

**MOTION:**

**October 8, 2019  
Regular Meeting  
Res. No. 19-**

**SECOND:**

**RE:           COMPREHENSIVE PLAN AMENDMENT #CPA2017-00007, NORTH WOODBRIDGE  
SMALL AREA PLAN – WOODBRIDGE MAGISTERIAL DISTRICT**

**ACTION:**

**WHEREAS**, this is a request to update the Potomac Communities Revitalization Plan, North Woodbridge Study Area, the small area plan provides greater emphasis on detailed planning, visioning, economic development, and design in order to develop a plan that represents the study area with its own character, vision, and implementation strategy; and

**WHEREAS**, the North Woodbridge Small Area Plan captures the elements necessary for transforming the area into a vibrant, transit-oriented center that celebrates and protects cultural resources and natural features, while leveraging assets for economic growth and a high quality of life; and

**WHEREAS**, the creation and adoption of the North Woodbridge Small Area plan will supersede and replace the existing North Woodbridge Study Area portion of the Potomac Communities Revitalization Plan; and

**WHEREAS**, on August 3, 2016, the Board of County Supervisors in Resolution Number (Res. No.) 16-647 accepted the Proposed Scope of Work for the Comprehensive Plan Update; and

**WHEREAS**, on October 30, 2018, November 13, 2018, and November 14, 2018, the Planning Office held the Community Conversations public information meetings at which opportunities for feedback on the development of the Comprehensive Plan Amendment were available; and

**WHEREAS**, on March 20, 2019, the Planning Office held a public information meeting and Planning Commission Work Session at which the Comprehensive Plan Amendment was available for review and input; and

**WHEREAS**, the Prince William County Planning Commission held a public hearing on the Comprehensive Plan Amendment on May 8, 2019, recommending approval as stated in Res. No. 19-039; and

**WHEREAS**, County staff recommends adoption of this Comprehensive Plan Amendment; and

**WHEREAS**, the Prince William County Board of County Supervisors duly ordered, advertised, and held a public hearing on October 8, 2019, at which time public testimony was received and the merits of the above-referenced request were considered; and

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**WHEREAS**, the Prince William County Board of County Supervisors believes that public general welfare as well as good planning practices are served by the approval of this request; and

**WHEREAS**, the Board finds that this Comprehensive Plan Amendment guides and accomplishes a coordinated, adjusted, and harmonious development of the territory which will, in accordance with present and probable future needs and resources, best promote the health, safety, morals, order, convenience, prosperity, and general welfare of the inhabitants, including the elderly and persons with disabilities;

**NOW, THEREFORE, BE IT RESOLVED** that the Prince William County Board of County Supervisors hereby approves Comprehensive Plan Amendment #CPA2017-00007, North Woodbridge Small Area Plan.

**Votes:**

**Ayes:**

**Nays:**

**Absent from Vote:**

**Absent from Meeting:**

**For Information:**

Planning Director

County Attorney

**ATTEST:** \_\_\_\_\_  
**Clerk to the Board**



# PRINCE WILLIAM COUNTY

Office of Executive Management  
Christopher E. Martino, County Executive

## The Board of County Supervisors

Corey A. Stewart, Chairman  
Maureen S. Caddigan, Vice Chair  
Ruth M. Anderson  
Victor S. Angry  
Pete Candland  
Jeanine M. Lawson  
Martin E. Nohe  
Frank J. Principi

**DATE:** September 20, 2019

**TO:** Board of County Supervisors

**FROM:** Rebecca Horner, AICP, CZA  
Director of Planning

**THRU:** Christopher E. Martino  
County Executive

**RE:** Comprehensive Plan Amendment #CPA2017-00007, North Woodbridge Small Area Plan –  
**Woodbridge Magisterial District**

I. **Background** on the subject is as follows:

- A. Initiation of Comprehensive Plan Update – Under Section 15.2-2229 of the Virginia Code, the Board of County Supervisors may consider amendments to the Comprehensive Plan. On August 3, 2016, the Board approved the proposed scope of work for comprehensive plan amendments which included numerous small area plans referenced in the attached resolution.
- B. Previous Plans and Studies – The Potomac Communities Revitalization Plan was adopted in 2003 as part of the Comprehensive Plan. After this initial planning effort numerous studies and plans have been completed to guide redevelopment of the area.
- C. Small Area Plans – Small area plans provide greater emphasis on detailed planning, visioning, economic development, and design to develop plans that represent each study area with its own character, vision, and implementation strategy. Small area plans provide opportunities to direct growth to key locations in the County and to ensure quality, mixed-use development.
- D. Purpose of the Small Area Plan – The Small Area Plan serves as a basis for the long-term vision for future growth in North Woodbridge. The vision and goals of the Small Area Plan are realized through the completion of the action items established in the Plan. The purpose of the North Woodbridge Small Area Plan is to organize and synthesize the existing area plans and analyses and consolidate the findings from previous studies into a single vision with actionable steps for implementation.
- E. Small Area Plan Location – The Small Area Plan generally encompasses approximately 1,264 acres of land along Route 1 from the Occoquan River to Prince William Parkway and extends east to include the community of Belmont Bay. The North Woodbridge area is a critical northern gateway within the “Potomac Communities”, an area that extends along the U.S. Route 1 corridor from Stafford to Fairfax Counties. See Location Map in Attachments.

- F. Small Area Plan Subareas – The Small Area Plan focuses on three subareas that allows a more detailed view of some components of the plan. The subareas are North Woodbridge Town Center, Belmont Bay and Marumscoc.
- G. Organization of the Plan – The Small Area Plan consists of eight major components which are identified below and follow an extensive existing conditions and data analysis that sets the foundation upon which the plan is built.
  - 1. Vision and Thematic Principles – Establishes the long-term vision and supporting goals for the creation and guidance of the North Woodbridge Small Area Plan.
  - 2. Land Use Plan – Consists of a land use plan with development standards including density, form, and layout. The transect identifies the relationship between density and mobility. An illustrative plan shows what successful full-build out of the plan would look like.
  - 3. Mobility Plan – Mobility has a close relationship with land use, this plan calls for multi-modal mobility that interfaces with the dense, mixed-use development.
  - 4. Green Infrastructure Plan – Ensures that open space, active recreation, and passive recreation is supported in the plan. With additional density of people living, working, and playing in North Woodbridge, there will be a demand for outdoor spaces and a requirement for environmental protection.
  - 5. Level of Service Plan — As North Woodbridge changes and grows over the next 20 years, it is necessary to ensure that level-of-service infrastructure improvements are programmed in the plan.
  - 6. Economic Development Plan — Encourages the attraction and retention of diverse high-quality businesses and services that strengthen the economic vitality of this area.
  - 7. Cultural Resources Plan — Plans for the identification and preservation of architectural and archaeological sites, historic districts, cemeteries, battlefields, cultural landscapes, museum objects, and archival materials in the study area.
  - 8. Implementation Plan — This section activates the plan, so that action strategies are implemented in the short, mid, long term, and ongoing time frames to ensure the plan is actualized by 2040.

**II. Current Situation is as follows:**

- A. Proposed Comprehensive Plan Amendment – The North Woodbridge Small Area Plan is intended to be incorporated into the Comprehensive Plan and replace the existing North Woodbridge Study Area portion of the Potomac Communities Revitalization Plan.

- B. Public Participation Process – The North Woodbridge Plan benefitted from extensive public participation including:
- Stakeholder meetings in the community were held on June 7, 2017, June 14, 2017, and September 14, 2017. Participants discussed transportation connectivity and its effects on economic development, recreational and tourist attractions and neighborhood stabilization and affordable housing.
  - A community charrette was held on January 10, 2018, with five breakout sessions to focus on design elements. Participants in each group considered strategies that would leverage the area’s strengths and address weaknesses.
  - Community Conversations Meetings (3) were held on October 30, 2018, November 13, 2018, and November 14, 2018.
  - The Urban Land Institute (ULI) conducted a Technical Assistance Panel on December 11 and 12, 2018, to evaluate the area’s potential for attracting and implementing fast ferry service, including review of both the prior fast ferry study results and means to facilitate use of the existing Occoquan Harbour Marina as a commercial ferry station that could be integrated into the North Woodbridge Town Center.
  - A Planning Commission work session and open house were held on March 20, 2019.
- C. Planning Commission Public Meeting/Work Session – The North Woodbridge Small Area Plan draft was presented to the Planning Commission for discussion during a public meeting and work session on March 20, 2019. Comments provided during the public meeting and work session have been addressed in the attached Plan.
- D. Planning Commission Public Hearing – At the May 8, 2019, public hearing, the Planning Commission recommended approval of # CPA2017-00007, North Woodbridge Small Area Plan.
- E. Planning Office Recommendation – The Planning Office recommends adoption of Comprehensive Plan Amendment #CPA2017-00007, North Woodbridge Small Area Plan into the Comprehensive Plan. The proposed amendment is supported by staff for the following reasons:
- The Plan capitalizes on the opportunities of the waterfront, VRE, fast ferry and revitalization;
  - The Plan provides detailed guidance and implementation strategies for the redevelopment of an important gateway area of the County;
  - The Plan coupled with the designation of an Opportunity Zone for the area will spur investment in infrastructure leading to revitalization of the area;

- The Plan supports and furthers the County Smart Growth Principles in accordance with the Comprehensive Plan; and
  - The Plan results from extensive public participation from citizens.
- F. Board of County Supervisors Public Hearing – A public hearing before the Board of County Supervisors has been advertised for October 8, 2019, and eNotifications were sent to all who subscribe to PWC Alerts. The text and maps are also available on the Planning web site <http://www.pwcgov.org/SmallAreaPlans>.

**III. Issues** in the order of importance are:

- A. Policy – What are the policy implications of amending the Comprehensive Plan to incorporate the proposed amendment?
- B. Timing – When would the Planning Commission need to take action?
- C. Legal – What are the pertinent legal issues associated with this proposal?
- D. Community Input – What community input will be required and what opportunities for community input have already been provided?

**IV. Alternatives** beginning with the staff recommendation are as follows:

- A. Adopt Comprehensive Plan Amendment #CPA2017-00007, North Woodbridge Small Area Plan.
  - 1. Policy – The Small Area Plan further refines the intent and goals of the Potomac Communities Revitalization Plan, North Woodbridge Study Area. It also furthers the intent and goals of the Long-Range Land Use by following the County’s Smart Growth principles:
    - a. Mixed-Use – Mix land uses in the Development Area. The Small Area Plan provides for a mix of uses, which is critical in reducing vehicle miles traveled by providing residents and workers with opportunities to walk for many of their trips.
    - b. Compact Design – Take advantage of compact, environmentally friendly and energy efficient building design. The Small Area Plan envisions a dense, walkable community with a compact street grid and complete streets that accommodate all modes of travel.
    - c. Diversity of Housing – Create a range of housing opportunities and choices. The Small Area Plan contributes guidance to promote a diversity of housing by proposing mid- to high-rise multi-family housing while preserving existing single-family detached, townhouse and garden apartment units that are predominately in and around the study area.

- d. Pedestrian-friendly – Create walkable neighborhoods. The Small Area Plan focuses attention on creating a walkable community through design of the streetscape, a street grid that promotes walkability, and emphasis of other modes of travel besides the automobile.
- e. Sense of Place – Foster distinctive, attractive communities with a strong sense of place. The Small Area Plan incorporates the Potomac Communities Design Guidelines that provide a design that puts the comfort of the pedestrian first. The incorporation of civic spaces throughout the study area provides opportunities to further a sense of place and foster development of spaces that become that third place that isn't work or home, but a place to gather in community.
- f. Preserve Open Space – Preserve open space, farmland, cultural resources, natural beauty, and critical environmental areas. The Small Area Plan includes a green infrastructure plan and cultural resources plan that not only provides for preservation of environmental and cultural resources but provides strategies to build on and enhance open spaces in the study area.
- g. Using Existing Infrastructure Investments – Strengthen and direct development towards existing communities and infrastructure. Even before the initial development of the Potomac Communities Revitalization Plan – North Woodbridge Study Area, North Woodbridge has been identified as an area to direct growth, especially considering the substantial investment in transit serving the area.
- h. Multimodal – Provide a variety of transportation choices. The Mobility section of the Small Area Plan represents the first effort to incorporate Multimodal System Design in the Comprehensive Plan. This design focuses on strengthening the linkages between transportation and land use. The Plan capitalizes on the benefits of exceptional transit service from the “Transit Triangle” of the Woodbridge VRE Station, Route 123 Commuter Lot and the potential Fast Ferry Service.
- i. Fosters Investment – Make development decisions predictable, fair, and cost-effective. This detailed plan will provide very specific guidance to development and when combined with the new Mixed-Use Zoning District being concurrently developed will make development decisions predictable, fair and cost-effective. Different tools to facilitate economic development are discussed to encourage development and to coordinate and fund infrastructure.
- j. Participatory – Encourage community and stakeholder collaboration. The extensive community outreach accomplished in preparation of this plan reflects this principle.

2. Timing – Section 15.2-2229, Code of Virginia states “the governing body shall act within 90 days of the local planning commission's recommending resolution.”
  3. Legal – Legal issues resulting from the Board of County Supervisor’s action would be addressed by the County Attorney’s Office.
  4. Community Input – The Small Area Plan process included research, stakeholder and public engagement, and visioning, leading to the final plan. As required by Sections 15.2-2204 and 15.2-2225, Code of Virginia, notice of the Comprehensive Plan Amendment (CPA) has been advertised and proposed amendments have been published on the Prince William County government web site and have been available in the Planning Office. Additionally, eNotifications were sent to all who subscribe to PWC Alerts. A public meeting and work session were held on March 20, 2019. Additionally, the Planning Office received feedback during the Comprehensive Plan Update Community Conservations meetings held on October 30, 2018, November 13, 2018, and November 14, 2018. The comments provided at the public meetings have been considered in the proposed amendment.
- B. Do Not Adopt Comprehensive Plan Amendment #CPA2017-00007, North Woodbridge Small Area Plan.
1. Policy – A recommendation not to adopt the Plan would not further the goals of the Comprehensive Plan.
  2. Timing – Section 15.2-2229, Code of Virginia states “the governing body shall act within 90 days of the local planning commission's recommending resolution.”
  3. Legal – Legal issues resulting from the Board of County Supervisor’s action would be addressed by the County Attorney’s Office.
  4. Community Input – The Small Area Plan process included research, stakeholder and public engagement, and visioning, leading to the final plan. As required by Sections 15.2-2204 and 15.2-2225, Code of Virginia, notice of the Comprehensive Plan Amendment (CPA) has been advertised and proposed amendments have been published on the Prince William County government web site and have been available in the Planning Office. Additionally, eNotifications were sent to all who subscribe to PWC Alerts. A public meeting and work session were held on March 20, 2019. Additionally, the Planning Office received feedback during the Comprehensive Plan Update Community Conservations meetings held on October 30, 2018, November 13, 2018, and November 14, 2018. The comments provided at the public meetings have been considered in the proposed amendment.

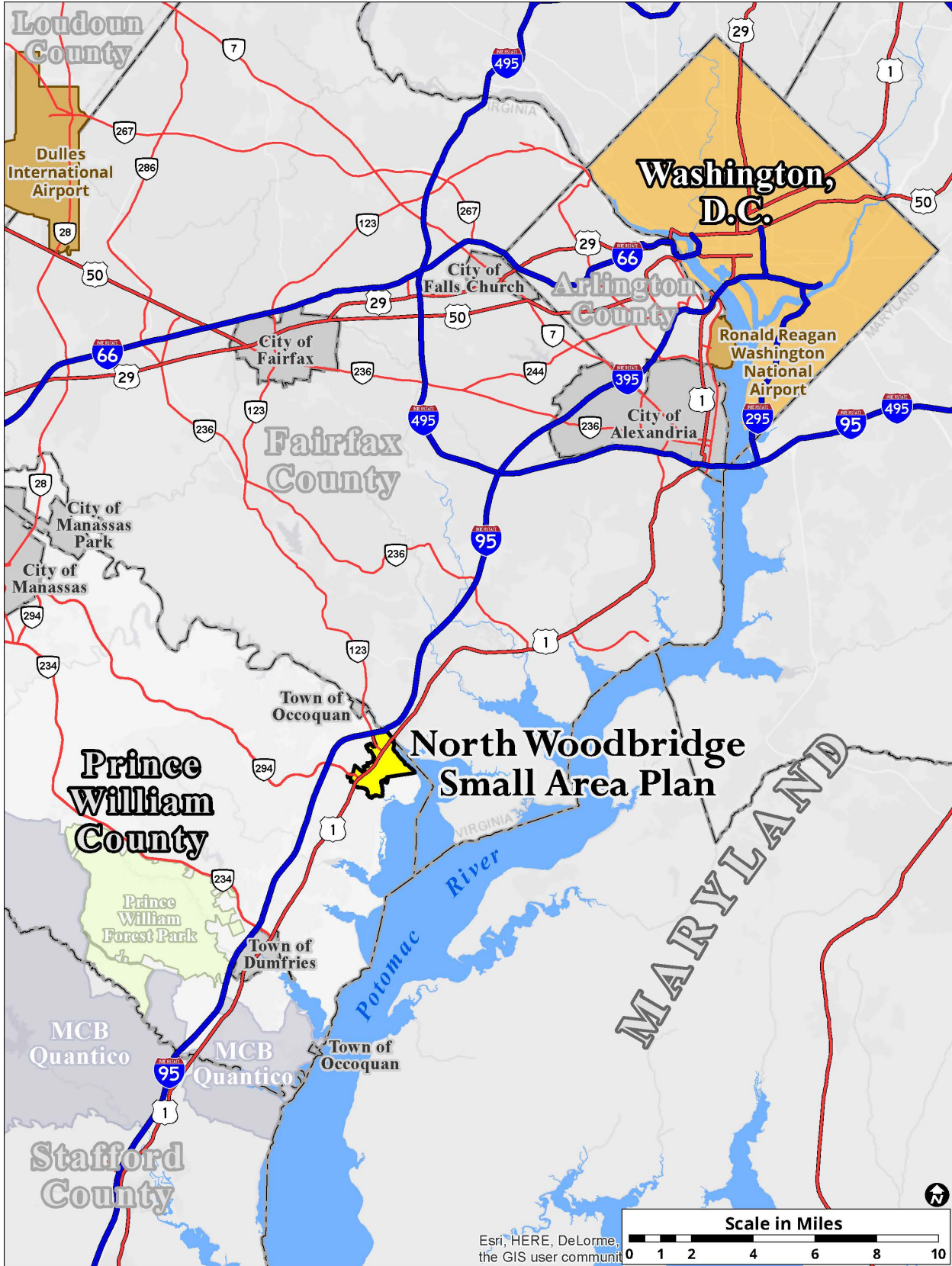


V. Recommendation is that the Board of County Supervisors concurs with Alternative A and adopts Comprehensive Plan Amendment #CPA2017-00007, North Woodbridge Small Area Plan.

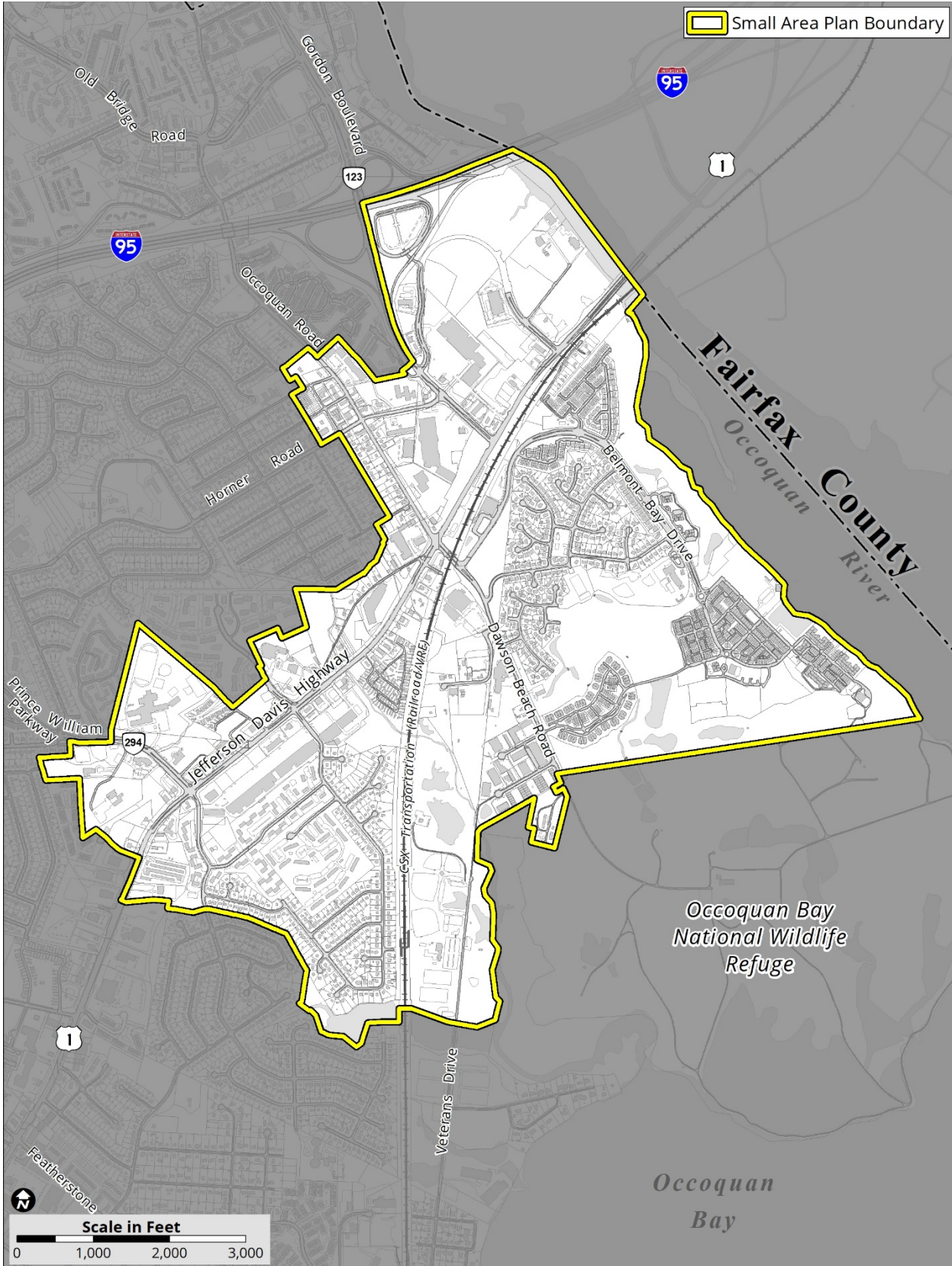
Staff: David J. McGettigan Sr., AICP x7189

**Attachments:**

Area Maps  
BOCS Initiating Resolution  
Planning Commission Resolution



# Small Area Plan Boundary Map





## Initiating Resolution

**MOTION: NOHE**

**August 3, 2016  
Regular Meeting  
Res. No. 16-647**

**SECOND: PRINCIPI**

**RE: ACCEPT THE PROPOSED SCOPE OF WORK FOR THE  
COMPREHENSIVE PLAN UPDATE**

**ACTION: APPROVED**

**WHEREAS**, under Section 15.2-2229 of the Virginia Code, the Board of County Supervisors may consider amendments to the Comprehensive Plan; and

**WHEREAS**, due to the availability of updated demographic projections extending to 2040, policies adopted and amended by the Prince William Board of County Supervisors, Board directives, changes in State law and completion of numerous public infrastructure projects, there is a need to update the Comprehensive Plan; and

**WHEREAS**, the Prince William Board of County Supervisors has initiated a number of Comprehensive Plan amendments including:

- Thoroughfare Plan Update
- Technical Review to Update Population and Employment Forecasts
- Economic Development Plan Update
- Urban Development Areas
- Levels of Service Standards; and

**WHEREAS**, the Prince William Board of County Supervisors has authorized various planning studies to provide analysis and recommendations regarding planning and land use issues including:

- COG Regional Activity Centers Study
- Potomac Communities Design Guidelines
- MCB Quantico Joint Land Use Study
- Rural Preservation Study
- Cockpit Point Battlefield Study
- Dale City Design Guidelines
- VRE Studies
- Bristoe Station and the Kettle Run Battlefields Preservation Study; and

**WHEREAS**, the Planning Office has recommended that the following areas be re-planned or have their existing plans revisited:

- North Woodbridge
- Parkway Employment Center
- Innovation
- Fairgrounds/New Dominion Area
- Independent Hill
- Triangle
- Yorkshire; and

# Initiating Resolution

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**WHEREAS**, the proposed scope of work to update the Comprehensive Plan includes the above referenced comprehensive plan amendments, planning studies and areas recommended for additional planning;

**NOW, THEREFORE, BE IT RESOLVED** that the Prince William Board of County Supervisors does hereby accept the proposed scope of work for the Comprehensive Plan update.

**Votes:**

**Ayes:** Anderson, Caddigan, Candland, Jenkins, Lawson, Nohe, Principi, Stewart

**Nays:** None

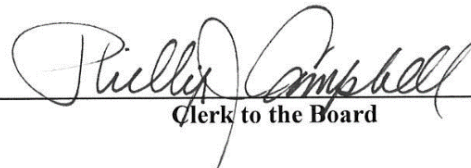
**Absent from Vote:** None

**Absent from Meeting:** None

**For Information:**

Planning Director

ATTEST: \_\_\_\_\_

  
Clerk to the Board



**PLANNING COMMISSION RESOLUTION**

**MOTION: MOSES-NEDD**

**May 8, 2019**  
**Regular Agenda**  
**RES. No. 19-039**

**SECOND: FRY**

**RE: COMPREHENSIVE PLAN AMENDMENT CPA2017-00007**  
**NORTH WOODBRIDGE SMALL AREA PLAN**

**ACTION: RECOMMEND APPROVAL**

**WHEREAS**, this is a request to update the Potomac Communities Revitalization Plan, North Woodbridge Study Area, the small area plan provides greater emphasis on detailed planning, visioning, economic development, and design in order to develop a plan that represents the study area with its own character, vision, and implementation strategy; and

**WHEREAS**, the North Woodbridge Small Area Plan captures the elements necessary for transforming the area into a vibrant, transit-oriented town center that celebrates and protects cultural resources and natural features, while leveraging assets for economic growth and a high quality of life; and

**WHEREAS**, the creation and adoption of the North Woodbridge Small Area plan will supersede and replace the existing North Woodbridge Study Area portion of the Potomac Communities Revitalization Plan; and

**WHEREAS**, the Prince William County Planning Commission duly ordered, advertised, and held a public hearing on May 8, 2019; and

**WHEREAS**, the Prince William County Planning Commission believes that public general welfare as well as good planning practices are served by the approval of this request;

**NOW, THEREFORE, BE IT RESOLVED** that the Prince William County Planning Commission does hereby recommend approval of Comprehensive Plan Amendment #CPA2017-00007, North Woodbridge Small Area Plan, with the additional recommendation that interested stakeholders work with the planning staff on the potential realignment of the Potomac Heritage National Scenic Trail as reflected in the conceptual plan, to edit the planned activity density chart to include columns for the existing and mid-point numbers for current

# Planning Commission Resolution

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residents, and add a chart of existing school facilities to include the specific school names and the existing capacity figures serving the small area plan.

**Votes:**

**Ayes:** Berry, Fry, Haynes, Holley, McKay, Milne, Moses-Nedd, Taylor

**Nays:** None

**Absent from Vote:** None

**Absent from Meeting:** None

**Abstain from Vote:** None

**MOTION CARRIED**

Attest:



Jennifer Dorcas  
Clerk to the Planning Commission

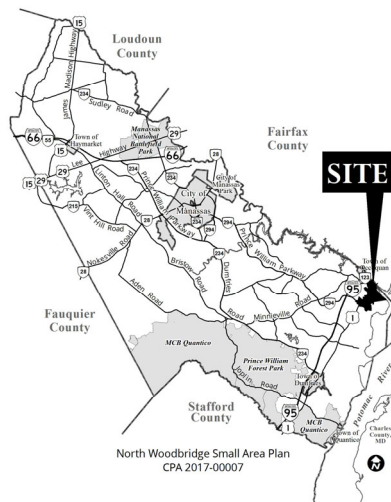
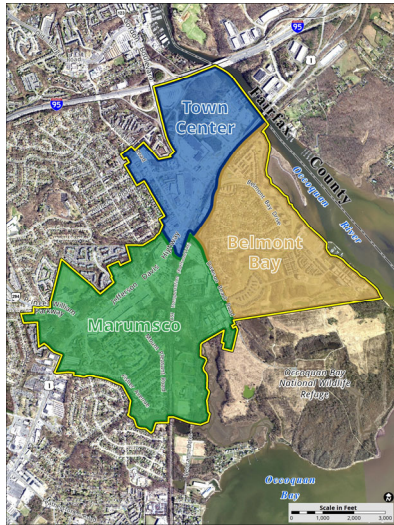




# Comprehensive Plan Amendment #CPA2017-00007 North Woodbridge Small Area Plan

David McGettigan, Sr., AICP  
Planning Office

## North Woodbridge



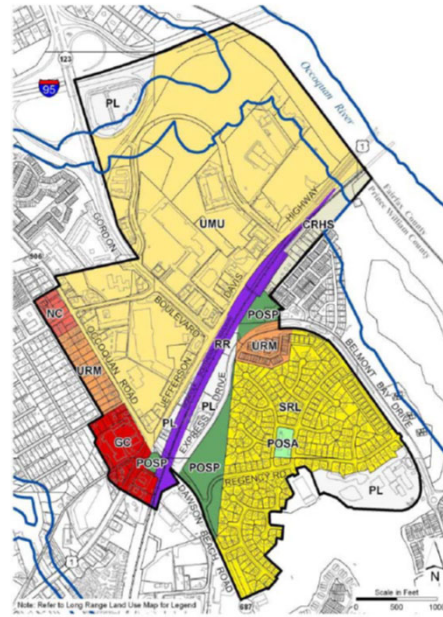
North Woodbridge Small Area Plan  
CPA 2017-00007

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# Background

## Previous Plans and Studies

- Potomac Communities Revitalization Plan – North Woodbridge Study Area 2003
- Woodbridge VRE Station Area Plan – 2009
- Potomac Community Design Guidelines – 2014
- Route 1 Multimodal Study - 2015
- ULI Fast Ferry Study – 2018



Existing Long Range Land Use Plan

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# Ten Smart Growth Principles



1. Mixed-Use
2. Compact Design
3. Diversity of Housing
4. Pedestrian-friendly
5. Strong Sense of Place
6. Preserve Open Space
7. Use Existing Infrastructure Investments
8. Multimodal
9. Fosters Investment
10. Community Engagement



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# Small Area Plan

1. Vision and Thematic Principles
2. Land Use Plan
  - Transect Map
  - Future Land Use Plan
  - Illustrative Plans
3. Mobility Plan
  - Road
  - Transit
  - Bicycle
  - Pedestrian
  - Design
4. Green Infrastructure Plan
5. Cultural Resources Plan
6. Economic Development Plan
7. Level of Service Plan
8. Implementation Plan

**1**

**GREEN INFRASTRUCTURE:** Create a robust and connected system of greenways, trails, parks, open space and corridors that provide a framework for environmental connectivity and local identity.

**LEVEL OF SERVICE:** Ensure the adequacy of public facilities meeting the quality criteria for safe, secure, useful, flexible, and other assessment findings.

**ECONOMIC DEVELOPMENT:** Encourage economic development to attract and create high quality businesses and services.

**5**

**2**

**6**

**3**

**7**

Facility Type	Existing (2018)	Potential (2035)
Police Station	0	0/25
Fire Station	0	0
Office	0	0
Administrative Support Facilities	0	200 sq. ft.
Administrative	0	500 sq. ft.
Public Safety Training Center	0	200 sq. ft.

**4**

**8**

Item	Priority	Responsible Agency	Timeline

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# Public Participation Process

- Stakeholder meetings
- Community Charrette
- Community Conversations Meetings
- The Urban Land Institute (ULI) conducted a Technical Assistance Panel
- Planning Commission Work Session and Open House.
- Planning Commission Public Hearing.



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# Small Area Plan Vision



**VISION:** Building on North Woodbridge's rich history and environmental resources, create a dynamic community focused on a dense, mixed-use North Woodbridge Town Center, while strengthening the existing communities of Marumisco and Belmont Bay, oriented around a multimodal transportation network and a vibrant waterfront.



**GREEN INFRASTRUCTURE:** Ensure a robust and connected system of greenways, blueways, trails, open space and corridors that provide a benefit to the environment, community and local wildlife.



**PLACETYPES:** Create a sense of place with a vertical mixed-use town center and capitalize on the waterfront as a unique feature. Create neighborhoods with a balanced mix of housing types and affordability.



**CULTURAL RESOURCES:** Identify and protect Prince William County's significant historical, archaeological, architectural, and other cultural resources, including those significant to the County's minority communities, for the benefit of all the County's citizens and visitors.



**MOBILITY:** Create a multimodal network that leverages, connects, and expands the community's mobility hubs.



**ECONOMIC DEVELOPMENT:** Encourage economic development to attract and retain high quality businesses and services.



**DESIGN:** Create and implement high-quality design standards for pedestrian-scaled private and public development. Integrate facility design and public safety programs to enhance safety and personal security.

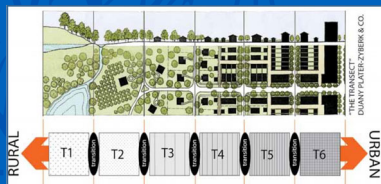


**LEVEL OF SERVICE:** Ensure an adequacy of public facilities including high-quality schools, fire stations, police facilities, libraries, and other government buildings.

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# Multimodal Planning

- Link Land Use and Transit
- Identify Transects
- Multimodal Network
- Transit Supportive Densities

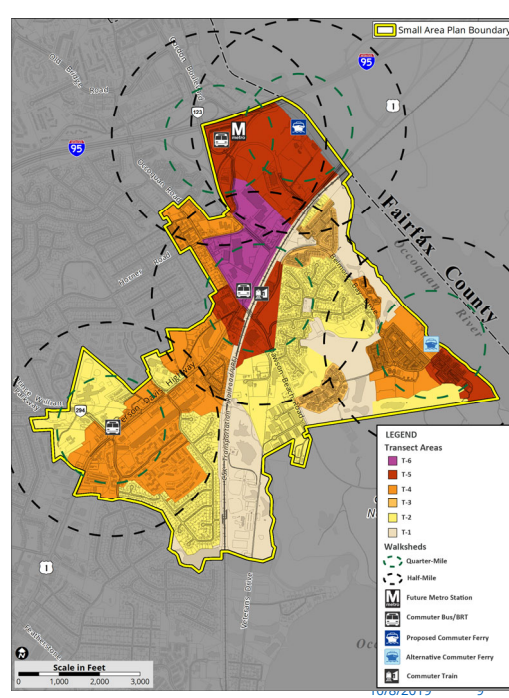


Transect	Mixed Use Intensity	Activity Density (jobs + people/acre)	Avg. Bldg. Height	Typical Max Bldg. Height	Typical Net FAR	Supported Transit Technology
T6	High	100+ /ac	8+ Stories	20+ Stories	2-30+	LRT / Rail
T5	High	60-100 /ac	8 Stories	12 Stories	1.58-2.30	BRT / LRT
T4	Moderate	25-60 /ac	4 Stories	8 Stories	0.57-1.38	Express Bus
T3	Moderate	10-25 /ac	3 Stories	5 Stories	0.23-0.57	Fixed Route Bus
T2	Low	1-10 /ac	1-5 Stories	3 Stories	0.02-0.23	Demand Response
T1	Very Low	0-1 /ac	1 Stories	2 Stories	0-0.02	Demand Response

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# Transects

- **T-6:** highest mixed-use intensity in the study area due to the relatively large parcels, potential for redevelopment, and adjacency to existing rail and bus station
- **T-5:** has a high mixed-use intensity, and provides a transition between the most dense and less dense areas
- **T-4:** a mixed-use intensity that provides a transition from the urbanity of the Town Center to represent a neighborhood scale of intensity
- **T-2:** consists of lower density flex/industrial uses and existing single-family residential neighborhoods.
- **T-3 and T-1** are transects reflecting existing land use intensities



# Land Use



	Town Center	Urban Neighborhood	Neighborhood Mixed-Use	Technology/Flex
DESCRIPTION				
	Town Centers provide a mix of uses arranged in a pedestrian-friendly urban form. These centers are locations for regional commercial and entertainment destinations as well as access to amenities for adjacent residential and employment centers. Streets are interconnected and multi-modal with parking located behind buildings. Short blocks with shallow setbacks and on-street parking are appropriate.	Urban Neighborhoods are an opportunity to develop higher density, mixed-use residential close to transit (BRT) or town centers. They mix housing types that meet the needs of all ages and economic groups. Small-scale office, retail and service uses are integrated into the neighborhood. Neighborhood design is based on traditional neighborhood principles, emphasizing pedestrian activity. Development should be in short blocks with homes oriented to the front of the lot with shallow setbacks. Parking is on-street or in alleys. Waterfront areas of Urban Neighborhoods are more densely developed and have a greater proportion of non-residential uses.	Neighborhoods provide a focus on local employment uses within an urban, mixed-use environment. First-floor retail and commercial establishments and/or the inclusion of multi-family housing can support developments. The intent is to create vibrant, diverse places to accommodate a variety of business and housing development needs. Buildings have short to medium setbacks and varying block sizes. Parking is predominantly structured with accommodations for on-street and limited surface parking.	Technology/flex industrial areas provide opportunities for production, flex office/warehouse space, and warehousing uses that do not require large outdoor storage or produce nuisances such as noise, dust or vibration. They are less hazardous and limited impacts on surrounding areas compared to heavy manufacturing. Buildings in this area have medium to deep setbacks and larger block sizes. Surface parking is acceptable.
Primary Uses	<ul style="list-style-type: none"> <li>• Retail &amp; Service Commercial</li> <li>• Office</li> <li>• Entertainment Commercial</li> <li>• Multi-Family Residential</li> <li>• Government Contracting</li> <li>• Hotel</li> </ul>	<ul style="list-style-type: none"> <li>• Multi-Family Residential</li> <li>• High-Density Townhouses</li> <li>• Retail &amp; Service Commercial</li> <li>• Additional Waterfront Uses</li> <li>• Hotel/Conference Center</li> <li>• Office</li> <li>• Government Contracting</li> </ul>	<ul style="list-style-type: none"> <li>• Multi-Family Residential</li> <li>• Retail &amp; Service Commercial</li> <li>• Civic, Cultural, Community Institutional</li> </ul>	<ul style="list-style-type: none"> <li>• Healthcare</li> <li>• Federal Government Contracting</li> <li>• Research &amp; Development</li> <li>• Flex Space</li> <li>• Light Industrial</li> <li>• Information Communications Technology</li> <li>• Warehousing &amp; Logistics</li> <li>• Advanced Manufacturing</li> </ul>
Secondary Uses	<ul style="list-style-type: none"> <li>• Civic, Cultural, Community Institutional</li> </ul>	<ul style="list-style-type: none"> <li>• Active Adult Retirement Communities</li> <li>• Office</li> <li>• Additional Waterfront uses:                             <ul style="list-style-type: none"> <li>• Recreation</li> <li>• Entertainment/Commercial</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Office</li> <li>• Institutional</li> <li>• Hotel</li> <li>• Healthcare</li> <li>• Local Government Contracting</li> </ul>	<ul style="list-style-type: none"> <li>• Retail &amp; Service Commercial</li> <li>• Office</li> <li>• Institutional</li> <li>• Trade/Tech School</li> </ul>

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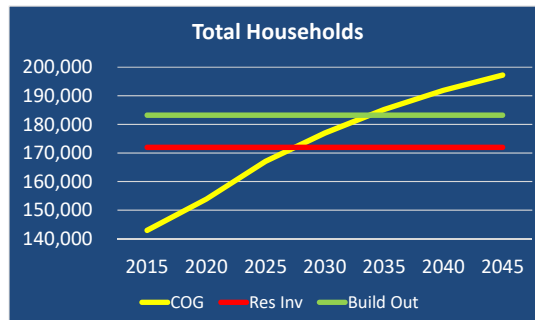
# Land Use

	Town Center	Urban Neighborhood	Neighborhood Mixed-Use	Technology/Flex
<b>Use Pattern</b>	Based on Street Typology	Based on Street Typology	Based on Street Typology	Based on Street Typology
<b>Target Residential Density</b>	T-6 -50-100 du/acre T-5 -12-50 du/acre	T-5 -12-50 du/acre	T-4 -8-24 du/acre	n/a
<b>Target Non-Residential FAR</b>	T-6 -2.3-3.0 FAR T-5 -1.2-3.0 FAR	T-5 -1-2.3 FAR	T-4 -0.57-1.38 FAR	T-3 -Up to 0.57 FAR
<b>Target Land Use Mix</b>	Residential: 40-80% Non-Residential: 10-65% Civic: 5%+	Residential: 70-90% Non-Residential: 0-20% Civic: 5%+ Waterfront only: Residential: 40-80% Non-Residential: 10-65% Civic: 5%+	Residential: 80-90% Non-Residential: 10-50% Civic: 5%+	Residential: 0% Non-Residential: 100% Civic: 0%+
<b>Target Building Height</b>	T-6 -8-20+ stories T-5 -6-12 stories	T-5 -6-12 stories	T-4 -Up to 8 stories	T-3 -5 Stories
<b>Minimum Open Space</b>	10% of site	10% of site	10% of site	20% of site
<b>Implementing Zoning Districts*</b>	PMD PMR PSD R-U	PMD PMR PSD R-U	PMD PMR PSD V	PSD OFI M-2

\*Future Mixed-Use Zoning Districts (i.e., MUZD) may apply.

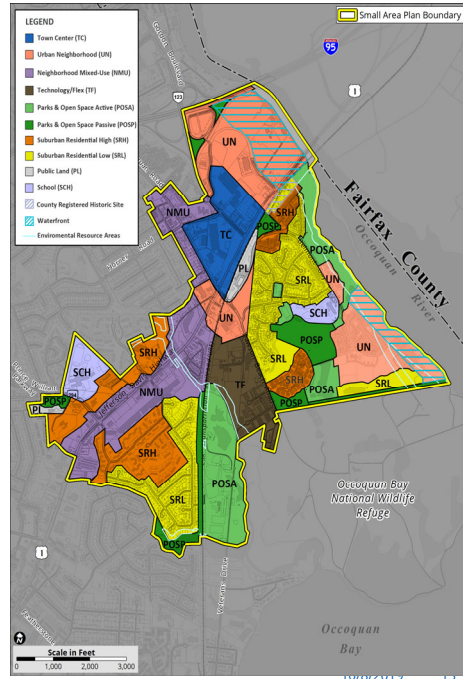
# Projected Growth

District (Small Area Plan)	North Woodbridge Estimates		
	Low	Medium	High
Non-residential (Potential GFA)	2,390,382	3,137,500	3,884,619
Total Jobs	6,411	8,664	10,917
Dwelling Units	10,245	12,917	15,587
People	27,375	33,521	39,662
Total People + Jobs	33,786	42,185	50,579
Total Land Area	1,264 Acres		
Activity Density	26.73	33.37	40.02
Density Classification	P-4	P-4	P-5



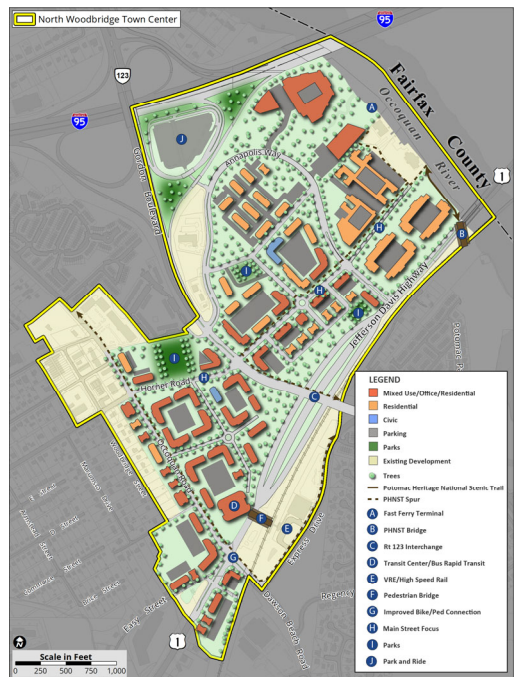
## Land Use Plan

- Town Center / Urban Neighborhoods areas of greatest walkability / connectivity
- Neighborhoods for lower intensity mixed-use
- Technology/Flex to support industrial use evolution
- Preservation of established communities
- Parks and open space network



## North Woodbridge Town Center Illustrative Plan

- Dense mixed-use
  - Office
  - Residential
  - Retail / Restaurants
  - Civic
  - Arts and Entertainment
- Transit-oriented development
  - VRE >> high speed rail
  - Omni-Ride >> Metrorail
  - Fast Ferry
  - Transit center / BRT
- Main Street Focus pedestrian spine
- Pedestrian / bike crossings of Route 1
- Parks and open space
- Potomac Heritage National Scenic Trail



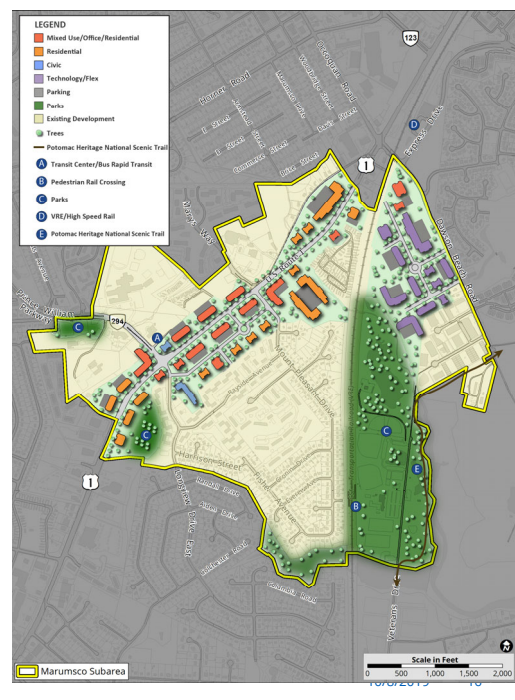
## Belmont Bay Illustrative Plan

- Complete master planned land bay development
- Align PHNST along waterfront
- Establish civic focal point leveraging science (GMU) and nature (National Wildlife Refuge), e.g. a community center or amphitheater
- Incorporate portions of the golf course into Parks and Open Space
- Capitalize on vibrant waterfront
- Evaluate potential ferry location sites
- Preserve existing residential communities



## Marumscos Illustrative Plan

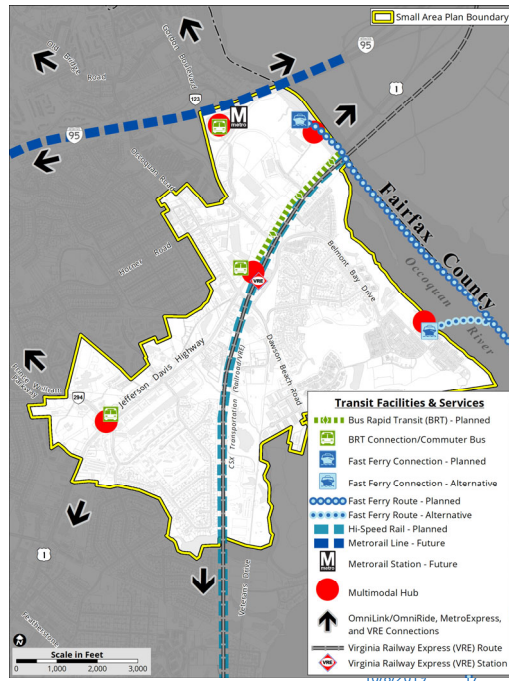
- Facilitate reinvestment / redevelopment of existing commercial properties
- Introduce mixed-use into commercial zones
- Improve pedestrian and bike connectivity
- Preserve existing residential uses
- Expand technology/flex land use



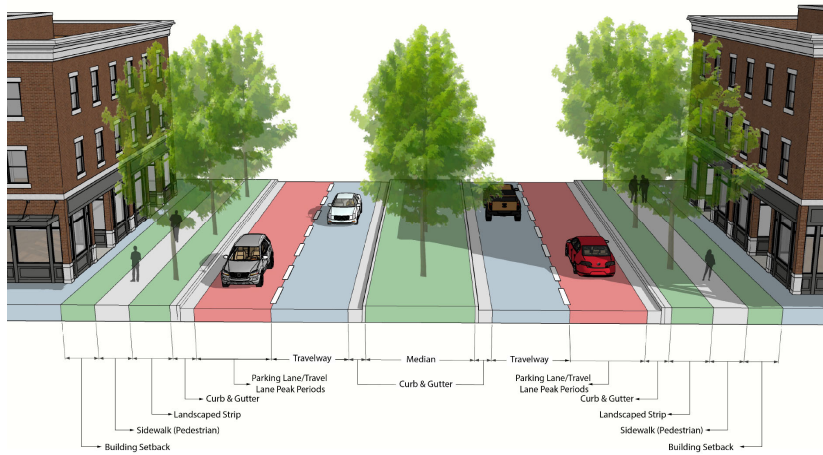


# Multimodal Mobility Plan

- Design overlay on traditional functional classification
- Transit Triangle
  - VRE
  - OmniRide
  - Fast Ferry
- Bus Rapid Transit (BRT) along Route 1
- Pedestrian and bike connectivity
  - PHNST
  - Pedestrian crossings of Route 1
  - North Woodbridge Town Center pedestrian spine
  - North Woodbridge Loop
- Street grid network
- Route 1 / 123 interchange



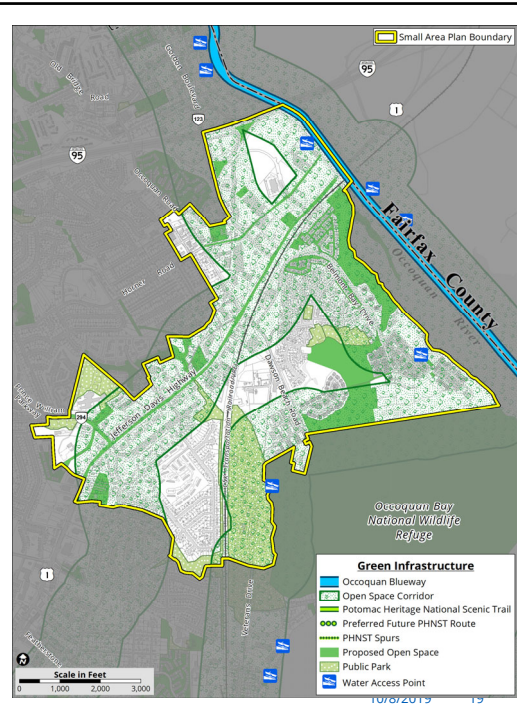
# Boulevard



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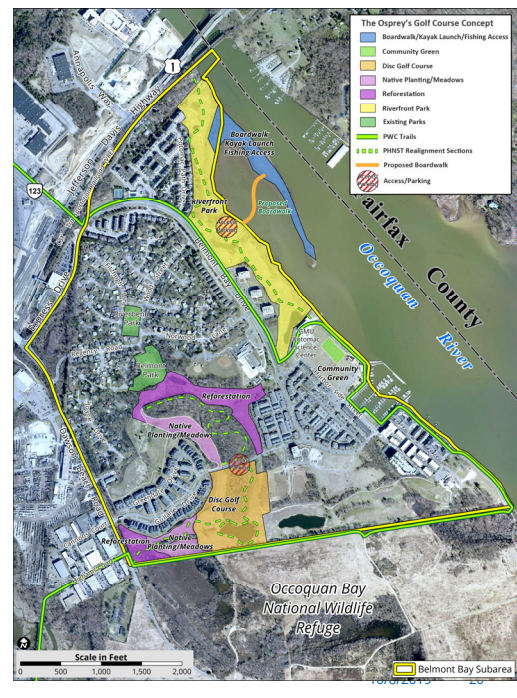
# Green Infrastructure

- Benefit both human and wildlife communities
- Connect regionally
  - PHNST
  - Occoquan Blueway
  - Occoquan Bay National Wildlife Refuge
- Address local needs
  - Strategically placed pocket parks
  - Streetscaping
  - Steep slope protection
- Leverage The Osprey's Golf Course redevelopment opportunities



# Golf Course Redevelopment

- Expand recreational river access
- Enhance riverfront park
- Define Belmont Bay Community Green
- Develop Disc Golf Course
- Create lowland meadows for native planting
- Establish reforestation areas



# Level of Service

Projected new facilities needs:

- Safe and Secure Community
  - Fire station
  - Police Substation and administrative building
  - Satellite field office
- Education needs:
  - Elementary school
  - Community library
  - Senior Center
- Parks and Recreation
  - Additional ±262 acres of parkland
- Broadband Needs and Wireless Communications Gaps
  - Ongoing effort to improve infrastructure through redevelopment



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# Implementation

Action Strategies

- Phased: short, medium, long term, on-going
- Continuing coordination with stakeholders: regular BOCS reports on implementation
- Support Plan Vision and Goals

Timeframe	Goal	Action Item	Coordinating Agencies	Implementation Strategies
Medium Term	Economic Development	Establish North Woodbridge Town Center Business Improvement District	PWC, Private Sector	Provide marketing, innovative funding pursuit, and operations services specific to the North Woodbridge Town Center
Longer Term	Mobility	Construct U.S. Route 1 / Route 123 interchange	Virginia Department of Mobility, PWC, Private Sector	Establish timeframe for evaluating possible at-grade option
Ongoing	Land Use	Ensure development along the south of Occoquan Road provides a transition zone from areas of greatest intensity to the lower density, single-family homes just outside of the study area	PWC, Private Sector	Evaluate applications through the development review process

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## Recommendation



The Planning Office **recommends adoption** of Comprehensive Plan Amendment #CPA2017-00007, North Woodbridge Small Area Plan into the Comprehensive Plan.

- The Plan capitalizes on the opportunities of the **waterfront, VRE, fast ferry and revitalization**;
- The Plan provides detailed guidance and **implementation strategies** for the redevelopment of an important gateway area of the County;
- The Plan coupled with the designation of an Opportunity Zone for the area will **spur investment** in infrastructure leading to revitalization of the area;
- The Plan supports and furthers the County **Smart Growth Principles** in accordance with the Comprehensive Plan; and
- The Plan results from **extensive public participation** from citizens.

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