

# Prince William County Rural Preservation Study

*Kickoff Public Meeting, August 1, 2013*

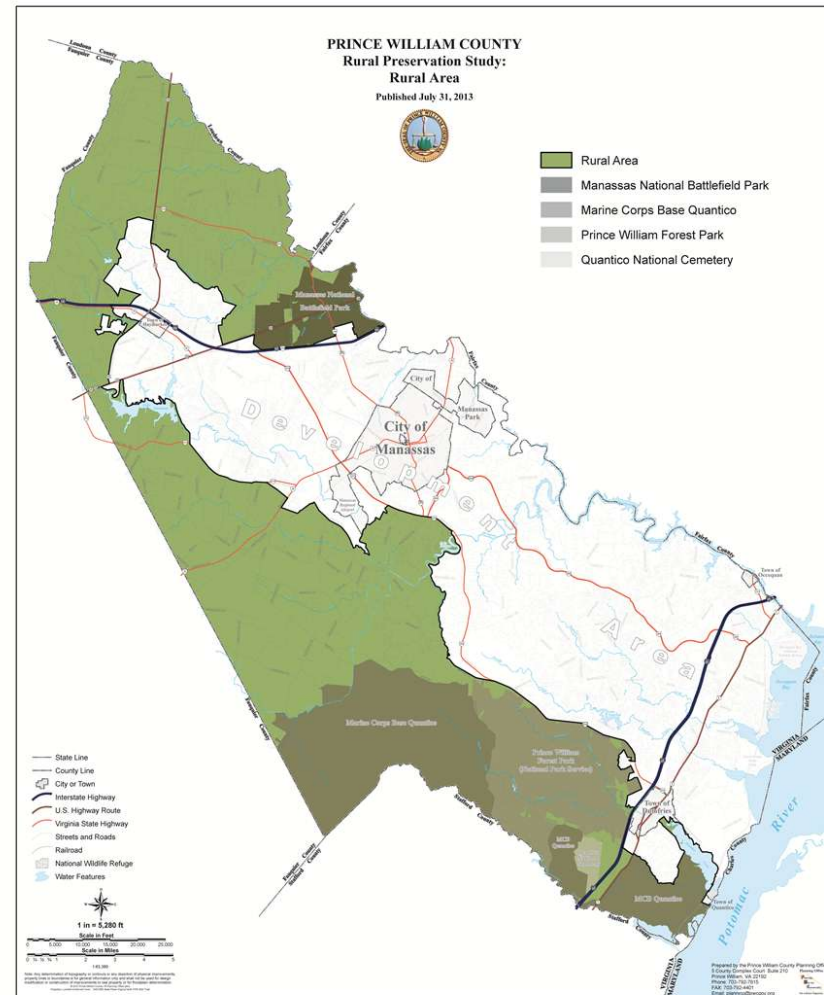


*The world's leading sustainability consultancy*



# Purpose of the Study

- Evaluate the rural preservation policies and tools the County has in place
- Determine whether they are meeting the County's objectives
- If warranted, recommend new goals, objectives, and tools for a new or revised rural preservation policy



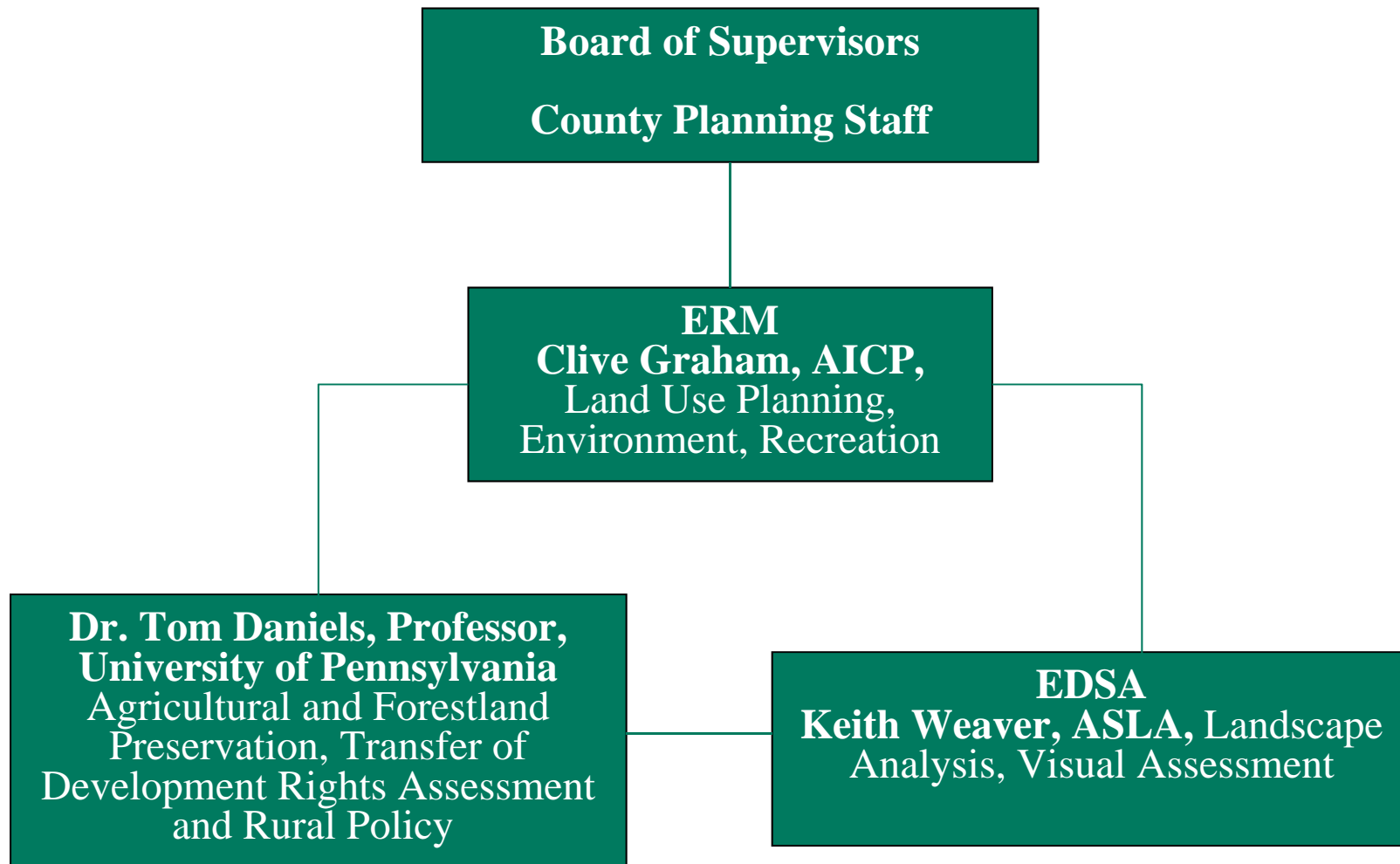
# Purpose of Tonight's Meeting

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- Describe the Study purpose
- Introduce the Study team
- Describe the proposed process
- Explain ways the public can get involved
- Get your initial input into what the team should be looking at in the Study

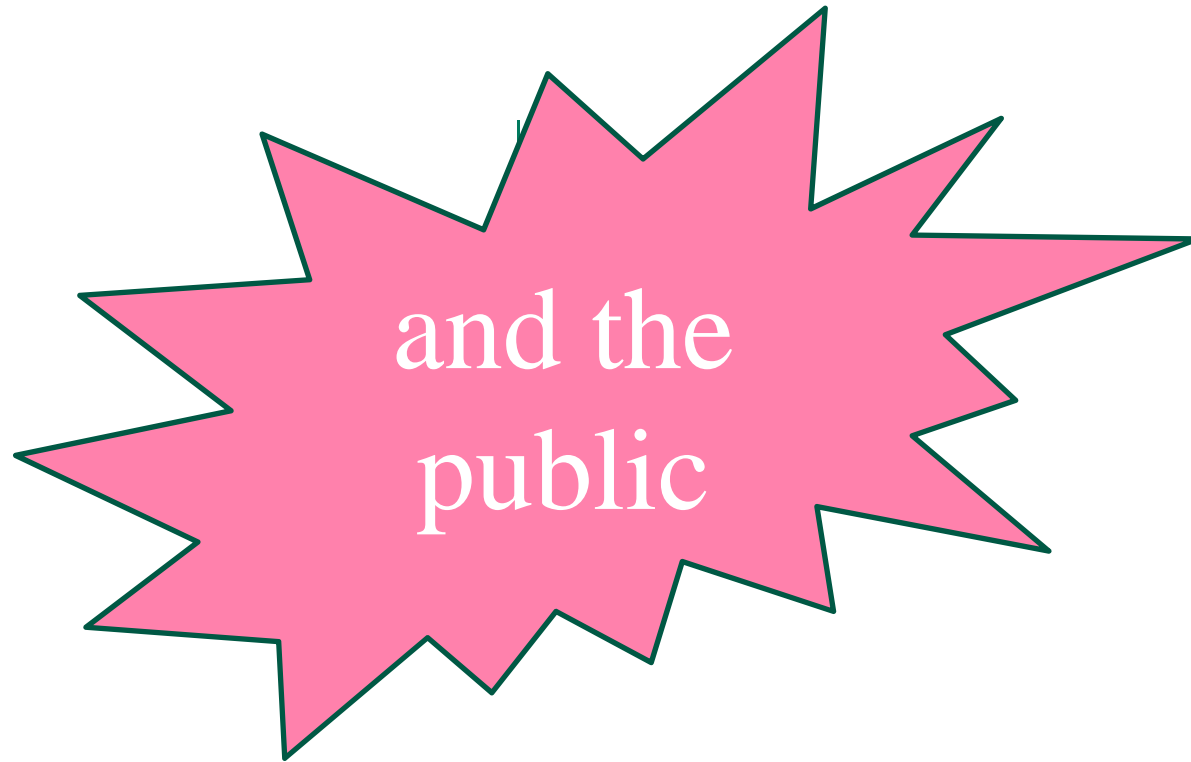
# The Team

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# The Team

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# ERM – All-environmental consultancy

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- Founded in 1977
- 5,000 staff in 39 countries
- Nearby offices in Annapolis, Washington D.C., Richmond
- Annapolis office opened in 1984 (50 staff)
- Planning, Engineering, Environmental Science, Sustainability

## Planning Services

- Planning: 90 percent public sector
- Comprehensive Plans, Master Plans
- Recreation Planning
- Growth Management
- Zoning
- Environmental & Natural Resource Planning

# EDSA

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- Planning, Landscape Architecture, Urban Design
- 200 staff, Nearby office in Baltimore
- Landscape and visual assessment

# Professor Tom Daniels

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- University of Pennsylvania, City and Regional Planning
- Agricultural economics
- Rural Planning
- Transfer of Development Rights

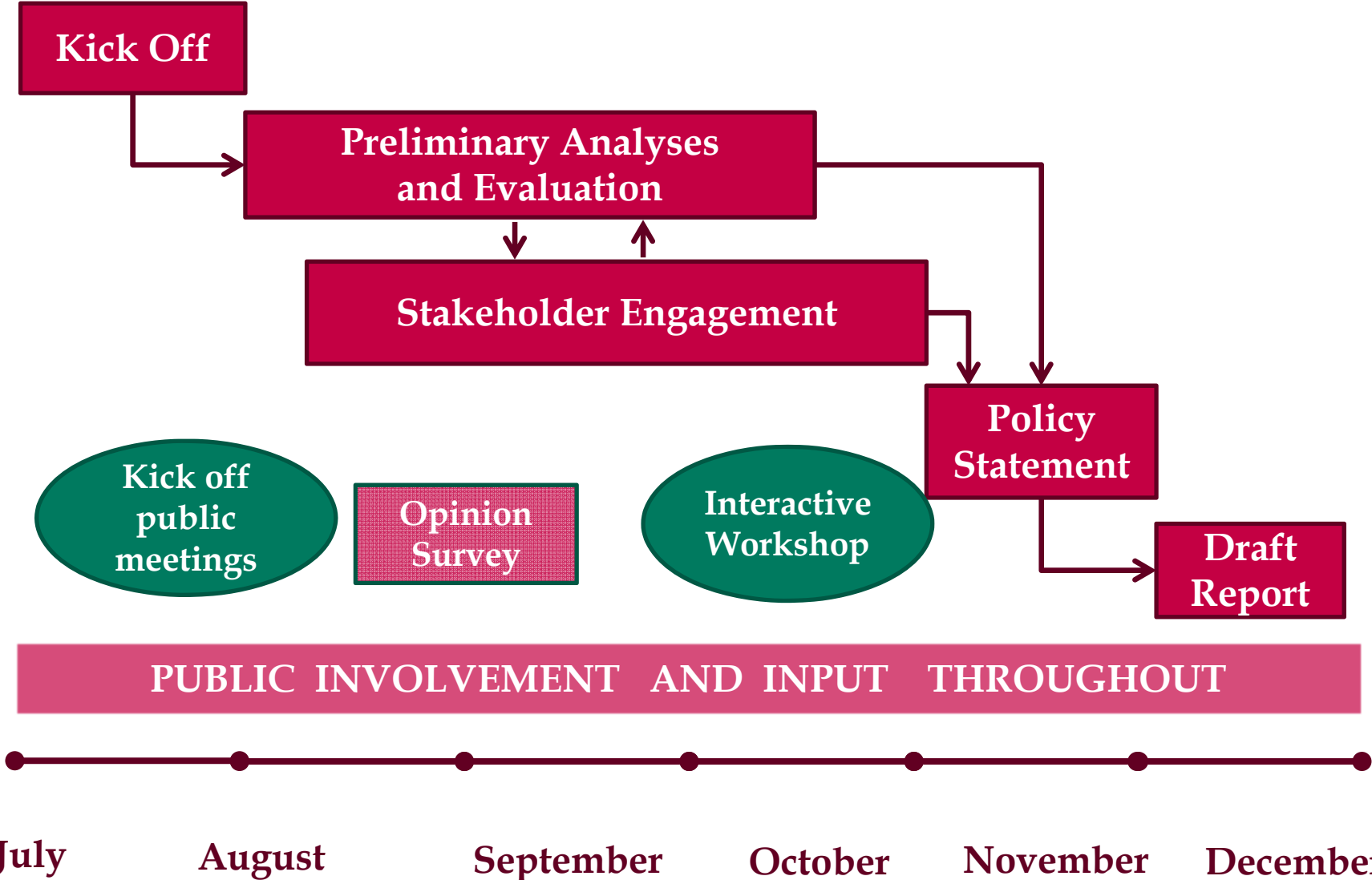
# Team Philosophy - Approach

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- Technical accuracy, quality of work
- Synthesis of large volumes of information
  - Extract relevant meaning
  - Make understandable to the public
- Public involvement and engagement
  - Listen
- Close collaborative relationship with the County
  - Practical, realistic, achievable responses to objectives
  - Options
  - Sustainable solutions
- Management plan to implement



# Work Plan



# Opinion Survey

- Launches today!
- Important input to Study
- Link from project website  
[www.pwcgov.org/planning](http://www.pwcgov.org/planning)
- Self selected (not a weighted sample)
- Estimated 20 minutes to complete
- Closes September 27

The screenshot shows the Prince William County website with the 'Rural Preservation Study' page. The page includes a navigation menu on the left, a search bar at the top right, and a main content area with a table of meetings. A map of Prince William County is also visible on the right side of the page.

| Meeting              | Date           | Details & Presentation  |
|----------------------|----------------|---|
| Project "Kick-Off"   | June 4, 2013   | Presentation of the Rural Preservation Study before the Board of County Supervisors.<br>Board Report + Board Presentation |
| Public Input Meeting | August 1, 2013 | Discuss County's Rural Preservation Goals and Strategies 7:00 pm - 9:00 pm at Nokesville Elementary School                |

# Don't like Surveys?

- Submit a comment from the project website
- Talk to us tonight
- Write a comment tonight
- Come to the interactive workshop
- Call staff

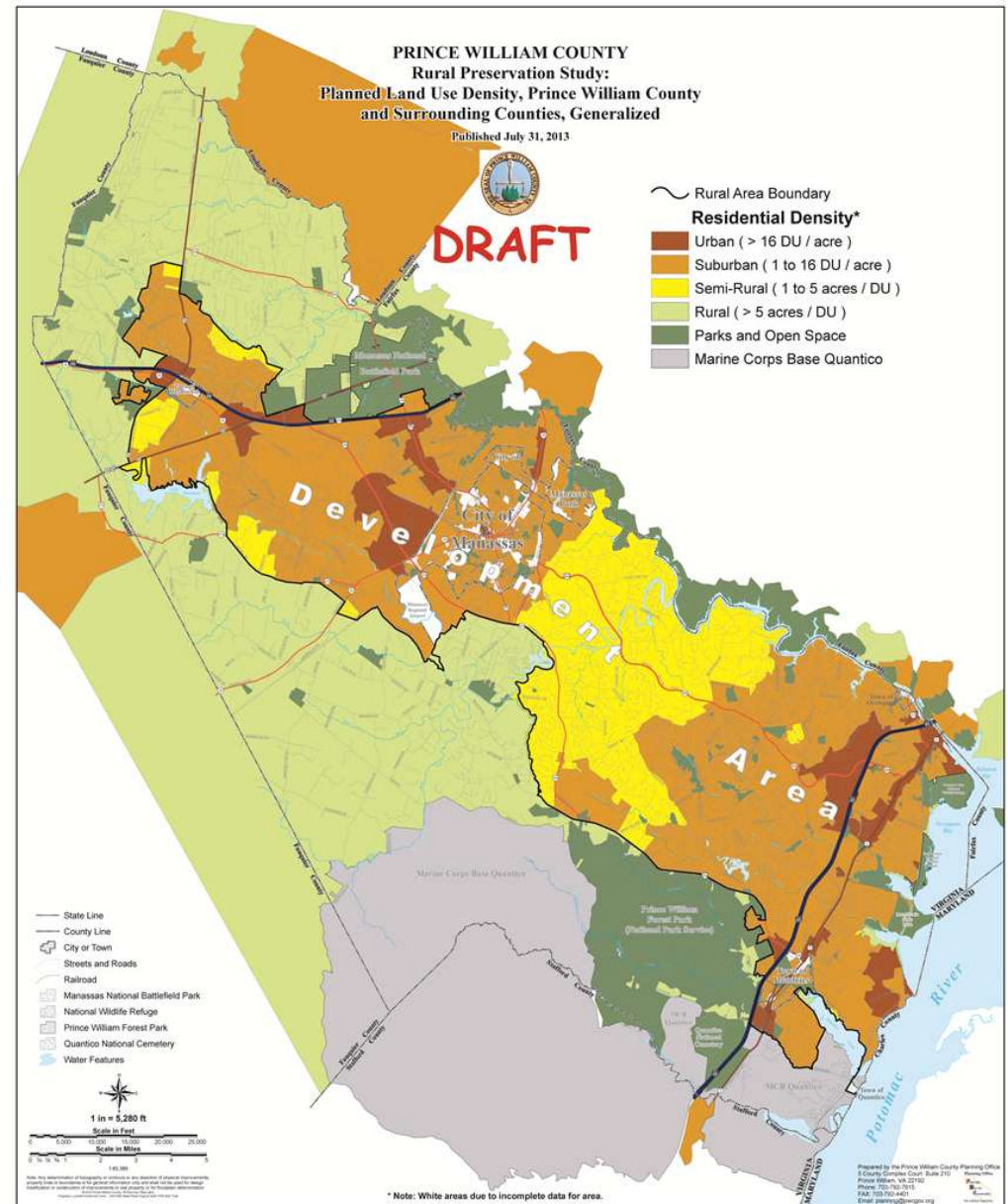
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Comments may be forwarded to the Planning Office using the [Planning Office comment form](#).



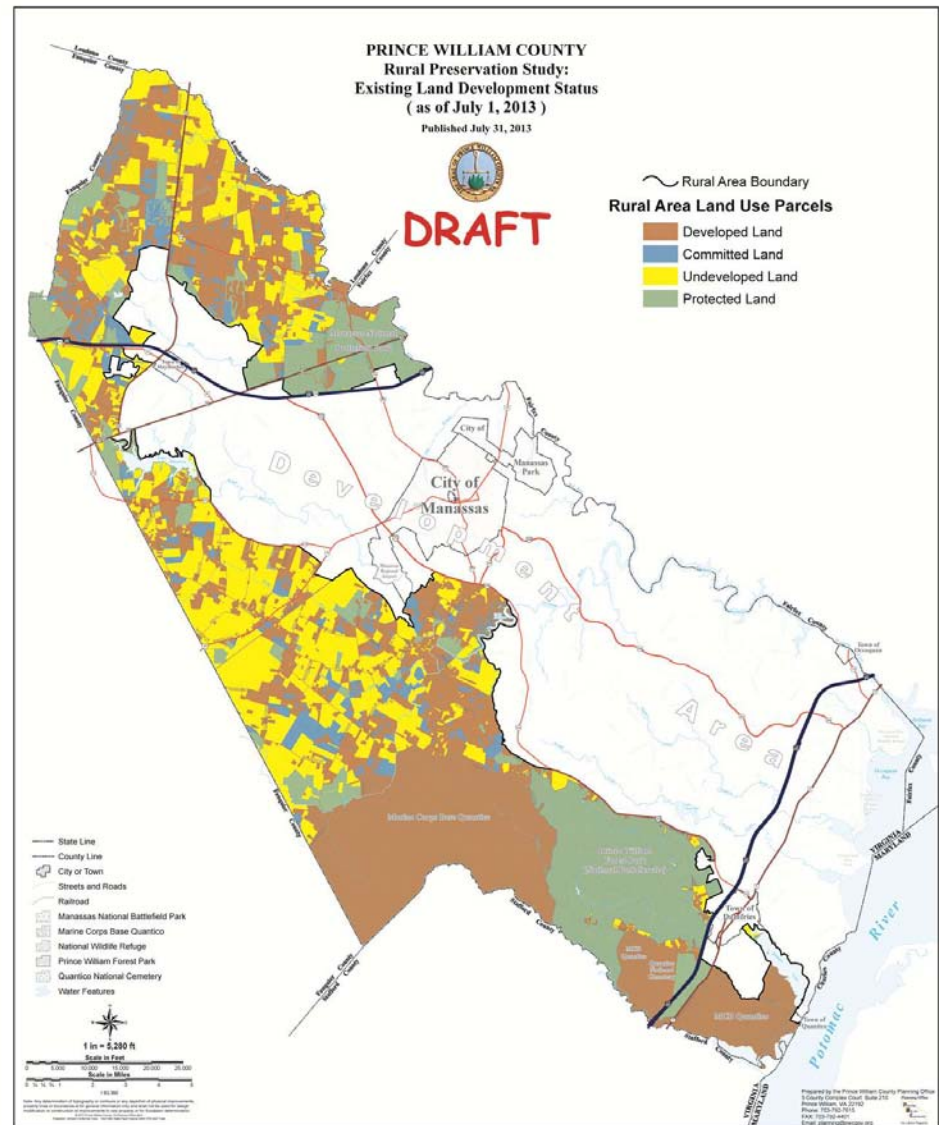
# Preliminary Observations

- Adjoining County land uses generally compatible
- Except in Loudoun and Fauquier (small portion)
- Need to consider Joint Land Use Study with Quantico



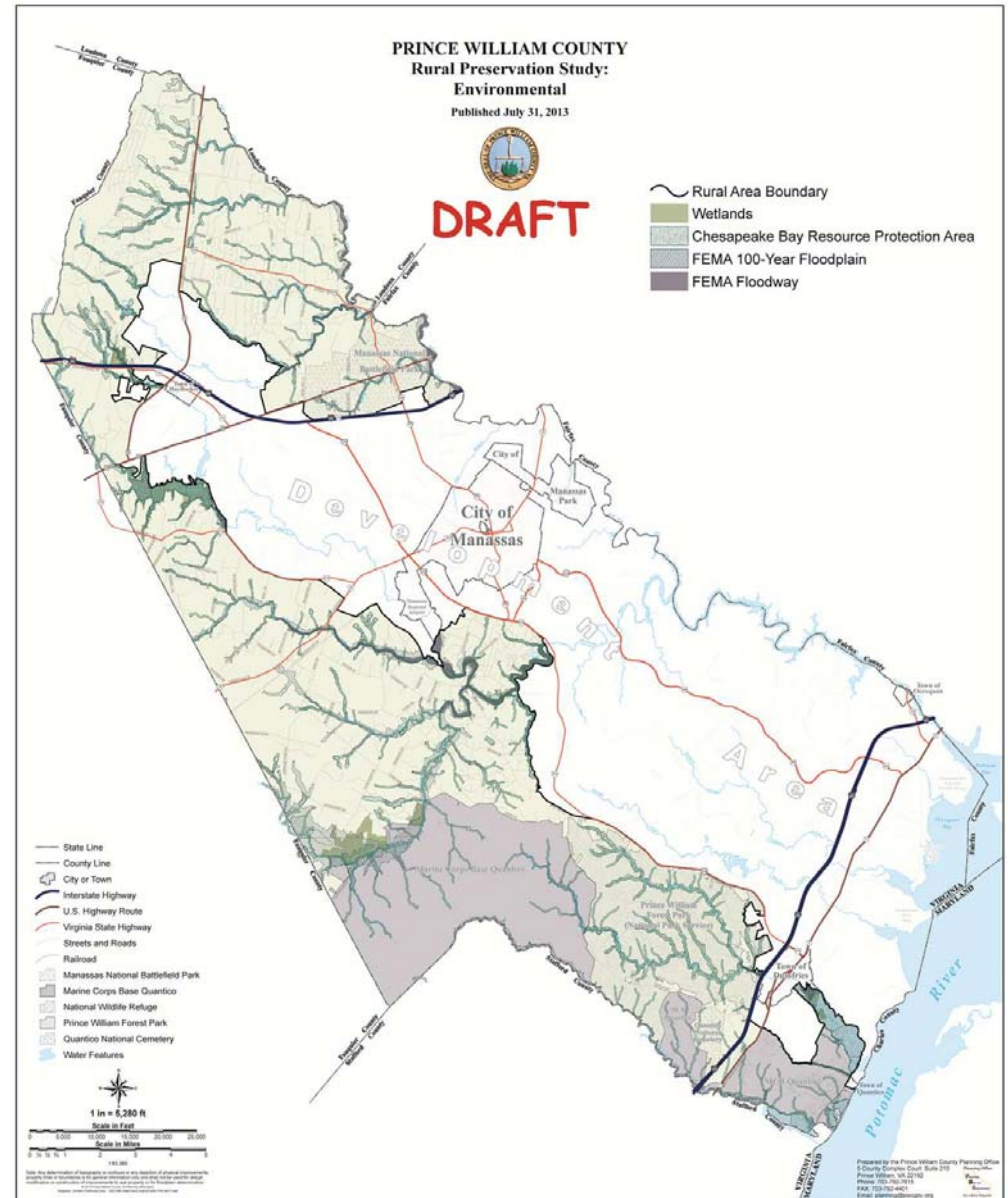
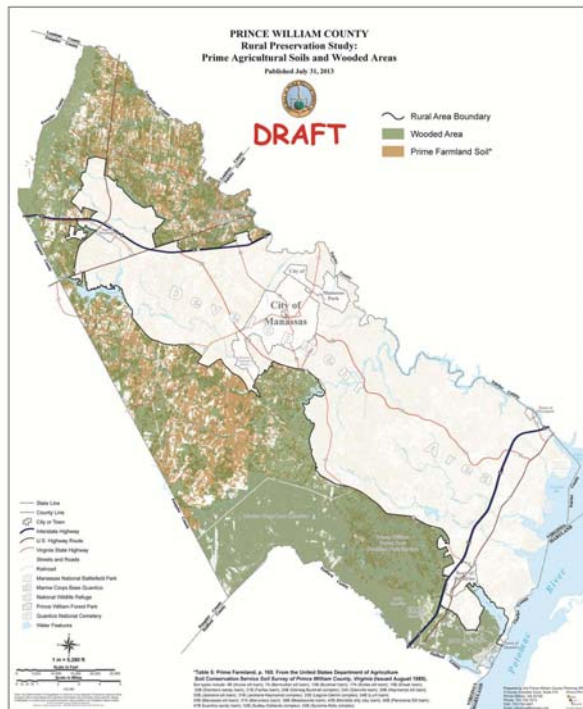
# Preliminary Observations

- More developed land than we might have expected
- Amount of undeveloped land suggests preservation opportunities
- Preservation tools not currently used might include purchase of development rights, transfer of development rights and modified cluster development requirements



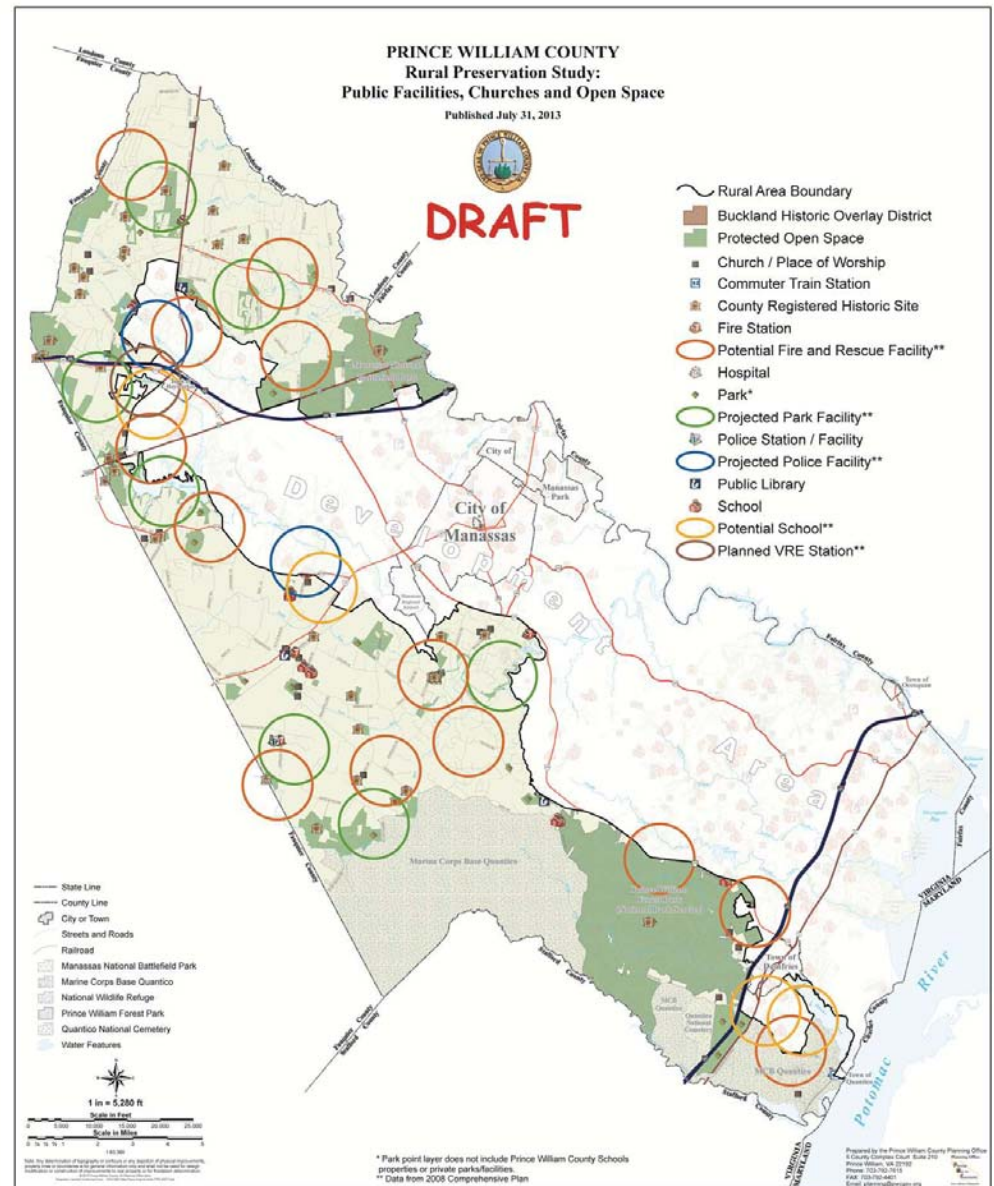
# Preliminary Observations

- Need to consider water resources
  - Water supply
  - Chesapeake Bay
- Prime farm soils and woodland



# Preliminary Observations

- Opportunities to connect parks, historic/cultural sites, public facilities



# Some initial findings

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- The Rural Area was established in 1998
- Covers approx. 52 percent of the County (117,000 acres)
- Contains approx. 7,570 homes. Capacity for approximately 3,670 more (under current policies)
- Approx 28% of the Rural Area (excluding MCB Quantico) is permanently preserved
- Base zoning is 1 house per 10 acres (A-1 District)
- Public water is permitted. Public sewer is not (except in very limited circumstances)



# Questions?

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## *Remainder of the Meeting*

- Talk to us, give us your thoughts and ideas
- Explore the maps – use sticky notes to comment/question
- Write your comments on the comment form
- Take the survey (hard copies available)



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*Thank you for coming out tonight!!*

*And for your input!*