 1.0% OF THE TOTAL WATERSHED. IN ACCORDANCE WITH 9VAC25-870-66(C) THE ONSITE STORM SYSTEM WAS DESIGNED TO CONVEY THE 10-YR STORM TO THE LIMITS OF THE EXISTING FEMA MAPPED FLOODPLAIN WHICH IS THE LIMITS OF ANALYSIS FOR FLOOD PROTECTION REQUIREMENTS.

IN ACCORDANCE WITH SECTION 700 OF THE PRINCE WILLIAM COUNTY DCSM THE PROPOSED DISCHARGE FROM THE 2, AND 10 YEAR STORM DOES NOT EXCEED PRE-DEVELOPED LEVELS.



TYPICAL STREET LIGHTING



SITE TABULATIONS

OVERALL SITE TABULATIONS			ZONING DEVELOPMENT STANDARDS		
GPIN	ADDRESS	ACREAGE	EXISTING ZONING:	B-1, GENERAL BUSINESS	
8392-82-6885	13801 MOUNT PLEASANT DRIVE	7.8276	PROPOSED ZONING: (PORTION)	PMR, PLANNED MIXED RESIDENTIAL	
TOTAL ACREAGE		7.8276	PROPOSED PMR ZONING AREA:	7.6230 AC.	
NOTE: OVERALL ZONING AREA IS EXCLUSIVE OF A PORTION OF A PORTION OF THE PROPERTY ADJACENT TO ROUTE 1.			B-1 ZONING TO REMAIN:	0.2046 AC.	
MINIMUM REQUIRED D.U.:			PROPOSED USE:	MULTIFAMILY DWELLINGS	
PROPOSED DWELLING UNITS:	240	D.U.	PMR ZONING REGULATIONS:		
PROPOSED DENSITY:	31.48	D.U. PER ACRE	MINIMUM TRACT AREA	10 AC. (SEE PMR MOD. SUMMARY)	
PMR ZONING REGULATIONS:			MINIMUM HOUSING TYPES:	2 EA. (SEE PMR MOD. SUMMARY)	
MAXIMUM LOT COVERAGE:	5.72	ACRES	MINIMUM ALLOWED DENSITY:	N/A	
MINIMUM LOT AREA:	7.44	ACRES	MINIMUM LOT AREA PER D.U.:	1,350 SF (SEE PMR MOD. SUMMARY)	
PROPOSED LOT AREA:	7.62	ACRES	MAXIMUM LOT COVERAGE:	0.75	
MINIMUM OPEN SPACE:	1.91	ACRES	MAXIMUM BUILDING HEIGHT:	50 FEET	
ESTIMATED OPEN SPACE:	2.59	ACRES	MINIMUM YARDS:		
ESTIMATED OPEN SPACE:	0.34	RATIO	FRONT	22 FT (SEE PMR MOD. SUMMARY)	
ESTIMATED MF BUILDING GFA:			REAR	25 FT	
	255,130	SF	SIDE	20 FT	
EST. MSC BUILDING GFA:	3,347	SF	PARKING TO DWELLING	6 FT (SEE PMR MOD. SUMMARY)	
TOTAL ESTIMATED GFA:	258,477	SF	MINIMUM REAR SETBACK FOR BALCONIES & DECKS	20 FT	
TOTAL REQUIRED PARKING:			PARKING STANDARDS		
TOTAL PROPOSED PARKING:	369	SPACES	SPACES REQUIRED PER UNIT TYPE		
PROPOSED REGULAR SPACES	294	SPACES	2-BEDROOM	1.45 SPACES (MODIFIED)	
PROPOSED COMPACT SPACE	75	SPACES	1-BEDROOM	1.45 SPACES (MODIFIED)	
% COMPACT SPACES:	20%		NOTE: PER THE APPROVED DCSM WAIVER THE DEVELOPER IS USING A PARKING RATIO OF 1.45 FOR ALL UNIT TYPES & MIN. 6 SPACES FOR CLUBHOUSE.		
NOTE: PER THE APPROVED DCSM WAIVER THE DEVELOPER IS USING A PARKING RATIO OF 1.45 FOR ALL UNIT TYPES & MIN. 6 SPACES FOR CLUBHOUSE.					
D.U. = DWELLING UNIT, SF = SQUARE FEET, GFA = GROSS FLOOR AREA, MF = MULTI-FAMILY					

MINIMUM LOT AREA PER D.U.:		1,350	SF	(MODIFIED)
PROPOSED LOT AREA:	332,058	SF		
PROPOSED NO. UNITS:	240			
PROPOSED LOT AREA PER D.U.:	1,384	SF		
NOTE: THE DEVELOPER IS REQUESTING THE MINIMUM LOT AREA PER D.U. BE REDUCED FROM 1,450 SF TO 1,350 SF PER UNIT.				

ESTIMATED BUILDING TABULATIONS				
BUILDING #	# OF 1-BR UNITS	# OF 2-BR UNITS	TOTAL	GFA
BUILDING 1	18	18	36	39,492.96
BUILDING 2	24	18	42	46,213.40
BUILDING 3	24	8	32	35,290.14
BUILDING 4	27	9	36	35,290.14
BUILDING 5	0	28	28	37,381.14
BUILDING 6	36	6	42	41,297.82
BUILDING 7	18	6	24	23,511.48
TOTAL	147	93	240	258,477.08
RESIDENTIAL UNIT SQ. FT.:	830.50-842.36	1032.99-1357.15		
CLUBHOUSE SQ. FT.:	3,347.00			

HOUSING TYPE PERFORMANCE STANDARDS (SEC 32-306.12)			
BUILDING TYPE	TYPE G (MULTIFAMILY)		
	PMR REQUIREMENT	PROPOSED REQUIREMENT	
(1) MINIMUM LOT AREA PER DWELLING UNIT	1,450 SF 3/4 STORY	1,350 SF 3/4 STORY	
(2) MAXIMUM LOT COVERAGE	0.75	0.75 (UNCHANGED)	
(3) MAXIMUM BUILDING HEIGHT	50 FT.	50 FT. (UNCHANGED)	
(4) MINIMUM YARDS AND SETBACKS			
(a) Front Yard (from streets/traveled access easements)	35 FT.	20 FT.	
(b) Rear	25 FT.	25 FT. (UNCHANGED)	
(c) Side	20 FT.	20 FT. (UNCHANGED)	
(d) Structured Parking to Dwelling	12 FT.	12 FT. (UNCHANGED)	
(e) Parking Lot to Dwelling	12 FT.	6 FT.	
(5) MINIMUM REAR SETBACK FOR BALCONIES AND DECKS	20 FT.	20 FT. (UNCHANGED)	

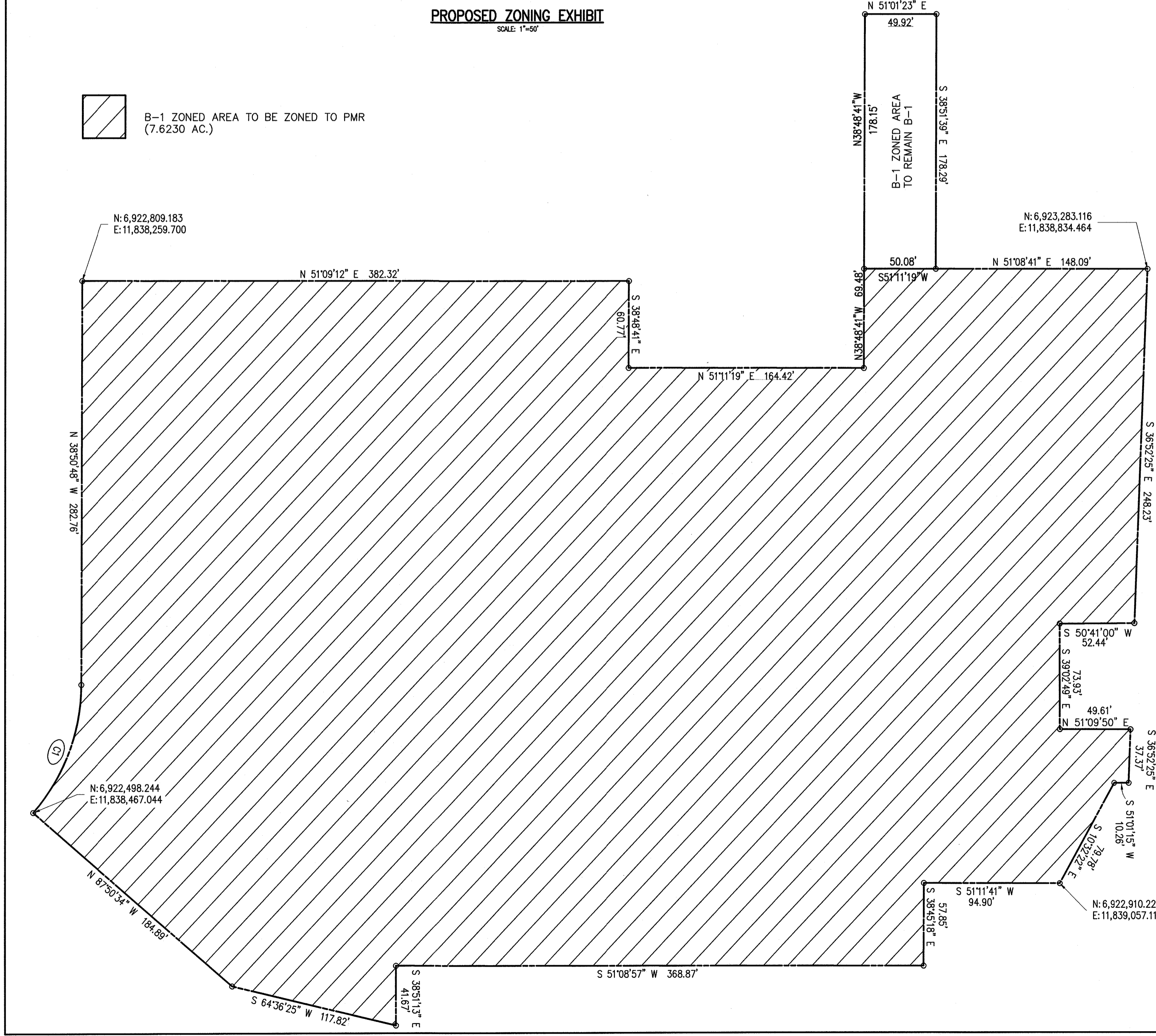
JEFFERSON PARK - REQUIRED OFF-STREET PARKING

TOTAL PARCEL (GPIN 8392-92-1869) AREA = 6.7393 ACRES
 PROPOSED ACTIVE RECREATION AREA = 0.48 ACRES
 (PLAYGROUND AND GRADED AREAS)
 PROPOSED PASSIVE RECREATION AREA = 6.2593 ACRES
 (REMAINDER OF PARCEL)

PARKING REQUIREMENTS:
 PUBLIC ACTIVE RECREATION AREA = 3 SPACES PER AC.
 PASSIVE RECREATION AREA = 3 PER AC. 10 AC. THEN 1 PER 10 AC.
 TOTAL REQUIRED PARKING PER DCSM = 10 SPACES (10 SPACES MINIMUM)
PROVIDED PARKING = 10 SPACES

PARKING STANDARDS	REQUIRED		APPROVED WAIVER		PROVIDED SPACES	
	NO. UNITS	NO. PARKING SPACES	WAIVER REQUIREMENTS	NO. UNITS	NO. PARKING SPACES	PARKING RATIO
2-BEDROOM	2.2	SPACES PER UNIT	1.45	93	134.85	135
1-BEDROOM	1.5	SPACES PER UNIT	1.45	147	213.15	213
PRIVATE CLUBHOUSE	1	SPACE PER 150 SF	1	1	6	11
PUBLIC RECREATION	10	MIN. SPACES	N/A	N/A	1	10
TOTAL		457		364	369	369

(294 STANDARD SPACES)
(75 COMPACT SPACES (20% OF TOTAL))



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Bowman Consulting Group, Ltd.
 1900 Central Park Blvd
 Fredericksburg, Virginia 22401

Phone: (540) 371-0288
 Fax: (540) 371-3479
 bowman.com
 © Bowman Consulting Group, Ltd.

NOTES & DETAILS

JEFFERSON PLAZA REDEVELOPMENT
 PMR MASTER ZONING PLAN
 WOODBRIDGE MAGISTERIAL DISTRICT
 PRINCE WILLIAM COUNTY, VA

REZ2022-00003
 COUNTY PROJECT NUMBER

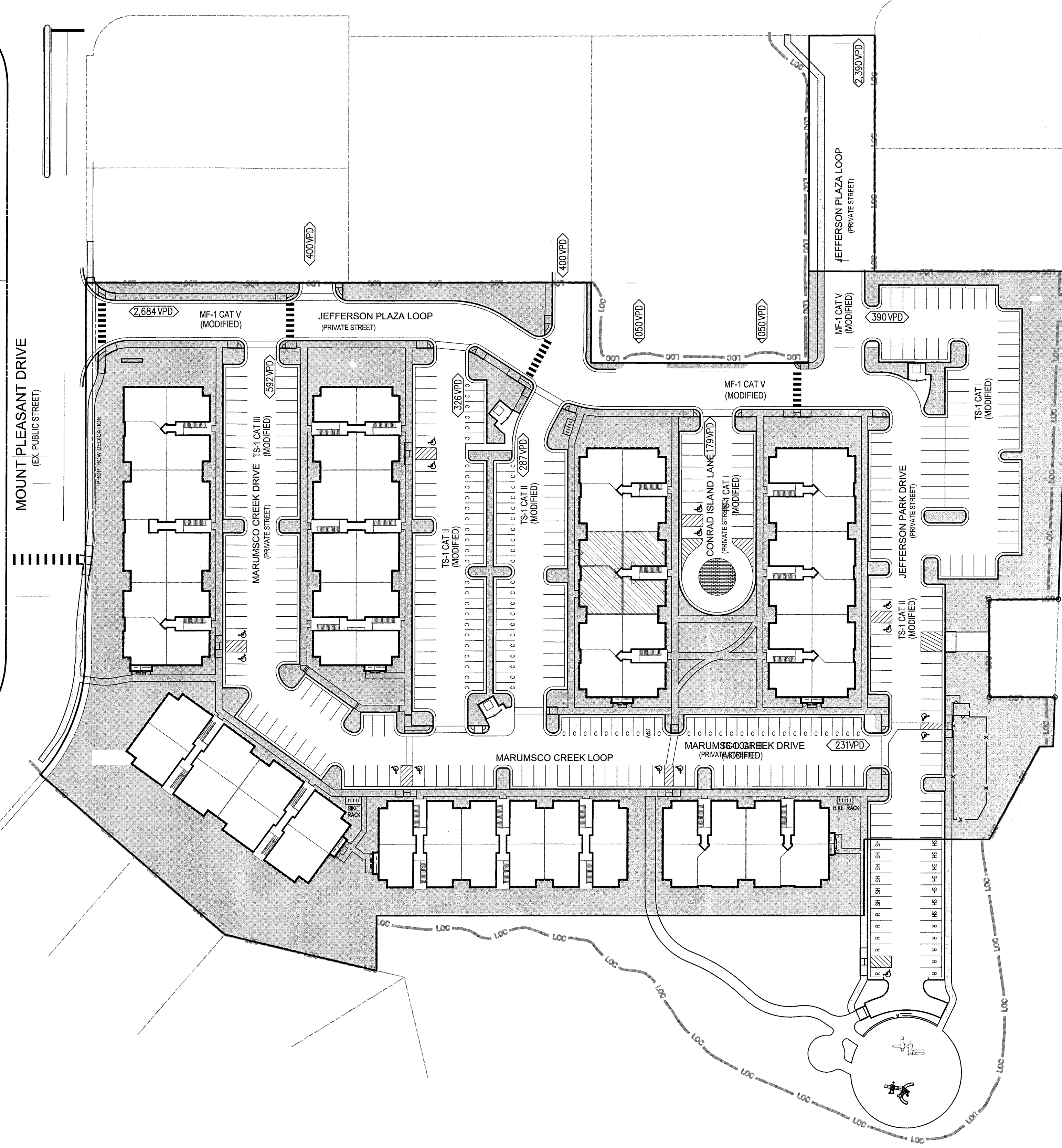
COMMONWEALTH OF VIRGINIA
 JUSTIN R. TROIDL
 No. 040214
 5/12/22
 PROFESSIONAL ENGINEER

PLAN STATUS
 07/08/21 ISSUED TO CLIENT
 08/02/21 1ST SUBMISSION PWC
 11/29/21 2ND SUBMISSION PWC
 5/13/22 3RD SUBMISSION PWC

DATE	DESCRIPTION
JRT	JRT
DESIGN	DRAWN
SCALE	H: N/A V: N/A
JOB No.	3283-04-001
DATE	JULY 2021
FILE No.	3283-DZ-001

SHEET 2 OF 13

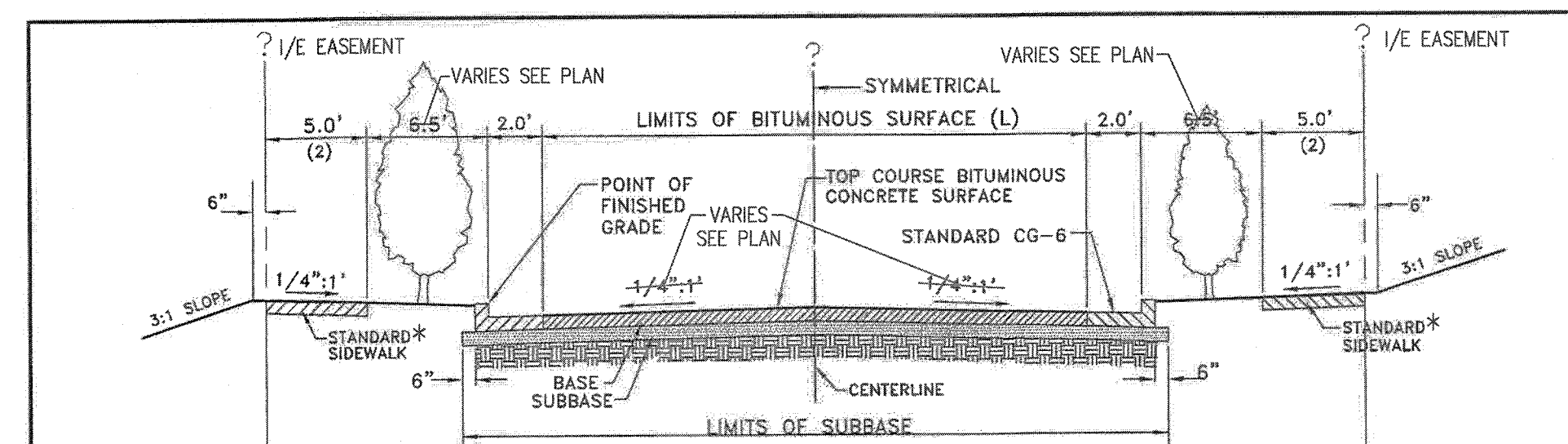
JEFFERSON DAVIS HIGHWAY
ROUTE 1
(EX. PUBLIC STREET)



DENOTES PMR OPEN SPACE
(±2.59 AC.)

OPEN SPACE, TRAFFIC SPLITS & TRAVELWAY STANDARDS MAP
SCALE: 1"=50'

TYPICAL TRAVELWAY SECTION



* SIDEWALK TO BE OMITTED AS NEEDED AS SHOWN WITHIN THE MASTER ZONING PLAN

TRAFFIC VOLUME (VPD)	PARKING	L	PAVEMENT SECTION	PROPOSED MODIFICATIONS
0 TO 250	No Parking Allowed	22 FT	CATEGORY I	
0 TO 250	Parallel (one side)	30 FT	CATEGORY I	
0 TO 250	Parallel (both sides)	36 FT	CATEGORY I	
0 TO 250	Perpendicular	22 FT (1)	CATEGORY I	PARKING BOTH SIDES
251 TO 400	Perpendicular (both sides)	24 FT (1)	CATEGORY I	PARKING BOTH SIDES (L= 22 FT)
251 TO 400	No Parking Allowed	22 FT	CATEGORY II	
401 TO 600	Parallel (one side)	30 FT	CATEGORY II	
401 TO 600	Perpendicular	24 FT (1)	CATEGORY II	PARKING BOTH SIDES (L= 22 FT)
601 TO 1000	No Parking Allowed	24 FT	CATEGORY III	

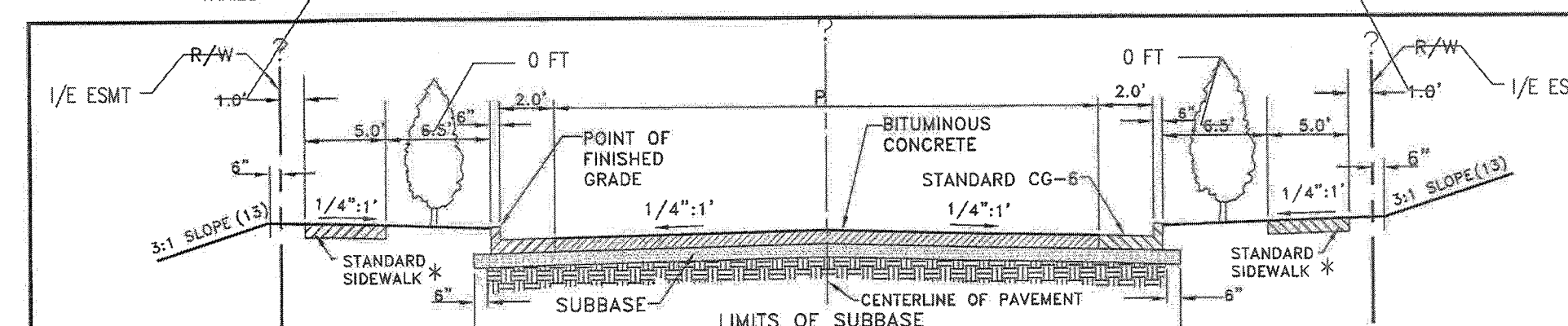
GENERAL NOTES:

- These dimensions are for travelways only, exclusive of parking spaces.
- Sidewalk location to be determined during final site plan review.
- Stone material shall be extended under the curb and gutter a minimum of six inches (6 in.), beyond the back of curb. The aggregate thickness under the curb and gutter shall be in excess of the depth of the gutter face or a minimum of four inches (4 in.), whichever is greater.
- Refer to Detail 650.01 for alternative pavement sections.
- Maximum grade eight percent (8%).
- Design of this type of roadway shall conform to current VDOT requirements.
- If optional street tree plantings are not provided per Section 802.46, the right-of-way may be reduced by 5 feet.

Detail No. 650.06	TS-1 MODIFIED	COUNTY OF PRINCE WILLIAM VIRGINIA	TRAVELWAY STANDARDS FOR INDUSTRIAL, INSTITUTIONAL, OFFICE, COMMERCIAL, SINGLE-FAMILY ATTACHED, AND MULTIFAMILY DEVELOPMENTS	Date 7/15/14
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NOTE: ALL TS-1 ROADS SHALL BE IN CONFORMANCE WITH THE ABOVE STANDARD DETAIL (AS MODIFIED).

TYPICAL TRAVELWAY SECTION



* SIDEWALK TO BE OMITTED AS NEEDED AS SHOWN WITHIN THE MASTER ZONING PLAN

CATEGORY	TRAFFIC VOLUME (VPD)	R.O.W. WIDTH (ft.)	DESIGN SPEED (mph)	MAX GRADE (%)	MIN. C.I. RADIUS (ft.)	MIN. SIGHT DISTANCE STOP (ft.)	MIN. SIGHT DISTANCE INTX (ft.)	P (ft.)	TYPE I SUBBASE AGG. BASE (ft.)	BASE (ft.)	SURFACE (ft.)	PROPOSED MODIFICATIONS			MIN. SIGHT DISTANCE	
												ROW WIDTH	DESIGN SPEED	CL RADIUS	STOP	INTX
I	UP TO 250	50	20	10%	120	125	225	20	6 in	SM-25.0A	SM-9.5A	2 in				
II	251 TO 400	50	20	10%	120	125	225	20	8 in			2 in				
III	401 TO 1,000	56	25	10%	200	155	280	26	8 in	4 in		2 in				
IV	1,001 TO 2,000	56	30	10%	335	200	335	26	8 in	6 in	1.5 in					
V	2,001 TO 4,000	56	30	10%	335	200	335	26	8 in	6 in	2 in					

GENERAL NOTES:

- This typical cross section shall be used only for multifamily developments (not for mixed use developments).
- No residential frontage permitted.
- No parking permitted. "No Parking" signs shall be installed.
- Stone material shall extend under the curb and gutter, a minimum of six inches (6 in.) beyond the back of curb. The stone thickness under the curb and gutter shall be that in excess of the depth of the gutter face or a minimum of four inches (4 in.), whichever is greater.
- A barrier or barricade must be installed between adjoining parking bays and the dedicated right-of-way to prevent parked vehicles from overhanging the right-of-way.
- Distinct curb-de-sacs must be constructed where streets and travelways or parking bays begin.
- Changes in categories, where permitted, shall occur at intersections only and to the next lower or higher category only.
- Standard landings required at intersections.
- Pavement section is standard requirement. Refer to Detail 650.01 for alternative pavement sections.
- Category I and II streets shall require an additional two (2 ft.) of pavement and right-of-way when the total street length is one half (0.5) mi. or more.
- No superelevation is required.
- 2:1 slopes will be allowed when soil type supported by soil report is acceptable and where stabilization is provided in accordance with the Erosion Control ordinance.
- Sidewalks shall be provided in accordance with Section 602.18.
- If optional street tree plantings are not provided per Section 802.46, the right-of-way may be reduced by 5 feet.

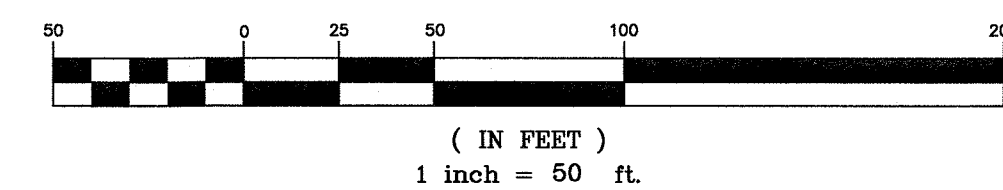
Detail No. 650.07	MF-1 MODIFIED	COUNTY OF PRINCE WILLIAM VIRGINIA	STANDARD TYPICAL SECTION FOR CONDOMINIUM, MOBILE HOME, AND APARTMENT STREETS WITH NO RESIDENTIAL FRONTAGE	Date 7/15/14
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NOTE: ALL MF-1 ROADS SHALL BE IN CONFORMANCE WITH THE ABOVE STANDARD DETAIL (AS MODIFIED).

NOTES:

- OPEN SPACE INFORMATION IS CONCEPTUAL IN NATURE. EXACT LOCATION, QUANTITY, AND SHAPE OF THE PROPOSED OPEN SPACE SHALL BE PROVIDED UPON FINAL ENGINEERING.

GRAPHIC SCALE



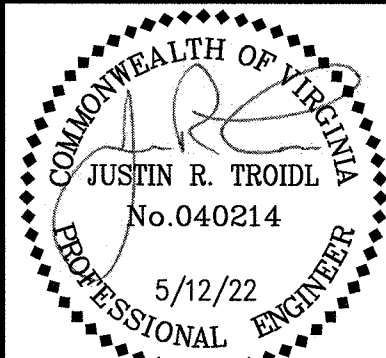
BOWMAN

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OPEN SPACE & TYPICAL SECTIONS
JEFFERSON PLAZA REDEVELOPMENT
PMR MASTER ZONING PLAN
WOODBRIDGE MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VA

REZ2022-00003
COUNTY PROJECT NUMBER



PLAN STATUS	
07/08/21	ISSUED TO CLIENT
08/02/21	1ST SUBMISSION PWC
11/29/21	2ND SUBMISSION PWC
5/13/22	3RD SUBMISSION PWC

DATE	DESCRIPTION
JRT DESIGN	JRT DRAWN
JRT DESIGN	JRT CHKD
SCALE H: 1"=50' V: N/A	
JOB No. 3283-04-001	
DATE : JULY 2021	
FILE No. 3283-D-ZP-001	



PRINCE WILLIAM COUNTY
Department of Development Services – Land Development Division
DCSM WAIVER – TECHNICAL (TRANSPORTATION)

Waiver #: 1

This form is for requesting waivers of the technical requirements of the Design and Construction Standards Manual (DCSM). These requests are submitted to the Land Development Division and considered by the Department of Transportation.

I. General Information

Applicant: Foulger-Pratt Development LLC Date: 7/8/21
Address: 12435 Park Potomac Ave, Suite 200, Potomac MD 20854
Phone #: (240) 499-9697 Email Address: fqmuseya@foulgerpratt.com
Plan Name: Jefferson Plaza Plan No: REZ2022-00003
Site Address: 13801 Mount Pleasant Drive GPIN #: 8392-82-6885
Re zoning/Special Use Permit #: REZ2022-00003 Exhibit Yes/No: Yes
Be advised that waiver requests submitted while a Rezoning, Special Use Permit or Proffer Amendment is pending with the County, could be denied if the Planning Office does not approve its consideration at the time of submittal.

II. Specifics of Waiver Request

Section of DCSM to be waived: 602.14 A
Requirement(s): Privately maintained travelways, where permitted, with traffic counts up to one thousand (1,000) vehicles per day (VPD) shall be designed and constructed in accordance with detail 650.06 of the DCSM

Justification for waiver: The waiver request from Section 602.14 A of the DCSM is based on several factors. There is a limited access from the development site to both Route 1 and Mt. Pleasant Drive. The existing commercial pads along Route 1 and Mt. Pleasant, except for McDonald's, have separate access to the main roads. The proposed site is redevelopment of an existing blighted commercial center. The waiver will decrease the amount of impervious area from the site, which is adjacent to Marumso Creek, making it more environmentally friendly and allowing for more landscape and open space areas.



PRINCE WILLIAM COUNTY
Department of Development Services – Land Development Division
DCSM WAIVER – TECHNICAL (TRANSPORTATION)

Waiver #: 2

This form is for requesting waivers of the technical requirements of the Design and Construction Standards Manual (DCSM). These requests are submitted to the Land Development Division and considered by the Department of Transportation.

I. General Information

Applicant: Foulger-Pratt Development LLC Date: 11/18/21
Address: 12435 Park Potomac Ave, Suite 200, Potomac MD 20854
Phone #: (240) 499-9697 Email Address: fqmuseya@foulgerpratt.com
Plan Name: Jefferson Plaza Plan No: REZ2022-00003
Site Address: 13801 Mount Pleasant Drive GPIN #: 8392-82-6885
Re zoning/Special Use Permit #: REZ2022-00003 Exhibit Yes/No: Yes
Be advised that waiver requests submitted while a Rezoning, Special Use Permit or Proffer Amendment is pending with the County, could be denied if the Planning Office does not approve its consideration at the time of submittal.

II. Specifics of Waiver Request

Section of DCSM to be waived: 601.04 F
Requirement(s): Travelways in single-family attached and multifamily developments, where the design traffic count exceeds one thousand vehicles per day (vpd) shall be designed and constructed in accordance with Detail 650.07 of this manual.

Justification for waiver: The waiver request from Section 601.04 F is to revise the detail for 650.07 to match the existing travelway parameters present for portions of the designed MF-1 travelway. The changes are in keeping with the urban redevelopment character. The proposed site is redevelopment of an existing blighted commercial center. Portions of Jefferson Plaza Loop are under construction for the McDonald's pad site and the intent is to match these improvements to limit the impact to the current commercial uses.



PRINCE WILLIAM COUNTY
DEPARTMENT OF TRANSPORTATION
DCSM WAIVER

5 County Complex Court, Suite 290, Woodbridge, Virginia 22192-5308
(703) 792-6825 Fax (703) 792-7159

SECTION I – GENERAL INFORMATION

APPLICANT: Foulger-Pratt Development LLC DATE: 12/15/2021
ADDRESS: 12435 Park Potomac Ave, Suite 200 Potomac, MD 20854 WAIVER NUMBER: WAI2022-00033
EMAIL: fqmuseya@foulgerpratt.com PLAN NUMBER: REZ2022-00003
PROJECT NAME: Jefferson Plaza

SECTION II – SPECIFICS OF WAIVER REQUEST

SECTION OF DESIGN AND CONSTRUCTION STANDARDS MANUAL

REQUESTED TO BE WAIVED: 610.02.A and Table 6-8

REQUIREMENT(S):

Off street parking and loading spaces shall be provided for every use allowed by the Zoning Ordinance in accordance with the provisions of Table 6.8.

APPLICANT'S JUSTIFICATION FOR WAIVER:

The waiver request from Section 610.02.A and Table 6-8 of the DCSM is based on several factors. The site is located in an urban development area on an existing blighted commercial center. The development would provide approximately 17% fewer parking spaces than the DCSM standard. As a mitigating factor, however, please consider the following: (i) The site is approximately 4000 ft walking distance to the Woodbridge VRE station. (ii) Northbound and southbound PRTC bus stops are being constructed directly in front of the development on Route 1 with direct access to the VRE. (iii) 100% of the units are affordable. (iv) There are no 3-bedroom units planned for construction. In addition to the 1.45 parking spaces per unit, 6 additional spaces have been provided for the internal clubhouse. Please see attached memo from Wells+ Associates for additional justification.

SECTION III – RECOMMENDATION OF TRANSPORTATION

RECOMMENDATION: APPROVAL DENIAL

Zhenyang Li Digitally signed by Zhenyang Li Date: 2021.12.15 12:31:49 -0500
Elizabeth D. Scullin Digitally signed by Elizabeth D. Scullin Date: 2021.12.16 12:50:39 -0500
PLAN REVIEWER: Li ASSISTANT DIRECTOR OF TRANSPORTATION: D. Scullin

REASON(S) FOR APPROVAL/DENIAL:

This proposed affordable housing development includes 147 one-bedroom units and 93 two-bedroom units, and propose 354 parking spaces including 6 for internal clubhouse. The total proposed parking spaces exceed the required parking spaces in accordance with ITE Parking Generation Manual 5th Edition. The justification for the proposed 354 parking spaces is reasonable considering affordable housing parking reduction. The waiver is acceptable.

SECTION IV – ADDITIONAL COMMENTS

Ricardo Canizales Digitally signed by Ricardo Canizales DN: cn=Ricardo Canizales Date: 2021.12.15 13:36:02 -0500
SIGNATURE: Ricardo Canizales, Director of Transportation DATE 12/15/2021

CC: DEVELOPMENT SERVICES



PRINCE WILLIAM COUNTY
Department of Development Services – Land Development Division
DCSM WAIVER – NON-TECHNICAL

Waiver #: 4

This form is for requesting waivers of the non-technical and administrative requirements of the Design and Construction Standards Manual (DCSM). These requests are submitted to and considered by the Land Development Division.

I. General Information

Applicant: Foulger-Pratt Development LLC Date: 7/8/21
Address: 12435 Park Potomac Ave, Suite 200, Potomac MD 20854
Phone #: (240) 499-9697 Email Address: fqmuseya@foulgerpratt.com
Project Name: Jefferson Plaza Plan No: REZ2022-00003
GPIN #: 8392-82-6885
Site Address: 13801 Mount Pleasant Drive
Re zoning/Special Use Permit #: REZ2022-00003 Exhibit Yes/No: Yes

II. Specifics of Waiver Request

Section of DCSM to be waived: 802.11 and Table 8-1

Requirement(s): The buffer area requirements are based on the compatibility between the proposed use and that of the adjoining property. Table 8-1 identifies the minimum buffer area required to be provided by a developing property, based on the compatibility of the proposed use with the existing use of the adjoining property. Any buffer width specified within this part may be waived or modified through a request for a waiver or modification. Requests for modifications or waivers of buffer widths are subject to the review and approval of the director of planning, with consultation of the public works director, as appropriate. Paragraph "D" of this section is not subject to modification.

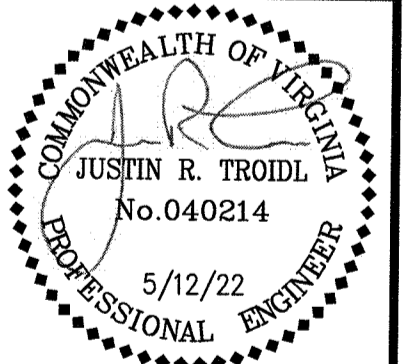
Justification for waiver: The proposed use provides for 240 affordable dwelling units within Prince William County on a underutilized site along Route 1. The proposed development maintains commercial pad sites along Route 1. The proposed development creates a transition from the higher commercial use to the ex. single-family detached units to the rear of the site. A landscape and pedestrian lined path between the ex. commercial pads and the proposed apartments will create a walkable community and the need for a 50 ft. Class C buffer between the two uses would not be consistent with an urban community.

Bowman

Bowman Consulting Group, Ltd.
One General Park Blvd
Fredericksburg, Virginia 22401
Phone: (540) 371-0268
Fax: (540) 371-5479
bowman.com

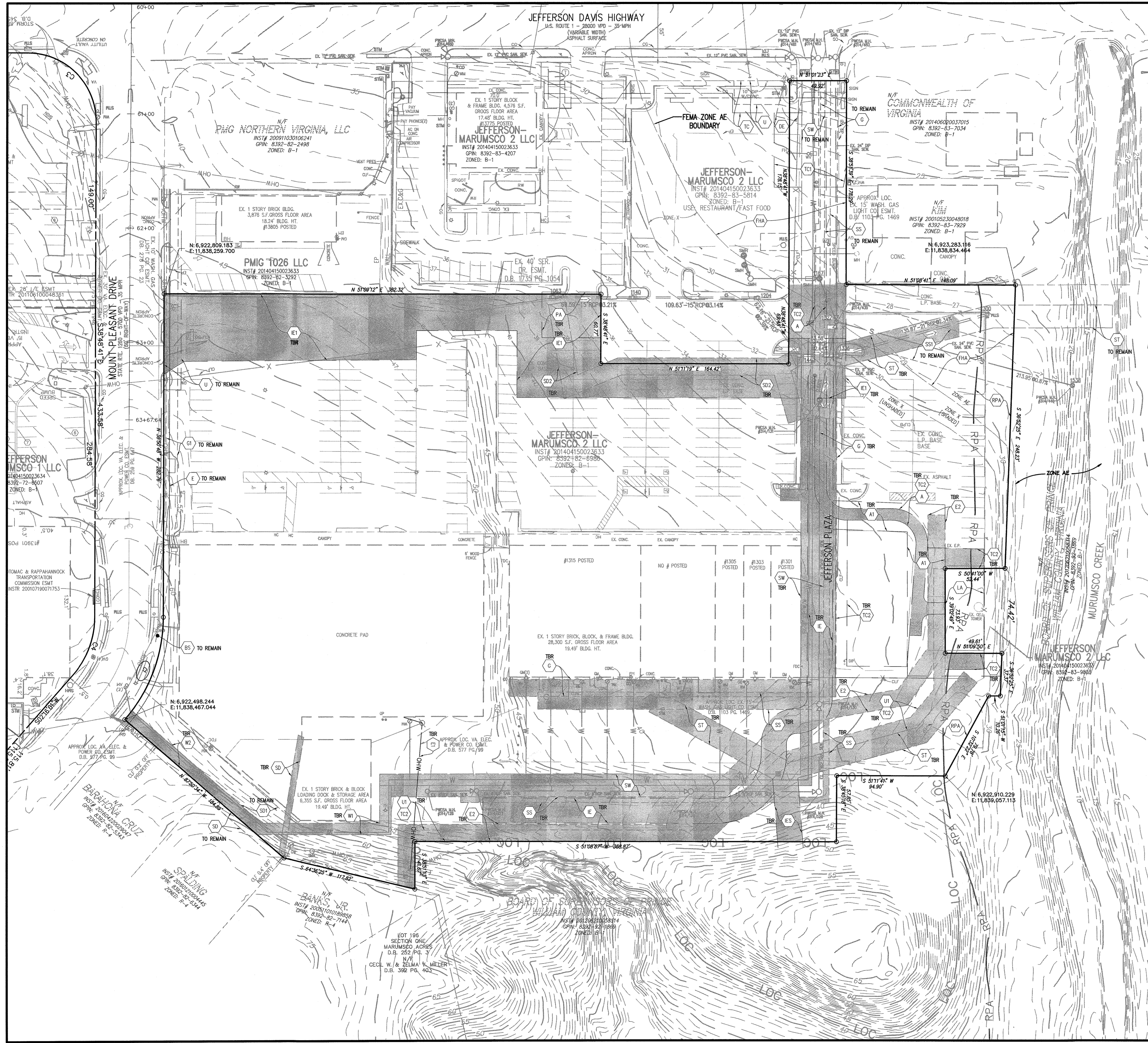
PROPOSED WAIVERS
JEFFERSON PLAZA REDEVELOPMENT
PMR MASTER ZONING PLAN
WOODBRIDGE MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VA

REZ2022-00003
COUNTY PROJECT NUMBER



PLAN STATUS	
07/08/21	ISSUED TO CLIENT
08/02/21	1ST SUBMISSION PWC
11/29/21	2ND SUBMISSION PWC
5/13/22	3RD SUBMISSION PWC

DATE	DESCRIPTION
JRT	JRT
DESIGN	DRAWN
SCALE	H: N/A V: N/A
JOB No.	3283-04-001
DATE	JULY 2021
FILE No.	3283-D-ZP-001



EASEMENT LEGEND

- (A) APPROXIMATE LOCATION 10' ACCESS EASEMENT OVER EXISTING DRIVE AND PARKING LOT INST# 201808070058082
 - (A1) VARIABLE WIDTH ACCESS EASEMENT INST# 202101150006192
 - (BS) APPROXIMATE LOCATION 6'x12' POTOMAC & RAPPAHANNOCK TRANSPORTATION BUS SHELTER EASEMENT INST# 202107190071753
 - (DE) DRAINAGE EASEMENT AS SHOWN ON PG 20, PG 128-136 INST# 201503190021086
 - (E) APPROXIMATE LOCATION VIRGINIA ELECTRIC AND POWER COMPANY EASEMENT DB 259, PG 647
 - (E1) APPROXIMATE LOCATION VIRGINIA ELECTRIC AND POWER COMPANY EASEMENT DB 577, PG 99
 - (E2) APPROXIMATE LOCATION 15' VIRGINIA ELECTRIC AND POWER COMPANY EASEMENT INST# 201810220076798
 - (FHA) FLOOD HAZARD AREA INST# 202011180110401
 - (G) APPROXIMATE LOCATION 15' WASHINGTON GAS LIGHT COMPANY EASEMENT DB 1103, PG 1469
 - (G1) 10' WASHINGTON GAS LIGHT COMPANY EASEMENT DB 278, PG 23
 - (IE) INGRESS-EGRESS EASEMENT DB 1135, PG 30
 - (IE1) EX. VARIABLE WIDTH INGRESS/EGRESS EASEMENT INST# 201805020031007
 - (IES) INGRESS & EGRESS EASEMENT FOR STORMWATER MANAGEMENT DB 1062, PG 178
 - (PA) PERMANENT ACCESSWAY DB 1089, PG 612
 - (RPA) RESOURCE PROTECTION AREA INST# 202011180110401
 - (SS) APPROXIMATE LOCATION SANITARY SEWER EASEMENT DB 1062, PG 178
 - (SS1) PERMANENT SANITARY SEWER EASEMENT INST# 202101180109408
 - (ST) STORM SEWER EASEMENT DB 1062, PG 178
 - (SD) 5' STORM DRAINAGE EASEMENT DB 252, PG 3
 - (SD1) APPROXIMATE LOCATION 20' STORM SEWER EASEMENT DB 580, PG 244
 - (SD2) 20' STORM DRAINAGE EASEMENT INST# 202011180110401
 - (SW) APPROXIMATE LOCATION 20' SANITARY SEWER & WATER EASEMENT DB 326, PG 602
 - (TC) TEMPORARY CONSTRUCTION EASEMENT AS SHOWN ON PG 20, PG 128-136 INST# 201503190021086
 - (TC1) TEMPORARY CONSTRUCTION EASEMENT FOR ENTRANCES AS SHOWN ON PG 20, PG 128-136 INST# 201503190021086
 - (TC2) APPROXIMATE LOCATION TEMPORARY CONSTRUCTION EASEMENT INST# 201808070058082
 - (U) EASEMENT FOR DOMINION POWER, VERIZON SOUTH AND JOINT USE VOOT UTILITY AS SHOWN ON PG 20, PG 128-136 INST# 201503190021086
 - (U1) APPROXIMATE LOCATION 10' UTILITY EASEMENT INST# 201808070058082
 - (W1) 10' WATER LINE EASEMENT DB 580, PG 244
 - (W2) APPROXIMATE LOCATION 10' WATER LINE EASEMENT DB 326, PG 602
- EX. EASEMENT TO BE VACATED OR RELOCATED (WITH FINAL CONSTRUCTION PLAN)

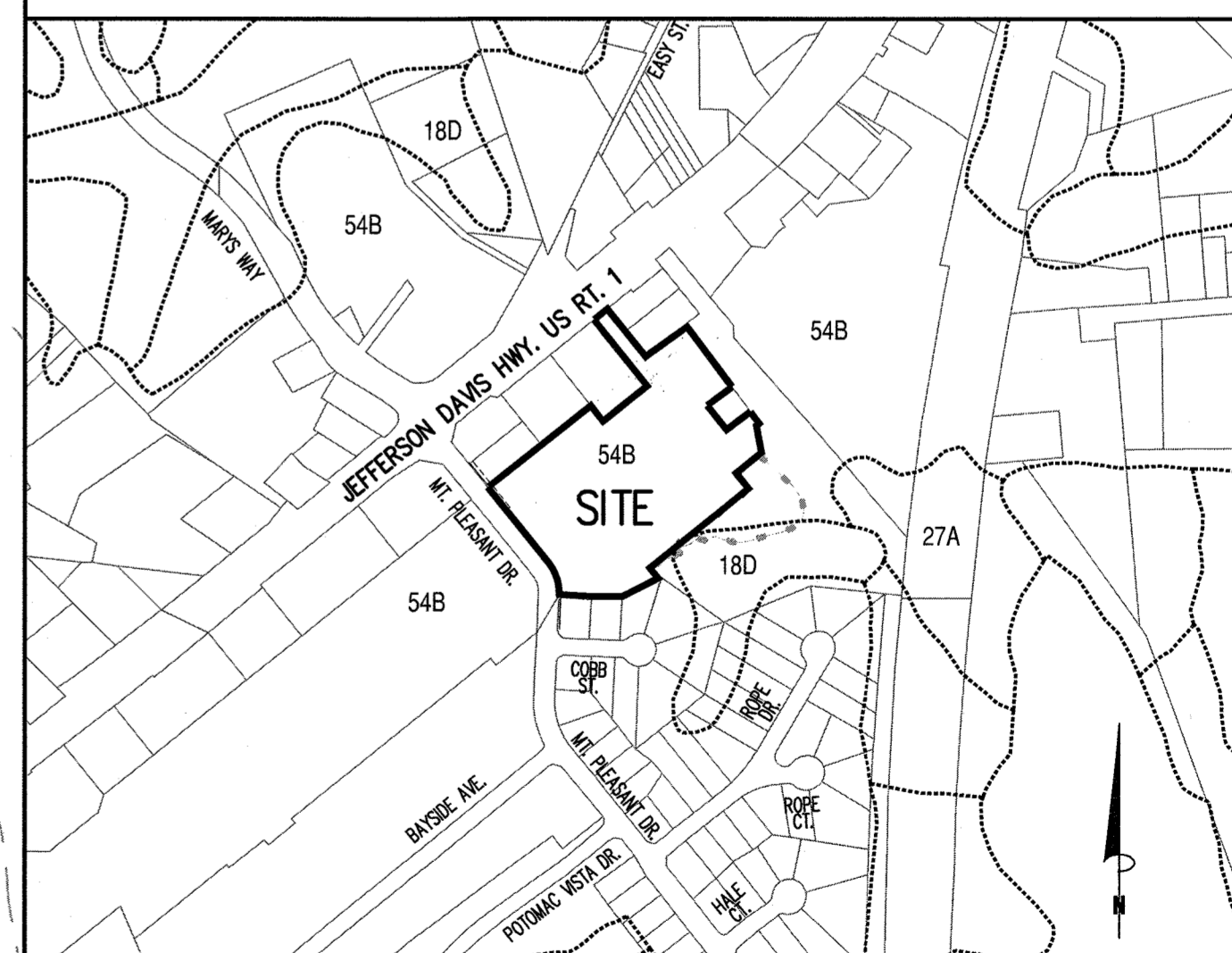
NOTES:

- THERE ARE NO KNOWN CEMETERIES AND/OR HISTORIC SITES ON THIS PROPERTY.
- THE ENTIRE COUNTY IS CONSIDERED RMA, THEREFORE NO BOUNDARY IS SHOWN.

SOILS DATA

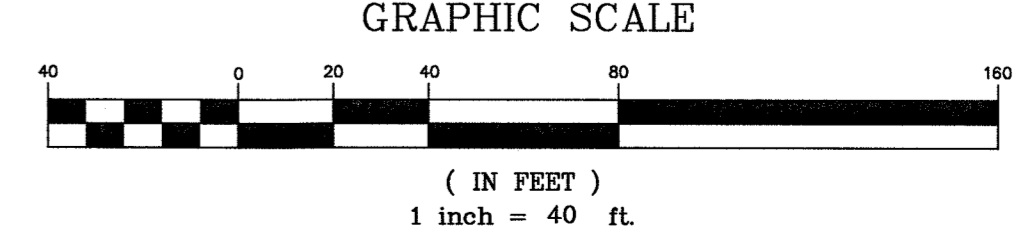
SOILS DATA		* WHEN THESE SOILS ARE LOCATED IN THE EASTERN AND WESTERN COASTAL PLAINS, THEY WILL BE CONSIDERED CATEGORY III AND II SOILS RESPECTIVELY.						
NO.	SOIL NAME	SOIL CAT.	SLOPE (%)	ERODIBILITY	PERMEABILITY	DEPTH TO BEDROCK	DEPTH TO WATER TABLE	SOIL STRUCTURE
18D	DUMFRIES SANDY LOAM	II	15-25%	SEVERE	MODERATELY RAPID	60"+	72"	B
27A	HAYBORO-CODORUS COMPLEX	III	0-2%	SLIGHT	MODERATE	60"+	0-6"	D
54B	URBAN LAND/DEVELOPMENTS	III	0-1%	SLIGHT	MODERATE	60"+	0-6"	D

NOTE:
1. SOILS INFORMATION WAS OBTAINED FROM THE "SOIL SURVEY OF PRINCE WILLIAM COUNTY, VIRGINIA" ISSUED AUGUST 1989.



CURVE TABLE:

CURVE	RADIUS	ARC	DELTA	TANGENT	CHORD BEARING	CHORD
CI	247.14'	[170.06']	39°25'32"	88.55'	N19°05'55"W	166.72'
[CI]	[247.14']	[170.06']			[N17°40'46"W]	[166.72']

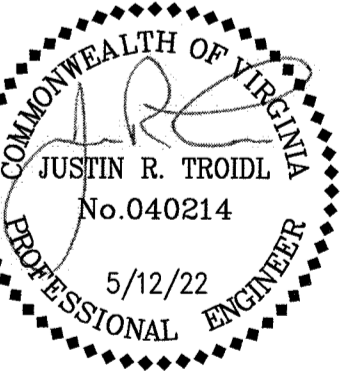


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EXISTING CONDITIONS PLAN
JEFFERSON PLAZA REDEVELOPMENT
PMR MASTER ZONING PLAN
PRINCE WILLIAM COUNTY, VA
WOODBRIDGE MAGISTERIAL DISTRICT

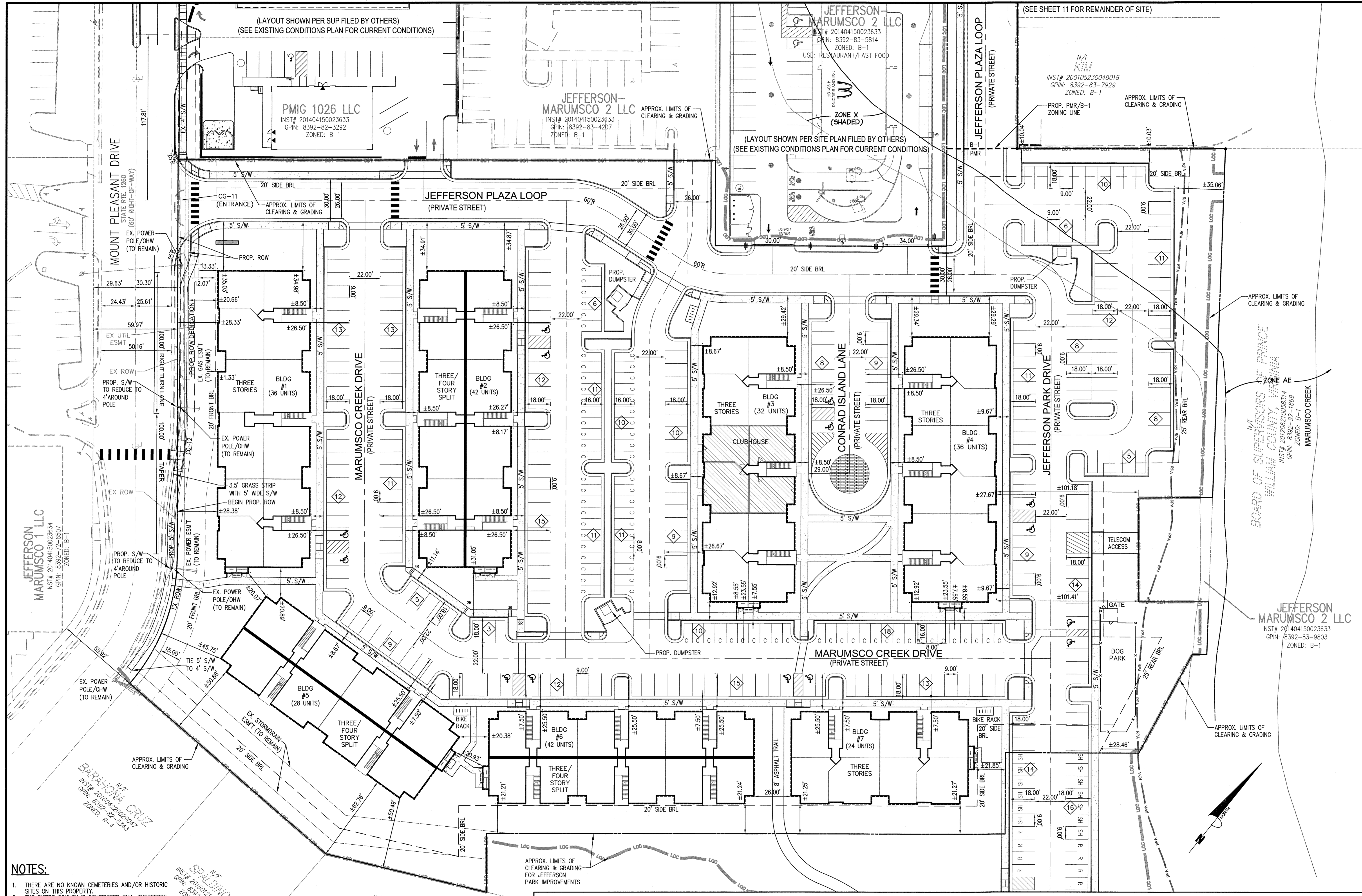
REZ2022-00003
COUNTY PROJECT NUMBER



PLAN STATUS

07/08/21	ISSUED TO CLIENT
08/02/21	1ST SUBMISSION PWC
11/29/21	2ND SUBMISSION PWC
5/13/22	3RD SUBMISSION PWC

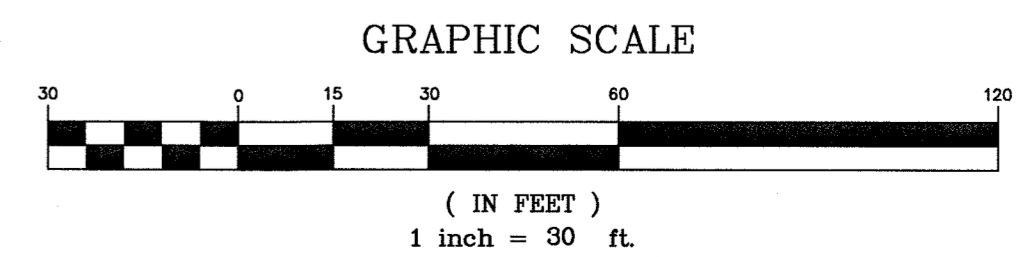
DATE	DESCRIPTION
JRT	JRT
DESIGN	DRAWN
SCALE	H: N/A V: N/A
JOB No.	3283-04-001
DATE :	JULY 2021
FILE No.	3283-DZ-001



- NOTES:**
1. THERE ARE NO KNOWN CEMETERIES AND/OR HISTORIC SITES ON THIS PROPERTY.
 2. THE ENTIRE COUNTY IS CONSIDERED RMA, THEREFORE NO BOUNDARY IS SHOWN.
 3. SEE SHEET 2 FOR MODIFIED FRONT SETBACK AND LOT SIZE REQUESTS.
 4. THIS PLAN IS SUBJECT TO REVISIONS AT THE TIME OF SITE PLAN SUBMISSION.
 5. NO PUBLIC ROAD IMPROVEMENTS ARE PROPOSED.
 6. THE APPROXIMATE LIMITS OF CLEARING AND GRADING ARE SHOWN FOR INFORMATION AND SUBJECT TO CHANGE WITH FINAL ENGINEERING.

CURVE TABLE:

CURVE	RADIUS	ARC	DELTA	TANGENT	CHORD BEARING	CHORD
CI	[247.14']	[170.06']	39°25'32"	88.55'	N19°05'55"W	166.72'
ECI	[247.14']	[170.06']			[N17°40'46"W]	[166.72']



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GENERAL DEVELOPMENT PLAN

JEFFERSON PLAZA REDEVELOPMENT

PMR MASTER ZONING PLAN

PRINCE WILLIAM COUNTY, VA

WOODBRIDGE MAGISTERIAL DISTRICT

REZ2022-00003
COUNTY PROJECT NUMBER

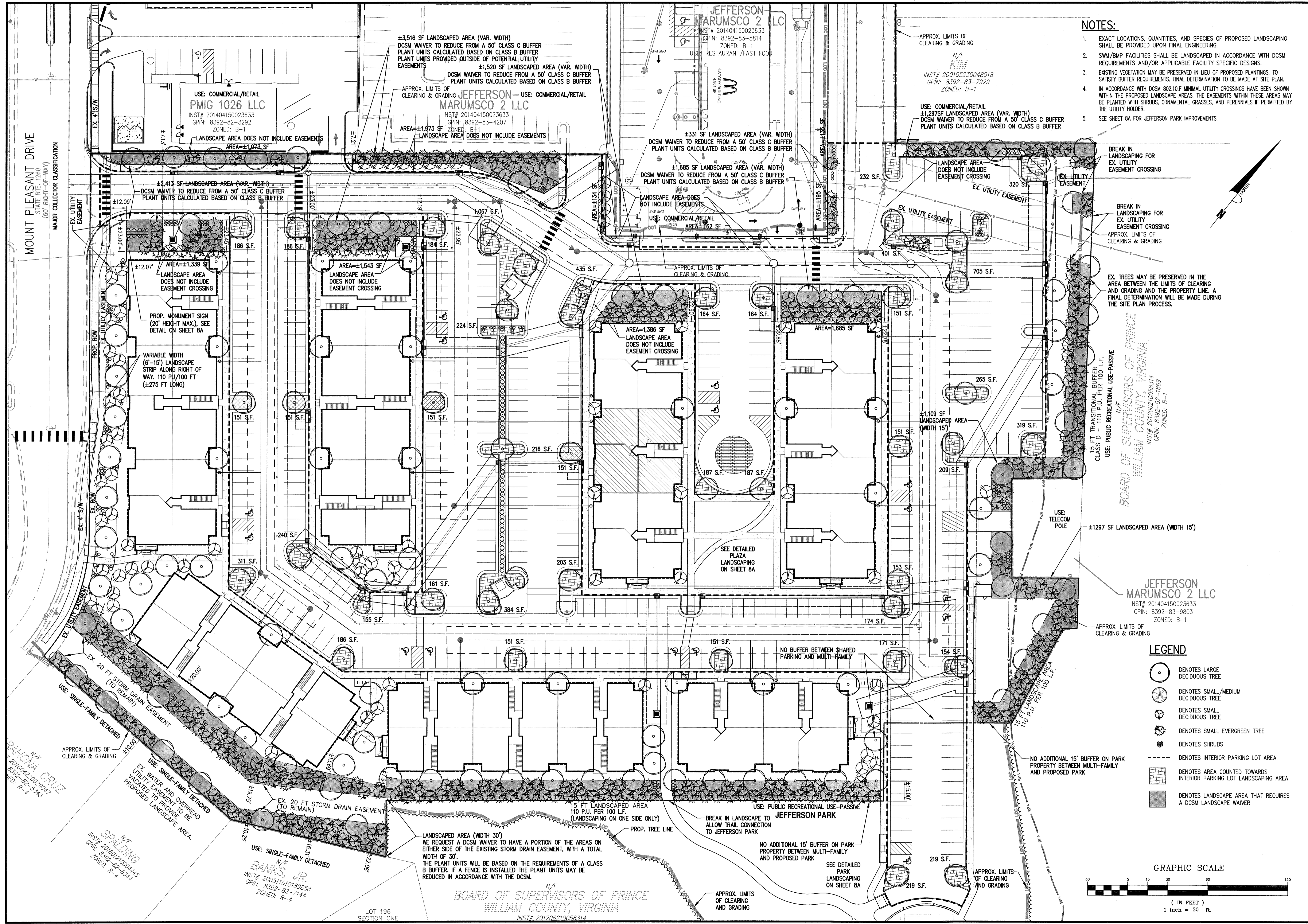
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5/13/22	3RD SUBMISSION PWC

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DESIGN	DRAWN
SCALE	H: 1"=30'
	V: N/A

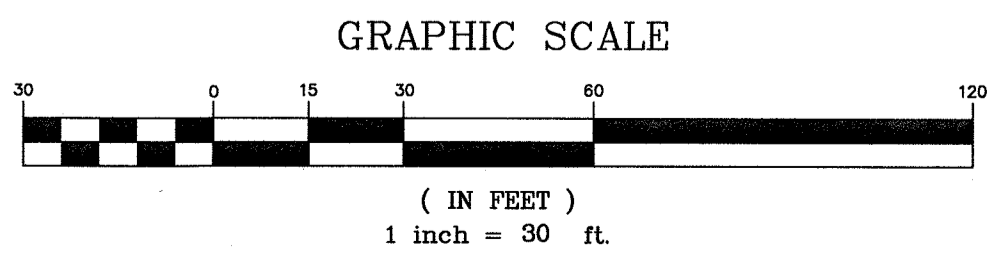
JOB No. 3283-04-001
DATE : JULY 2021
FILE No. 3283-DZ-001

SHEET **6** OF **13**



- NOTES:**
1. EXACT LOCATIONS, QUANTITIES, AND SPECIES OF PROPOSED LANDSCAPING SHALL BE PROVIDED UPON FINAL ENGINEERING.
 2. SWM/BMP FACILITIES SHALL BE LANDSCAPED IN ACCORDANCE WITH DCSM REQUIREMENTS AND/OR APPLICABLE FACILITY SPECIFIC DESIGNS.
 3. EXISTING VEGETATION MAY BE PRESERVED IN LIEU OF PROPOSED PLANTINGS, TO SATISFY BUFFER REQUIREMENTS. FINAL DETERMINATION TO BE MADE AT SITE PLAN.
 4. IN ACCORDANCE WITH DCSM 802.10.F MINIMAL UTILITY CROSSINGS HAVE BEEN SHOWN WITHIN THE PROPOSED LANDSCAPE AREAS. THE EASEMENTS WITHIN THESE AREAS MAY BE PLANTED WITH SHRUBS, ORNAMENTAL GRASSES, AND PERENNIALS IF PERMITTED BY THE UTILITY HOLDER.
 5. SEE SHEET 8A FOR JEFFERSON PARK IMPROVEMENTS.

- LEGEND**
- DENOTES LARGE DECIDUOUS TREE
 - DENOTES SMALL/MEDIUM DECIDUOUS TREE
 - DENOTES SMALL DECIDUOUS TREE
 - DENOTES SMALL EVERGREEN TREE
 - DENOTES SHRUBS
 - DENOTES INTERIOR PARKING LOT AREA
 - DENOTES AREA COUNTED TOWARDS INTERIOR PARKING LOT LANDSCAPING AREA
 - DENOTES LANDSCAPE AREA THAT REQUIRES A DCSM LANDSCAPE WAIVER



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CONCEPTUAL LANDSCAPE PLAN

JEFFERSON PLAZA REDEVELOPMENT

PMR MASTER ZONING PLAN

PRINCE WILLIAM COUNTY, VA

WOODBRIDGE MAGISTERIAL DISTRICT

REZ2022-0003
COUNTY PROJECT NUMBER

COMMONWEALTH OF VIRGINIA
JUSTIN R. TROIDL
No. 040214
5/12/22
PROFESSIONAL ENGINEER

PLAN STATUS

07/08/21	ISSUED TO CLIENT
08/02/21	1ST SUBMISSION PWC
11/29/21	2ND SUBMISSION PWC
5/13/22	3RD SUBMISSION PWC

DATE DESCRIPTION

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JOB No.	3283-04-001	
DATE :	JULY 2021	
FILE No.	3283-D-ZP-001	

SCHEDULE A			
BUFFER AREA PLANTING - BUFFER AREA "EXISTING USE COMMERCIAL/RETAIL NORTH BOUNDARY"			
	B	OVERALL	
		P.U. REQUIRED BY TYPE	
1) MINIMUM REQUIRED BUFFER AREA (A, B, C OR F): (NOTE: A = 15'; B = 30'; C = 50') (NOTE: F = FREEWAY/INTERSTATE RESIDENTIAL STREET BUFFER = 75')		A = 110 B = 180 C = 320	
2) MINIMUM WIDTH OF LANDSCAPED YARD:	N/A	FEET	
3) LINEAR FEET OF BUFFER STRIP REQUIRED ALONG PROPERTY LINE AND/OR RIGHT-OF-WAY:	674	L.F.	
4) PERCENTAGE OF REQUIRED BUFFER AREA OCCUPIED BY EXISTING WOODLAND:	0%		
5) FENCE OR WALL OR BERM EMPLOYED IN BUFFER AREA?	YES	X	NO
6) TOTAL NUMBER OF PLANT UNITS REQUIRED IN THE BUFFER STRIP:	1,213	P.U.	
7) NUMBER OF TREES PROVIDED: NUMBER OF LARGE DECIDUOUS TREES PROVIDED: NUMBER OF EVERGREEN TREES PROVIDED: NUMBER OF DECIDUOUS UNDERSTORY TREES PROVIDED (MEDIUM, SMALL OR COMPACT): NUMBER OF SHRUBS PROVIDED: NUMBER OF ORNAMENTAL GRASSES PROVIDED: NUMBER OF PERENNIALS PROVIDED:	17 88 33 219	x x x x	10 P.U. = 170 10 P.U. = 0 5 P.U. = 440 5 P.U. = 165 2 P.U. = 438 1 P.U. = 0 0.25 P.U. = 0
8) TOTAL NUMBER OF PLANT UNITS PROVIDED IN BUFFER STRIP:			1,213

DCSM WAIVER REQUESTED TO REDUCE FROM A 50' CLASS C BUFFER TO A VARIABLE WIDTH LANDSCAPED AREA

SCHEDULE A			
BUFFER AREA PLANTING - BUFFER AREA "GPIN 8392-83-9803 - EXISTING USE TELECOM"			
	A	OVERALL	
		P.U. REQUIRED BY TYPE	
1) MINIMUM REQUIRED BUFFER AREA (A, B, C OR F): (NOTE: A = 15'; B = 30'; C = 50') (NOTE: F = FREEWAY/INTERSTATE RESIDENTIAL STREET BUFFER = 75')		A = 110 B = 180 C = 320	
2) MINIMUM WIDTH OF LANDSCAPED YARD:	15	FEET	
3) LINEAR FEET OF BUFFER STRIP REQUIRED ALONG PROPERTY LINE AND/OR RIGHT-OF-WAY:	152	L.F.	
4) PERCENTAGE OF REQUIRED BUFFER AREA OCCUPIED BY EXISTING WOODLAND:	0%		
5) FENCE OR WALL OR BERM EMPLOYED IN BUFFER AREA?	YES	X	NO
6) TOTAL NUMBER OF PLANT UNITS REQUIRED IN THE BUFFER STRIP:	167	P.U.	
7) NUMBER OF TREES PROVIDED: NUMBER OF LARGE DECIDUOUS TREES PROVIDED: NUMBER OF EVERGREEN TREES PROVIDED: (MEDIUM/SMALL/COMPACT) NUMBER OF DECIDUOUS UNDERSTORY TREES PROVIDED (MEDIUM, SMALL OR COMPACT): NUMBER OF SHRUBS PROVIDED:	3 13 x 36	x x x	10 P.U. = 30 5 P.U. = 65 5 P.U. = 0 2 P.U. = 72
8) TOTAL NUMBER OF PLANT UNITS PROVIDED IN BUFFER STRIP:			167

DCSM WAIVER REQUESTED TO RECLASSIFY BUFFER TO LANDSCAPED AREA. MIN. WIDTH OF 15' FOR AREA ALONG TELECOM USE

SCHEDULE A			
BUFFER AREA PLANTING - BUFFER AREA "GPIN 8392-92-1869 - EXISTING USE PUBLIC RECREATIONAL USE-PASSIVE"			
	A	OVERALL	
		P.U. REQUIRED BY TYPE	
1) MINIMUM REQUIRED BUFFER AREA (A, B, C OR F): (NOTE: A = 15'; B = 30'; C = 50') (NOTE: F = FREEWAY/INTERSTATE RESIDENTIAL STREET BUFFER = 75')		A = 110 B = 180 C = 320	
2) MINIMUM WIDTH OF LANDSCAPED YARD:	15	FEET	
3) LINEAR FEET OF BUFFER STRIP REQUIRED ALONG PROPERTY LINE AND/OR RIGHT-OF-WAY:	781	L.F.	
4) PERCENTAGE OF REQUIRED BUFFER AREA OCCUPIED BY EXISTING WOODLAND:	0%		
5) FENCE OR WALL OR BERM EMPLOYED IN BUFFER AREA?	YES	X	NO
6) TOTAL NUMBER OF PLANT UNITS REQUIRED IN THE BUFFER STRIP:	859	P.U.	
7) NUMBER OF TREES PROVIDED: NUMBER OF LARGE DECIDUOUS TREES PROVIDED: NUMBER OF EVERGREEN TREES PROVIDED: (MEDIUM/SMALL/COMPACT) NUMBER OF DECIDUOUS UNDERSTORY TREES PROVIDED (MEDIUM, SMALL OR COMPACT): NUMBER OF SHRUBS PROVIDED:	23 115 x 27	x x x	10 P.U. = 230 5 P.U. = 575 5 P.U. = 0 2 P.U. = 54
8) TOTAL NUMBER OF PLANT UNITS PROVIDED IN BUFFER STRIP:			859

DCSM WAIVER REQUESTED TO RECLASSIFY BUFFER TO LANDSCAPED AREA. MIN. WIDTH OF 15' FOR AREA ALONG PUBLIC REC. USE-PASSIVE

SCHEDULE A			
BUFFER AREA PLANTING - BUFFER AREA "EXISTING USE SINGLE-FAMILY DETACHED"			
	B	OVERALL	
		P.U. REQUIRED BY TYPE	
1) MINIMUM REQUIRED BUFFER AREA (A, B, C OR F): (NOTE: A = 15'; B = 30'; C = 50') (NOTE: F = FREEWAY/INTERSTATE RESIDENTIAL STREET BUFFER = 75')		A = 110 B = 180 C = 320	
2) MINIMUM WIDTH OF LANDSCAPED YARD:	30	FEET	
3) LINEAR FEET OF BUFFER STRIP REQUIRED ALONG PROPERTY LINE AND/OR RIGHT-OF-WAY:	297	L.F.	
4) PERCENTAGE OF REQUIRED BUFFER AREA OCCUPIED BY EXISTING WOODLAND:	0%		
5) FENCE OR WALL OR BERM EMPLOYED IN BUFFER AREA?	YES	X	NO
6) TOTAL NUMBER OF PLANT UNITS REQUIRED IN THE BUFFER STRIP:	535	P.U.	
7) NUMBER OF TREES PROVIDED: NUMBER OF LARGE DECIDUOUS TREES PROVIDED: NUMBER OF EVERGREEN TREES PROVIDED: (MEDIUM/SMALL/COMPACT) NUMBER OF DECIDUOUS UNDERSTORY TREES PROVIDED (MEDIUM, SMALL OR COMPACT): NUMBER OF SHRUBS PROVIDED:	9 70 1 45	x x x x	10 P.U. = 90 5 P.U. = 350 5 P.U. = 5 2 P.U. = 90
8) TOTAL NUMBER OF PLANT UNITS PROVIDED IN BUFFER STRIP:			535

DCSM WAIVER REQUESTED TO RECLASSIFY BUFFER TO LANDSCAPED AREA. MIN. WIDTH OF 30' FOR AREA ALONG PUBLIC SFD

SCHEDULE B			
RESIDENTIAL LANDSCAPED STRIP ALONG RIGHT-OF-WAY (MT. PLEASANT DRIVE)			
1) LINEAR FEET OF STREET FRONTAGE, NOT INCLUDING DRIVEWAYS	275	FEET	
2) TOTAL NUMBER OF PLANT UNITS REQUIRED:	303	PU (110 PU/100 FT)	
3) NUMBER OF TREES PROVIDED: NUMBER OF LARGE DECIDUOUS TREES PROVIDED: NUMBER OF EVERGREEN TREES PROVIDED: (MEDIUM/SMALL/COMPACT) NUMBER OF DECIDUOUS UNDERSTORY TREES PROVIDED (MEDIUM, SMALL OR COMPACT): NUMBER OF SHRUBS PROVIDED:	8 x x 17 70	x x x x x	10 P.U. = 80 10 P.U. = 0 5 P.U. = 0 5 P.U. = 85 2 P.U. = 140
8) TOTAL NUMBER OF PLANT UNITS PROVIDED IN BUFFER STRIP:			305

MINIMUM WIDTH OF 6' WITH AN AVERAGE WIDTH OF 15'.

SCHEDULE C		
PARKING LOT INTERIOR AREA		
	OVERALL	
1) AREA OF PARKING:	151,835	
2) INTERIOR LANDSCAPED AREA: AREA REQUIRED (%) = AREA REQUIRED (SQ. FT.) = AREA PROVIDED (%) = AREA PROVIDED (SQ. FT.) =	5.00 7,592	% SQ. FT.
3) NUMBER OF LARGE/MEDIUM TREES REQUIRED = 1 TREE PER: NUMBER OF LARGE/MEDIUM TREES REQUIRED: NUMBER OF LARGE/MEDIUM TREES PROVIDED:	6.32 9,589	% SQ. FT.
	200	SQ. FT.
	38	
	41	

SCHEDULE D			
TREE COVER CALCULATIONS			
	OVERALL		
TREE COVER REQUIRED:			
1) GROSS SITE AREA:	7.623	AC	
2) PERCENT OF TREE COVER REQUIRED:	10	%	
3) TOTAL AREA OF TREE COVER REQUIRED:	0.76	AC	
TREE COVER PROVIDED:			
4) TREE COVER FROM LANDSCAPING:	2.490	AC	OR 33%
5) TREE COVER FROM PRESERVATION:	0.00		
CONSISTING OF:			
ENVIRONMENTALLY SENSITIVE AREAS:	0.00	AC	X 2.0 = 0.00 AC
OLDER HARDWOOD FOREST:	0.00	AC	X 2.0 = 0.00 AC
YOUNG HARDWOOD FOREST:	0.00	AC	X 1.7 = 0.00 AC
OLD FIELD:	0.00	AC	X 1.2 = 0.00 AC
YOUNGER, OLD FIELD:	0.00	AC	X 1.1 = 0.00 AC
VIRGINIA PINE STANDS:	0.00	AC	X 1.0 = 0.00 AC
6) TOTAL TREE COVER PROVIDED:	2.490	AC	

CALCULATIONS BASED ON RESIDENTIAL DEVELOPMENT WITH DENSITY OF 20 DU/AC OR HIGHER

SCHEDULE F			
RESIDENTIAL PLANTING REQUIREMENTS			
		OVERALL	
		MULTIFAMILY	
1) DEVELOPMENT TYPE:			
2) *OPEN SPACE AREA (SQ. FT.):		66,811	SQ. FT.
3) NUMBER OF TREES REQUIRED PER 1,600 SQ. FT.: LARGE DECIDUOUS TREES (LD): TREES FROM ANY CATEGORY OF THE PLANT SELECTION/COVER GUIDE (AT):		42 42	LD TREES AT TREES
3) NUMBER OF TREES PROVIDED PER 1,600 SQ. FT.: LARGE DECIDUOUS/MEDIUM DECIDUOUS TREES (LD/MD): TREES FROM ANY CATEGORY OF THE PLANT SELECTION/COVER GUIDE (AT):		42 42	LD TREES AT TREES

* DENOTES OPEN SPACE AREA OUTSIDE OF LANDSCAPE BUFFERS & INTERIOR PARKING LOT LANDSCAPED AREAS AS THESE AREAS ALREADY CONTAIN TREE CANOPY COVER.

SCHEDULE H						
TYPICAL PLANT LIST						
		CALIPER/ HEIGHT	ROOT CONDITION	OVERALL QTY.	CANOPY/ TREE (SF)	TOTAL CANOPY (SF)
LARGE DECIDUOUS	SEE PRINCE WILLIAM COUNTY DCSM SECTION 800 TABLE 1 - 2-T FOR ALLOWABLE NATIVE SPECIES THAT MAY BE PLANTED	3" CAL	B+B			
SUBTOTALS				140	250	35,000
SMALL OR MEDIUM DECIDUOUS	SEE PRINCE WILLIAM COUNTY DCSM SECTION 800 TABLE 1 - 2-T FOR ALLOWABLE NATIVE SPECIES THAT MAY BE PLANTED	3" CAL	B+B			
SUBTOTALS				93	175	16,275
SMALL OR MEDIUM EVERGREEN	SEE PRINCE WILLIAM COUNTY DCSM SECTION 800 TABLE 1 - 2-T FOR ALLOWABLE NATIVE SPECIES THAT MAY BE PLANTED	7"-8" HEIGHT	B+B			
SUBTOTALS				286	200	57,200
TOTALS - TREES ONLY				519		108,475
SHRUBS	SEE PRINCE WILLIAM COUNTY DCSM SECTION 800 TABLE 1 - 2-T FOR ALLOWABLE NATIVE SPECIES THAT MAY BE PLANTED					
SUBTOTAL				397	0	0
TOTAL COUNT - ALL LANDSCAPING				916		108,475

NOTES:

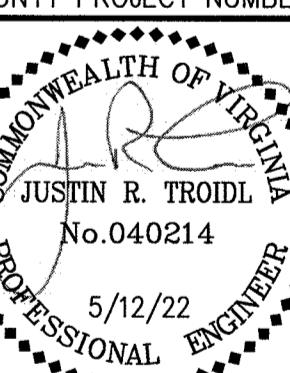
- EXACT LOCATIONS, QUANTITIES, AND SPECIES OF PROPOSED LANDSCAPING SHALL BE PROVIDED UPON FINAL ENGINEERING.
- SWM/BMP FACILITIES SHALL BE LANDSCAPED IN ACCORDANCE WITH DCSM REQUIREMENTS AND/OR APPLICABLE FACILITY SPECIFIC DESIGNS.
- EXISTING VEGETATION MAY BE PRESERVED IN LIEU OF PROPOSED PLANTINGS, TO SATISFY PLANTING REQUIREMENTS.
- A WAIVER TO REDUCE THE WIDTH AND PLANT UNIT COUNT HAS BEEN SUBMITTED FOR THE BUFFER BETWEEN THE PROPOSED MULTI-FAMILY DEVELOPMENT AND THE EXISTING COMMERCIAL RETAIL PADS LOCATED ALONG ROUTE 1. THE PROPOSED BUFFER IS BEING REDUCED TO 30 FT (OR LESS IN SOME AREAS) ALONG THE PROPOSED MF-1 ACCESS ROAD. SEE SHEET 7 FOR THE PROPOSED LANDSCAPE AREA BEING PROPOSED. THE WAIVER INCLUDES CHANGING THE CLASSIFICATION FROM A BUFFER TO A LANDSCAPED AREA TO ALLOW EASEMENTS AS SHOWN. MINIMAL UTILITY CROSSINGS ARE PROPOSED AND AREAS WITH PARALLEL UTILITIES HAVE BEEN EXCLUDED FROM THE AREA CALCULATIONS SHOWN ON SHEET 7.
- A WAIVER TO MODIFY THE 30 FT BUFFER ALONG THE EXISTING RESIDENTIAL PROPERTY TO THE SOUTH HAS BEEN SUBMITTED FOR APPROVAL. THE FULL 30 FT OF LANDSCAPED AREA IS BEING PROPOSED BUT WILL BE SEPARATED BY AN EXISTING STORM DRAINAGE EASEMENT. THE WIDTH ON EITHER SIDE OF THE STORM DRAINAGE EASEMENT ADDS UP TO A TOTAL OF 30 FT AS SHOWN ON SHEET 7. THE WAIVER INCLUDES CHANGING THE CLASSIFICATION FROM A BUFFER TO A LANDSCAPED AREA TO ALLOW THE EASEMENT TO REMAIN AS IS. THE LANDSCAPED STRIP/AREA MAY BE REVISED TO INCLUDE PLANTINGS WITHIN THE EASEMENT IN ACCORDANCE WITH DETAIL 810.15 OF THE DCSM IF ALLOWED BY THE CONTROLLING ENTITY.
- A WAIVER TO REMOVE THE REQUIREMENT FOR A SECOND 15 FT BUFFER LOCATED ON THE JEFFERSON PARK PORTION OF THE PROPERTY HAS BEEN SUBMITTED FOR APPROVAL. THE WAIVER REDUCES THE REQUIREMENT FOR A 15 FT BUFFER ON BOTH THE RESIDENTIAL SIDE OF THE PROPERTY AND THE RECREATIONAL SIDE OF THE PROPERTY TO A SINGLE 15 FT LANDSCAPED AREA/STRIP. THE LANDSCAPE AREA/STRIP MAY BE ON EITHER SIDE OF THE PROPERTY LINE AS DETERMINED DURING FINAL SITE PLAN.

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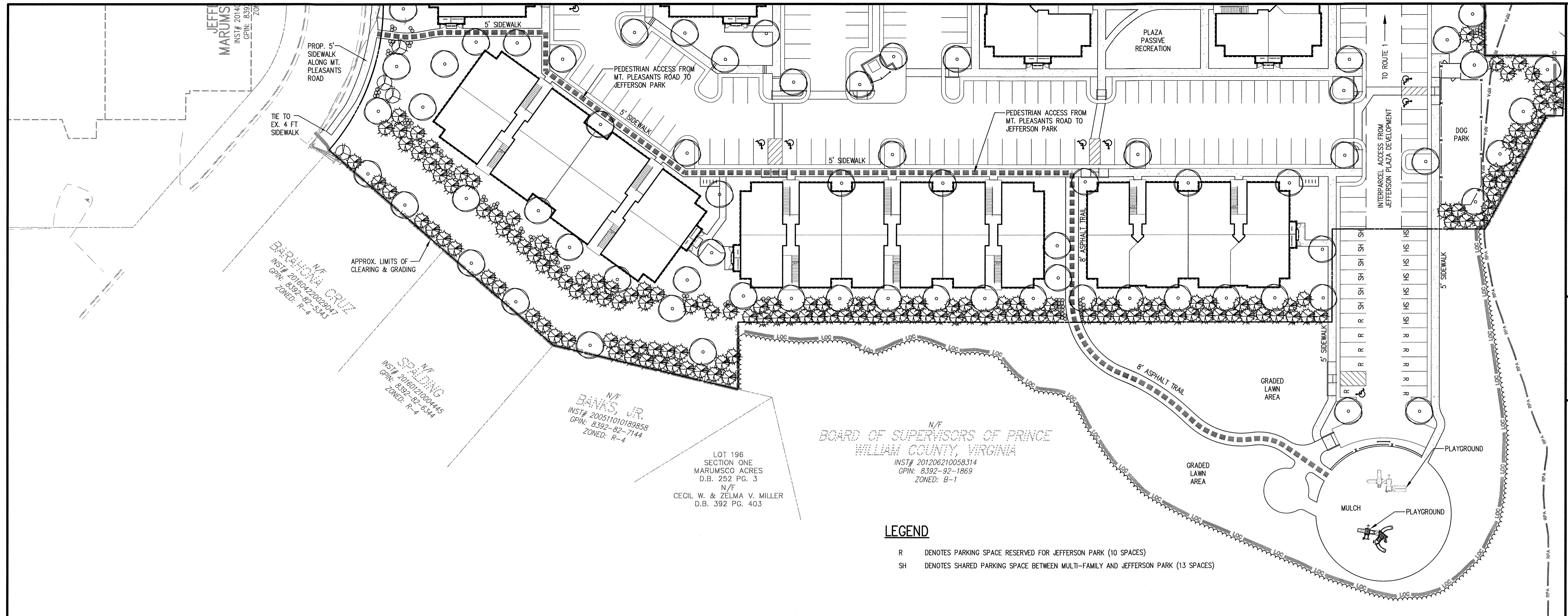
PRELIMINARY LANDSCAPE CALCULATIONS
JEFFERSON PLAZA REDEVELOPMENT
PMR MASTER ZONING PLAN
PRINCE WILLIAM COUNTY, VA
WOODBRIDGE MAGISTERIAL DISTRICT

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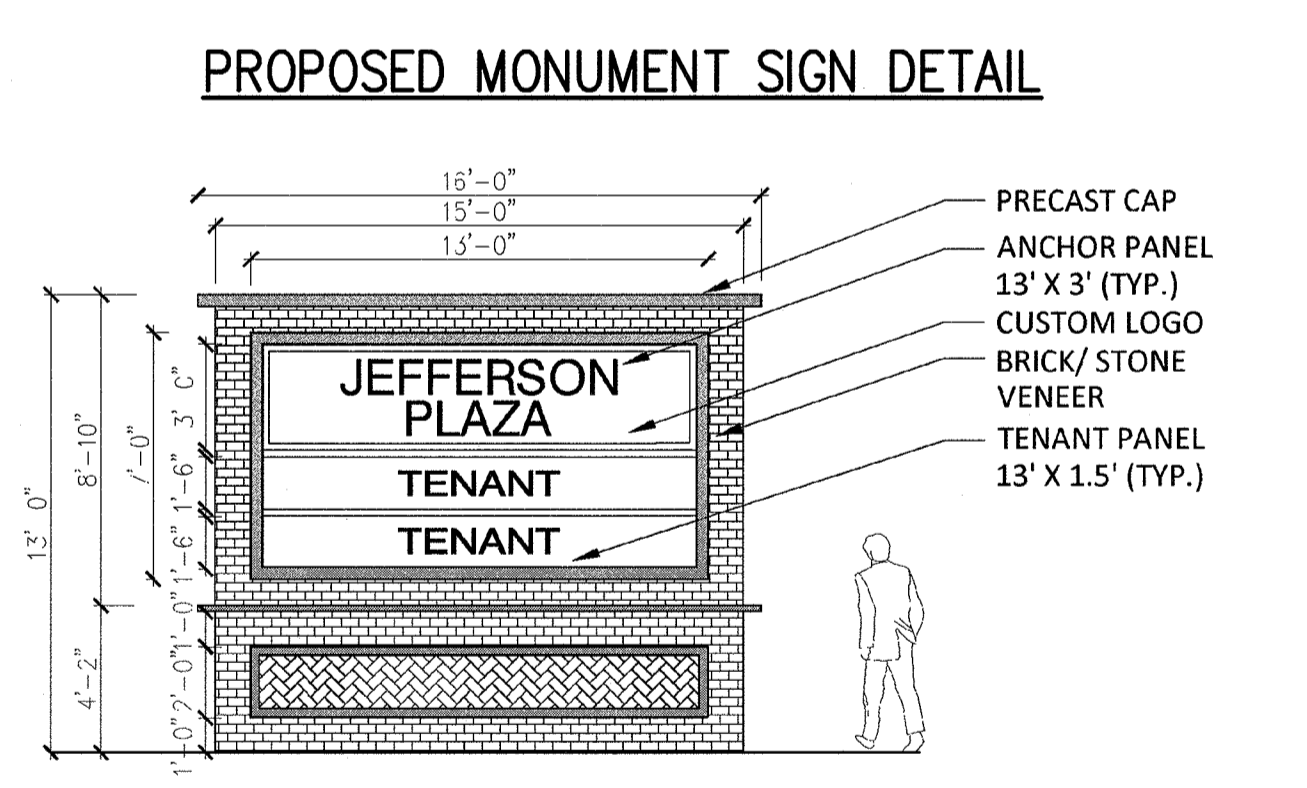
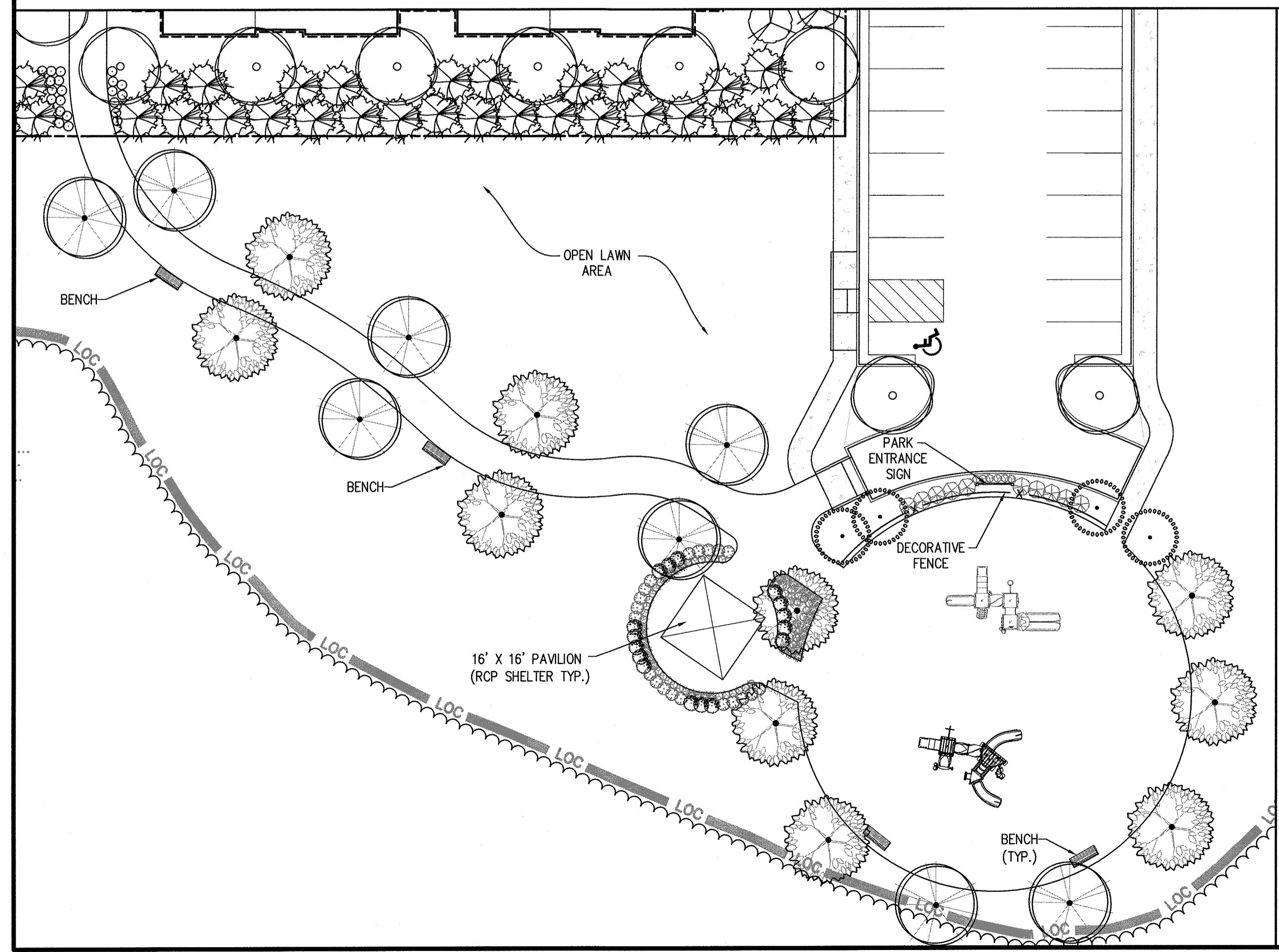
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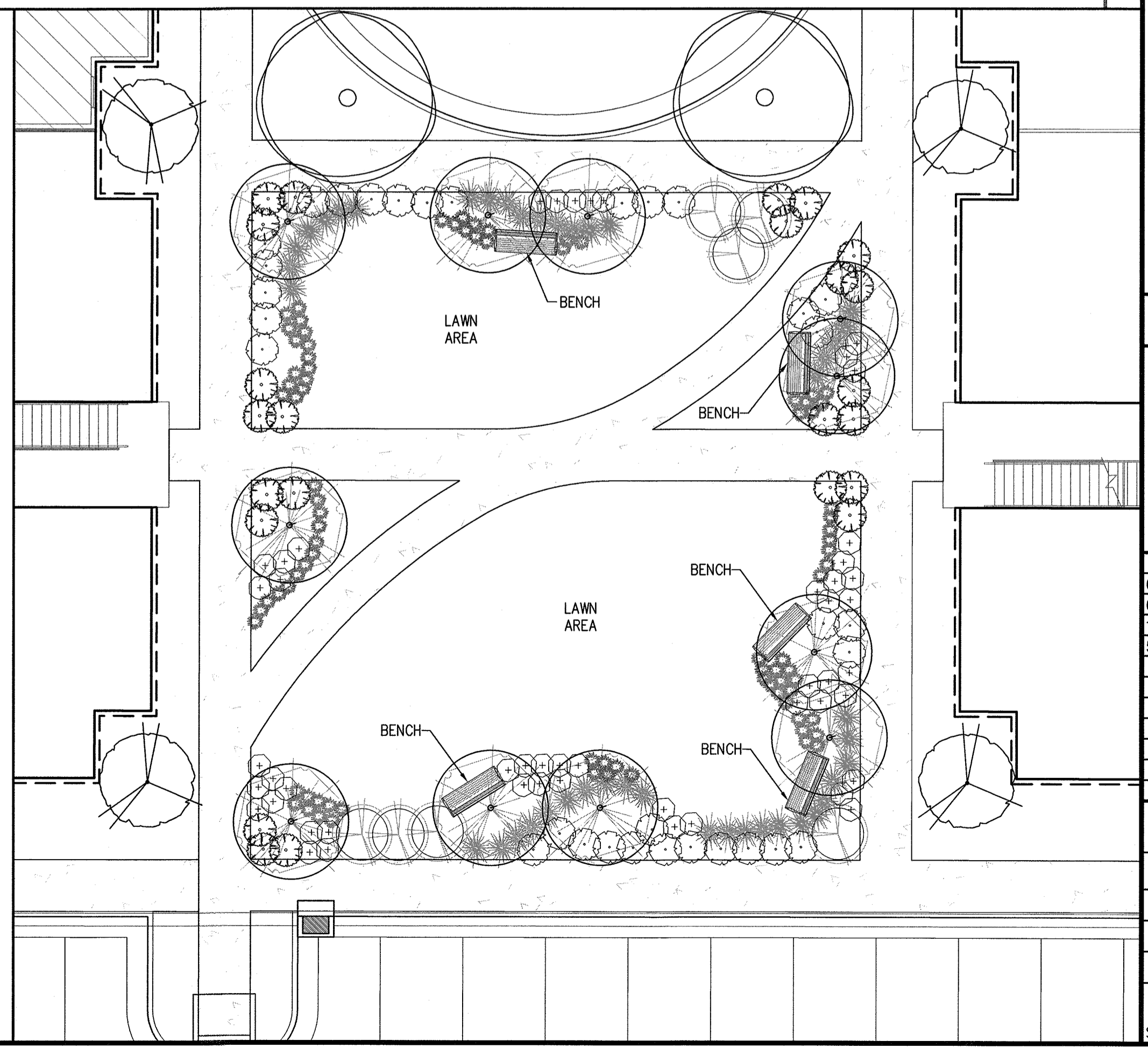


LEGEND

- R DENOTES PARKING SPACE RESERVED FOR JEFFERSON PARK (10 SPACES)
- SH DENOTES SHARED PARKING SPACE BETWEEN MULTI-FAMILY AND JEFFERSON PARK (13 SPACES)



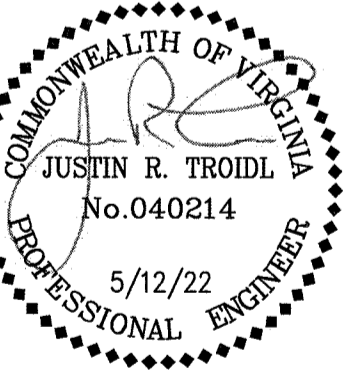
NOTE: THE PLAN AND IMAGERY SHOWN MAY BE MODIFIED WITH FINAL ENGINEERING AND DESIGN, PROVIDED THAT THE GENERAL DESIGN QUALITY AND CHARACTERISTICS ARE IN SUBSTANTIAL CONFORMANCE WITH THAT SHOWN.



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PRELIMINARY AMENITY & ENTRANCE SIGN DETAILS
JEFFERSON PLAZA REDEVELOPMENT
PMR MASTER ZONING PLAN
 WOODBRIDGE MAGISTERIAL DISTRICT PRINCE WILLIAM COUNTY, VA

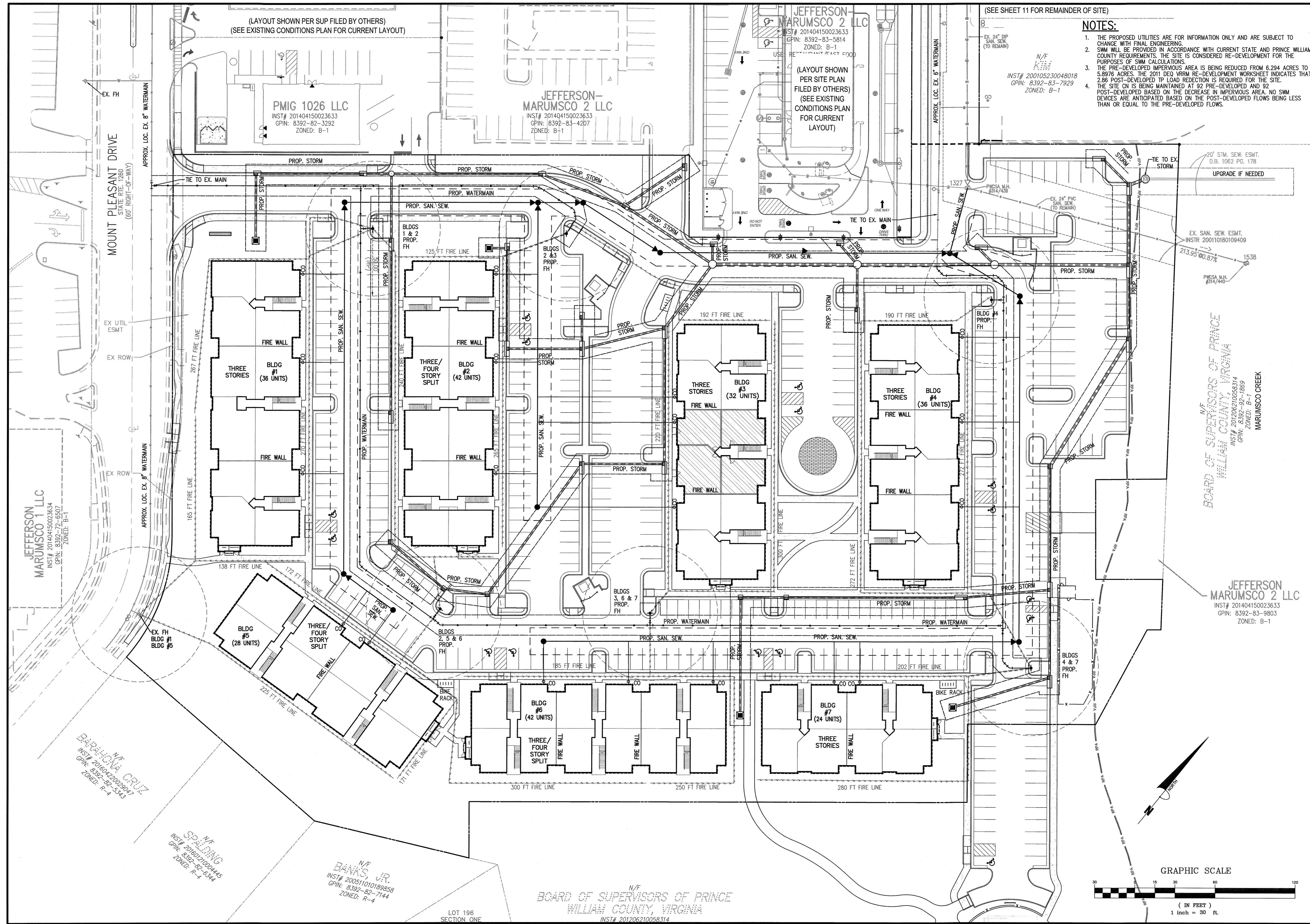
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	H: N/A
	V: N/A
JOB No. 3283-04-001	
DATE : JULY 2021	
FILE No. 3283-D-ZP-001	



(SEE SHEET 11 FOR REMAINDER OF SITE)

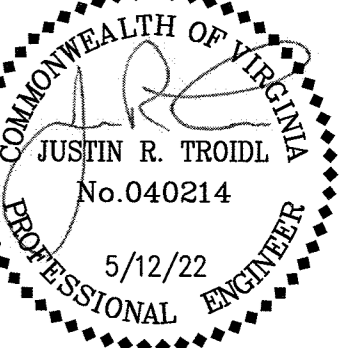
- NOTES:**
1. THE PROPOSED UTILITIES ARE FOR INFORMATION ONLY AND ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING.
 2. SWM WILL BE PROVIDED IN ACCORDANCE WITH CURRENT STATE AND PRINCE WILLIAM COUNTY REQUIREMENTS. THE SITE IS CONSIDERED RE-DEVELOPMENT FOR THE PURPOSES OF SWM CALCULATIONS.
 3. THE PRE-DEVELOPED IMPERVIOUS AREA IS BEING REDUCED FROM 6.294 ACRES TO 5.8976 ACRES. THE 2011 DEQ VRRM RE-DEVELOPMENT WORKSHEET INDICATES THAT 2.86 POST-DEVELOPED TP LOAD REDUCTION IS REQUIRED FOR THE SITE. THE SITE ON IS BEING MAINTAINED AT 92 PRE-DEVELOPED AND 92 POST-DEVELOPED BASED ON THE DECREASE IN IMPERVIOUS AREA. NO SWM DEVICES ARE ANTICIPATED BASED ON THE POST-DEVELOPED FLOWS BEING LESS THAN OR EQUAL TO THE PRE-DEVELOPED FLOWS.

Bowman

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CONCEPTUAL UTILITY PLAN
JEFFERSON PLAZA REDEVELOPMENT
PMR MASTER ZONING PLAN
 WOODBRIDGE MAGISTERIAL DISTRICT
 PRINCE WILLIAM COUNTY, VA

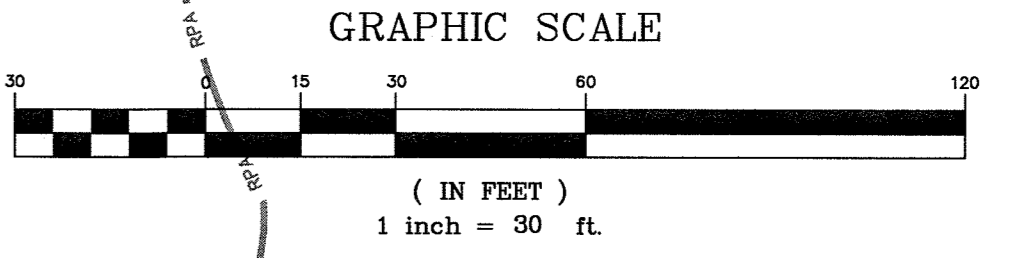
REZ2022-00003
COUNTY PROJECT NUMBER

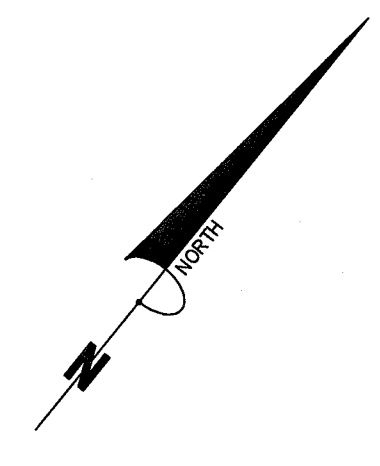
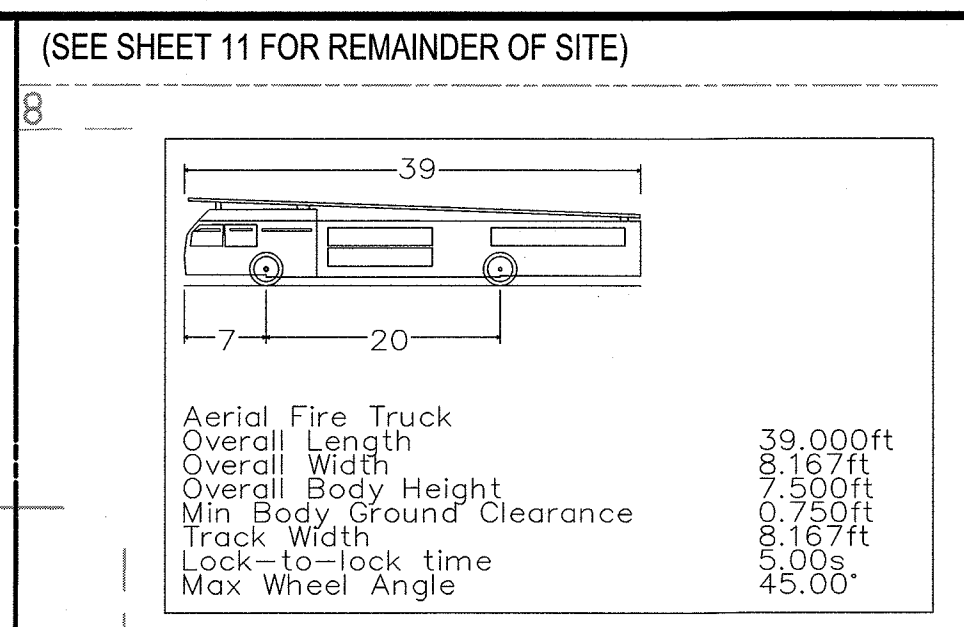
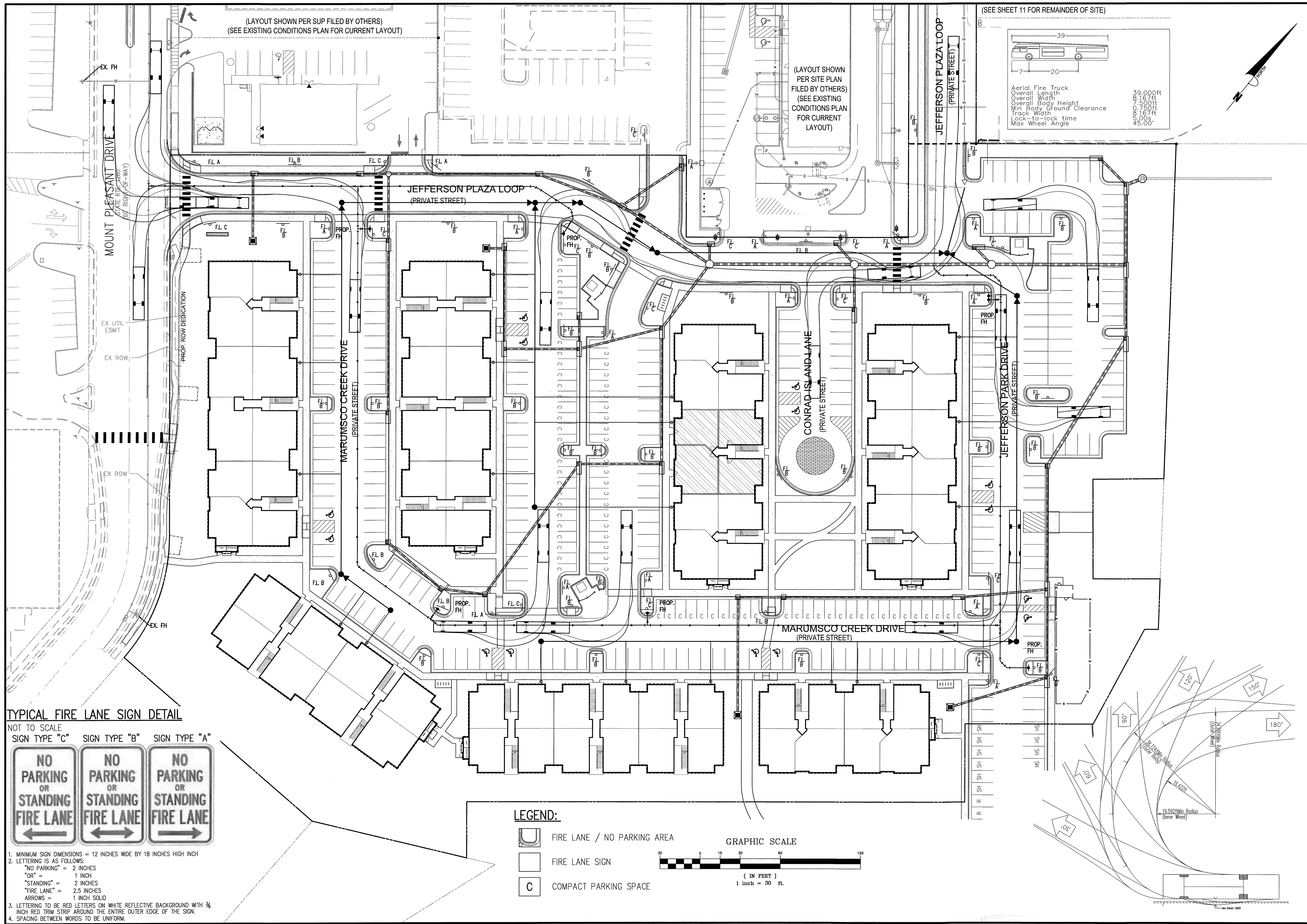


PLAN STATUS

07/08/21	ISSUED TO CLIENT
08/02/21	1ST SUBMISSION PWC
11/23/21	2ND SUBMISSION PWC
5/13/22	3RD SUBMISSION PWC

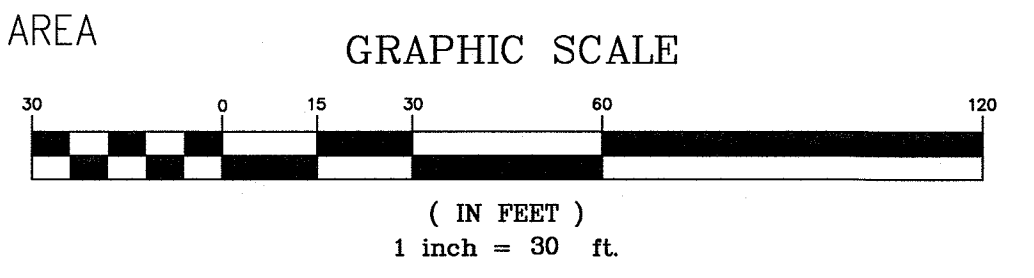
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DESIGN	DRAWN
	CHKD
SCALE	H: 1"=30'
	V: N/A
JOB No.	3283-04-001
DATE	JULY 2021
FILE No.	3283-D-ZP-001





LEGEND:

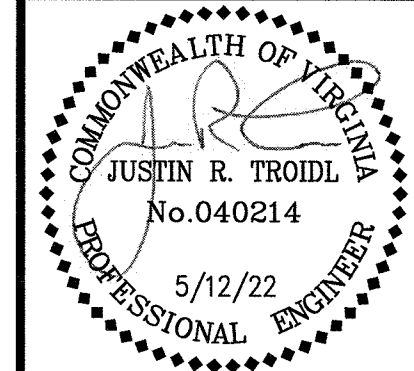
- FIRE LANE / NO PARKING AREA
- FIRE LANE SIGN
- COMPACT PARKING SPACE



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FIRE LANE AND AUTOTURN PLAN
JEFFERSON PLAZA REDEVELOPMENT
PMR MASTER ZONING PLAN
 WOODBRIDGE MAGISTERIAL DISTRICT PRINCE WILLIAM COUNTY, VA

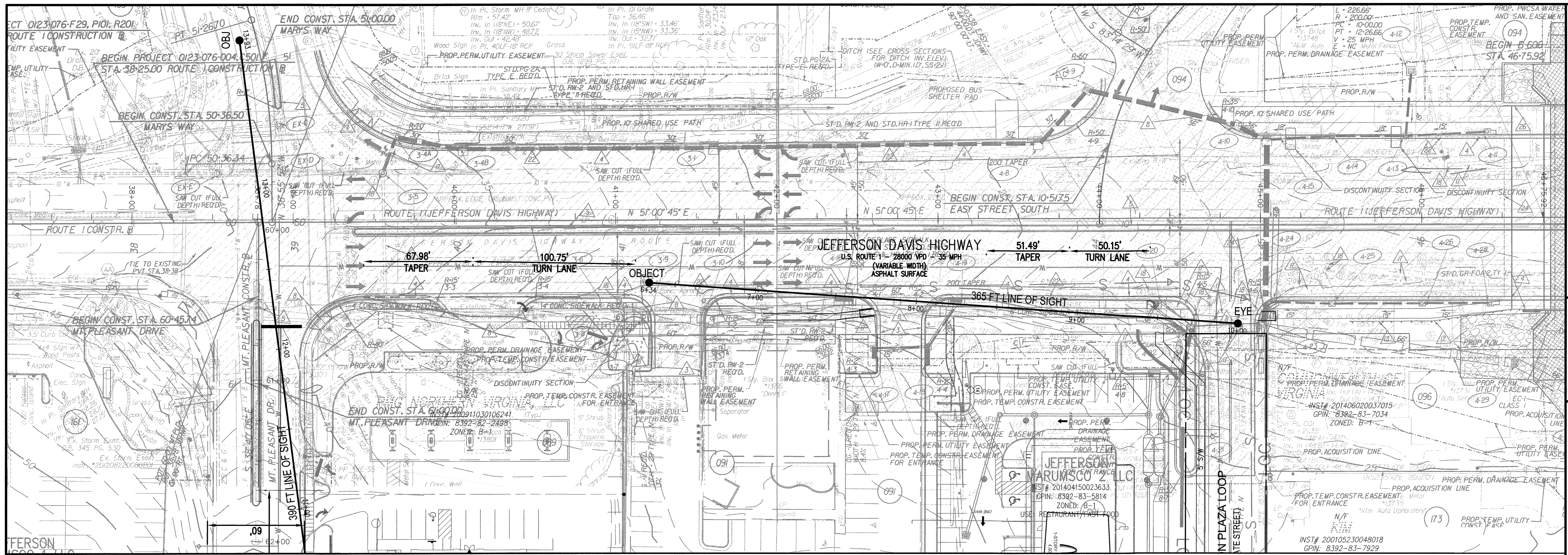
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 COUNTY PROJECT NUMBER



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SIGHT DISTANCE PLAN VIEW:

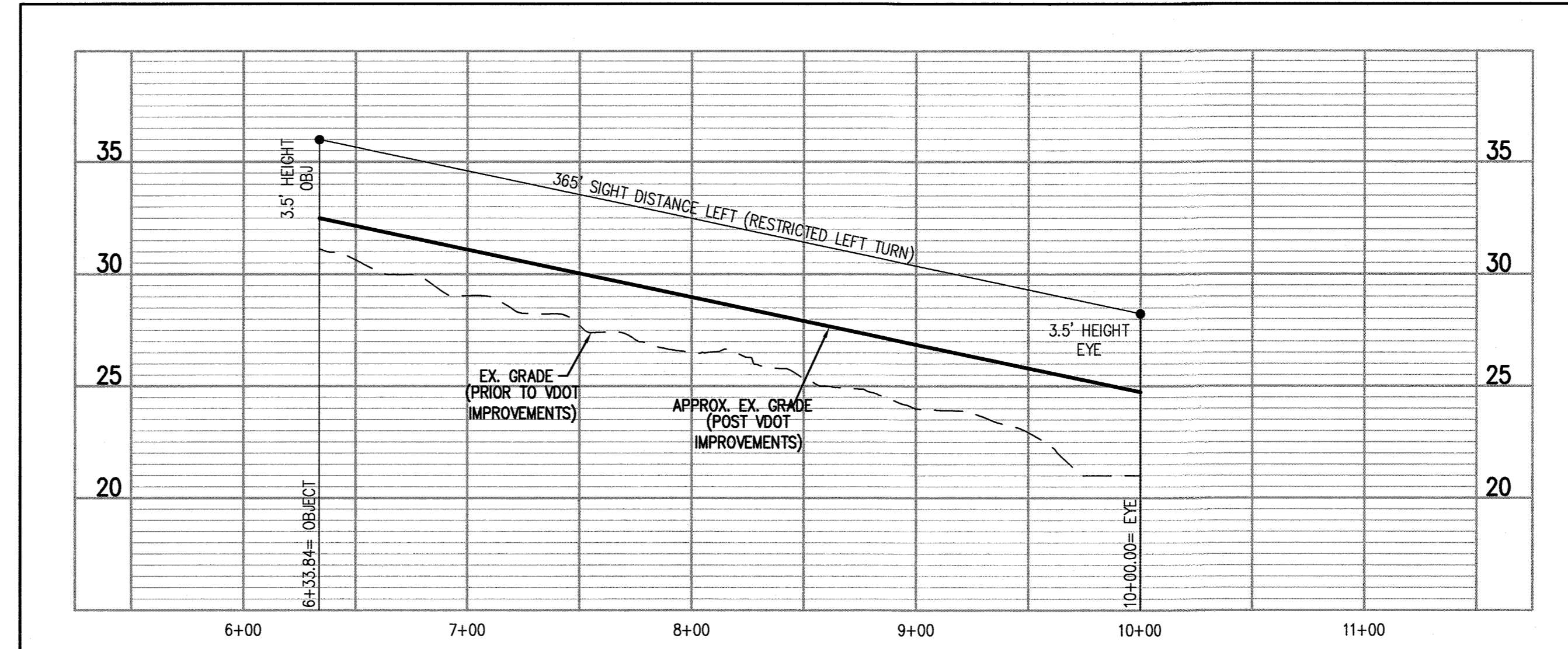
SCALE: 1"=30'

ROUTE 1:

35 MPH POSTED
 SDL = 365 FT
 (6 LANE DIVIDED)
 (LEFT TURN RESTRICTED)

NOTES:

- RIGHT TURN LANE AND TAPER ALONG ROUTE 1 IS PART OF THE McDONALD'S SITE PLAN AND WILL BE INSTALLED PRIOR TO THIS DEVELOPMENT.
- THE IMPROVEMENTS SHOWN ON ROUTE 1 ARE PER VDOT PROJECT NUMBER 0123-076-004 & 0123-076-F29.
- IMPROVEMENTS BY OTHER SHOWN FOR INFORMATION ONLY AND ARE BEING USED TO DEMONSTRATE ADEQUATE SIGHT DISTANCE AT THE TWO EXISTING ENTRANCES SERVING THE SITE.



SIGHT DISTANCE PROFILE VIEW:

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

GRAPHIC SCALE

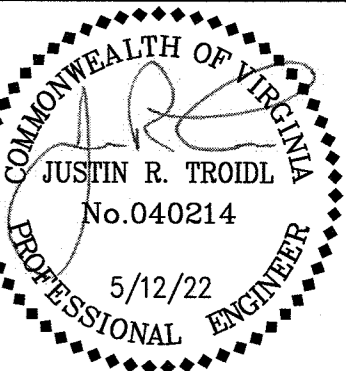
GRAPHIC SCALE

DATE	DESCRIPTION
JRT	JRT
DESIGN	DRAWN
SCALE	H: VARIES
	V: 1"=5'
JOB No.	3283-04-001
DATE	JULY 2021
FILE No.	3283-D-ZP-001

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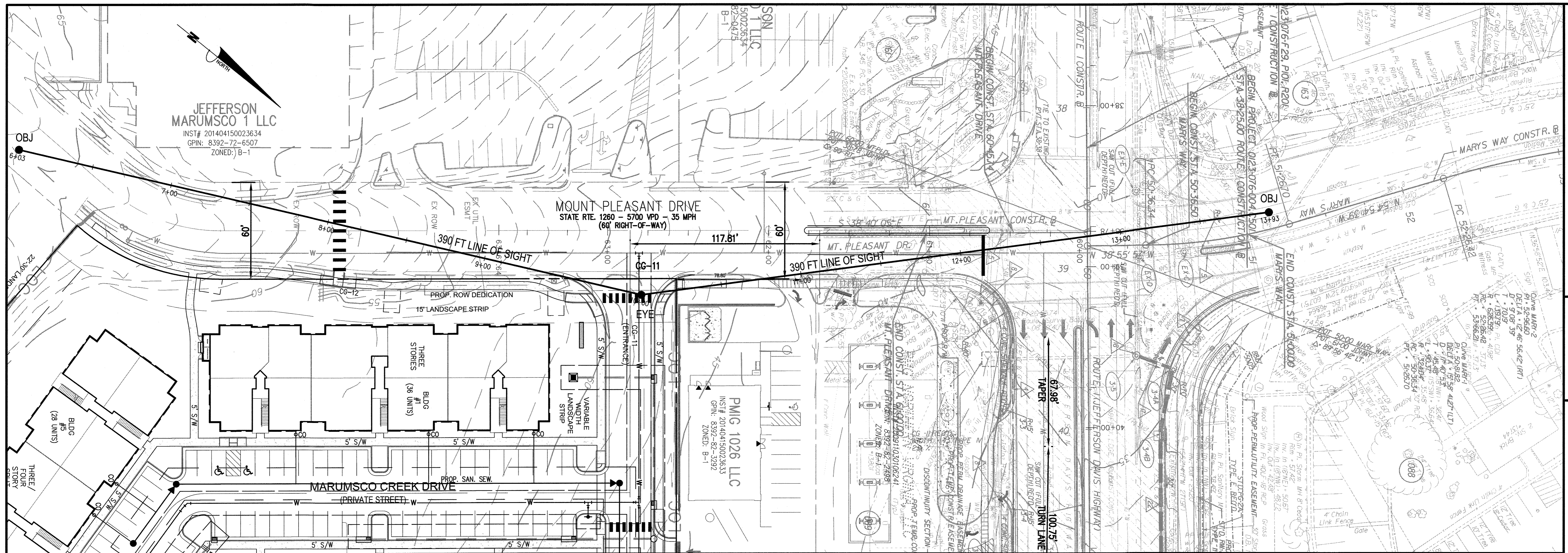
SIGHT DISTANCE EXHIBIT-ROUTE 1
JEFFERSON PLAZA REDEVELOPMENT
 PMR MASTER ZONING PLAN
 PRINCE WILLIAM COUNTY, VA
 WOODBRIDGE MAGISTERIAL DISTRICT

REZ2022-00003
 COUNTY PROJECT NUMBER

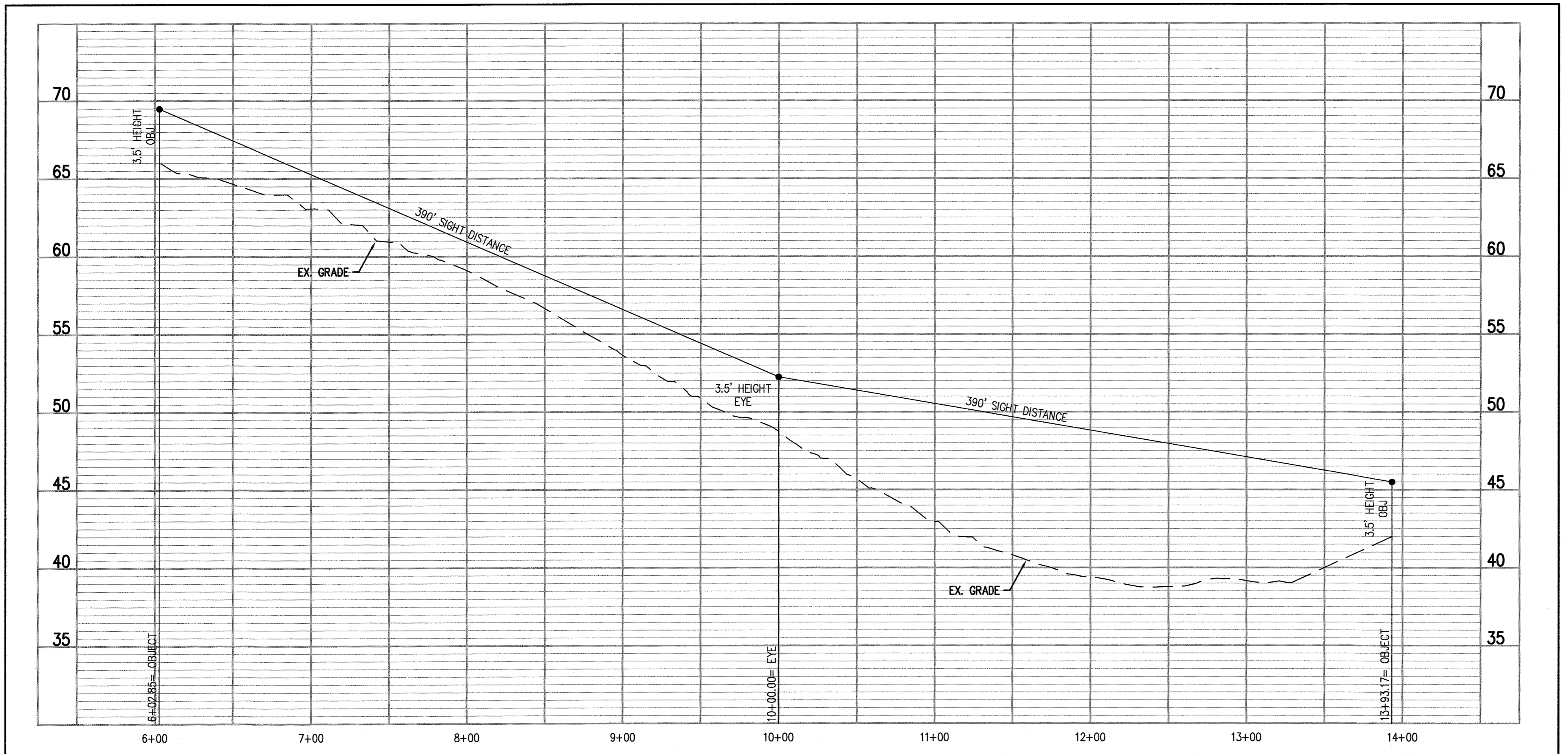


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SIGHT DISTANCE PLAN VIEW:
SCALE: 1"=30'

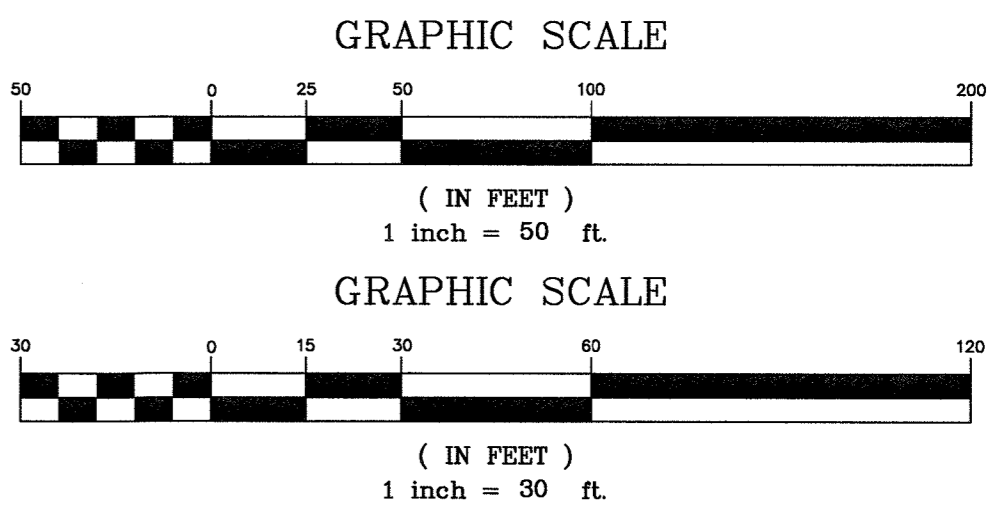


SIGHT DISTANCE PROFILE VIEW:
SCALE: H:1"=50' V:1"=5'

MT. PLEASANT DRIVE:
35 MPH POSTED
SDL = SDR = 390 FT
(2 LANE MAJOR ROAD)

NOTES:

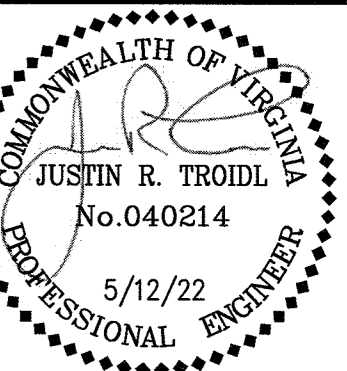
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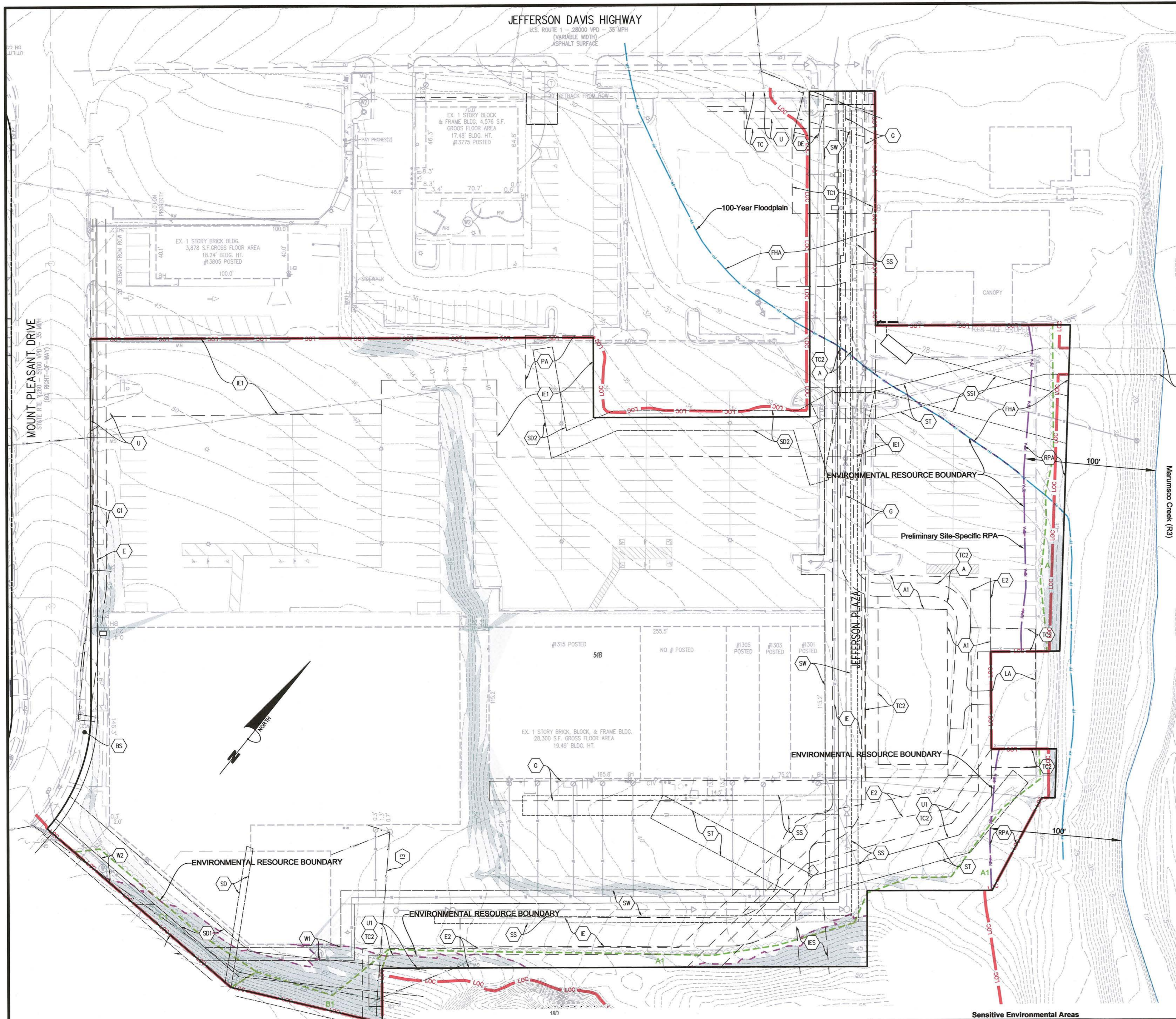
SIGHT DISTANCE EXHIBIT-MT. PLEASANT DRIVE
JEFFERSON PLAZA REDEVELOPMENT
PMR MASTER ZONING PLAN
PRINCE WILLIAM COUNTY, VA
WOODBRIIDGE MAGISTERIAL DISTRICT

REZ2022-00003
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DATE	DESCRIPTION
JRT	JRT
DESIGN	CHKD
SCALE	H: VARIES V: 1"=5'
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Legend

- Project Area
- Estimated Limits of Disturbance
- Index Contours
- Contours (CI=2')
- Soil Map Unit Boundary and Name
- Treeline
- Perennial Streams (R3)
- 100-Year Floodplain
- Preliminary Site-Specific RPA
- Slopes 15-25%
- Slopes >25%
- Forest Cover Type

EASEMENT LEGEND

- APPROXIMATE LOCATION 10' ACCESS EASEMENT OVER EXISTING DRIVE AND PARKING LOT INST# 201808070058082
- VARIABLE WIDTH ACCESS EASEMENT INST# 20210150006192
- APPROXIMATE LOCATION 6'x12' POTOMAC & RAPPANNOCK TRANSPORTATION COMMISSION BUS SHELTER EASEMENT INST# 20107190071753
- DRAINAGE EASEMENT AS SHOWN ON PG 20, PG 128-136 INST# 201503190021086
- APPROXIMATE LOCATION VIRGINIA ELECTRIC AND POWER COMPANY EASEMENT DB 259, PG 647
- APPROXIMATE LOCATION VIRGINIA ELECTRIC AND POWER COMPANY EASEMENT DB 577, PG 99
- APPROXIMATE LOCATION 15' VIRGINIA ELECTRIC AND POWER COMPANY EASEMENT INST# 201610220076796
- FLOOD HAZARD AREA INST# 202011180110401
- APPROXIMATE LOCATION 15' WASHINGTON GAS LIGHT COMPANY EASEMENT DB 1103, PG 1469
- 10' WASHINGTON GAS LIGHT COMPANY EASEMENT DB 278, PG 23
- INGRESS-EGRESS EASEMENT DB 1135, PG 30
- EX. VARIABLE WIDTH INGRESS/EGRESS EASEMENT INST# 20180502031007
- INGRESS & EGRESS EASEMENT FOR STORMWATER MANAGEMENT DB 1062, PG 178
- PERMANENT ACCESSWAY DB 1089, PG 612
- RESOURCE PROTECTION AREA INST# 202011180110401
- APPROXIMATE LOCATION SANITARY SEWER EASEMENT DB 1062, PG 178
- PERMANENT SANITARY SEWER EASEMENT INST# 200110180109409
- 40' SERVICE DRIVE EASEMENT DB 1735, PG 1054
- STORM SEWER EASEMENT DB 1062, PG 178
- 5' STORM DRAINAGE EASEMENT DB 252, PG 3
- APPROXIMATE LOCATION 20' STORM SEWER EASEMENT DB 580, PG 244
- 20' STORM DRAINAGE EASEMENT INST# 202011180110401
- APPROXIMATE LOCATION 20' SANITARY SEWER & WATER EASEMENT DB 326, PG 602
- TEMPORARY CONSTRUCTION EASEMENT AS SHOWN ON PG 20, PG 128-136 INST# 201503190021086
- TEMPORARY CONSTRUCTION EASEMENT FOR ENTRANCES AS SHOWN ON PG 20, PG 128-136 INST# 201503190021086
- APPROXIMATE LOCATION TEMPORARY CONSTRUCTION EASEMENT INST# 201808070058082
- EASEMENT FOR DOMINION POWER, VERIZON SOUTH AND JOINT USE VDOT UTILITY AS SHOWN ON PG 20, PG 128-136 INST# 201503190021086
- APPROXIMATE LOCATION 10' UTILITY EASEMENT INST# 201808070058082
- APPROXIMATE LOCATION 10' WATER LINE EASEMENT DB 580, PG 244
- APPROXIMATE LOCATION 10' WATER LINE EASEMENT DB 326, PG 602

ECA Narrative:

1. The approximately 7.83-acre Jefferson Plaza Project is identified as GPIN 8392-82-6885 and located at 13801 Mount Pleasant Drive in Prince William County, Virginia. More generally, the Project is located at 38.6519° Latitude and -77.2541° Longitude on the Occoquan, VA USGS Quadrangle Map.
2. Property boundaries, topography, and existing conditions mapping provided by Bowman Consulting Group Ltd. (Bowman). This Map depicts current site conditions, including existing buildings, parking areas, travelways, and topography.
3. The Project drains towards Marumsoo Creek, which is located within the Occoquan Bay-Potomac River watershed (PL50) in Hydrologic Unit Code (HUC) 0207010 (Middle Potomac-Anacostia-Occoquan).
4. A preliminary field evaluation for the presence of waters of the U.S., including wetlands, at the Project was conducted by Bowman on July 14, 2021 using the Corps of Engineers Wetlands Delineation Manual (1987) and the Regional Supplement to the Corps of Engineers Wetlands Delineation Manual, Atlantic and Gulf Coastal Plain Region (Version 2.0, 2010) as guides. Based on the preliminary evaluation, there are no jurisdictional waters of the U.S. or wetlands located within the Project boundaries.
5. Based on the results of the preliminary evaluation conducted by Bowman on July 14, 2021, there are no wetlands located contiguous to Marumsoo Creek, a perennial stream that parallels the northeastern property boundary. Therefore, the site-specific Resource Protection Area (RPA) boundary is mapped 100-feet upslope and landward of the right bank of Marumsoo Creek, in accordance with the County's CBPA Policy. The limits of Marumsoo Creek have been approximated based on available topographic and existing conditions mapping; the preliminary limits of the site-specific RPA boundary within the Project boundaries are also depicted on this Map. A formal wetland delineation study and survey, Jurisdictional Determination with the U.S. Army Corps of Engineers (USACE), and submission of a Preservation Area Site Assessment (PASA) to the County shall be completed concurrent with the site plan for the Project to formally map the final site-specific RPA boundary along Marumsoo Creek within the Project boundaries.
6. A slope analysis was conducted using existing topographic mapping at 2-foot contour intervals. Based on the slope analysis, approximately 0.29 acre (3.7 percent) of the Project contains slopes between 15 to 25 percent, and approximately 0.40 acre (5.1 percent) of the Project contains slopes greater than 25 percent. Steep slope areas are shaded on this Map and are concentrated along the northeastern, southeastern, and southern Project boundaries, and within maintained medians located within the existing parking lot.
7. Based on the General Development Plan (GDP), it is estimated that approximately 7.83 acres of the Project are anticipated to be disturbed by the proposed redevelopment activities. The estimated limits of disturbance are depicted on this ECA Map; the final disturbed area will be determined with the Site Plan.
8. As shown on this Map, the Project currently includes approximately 6.30 acres of impervious surface, consisting of existing buildings, parking areas, and travelways, and 1.53 acres of pervious surface. Based on the GDP, the post-development condition is anticipated to include approximately 5.63 acres of impervious surface, or 72% of the Project; the overall anticipated pervious surface area is 2.20 acres, or 28%; refer to the Estimates of Impervious and Pervious Surface Areas Table included on this Map.
9. Bowman conducted a Threatened and Endangered Species Review for the Project which included a review of general habitat conditions, Project-specific information obtained from the U.S. Fish and Wildlife Service (USFWS), the Virginia Department of Conservation and Recreation (DCR), and the Virginia Department of Wildlife Resources (DWR), and an evaluation of the likelihood of those identified listed species occurring on, or in the vicinity of, the Project. Based on the results, only the northern long-eared bat (*Myotis septentrionalis*, FTST) is identified as having the potential to occur within the Project should suitable habitat be present. Given that there are no known hibernacula or roost trees identified on or in the vicinity of the Project, or within Prince William County, there is no potential for prohibited incidental take at the Project; therefore, the Project is consistent with activities analyzed in the January 5, 2016 Programmatic Biological Opinion (PBO) for Final 4(d) Rule on the Northern Long-Eared Bat and Activities Excepted from Take Prohibitions, and a species-specific field survey, or time of year restriction related to this species for tree removal activities, should not be warranted.
10. According to FEMA Flood Insurance Rate Map No. 51163C0219E (Effective August 3, 2015), and the PWC-GIS County Mapper, a Zone AE Flood Zone associated with Marumsoo Creek is mapped within the northeastern portion of the Project. Additionally, a Zone X Flood Zone is mapped adjacent to the Zone AE Flood Zone within the Project.
11. Soils information was obtained from the USDA Prince William County Soils Survey (USDA Natural Resources Conservation Service, Web Soil Survey 3.4, <http://www.websoilsurvey.nrcs.usda.gov>, Survey Area Date: Version 17, June 5, 2020). Based on the soils GIS information, the entire property is mapped as Urban land-udorthents complex (54B). Based on a review of the Highly Erodible Soils Map included in the Prince William County 2008 Comprehensive Plan (May 29, 2008, revised December 14, 2010), the mapped soil within the Project is not identified as a highly erodible soil. Based on a review of the Highly Permeable Soils Map (May 29, 2008, revised December 14, 2010), the mapped soil within the Project is not identified as a highly permeable soil. Based on a review of the marine clay soils identified in the Prince William County Design and Construction Standards Manual (Adopted June 17, 2014, Effective July 1, 2014, Updated October 26, 2014), there are no soils mapped within the Project with a potential for marine clays. Refer to the Soils Summary Table included on this Map.
12. Based on a field investigation conducted by Bowman on July 14, 2021, no specimen trees (>30" DBH) were identified within the Project boundaries.
13. The treelines depicted on this Map have been approximated based on aerial photography and existing conditions mapping. General forest cover types utilizing the Forest Cover Types of the United States and Canada (Society of American Foresters, 1980) have been identified and stand age estimated based on dominant species and a field review by Bowman on July 14, 2021. Approximate boundaries of each forest cover type are indicated on this Map; refer to the Vegetative Cover Types Table on this Map.
14. No impacts to Marumsoo Creek and no further encroachment or increase in impervious area within its RPA are anticipated to result from the proposed redevelopment activities. Minor impacts to the RPA are anticipated as a result of the proposed redevelopment activities, including the reconstruction of existing paved parking areas within the outer limits of the RPA on the Project. The proposed redevelopment activities are permitted in the RPA per Section 740.05B of the CBPA Policy, pending the approval of a Water Quality Impact Assessment (WQIA) that will be submitted concurrent with the site plan for the Project. Refer to the table on this Map for a summary of Sensitive Environmental Areas associated with the Project, as defined by the Reference Manual for Rezoning, Special Use Permit and Prolifer Amendment Applications (revised October 2018).

Vegetative Cover Types¹

Map Symbol	Forest Cover Type ²	Age of Stand ³	Approximate Area (Ac)
A1	Black Locust (50)	Young Stand	0.27
B1	Chestnut Oak (44)	Medium-Aged Stand	0.05
C1	Eastern Red Cedar (46)	Medium-Aged Stand	0.06
Total Wooded Area			0.38

Soils Summary

Map Unit	Map Unit Name	Slope	Drainage Class ¹	National Hydric Soils List ²	Highly Erodible ³	Highly Permeable ⁴	Marine Clay Potential ⁵	PWC Soil Category ⁶
54B	Urban land-Udorthents complex	0-7%	N/A	No	No	No	None	II ⁷

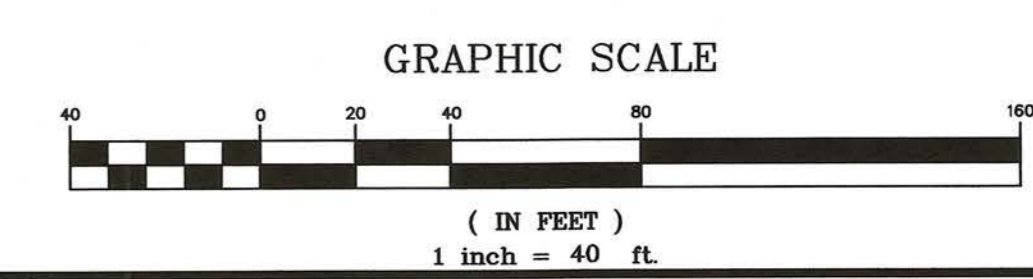
Sensitive Environmental Areas

Sensitive Environmental Areas when adjacent to a Perennial Stream, in order of priority and by the following hierarchy ¹	Present	Absent
Wooded slopes of ≥ 25% with highly erodible, permeable or marine clay soils		✓
Wooded slopes of ≥ 25% having a continuous area ≥ 10,000 SF		✓
Wooded slopes of ≥ 15% with highly erodible, permeable or marine clay soils		✓
Wooded and non-wooded 100-year floodplain	✓	
Non-wooded slopes of ≥ 25% with highly erodible, permeable or marine clay soils		✓
Non-wooded slopes of ≥ 25% having a continuous area ≥ 10,000 SF		✓
Non-wooded slopes of ≥ 15% with highly erodible, permeable or marine clay soils		✓

Estimates of Impervious and Pervious Surface Areas¹

	Impervious Surface (Ac)	Impervious Surface (%)	Pervious Surface (Ac)	Pervious Surface (%)
Existing Condition	6.26	80%	1.53	20%
Proposed Condition	5.66	72%	2.16	28%

¹Approximate area; proposed conditions to be determined/finalized at site plan



Bowman

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Friedensburg, Virginia 22401

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Fax: (540) 371-3479
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ENVIRONMENTAL CONSTRAINTS ANALYSIS

JEFFERSON PLAZA REDEVELOPMENT

PMR MASTER ZONING PLAN

PRINCE WILLIAM COUNTY, VA

WOODBRIDGE MAGISTERIAL DISTRICT

REZ2022-00003

COUNTY PROJECT NUMBER

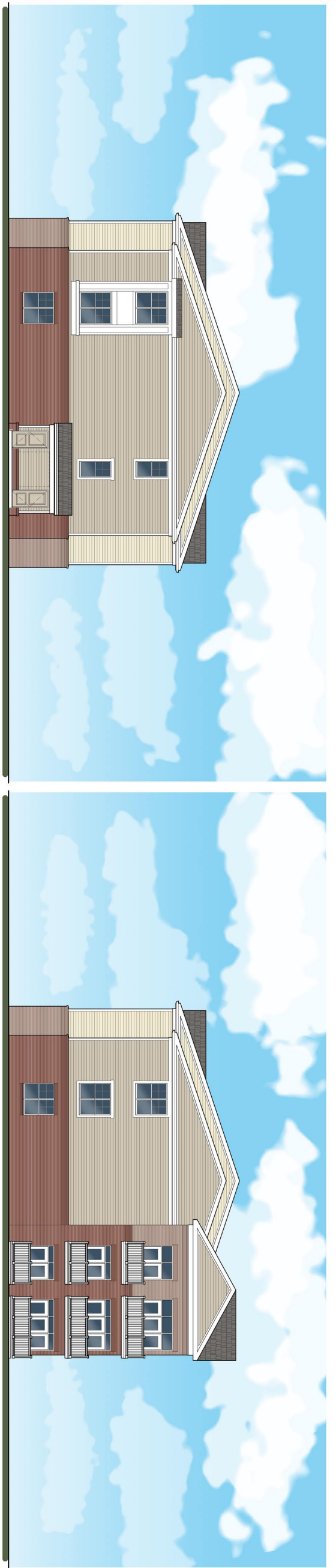
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FILE NO.	3283-D-ZP-001

SHEET 13 OF 13

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BUILDING 1 - SIDE ELEVATION
SCALE: NTS

BUILDING 1 - SIDE ELEVATION
SCALE: NTS



BUILDING 1 - FRONT ELEVATION
SCALE: NTS



BUILDING 1 - REAR ELEVATION
SCALE: NTS

**PRELIMINARY
NOT FOR
CONSTRUCTION**

SHEET TITLE
BLDG 1 ELEVS
DATE: 11/3/2021
REVISIONS

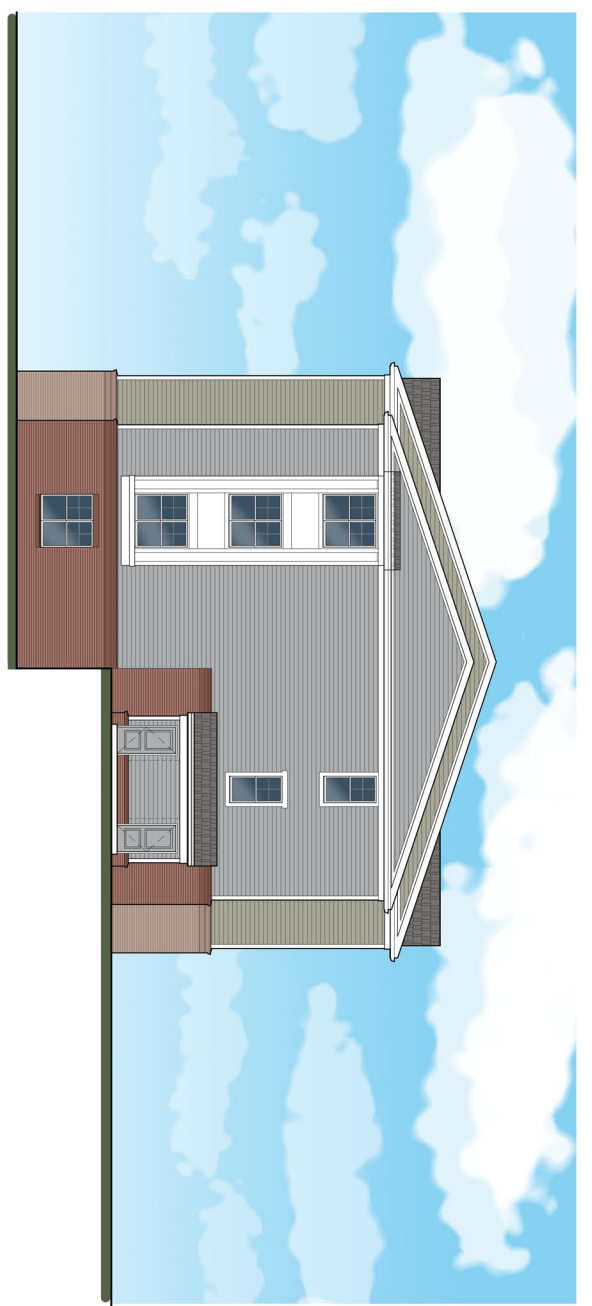
JEFFERSON PLAZA APARTMENTS

PRINCE WILLIAM COUNTY, VIRGINIA

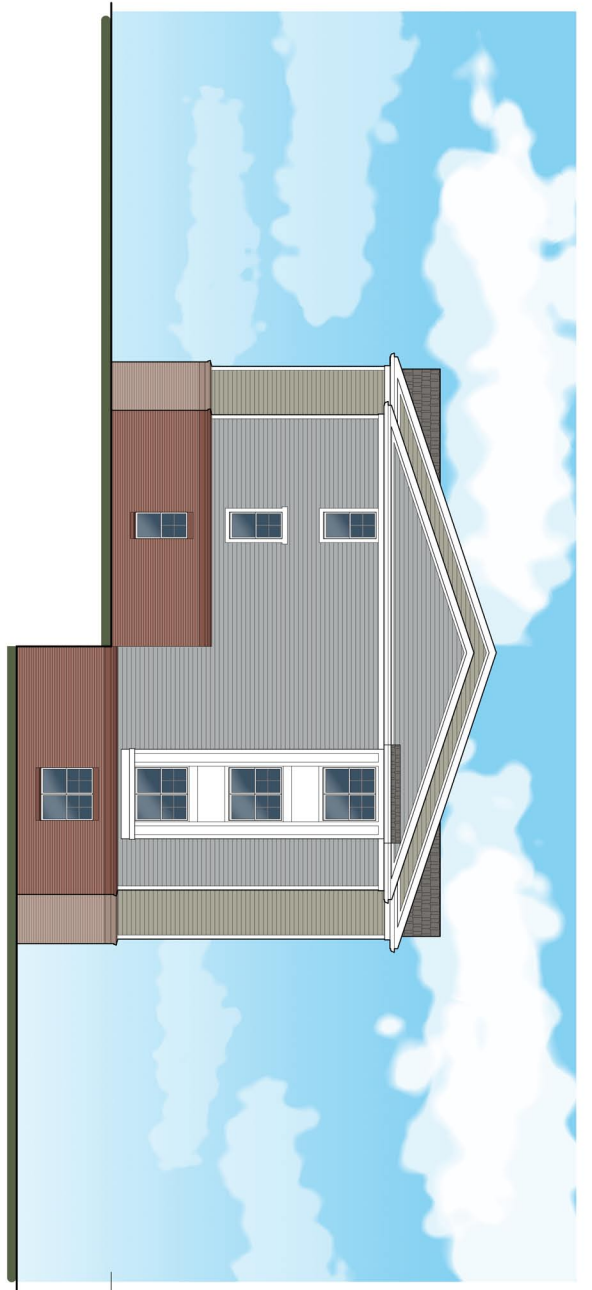
**EDWARD H. WINKS
JAMES D. SNOWA
ARCHITECTS P.C.**

2119 EAST FRANKLIN STREET RICHMOND, VIRGINIA 23223
(804) 643-6196 FAX (804) 643-6190 www.ew-sa.com

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BUILDING 2 - SIDE ELEVATION
SCALE: NTS



BUILDING 2 - SIDE ELEVATION
SCALE: NTS



BUILDING 2 - 3 STORY ELEVATION
SCALE: NTS



BUILDING 2 - 4 STORY ELEVATION
SCALE: NTS

JEFFERSON PLAZA APARTMENTS

PRINCE WILLIAM COUNTY, VIRGINIA

**EDWARD H. WINKS
JAMES D. SNOWA
ARCHITECTS P.C.**

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(804) 643-6196 FAX (804) 643-6199 esnowa@ehw-arch.com

**PRELIMINARY
NOT FOR
CONSTRUCTION**

SHEET TITLE
BLDG 2 ELEVS

DATE: 11/3/2021
REVISIONS

**A2.02
COLOR**

JOB NO. 21-905



Prince William County
PUBLIC SCHOOLS
Providing A World-Class Education

Prince William County School Board – Impact Statement

Date:	January 31, 2022		
Case Number:	REZ2022-00003		
Case Name:	JEFFERSON PLAZA REDEVELOPMENT (2 nd Submission)		
Magisterial District:	Woodbridge		
Description:	Rezone 7.82 acres from B-1, General Business District, to PMR, Planned Mixed Development		
Proffer Evaluation Category:	<input type="checkbox"/> Pre-2016	<input type="checkbox"/> 2016-2019	<input checked="" type="checkbox"/> Post-2019

Proposed Residential Rezoning (number of units)	Student Generation for Proposed Rezoning																				
<table border="1"> <thead> <tr> <th colspan="2">Housing Units Proposed</th> </tr> </thead> <tbody> <tr> <td>Single-Family</td> <td>0</td> </tr> <tr> <td>Townhouse</td> <td>0</td> </tr> <tr> <td>Multi-family</td> <td>240</td> </tr> <tr> <td>Total</td> <td>240</td> </tr> </tbody> </table>	Housing Units Proposed		Single-Family	0	Townhouse	0	Multi-family	240	Total	240	<table border="1"> <thead> <tr> <th colspan="2">Students Generated</th> </tr> </thead> <tbody> <tr> <td>Elementary</td> <td>38</td> </tr> <tr> <td>Middle</td> <td>18</td> </tr> <tr> <td>High</td> <td>21</td> </tr> <tr> <td>Total</td> <td>77</td> </tr> </tbody> </table>	Students Generated		Elementary	38	Middle	18	High	21	Total	77
Housing Units Proposed																					
Single-Family	0																				
Townhouse	0																				
Multi-family	240																				
Total	240																				
Students Generated																					
Elementary	38																				
Middle	18																				
High	21																				
Total	77																				

Developer Proposed Mitigation			
Monetary proffers are consistent with Monetary Policy Guide (for cases prior to July 1, 2016)?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
School site, if offered, addresses a need identified in the School Division's CIP?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
The location and size of the school site, if offered, is acceptable to the School Division?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
For cases July 1, 2016 to present			
The student generation methodology in the developer's impact analysis is acceptable?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No*	<input type="checkbox"/> N/A
*If No, what is the correct student generation?	Elementary School		Total Students
	Middle School		
	High School		
Monetary proffers, if offered, are based on adopted CIP projects, in terms of cost and in the geographic area of the rezoning, in the developer impact statement?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A (no monetary proffers offered)

Developer Proposed Mitigation

- The developer’s Proffer Statement dated December 1, 2021, does not provide any monetary proffers. However, the assigned high school is currently over capacity and will be impacted by these additional units.
- The assigned elementary and middle schools are also expected to exceed capacity with the additional students generated by this application.

Countywide Current and Projected Student Enrollment & Capacity Utilization

School Level	Available Space		2021–22			2025–26			2030–31		
	Capacity	Portable Classrooms	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)
Elementary School	43,249	74	38,734	4,515	89.6%	40,118	2,935	93.2%	41,740	1,313	96.9%
Middle School ¹	22,282	46	20,625	1,658	92.6%	21,805	459	97.9%	21,832	432	98.1%
High School	28,754	67	28,772	-18	100.1%	30,136	-1,382	104.8%	31,609	-2,855	109.9%

¹ (MS) Program Capacity replaced Planning Capacity in the 2021-22 school year.

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

Under the School Division’s 2021-22 school attendance area assignments, students generated from the Proposed Rezoning will attend the following schools:

School Level	Available Space			2021-22			2025-26			2030-31		
	Planning Capacity	Program Capacity ¹	Portable Classrooms	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)
Belmont ES	---	536	0	462	74	86.2%	517	19	96.5%	546	-10	101.9%
Fred Lynn MS	---	1,139	8	1,138	1	99.9%	1,287	-148	113.0%	1,238	-99	108.7%
Freedom HS	2,053	---	8	2,150	-97	104.7%	2,517	-464	122.6%	2,848	-795	138.7%

¹ (MS) Program Capacity replaced Planning Capacity in the 2021-22 school year.

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

School Level	Available Space			2021-22			2025-26			2030-31		
	Planning Capacity	Program Capacity ¹	Portable Classrooms	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)
Belmont ES	---	536	0	462	74	86.2%	555	-19	103.5%	584	-48	108.9%
Fred Lynn MS	---	1,139	8	1,138	1	99.9%	1,305	-166	114.5%	1,256	-117	110.2%
Freedom HS	2,053	---	8	2,150	-97	104.7%	2,538	-485	123.6%	2,869	-816	139.7%

¹ (MS) Program Capacity replaced Planning Capacity in the 2021-22 school year.

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

Elementary School	Elementary School – Woodbridge Area (2024)
Middle School	
High School	14 th High School (2026)

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

School Board Comments and Concerns

- The School Board is opposed to any rezoning application that causes student enrollment, either Division-wide, by school level, or by student enrollment at any assigned school, to exceed 100% of capacity.
- Current enrollment exceeds capacity at the assigned high school (Freedom).
- As indicated above, the assigned elementary, middle, and high schools are expected to exceed capacity by 3.5% to 23.6% with the additional students under this application. The anticipated additional students will further strain the operational and capital resources of the assigned schools and add to the School Division’s need to create new space for students.
- However, the approved 2022-31 CIP includes measures that address the overcrowding at Belmont Elementary School with the opening of the Woodbridge Area Elementary School in 2024 and the overcrowding at Freedom High School with the opening of the 14th High School in 2026.
- For these reasons, the School Board is not opposed to the subject application.



Plan Comments Report Economic Development Reviewed w/Comments

Plan/Case #:	REZ2022-00003	Date: 09/20/2021
Plan/Case Name:	Jefferson Plaza Redevelopment	
Plan Case Address:	13801 MOUNT PLEASANT DR WOODBIDGE VA 22191	
Reviewer:	Hall, Keasha	
	703-792-6846	KHall@pwcgov.org

The following items/issues were noted on your case. Please review and provide a letter responding to these comments, along with revised plans and proffers. Please be advised that staff might not identify all of the issues that arise during the case review and public hearing process. In addition, the solutions to the issues identified in this correction report might not be the only solutions, but are thought to be the most desirable solutions as determined by staff. Please note that any modifications will result in further review by pertinent agencies and staff, and could result in changes to the analysis and/or any recommendations.

Section I - Comments that Require Applicant's Response:

General Comment - General Comment/Correction

1.00 The Resilient Economy section of the County's 2021-2024 Strategic plan seeks to "diversify, support, and expand the local economy to ensure equitable economic growth through innovative business/talent attraction, promotion, and investment."

While the subject application is exclusively residential, staff acknowledges that the Resilient Economy section of the Strategic Plan does provide wholistic objectives, goals, and action strategies. Therefore, the Prince William County Department of Economic Development (DED) offers the following comments:

General Comment - General Comment/Correction

1.01 County 2021-2025 Strategic Plan - Resilient Economy Section Analysis

Objective 1, Action Strategy A, encourages the exploration of programs and economic incentives that support, attract, and increase opportunities for entrepreneurs and for women, minority, and veteran owned small businesses, in accordance with all federal, state, and local laws and regulations.

Comment: Staff encourages the Applicant to consider the incorporation of on-site amenities that contribute to the County's workforce development goals. The incorporation of a computer room/meeting space in each building to provide residents access to workforce development technology and services, in addition to a remote-working or

meeting space would align favorably with this action strategy.

General Comment - General Comment/Correction

1.02 Objective 1, Action Strategy D encourages the redevelopment of “existing sites and buildings to attract new business investment.”

Comment: Staff acknowledges the need for redevelopment of the Jefferson Plaza site. However, the rezoning of viable B-1 land to exclusively residential is not consistent with the County’s strategic goal to attract new business investment. Therefore, staff encourages the Applicant to incorporate a mixture of non-residential uses into the project.

General Comment - General Comment/Correction

1.03 Objective 1, Action Strategy F seeks to “create a variety of housing options to attract and sustain a diverse workforce.”

Comment: Staff acknowledges the application is consistent with this goal. As stated within the narrative, the proposed affordable residential development is being developed using low-income housing tax credits and is expected to provide 240 affordable dwelling units. However, the proffers lack a stated commitment to developing affordable housing. Staff requests the Applicant incorporate proffered language stipulating a commitment to providing all or state a percentage that shall remain as affordable units.

General Comment - General Comment/Correction

1.04 Objective 2, seeks to “continue efforts to preserve and expand the commercial tax revenue base.”

Comment: As stated in the narrative, the application is solely residential, thus staff does not find it consistent with the County’s strategic goal to preserve and expand the commercial tax revenue base.

Section II - Questions/General Information:

NO RECOMMENDATIONS DOCUMENTED.

HISTORICAL COMMISSION RESOLUTION

MOTION: PORTA

September 14, 2021

SECOND: SARGO

Regular Meeting

Res. No. 21-044

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>
REZ2021-00006	Bristow Plaza - 2 nd Submission	No Further Work
SUP2021-00010	Bristow Plaza Motor Vehicle Fuel Station - 2 nd Submission	No Further Work
REZ2018-00026	Independent Hill - 3 rd Submission	Request applicant adhere to previous request as noted below: Request applicant install interpretive kiosk, including 4 bench seats and 3 National Park Service style signs with content on 1) Independent Hill history and 2) Civil War history in Independent Hill.

<u>Case Number</u>	<u>Name</u>	<u>Recommendation</u>
REZ2022-00001	Belmont Bay Proffer Amendment	No Further Work
SUP2022-00002	Belmont Bay SUP Amendment	No Further Work
REZ2022-00002	Williams Property	No Further Work
CPA2020-00004	Triangle Small Area Plan	Support language as written
REZ2022-00003	Jefferson Plaza Redevelopment	No Further Work
REZ2022-00004	Cedar Meadows Proffer Amendment	No Further Work
SUP2022-00007	Freddy's Steakhburgers at Sudley Manor	Table
REZ2022-00006	DBBD Associates LLC - Balls Ford Road Proffer Amendment	Table
REZ2022-00005	Haymarket Junction Top Shine Car Wash	Table
SUP2022-00008	Haymarket Junction Top Shine Car Wash	Table

Votes:

Ayes: by acclamation

Nays: None

Absent from Vote: None

Absent from Meeting: Carter, Duley, Pearsall, Reddick, Shockley

MOTION CARRIED

ATTEST: 
 Secretary to the Commission