



**PRINCE WILLIAM**  
COUNTY

# **ZTA #DPA 2016-00020**

## **Mixed Use District (MXD)**

### **Locations outside the small area plans**

### **Supplemental**

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Planning Office

# MXD Implementation

## Three County Areas

### 1. East PWC

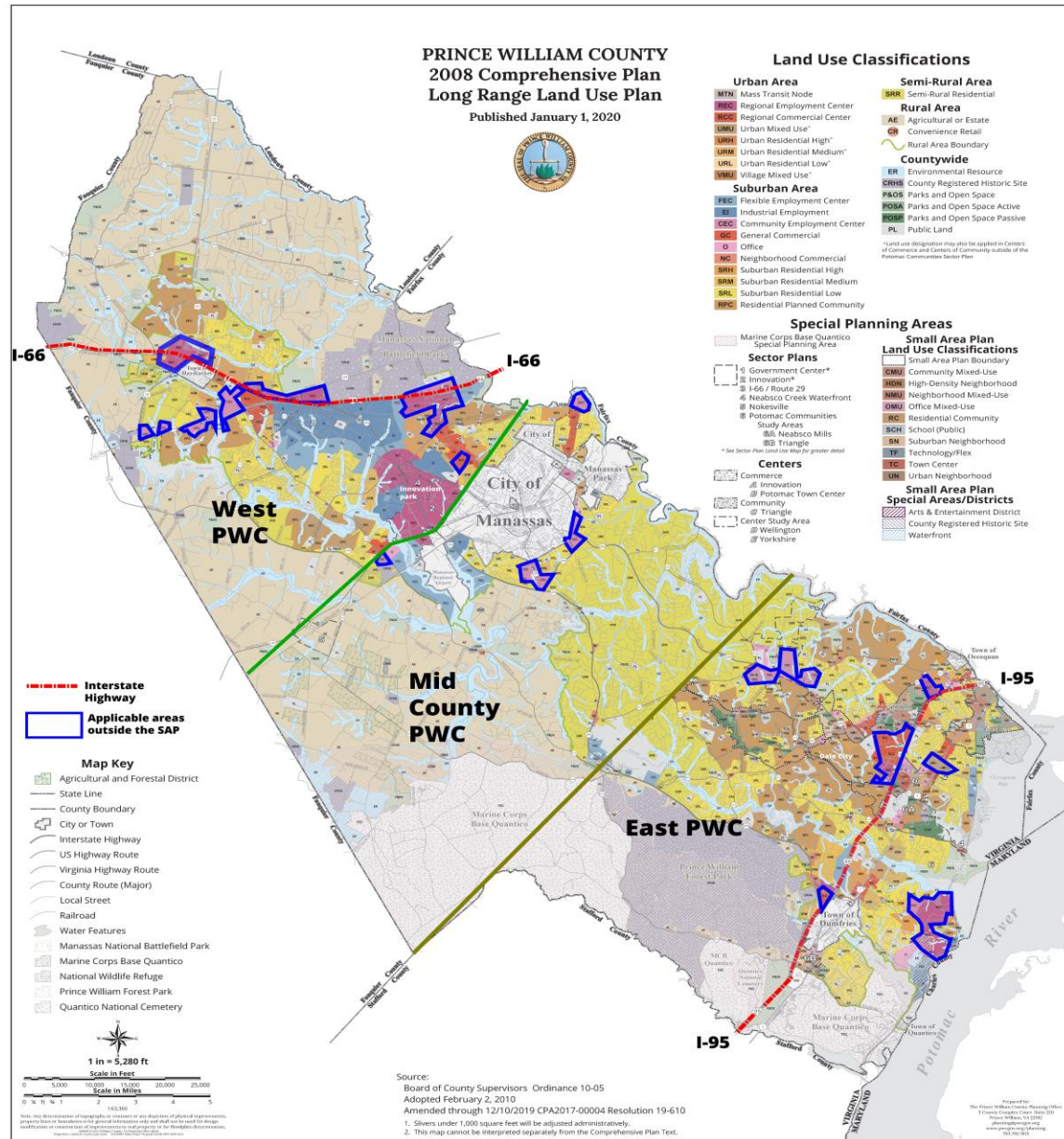
- Dumfries and I-95
- Potomac Shores
- Outside the Landing at PW
- Potomac Mills
- Featherstone- UMU
- Government Center

### 2. Mid County PWC

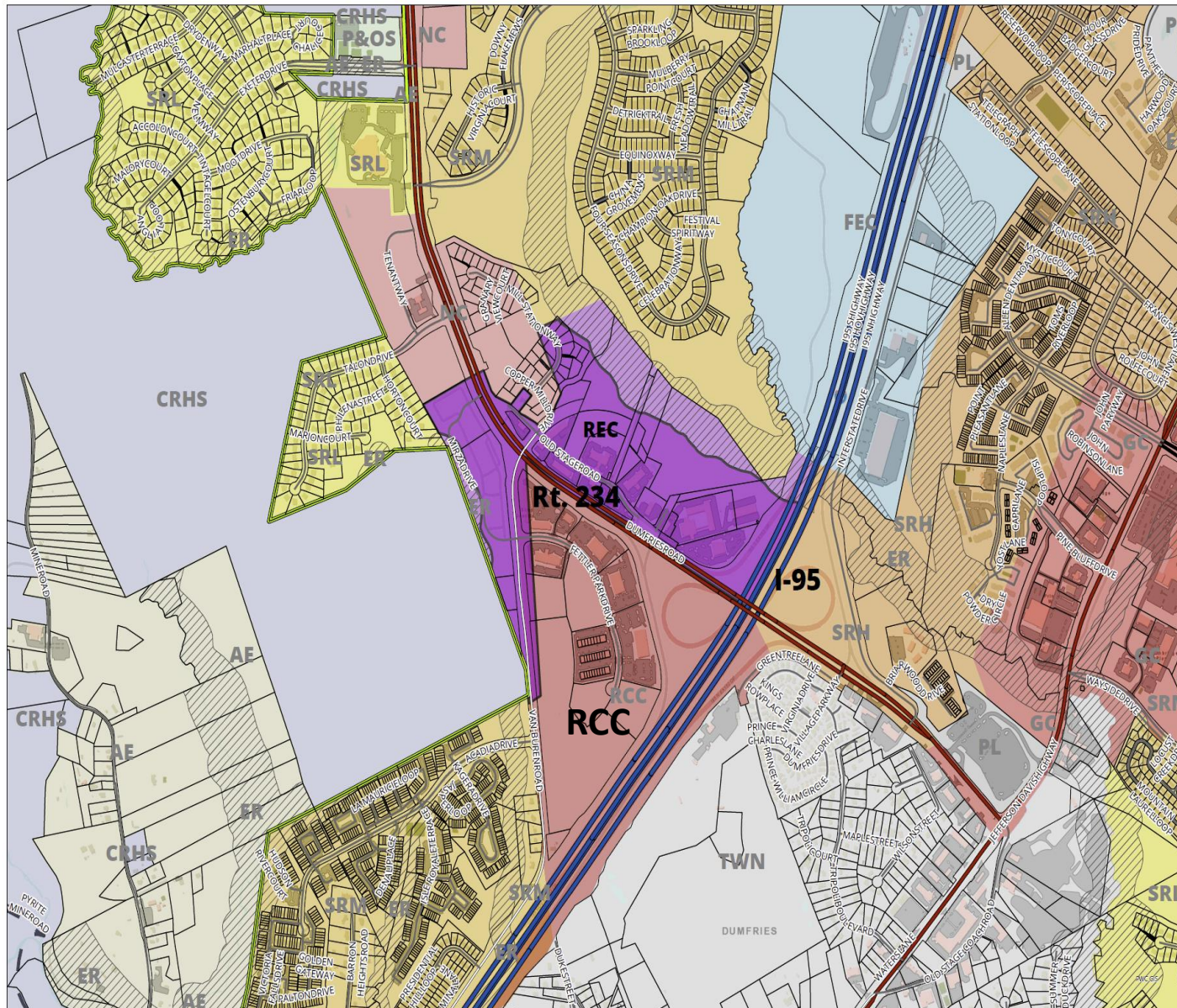
- PW Parkway & Liberia/ Fairgrounds
- Yorkshire
- Route 28 & Linton Hall/ Vint Hill

### 3. West PWC

- Sudley Road & I-66
- Route 29 & I-66 Interchange
- Route 29/Somerset
- Haymarket & I-66
- Manassas Mall

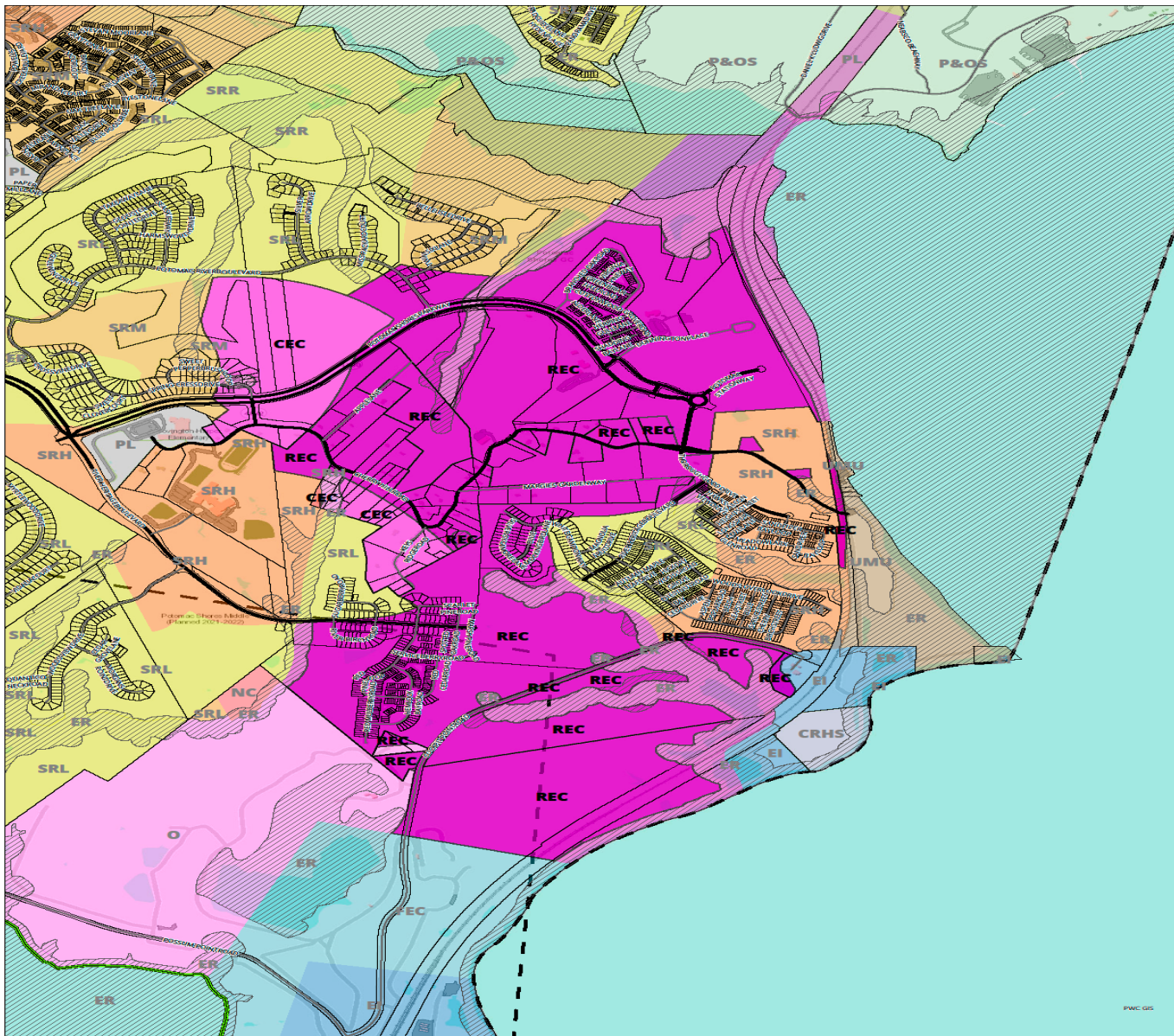


# East PWC- Dumfries & I-95



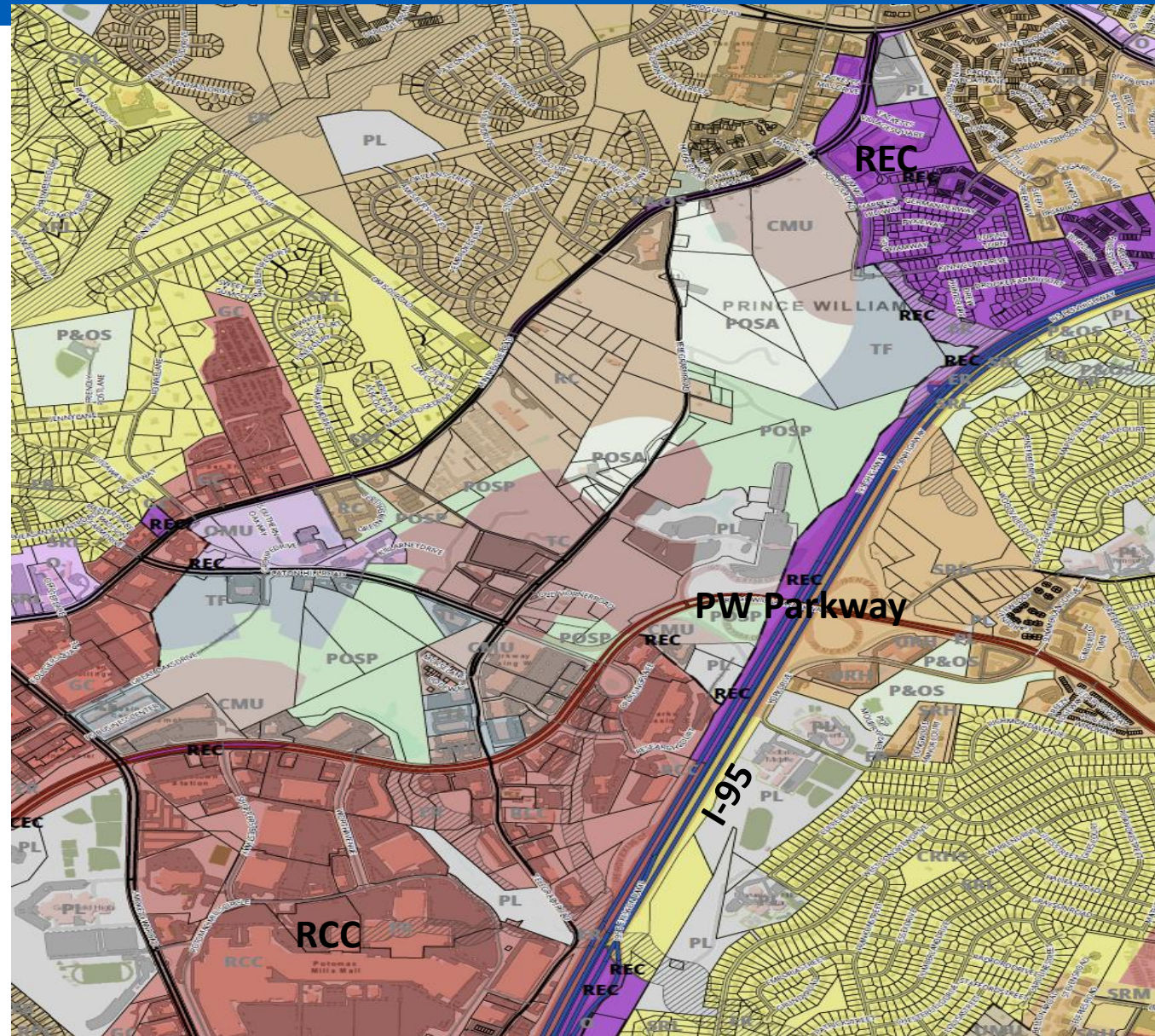
- Located on Rt. 234 Dumfries Road
- Adjacent to I-95
- Mostly shopping plaza, hotels and offices.
- RCC: ~ 115 acres
- REC: ~ 87 acres

# East PWC- Potomac Shores



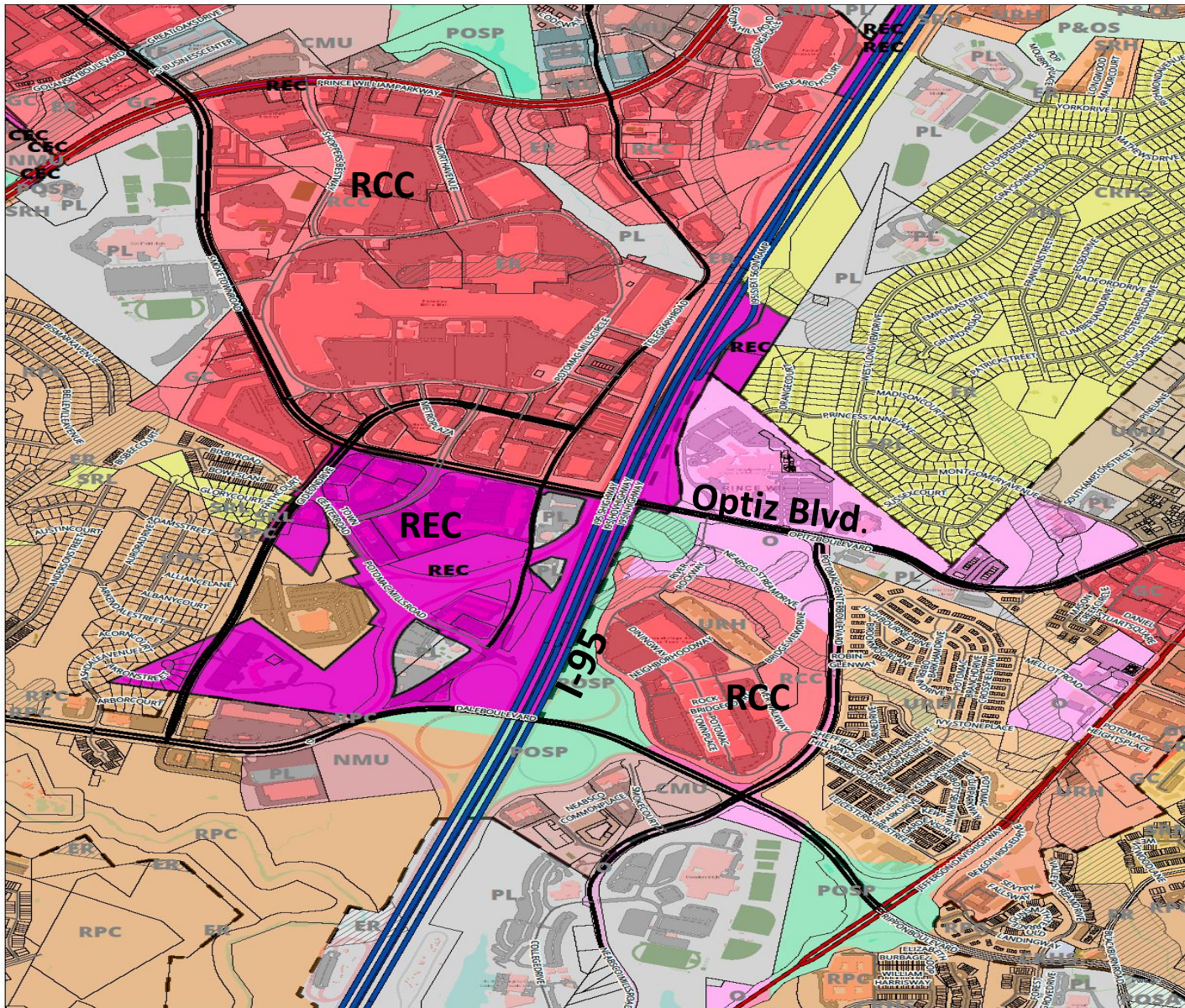
- Potomac Shores Golf Course
- Opportunities to support Potomac Shores and neighboring residential subdivisions
- REC: ~417 acres
- CEC: ~ 88 acres

# East PWC- Outside the Landing at Prince William



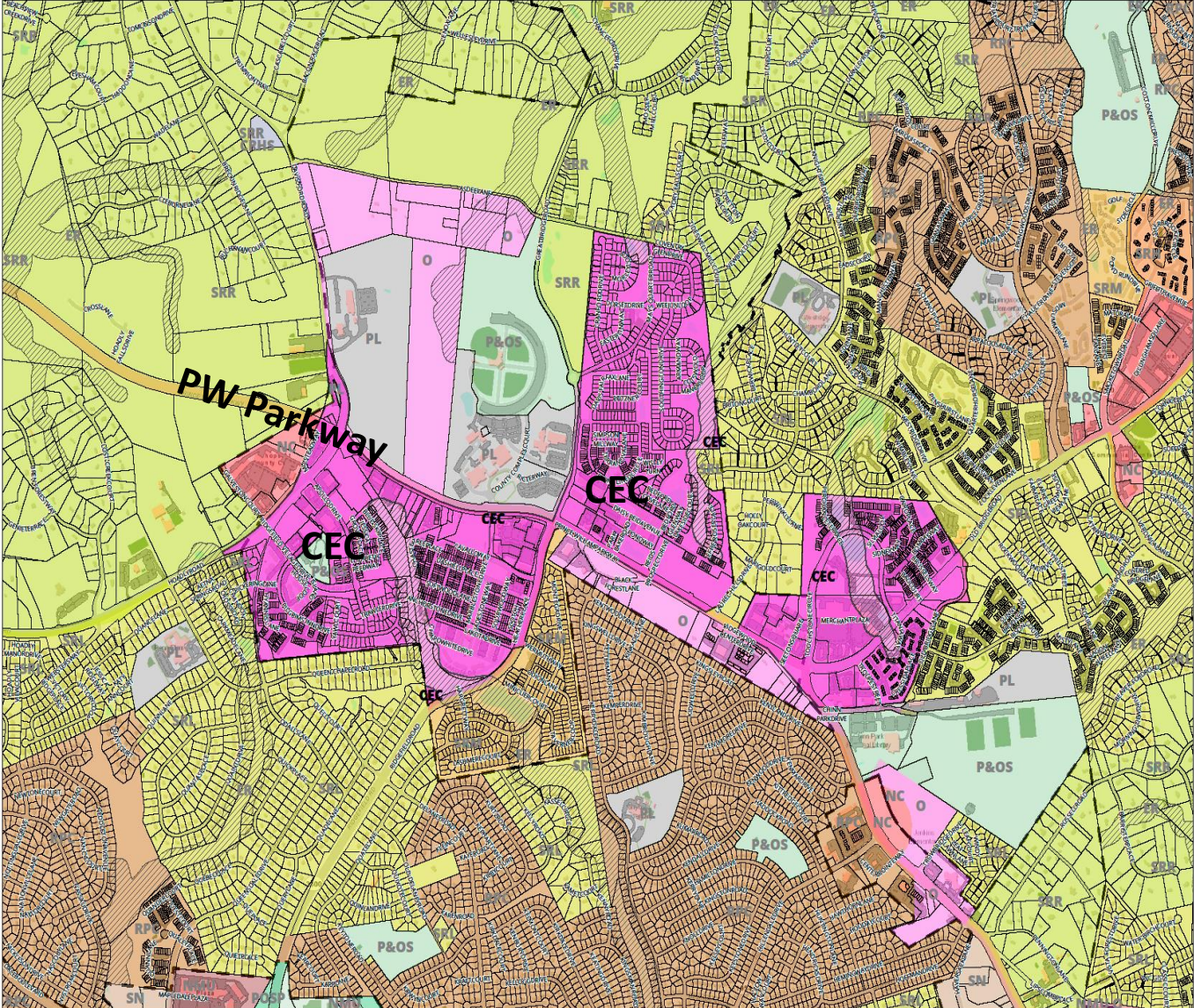
- North, south and west of the Landing at Prince William Small Area Plan.
- Adjacent to I-95
- Major portion south of Prince William Parkway.
- REC: ~ 172 acres
- RCC: ~ 462 acres

# East PWC- Potomac Mills



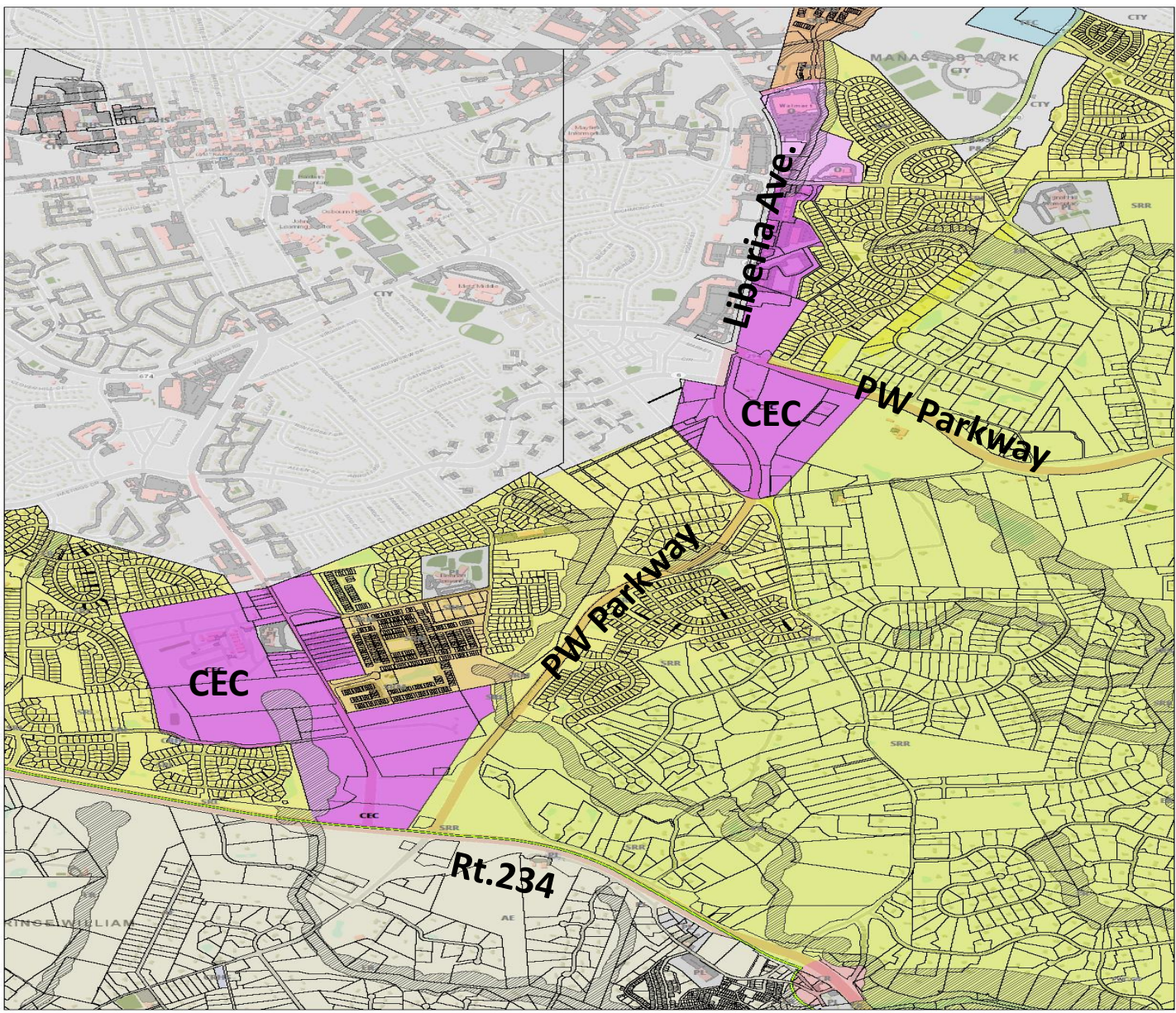
- Potomac Mills and surrounding parcels
- South of Optiz Boulevard
- Sentara Hospital
- Stonebridge at Potomac Center.
- RCC: Portions on identified on previous slide
- RCC: ~84 acres
- REC: ~199 acres

# East PWC- Government Center



- County Complex
- Reids Prospect
- Prince William County Center.
- CEC: ~ 485 acres

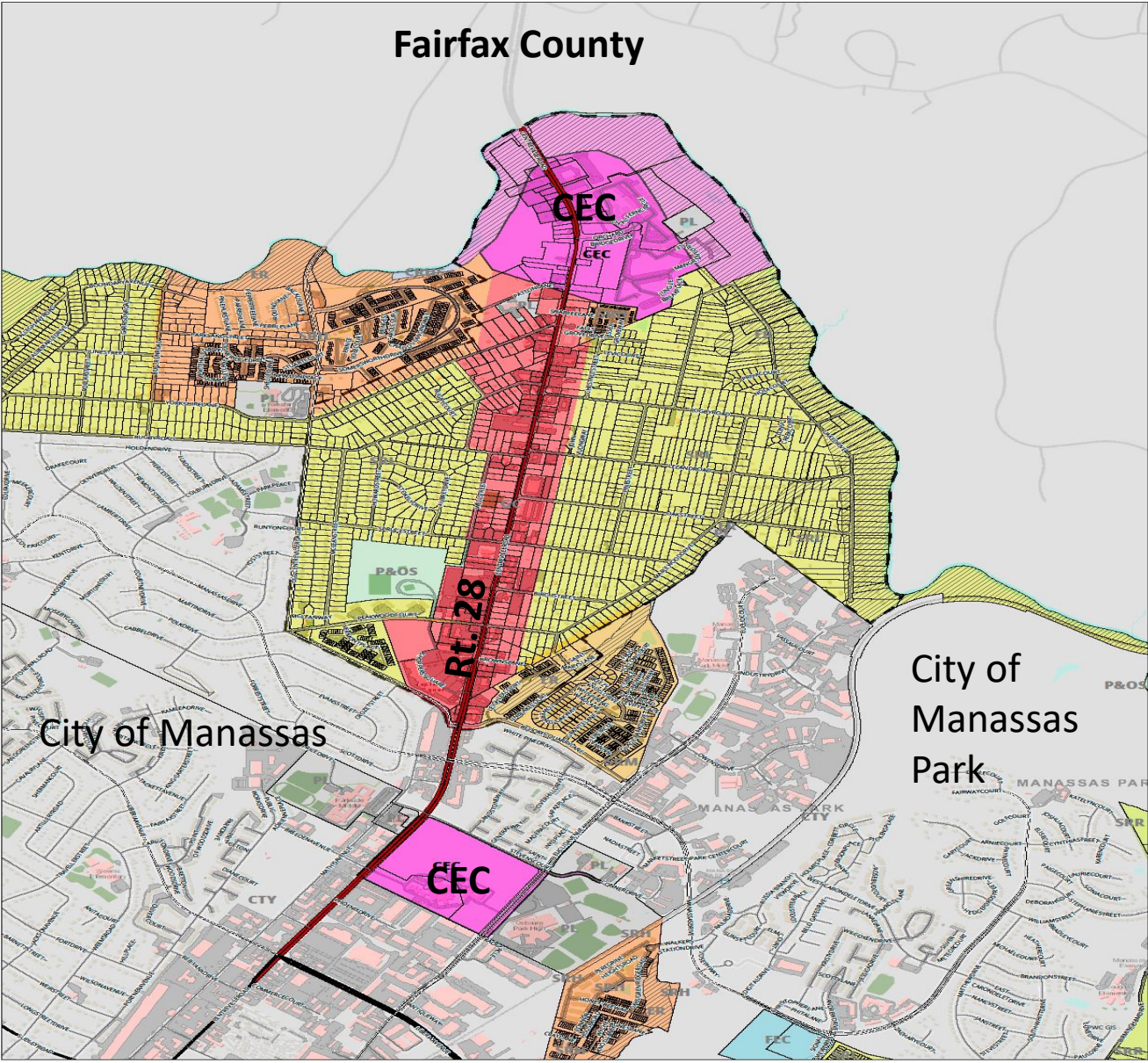
# Mid County PWC- Parkway/Liberia



- East side of Liberia
- East side of Prince William Parkway
- Western portion along Dumfries Road may be included in Fairground study area.
- CEC: ~ 131 acres
- CEC: ~ 213 acres as part of Fairgrounds study area

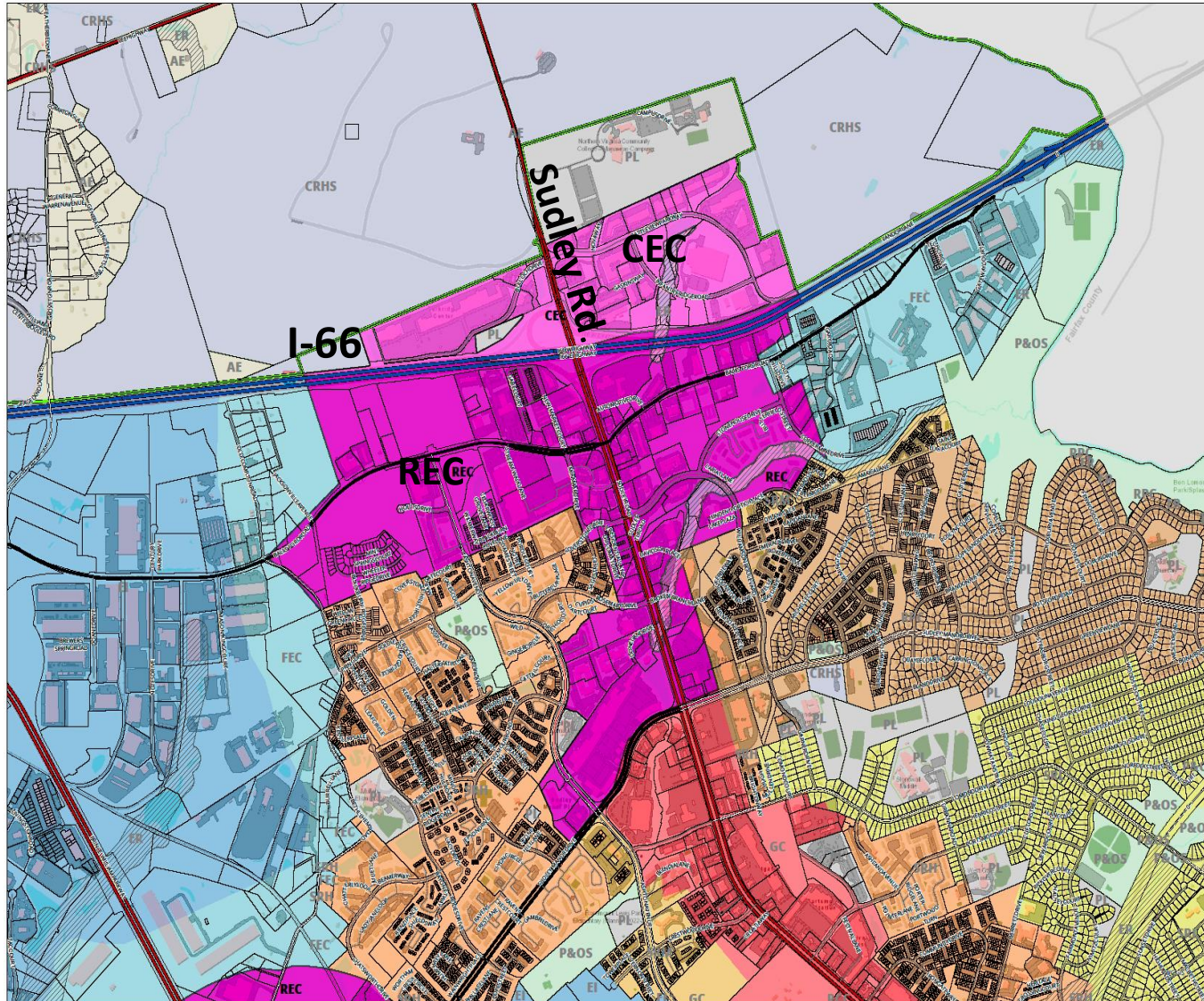


# Mid County PWC- Yorkshire



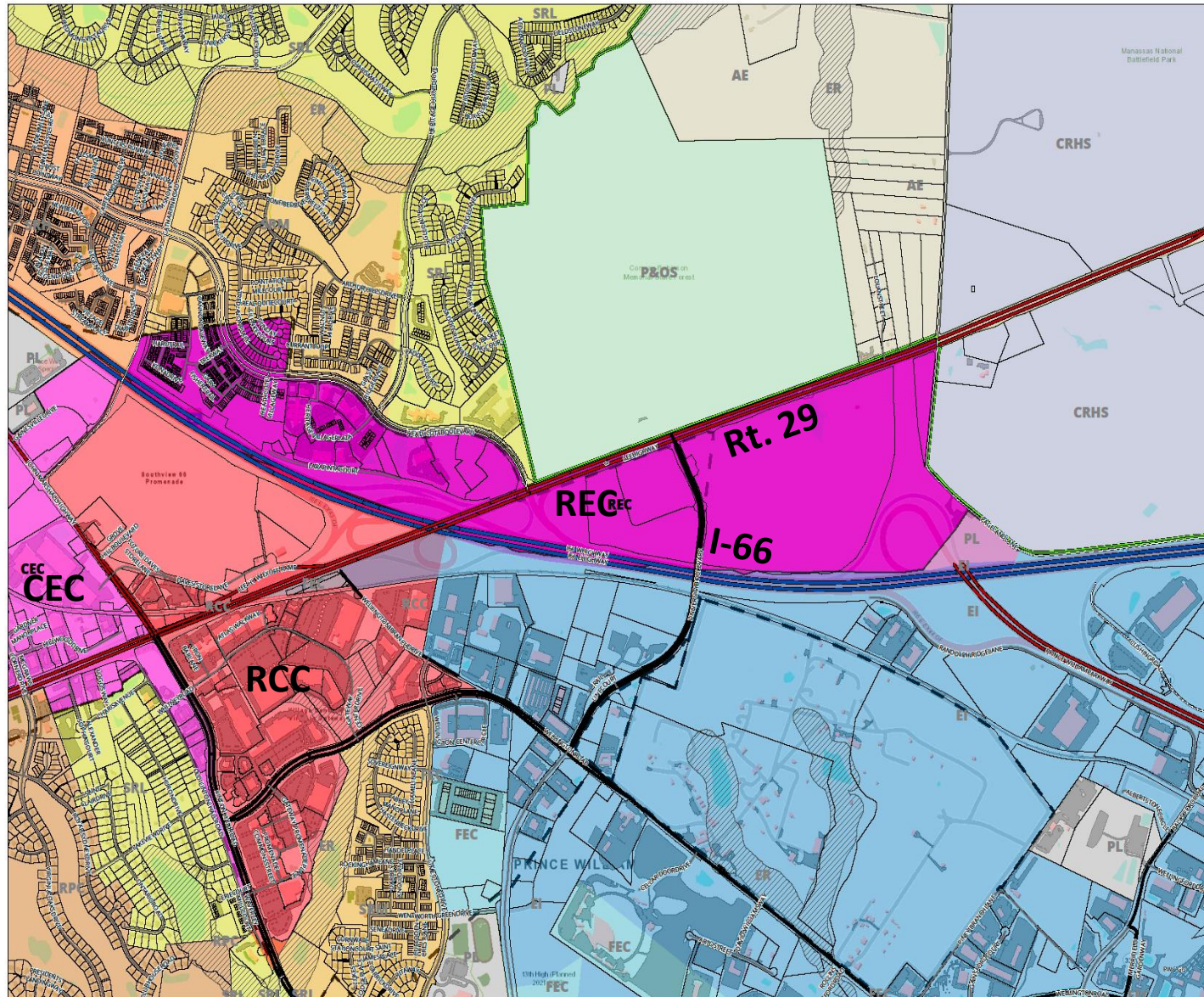
- North side of Prince County along Rt. 28
- Potential for a Gateway
- Across from Osbourn Park
- CEC: ~187 acres will be included into the Yorkshire study area

# West PWC- Sudley & I-66 Interchange



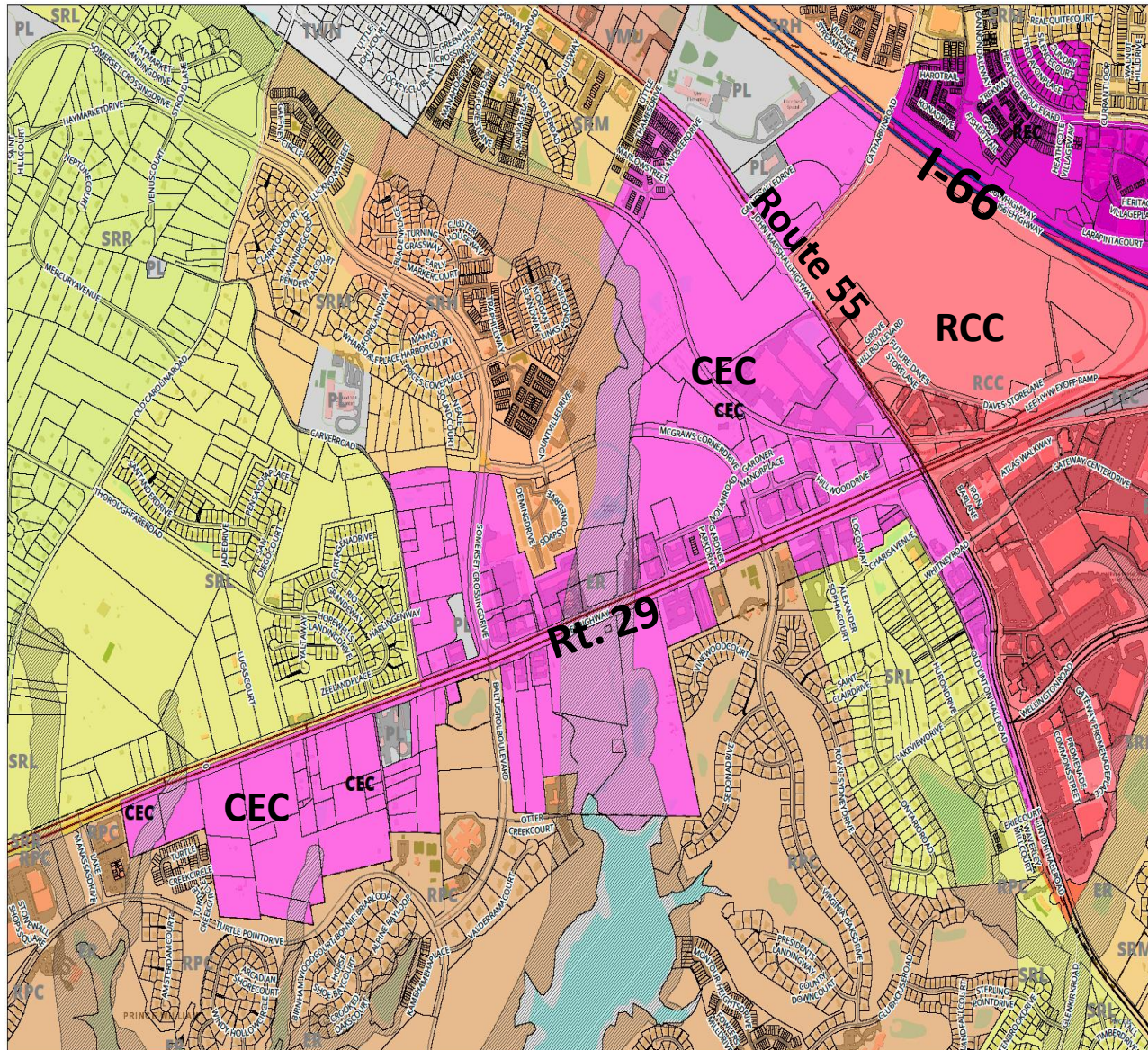
- Around I-66 Corridor
- Parkridge Center Shopping plaza
- South of NVCC
- Balls Ford Road
- REC: ~592 acres
- CEC: ~216 acres

# West PWC- Route 29/ I-66 Interchange



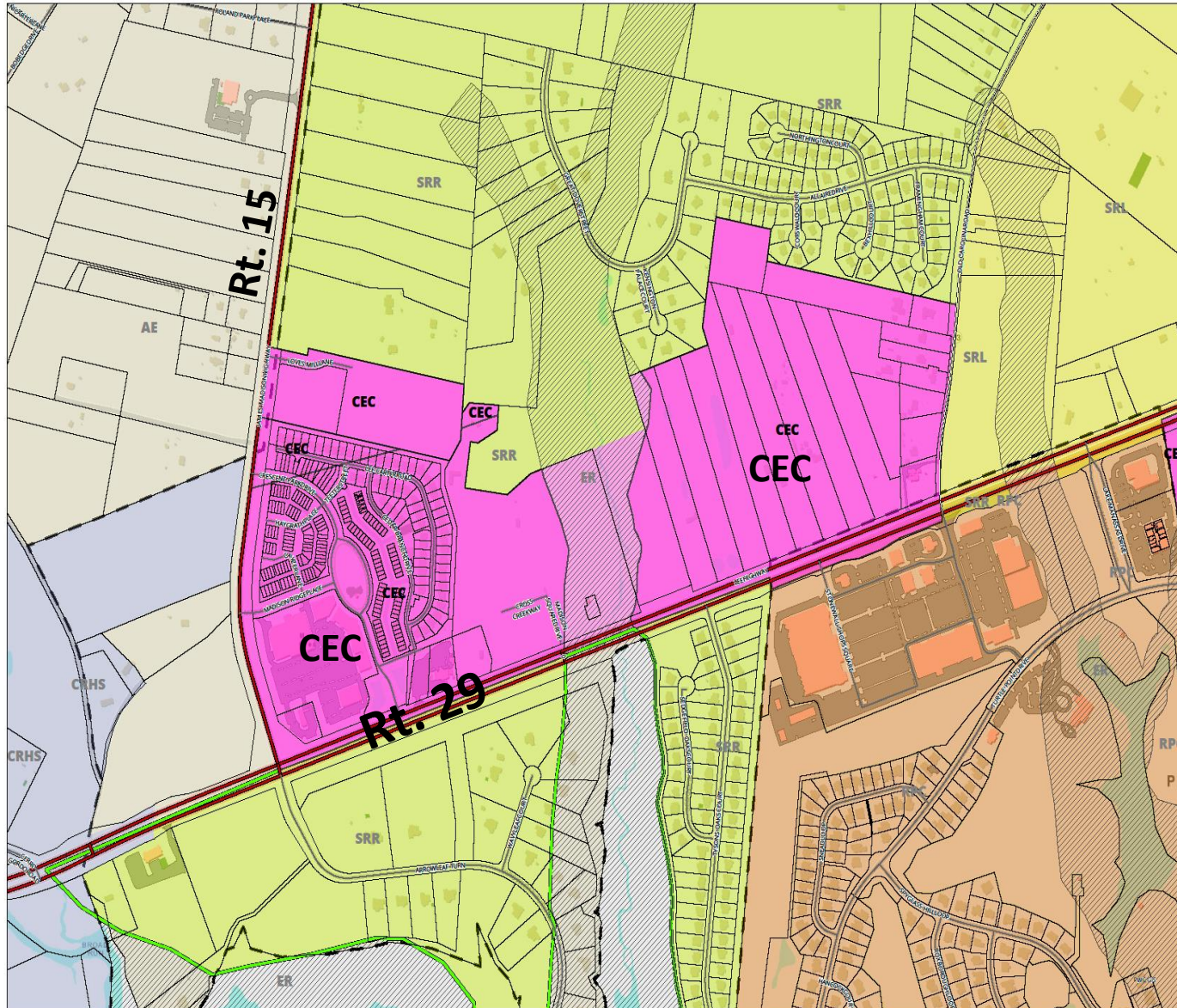
- Adjacent to I-66 and Route 29/ Heritage Hunt
- Parcels South side of Route 29 and north of I-66.
- REC: ~439 acres
- RCC: ~384 acres
- CEC: ~293 acres

# West PWC- Route 29/ Route 55/I-66



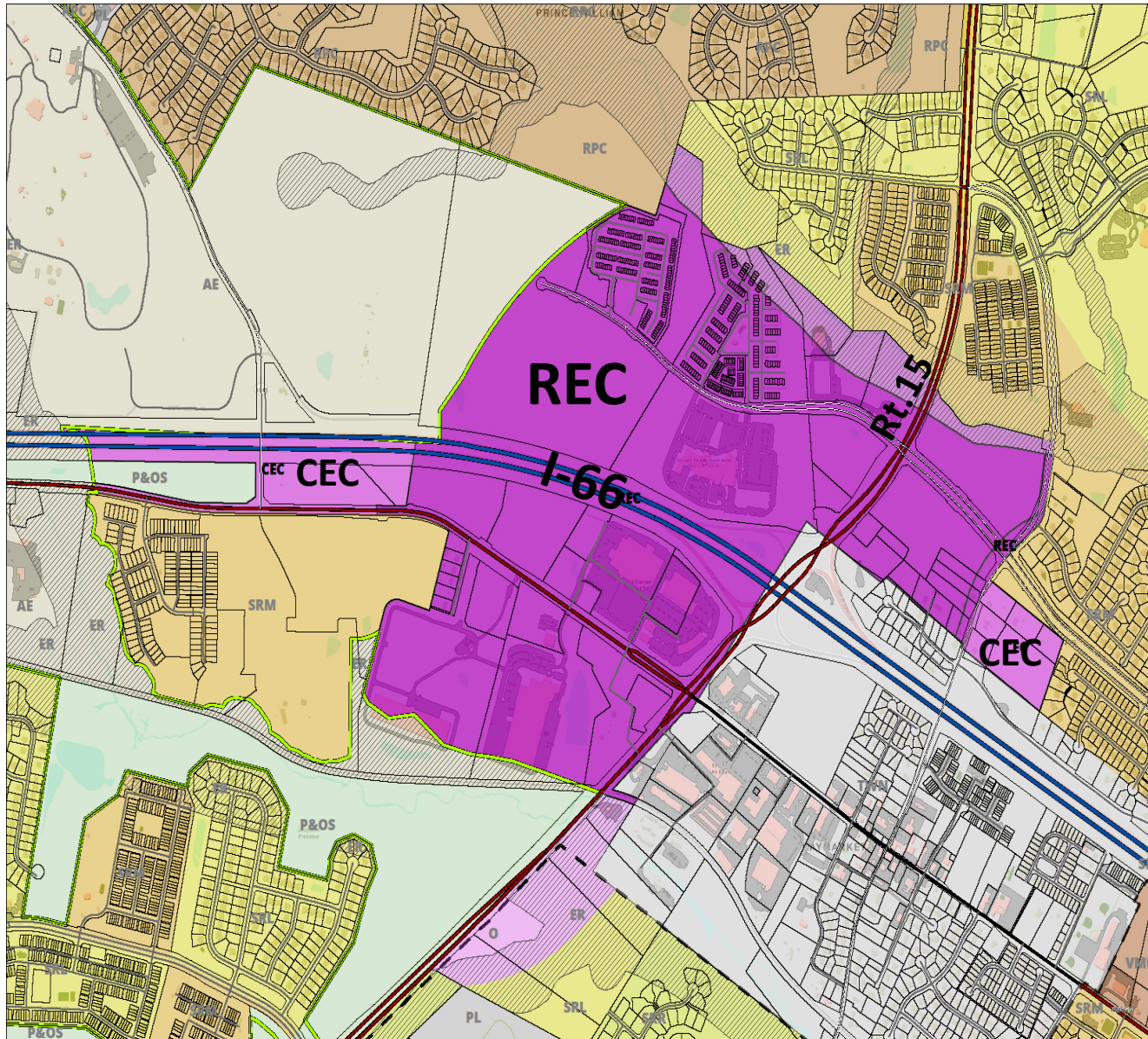
- Linton Hall Road and Route 29.
- Western area is within the Route 29 corridor
- Village Place at Gainesville Technology Park
- Gaines Technology Park
  
- RCC: identified on previous slide
- CEC: Identified on previous slide
- CEC: ~178 acres part of Rt. 29 Small Area Plan

# West PWC- Route 29 & Route 15



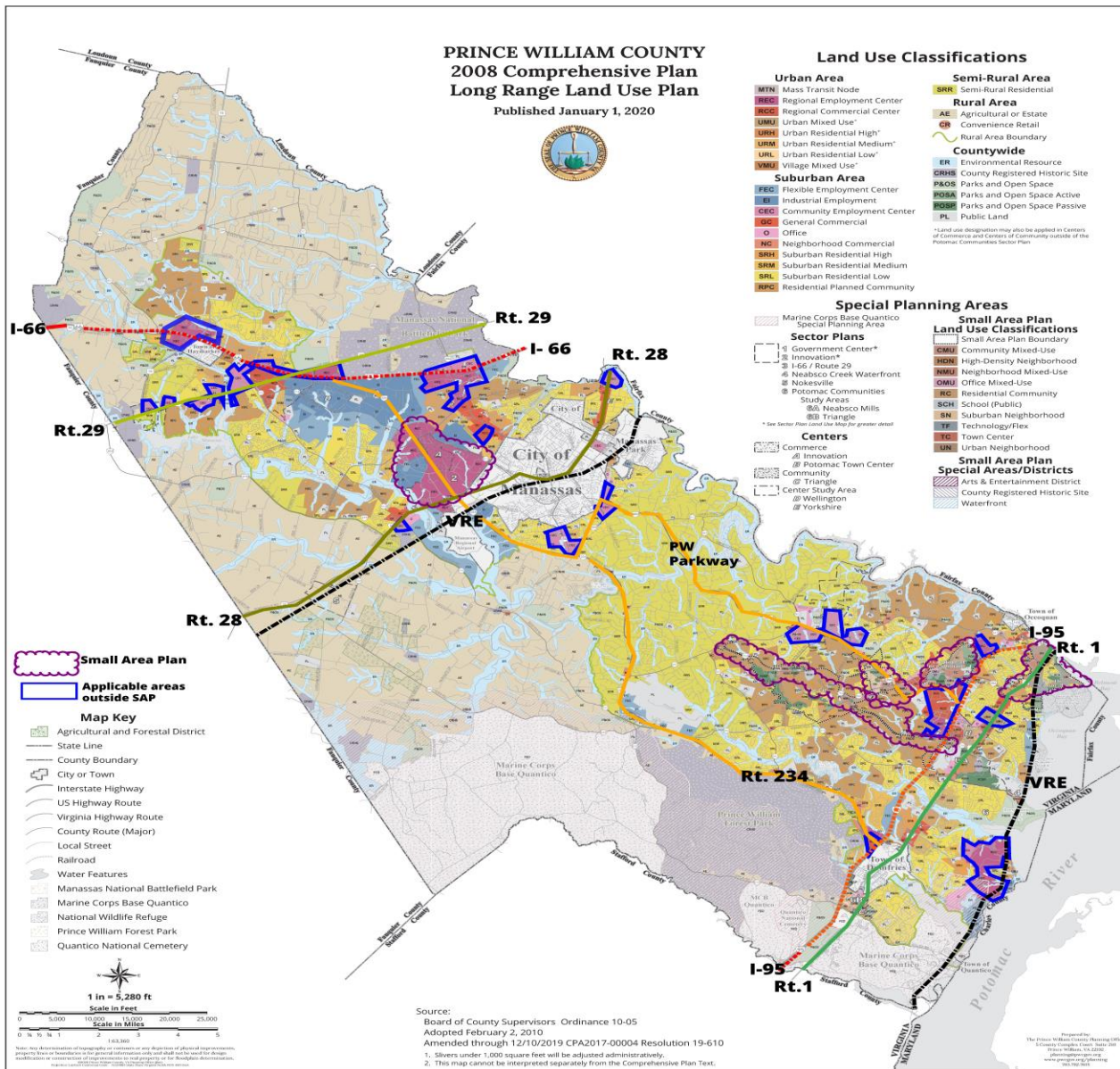
- Partial in Route 29 Small Area Plan
- Madison Crescent Area
- CEC: ~74 acres in Rt. 29 Small Area Plan
- CEC: ~78 acres outside

# West PWC- Haymarket North



- Along I-66/Route 15 & 55 Corridor
- Haymarket Center
- Prince William Health Center
- REC: ~396 acres
- CEC: ~46 acres

# Transportation links Community Centers PWC

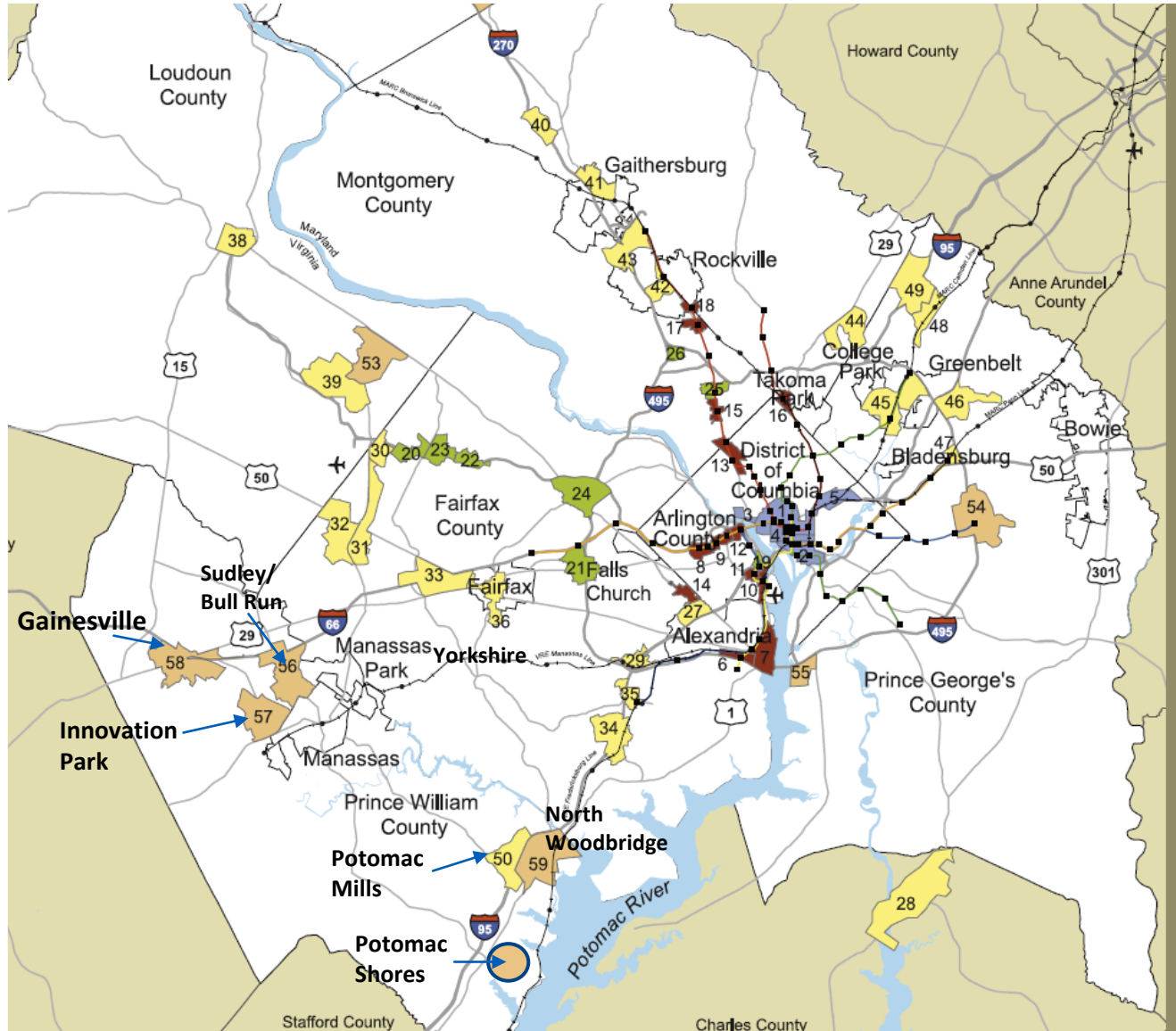


Current links for small area plans and centers of commerce.

- VRE (transit)
- Interstate 66
- Interstate 95
- PW Parkway
- Rt. 1
- Rt. 28
- Rt. 29
- Rt. 234

# Transportation links

## Community Centers Regional



### Current links to regional hubs

- VRE
- Interstate Highways
- State routes
  - Rt. 1
  - Rt. 15
  - Rt. 28
  - Rt. 29
  - Rt. 123