



PRINCE WILLIAM COUNTY

GOVERNMENT COMPLEX ACTIVITY CENTER



Draft March 3, 2022

VISION

The Government Complex Activity Center is envisioned as a balanced and integrated mixed-use community situated on the Prince William Parkway that builds upon the existing community and serves as the County government's administrative complex while providing a variety of land uses that include offices, residential, retail and a regional park that integrates cultural and environmental resources.

INTENT

The Government Complex Activity Center ("Plan") is intended to replace the previous sector plan with a more contemporary and progressive view that addresses changes that have occurred over the past two decades and align with the County's Comprehensive Plan vision and the 2021-2024 Strategic Plan. The new Plan has been prepared to create a central focal point for the County that will firmly establish an area around the County's General Services Administrative complex that includes various activities and furthers the economic development goals of the County. This Plan is intended to provide opportunities for both expanding the County government, cultural and recreational activities, and to plan for the establishment of private commercial and residential uses within two proposed mixed-use communities, one on each side of Prince William Parkway in the vicinity of the existing County administration complex.

More specifically, this Plan has been prepared to encourage both a privately developed community mixed use center on the southside of Prince William Parkway, and a public developed expanded County complex with a regional park complemented by a private developed residential and retail on the north side of Prince William Parkway. This public/private partnership opportunity will establish the government-oriented mixed-used development, featuring community green spaces, structured parking and a regional park building upon the network of resources including the existing stadium and BMX course as a thriving Activity Center. The overall Plan is designed to allow transitioning of land uses from more intense development in the vicinity of Prince William Parkway to lower intensity development adjacent to existing neighborhoods towards the Occoquan River.

The Plan encompasses an area of approximately 859 acres that is partially developed and completely surrounded by existing development. The Activity Center study area is generally bounded on the north by Asdee Lane; on the south by Dale City; on the east by the Westridge, Laurel Hills, and the Glen developments; and on the west by Davis Ford Road and Hoadly Road.

Prince William Parkway is the main east/west route through the area and is an important feature from both a mobility and community design perspective. The Parkway serves as both a cross-County connector and a front door to the communities on either side of the road. A major feature of this Plan, Prince William Parkway is envisioned as a landscaped boulevard with streetscape features that enhances and supports the corridor creating a sense of place for the activity center.

LAND USE PLAN

The new Long-Range Land Use Classifications associated with the study area include the following:

Community Mixed Use (CMU) areas along Prince William Parkway will allow for community-serving commercial uses, office and infill residential development.

Neighborhood Mixed Use (NMU) areas along the south side of Prince William Parkway will allow for community-serving retail and a higher density of residential uses and housing types in proximity to the planned.

Office Mixed Use (OMU) areas along Prince William Parkway supports existing development.

Park & Open Space (POS) areas reflect existing and expanded park in the areas with a robust trail network.

Public Land (PL) areas reflect existing public facilities in the area.

Residential Neighborhood (RN) designations will support existing residential neighborhoods surrounding the Prince William Parkway.

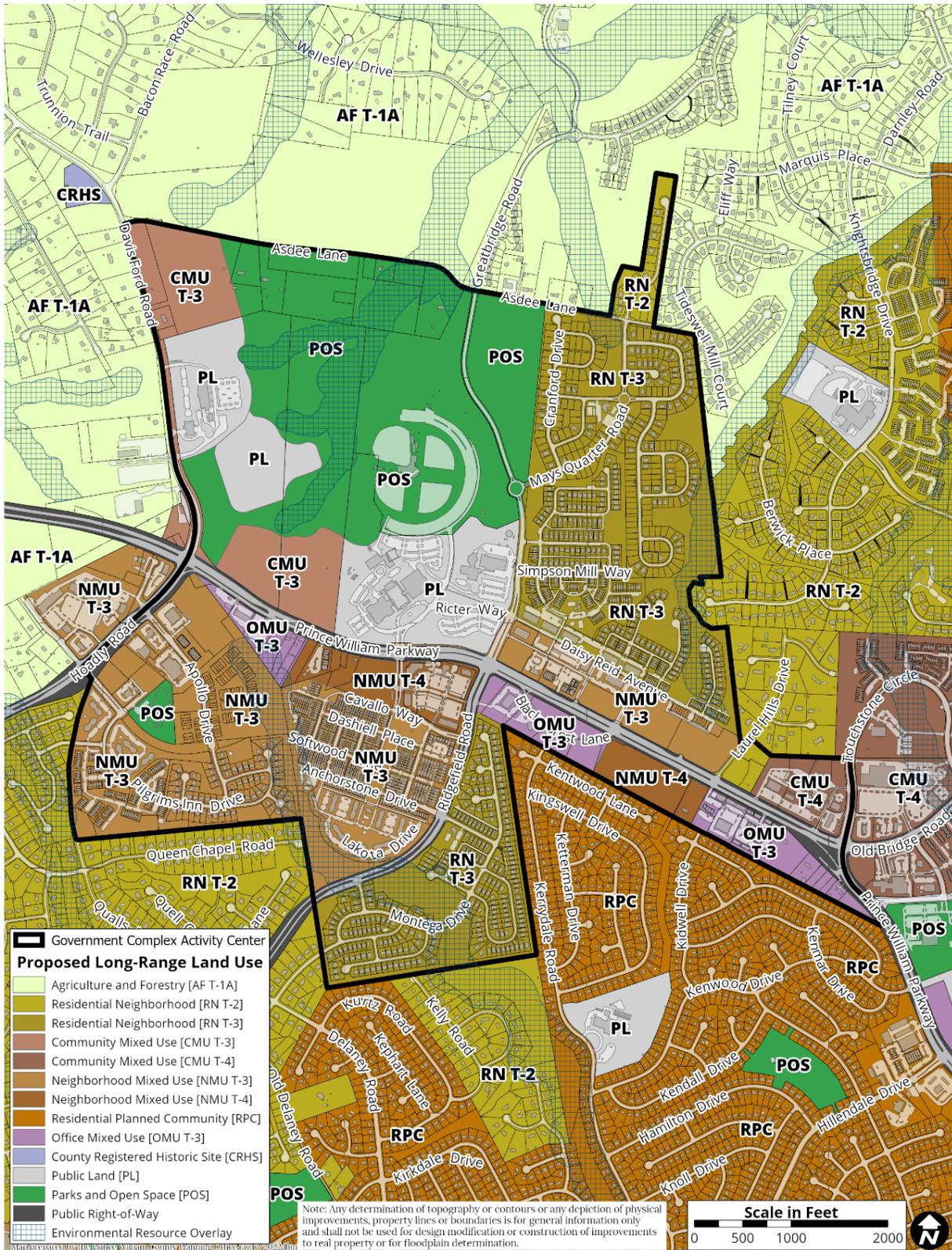


Figure 1: Government Complex Long-Range Land Use Map

GOVERNMENT COMPLEX LAND USE

GCLU POLICY 1: Obtain land on the northside of Prince William Parkway for future expansion of the central administrative offices of the County government and additional recreational uses in a manner that includes integrated residential and retail creating a mixed-use community that can be developed through public/private partnerships.

ACTION STRATEGIES:

GCLU 1.1: Encourage a mix of uses integrated both vertical and horizontal that include residential, office and retail in compact, pedestrian-oriented development pattern that complements the existing government complex facilities.

GCLU 1.2: Acquire land to expand the existing recreational facilities to create a regional park that improves the existing the stadium, BMX course while adding new amenities.

GCLU 1.3: Integrate the Regional Park development with the topographic and other environmental constraints in the area to create open space that preserves substantial woodland areas.

GCLU 1.4: Reserve the western portion along the northside of Prince William Parkway for multifamily residential, retail and government offices.

GCLU 1.5 Create a network of trail systems that provides connectivity to adjacent residential neighborhoods.

GCLU 1.6: Foster a pedestrian-oriented streetscape along commercial frontage, while enhancing pedestrian and bicyclist access to nearby commercial uses from surrounding neighborhoods.

GCLU 1.7: Integrate new open spaces and community gathering places into the design of new development in the area.

GCLU 1.8: Create land use and building height transitions between higher-intensity uses along Prince William Parkway to lower density towards Asdee Lane.

GCLU 1.9: Ensure cohesive built form and visual character by coordinating streetscape improvements, setbacks, landscaping, and other elements within the Government Complex Activity Center.

GCLU POLICY 2: Encourage the development of a mixed-use County Center of commercial, office and residential development on the south side of Prince William Parkway.

ACTION STRATEGIES:

GCLU 2.1: Ensure that the County Complex is truly a mixed-use development with the construction of mixed-use buildings e.g., first-floor retail and services with office and/or residential uses on the upper floors.

GCLU 2.2: Use neo-traditional concepts that include a core center area, street grid, and centralized community facilities, retail services, open spaces, and focal points.

GCLU 2.3: Require the developer to locate and design areas of surface parking that will accommodate future intensification of land uses within the County Center through the use of potential future structured parking options.

GCLU POLICY 3: Maintain an overall objective of achieving higher intensity land uses in the core area of the County Center and County Complex with appropriate transitioning of development densities throughout the Activity Center plan area.

ACTION STRATEGIES:

GCLU 3.1: Ensure that the developments fronting on Prince William Parkway, extending from the County Center and Complex areas to the Glen, contain a significant amount of office development. Allow some residential development in this parcel that is integrated with development on the adjoining properties.

GCLU 3.2: Use the land use classifications on the Long-Range Land Use Map as a guide for development as shown in Figure 1.

COMMUNITY DESIGN

CD-POLICY 1: Use consistent, high-quality development using the design guidelines throughout the Activity Center plan area to establish a sense of place and identity and to signify the importance of Prince William County.

ACTION STRATEGIES:

CD 1.1: Use rezoning proffers, special use permit conditions, and the administrative site plan review process to provide consistent, high-quality design and construction of buildings, landscaping, signage, and lighting. Require submission of renderings to be proffered or other written or graphic materials that depict adherence to good community design principles and consistency with the established County Center and County Complex design concepts.

CD 1.2: Prohibit highway-oriented drive-in and drive-through uses, automotive uses, such as sales, leasing, service, and repair, in the western area along Prince William Parkway, Hoadly Road, and Davis Ford Road through rezoning proffers and/or special use conditions.

CD 1.3: Encourage neo-traditional patterns of housing comparable to that in older cities, such as the Old County section of Alexandria. Within these areas, single-family, duplex, triplex, and rows of houses, as well as multifamily buildings, co-exist and can be mixed within the County Center and County Complex areas, if appropriately designed. Examples of the style and quality of townhouse and multifamily development expected are shown in Appendices A and B.

CD 1.4: Require a high level of architectural performance and construction standards to be met in all construction in the Activity Center Plan area in both the rezoning and special use permit process and in the site/subdivision plans process if the site is already zoned. Demonstrate such standards with architectural drawings showing 360-degree architecture, building elevations, and material sample boards submitted with each proposal. Seek architectural plans that are developed specifically to match the overall quality, style, and designenvisioned for the central focal point of the County.

CD-POLICY 2: Implement an overall network/framework plan to implement the County Complex on the north side of Prince William Parkway.

ACTION STRATEGIES:

CD 2.1: Require all new development in the CMU, NMU and OMU area to complete applicable portions of the overall roads and trails network in accordance with the County Complex Activity Center Design Guidelines and Concept Plan supplement. (See Appendix A).

CD 2.2: Construct interfacing spine roads and street grids to form central organizing open spaces. Integrate the east and west sides of the McCoart/Service Authority/ Pfitzner Stadium complex with a connector road.

CD 2.3: Within the Parks, allow for the creation of a water feature amenity for passive recreational use. Ensure that this feature is fully integrated into the overall design of the area and has a clear connection and relationship to a central open space.

CD-POLICY 3: Establish a well-designed, privately developed County Center on the south side of Prince William Parkway.

ACTION STRATEGIES:

CD 3.1: Design the County Center to include a core area that has a variety of mixed-use buildings, building heights, and a signature architecture that provides an overall sense of place. Discourage freestanding retail uses as a method of achieving the vision for the County Center which is designed to support and compliment the County Complex on the north side.

CD 3.2: Use the County Center Design Guidelines and Concept Plan as the design example for the design of all buildings and amenities within the County Center (see Appendix B).

CD-POLICY 4: Establish a signature boulevard streetscape along Prince William Parkway to create a distinct identity of the County Center as an Activity center, as well as an important location of historical and cultural activities.

ACTION STRATEGIES:

CD 4.1: Use the Prince William Parkway Streetscape Concept in Appendix D as the guide for completion of all projects along the frontage of the parkway.

CD 4.2: Require the appropriate design approach and construction of the streetscape as new development occurs along the Parkway frontage.

CD 4.3: Coordinate all roadside utility lines and easements to allow completion of the Prince William Parkway Streetscape Concept, prior to preparing a general development plan for a particular property.

CD 4.4: Require that all existing and proposed overhead utility lines be placed underground in conjunction with new development in order to emphasize the unique character of the area as the central activity area of the County.

CD 4.5: Complement the public improvement portion of the Prince William Parkway streetscape through any available grants, appropriate monetary contributions of a rezoning or special use permit, tree planting program of the County Arborist's office, the County's Capital Improvements Program, and/or through special programs or agreements with the Virginia Department of Transportation (VDOT).

CD 4.6: Install all public street information signs, streetlights, and traffic signal installations along Prince William Parkway through coordination between the Prince William Department of Transportation and VDOT to achieve upgraded facilities that complement the overall streetscape design.

CULTURAL RESOURCES PLAN

CR-POLICY 1: Establish the County Complex as a potential cultural resources activity area for the County.

ACTION STRATEGIES:

CR 1.1: Pursue a County historical museum/archives/history library dedicated to identifying, documenting, and preserving the prehistory (prior to 1607) and history of Prince William County.

CR 1.2: Expand and improve the headstone repository within the Activity Center plan area.

CR 1.3: Develop incentives for donation of significant recovered prehistoric and historic artifacts to the County historical collection.

ECONOMIC DEVELOPMENT PLAN

EC-POLICY 1: Encourage public and private development that will further the economic development goals of the County, expand county services in an efficient, responsible, and sustainable manner to adequately support the current and future needs of the residents, enhance the County's image, and promote tourism.

ACTION STRATEGIES:

EC 1.1: Market the Activity Center plan area through innovative marketing techniques and a dedicated web site. Establish the Government Complex Activity Center plan area as a unique and special place for the integration of public and private uses that will establish the area as a focal point for the County.

EC 1.2: Explore the feasibility of incorporating public improvements such as, but not limited to, a community-scale performing arts center, historical museum/archives, library, senior center, government office buildings, neighborhood public schools, parks, public safety buildings, transportation, and other infrastructure improvements to enhance the County Center development.

EC 1.3: Recognize that the development in the Activity Center plan, which may include office space, expanded stadium, community-scale performing arts center, historical museum, and library, could generate a need for lodging in the mid county area.

ENVIRONMENT PLAN

EN-POLICY 1: Preserve the extensive woodland cover in the Activity Center plan area, recognizing its fundamental role in maintaining the health of the Occoquan watershed and overall appearance of the area as reflected in Figure 1 Government Complex Land Use Map.

ACTION STRATEGIES:

EN 1.1: Ensure a higher level of woodland preservation than is typically achieved in Prince William County. Applicants for rezonings, special use permits, and public facilities reviews outside the County Center and County Complex areas, shall identify intermittent streams beyond the Chesapeake Bay Resource Protection Areas, as defined by current County maps or Preservation Area Site Assessments (PASAs). PASAs, as described in the Design and Construction Standards Manual, shall not be used to reduce or eliminate intermittent streams shown on USGS and County maps. Encourage 50-foot-wide undisturbed areas to be provided around these streams. In addition, preserve woodlands on 15% and greater slopes a distance of 50 feet back from both intermittent and continual streams in the area.

EN 1.2: Applicants should identify, at the time of rezoning and special use permit application, approximate limits of clearing and grading, drain field locations, and woodland preservation areas in the conditions of approval or a proffered general development plan. Such preservation areas shall be considered part of the required open space of the particular zoning district. Outside the County Center and County Complex areas, achieve desired percentages of tree preservation on a site as follows:

- 10% in nonresidential developments
- 20% in suburban density residential developments
- 35% in the semi-rural density
- Higher levels of woodland preservation, however, are expected.

EN 1.3: Preserve 50- to 100-foot-wide strips of existing woodland between new development and existing neighborhoods around the periphery of the Activity Center plan area. Determine the appropriate widths of such preservation areas during the rezoning or special use permit process in consultation with the existing neighborhoods.

EN 1.4: As a part of the overall woodland preservation strategy, provide 50- to 75-foot-wide strips of woodland along Prince William Parkway, outside the County Center and County Complex areas, as described in the Prince William Parkway Streetscape Concept (Appendix D). Locate such areas outside of the street right-of-way and utility easements as discussed in more detail in the Community Design Chapter (Appendix A & B).

EN 1.5: Encourage, as part of the approval process for rezonings, special use permits, or site plans, shared parking arrangements, where appropriate, to minimize impervious surfaces in the Activity Center plan area.

EN 1.6: Public Works, Environmental Services shall identify the optimal locations for regional storm water management facilities to allow for the creation of wet ponds. Exercise the pro-rata share arrangements contained in the Design and Construction Standards Manual to ensure shared contribution to a regional wet pond system as each development occurs in the Activity Center plan area.

EN 1.7: During the rezoning and special use permit review process, require 100% redundant erosion and sediment control devices and low-impact development techniques as development occurs. Require water quality monitoring programs as part of the conditions of rezonings and special use permits.

EN 1.8: To provide for maximum protection of large trees in the Activity Center plan area, consult the County Arborist's list of champion trees and field identify specimen trees as part of the rezoning and special use permit application, in consultation with the County Arborist.

EN 1.9: Provide contiguous woodland preservation areas in the suburban and semi-rural areas for the expressed purpose of wildlife preservation. Establish woodland preservation areas as conservation easements or other appropriate methods, such as open space controlled by a homeowner's association, to achieve County requirements for tree canopy coverage, openspace, water quality, and assurance that such areas are recorded in the land records.

EN1.10: Encourage the use of sustainable design in both new and retrofitted buildings by using energy efficient and environmentally friendly concepts to minimize the carbon footprint.

HOUSING PLAN

H-POLICY 1: Encourage housing that is reflective of the needs of a diverse population both in terms of cost point options and lifestyle preferences with an emphasis on providing housing for employees in the Government Complex Activity Center.

ACTION STRATEGIES:

HP 1.1: Encourage neo-traditional patterns of housing comparable to that in older cities., such as the Old County section of Alexandria; Within these urban areas, single-family, duplex, triplex, and rows of houses, as well as multifamily buildings, co-exist and can be mixed within the County Center and County Center areas, if appropriately designed. Examples of the style and quality of single-family, townhouse, and multifamily development expected are shown in Appendices A and B. Encourage housing styles and types of high-design and construction standards and quality that would be sought by employees and management personnel who would work within the Activity Center plan area. Require a high level of architectural performance and construction standards to be met in all construction in the Activity Center plan area in both the rezoning and special use permit process and in the site/subdivision plans process if a site is already zoned.

HP 1.2: Encourage much of the housing in the Activity Center plan area to be constructed within a continuation of the neo-traditional type of development and the grid pattern of streets established in the County Center and County Complex areas to achieve a strong link between residential areas and nonresidential areas (central greens and community activity areas), and to achieve compact, clustered areas of residential development. Discontinue or alter the grid, as required, to preserve wooded slopes and wetland areas or where lower densities of development are appropriate.

HP 1.3 Design layout of housing to support walkable vibrant communities with multi-modal options to services and employment.

**LEVEL OF SERVICE PLAN
COMMUNITY EDUCATION PLAN**

CE-POLICY 1: Plan for new community education opportunities by using collocated spaces within Activity Center.

ACTION STRATEGY:

CE 1.1: Plan for and allow public or private schools of special instruction, magnet schools, branch/satellite trade schools, colleges, by using shared space in the County Complex that contribute to a sense of community. With the additional residential development proposed in the County Center portion of the Activity Center plan, establish neighborhood public schools in or nearby the Activity Center plan area.

CE-POLICY 2 : Assess the need for new special collections library or history museum within the Activity Center plan area as a community focal point.

ACTION STRATEGIES:

CE 2.1 Evaluate with the current or proposed County's Capital Improvements Program whether it is beneficial to consider a new centralized special collections library, historical museum, and archives that focus on the cultural and historical resources of Prince William County.

PARKS, RECREATION & TOURISM

PR-POLICY 1: Plan for a new regional parks and recreational facilities within the Activity Center plan

ACTION STRATEGIES:

PR 1.1: Provide sufficient land for expansion of organized sports, leisure, tourism, festival, performing arts, and other recreational activities in the vicinity of Pfitzner Stadium, and coordinate the master planning of these activities with the County Center Design Guidelines and Concept Plan (see Appendix A).

PR 1.2: Provide a continuous pedestrian trail system throughout the Activity Center plan area and connect the system to the Springwoods Drive portion of Lake Ridge.

PR 1.3: Incorporate informal open spaces, stream valleys, trails, greens, squares, or other such spaces as appropriate within new developments.

UTILITY INFRASTRUCTURE PLAN

WATER PLAN

WA-POLICY 1: Encourage, where feasible, all development in the Activity Center plan area to be connected to public water.

ACTION STRATEGIES:

WA 1.1: Plan for and construct new water lines in the Activity Center plan area to have the least environmental impact.

WA 1.2: Develop the Activity Center plan area with an appropriate arrangement of land uses and construction techniques to preserve the water quality of the Occoquan watershed, protect existing wells, and protect the public water supply in the Occoquan Reservoir.

WA 1.3: Connect all new nonresidential development, and residential development on lots 2-1/2 acres or less, to public water.

SEWER PLAN

SW-POLICY 1: Encourage, where feasible, all development in the Activity Center plan area to be connected to public sewer.

ACTION STRATEGIES:

SW 1.1 Plan for and construct public sewer systems that have the least environmental impact.

SW 1.2 Develop the Activity Center Plan area with an appropriate arrangement of land uses and construction techniques to preserve the water quality of the Occoquan watershed, protect existing wells, and protect the public water supply in the Occoquan Reservoir.

SW 1.3 Connect all new nonresidential development, and residential development on lots 2-1/2 acres or less, to public sewer.

MOBILITY PLAN

MP POLICY 1: Focus access to and transportation improvements on existing intersection along Prince William Parkway

ACTION STRATEGIES:

MP 1.1: Explore the feasibility of establishing a bond program and seek monetary contributions where appropriate and consistent to the extent of applicable law during rezoning and special use permit review for constructing roundabouts or grade-separated intersections on Prince William Parkway at the Old Bridge Road and the Hoadly/Davis Ford Road intersections.

MP 1.2: Require applicants for rezoning, special use permit, and site plan review to provide the applicable turn lanes and sidewalk or bicycle trail along the frontage of Prince William Parkway. Coordinate such improvements with utility installations and general development plans or site plans to allow for continuation of the Prince William Parkway streetscape concept.

MP 1.3: Minimize right-in/right-out turns on Prince William Parkway. Limit crossovers to the five existing median crossover points (1 - Ridgewood Center Drive/Laurel Hills Drive, 2-Black Forest

Lane/Reid Pond Drive, 3 - Ridgefield Road/Asdee Lane, 4 - County Complex and County Center entrance, 5 - Branscome Paving/Maxfield entrance).

MP 1.4: Consider a safe, easily accessible below or above-grade pedestrian crossing on Prince William Parkway between the County Center and County Complex.

MP POLICY 2: Focus public and private resources on completing the main framework of streets and pedestrian network within the Activity Center plan area.

ACTION STRATEGIES:

MP 2.1; Improve pedestrian and bicycle infrastructure throughout the Activity center through sidewalk connections, bicycle route additions, pedestrian and bicyclist safety features, etc.

Improve pedestrian safety by installing additional pedestrian crossings, including north-south crossings of Prince William Parkway.

MP 2.2: Enhance streetscape character along Prince William Parkway and connected roadways by providing improved pedestrian facilities, and adjacent site and building related amenities.

MP 2.3: Create greenway corridors with passive recreation to encourage increased connectivity between residential and commercial areas while preserving the natural environment.

MP 2.4: Ensure short block lengths with enhanced pedestrian crossing opportunities during site development process.

MP 2.5: Use a formal grid/modified grid pattern of streets. Define public and private responsibilities for completing various portions of the overall network plan.

MP 2.6: Coordinate the residential component in the Activity Center to continue the street grid pattern into all applicable parcels as they become available for development.

MP 2.7: Provide appropriate traffic calming designs such as roundabouts, on-street parking, landscaped bump-out islands, special paving to signify transitions in land use and reinforce the overall pace and pedestrian orientation desired within the County Center.

MP POLICY 3: Integrate multi-modal transportation facilities into the Activity Center plan area.

ACTION STRATEGIES:

MP 3.1: Plan new office buildings and cultural and historical facilities in a manner that will allow shared use of parking lots for different peak demands.

MP 3.2: Design surface parking lots to accommodate structured parking, if needed, for future intensification of the County Center and the County Complex areas, or to simply minimize the amount of surface parking.

MP 3.3: Design office buildings and cultural and historical facilities near the center of the County Center area with sublevel parking.

APPENDIX A: COUNTY COMPLEX DESIGN GUIDELINES

The County Complex Design Guidelines and Concept Plan contained in this appendix is intended to guide the development of the County, Parks, Recreation and Tourism Department, and Service Authority properties north of the Prince William Parkway, as well as those properties west of the Laurel Hills and Westridge subdivisions and south of Asdee Lane. It is one of many concepts that incorporate the elements of the County Complex and meets the intent of the Government Complex Activity Center plan.

OBJECTIVE

The objective of this plan is to develop a vibrant and distinct center of government, with civic and recreational activities coupled with private residential and retail development as shown in this Appendix A. To achieve this objective, the following strategies shall be utilized:

ACTION STRATEGIES:

1. Plan for building areas and patterns of streets based on the topographic and other environmental constraints in the area.
2. Develop an overall network plan of roads and pedestrian trails as shown in the illustrative in appendix C. Make pedestrian connections where possible and desirable to fully integrate the existing surrounding communities into the County Complex.
3. Develop a central water feature amenity that serves as an activity center for governmental, civic, cultural, lodging, and some specialty retail uses.
4. Construct interfacing spine roads and street grids along higher points in the area to form a central organizing green space. Locate office buildings, a "focal point" community building, and higher density residential development on a central green.
5. Develop single-family detached lots along the western boundary of the Laurel Hills and Westridge neighborhoods.
6. Develop only offices within the Laurel Crossing development, except for residential immediately adjacent to Laurel Hills.
7. Construct single-family detached, attached, and multi-family dwellings of equal or better quality to those shown in appendix C.
8. Integrate the east and west sides of the Government Center complex with connector roads and continue the grid pattern or modified grid to accommodate development on the west side of the government complex.

APPENDIX B: COUNTY CENTER DESIGN GUIDELINES

The County Center Design Guidelines contained in this appendix is intended to guide the development of the properties south of the Prince William Parkway between Dale City and Hoadly Road.

OBJECTIVE

The objective of this plan is to develop a mixed-use center to enhance and support the goals of the Government Complex Activity Center.

ACTION STRATEGIES:

1. Develop an overall grid network of roads and pedestrian trails that establishes a sense of place and allows for an even distribution of vehicular and pedestrian traffic. Make road and/or pedestrian connections where possible and desirable to fully integrate the existing surrounding communities into the County Center.
2. Construct streetscapes with a variety of details throughout the development that reinforces friendliness to the pedestrian, such as a regular spacing of street trees between the sidewalks and the streets, benches, special paving, and pedestrian-scale street lighting.
3. Develop main central green areas surrounded by office, retail, and residential development and a series of linked green spaces that extend into the residential areas. Develop the green spaces as focal points for the street system and with separate focal point features within these greens that serve as community amenities.
4. Design and construct buildings based on neo-traditional architectural styles that supports and builds on the integrity of the existing developments. Place buildings next to the street to form a continuous urban edge. Incorporate a variety of building massing and rooflines and maintain a consistent palate and quality of building materials throughout the development. All infill projects should be context sensitive.
5. Place the largest office buildings along Prince William Parkway across from the County Administration Building to lend more weight and importance to the core of the Activity Center Plan area.
6. Provide retail service uses, supportive to offices, on the ground floor of the office buildings with front door access to the street.
7. Construct live/work units along the major central greens near the office and retail uses to encourage community activity throughout the central area.
8. Orient the nonresidential development to the major streets and place parking and service areas behind the buildings.
9. Construct townhouses of equal or better quality to those shown in this appendix C.
10. Use the Planned Mixed Use (PMD) or Planned Business District (PBD) or Mixed-Use District (MXD-C) in conjunction with the County Center Special Use Permit, outlined in Section 280 of the Zoning Ordinance, to realize this plan.

**APPENDIX C: COUNTY CENTER AND COUNTY COMPLEX DESIGN GUIDELINES AND
CONCEPT PLAN**

Townhouse Prototypes



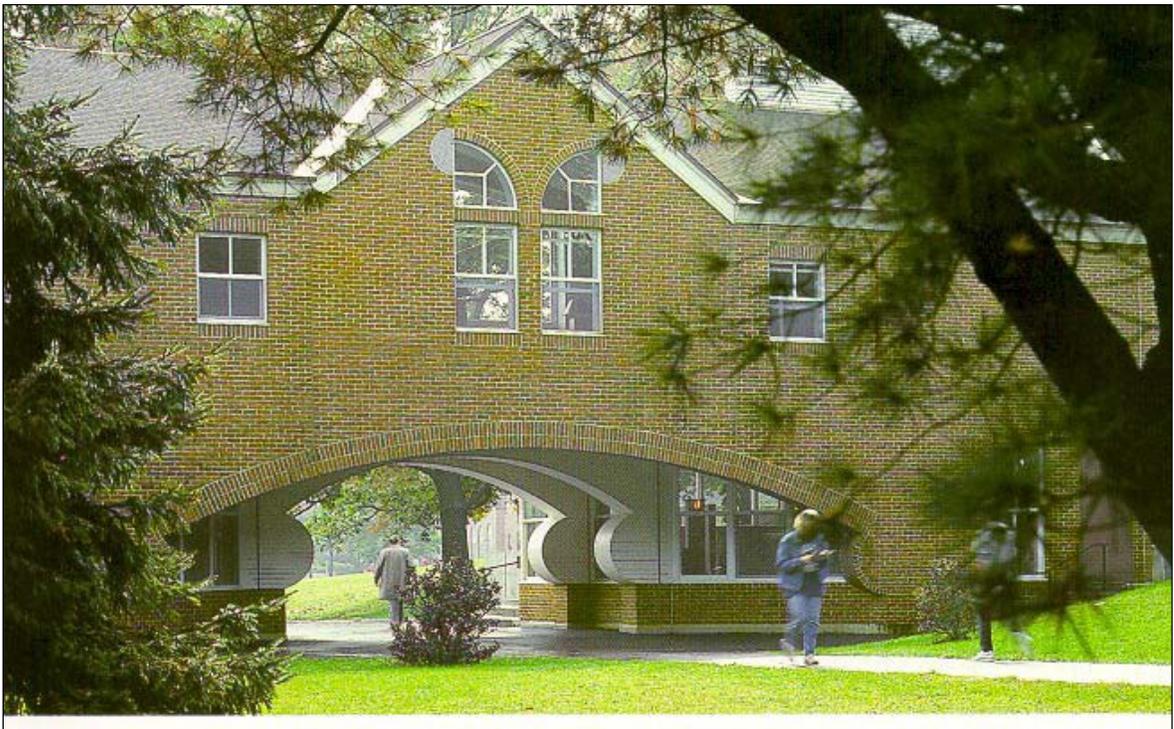
Single-Family Housing Prototypes



Multi-Family Housing Prototypes



Office Prototypes



Civic or Community Building Prototype



County Complex Activity Center Area



Figure 2: Illustrative of County Complex Activity Center

County Complex Renderings

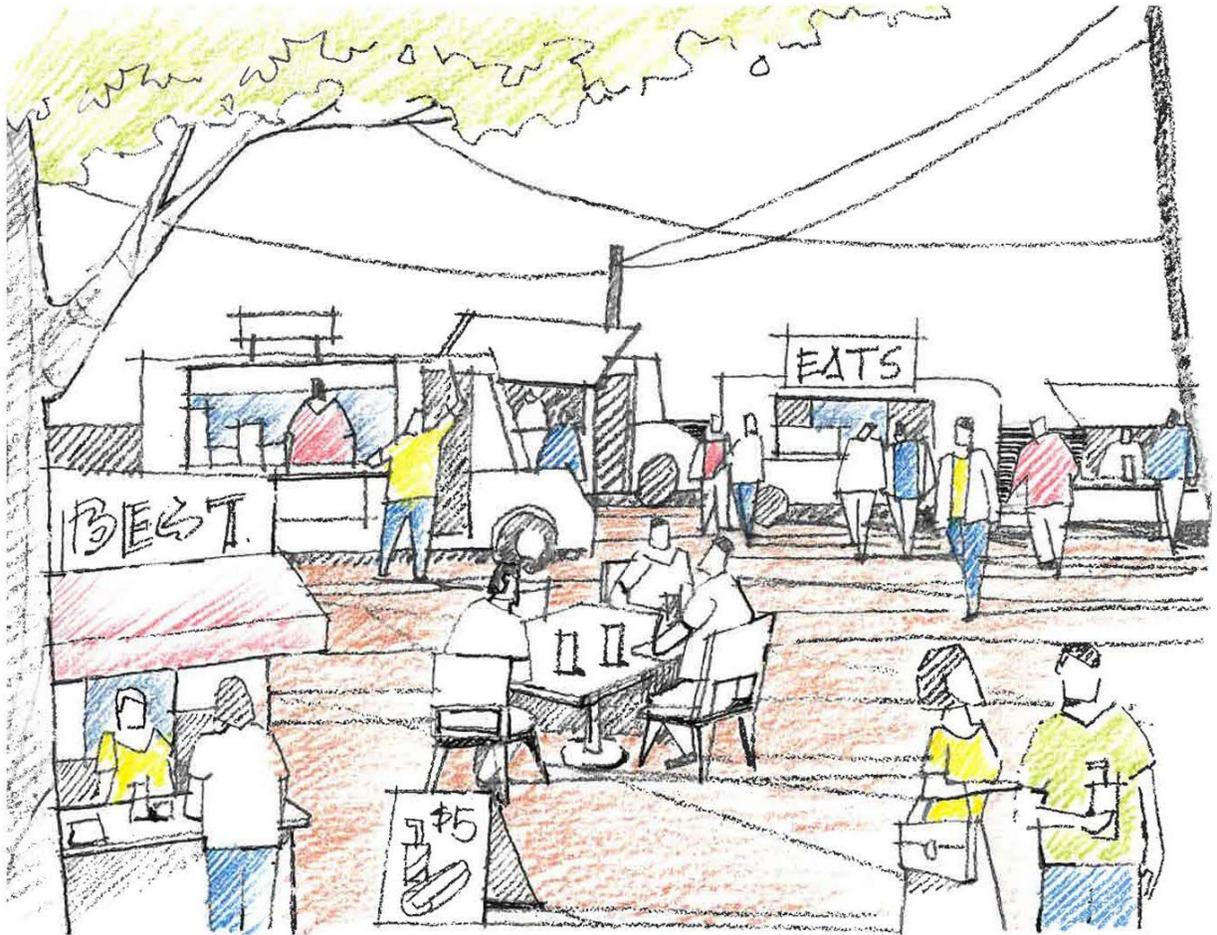


Figure 3: Food Truck Garden/Picnic Area



Figure 4: Office and Retail Corridor



Figure 5: Concourse/ Concession Area



Figure 6: Flex Warehouse Use



Figure 7: Splash Pad/Playground

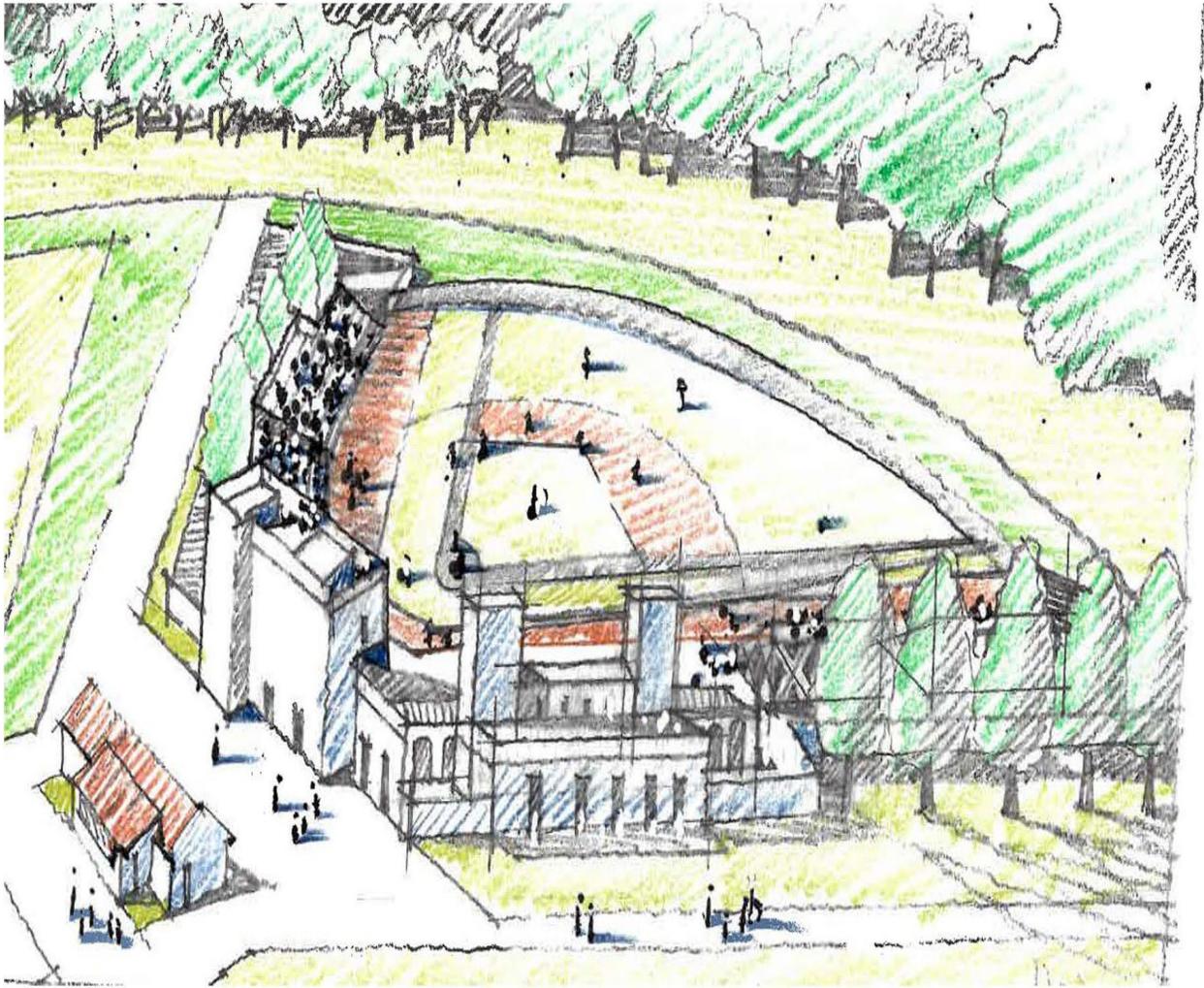


Figure 8: Stadium Rendering

APPENDIX D: PRINCE WILLIAM PARKWAY STREETScape CONCEPT PLAN

The Prince William Parkway Streetscape Concept Plan contained in this appendix is intended to guide the scheme for tree preservation and implementation of supplemental plantings, signage, lighting, and other amenities along both sides of Prince William Parkway between Old Bridge Road and Hoadly Road. This plan is intended to achieve a high-quality design along Prince William Parkway that establishes a signature parkway-style streetscape that showcases the Activity Center plan area as the center of County administration and cultural activities. The overall intended look is provided by way of example in this appendix.

OBJECTIVE

The main objective of this plan is to achieve filtered views of development much like many segments of Old Bridge Road, where existing trees remain along the edge of the roadway and provide a parkway-like appearance. Given the fact that the existing trees are generally 25 to 30 feet back from the Prince William Parkway right-of-way, a sufficient area exists for underground utility installations. Where existing woodland is present beyond the utility strip, a 50- to 75-foot-wide preservation area is envisioned. This means that development will generally be setback approximately 100 feet. Where existing trees are absent, the objective would be to fill in the gaps with a revegetation plan to achieve the filtering effect. Where emphasis is needed to highlight the core of the Activity Center plan area (County Center and County Complex areas) the objective is to achieve a more formal, man-made look, with street trees, flowering trees, shrubs, walls, and fences. The strategies contained herein would supersede the Highway Corridor Overlay District requirements for a suburban parkway (50-foot-wide buffer area that does not include provisions for underground utility easements).

ACTION STRATEGIES

1. Require a common shared utility easement corridor located just to the outside of the Prince William Parkway right-of-way, not to exceed 15 feet wide. Provide tree preservation areas, revegetation areas, and street tree plantings beyond the utility easement corridor within 50- to 75-foot strips, as further described below. Where properties are narrow, such as in the area of Black Forest Lane, the 50-foot-wide woodland preservation area should be applied.
2. Maintain a 75-foot-wide strip of existing woodland along Prince William Parkway, (particularly the large specimen oaks and cluster of large oaks) beginning west of The Glen and continuing along the frontage of the Laurel Crossing property. In the area of the Laurel Crossing cemetery, preserve the existing large oaks and provide a 75-foot-wide revegetation strip in the open area of the western portion of the property (see Area 1 and 2 graphics).
3. On the Reid property, reforest the steep slopes behind the bicycle trail beginning 25 feet back from the Prince William Parkway right-of-way and continuing down to the existing woodland. Preserve enough of the existing woodland so that an ultimate 75-foot wide woodland preservation area is achieved. Within the open areas of the Reid property, provide a 75-foot-wide revegetation area, set back 25 feet from the Prince William Parkway right-of-way (see Area 3 and 4 graphics).

4. Within the County Complex property, maintain the existing formal planting of London Plane trees, and construct walls and fences matching the County Center on the south side of the parkway (see Area 5 and the "County Center Design Guidelines and Development Standards" for the County Center).
5. In front of the McCoart Building, maintain the existing grove of Yoshino Cherry at the driveway entrance, and the formal planting of London Plane trees along the frontage of the parkway. Construct walls and fences along the frontage, to match the County Complex scheme on the south side of the parkway (see Area 6 graphic and the "County Center Design Guidelines and Development Standards" for the County Center).
6. On the Maxfield property, establish a 75-foot-wide revegetation strip, set back 25 feet from the Prince William Parkway right-of-way (see Area 7 graphic).
7. On the Dulaney property, preserve a 75-foot-wide strip of existing woodland along the Prince William Parkway and Davis Ford Road frontages (see Area 8 graphic).
8. In the area of the Branscome property, 7-Eleven, County print shop, and existing dwellings, preserve the stands of large oaks and existing woodland (see Area 9 graphic). In areas of existing commercial development, where there are narrow strips between the sidewalk and parking areas, implement a hedge and small tree scheme similar to the front of the Chinn library (see hedge/small tree graphic).
9. In the area of Black Forest Lane and Prince William Parkway, preserve a 50-foot-wide strip of existing woodland. In front of the Burgess and Niple office building, implement a 50-foot-wide revegetation area (see Area 10 graphic).
10. On the Gupta property, maintain a 50-foot-wide strip of existing woodland set back 25 feet from Prince William Parkway. The existing specimen Red Maple in the eastern part of the property is in poor condition and should be removed. In the open areas of this property, implement a 50-foot-wide revegetation area (see Area 11 graphic).
11. In front of the Ridgewood Center, implement a hedge and small tree scheme similar to the front of the Chinn library (see Area 12 graphic).
12. In the area of the intersection of Prince William Parkway and Old Bridge Road, establish a 50-foot-wide revegetation area set back 25 feet from the Prince William Parkway right-of-way. Develop public landscaping improvements within the Parkway right-of-way in conjunction with the interchange project (see Area 13 graphic).
13. In coordination with the Virginia Department of Transportation, install decorative paving in the parkway pavement (scored/colored concrete or concrete or asphalt pavers) at the crosswalks.
14. As an option to action strategies 2-3 above, an alternative compliance approach can be approved at the time of rezoning/special use permit. Alternative compliance shall include a combination of the following with the overall intent of providing a substantial and attractive substitute for the streetscape mentioned above:
 - Undulating berming;
 - Decorative fencing consistent with the architecture character of the building;
 - Minimum 2-story buildings with 360 degree architecture, fronting on the Parkway

with no intervening parking;

- Hedges;
- Street trees and other supplemental plantings.

The landscaped areas described above between the Parkway utility easements and the nearest building shall be a minimum of 25 feet.

PRINCE WILLIAM PARKWAY STREETScape CONCEPT PLAN

Conceptual Overall Look



Parkway Prototype Layout



Parkway Illustrative



Parkway Streetscape Landscaping



Community Entrance Streetscape Landscaping



Community Streetscape Landscaping & Street Lights

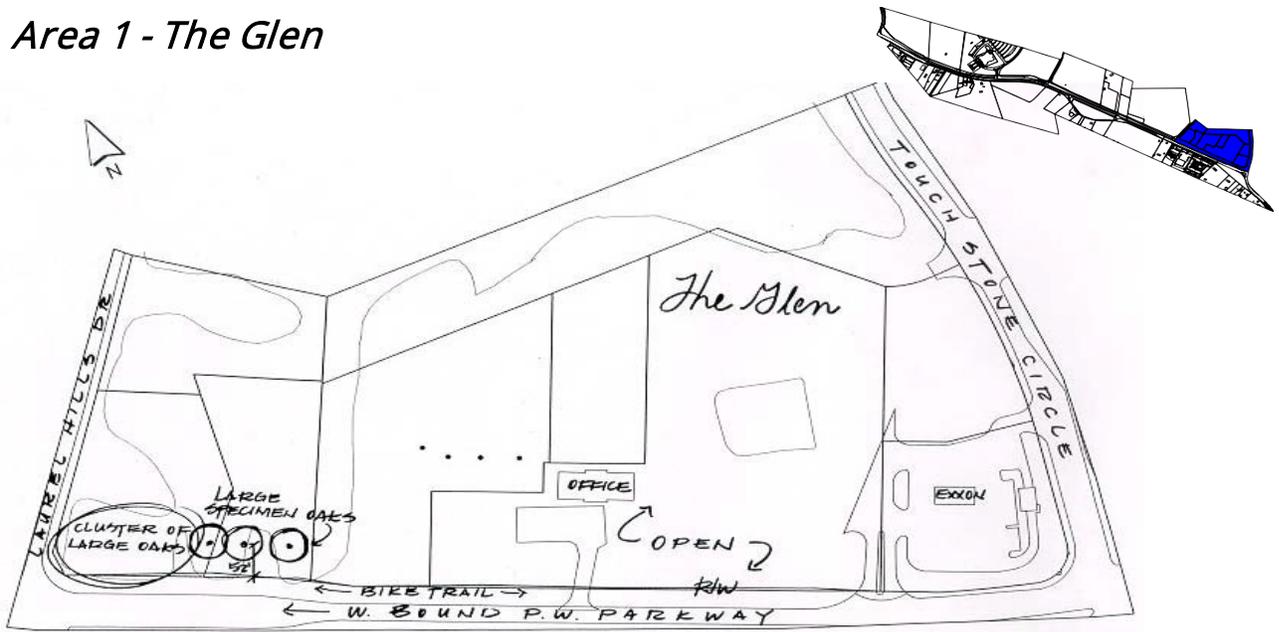


Parkway Monument Sign

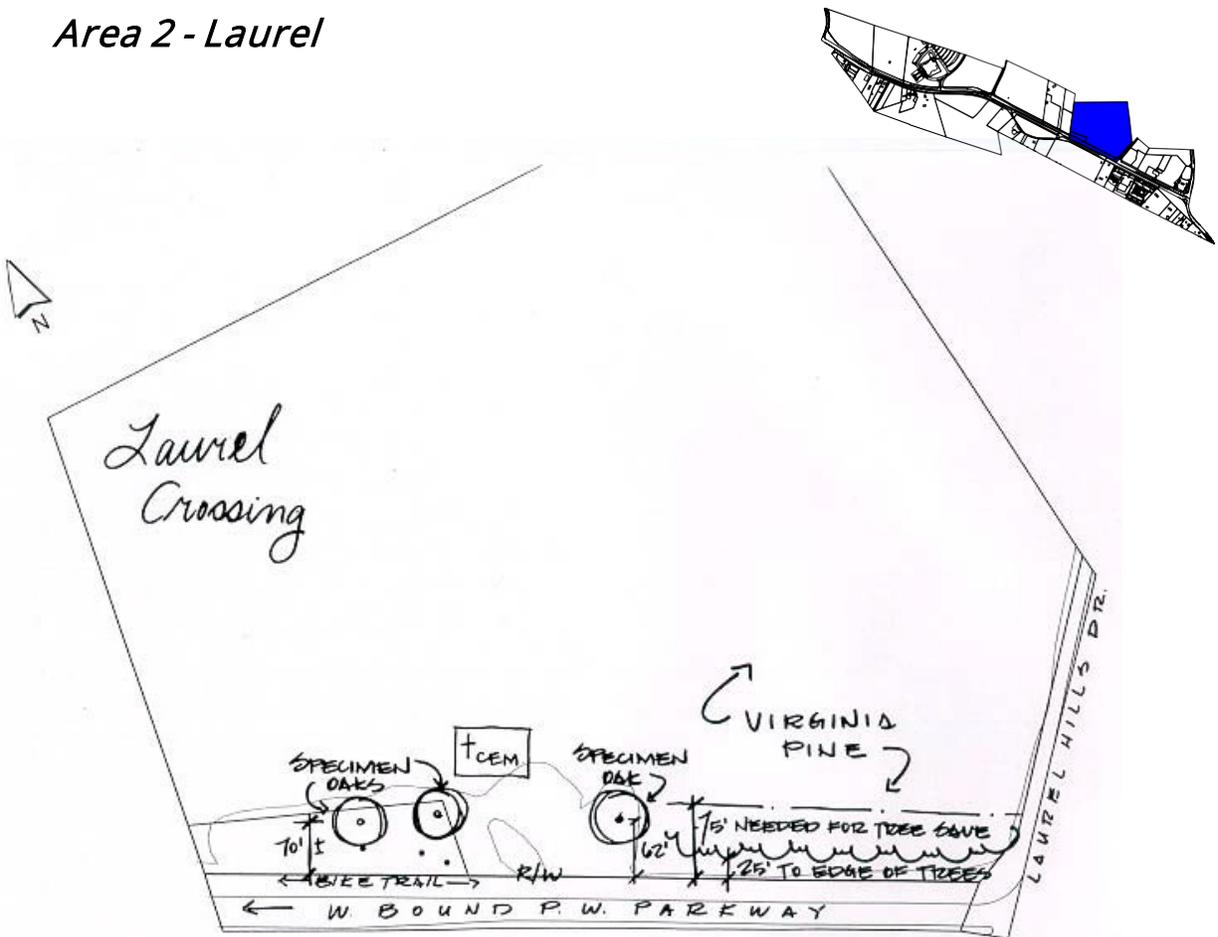


Parkway Government Monument Sign

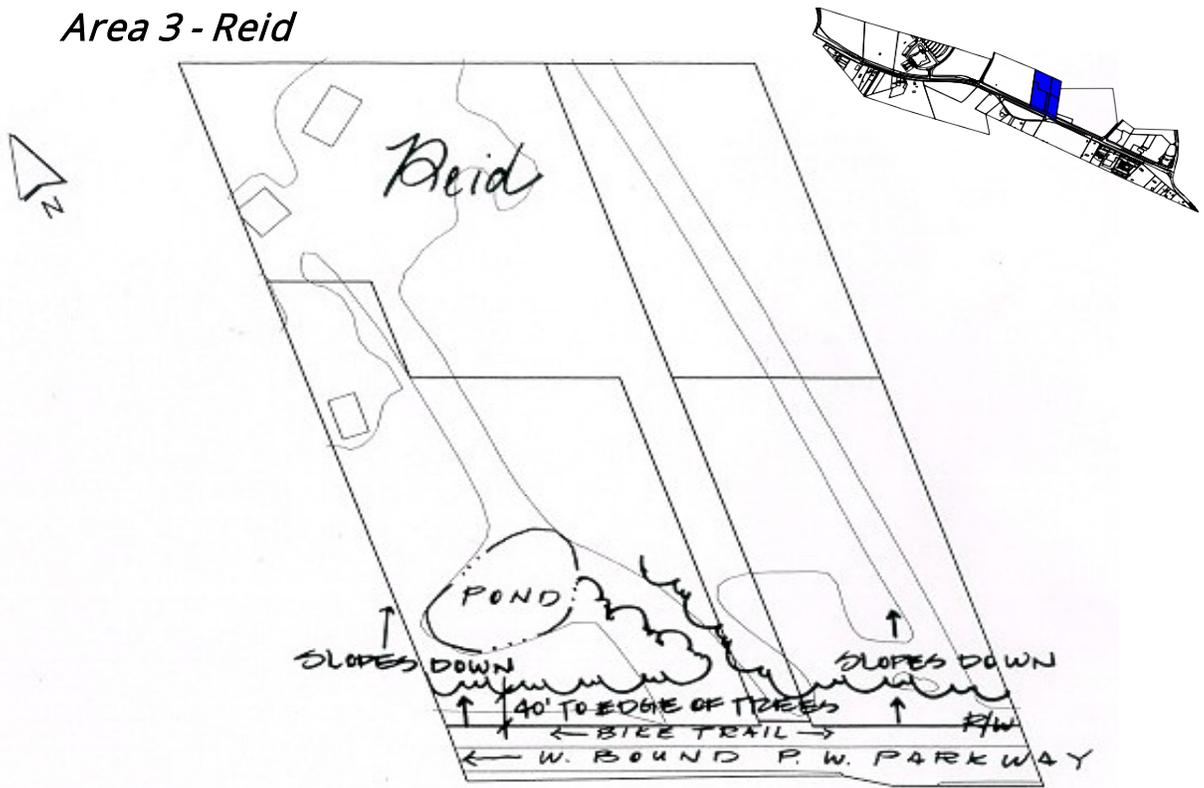
Area 1 - The Glen



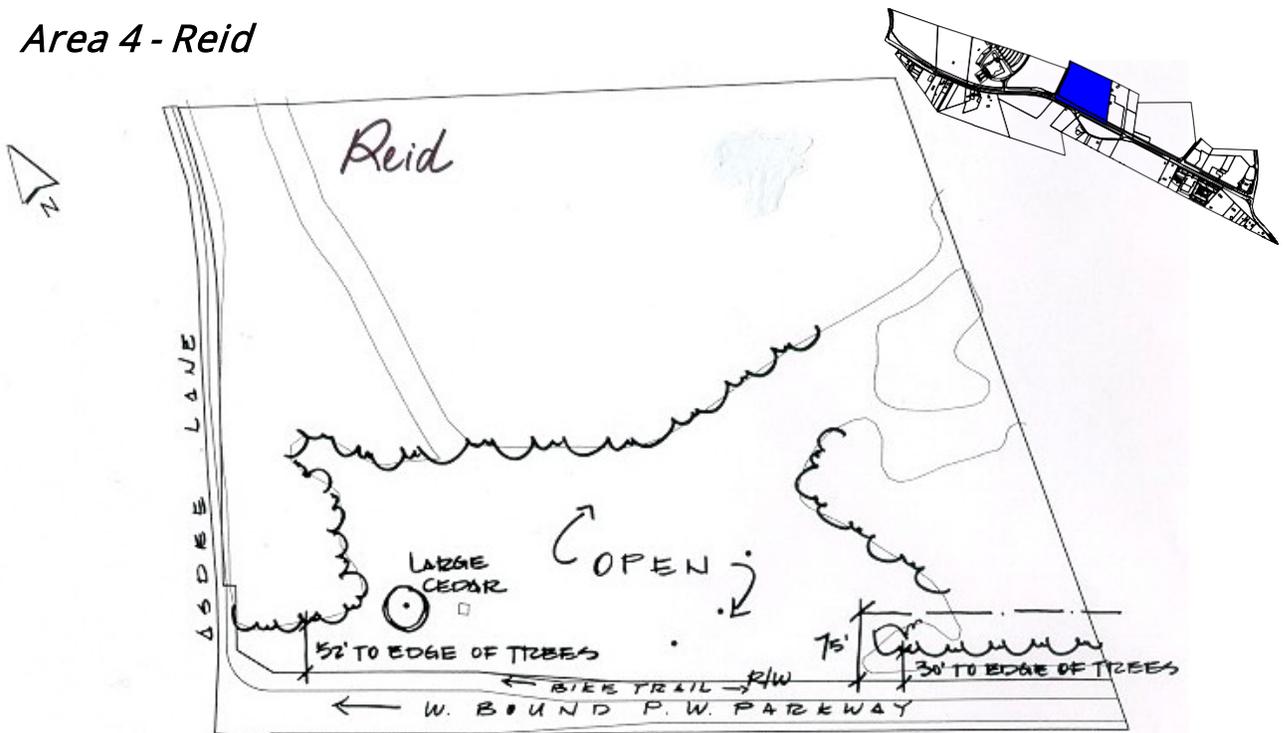
Area 2 - Laurel



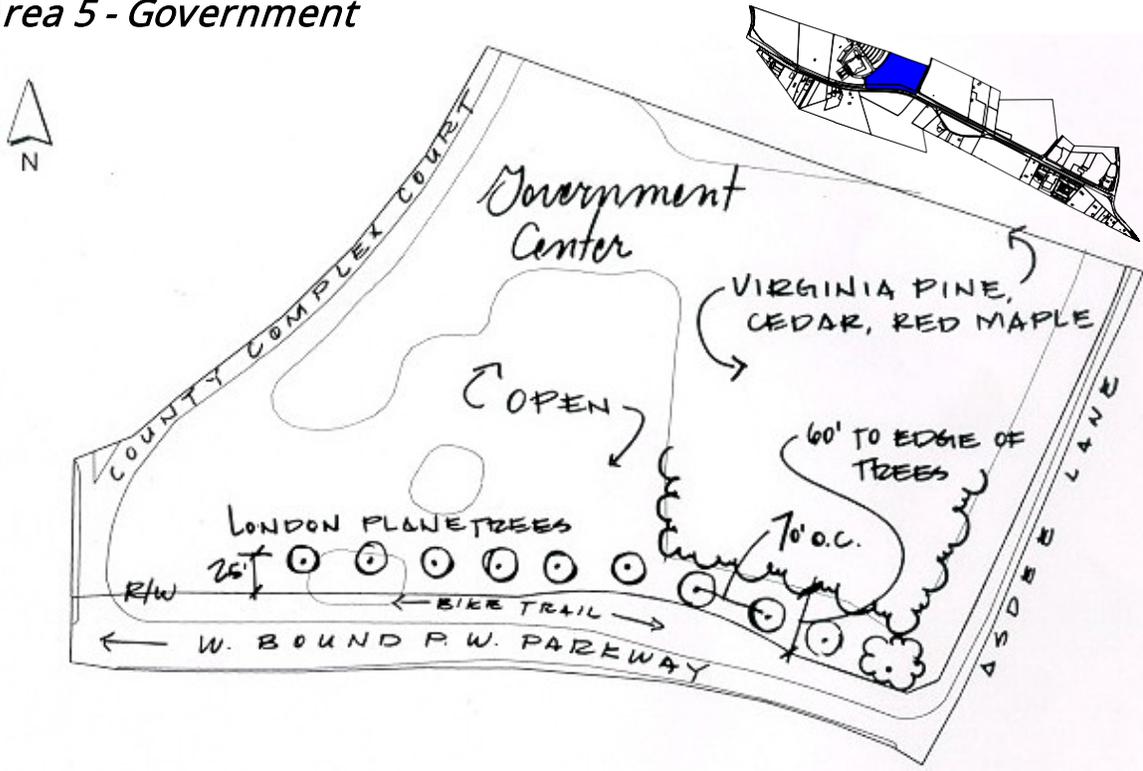
Area 3 - Reid



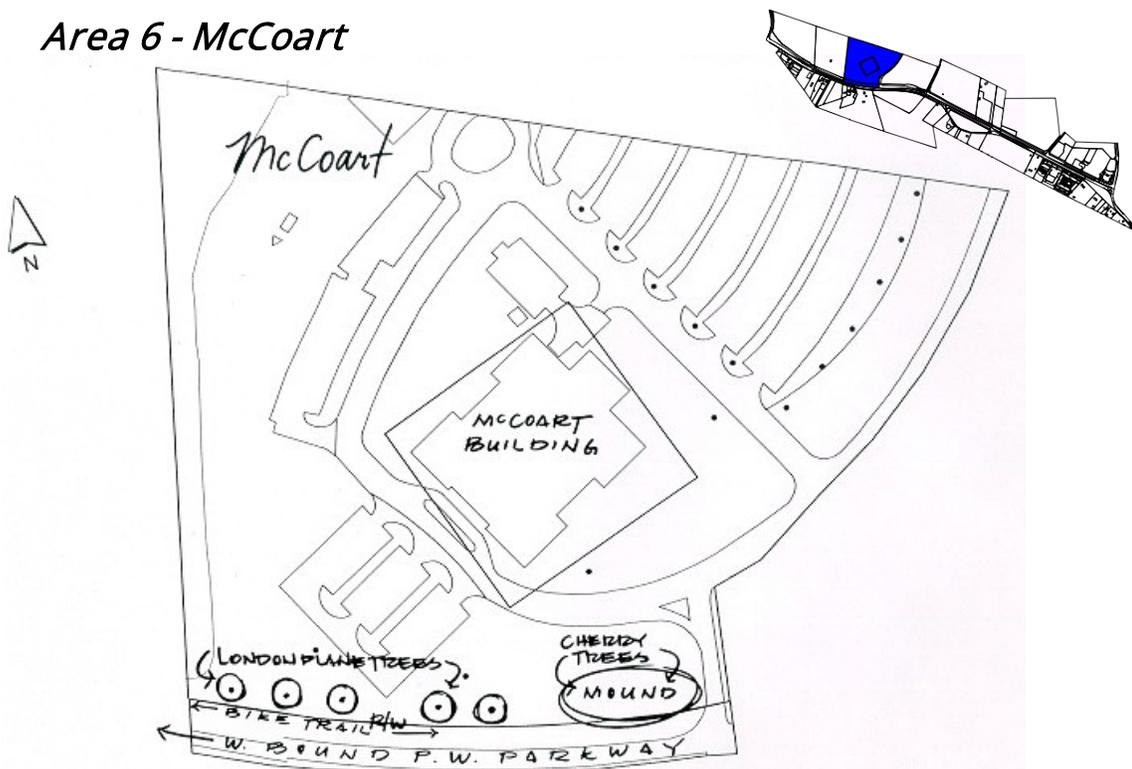
Area 4 - Reid



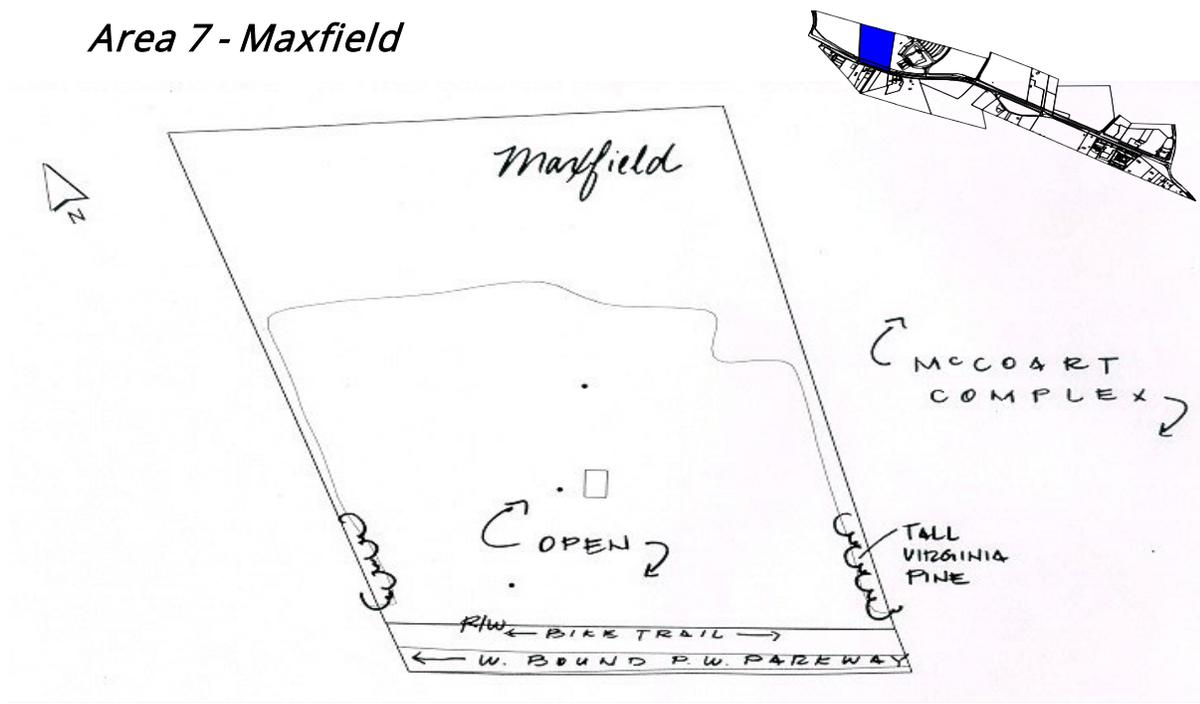
Area 5 - Government



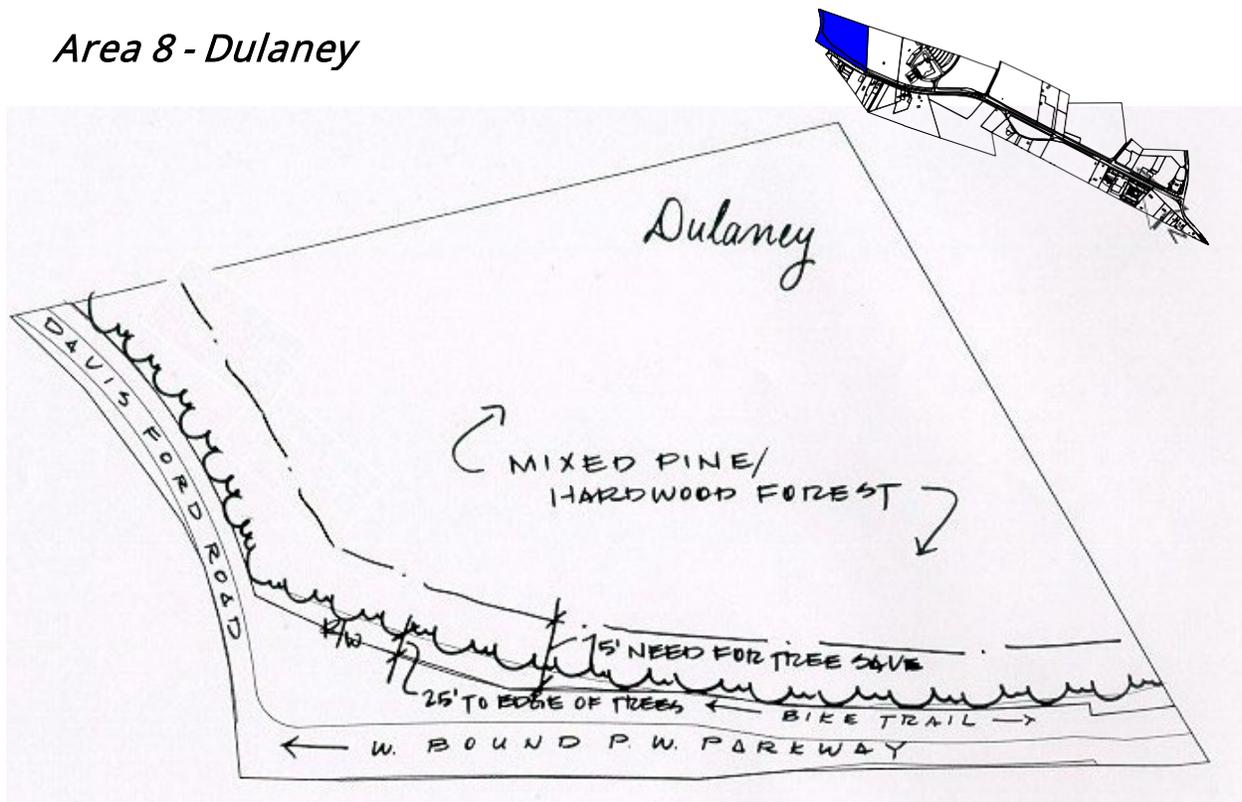
Area 6 - McCoart



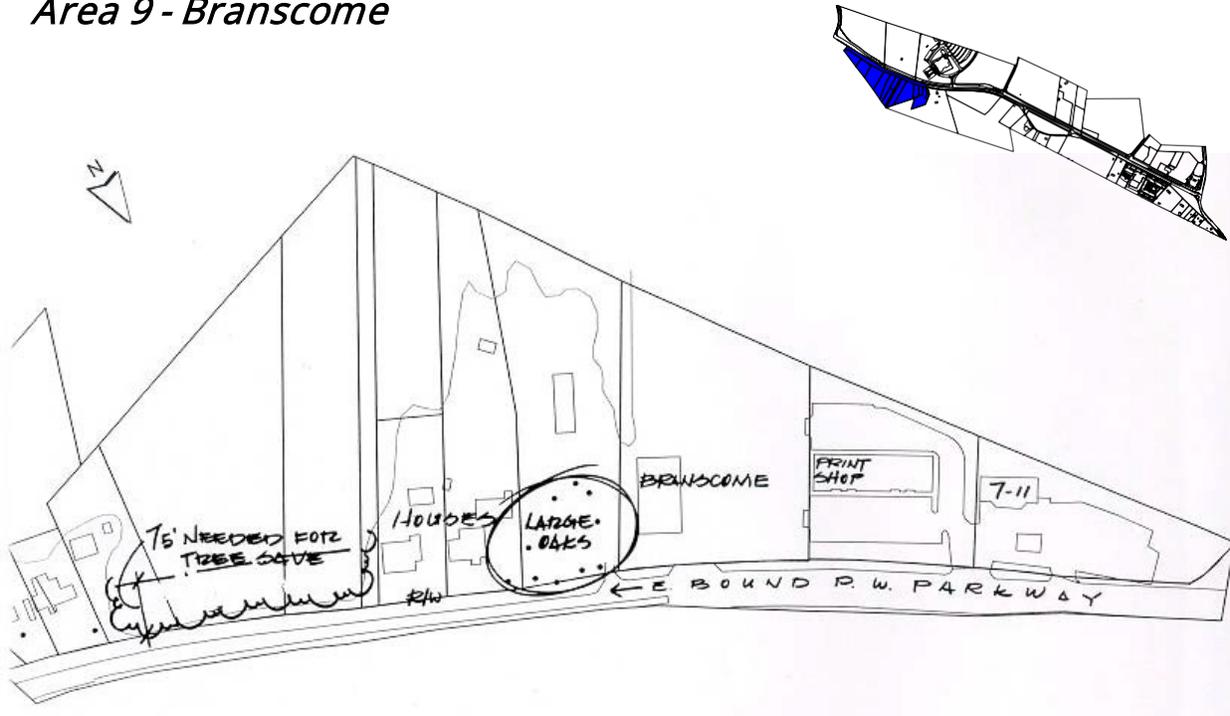
Area 7 - Maxfield



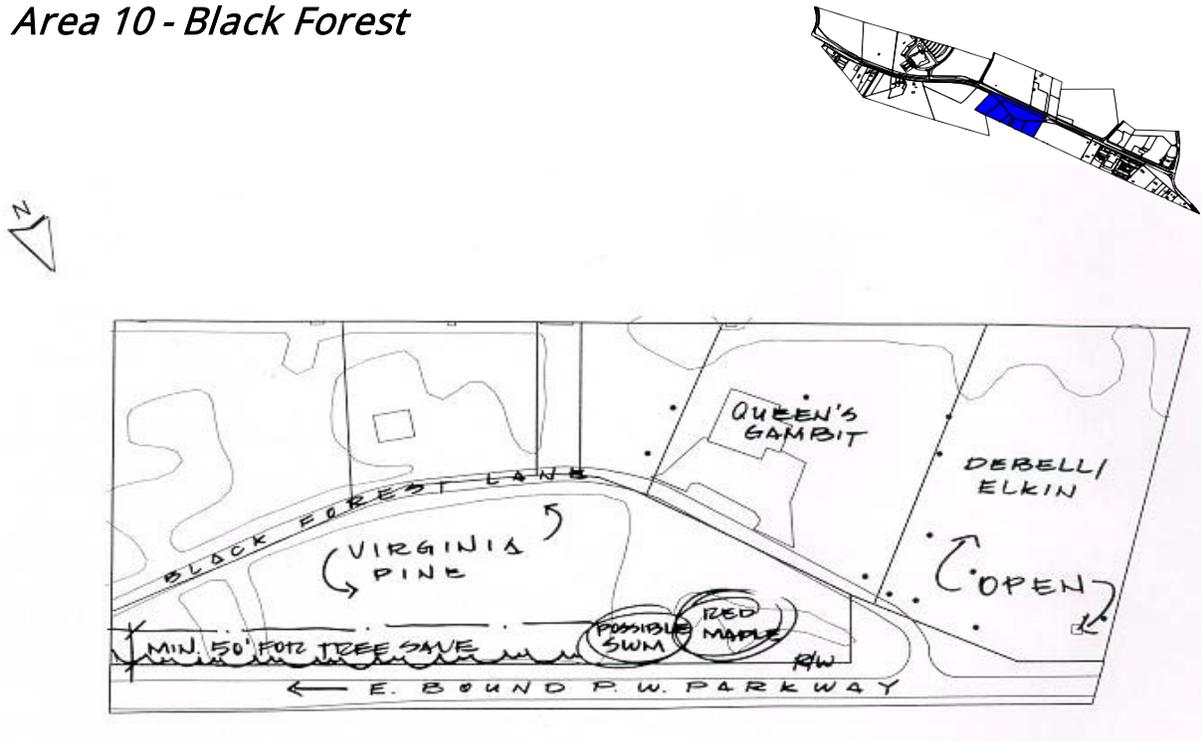
Area 8 - Dulaney



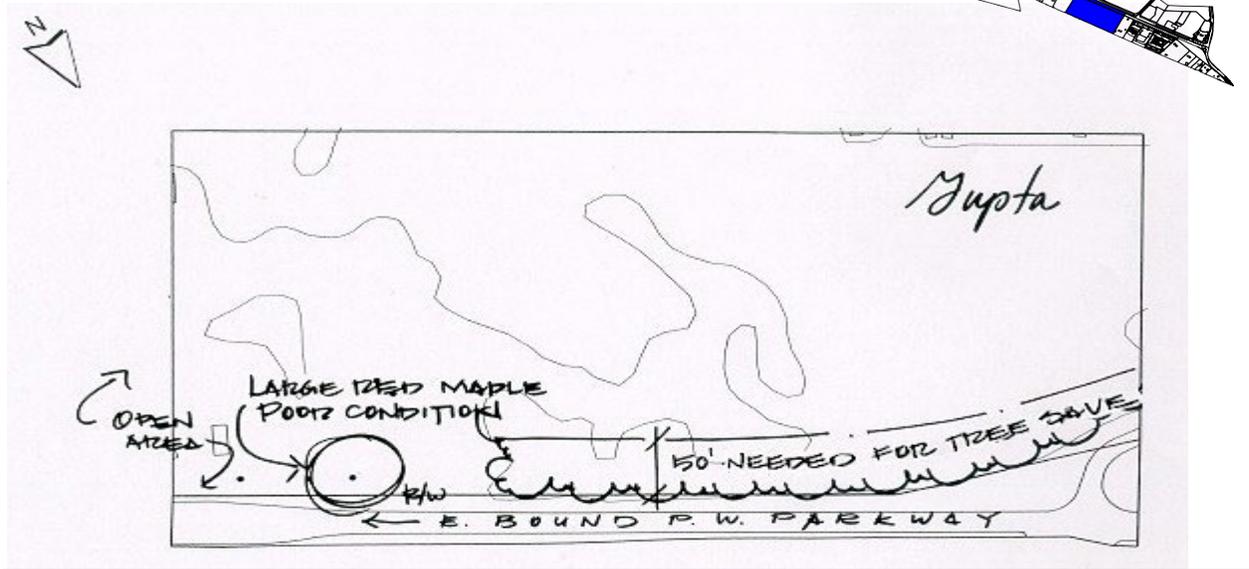
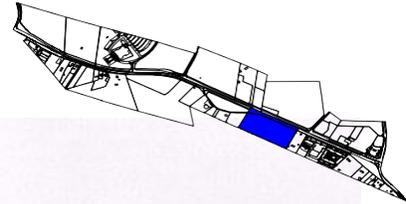
Area 9 - Branscome



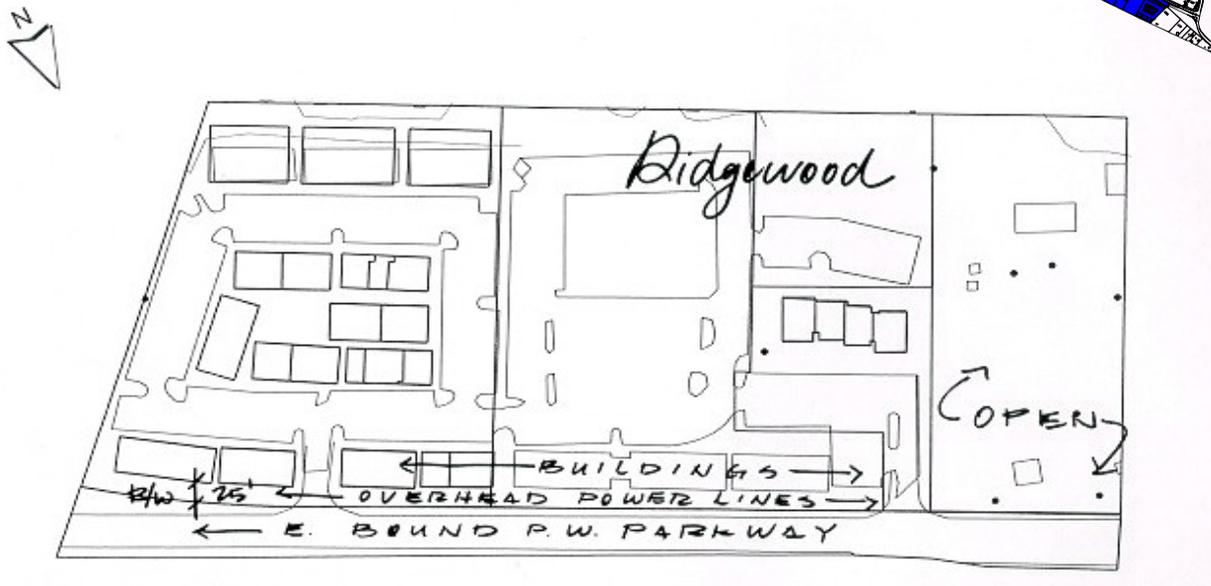
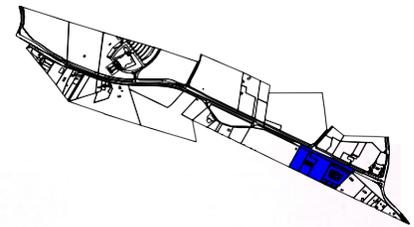
Area 10 - Black Forest



Area 11 - Gupta



Area 12 - Ridgewood



Area 13 - Silvas

