

Planners back business park in Gainesville

By ED MILLER
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The Prince William County Planning Commission endorsed plans Wednesday night for a 102-acre business park in Gainesville that developers say will create about 3,275 jobs and about \$2.6 million a year in tax revenues.

In a separate vote, the commission recommended approval of a proposed rezoning that would more than double the size of the Mall at Manassas shopping center.

The recommendations go to the Prince William Board of County Supervisors for final approval.

The Gainesville development, tentatively named the Gainesville Business Center, would be at the northwest corner of the intersection of Interstate 66 and U.S. 29. The land also is bounded by Va. 55 and Catharpin Road.

The development would include 520,700 square feet for research and development facilities, 396,500 square feet of office space, 160,000 square feet of retail space, two restaurants and a 250-room hotel.

The targeted land is zoned for agricultural use. The planning commission unanimously backed a requested rezoning to business and light industry use, which conforms

The Project

- SIZE — 102 acres
- JOBS — 3,275
- TAXES — \$2.6 million
- R&D — 520,700 sq. ft.
- OFFICE — 396,500 sq. ft.
- RETAIL — 160,000 sq. ft.
- APARTMENTS — 345
- HOTEL — 250 rooms
- RESTAURANTS — 2

with the county's land-use plan.

The proposed rezoning drew no public opposition during a hearing in Manassas.

Gainesville Planning Commissioner Gilbert Lekander, whose district includes the business park property, said he was happy with the proposal.

Business plan plans submitted earlier this year had called for up to 345 apartments in the development, but the apartments were scrapped at the request of county officials.

In exchange for a rezoning, developers have agreed to widen Va. 55 and Catharpin Road, add turn lanes and help pay the cost of traffic-signal improvements at the in-

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intersections of Va. 55 and Gallerher Road, U.S. 29 and Gallerher Road, and Va. 55 and U.S. 29.

In the separate action, the commission unanimously endorsed a rezoning for the expansion of the Mall at Manassas.

The rezoning, if approved by supervisors, would allow the mall's owners to add about 517,000 square feet to the 402,000-square-foot shopping center.

Interstate Properties, the New Jersey firm that owns the mall, plans to complete the proposed ex-

pansion by 1989.

The expanded Manassas shopping center would have about 1 million square feet of floor space, slightly smaller than the 1.3-million square foot Potomac Mills outlet mall in Woodbridge.

Developers of the Manassas mall have proffered road improvements, including agreements to:

- Donate up to \$130,000 to help build Ashton Avenue, which would relieve traffic congestion on nearby Sudley Road.
- Build a road to connect the mall with Ashton Avenue.
- Pay for improvements to Sudley Road and Rixlew Lane.
- Install a traffic signal on Rixlew Lane and upgrade a traffic signal at the intersection of Sudley

Road and Rixlew Lane.

Planning commissioners agreed to ask county supervisors to consider earmarking the developers' \$130,000 donation for building a section of Ashton Avenue south of Rixlew Lane.

That plan was approved at the request of residents of Tudor Hall subdivision, a residential development near the mall.

A half-dozen Tudor Hall homeowners told the commission that they did not oppose expansion of the mall, but they insisted that the proffered road improvements were not sufficient to relieve traffic congestion that would be generated by the project.

"We'd like a larger mall — that

would be great," Tudor Hall resident Terry Matthews said. "But we would also like the recommended highway improvements that have been overlooked."

The money being donated by developers could be used to help pay for a segment of Ashton Avenue proposed adjacent to the mall property.

But spokesmen for Interstate Properties said that they would not object if their \$130,000 donation was used to help cover the cost of the other segment of Ashton Avenue.

The developers' donation would build about 450 feet of four-lane roadway, according to Planning Department estimates.