



STAFF REPORT

PC Meeting Date:	September 1, 2021
Agenda Title:	Comprehensive Plan Amendment #CPA2020-00004, Triangle Small Area Plan
District Impact:	Potomac Magisterial Districts
Requested Action:	Recommend Approval of Comprehensive Plan Amendment #CPA2020-00004, Triangle Small Area Plan
Department:	Planning Office
Case Planner:	Alex Vanegas, CPM

EXECUTIVE SUMMARY

The Triangle Small Area Plan serves as a basis for the long-term vision for future growth and aids in establishing a sense of place for the Triangle study area. The plan provides greater emphasis on detailed planning, visioning, economic development, and design to build upon the framework of the Potomac Communities Revitalization Plan by providing flexibility to address changes in the marketability of non-residential development and proposes a new vision for this important southern gateway into Prince William County along the Route 1 Corridor.

The predominant land use goal of the plan is to maintain a focus on the area's residential, retail, office and cultural assets, while building upon and connecting each element to create a series of cohesive, pedestrian-friendly neighborhoods. The Triangle Small Area Plan was developed with considerations for the Main Street plans of the Town of Dumfries and capitalizing on economic opportunities associated with Potomac Defense corridor while being mindful of the security needs of the Marine Corps Base -Quantico.

It is the recommendation of staff that the Planning Commission recommend approval of Comprehensive Plan Amendment #CPA2020-00004, Triangle Small Area Plan, to the Board of County Supervisors.

BACKGROUND

- 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 initiated a scope of work for comprehensive plan amendments for several small area plans including the Triangle study area. (Attachment – BOCS Initiating Resolution).
- B. Previous Plans and Studies – On February 6, 1996, the Board of County Supervisors adopted ordinance No. 96-10 which established a Redevelopment Overlay District in the Triangle area located along the Route 1 corridor. Additional studies include; the Potomac Communities Plan (2002), Potomac Communities Revitalization Plan (2008), Potomac Communities Design Guidelines (2014), Potomac Communities-Triangle Village Mixed Use (2014) and the Target Industry Study County of Prince William, Virginia (2018). The Triangle Study Area plan was included as part of the 2008 Comprehensive Plan update.
- 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, to provide protection of environmental and cultural resources, 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 the Triangle study area. The vision and goals of the Small Area Plan are realized through the completion of the action items established in the Plan. The Plan has been prepared to be supportive of existing residential and commercial uses, while creating coordinated areas of nonresidential development and setting expectations for residential density and form in a manner sensitive to adjacent uses and historic resources. The Plan also protects and celebrates the cultural and environmental assets of the area. The Triangle Small Area Plan is an opportunity to improve pedestrian and bike mobility as well as propose recommendations to provide preservation measures for existing cultural resources, incentivize development that is appropriate/compatible and to scale with surrounding existing land uses, ensure appropriate infrastructure, and increase private investment.
- E. Small Area Plan Location – The small area plan generally encompasses approximately ±376 acres of land that is bisected by U.S. Route 1 and is generally bound by the Town of Dumfries on the north, Fuller Heights Park on the east, Joplin and Fuller Heights Roads on the south and Interstate 95 on the west.
- F. 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 Triangle Small Area Plan.

2. Placetypes – Consists of a land use plan with development standards including density, form, and layout. The transect identifies the relationship between density and mobility.
3. Design Elements – Outlines design standards for pedestrian-scaled private and public development with graphic precedents to ensure high-quality design within the Small Area Plan.
4. Mobility Plan – Mobility has a close relationship with land use. This plan calls for multi-modal mobility that interfaces with potential future development. The multi-modal component of this SAP includes pedestrian and bike facilities that connect existing and future residential development with nonresidential areas.
5. Green Infrastructure Plan – Encourages open space, active recreation, and passive recreation to be established within the project area. With people living, working, and playing in the Route 1 corridor in the Triangle study area, there is a demand for access to outdoor spaces and a requirement for environmental protection.
6. Cultural Resources Plan – Interpreting Triangle's history for the benefit of citizens and visitors as well as promote and celebrate the proximity of the planning area to important internal and adjacent historic sites, including the Amidon-Lunsford Cemetery, the Iwo Jima Memorial, Marine Corps Museum adjacent to the MCB Quantico, the Weems-Botts Museum in Dumfries, and Prince William Forest Park.
7. Economic Development Plan – Encourages the attraction and retention of diverse high-quality businesses and services that strengthen the economic vitality of this area and build on the Potomac Defense Corridor.
8. Level of Service Plan – As the Triangle SAP changes and grows over the next 20 years, it is necessary to ensure that level-of-service infrastructure improvements are programmed in the plan.

The Implementation Plan 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.

- G. Proposed Comprehensive Plan Amendment – The Triangle Small Area Plan is intended to replace a portion of the 2008 Triangle Study Area Plan and be incorporated into the Comprehensive Plan.
- H. Public Participation Process – The Triangle Small Area Plan benefitted from extensive public participation including:
 1. Community Conversations Meetings (3) on October 30, 2018, November 13, 2018, and November 14, 2018.

2. Internal County stakeholder workshop on March 2, 2020. This workshop first asked participants to help identify existing and ongoing projects that may affect the project area or immediate surroundings, and to brainstorm opportunities and challenges by each of the planning elements.
3. Virtual stakeholder interviews with Prince William County agencies, elected officials, property developers, and significant property developers held between April and May 2020. Key topics discussed with stakeholders centered around existing conditions, both within the project boundary and as part of the broader U.S. Route 1 context; key relationships to build on; and development potential and limitations.
4. A community charrette was conducted on September 30, and October 1, 2020. Members of the public examined existing assets and liabilities within the area, discussed visual preferences to establish goals and objectives, executed a SWOT (strengths, weaknesses, opportunities, and threats) exercise, began to draft plan alternatives, and discussed next steps.
5. Planning Commission work session and public meeting on May 5, 2021.

Comments from the public meetings and reviewing agencies have been addressed in the attached Plan.

- I. Historical Commission Meeting – The Triangle Small Area Plan will be reviewed by the Prince William County Historical Commission at their regularly scheduled meeting on September, 14, 2021.
- J. Planning Commission Public Meeting/Work Sessions – The Triangle Small Area Plan draft was presented to the Planning Commission for discussion during a public meeting and work session on May 5, 2021.
- K. Planning Commission Public Hearing – The Planning Commission duly ordered and advertised a public hearing for September 1, 2021, 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>.

STAFF RECOMMENDATION

The Planning Office recommends adoption of Comprehensive Plan Amendment #CPA2020-00004, Triangle Small Area Plan into the Comprehensive Plan. The proposed amendment is supported by staff for the following reasons:

- The predominant land use goal of the plan is to maintain a focus on the area's residential, retail, office and cultural assets, while building upon and connecting each element to create a series of cohesive, pedestrian-friendly neighborhoods.

- The elements of the plan represent a blend of the feedback provided by the community, planning and smart growth principles, and necessary updates to existing Comprehensive Plan.
- The Plan emphasizes on Triangle's role as the Southern Gateway to Prince William County along the Route 1 corridor by encouraging better placemaking with attractive amenities
- The Economic Plan builds on the Potomac Defense Corridor along Route 1 to maintain a focus on establishing provisions to support MCB Quantico by developing supplemental residential, retail, and office space, and connecting each element to create a series of cohesive, pedestrian-friendly neighborhoods.
- Use green infrastructure tools to increase green/natural spaces and enhance aesthetics along Route 1 and Fuller Heights corridors.
- The Plan provides detailed guidance and implementation strategies for the development of an important area gateway of the County.
- The Plan supports and furthers the County Smart Growth Principles in accordance with the Comprehensive Plan.
- The Plan results from extensive public participation.

Policy

The Small Area Plan further refines the intent and goals of the 2008 Triangle Area Plan and provides flexibility to address changes in the marketability of office development and proposes a new vision for the Route 1 Corridor. The predominant land use goal of the plan is to maintain a focus on the area's residential, retail, office and cultural assets, while building upon and connecting each element to create a series of cohesive, pedestrian-friendly neighborhoods.

- 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.
- Compact Design – *Take advantage of compact, environmentally friendly and energy efficient building design.* The Small Area Plan creates coordinated areas of nonresidential development, sets expectations for residential density and form, and encourages an area of compact mixed-use development.
- Diversity of Housing – *Create a range of housing opportunities and choices.* The Small Area Plan is supportive of a diversity of housing by allowing for an area of mixed-use multi-family housing with ground floor commercial development. Additionally, the plan is supportive of preserving the existing single-family detached development pattern in the area.

- Pedestrian-friendly – *Create walkable neighborhoods.* The Small Area Plan focuses attention on creating a walkable community through design of the streetscape, the proposed street designs promote walkability and bicycle connectivity.
- Sense of Place – *Foster distinctive, attractive communities with a strong sense of place.* The Small Area Plan incorporates the elements necessary for guiding development that is reflective of the area's rich history, existing development pattern, promotes connectivity, and supports a high quality of life throughout the project area.
- 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.
- Using Existing Infrastructure Investments – *Strengthen and direct development towards existing communities and infrastructure.* The Triangle Small Area Plan is located within the Development Area of the County, and is served by existing roads, power, sewer, and water. Major investments along the Route 1 corridor
- Multimodal – *Provide a variety of transportation choices.* The Mobility section of the Small Area Plan addresses the various mobility uses along U.S. Route 1 corridor in Triangle, access to I-95, and the benefits of transit service from the forthcoming Potomac Shores VRE Station which is approximately 5.26 miles northeast. PRTC provides OmniRide Local northbound to the commuter lot on the Route 234 to transfer to OmniRide Express for designations points north.
- Fosters Investment – *Make development decisions predictable, fair, and cost-effective.* This detailed plan will provide guidance to development based on the infrastructure improvements made along the Route 1 corridor. Different tools to facilitate economic development are discussed to encourage development and to coordinate and fund future infrastructure.
- Participatory – *Encourage community and stakeholder collaboration.* The extensive community outreach accomplished in preparation of this plan reflects this principle.

Community Input

The Small Area Plan process included research, stakeholder and public engagement, and visioning, leading to the final plan. As required by Section 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 work session and public meeting were held on May 5, 2021. Furthermore, the Planning Office received

feedback during the Comprehensive Plan Update Community Conversations meetings held on October 30, 2018, November 13, 2018, and November 14, 2018, as well as during the two day Charrette held with the public on September 30 and October 1, 2020. The comments provided at the public meetings have been considered in the proposed amendment.

Other Jurisdiction Comments

Adjacent jurisdictions were provided notifications to review and provide comments. Their comments have been incorporated into the Plan.

Legal Issues

In accordance with Section 15.2-2223, the Small Area Plan will provide guidance for future rezoning and special use permit applications as well as any future infrastructure improvements needed.

Timing

Section 15.2-2229, Code of Virginia allows that if the governing body desires an amendment, it may prepare such an amendment and refer it to the local planning commission for public hearing within 60 days after written request by the governing body or direct the local planning commission to prepare an amendment and submit it to the public hearing within 60 days or such longer timeframe as may be specified after written request by the governing body. A public hearing before the Planning Commission was advertised for September 1, 2021.

STAFF CONTACT INFORMATION

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ATTACHMENTS

Triangle Small Area Plan Draft Plan
Vicinity & Plan aps
BOCS Initiating Resolution

Triangle Small Area Draft Plan

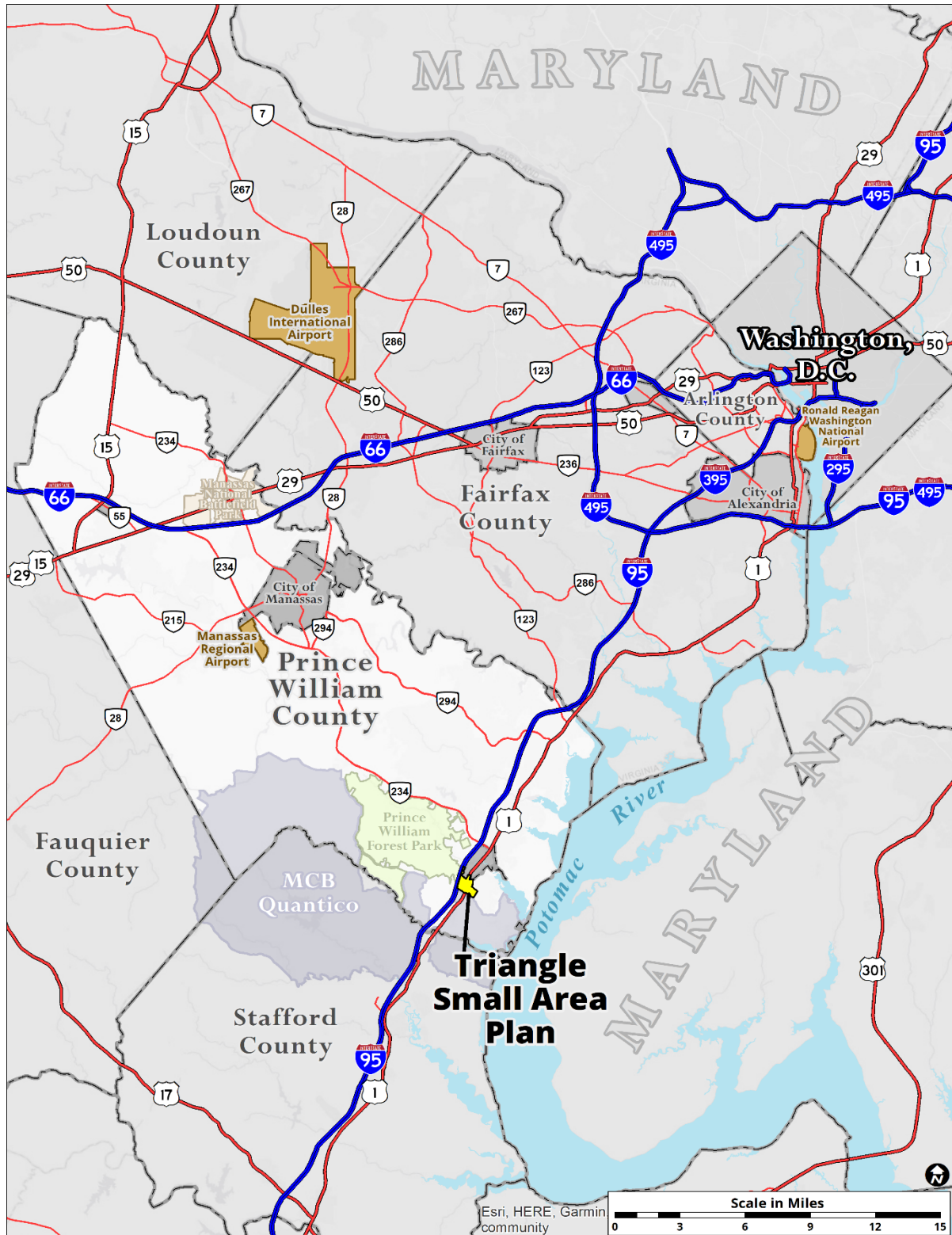
Triangle Small Area Plan is available online at www.pwcgov.org/PlanUpdate

or

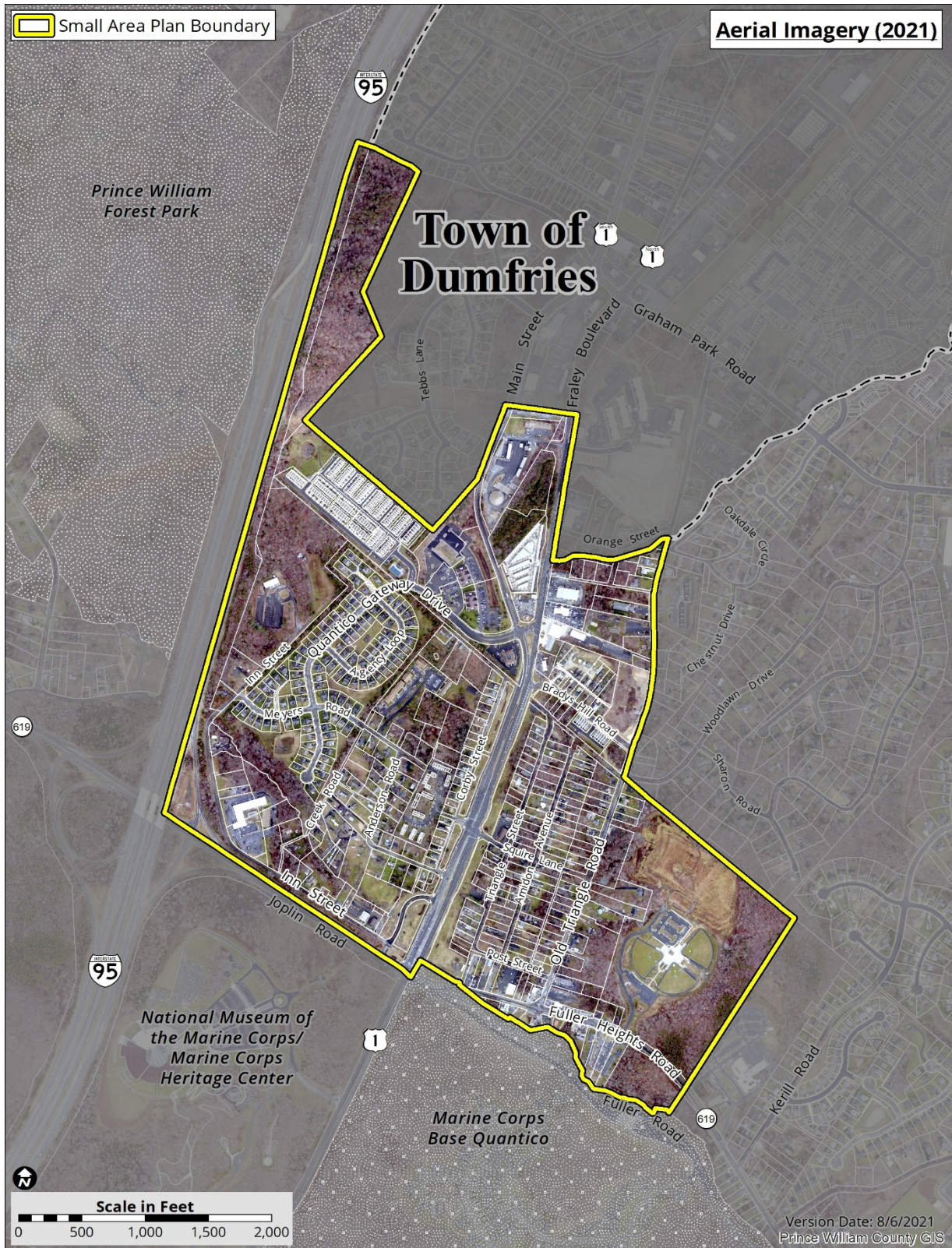
Link directly:

[Triangle Small Area Plan - Draft: August 6, 2021 \(pwcgov.org\)](http://www.pwcgov.org/PlanUpdate)

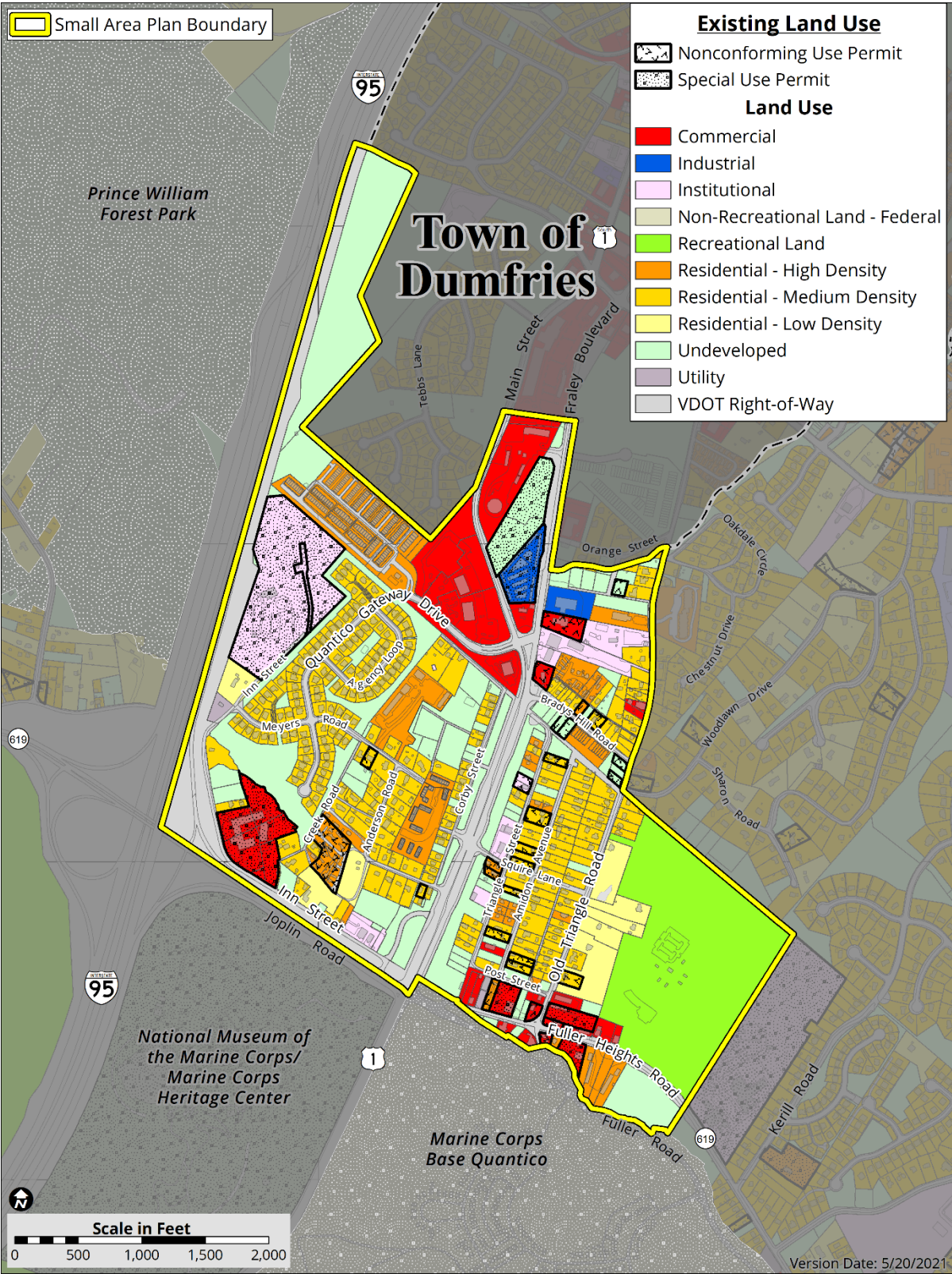
Vicinity Map

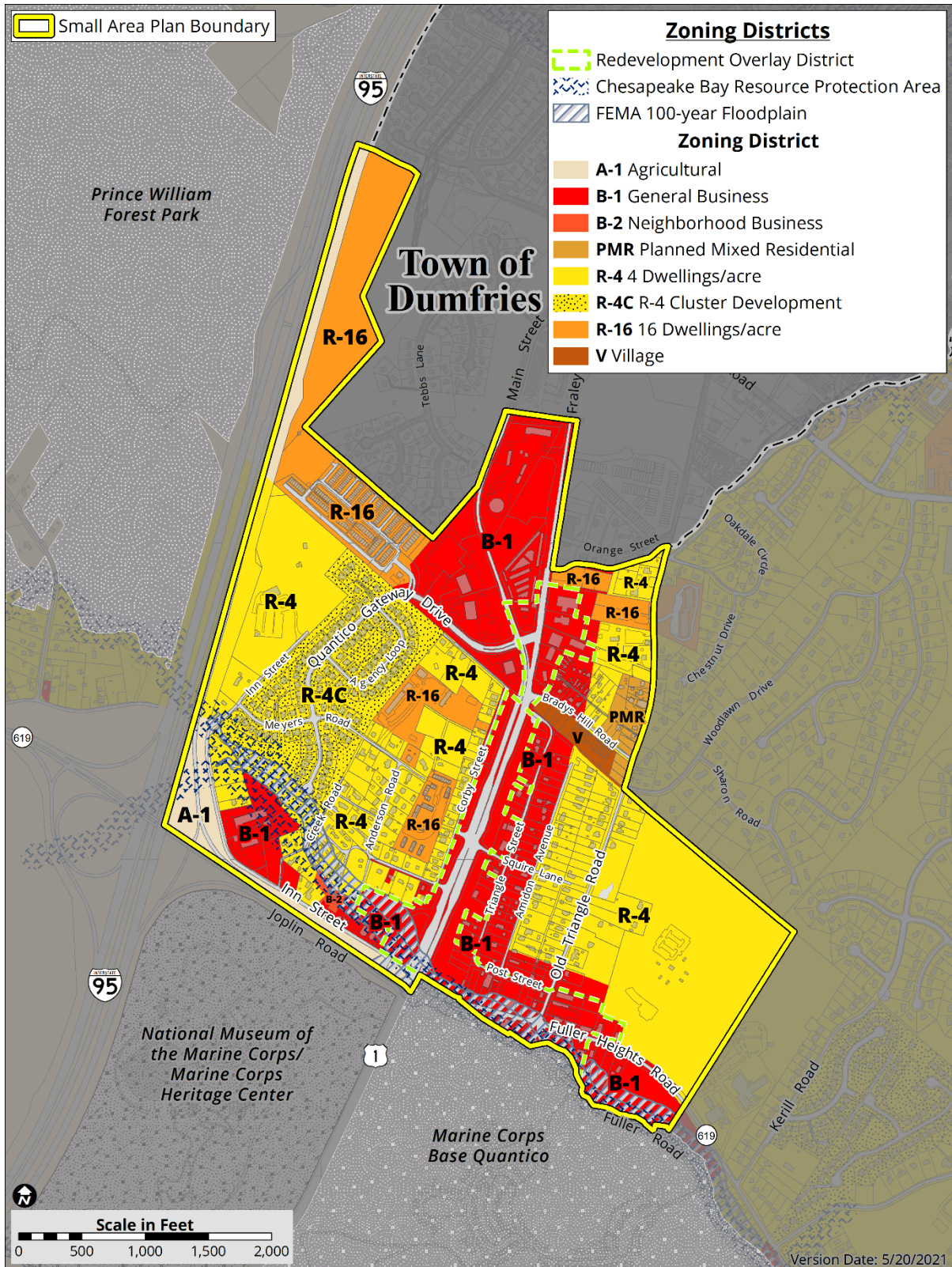


Boundary Map of Small Area Plan

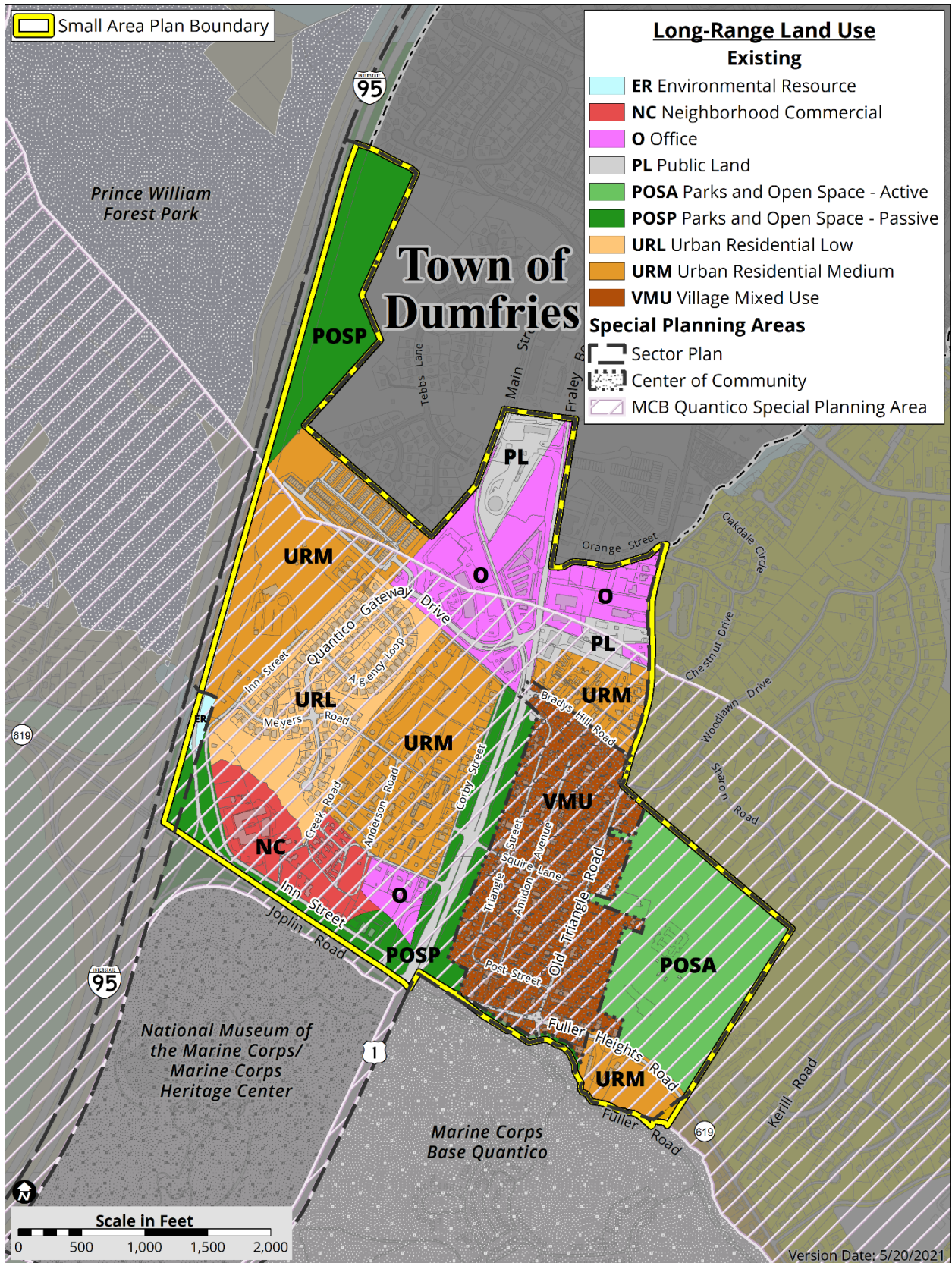


Current Land Uses Map

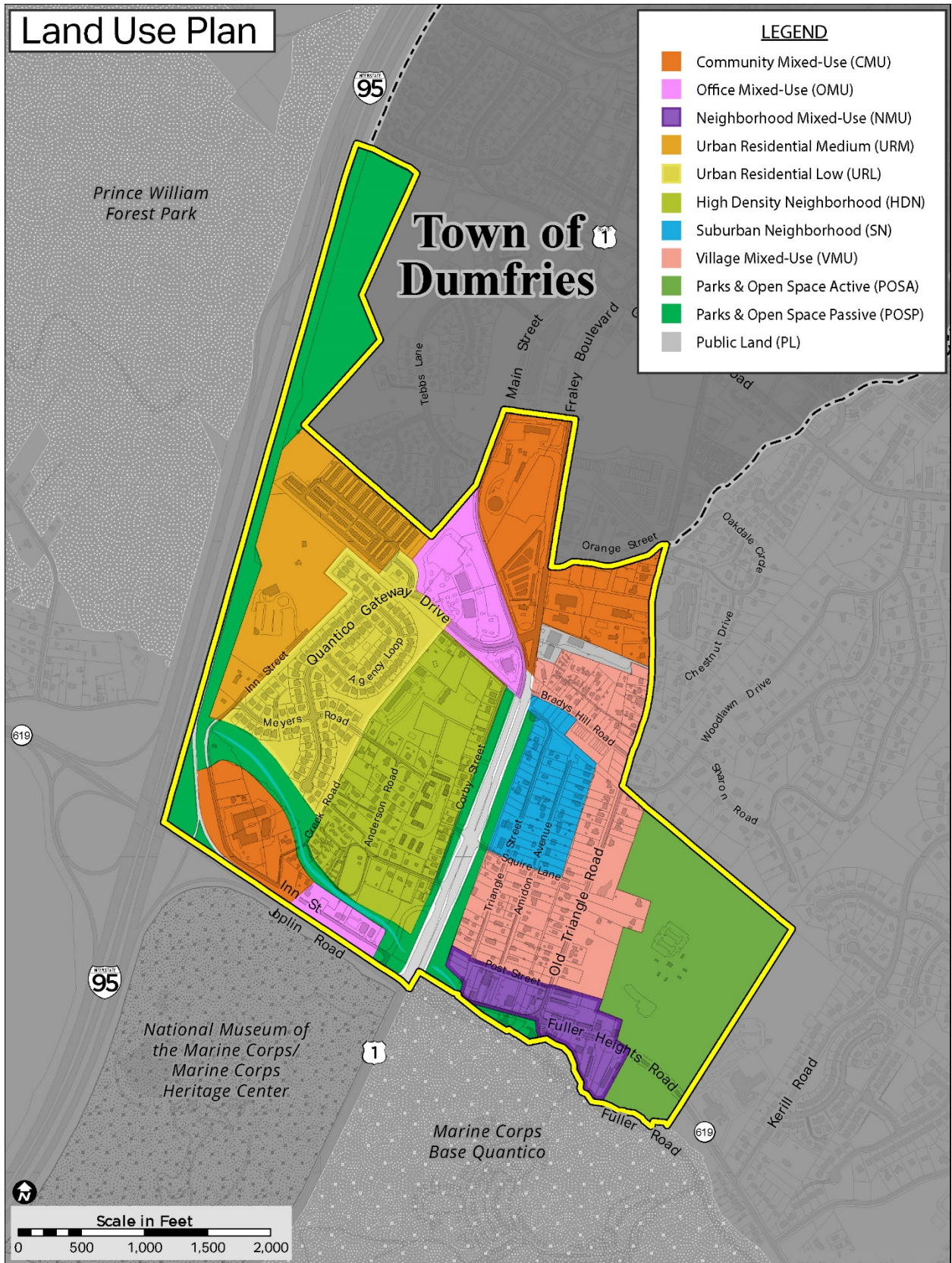




Existing Long Range Use Designations Map



Proposed Triangle Small Area Plan Land Use Map



BOCS 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

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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

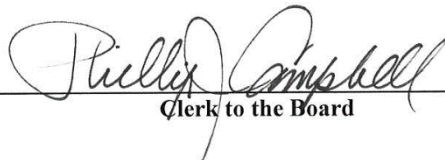
Absent from Vote: None

Absent from Meeting: None

For Information:

Planning Director

ATTEST: _____


Clerk to the Board