



Route 29 Small Area Plan

*Prince William County
Planning Office*

September 12, 2018

AGENDA



- Introductions
- How we got hear or why are we talking about history
- The Settlement Oral History Project results [what we know right now]
- What Does Historic Mean?
- Planning 101
- Status Route 29 Small Area Plan
- Proposed Route 29 SAP Expansion
- General discussion



How We Got Here or Why History



Dominion Virginia Power Transmission Line Proposal

- Transmit Power from Gainesville to west of Haymarket
- DVP's SCC application proposed 6 alternate alignments
- DVP proposed the I-66 overhead alignment
- PWC and Others proposed the I-66 Hybrid
- SCC selected Carver Rd. and Madison alternatives for further study and directed DVP to consult with PWC on conservation easement



How We Got Here - Continued



During Battle Against Carver Rd/Madison Alignment

- Area identified as an African American Community
- Alliance to Save Carver Road
- BOCS direction for staff assist Alliance To Save Carver Road
- Previous Research / Previous Identified Resources
 - ◆ Scheel's African American Heritage Map
 - ◆ Cultural resource surveys conducted during rezoning reviews
 - ◆ Mount Pleasant Baptist Church
 - ◆ Watson Cemetery
 - ◆ Newspaper articles
- January 2018 Historical Commission proposed internship
- The Settlement Oral History Project selected February 2018



The Settlement Oral History Project



- Primary research effort
 - ◆ Record life experience or history
 - ◆ Conduct genealogy, chain of title and historic map
 - ◆ Define geographic area
- Candidates identified by Alliance to Save Carver Road
- Focused first on aging community members



TSOHP - Research Summary



- Founded after the Civil War by emancipated slaves
- Triangular shaped - Carver Road, Old Carolina Road and Route 29/Lee Highway
- Community remains alive in the congregation of Mount Pleasant Baptist Church, ca. 1877
- Chain of Title, Land Ownership (next page)



TSOHP – Chain of Title, Land Ownership



- Large portion originally owned by John Tyler, died in 1861
- His lands subdivided in 1866
- Charles Tyler (son of John) received 327 acre tract called Mt. Pleasant
- 1881 Charles Tyler files for bankruptcy, tract divided and sold by courts
- Sallie Grayson (1872 from Grayson Tyler), Watson, Blackburn, Berry, Cole, Peterson, Randall, Lucas purchase land between 1881 and the first quarter of the 20th Century



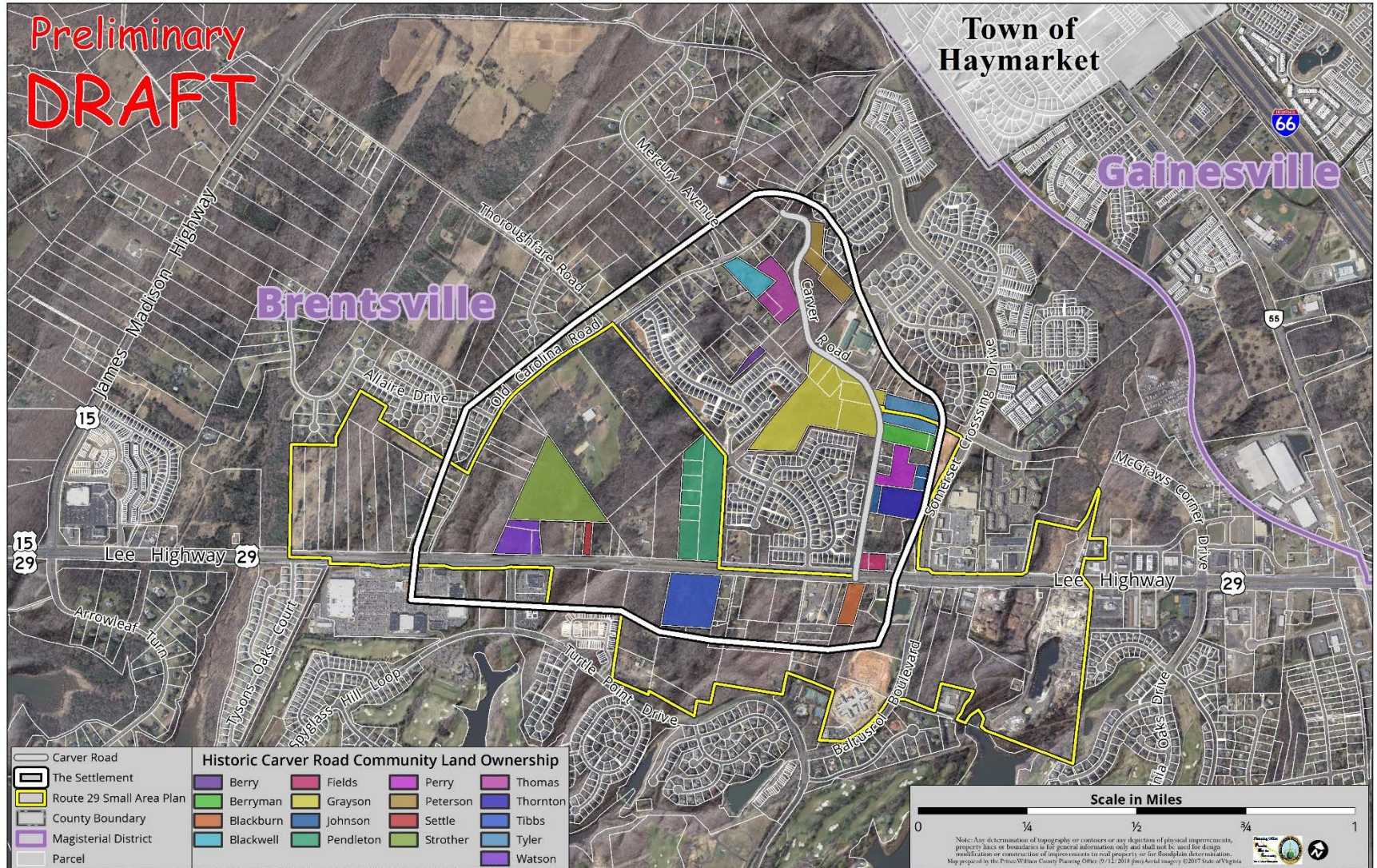
1904 MANEUVER GROUNDS MAP



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TSOHP – PRELIMINARY MAP RESULTS



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What Does Historic Mean or Preservation 101



- Districts, Sites, Buildings, Structures, Cultural Landscapes, and Objects
- Designations or classifications
 - ◆ VDHR archaeology, architecture, landscapes
 - ◆ County Registered Historic Site – Comprehensive Plan
 - ◆ Historical Area – Comprehensive Plan
 - ◆ Historic Zoning Overlay District - Ordinance
 - ◆ Virginia Landmarks Registry/National Register of Historic Places
- Designations are used for ...
 - ◆ Guide research and evaluate resource vs projects
 - ◆ Inform decision making
 - ◆ Inform mitigation that is site/project specific



Criteria for CRHS Classification



- Eligible for VLR/NRHP
- Included in HABS, HAER or HALS (HALS future addition)
- Is in a preservation easement.
- Is part of a Historic Overlay District.
- Selected for inclusion on the list of CRHS' in the annual evaluation and update of such list by the Historical Commission
- Ideally, has the consent of the property owner
- Is included in the CRHS-eligible list
- Requires BOCS action



CRHS COMPREHENSIVE PLAN POLICY



- Systematically study and evaluate
- Identify primary and secondary uses, recommended densities if applicable
- Development densities at the lowest range
- Viewshed analysis
- Land preservation to retain historic integrity
- Buffering to screen proposed development



HISTORICAL AREA / ZONING DISTRICT



■ Historical Area

- ◆ Mapped in Comp Plan
- ◆ Specific goals and action strategies prepared for that resource
- ◆ Requires BOCS action

■ Historic Zoning Overlay District

- ◆ Mapped in Zoning Ordinance
- ◆ Design guidelines
- ◆ All work in HOD is approved by ARB
- ◆ Requires BOCS action



VLR/NRHP



- VLR/NRHP Criteria (generally 50 years or older)
 - ◆ Event
 - ◆ Person
 - ◆ Work of Master
 - ◆ Potential to yield important information in prehistory or history
- Primarily Honorary
- Federal Undertaking – money, decision (example permit)
- Federal agency responsible for
 - ◆ identifying historic properties
 - ◆ Identifying and resolving adverse effects



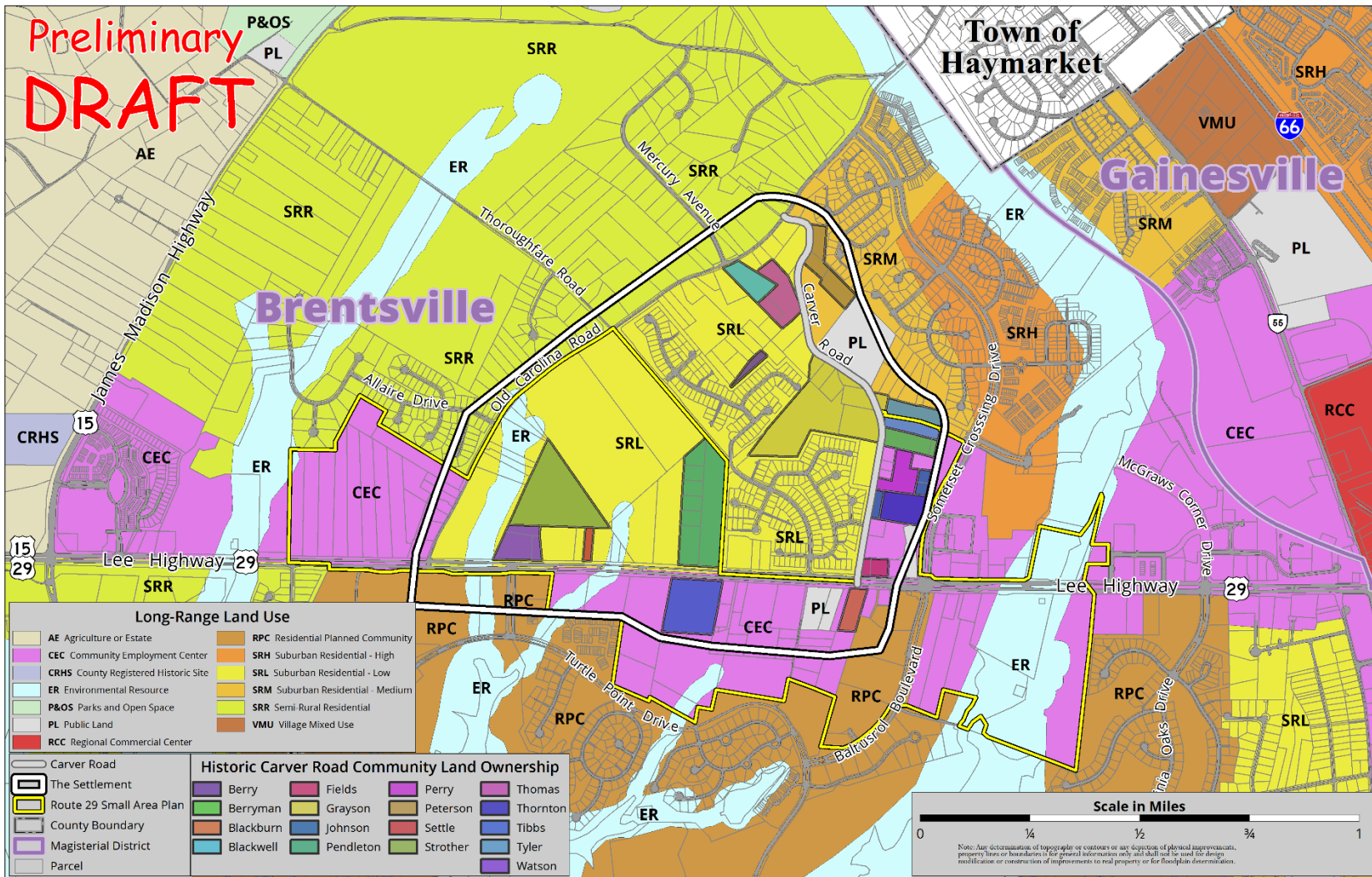
PLANNING 101



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Long Range Land Use



Status of Route 29 SAP



- BOCS Initiation March 2017
- Planning Charrette January 2018
- Meeting with Carver Road Community May 2018
- Consultant Hired June 2018
- The Settlement Oral History Project May – August 2018
- Follow Up Meeting September 2018



Small Area Plans

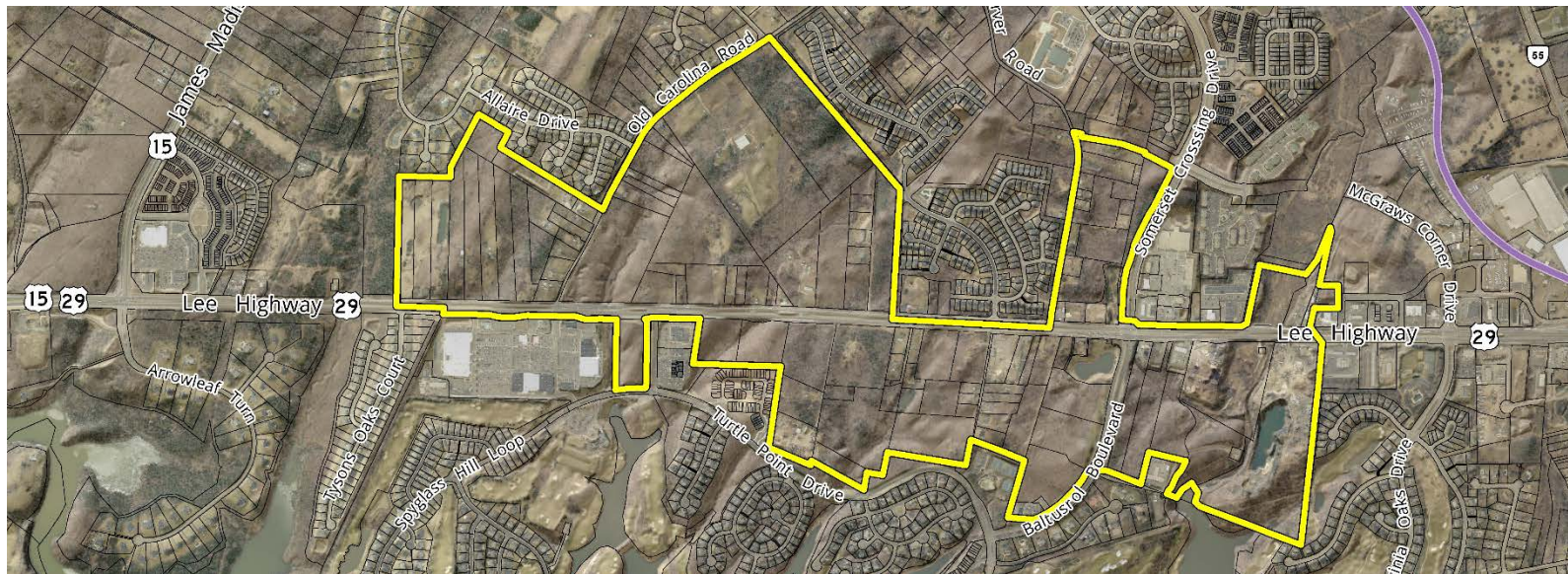


■ What is a small area plan?

- ◆ Detailed land use plan for a specific area of the County
- ◆ Goals and objectives specific to the small area
- ◆ Design standards

■ Small area plans vs. sector plans; what is the difference?

- ◆ Infrastructure needs plan/CIP
- ◆ Implementation strategy



Route 29



- Why a Route 29 small area plan?
 - ◆ I-66/Route 29 Sector Plan (2002)
 - ◆ CPA Requests
 - ◆ Strategic Plan 2016



Process



Process:

- Conduct background research
- Meet with stakeholders
- Town hall meeting/Visioning/Design charrette
 - Develop plan recommendations
- Public Meeting
- Planning Commission Work Session
- Planning Commission Public Hearing
- Board of County Supervisors Public Hearing



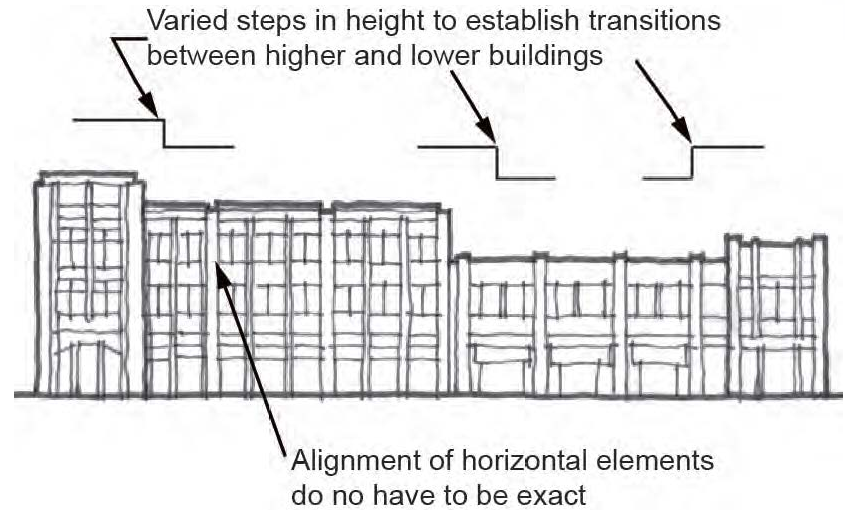
I-66/Route 29 Sector Plan



- The I-66/Route 29 Sector Plan was adopted as part of the Comprehensive Plan.
 - ◆ Does not currently include design guidelines



Design Guidelines



Public Spaces/Plazas



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Streets/Streetscapes



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Parking



ROUTE 29 SAP TABLE 1



Table #1



1-13-17

ROUTE 29 SAP TABLE 2



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ROUTE 29 SAP TABLE 3



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THOROUGHFARE PLAN

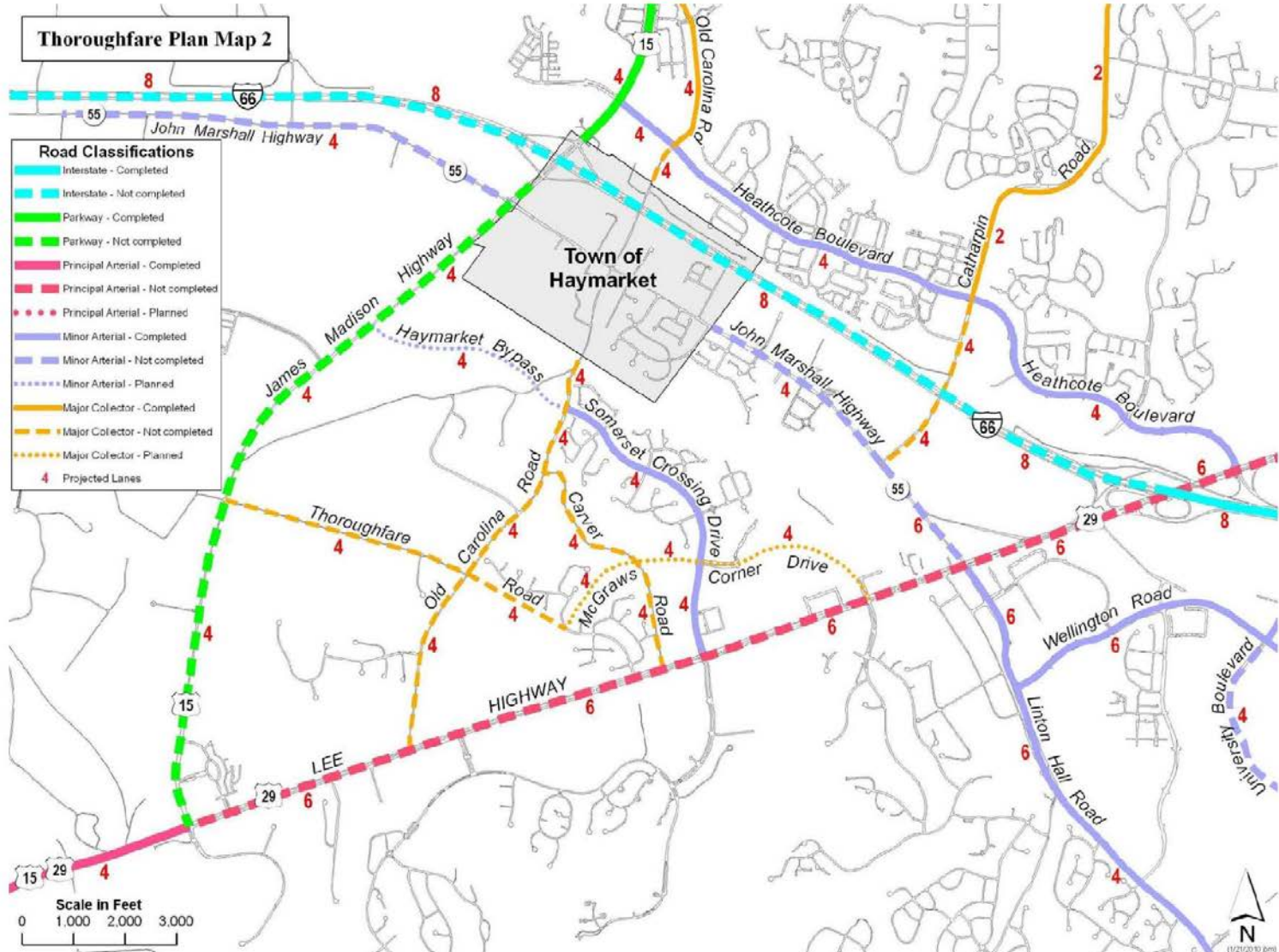


Transportation

PRINCE WILLIAM COUNTY 2008 COMPREHENSIVE PLAN

From the Piedmont to the Potomac

Map 2 – Inset of Existing and Projected Thoroughfare Facilities Map



March 15, 2016

TRANS-1

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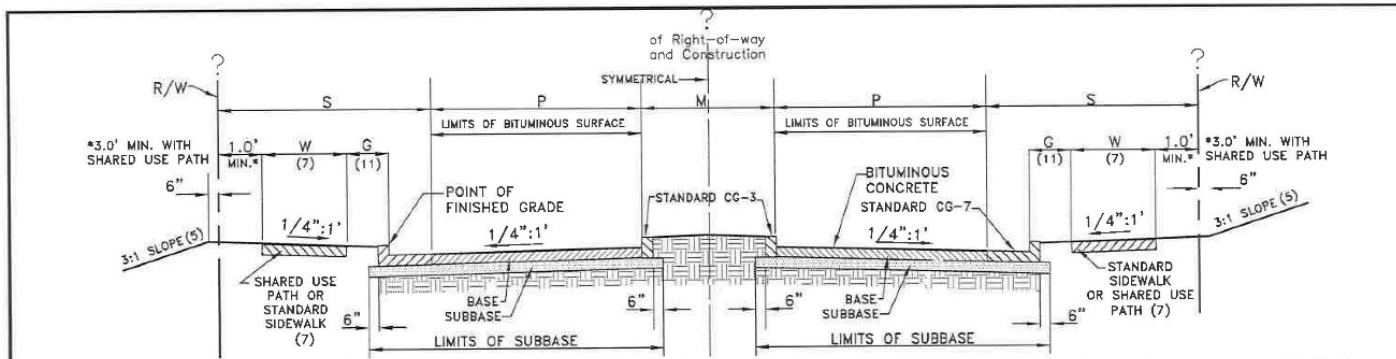
Route 29 Small Area Plan

Transportation Network ROUTE 29 SAP



Facility	Route #	Functional Class/Typical Section (Map Number)		Right-of-Way Standard		# of Lanes	Trail Class
Old Carolina Road	703	Major Collector	(MC-26)	104'	MC-1	4	Class I/East
Carver Road	647	Major Collector	(MC-7)	104'	MC-1	4	Class I/North
Thoroughfare	682	Major Collector	(MC-42)	104'	MC-1	4	Class I/South
Lee Highway	29	Principal Arterial	(PA-7)	156'	PA-1	6	Class I/South

Transportation Network ROUTE 29 SAP



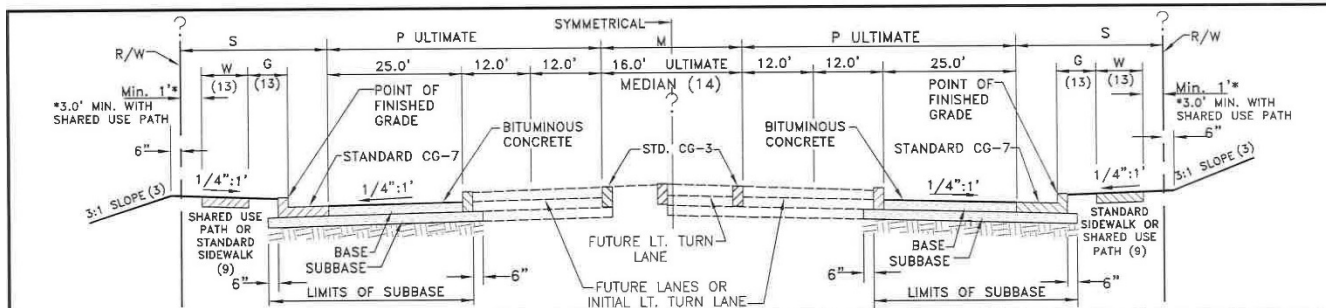
CATEGORY	TRAFFIC VOLUME (VPD)	R.O.W. WIDTH (ft.)	DESIGN SPEED (mph)	MAX GRADE	MIN C.L. RADIUS (ft.)	MIN. SIGHT DISTANCE (ft.) STOP	M (ft)	P (ft)	S (ft)	G (ft)	W (ft)	TYPE I SUBBASE AGG. BASE (21-B)	BASE (BM-25.0A)	SURFACE (SM-9.5A)	
VI	7,001 TO 15,000 W/ RAISED MEDIAN	104 (MIN.) (7)	45	7%	795	360	SEE NOTE 15	16	25	SIDEWALK SHARED USE PATH	15 23	7 8	5 10	8 in 8 in	2 in

GENERAL NOTES:

- This typical section shall be used when the traffic volume exceed 7,000 VPD, but not greater than 15,000 VPD, or when roads are designated as major collectors in the Comprehensive Plan.
- Individual residential lots shall not front on this street.
- No parking permitted.
- Stone material shall extend 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 that in excess of the depth of the gutter face or a minimum of four inches (4 in.), whichever is greater.
- 2:1 slopes will be allowed when soil type supported by soil report is acceptable and where special stabilization is provided in accordance with the Erosion Control ordinance.
- Additional right-of-way may be required to accommodate channelization (right/left turn lanes) at major intersections.
- Sidewalks and/or shared use paths shall be provided in accordance with Section 602.18 and with County's Comprehensive Plan. Minimum right-of-way dimension shown includes one sidewalk and one shared use path.
- Standard landings required at intersections.
- Pavement section shown is standard requirement. Refer to Detail 650.01 for alternative pavement sections.
- Superelevation shall be provided for Category VI street in accordance with the current VDOT Road and Bridge Standards for Urban Roadways.
- The width of G and W shall vary depending upon the sidewalk/shared use path and planting requirements. This may require additional right-of-way or easement.
- Medians shall be designated in accordance with VDOT standards MS-1, MS-1A or MS-2 as appropriate.
- Underdrains shall be required.
- Right-of-way to accommodate all required components of the typical section including, but not limited to turn lanes, sidewalks, shared use paths, buffer areas, street plantings in accordance with Section 802.46 of this manual, and signs.
- SDL, Sight Distance Left (for a vehicle looking left and making a right or left turn) = 530'. SDR, Sight Distance Right (for a vehicle looking right and making a left turn) = 615'. Otherwise, use latest VDOT or ASSHTO standards, whichever is more stringent.

Detail No.	MC-1		COUNTY OF PRINCE WILLIAM VIRGINIA	STANDARD TYPICAL SECTION FOR MAJOR COLLECTOR STREETS AS DESIGNATED BY THE COMPREHENSIVE PLAN (4 LANE DIVIDED WITH CURB AND GUTTER)	Date
650.09					7/15/14

Transportation Network ROUTE 29 SAP



CATEGORY	TRAFFIC VOLUME (VPD)	R.O.W. WIDTH (ft.)	DESIGN SPEED (mph)	MAX GRADE	MIN C.L. RADIUS (ft.)	MIN. SIGHT STOP DISTANCE (ft.)	P (ft)	M (ft)	S (ft)	G (ft)	W (ft)	TYPE I SUBBASE AGG. BASE (21-B)	BASE (BM-25.0A)	INTER. MIX (IM 19.0A)	SURFACE (SM-9.5D)		
VII	OVER 15,000 W/ RAISED MEDIAN	152 (MIN.) (9)	50	5%	955	425	SEE NOTE 17	49	16	SIDEWALK	15	7	5	8 in	8 in	2 in	2 in
			60	4%	1,273	570				SHARED USE PATH	23	8	10				

GENERAL NOTES:

- This street shall be used when roads are designated as principal arterial or parkways by the Comprehensive Plan.
- Slope easements not included in right-of-way.
- 2:1 slopes will be allowed when soil type supported by soil report is acceptable and when special stabilization is provided in accordance with the Erosion Control ordinance.
- Stone material shall extend under the curb and gutter a minimum of six (6) inches beyond the back of curb. The aggregate thickness under the curb and gutter shall be that in excess of the depth of the gutter face or a minimum of four (4) inches, whichever is greater.
- Individual parcels/lots shall not have direct access on this street.
- Additional right-of-way may be required to accommodate channelization (right/left turn lanes) at major intersections.
- No parking permitted.
- Standard landings required at intersections.
- Sidewalks and/or shared use paths shall be provided in accordance with Section 602.18 and with the County's Comprehensive Plan. Minimum right-of-way dimension shown includes one sidewalk and one shared use path.
- Superelevation shall be provided for Category VII street in accordance with the current VDOT Road and Bridge Standards for Urban Roadways. Additional right-of-way may be needed to accommodate the superelevation.
- Design speed shall be 60 MPH or in accordance with VDOT standards, whichever is greater.
- Pavement section shown is standard requirement. Refer to Detail 650.01 for alternative pavement sections.
- The width of G and W shall vary depending upon the sidewalk/shared use path and planting requirements. This may require additional right-of-way or easement.
- Median shall conform to VDOT standards MS-1, MS-1A or MS-2 as appropriate.
- Underdrains shall be provided.
- Right-of-way to accommodate all required components of the typical section including, but not limited to turn lanes, sidewalks, shared use paths, buffer areas, street plantings in accordance with Section 802.46 of this manual, and signs.
- Use latest VDOT or ASSHTO standards, whichever is more stringent. Intersection sight distance should be based on the ultimate plan and computed in accordance with Chapter 9 of the AASHTO Green Book.

Detail No.	PA-1		COUNTY OF PRINCE WILLIAM VIRGINIA	STANDARD TYPICAL SECTION FOR URBAN PRINCIPAL ARTERIAL/PARKWAYS AS DESIGNATED BY THE COMPREHENSIVE PLAN (ULTIMATE 6 LANE DIVIDED WITH CURB AND GUTTER)	Date
650.12					7/15/14



Route 29 SAP Expanded Area



■ DISCUSSION



Next Steps



- Consultant to assemble Charrette and other public meeting comments and prepare draft plan
- Public Meeting
- Present draft at Planning Commission Work Session
- Planning Commission and BOCS Hearings

- Long Range Planning Manager:
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