



STAFF REPORT

Board Meeting Date:	May 10, 2022
Agenda Title:	Comprehensive Plan Update – Pathway to 2040
District Impact:	All Magisterial Districts
Requested Action:	No Action Required
Department / Agency Lead:	Planning Office
Staff Lead:	Rebecca Horner, AICP, CZA, Acting Director/Deputy County Executive

EXECUTIVE SUMMARY

This report is intended to provide the Board with an overview of the draft of the Comprehensive Plan Update – Pathway to 2040. The update covers many items, which would take a significant amount of time to present in the work session. Please review the draft materials and prepare to ask questions at the work session so that staff may focus on the areas of most interest to the Board. The Comprehensive Plan is the Board's land use policy, that will drive staff negotiations, staff recommendations and Board decisions in the future. It is an extremely important policy document. It will be very helpful for staff to receive your direct feedback during the work session. The feedback we receive will drive the final changes to the draft plan so that it will be ready to bring forward for recommendation by the Planning Commission and adoption by the Board.

The material covered in this work session is focused on the Land Use Chapter which provides a vision as to how the county will utilize its land resources. The Land Use Chapter has incorporated new elements as a result of community input and Board County of Supervisor's directives balanced with information on growth patterns, population trends, mobility, affordable housing and variety of housing choices, cultural resources and the environment. One of the new elements introduced into the Land Use Chapter is the incorporation of a vision and quality of life values. Other new elements include concepts such as transects which link mobility and density, and a streamlined new set of land use designations. To further strengthen the plan, new concepts have been added including equity and sustainability as well as new policies and action

strategies designed to complement and provide alignment with the cultural resources, economic development, housing, mobility and the sewer chapters of the Comprehensive Plan.

As a result, this Chapter provides a plan to accommodate future development in an efficient and sustainable way that is compatible with the character of various communities while protecting the valuable cultural and natural resources throughout the County.

BACKGROUND

- A. **Comprehensive Plan Update Initiation** – The current Comprehensive Plan Update project is based on the Board of County Supervisors initiation from August 3, 2016, as well as later amendments, all of which are listed below:
1. Thoroughfare Plan Update
 2. Technical Review to Update Population and Employment Forecasts
 3. Economic Development Plan Update
 4. Urban Development Areas (UDA)
 5. Levels of Service Standards
 6. Incorporate Existing Studies
 - a) COG Regional Activity Centers Study
 - b) Potomac Communities Design Guidelines
 - c) MCB Quantico Joint Land Use Study
 - d) Rural Preservation Study
 - e) Cockpit Point Battlefield Study
 - f) Dale City Design Guidelines
 - g) VRE Studies
 - h) Bristoe Station and the Kettle Run Battlefields Preservation Study
 7. Small Area Plans
 - a) North Woodbridge
 - b) Parkway Employment Center
 - c) Innovation
 - d) Fairgrounds/New Dominion Area
 - e) Independent Hill
 - f) Triangle
 - g) Yorkshire
 8. On October 20, 2020, the Board approved a scope of work and allocated \$470,000 in consultant funding for the project to address critical issues facing the County including:
 - a) Affordable Housing Policies within the Land Use Chapter
 - b) Social Equity and Environmental Justice
 - c) Sustainability
 - d) Senior Services
 - e) Ensure Land Uses Reflect Commercial and Industrial Market

- f) Realities of the Office Market
 - g) Address Land Use Incompatibilities
 - h) Bethlehem Road Area
 - i) Power Infrastructure Planning
 - j) Multimodal Transportation and Land Use Planning
 - k) Impacts of New Transportation Technologies (autonomous vehicles, etc.)
9. On July 13, 2021, the Board approved an amendment to expand the scope of work and allocate additional funds for consulting services associated with the project. In addition, the Board took the following actions:
- a) Initiate the Housing Chapter Update of the Comprehensive Plan.
 - b) Initiate the Sewer Chapter Update of the Comprehensive Plan.
 - c) Initiate an Amendment to Comprehensive Plan for a Transfer of Development Rights Program.
 - d) Initiate Zoning Ordinance and County Code Amendments to create an Affordable Dwelling Unit Ordinance.
 - e) Authorize Re-initiation of the Conservation Residential Zoning Text Amendment with an Expanded Scope.

- B. **Directives** – The Board of County Supervisors has issued several directives and adopted several resolutions regarding the Comprehensive Plan and on May 4, 2021, the Board of County Supervisors denied the Rural Area Preservation Study Implementation Comprehensive Plan amendment with direction to reassess Rural Area policy recommendations and incorporate them into the overall Comprehensive Plan Update.

2021 BOCS Actions	Description
RES 21-421– Initiate Housing Chapter RES-21-422 – Initiate Sewer Chapter Plan Update RES-21-423- Initiate Amendment to the Land Use Map for TDRs RES-21-424 – Create an Affordable Dwelling Unit ordinance RES-21-425 Reinitiate CR ZTA	A series of resolutions by the BOCS on July 13, 2021 to initiate Comprehensive Plan Chapters, amendments to the Land Use Map and Zoning Text amendments to establish an Affordable Dwelling Unit ordinance
RES 21-290 – May 11, 2021 Update Sewer Plan	Directed the County Executive to prepare and bring to the Board a resolution to initiate an amendment to the Sewer Chapter of the Comprehensive Plan

RES 21-284 – May 4, 2021 Rural Preservation (Rural Area Plan)	Denied Comprehensive Plan Amendment #CPA2018-00009, Rural Preservation (Rural Area Plan).
RES 21-285 – May 4, 2021 Transfer of Development Rights	Remanded Zoning Text Amendment #DPA2017-00008 Transfer of Development Rights to staff
RES 21-286 – May 4, 2021 Conservation Residential	Remanded Zoning Text Amendment #DPA 2017-00009 Conservation Residential to staff
2020 BOCS Actions	Description
DIR 20-82 – Oct 6, 2020 – Comprehensive Plan Land Use Chapter	Staff was directed to take a holistic and cohesive view of the entire County (all seven magisterial districts) when looking at the Comprehensive Plan, Land Use Chapter, to make sure that it reflects a desire to increase commercial and industrial land.
DIR 20-79 – Oct 6, 2020 – Sustainability Plan	Staff was directed to strengthen and add a sustainability policy to the Comprehensive Plan.
DIR 20-62 - August 4, 2020 High Power Transmission Lines	Staff was directed to review a set of goals, policies, and action strategies to address and plan for future high-power transmission lines within the County.
DIR 20-57 - July 21, 2020 - Develop Commercial Small Area Plan	Staff was directed to investigate the process of developing a Commercial Small Area Plan in the area of I-66, Bethlehem Road, Prince William County Parkway, and Sudley Manor Drive.
DIR 20-25 – April 21, 2020 Affordable Housing Program	Staff was directed to evaluate the feasibility of utilizing vacant residential housing stock as part of a local affordable housing program, to include data on vacant residential properties.
DIR 20-26 – April 21, 2020 Housing Trust Fund	Staff was directed to determine the feasibility of establishing a local housing trust fund to support a local affordable housing program.

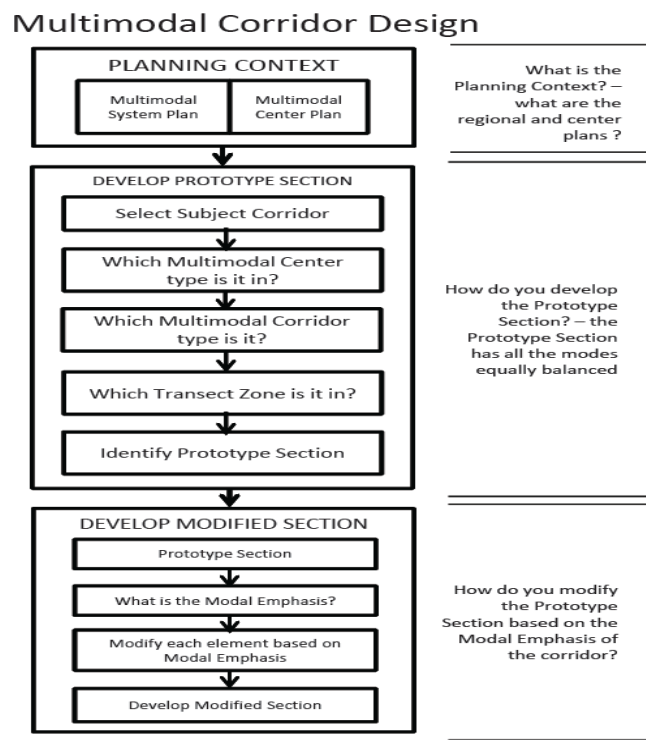
ELEMENTS OF THE LAND USE CHAPTER

1. **Comprehensive Plan Update Goals** – The goals of the update are to accommodate the population and employment growth over the next twenty years, address affordable housing, enhance mobility throughout the County and protect publicly accessible open space.
2. **Land Use Vision Statement** – Prince William County is a diverse and thriving community that strives to be an equitable, sustainable, and vibrant place which offers access to a variety of employment, housing and mobility opportunities while respecting our distinct cultural and environmental resources as well as promoting the quality-of-life values that establish a unique sense of place.
3. **Quality-of-Life Values for a Sustainable & Vibrant Community** – Quality of Life Values refers to the overall quality of one's daily experiences that are defined in terms of happiness and contentment, health, and well-being. There are seven conditions from a Planning perspective that are needed to create a successful and sustainable community.



4. **Multimodal Systems Plan** – In the Multimodal System Plan, there are three multimodal classifications: Districts, Centers and Corridors. Multimodal Districts are generally broad land area designated by a locality or region to have at least a moderate level of multimodal connectivity, either now or in the future. Multimodal Districts are typically

areas having moderate to high Activity Density. Multimodal Centers are defined as a smaller area than a district having, either now or in the future, a moderate level of multimodal connectivity with good multimodal characteristics. These areas are the locations that serve areas within the county such as nodes within a Small Area Plan or near major employment centers. Multimodal Corridors are those areas that have moderate to high levels multimodal connectivity within the region's transportation system.



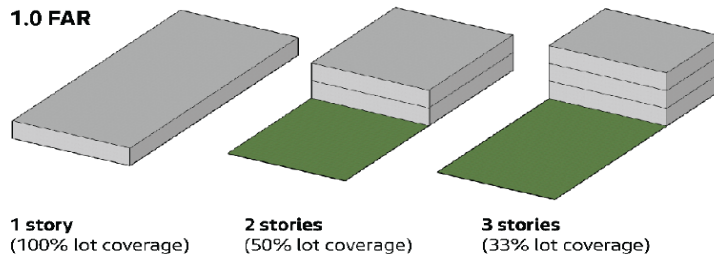
- 5. Transects** – Core to the concept of multimodal systems is the Transects or Transect Zones (T-Zone), which describe the range of natural and built environments from the countryside to the urban mixed use or town centers. Each T-Zone defines a consistent scale of density and intensity of development and the complement of streets, buildings and open space that goes along with that level of intensity. This transect approach identifies and allocates elements of rural to urban development and their suitability to varying environments. The rural-to-urban transect table provides the potential to create both a better quality of life within communities and better environmental practices across all scales.

Form Element/Transects	T-1A	T-1B	T-2	T-3	T-4	T-5	T-6
Target Residential Density	1- 2 du/ 10 acre	2- 5 du/ 10 acre	0.5-4 du/acre	4-12 du/acre	8-24 du/acre	20-50 du/acre	50-100 du/acre
Target Net FAR	0-0.02	0-0.02	0.02-0.23	0.23-0.57	0.57-1.38	1.38-2.30	2.3+
Target Gross FAR	0.01 or less	0.01 or less	0.01-0.15	0.15-0.37	0.37-0.9	0.9-1.49	1.49+
Target Building Height	1-3 Stories	1-3 Stories	1-3 Stories	3-5 Stories	4-8 Stories	6-12 Stories	8-20 Stories
Activity Density (jobs+people/acre)	0-1/acre	0-1/acre	1-10/acre	10-25/acre	25-60/acre	60-100/acre	100+/acre
Preferred Transit Technology	<i>Demand Response</i>	<i>Demand Response</i>	<i>Demand Response</i>	<i>Fixed Bus Route</i>	<i>Express Bus</i>	<i>BRT/LRT</i>	<i>LRT/Rail</i>

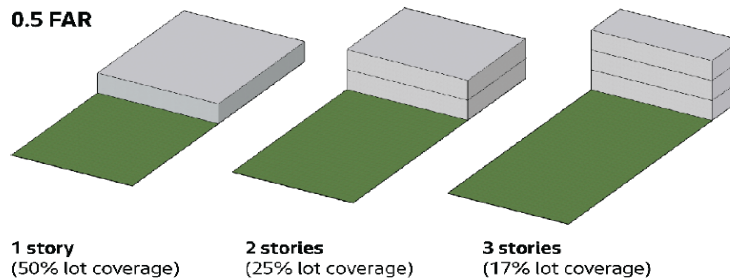
- 6. Floor Area Ratio** – Floor area ratio (FAR) is the measurement of a building's floor area in relation to the size of the lot/parcel that the building is located on.

Illustrations of FAR Limits

1.0 FAR



0.5 FAR



- 7. Character Areas** – A major component to guiding the physical planning of the County is the Community Development General Areas. This concept is implemented by four general character categories - Urban Communities, Suburban Communities, Transition Neighborhoods and Rural Communities - that broadly reflect the different character and land use development.

URBAN COMMUNITIES

Intent

- Residential and Commercial development with multimodal connectivity at or near transit.

Location

- Activity Centers
- Major Corridors

Primary Land Uses

- Higher Density Residential
- Commercial, Office, Civic



SUBURBAN COMMUNITIES

Intent

- Protect established neighborhoods; develop quality new construction at suburban densities.

Location

- Existing neighborhoods
- Areas suitable for new housing/development
- Located near open spaces, activity centers and corridors.

Primary Land Uses

- Low to medium density residential
- Commercial/Office/Civic



TRANSITION NEIGHBORHOODS

Intent

- Serves as a transition between the suburban and rural areas. Protect established neighborhoods; develop quality new construction at lower suburban densities while maintaining open space.

Location

- Existing neighborhoods
- Areas suitable for new housing/development.
- Clusters
- Located near open spaces, between activity centers.

Primary Land Uses

- Low density residential



RURAL COMMUNITIES

Intent

- Maintain rural character and preserve natural and historic features

Location

- Hamlets
- Villages
- Clusters
- Agricultural/Forest

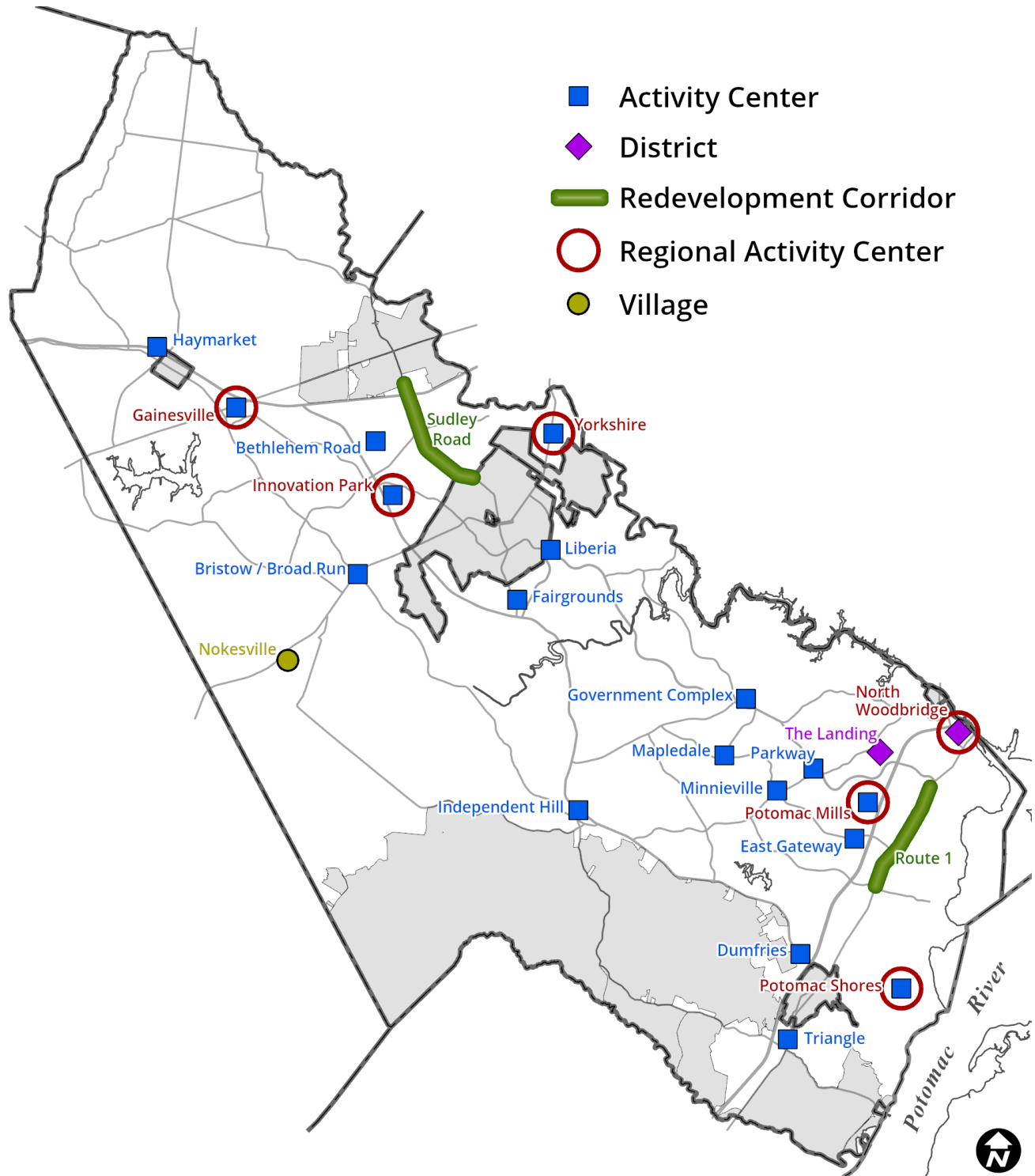
Primary Land Uses

- Agriculture/Agritourism
- Forestry
- Low density residential



8. **New Suite of Land Uses** – The ten new classifications will be replacing some of the Long-Range Land Use designations in the existing Land Use Chapter. This new suite of designations is designed to provide greater flexibility to our Comprehensive Plan.
9. **One New Land Use Classification for Residential** – Residential Neighborhood will replace all residential designations and be assigned a transect.
10. **Retaining Land Use Classifications-** The following Land Use Classifications will be retained, EI, Industrial Employment, FEC, Flexible Use Employment Center, CRHS, County Registered Historic Site, PL, Public Land, POS, Parks & Open Space, VMU, Village Mixed Use and RPC, Residential Planned Community.
11. **Activity Centers and Corridors** – The Metropolitan Washington Council of Governments has identified several key regional activity centers that serve as urban centers, transit hubs, or regional employment centers. The Plan identifies additional activity centers that serve a more local or countywide function. These activity centers function as multimodal districts

and centers. The last is our redevelopment corridors are those areas consisting of old neighborhoods that once were thriving but are experiencing economic challenges and need revitalization. These are multimodal corridors.



12. Activity Centers & Corridors Work Process –The following process was established for reviewing each Activity Center and Redevelopment Corridor.

- Field Visits (County staff & consultants)
- Background data review and market assessment
- County-consultant workshops for each Center and Corridor
- Application of new suite of land use classifications
- Application of Transect to each Center and Corridor
- Development of area-specific policies as well as general policies and action strategies.
- Refinement of land uses, transect, and policies based on public and stakeholder input.

13. Activity Center: Bethlehem Road

ACTIVITY CENTER: BETHLEHEM ROAD








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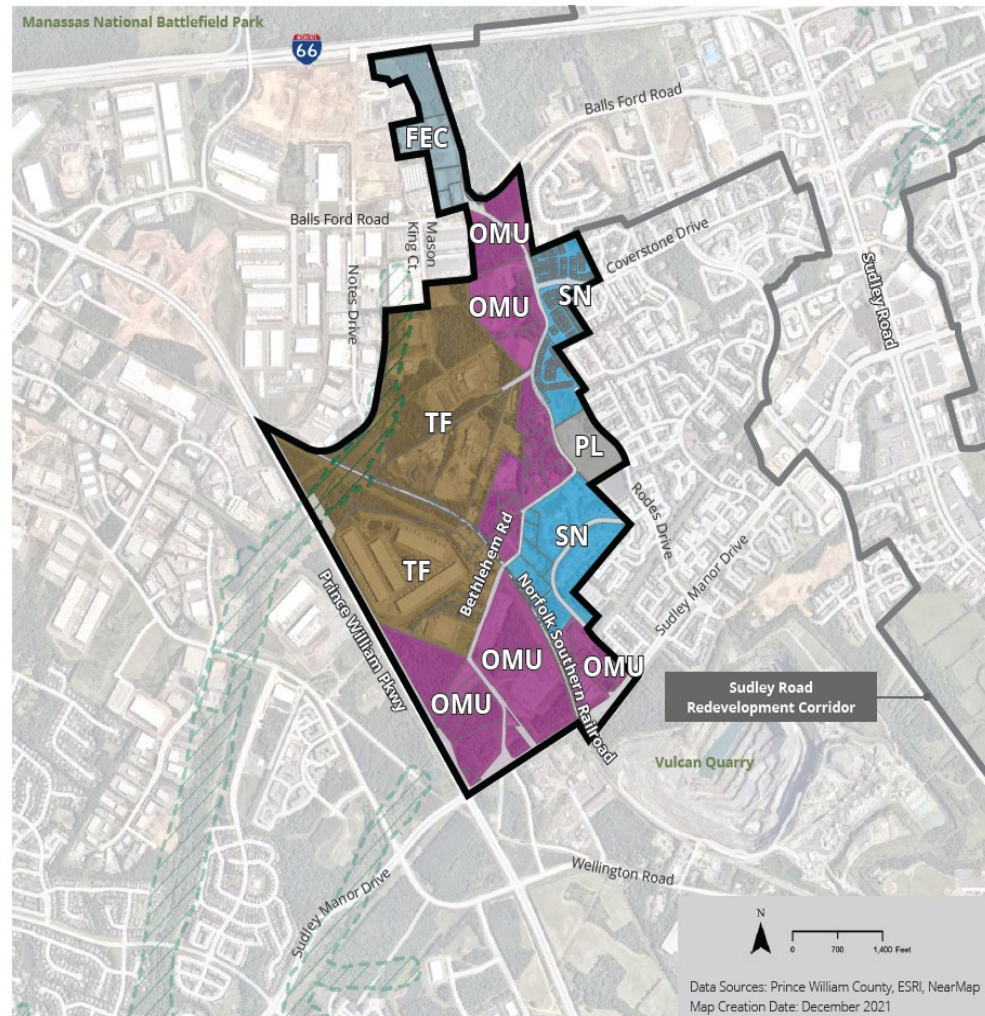
Bethlehem Road will accommodate a range of employment-based and residential uses. Land uses will evolve to ensure sensitive transitions between residential and non-residential uses, while improving access and connectivity.

Long-Range Land Use Designations

- **Office Mixed Use (OMU)** areas along Bethlehem Road will serve as a buffer between residential and industrial uses, while allowing for compatible employment uses.
- **Suburban Neighborhood (SN)** areas support existing residential areas that allow residents to live close to amenities such as Mullen Elementary School and nearby employment opportunities.
- **Technology Flex (TF)** will complement existing concentrations of manufacturing and industrial uses, enabling the area to evolve as a major employment center for the county.
- **Flexible Employment Center (FEC)** areas will allow for light manufacturing, start-up businesses, and office uses that will provide compatible land use transitions between existing industrial uses and future mixed-use development.
- **Public Land (PL)** is comprised of public facilities, specifically the Mullen Elementary School.

Key of Land Use Designations

 Office Mixed Use (OMU)	 Public Land (PL)
 Suburban Neighborhood (SN)	 Right-of-Way (ROW) includes roadways and interchanges
 Technology Flex (TF)	 Environmental Resource (ER)
 Flexible Employment Center (FEC)	



14. Activity Center: Bethlehem Road Land Use & Policies

Land Use/Transect

- The study area lies along/near the western edge of the City of Manassas and is part of an important employment center for the county.
- The area has experienced significant growth over recent years including residential and industrial/commercial development.
- Bethlehem Road is a threshold between primarily residential uses to the east and industrial/commercial uses to the west.
- Land use recommendations provide sensitive transitions between residential and industrial/commercial land uses.
- Office Mixed Use designated land along the Bethlehem Road corridor provides opportunities for additional employment uses that are compatible in scale with adjacent residential areas.
- Technology Flex and Flexible Employment land use designations provide additional employment supporting uses that will further anchor the area for economic development.

Policies

- Ensure that future development complements existing residential and industrial/commercial land uses.
- Utilize buffers and transitions such as open space, landscaping, and compatible land uses to transition between higher-intensity industrial areas to the west and existing residential neighborhoods to the east.

15. Activity Center: Dumfries I-95

ACTIVITY CENTER: DUMFRIES

Vision

Fulfill the area's potential as a place to live and visit, leveraging its strategic location adjacent to I-95 and near the Town of Dumfries.

Long-Range Land Use Designations

- **Community Mixed Use (CMU)** and **Neighborhood Mixed Use (NMU)** allow for higher-intensity mixed use development, incorporating a variety of housing types, community amenities, commercial uses, employment activities, and vertical mixed-use development that leverages the area's regional access via I-95 and proximity to the Town of Dumfries.
- **Suburban Neighborhood (SN)** areas accommodate a mix of housing, neighborhood-serving commercial uses, and small offices.

Key of Land Use Designations

- | | |
|--|---|
|  Community Mixed Use (CMU) |  Right-of-Way (ROW) |
|  Neighborhood Mixed Use (NMU) |  Environmental Resource (ER) |
|  Suburban Neighborhood (SN) | |



16. Activity Center: Dumfries I-95 Land Use & Policies

Land Use/Transect

- The study area is located along the northwest edge of the Town of Dumfries along the I-95 corridor.
- Prince William Forest Park is a major natural resource located to the west of the study area.
- Several suburban residential neighborhoods are located along/near the site's western and eastern edges.
- Today, the area is comprised of a variety of commercial uses such as hotels, restaurants, and service/convenience centers—many of which are older developments that need revitalization. The area also includes office employment uses and suburban residential neighborhoods.
- Land use recommendations maximize the study area's location along the I-95 corridor as a mixed-use center that will support existing surrounding neighborhoods while revitalizing aging commercial uses.
- Higher-intensity development will be oriented toward I-95 with neighborhood-scaled development near existing residential development.

Slide 2: Policies

- Encourage the development of new, mixed-use development that will create a walkable development pattern that complements existing land uses.
- Emphasize high-quality site and building design that will create an attractive and safe community gateway.

Incorporate a range of types that create places to live that are close to community-serving commercial and employment uses.

17. Activity Center: Fairgrounds

ACTIVITY CENTER: FAIRGROUNDS



Vision

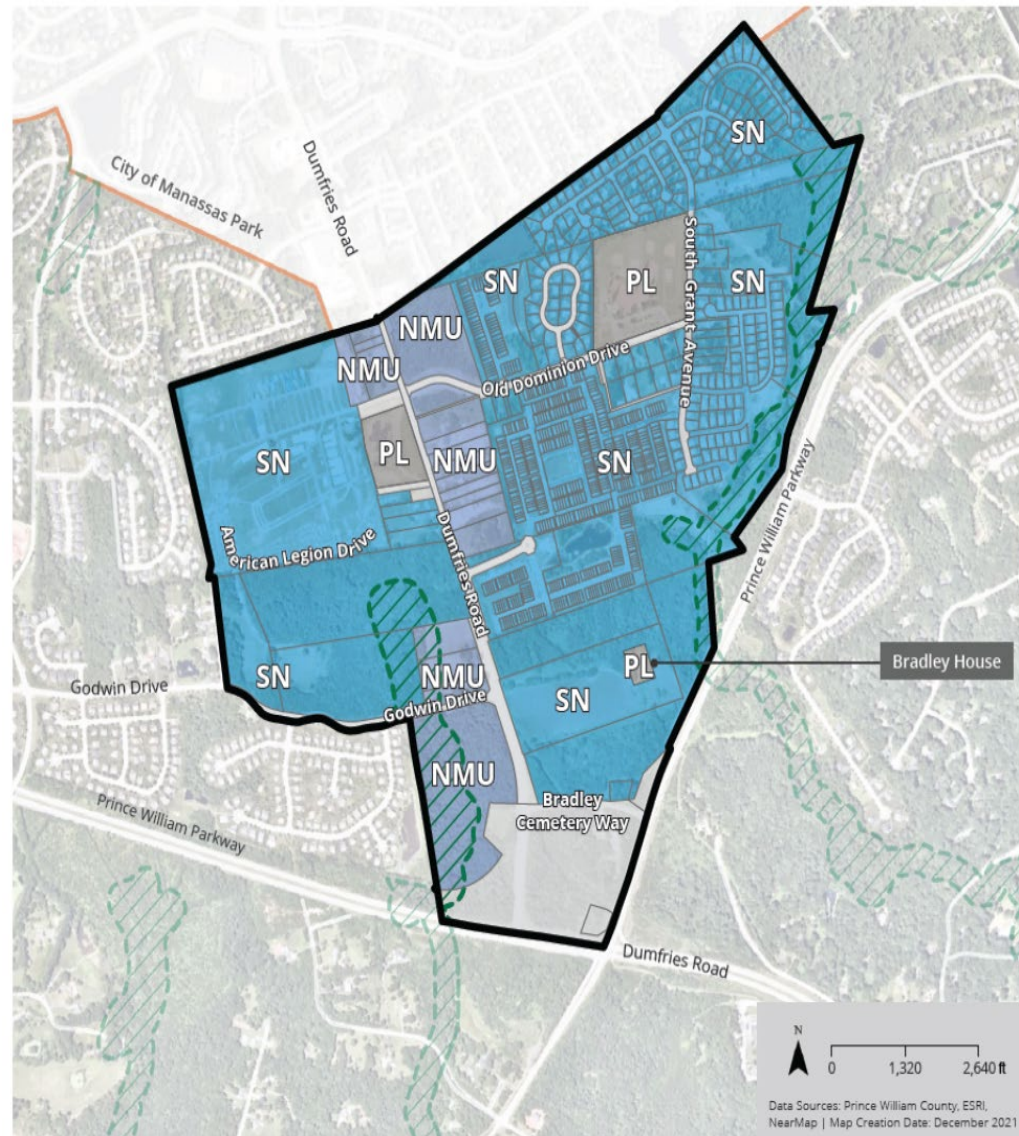
Create a cohesive and connected residential mixed-use neighborhood with a range of housing options. Establish a network of accessible open spaces and community gathering places that preserves and restores existing natural and cultural resources, while integrating such open space amenities within existing and new developments.

Long-Range Land Use Designations

- **Neighborhood Mixed Use (NMU)** areas along Dumfries Road will allow for community-serving retail and a higher density of residential uses and housing types in proximity to the planned Brentsville Road / Prince William Parkway interchange.
- **Suburban Neighborhood (SN)** designations will serve as transitions between higher-intensity uses (Neighborhood Mixed Use) and existing suburban and semi-rural residential neighborhoods, while offering a variety of single-family housing options.
- **Public Land (PL)** designations reflect existing public facilities in the area.

Key of Land Use Designations

 Neighborhood Mixed Use (NMU)	 Right-of-Way (ROW) includes roadways and interchanges
 Suburban Neighborhood (SN)	 Environmental Resource (ER)
 Public Land (PL)	



18. Activity Center: Fairgrounds Land Use & Policies

Land Use/Transect

- The study area is located along the southern boundary of the City of Manassas and Prince William Parkway.
- The Prince William Fairground is a major land use on the west side of Dumfries Road. The east side of Dumfries Road is comprised of ageing commercial uses. A large residential neighborhood has been developed along Old Dominion Drive with access to Dumfries Road. Additional uses include an Elementary School, undeveloped land, a cemetery, and natural resources including Cabin Run.
- Beyond the study area is a series of residential neighborhoods which surrounds the study area on the north and west sides. Prince William Parkway provides a southern and eastern boundary for the area.
- The Prince William County Fairground is an aging facility that is primed for redevelopment. Aging commercial uses along Dumfries Road are likely to transition as the area begins to develop.
- The study area is envisioned to become a walkable residential area that is supported by neighborhood supporting mix uses along Dumfries Road.
- Development intensities will build upon existing land use patterns and support a variety of housing types.
- Along with new developments, it envisioned that a network of accessible open spaces will be developed that celebrates and provides public access to natural and cultural resources and be integrated with new and surrounding developments.

Policies

- The study area will expand housing options in the area in a manner that is compatible with the character of adjacent semi-rural areas and higher intensity residential uses.
- Proposed land uses provide a roadmap for how aging underutilized properties such as the Fairgrounds and commercial uses along Dumfries Road can transition to help fulfill area housing needs.
- Integrate open space, recreational amenities, cultural facilities, and interpretation to create a sense of place and area identity.
- Preserve environmentally sensitive areas and celebrate local cultural assets and history.

19. Activity Center: Haymarket







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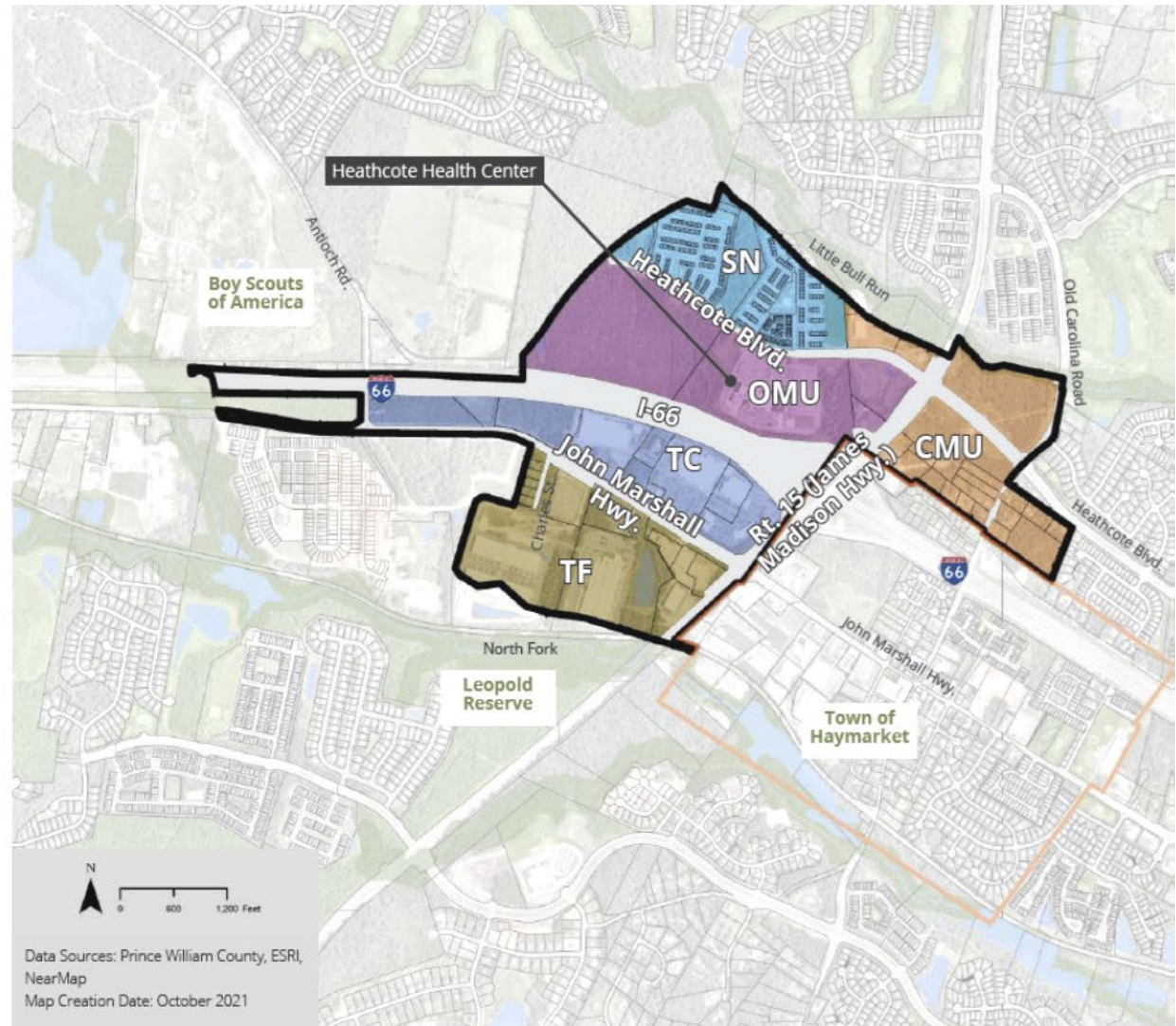
Create an identifiable employment and commercial node for the Haymarket area that will be supported by multimodal connections and diverse housing options.

Proposed Long Range Land Use Designations

- Heathcote Health Center is a major regional employment anchor. **Office Mixed-Use** areas, located around the Medical Center, allow for additional supportive employment uses and integrated residential and commercial development.
- A **Town Center** district along John Marshall Highway supports existing and future regional commercial amenities. Future residential and office infill development is encouraged to develop a walkable, mixed-use district.
- **Community Mixed-Use** areas extend east along Heathcote Boulevard providing community-serving retail, employment uses, and additional housing options.
- Areas on the south side of John Marshall Highway include **Technology Flex** areas that continue to support data center and light production uses.
- **Suburban Neighborhood** areas include existing residential development that currently consists of a range of housing options in proximity to employment and mixed-use centers.

Key of Land Use Designations

	Town Center (TC)		Suburban Neighborhood (SN)
	Office Mixed-Use (OMU)		Technology Flex (TF)
	Community Mixed-Use (CMU)		Right of Way (ROW)



20. Activity Center: Haymarket Land Use & Policies

Land Use/Transect

- The study area is in the northwestern area of the County and is located immediately adjacent to the Town of Haymarket.
- The area straddles the I-66 corridor. Heathcote Medical Center is a major land use that is located on the north side of I-66. The Medical Center is surrounded by horizontal mix-use including residential and commercial development. The area also includes the Heathcote Park and Ride as well as undeveloped land.
- The south side of the area along I-66 includes big-box retail and strip/outparcel commercial development and well data center and commercial uses.
- It also lies adjacent to the county's rural area and is surrounded by natural resource amenities including Little Bull Run and Leopold's Reserve

Policies

- Celebrate the study area's major land use—Heathcote Medical Center as a major employment anchor that can spur additional job creation and economic development.
- Establish and brand the area as a Medical District that is unified through public realm improvements such as streetscape elements and multimodal facilities.
- Ensure appropriate land use and height transitions between development within the study area and surrounding residential and natural resources amenities.

21. Activity Center: I-66 & Rt. 29








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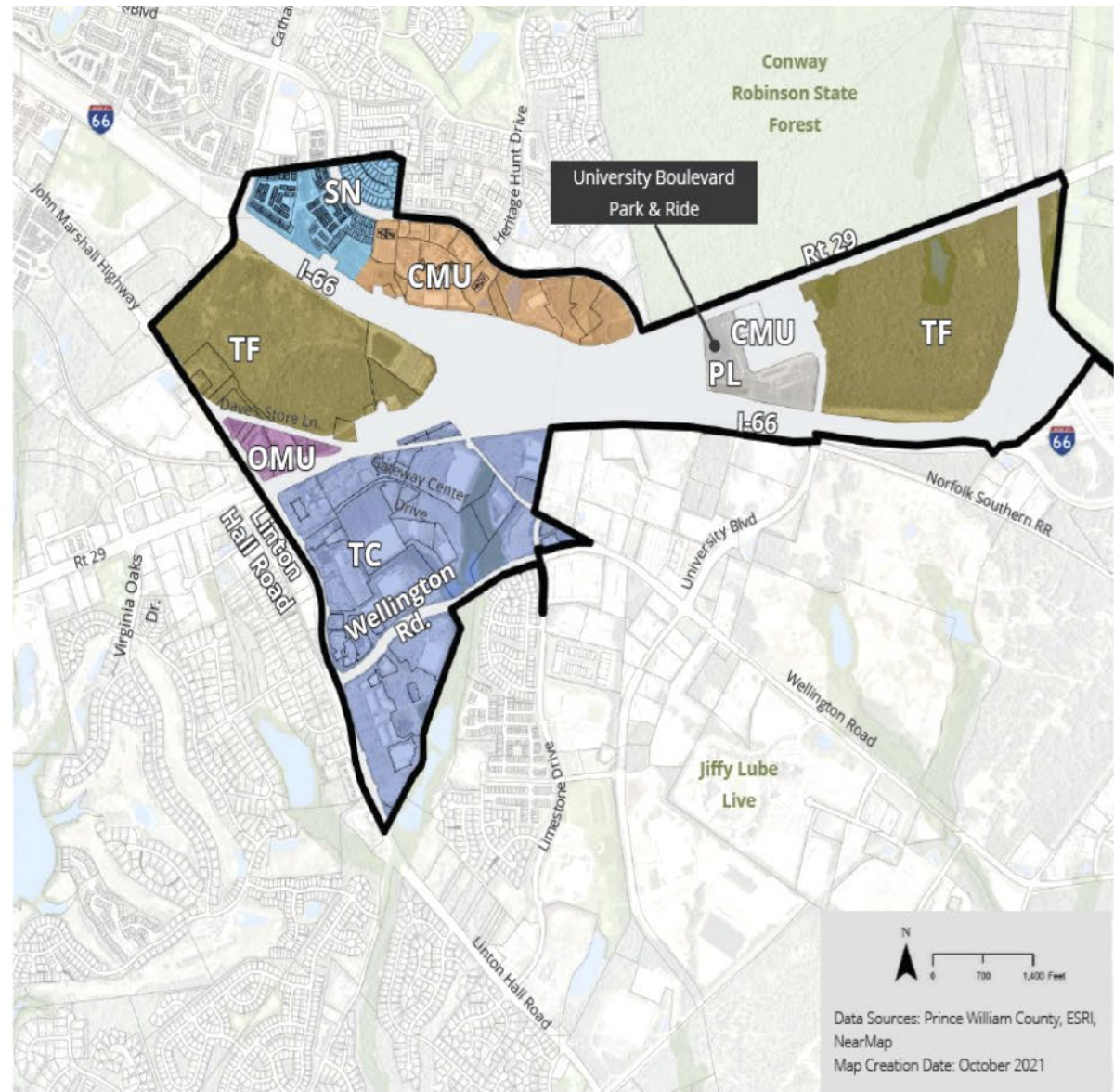
Establish the I-66 + RT. 29 area as a major gateway into the County from the west while creating a distinguished 'place' that accommodates commerce, employment, and housing.

Proposed Long Range Land Use Designations

- **Town Center** development at existing commercial sites diversify existing monolithic land use patterns to include additional housing and employment opportunities.
- **Community Mixed-Use** land designations near the University Boulevard Park and Ride supports the development of transit-oriented, mixed-use development.
- Existing and planned areas at varying scales, including **Suburban Neighborhood** and **Community Mixed-Use** areas north of I-66 will remain as they support existing residential neighborhoods with access to Heathcote Boulevard.
- **Technology Flex** areas capitalize on the study area's proximity to major electricity transmission lines by supporting light manufacturing and data center uses.

Key of Land Use Designations

	Town Center (TC)		Technology Flex (TF)
	Office Mixed-Use (OMU)		Public Lands (PL)
	Community Mixed-Use (CMU)		Right of Way (ROW)
	Suburban Neighborhood (SN)		



22. Activity Center: I-66 & Rt. 29 Land Use & Policies

Land Use/Transect

- The study area is located at the confluence of the I-66 and Lee Highway corridors.
- Today, the study area is comprised of a variety of land uses. The area located south of Lee Highway includes regional destination shopping centers such as Virginia Gateway and Promenade Commons.
- The area north of Lee Highway includes planned data center and industrial uses west of I-66 and horizontal mix use comprising of residential, commercial and office development east of I-66.
- The University Boulevard-Gainesville Park and Ride is located along Lee Highway and is surrounded by planned commercial and data center uses.
- Nearby regional destinations include the Jiffy Lube Live entertainment venue and the Conway Robinson State Forest.
- Surrounding land uses include residential development, natural resource amenities, and commercial, industrial/employment uses.

Policies

- The area should be branded as a significant western gateway for the county and can be emphasized through creating a distinct district defined by a unifying public realm.
- Transition the area from an auto-centric land pattern to one that is connected by a grid of walkable streets defined by mixed use development that include a variety of housing options.
- Encourage land uses that build synergies with nearby regional destinations such as visitor amenities including dining, entertainment, and hospitality development.

23. Activity Center: Liberia

ACTIVITY CENTER: LIBERIA AVENUE

Vision

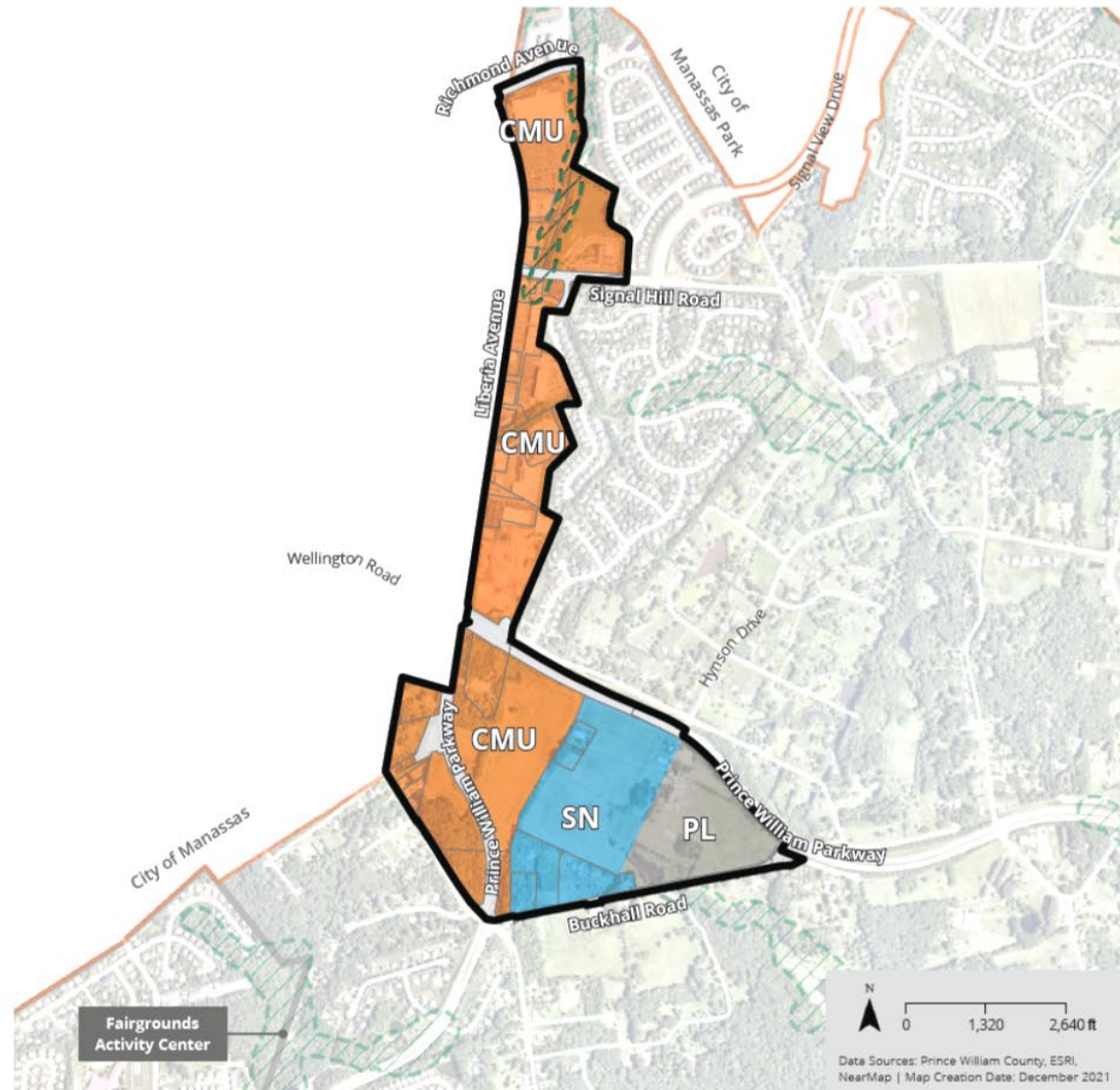
Transition the area to a more urban character that leverages the area's proximity to VRE stations by accommodating new housing and employment options as well as neighborhood-serving commercial uses and public facilities. Provide a range of housing types and mobility options in the area, while emphasizing integrated multimodal connections that reduce the need for automobiles for local trips.

Long-Range Land Use Designations

- **Community Mixed Use (CMU)** designations along Liberia Avenue / Prince William Parkway will allow for a variety of uses, including commercial and residential.
- The **Suburban Neighborhood (SN)** designation will serve as a transition between commercial mixed use areas along Wellington Road / Prince William Parkway and surrounding lower-intensity uses, while offering a variety of attached and detached single-family housing options.
- The **Public Land (PL)** designation will accommodate community-serving public facilities, such as a school and/or open space.
- **Environmental Resource (ER)** overlays will allow Resource Protection Areas to remain in much of their natural state. These areas have the potential to expand the supply of accessible open space within the Liberia Avenue corridor, while providing spaces for community gatherings, passive recreation, and trails.

Key of Land Use Designations

 Community Mixed Use (CMU)	 Right-of-Way (ROW) includes roadways and interchanges
 Suburban Neighborhood (SN)	 Environmental Resource (ER)
 Public Land (PL)	



24. Activity Center: Liberia Land Use & Policies

Land Use/Transect

- The study area is located along the eastern border of the City of Manassas.
- The corridor is comprised of a variety of suburban commercial developments that include strip commercial centers and big-box retail development.
- Areas south of the Prince William Parkway include semi-rural areas and suburban residential development.
- Beyond the study corridor are a mix of residential developments that include both single and multi-family neighborhoods.
- Proposed land uses will transition sprawling, suburban commercial development patterns into a cohesive mixed-use district that supports existing residential neighborhoods while allowing for additional housing options.

Policies

- Encourage walkable, compact mixed-use development anchored by neighborhood serving amenities.
- Integrate a mix of housing types in the study area.
- Coordinate streetscape improvements and development regulations with the City of Manassas to create a unified character along Liberia Avenue.
- Ensure appropriate height and density transitions from the corridor to surrounding residential neighborhoods.

25. Activity Center: Potomac Mills

ACTIVITY CENTER: POTOMAC MILLS









Vision

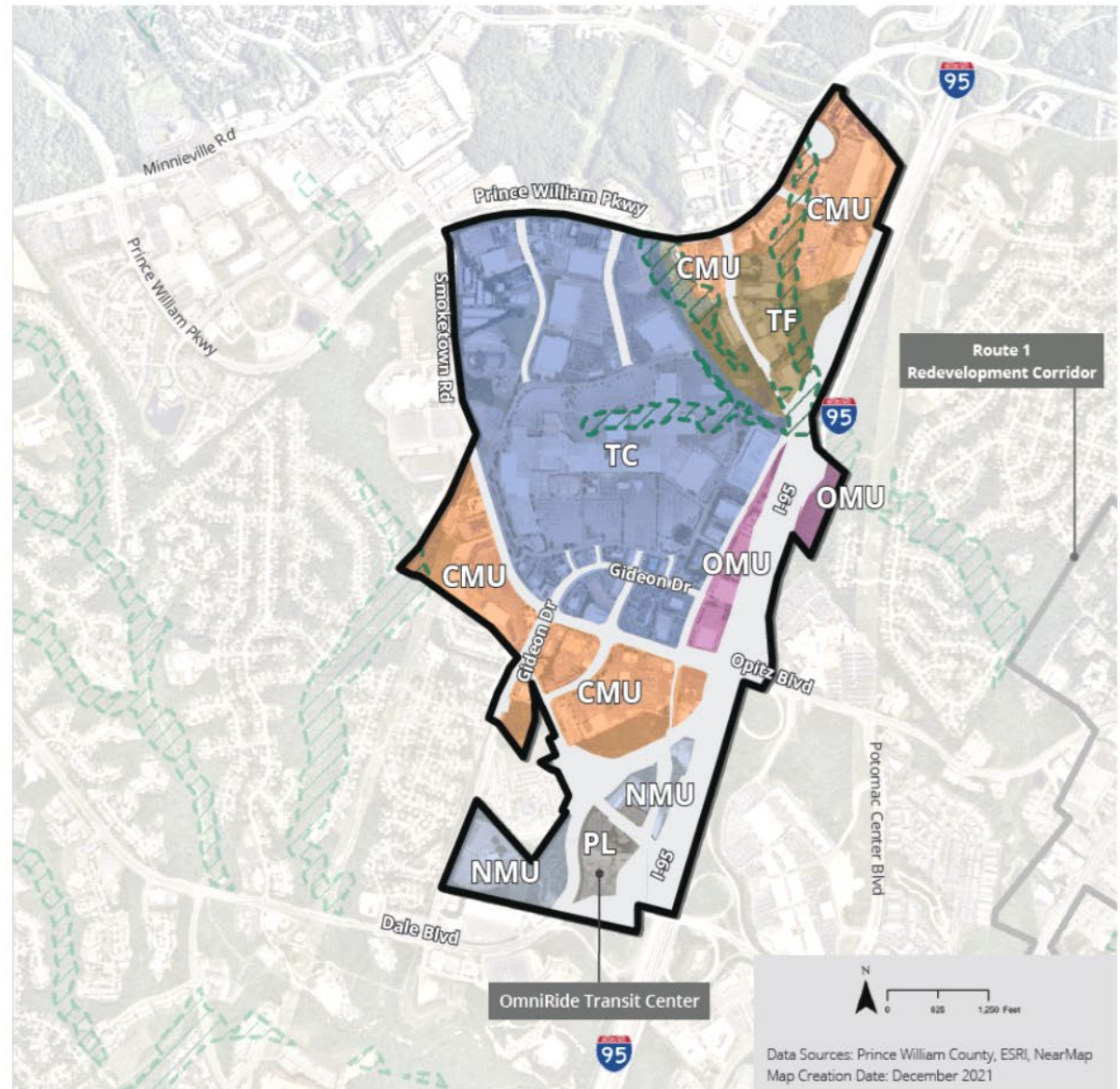
Establish the Potomac Mills area as Prince William County's urbanized center by transitioning the area into a cohesive compact, walkable, mixed-use, and transit-oriented district.

Long-Range Land Use Designations

- **Town Center (TC)** development will be comprised of a mix of land uses at varying scales that diversify land uses at existing commercial sites.
- An **Office Mixed Use (OMU)** district will serve as a transition between Town Center uses and I-95 while providing employment opportunities that leverage proximity to Sentara Northern Virginia Medical Center.
- **Community Mixed Use (CMU)** areas will serve as a transition between higher-intensity Town Center development and existing adjacent residential areas while fostering opportunities for mixed-use redevelopment.
- A **Neighborhood Mixed Use (NMU)** area north of Dale Boulevard capitalizes on opportunities for redevelopment near the PRTC OmniRide Transit Center and supports existing church uses.
- **Technology Flex (TF)** areas recognize existing concentrations of light manufacturing and industrial development along Telegraph Road.
- **Public Land (PL)** designations reflect existing public facilities in the area.

Key of Land Use Designations

 Town Center (TC)	 Technology Flex (TF)
 Office Mixed Use (OMU)	 Public Land (PL)
 Community Mixed Use (CMU)	 Right-of-Way (ROW) includes roadways and interchanges
 Neighborhood Mixed Use (NMU)	 Environmental Resource (ER)



26. Activity Center: Potomac Mills Land Use & Policies

Land Use/Transect

- The study area is an established commercial shopping district and is located along the I-95 corridor on the east side of the county.
- Existing land uses are commercial-centric with limited residential uses.
- Residential uses are located along the study area's western boundary.
- Additional commercial land uses are located along the site's northern boundary and include the future Landing at Prince William development area.
- I-95 creates an eastern boundary and is anchored by the Sentara Northern Medical Center.
- The study is supported by transit including the Horner Road Park and Ride.
- Proposed land use designations will enable the area to transition to a walkable, mixed-use destination that provides a variety of housing options, neighborhood and regional commercial amenities, and a network of connected public spaces.
- The Potomac Mills site is envisioned as a Town Center anchor with the highest densities. Surrounding areas include office mixed-use and community mixed-use that is appropriately scaled and transition to surrounding neighborhood area. Light manufacturing uses will remain in areas along Telegraph Road.

Policies

- Transition auto-oriented, suburban development into walkable, mixed-use environments that support a variety of housing options.
- Create a regional entertainment and retail destination that builds upon the existing brand of the area.
- Build upon nearby anchors such as the Sentara Northern Medical Center to explore opportunities for revitalization and employment growth.
- Create a distinct identity and brand for the area as an urban center for Prince William County.
- Integrate and protect natural resources and develop a network of connected public spaces.

27. Redevelopment Corridor: Route 1

REDEVELOPMENT CORRIDOR: ROUTE 1

Vision

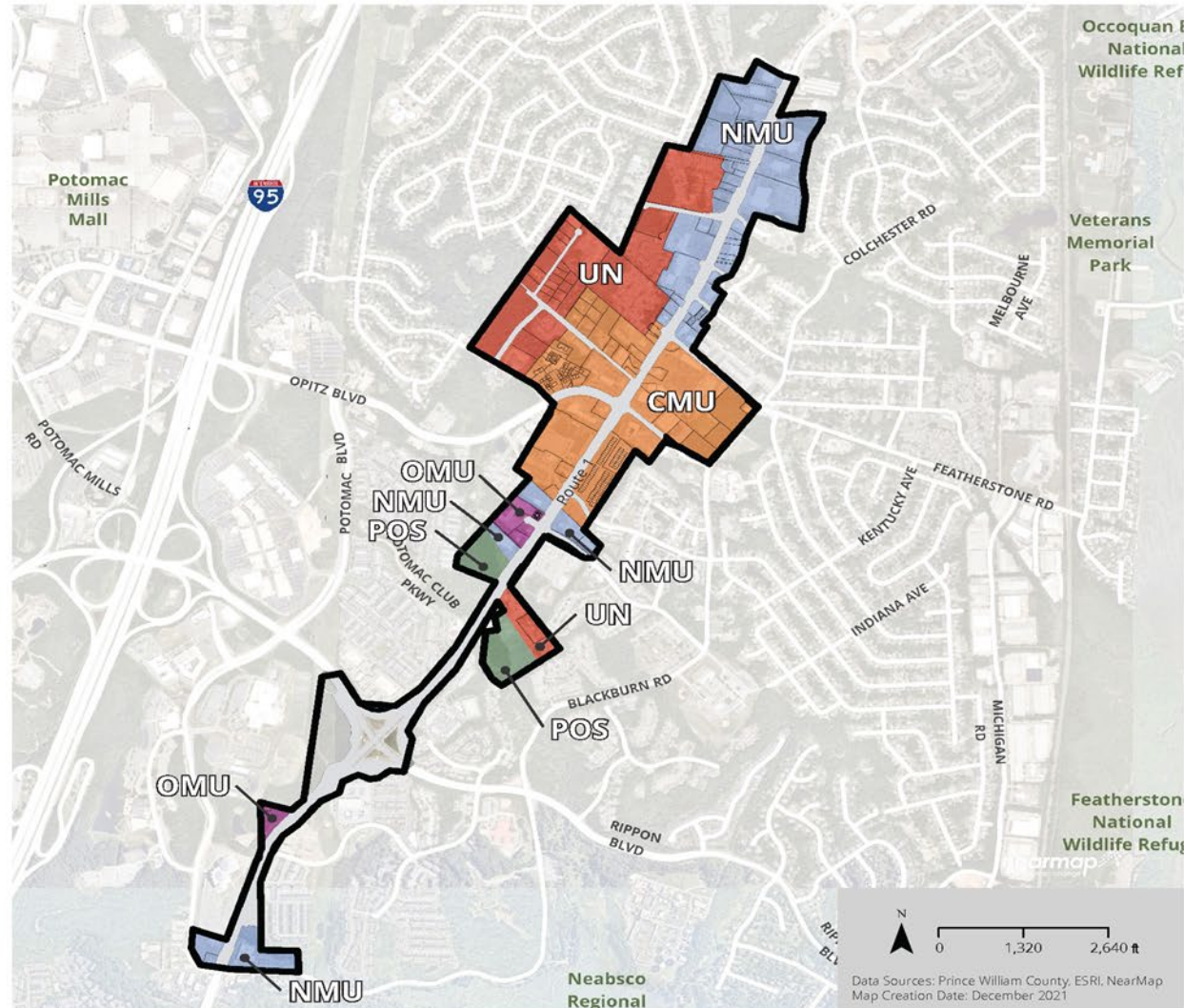
Route 1 will transition to a walkable and well-connected corridor with a compact development pattern and an integrated mix of uses. Through redevelopment of existing strip commercial and auto-oriented uses, the corridor will gain a variety of housing options and neighborhood-serving commercial uses, while preserving the area's diversity and ensuring its long-term affordability.

Long-Range Land Use Designations

- With a **Community Mixed Use (CMU)** designation, Featherstone Plaza has the potential to serve as the heart of the corridor, as this designation allows for community-serving retail, employment uses, and integrated residential development opportunities.
- **Neighborhood Mixed Use (NMU)** areas will provide a transition between residential uses and higher intensity commercial uses along the Route 1 corridor, while incorporating a range of housing options as well as limited community-serving commercial uses.
- Areas of **Office Mixed Use (OMU)** will continue to allow for office uses along Route 1 while also accommodating a mix of uses.
- The **Urban Neighborhood (UN)** designation will serve as transitions between commercial mixed use areas, while offering a variety of single-family and multifamily housing options.
- **Parks & Open Space (POS)** will allow the study area's Resource Protection Areas to remain in much of their natural state. These areas will expand the supply of accessible open space within the Route 1 corridor, while providing spaces for community gatherings, passive recreation, and trails.

Key of Land Use Designations

 Community Mixed Use (CMU)	 Urban Neighborhood (UN)
 Neighborhood Mixed Use (NMU)	 Parks & Open Space (POS)
 Office Mixed Use (OMU)	 Right-of-Way (ROW) includes roadways and interchanges.



28. Redevelopment Corridor: Route 1 Land Use & Policies

Land Use/Transect

- The study area is located near the I-95 corridor along Route 1 between Neabsco Mills Rd and Marumsco Plaza Shopping Center.
- The corridor is comprised of a variety of suburban commercial uses that include strip commercial centers and big-box retail development.
- The area is surrounded primarily by single family residential neighborhoods.
- The Woodbridge VRE station is located north along the site from the study area.
- Proposed land use designations will enable the area to transition to a walkable, mixed-use destination that provides a variety of housing options, neighborhood and regional commercial amenities, and a network of connected public spaces.

Policies

- Transition auto-oriented, suburban development into walkable, mixed-use environments that support a variety of housing options.
- Maximize the area's redevelopment potential given its proximity to the Woodbridge VRE station.
- Preserve the areas' diversity by introducing a range of housing types that can help ensure long-term affordability.
- Prioritize the redevelopment of Featherstone Plaza and surrounding commercial uses to create a mix-use node and catalyst for further redevelopment along the corridor.

29. Redevelopment Corridor: Sudley Road

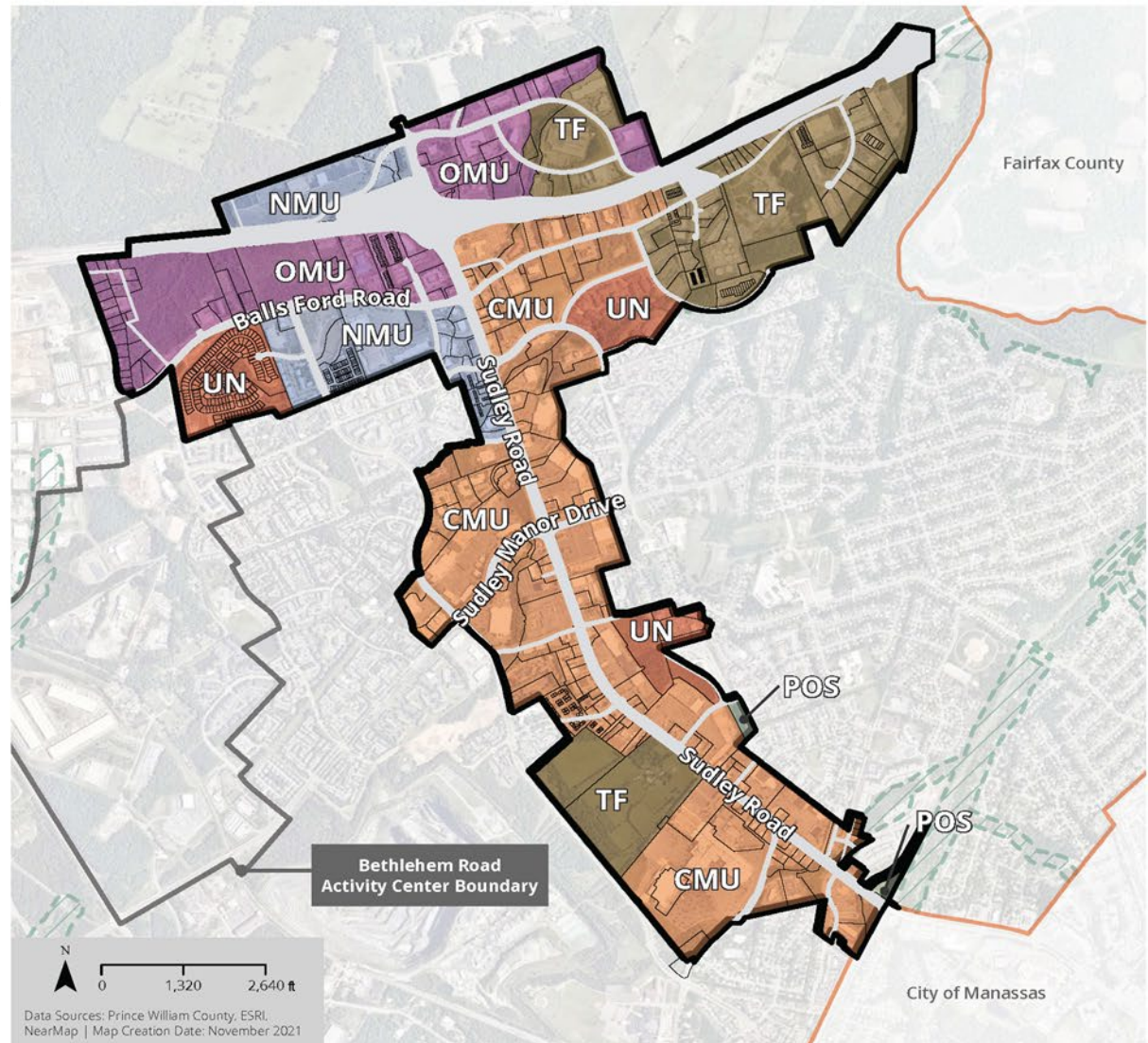
REDEVELOPMENT CORRIDOR: SUDLEY ROAD

Vision

Leveraging the many cultural, historic, and natural resources surrounding it, Sudley Road will evolve into a mixed-use corridor offering new housing options, neighborhood-serving commercial uses, and hospitality amenities in a compact, pedestrian-oriented form. The corridor will serve as an attractive gateway into the county from the Manassas National Battlefield Park and the City of Manassas.

Long-Range Land Use Designations

- **Community Mixed Use (CMU)** will allow for mixed-use development along both sides of Sudley Road, integrating housing options, community-serving retail, other commercial and employment activities, and public spaces.
- **Neighborhood Mixed Use (NMU)** areas will provide a transition between residential uses on Balls Ford Road and commercial and mixed use along the Sudley Road corridor, incorporating a range of housing options as well as limited community- and visitor-serving commercial uses. This designation will also enable a sensitive transition between the Manassas National Battlefield Park and the rest of the Sudley Road Activity Center.
- **Office Mixed Use (OMU)** areas will support a mix of uses while accommodating hospitality, dining and retail, family-oriented entertainment, and office uses that complement the Manassas National Battlefield Park and Northern Virginia Community College campus.
- **Urban Neighborhood (UN)** areas will serve as transitions between Community Mixed Use along Sudley Road and surrounding residential neighborhoods, while offering a variety of single-family and multifamily housing options.
- **Technology Flex (TF)** will allow for and support a mix of light manufacturing, light industrial and commercial flex, start-up businesses, and office uses, while also accommodating existing and planned data center uses.
- **Parks & Open Space (POS)** will expand the supply of accessible open space along the Sudley Road corridor, while providing spaces for community gatherings and passive recreation.
- **Right-of-Way (ROW)** includes roadways and interchanges.



30. Redevelopment Corridor: Sudley Road Land Use & Policies

Land Use/Transect

- The study area is a major western gateway into the County from the City of Manassas that is largely defined by commercial, retail uses that have developed in an auto-centric, sprawling form.
- Prioritize the redevelopment of the Manassas Mall as a catalyst for further redevelopment along the corridor.
- The Manassas Mall is a major commercial anchor along the corridor that is declining as a regional retail destination. Additional big-box retail along Sudley Road include an array of aging and newer development.
- Several multi-family developments are located beyond the immediate corridor in both the County and the City of Manassas.
- Proposed land use designations will enable the area to transition to a walkable, mixed-use destination that provides a variety of housing options, neighborhood and regional commercial amenities, and a network of connected public spaces.
- Areas particularly along Balls Ford Road include areas that can support additional light manufacturing/industrial uses that will support regional employment growth.

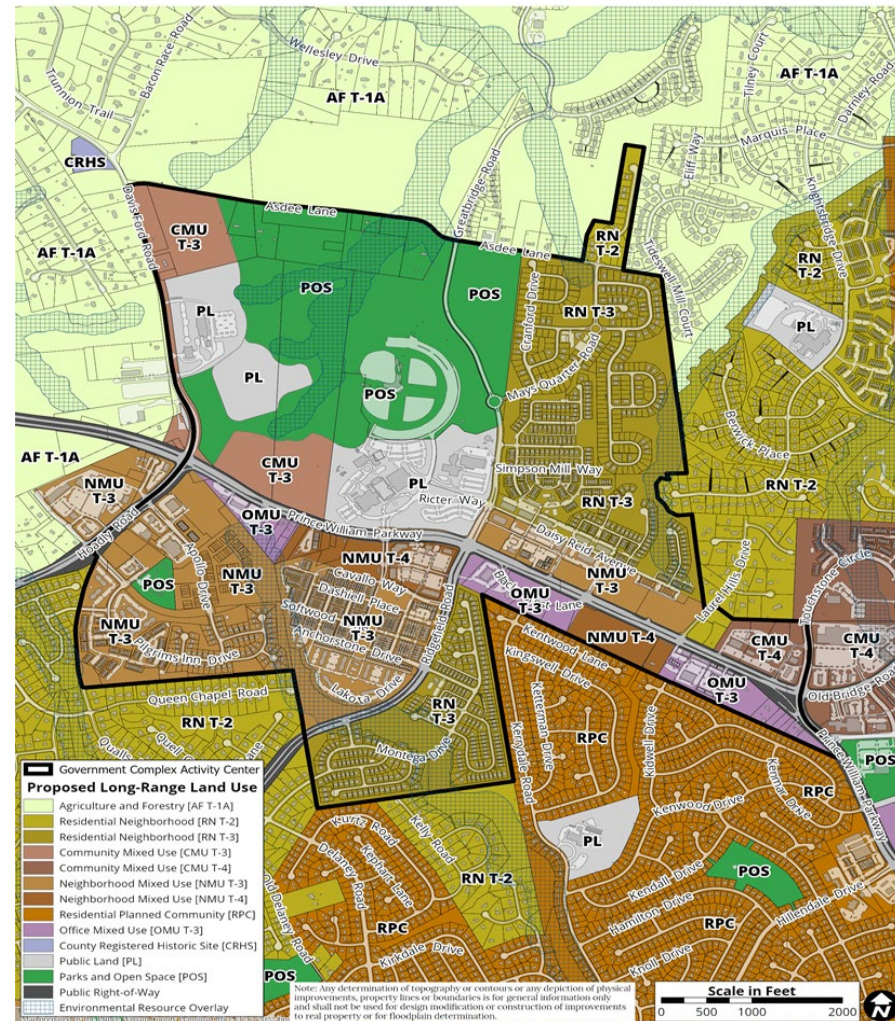
Policies

- Support regional and neighborhood-supporting retail amenities with compatible mixed-use infill in a pedestrian-oriented compact form.
- Integrate a range of housing options.
- Create an attractive gateway into the County that compliments the Manassas Battlefield Park.
- Support regional draws such as the Manassas Battlefield Park and Northern Virginia Community College with visitor amenities such as entertainment venues, retail, dining, hotels, and other uses that have ease of access to I-66.
- Development patterns should prevent visual impacts on Battlefield Park viewsheds.

31. Government Complex Activity Center –The Government Complex Activity Center (“Plan”) is intended to replace the previous sector plan with an updated long-range vision that addresses changes that occurred over the past two decades and align with the County’s Comprehensive Plan vision and the 2021-2024 Strategic Plan.

32. Government Complex Land Use Map – Some of the highlights of the Land Use Map for the Government Complex are:

- Extensive Parks & Open Space including a robust trail network
- Future expansion of the County General Services Administrative Offices
- Building a mixed-use retail, housing and office community
- Protecting Sensitive Features
- Workforce Housing



33. Government Complex Illustrative

- A** Regional Park
- B** Trails network
- C** Splash pad/playground
- D** Food truck garden
- E** Pavilion/Ice park
- F** Stadium Renovation
- G** County Government
Offices, Warehouse
- H** Parking Garage
- I** Multifamily/Retail
- J** County Government Office

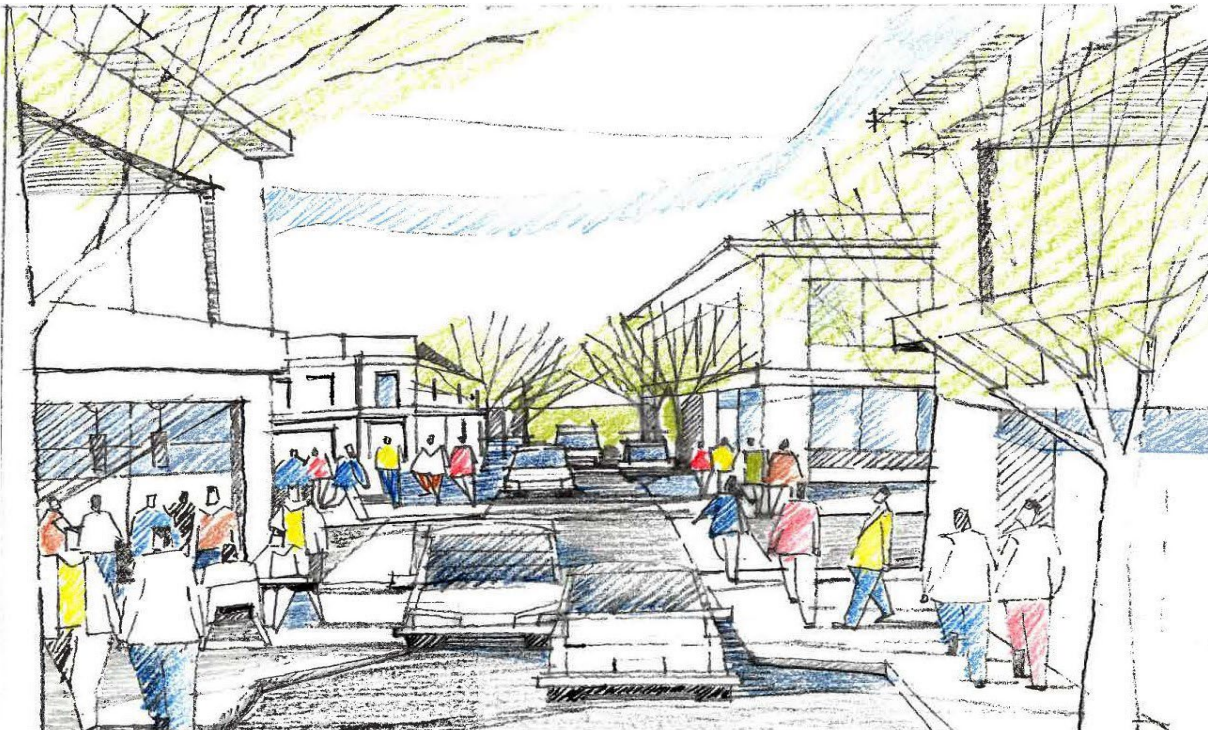


34. Government Complex Renderings

Food Truck Garden



Government Office Mixed-Use



35. Government Complex Renderings

Government Warehouse/Office Mix

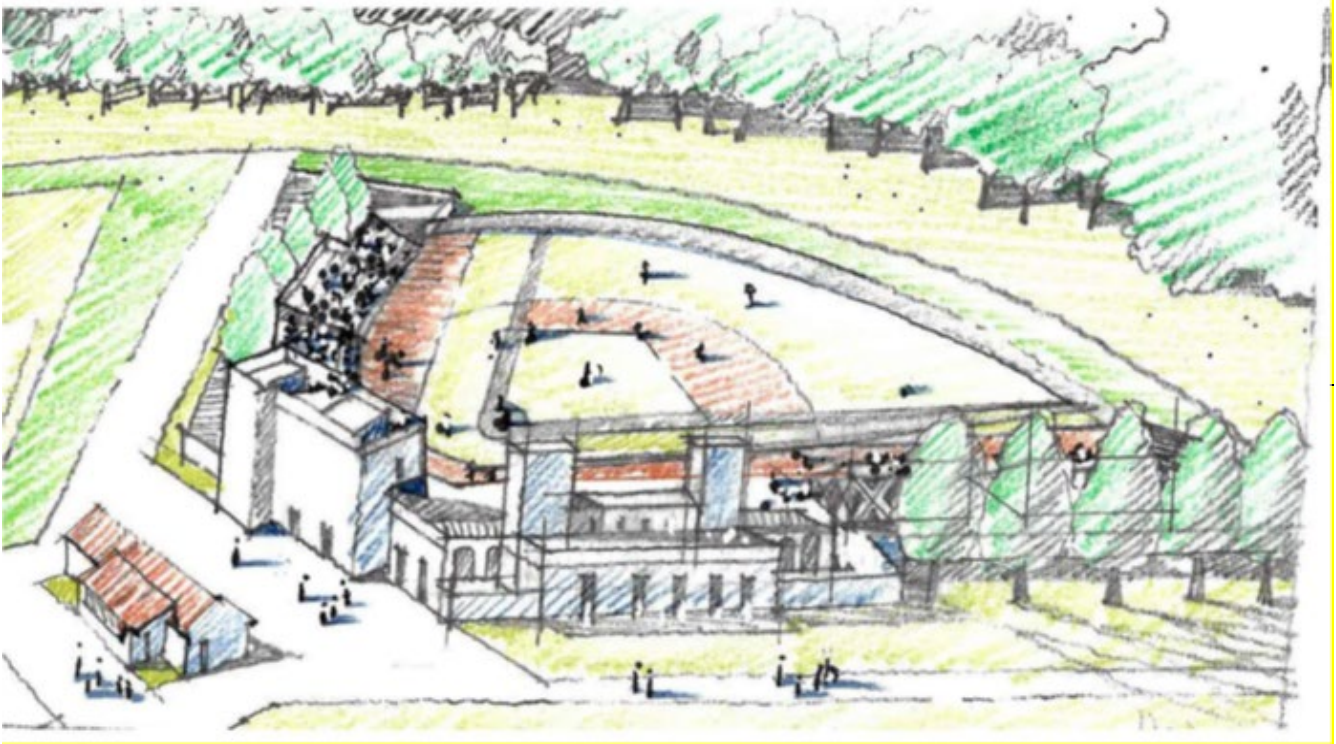


Artist's Market

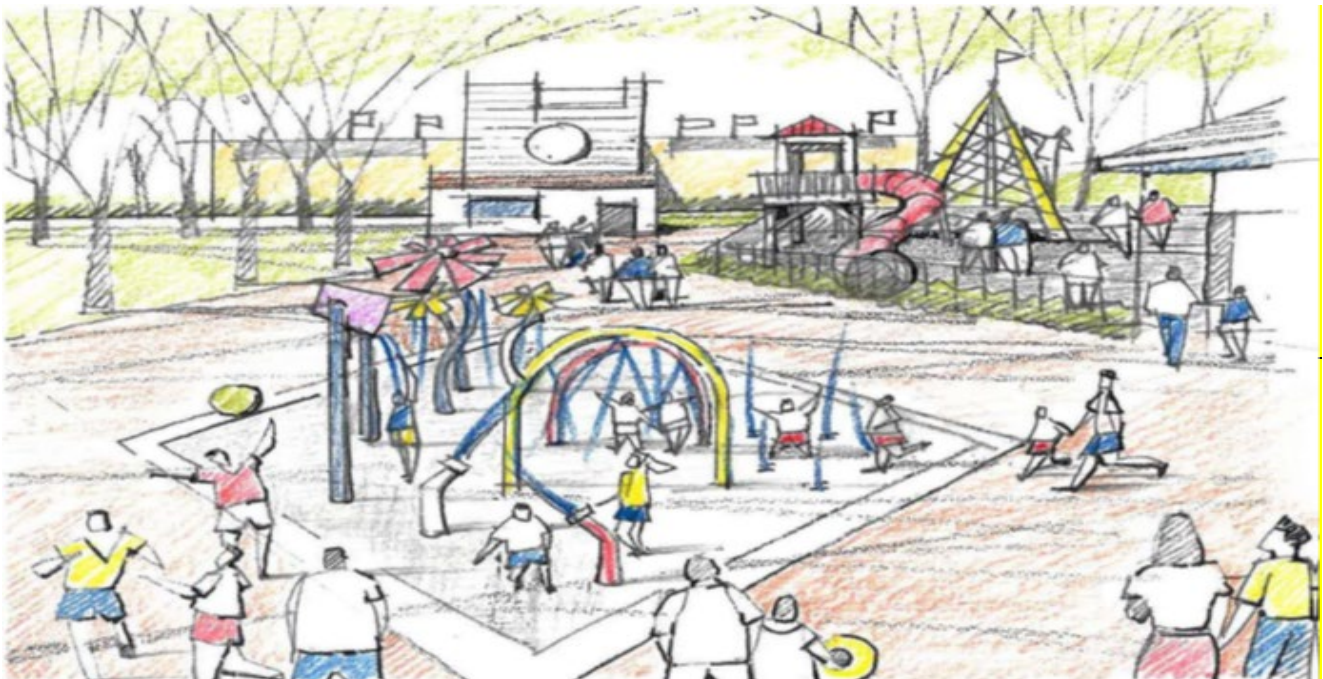


36. Government Complex Renderings

Renovated stadium



Playground/splash pad



37. New Rural Areas Work Process – The following process was established for reviewing each of the study areas.

- Site visit
- Reviewed work to date
- GIS data review and analysis
- Development trends analysis
- Research rural placetypes in other jurisdictions
- Identification of candidate locations
- Development of preliminary criteria for screening areas
- Develop work definitions for rural land use categories
- County staff-consultant collaboration to select areas, refine boundaries, and consider additional areas
- Development of general policies, design principles, and illustrative graphics for each placetype

38. New Rural Placetypes Criteria

Preservation

- Parks Recreation and Open Space
- Significant environmental constraints, e.g. RPAs, water resources, steep slopes, forested areas
- Existing agricultural uses:
 - Known active farms, stables, wineries and/or agritourism uses
 - Agricultural and forestal districts
- Significant cultural resources (historic sensitivity areas, historic sites, battlefields, significant viewsheds)
- Cemeteries
- Federal Land
- Scenic areas/corridors

Development Potential

- Areas located near existing water and sewer connections
- Areas with existing attributes / points of interest (e.g., community facilities, commercial uses, churches, restaurants/retail shops and other destinations or activity generators) within 1.5 miles
- Existing residential and commercial (retail) development within 1.5 miles
- Recent or current development activity within 1.5 miles
 - New residential or commercial development constructed since 2000
 - Current development proposals
- Areas on the fringes of activity centers that have the potential to grow or provide transitions
- Areas that possess minimum traffic volumes that would support commercial activity
- Sufficient developable acreage on contiguous sites
- Compatibility with existing land uses

39. New Suite of Land Use Classifications in Rural Communities – The Rural Communities area contain the following Long-Range Land Use Map classifications

Village Mixed Use (VMU) provides for mixed use development where residential, and neighborhood commercial uses are intermingled on lots laid out in a traditional street grid. This district is designed to encourage residential, commercial and civic uses in an area that has its own distinct character. Consideration for conservation and open space as well as adaptive reuse to protect properties with historic value.

Hamlet Mixed Use (HMU) provides for mixed use development where residential, and neighborhood commercial uses are intermingled on lots laid out in a traditional street grid. This district is designed to encourage residential, commercial and civic uses in an area that has its own distinct character but at a lower density than the Village Mixed Use designation. Consideration for conservation and open space as well as adaptive reuse to protect properties with historic value.

Conservation Residential (CR) are residential developments characterized by compact development patterns and preservation of natural, cultural or open space. These areas offer a range of housing types that are smaller than conventional rural and suburban homes and are located on smaller lots. Residential Cluster development concentrates development on a limited footprint within a site at higher densities, while permanently conserving surrounding natural resources, cultural resources, and open space.

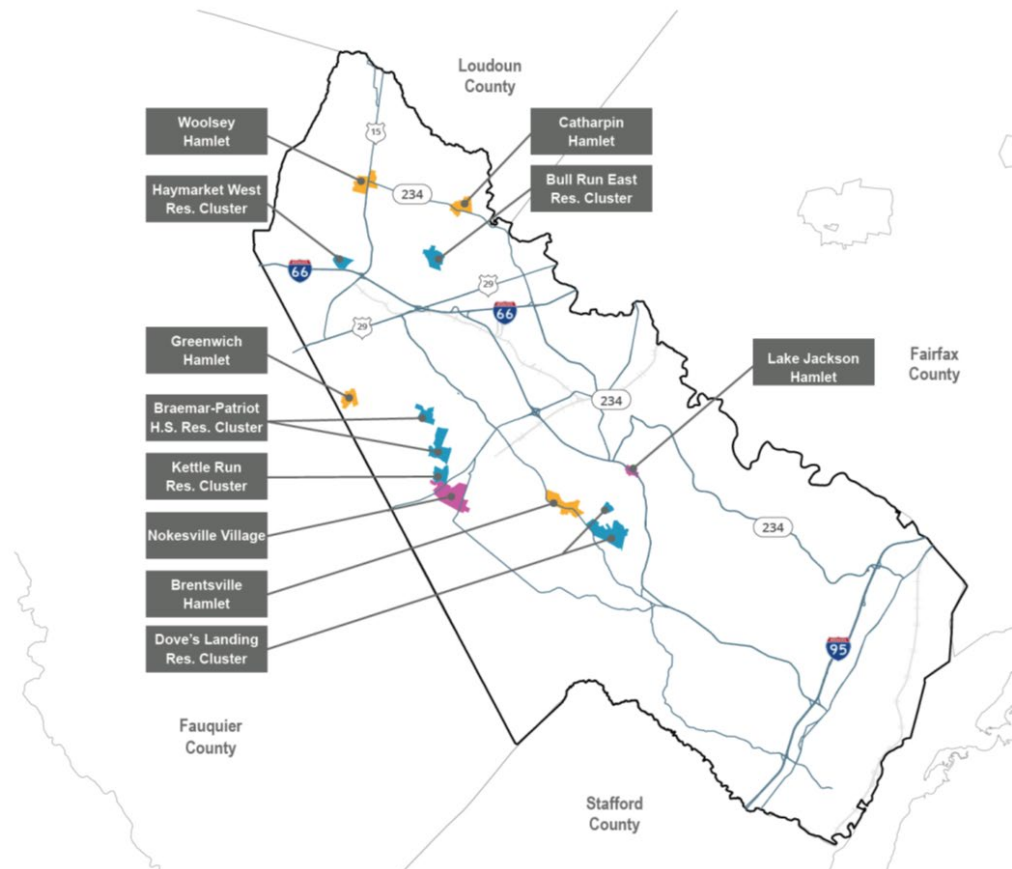
Agriculture and Forestry (AF) is designed to protect and enhances agricultural and forestry land as an economic and environmental resource. This district encourages agricultural uses and forest preservation accommodated by a primary residential use. This district is designed to encourage conservation and proper use of large tracts of real property in order to ensure available sources of agricultural products, to ensure open spaces within reach of concentrations of population, to conserve natural resources, prevent erosion, and protect the environment; and to ensure adequate water supplies.

- 40. Map of Rural Placetypes** – The new rural placetypes include one Village, five hamlets, and six conservation residential areas, each with their own design and locational characteristics.

PLACETYPE STUDY AREAS

LEGEND

- Major Roadways
- Hamlets
- Residential Clusters
- Villages
- ▬ Prince William County Boundary
- ▬ Neighboring County Boundaries
- Railroad



41. New Rural Placetypes: Villages

- Villages are compact areas with a mix of uses (including residential, commercial, civic/institutional, and potentially other land uses) that serves as a focal point for the surrounding rural area.
- These areas will accommodate a limited amount of future growth that is contained within their boundaries, including a core area that is approximately a ½-mile radius (4-5 blocks) around a central crossroads.
- Currently the County has one designated village – Nokesville – that already represents the type of development pattern envisioned within villages.

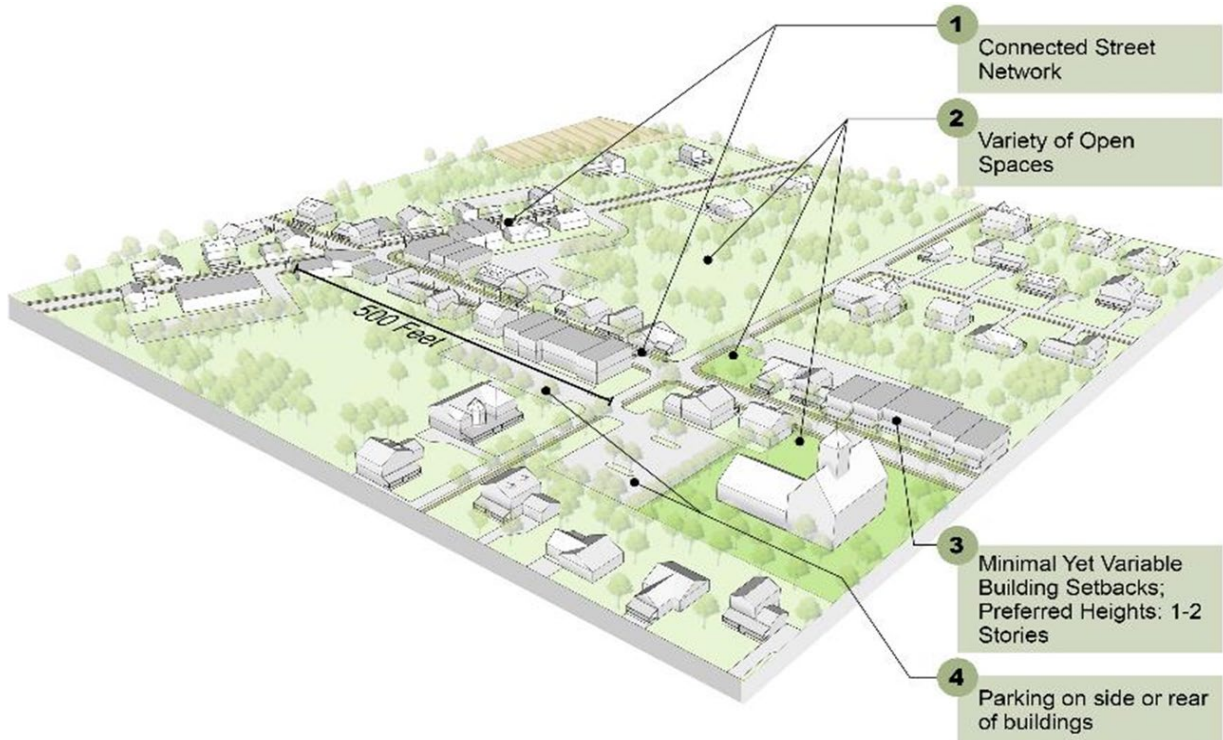
42. Nokesville Village

- The vision for Nokesville Village builds on the vision established in the Nokesville Sector Plan and focuses on ensuring that the rural and historic character of Nokesville is preserved appropriate design, balanced growth and development and sensitivity to Nokesville's context.

- The boundaries of the Nokesville Village have been modified to incorporate existing school properties along Aden Road, Nokesville Park, and properties with existing sewer connections along the western portion of Fitzwater Drive.
- Following the example shown in the prototypical illustration as well as design principles that are being developed for the Village Mixed Use land use classification, Fitzwater Drive and portions of will continue to develop as the of the village, with a mix of commercial and residential uses, and will be supported by existing and infill single-family residential uses. Key planning and design principles include:
- Continuing to implement an attractive and pedestrian-friendly streetscape along Fitzwater Drive that extends streetscape improvements implemented to date through the length of the village core
- Preserving the rural character and protect agricultural land from sprawl and large-scale suburban-style development
- Protecting the visual character of the village by maintaining viewsheds as well as natural and native vegetation, mature trees, and farmland.
- To achieve these goals, the draft Comprehensive Plan recommends implementation of the existing Nokesville Design Guidelines.

43. Village Prototype

- This illustration shows a prototypical example of the physical design characteristics of a village.
- The diagram is for illustrative purposes only and does not prescribe how a village should develop. Rather, it highlights design principles for creating the Village Mixed Use character, neighborhood commercial, residential, and civic uses integrated into a connected street grid.
- It illustrates the integration of design features including:
- A mix of uses arranged in a walkable, connected street network with pedestrian- and bicycle-friendly streets
- A variety of publicly-accessible civic and open spaces, ranging from civic greens, pocket parks, and neighborhood parks to trails, woodlands, stream corridors, and agricultural land.
- Buildings located at the fronts of lots, with minimal setbacks from the street, to create a walkable, human-scaled environment
- Buildings heights are primarily 1-2 stories, with a scale, form, and façade treatments that take design cues from existing architectural character and historic resources.
- A defined mixed-use village core surrounded by small-lot single-family uses
- Parking located at the rear and sides of buildings within the mixed-use core.
- To provide a sense of scale in this diagram, one block is equivalent to approximately 500 feet.



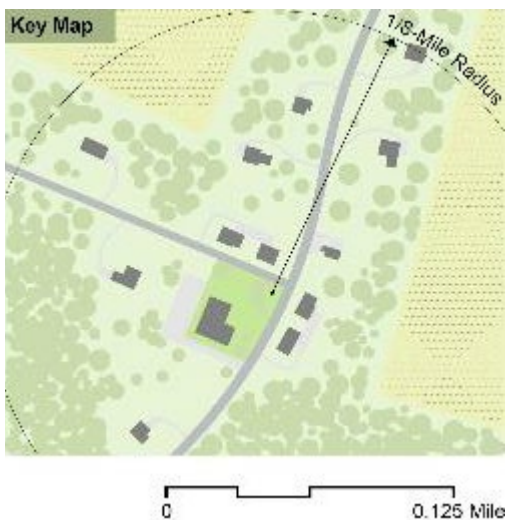
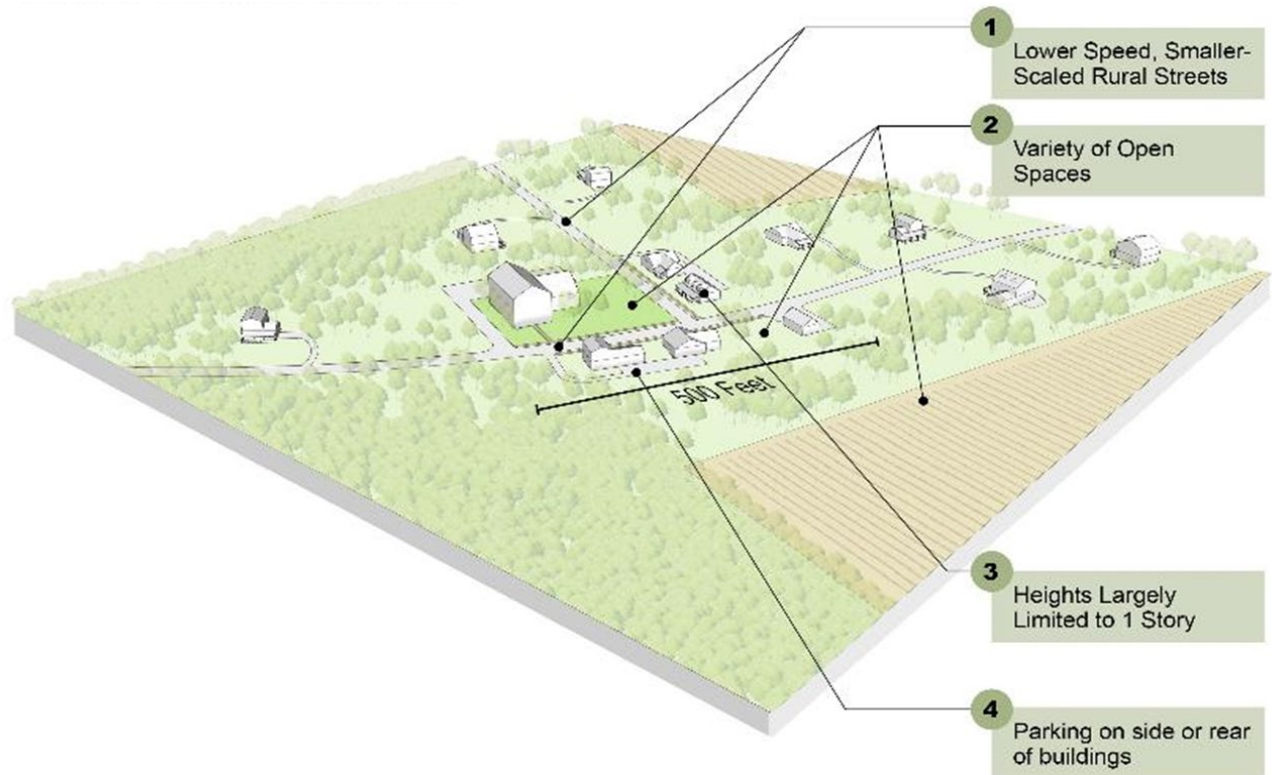
44. New Rural Placetypes: Hamlet

- Hamlets are small, compact nodes and centers of activity—often centered around an intersection of roads— that serve as focal point within the surrounding rural landscape.
- Hamlets are generally both smaller and less intensely developed than Villages. However, the size and shape of hamlets will vary depending on local characteristics and development patterns, ranging from a central area of approximately 1/6-mile to up to a 1-mile radius around a central crossroads. These areas have a limited mix of uses at a small scale (e.g., small-footprint retail, civic/governmental uses, residential, outdoor civic spaces and recreational uses)

- Regardless of size, Hamlets will be very limited in terms of new development, but with some community-serving amenities at their center and opportunities for limited infill residential surrounding the center. Future growth will be contained within the hamlet boundaries.
- Development within hamlets will be sensitive to environmental and visual quality and will incorporate appropriate land use transitions to the surrounding rural landscape.
- Some hamlets preserve and build on a historic core and will both protect and take design cues from existing architecture and historic resources.

45. Hamlet Prototype

- This illustration shows a prototypical example of the physical design characteristics of a hamlet.
- Again, this diagram is for illustrative purposes only and does not prescribe how a hamlet should develop. Rather, it highlights a common set of design principles for creating the Hamlet Mixed Use character.
- Not all hamlets will grow in the same way
- It illustrates the integration of design features such as:
- The center of a hamlet is defined by a clustering of multiple small-scale, community-serving buildings that integrates and transitions into the surrounding rural landscape.
- A limited mix of uses at the center of the hamlet that may include small-scale retail or community-serving uses with limited residential uses outside the center.
- Building massing, structure, and architectural elements that complement and are contextually sensitive to architectural character and scale of the area – especially in hamlets with historic resources. Building heights should mostly be limited to one story.
- Lower-speed, smaller-scale roadways that are characteristic of rural roads (e.g., narrow, curvilinear)
- Small-scale, publicly-accessible open spaces near the center of the hamlet (e.g., small parklets, civic greens, landscaped gardens).
- Open spaces outside the center of the hamlet could consist of agricultural land, woodlands, and other undeveloped land.
- Uses at the center of the hamlet are connected to surrounding uses by pedestrian pathways and/or sidewalks
- Small, off-street parking areas are screened from surrounding land uses and are generally located behind and to the sides of buildings, or as limited “teaser” parking in front of commercial uses
- To provide a sense of scale in this diagram, the central clustering of buildings occupies an area approximately 500 feet in length.



46. **Brentsville and Greenwich Hamlets**

- Brentsville and Greenwich Hamlets are examples of Hamlets with existing historic resources.
- The goal in these hamlets will be to protect and reinforce the historic and visual character of these resources—including the Brentsville courthouse complex in Brentsville and the Lawn in Greenwich—allow limited new development that reflects each area's scale and historic character.
- The Brentsville Hamlet is located around the courthouse and surrounding historic properties but could incorporate limited, small-scale new development that is

context-sensitive and take design cues from the scale and character of existing architecture in the area, such as the Superette property.

- The Greenwich Hamlet would protect and complement the existing commercial node (Mayhew Grocery) and could incorporate limited additional, small-scale residential, while retaining the area's visual character and significant open spaces. Limited residential infill could occur as long as it does not overwhelm existing water and septic systems.

47. Catharpin, Woolsey, and Lake Jackson Hamlets

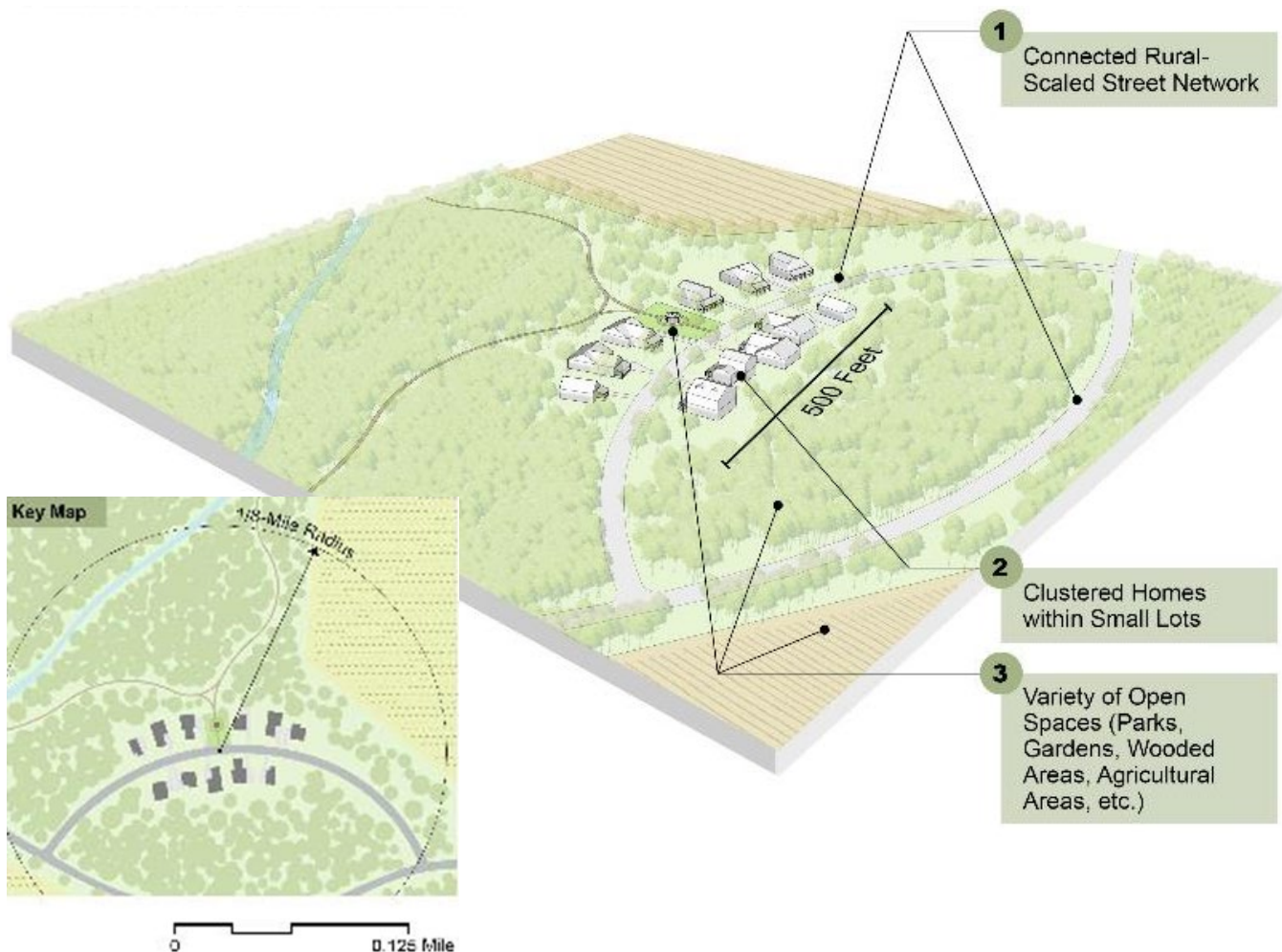
- Catharpin, Woolsey, and Lake Jackson hamlets are examples of hamlets that currently do not contain historic uses.
- Catharpin Hamlet is located at the intersection of Sudley Road and Pageland Lane and incorporates Catharpin Recreation Park and existing commercial properties to the west. There are opportunities to promote context-sensitive, small-scale commercial development along Sudley Road that support and reinforce the area's historic character and identity, enabling the hamlet to serve as a northern gateway into the Manassas National Battlefield area.
- Woolsey Hamlet is located at the intersection of James Madison Highway, Sudley Road, Waterfall Road, and Shelter Lane, just north of the Dominion Valley residential development and south of Bull Run Country Club. There is an opportunity to create a more compact cluster of commercial uses around this intersection and an existing convenience store site that supports surrounding residential uses and destinations and provide a transition into the County's Agricultural/Forestry land use classification.
- Lake Jackson Hamlet is located where Dumfries Road meets Coles Drive and Lake Jackson Drive, near the Lake Jackson waterway. There is the opportunity to encourage an ecologically sensitive clustering of mixed uses near the Lake Jackson waterfront to support and complement surrounding residential neighborhoods and to serve as an amenity for Occoquan trailhead visitors. A consideration in this area is preserving the natural and scenic character of the immediate Lake Jackson waterfront.

48. New Rural Placetypes: Conservation Residential

- Conservation Residential signifies residential uses arranged in a compact development pattern that reduces lot costs and incentivizes preservation of open space and natural/cultural resources.
- These areas are located near existing water and sewer service and existing residential subdivisions and serve as a transition between suburban-style subdivisions and the surrounding rural landscape.
- Conservation Residential areas incorporate a restricted buffer around residential uses that protects surrounding natural resources, cultural resources, open space, and scenic and agricultural lands, creating permanent protected open space.
- The CR Zoning Ordinance will provide further guidance regarding building and site design characteristics.

49. **Conservation Residential Prototype**

- This illustration shows a prototypical example of the physical design characteristics of Conservation Residential. The diagram is for illustrative purposes only and does not prescribe how Conservation Residential development should look; rather, it highlights a common set of design principles for these placetypes.
- Each CR area will have its own characteristics, based on the size of the area, locational characteristics, and resources to be preserved (e.g., natural resources, open space, prime agricultural land and soils, and cultural resources)
- Common design features include:
 - Compact clusters of single-family homes with on smaller-than-average lots
 - A small development footprint that minimizes site disturbance and respects existing natural resources and topography
 - A connected network of internal rural-scaled roadways as well as trails and footpaths
 - A variety of open spaces, ranging from communal gathering spaces (e.g., neighborhood greens or small parks) to preserved wooded areas, stream corridors, and agricultural land.
- External connections to surrounding land uses such as existing residential neighborhoods and local destinations (e.g., schools and recreational facilities)



50. Conservation Residential Calculation

- The Conservation Residential classification will require a minimum of 60% open space
- A minimum size of 40 acres to enable clustering and direct connections to existing water/sewer service; anything smaller than 40 acres can request to connect to water/sewer or assemble land.
- The Conservation Residential classification allows for 2-5 dwelling units per 10 acres
- As an example, in a scenario in which a Conservation Residential area is 40 acres in size, this would allow for a cluster of between 8 homes (on the low end) and 20 homes (on the high end) on a development footprint of 16 acres. The remaining 24 acres would be dedicated open space.

51. Conservation Residential Areas: Braemar/Patriot HS + Kettle Run

- Braemar/Patriot High School and Kettle Run are both Conservation Residential areas located in the vicinity of Nokesville.
- Braemar/Patriot High School is located in the vicinity of Patriot High School, where Vint Hill Road meets Sudley Manor Drive, and abuts existing residential development and water/sewer service to the north. There is the opportunity for synergy between residential uses and the school.
- Kettle Run, further to the south, abuts Nokesville Village and could connect to existing sewer service in the area. Residential development could maximize proximity to existing schools and community facilities in the area
- Conservation opportunities in both areas include Resource Protection areas, wooded land, and large undeveloped/agricultural properties.

52. Conservation Residential Areas: Haymarket West, Dove's Landing, Valley View

- Additional Conservation Residential areas include Haymarket West, Dove's Landing, and Valley View
- Haymarket West, located just west of the Haymarket activity center, maximizes proximity to I-66 and planned mixed-use development in the Haymarket area. Residential uses would support existing hospital and commercial destinations nearby.
- Dove's Landing, located north of Bristow Road and just east of the Brentsville Hamlet, provides an opportunity to connect to existing water infrastructure to the east and to maximize proximity to Dove's Landing Park and other recreational amenities in the surrounding area. The site's wooded land and Resource Protection Areas represent a significant conservation opportunity, while residential clustering could occur in select areas.
- Valley View, located south of Bristow Road and just west of the Brentsville Hamlet, offers proximity to existing water and sewer infrastructure in the Bristow area to the north as well as to Manassas Regional Airport and the adjacent Valley View Park. Conservation opportunities include Resource Protection Areas, wooded land, and large undeveloped and agricultural properties.

53. New Rural Placetypes Agriculture & Forestry District

- New designation to reflect Agriculture and Forest focus rather than estate development.
- Reserves land for future needs
- Directs development to nearby existing infrastructure.
- Protects environmental resources
- Developed at the T-1A
- Proposed AF consists of approximately 78,384 acres, that was currently classified 67,214 acres of AE, and 11,170 acres of SRR

54. Environmental Resources

ER, Environmental Resource consist of all 100-year floodplains, Resource Protection Areas, areas with 25 percent or greater slopes, areas with 15 percent or greater slopes in conjunction with soils that have severe limitations, soils with a predominance of marine clays, public water supply sources, wetlands, and critically erodible shorelines and stream banks.

Changes include:

- Convert ER from a Land Use classification to a County-wide overlay
- Density calculations will not include the Environmental Resource area

55. Industrial Use Analysis

Criteria used included the following:

- 1) Primary Zoned: industrial and manufacturing zones: M-1, M-2, M/T
- 2) Secondary: other zones that allow for light industrial/manufacturing, etc.: O(F), PBD.
- 3) All the other zones, but excluding residential zoning
 - Land Area: 10+ acres in the rural area, 5+ acres in the urban area
 - Highways (within 2 miles of major highways)
 - Railroads: right next to railroads
 - Outside of Data Center Opportunity Overlay District
 - Should be served/right next to roads with AADT ≥ 500
 - Should not be along high-voltage power line (eliminate those within 0.5 mile)
 - Served by or near Water/Sewer (should be within buffer area of 2 miles)
 - Outside of Protected Resources Area, Protected Open Space, parks, cemeteries
 - Outside of community facilities identified such as school lands, retail, and other civic uses
 - Not owned by state or federal government.
- 4) Spatial considerations for congregating similar uses.

56. Other items being updated

Other Items being updated include:

- Housing Chapter
- Electrical Utility Service Plan
- Mobility Chapter
- Throughfare Map
- Trails
- Transit
- Community Design Guidelines incorporated into Land Use Policies
- New Overlays
- Re-organized Sector Plans into Small Area Plans and Activity Centers
- Align Small Area Plan Land Use classifications with Proposed Land Use Plan
- Consolidated Glossary
- Updated Public Facility Review process
- Updated CPA review process
- Open space/ corridors
- Sanitary Sewer Chapter
- Updated Compatibility Matrices

57. Open Space corridors

A system of corridors that will link open space, protect water quality in streams and reservoir (including sources of public drinking water); enhance the ability of wildlife to find food, water, and shelter; minimize environmental damage from development on excessively steep slopes, floodplains, resource protection areas (RPAs), or inappropriate soils; conserve cultural sites and scenic vistas; and enhance connections between neighborhoods.

- Open Space corridors provide connectivity to open space areas throughout the County.
- Blueway corridors are trail networks that provide access to the streams, reservoir and rivers. Blueways offer recreational opportunities and ecotourism benefits the local economy.
- Heritage corridors provide users with access to the history, culture, and natural beauty of Prince William County. (i.e.. Potomac Heritage National Scenic Trail (PHNST))

58. Existing Sanitary Sewer – Provides policy guidance related to sanitary sewer infrastructure

Evaluates the County as two distinct areas:

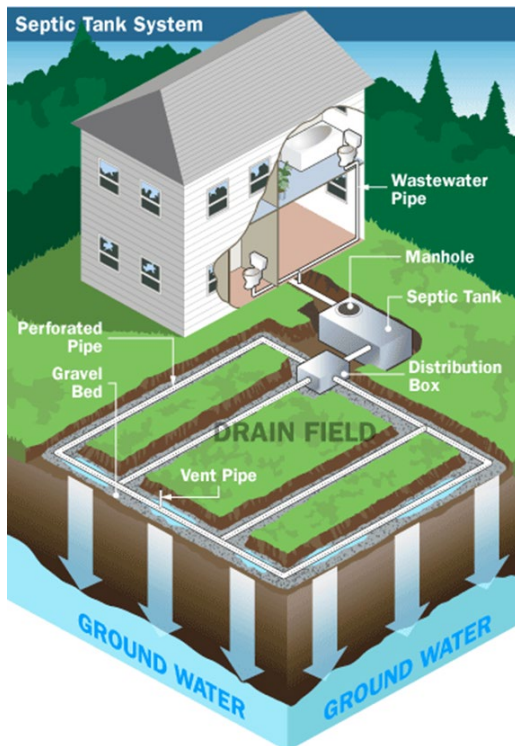
- Permits sewer connections within the Development Area
- Prohibits extension of sewer into the Rural Area except under special conditions
- Current rural restrictions are intended to be a tool to control growth

59. Sanitary Sewer-Public Sewer – Public Sewer uses a system of sewer lines to transport wastewater to treatment plants for processing. Processing typically involves several steps of filtering, disinfecting, and/or aeration before being released back into the watershed.

The two primary providers of public sewer to the County are:

- Service Authority (SA)
- Virginia American Water

60. Sanitary Sewer – On-Site



On-site solutions typically involve individual lot onsite septic systems:

These include:

- Conventional Systems
- Alternative Onsite Sewage Systems (AOSS)

AOSS is a term used to describe a variety of system designs intended to address specific site constraints which limit the use of conventional systems.

61. Proposed Sanitary Sewer- Policies guidance is Countywide and not split between two distinct areas. The Land Use Chapter provides the guidance that controls growth within the County that does not have access to utilities

Key Provisions:

- Allows for public sewer countywide
- Cost of system expansions and capacity increases are borne by new connections.
- Encourages Onsite systems in Rural Communities where:

- Cost prohibitive to extend public sewer
- Adequate space and soil conditions permit such a system
- Not mandated

62. Next Steps

The next steps of the Comprehensive Plan Update include the following:

- Transportation demand model
- Finalize the Thoroughfare Plan
- Release 2nd Draft Publication of Comprehensive Plan Update Chapters
- Planning Commission Work session
- Planning Commission Public Hearing
- Board of County Supervisors Public Hearing

63. Resources on the web portal

The ***Pathway to 2040*** web portal contains all of the information on the draft Comprehensive Plan chapters

The web portal is at the following link: <https://www.pwcva.gov/pathwayto2040>

Email Pathwayto2040@pwcgov.org

STAFF CONTACT INFORMATION

David McGettigan Sr., AICP | (703) 792-7189
dmcgettigan@pwcva.gov



PRINCE WILLIAM
COUNTY

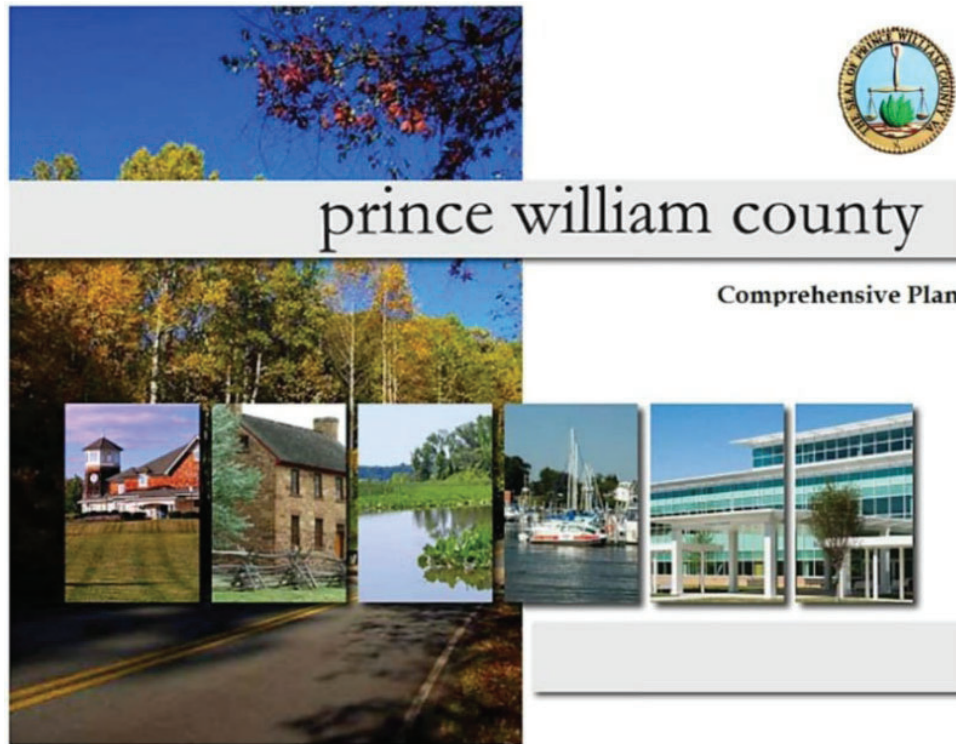
2040 Comprehensive Plan Update

May 10, 2022

Planning Office



2040 Comprehensive Plan



2040 Comprehensive Plan



Agenda

- 2040 Comprehensive Plan Team
- 2040 Comprehensive Plan update directives
- Public Outreach and Engagement
- 2040 Comprehensive Plan Intro Video
- What has been adopted
- What is left to be adopted
- Objectives of the 2040 Comprehensive Plan
- Highlights of the Draft 2040 Comprehensive Plan
- Question and Answer
- Receive Board Direction on the Draft 2040 Comprehensive Plan

2040 Comprehensive Plan



Team

- Planning Office
- Transportation
- Parks, Recreation and Tourism
- Public Works
- Information Technology
- Fire and Rescue
- Police
- Public Safety & Communications
- Housing and Community Development
- Criminal Justice Services
- Juvenile Justice Services
- Social Services
- Cooperative Extension

Team

- Libraries
- Economic Development
- Sustainability
- Diversity, Equity and Inclusion
- Area Agency on Aging
- Prince William County Schools
- Health Department
- Prince William County Service Authority
- Virginia Department of Transportation
- PRTC
- VRE
- Elections
- Sheriff
- Courts

Assistance from:

- County Attorney's Office
- Communications
- Fleet and Facilities Management
- Planning Commission
- Trails and Blueways Council
- Human Rights Commission
- Commission on Aging
- Housing Board
- Historical Commission
- Disability Services Board
- Racial and Social Justice Commission
- Department of Rail & Public Transit
- Northern Virginia Transportation Authority

2040 Comprehensive Plan



Comprehensive Plan Update-Board Directives and Initiations

- Initiated Update of Comprehensive Plan in 2016
- Directive to look at County holistically and to add non-residential area to Comprehensive Plan in 2020 (Dir 20-82)
- Initiated Sewer Chapter in 2021 (Res 21-422)
- Directive to add affordable housing program (Dir 20-25)
- Initiated Housing Chapter in 2021 (Res 21-421)
- Directed update to the Environment Chapter to add emphasis on the Community Energy Master Plan in 2021 (Dir 20-84)
- Directed an update to the Comprehensive Plan to add a sustainability policy (Dir 20-79)

2040 Comprehensive Plan



Public Outreach and Engagement

- October 13, 2016: Comprehensive Plan Workshop and kickoff to the 2040 plan update
- October 30, November 13 and 14, 2018: Community Conversations, held countywide
- Various dates 2019: Presentation to Disability Services Board, Aging Commission and Housing Board
- March 23, 24 and 25, 2021: Three community meetings for Land Use/Housing/Mobility on with a total of over 500 individuals registered for these events.
- May 26, 2021: Mobility Plan: Thoroughfare & Transit
- June 9, 2021: Mobility Plan: Trails and Connectivity
- July 12, 2021: Racial & Social Justice Commission
- July 27, 2021: Commission on Aging presentation
- July 7, 2021: Planning Commission Work Session and Public Meeting
- September 15, 2021, October 20, 2021, November 3, 2021, January 6, 2022, February 2, 2022, February 9, 2022, February 16, 2022, February 23, 2022, March 23, 2023, April 6, 2022: Planning Commission work sessions
- January 2022 : A series of informational videos on the web portal in that provide an introduction and explanation of the update process and explanation of the different chapters. (hundreds of views per video)
- February 10, 2022: Pathway to 2040 Public Information and input meeting
- March 1, 2022: Presentation to the Community Healthcare Coalition of Greater Prince William
- April 12, 2022: Presentation to the Historical Commission
- 2021 and 2022: Presentations to several HOA's, MIDCO, NAIOP and Community Healthcare Coalition of PW

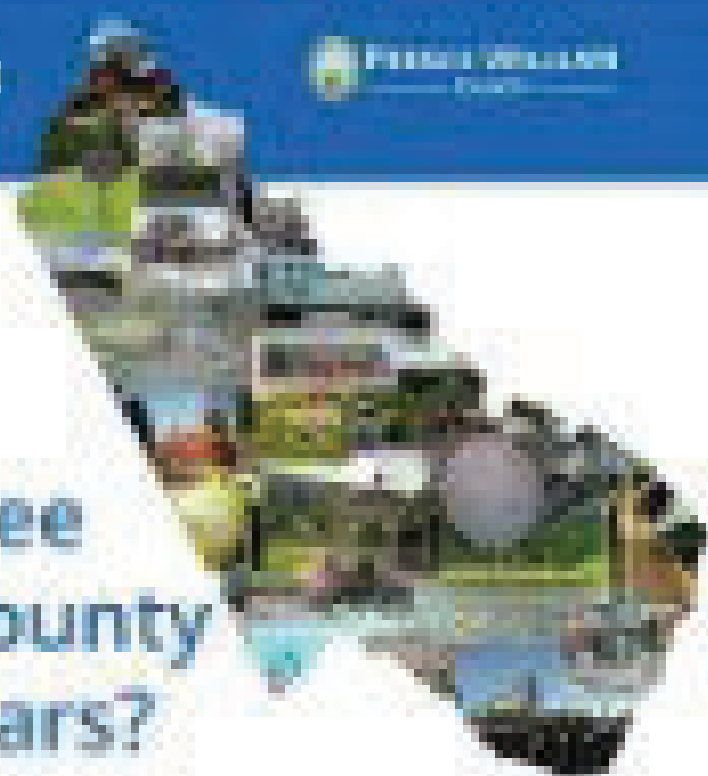
2040 Comprehensive Plan



Draft Land Use Vision Statement



Is this how you see
Prince William County
in the next 20 years?



2040 Comprehensive Plan



Adoptions: 2017-Present

- 2040 Population projection: 569,500 (today approx. 490,250)
- North Woodbridge Small Area Plan
- The Landing Small Area Plan
- Dale City Small Area Plan
- Innovation Park Small Area Plan
- Independent Hill Small Area Plan
- Triangle Small Area Plan
- Technology and Connectivity Plan
- Safe and Secure Communities Plan
- Parks, Recreation and Tourism Plan
- Community Education Plan
- Arts and Agritourism Overlay Zoning District
- Cockpit Point Battlefield Study
- Bristoe Station/Kettle Run Battlefield Study
- MCB Quantico Joint Land Use Study

2040 Comprehensive Plan



Remaining Items

- **Housing Plan**
 - Affordable housing policies
 - **Land Use Plan (planning for 569,500, approximately 30-40k households)**
 - Utility Corridors
 - Sustainability Goals
 - Environmental Justice
 - Economic Development (no longer a standalone chapter)
- **Sewer Plan**
- **Open Space Map (from the Open Space Plan)**
- **Mobility Plan**
 - Transit Alternatives

2040 Comprehensive Plan



Objectives of the 2040 Plan

- Plan for the projected housing
- Plan for the necessary level of service
- Provide strategies for housing affordability
- Plan for projected commercial growth
- Identify specific areas for preservation
- Identify areas that can be reserved for future growth: >2040

2040 Comprehensive Plan



Highlights of the draft 2040 Plan

- Provides necessary land use capacity for projected growth
- Connecting new growth areas to existing growth areas and infrastructure
- Providing additional land for non-residential and industrial uses
- Provides for more mixed-use categories to create better place making opportunities
- Provides for a connected open space plan, countywide, which increases proposed public open space areas and connected trail corridors
- Renames Agricultural and Estate (AE) to Agricultural and Forestry (AF) and adds approximately 11,170 square acres of newly designated AF land in the mid-county area around the Occoquan Reservoir watershed
- Adds approximately 2,400 square acres of a cluster designation, abutting existing growth areas
- Adds approximately 1,000 square acres of hamlet designations around existing crossroads in lower density areas
- Creates an Environmental Resource Overlay
- Provide housing affordability goals
- Remove sewer restrictions
- Provide recommendations for future power infrastructure
- Focus on mobility services and resources throughout the County

2040 Comprehensive Plan



Question and Answer

2040 Comprehensive Plan



Board Input and Feedback on Draft

Comprehensive Plan Update

- Pathway to 2040:

<https://www.pwcva.gov/departments/planning-office/pathway-to-2040>

- Project lead: David McGettigan, dmcgettigan@pwcva.gov



Stay in the Loop!

To get updates about the Pathway to 2040: A Community of Choice Comprehensive Plan Update to your mobile phone and/or email, go to PWC Alerts and choose the "Pathway to 2040" option.

PWC Alerts