



PLANNING COMMISSION RESOLUTION

MOTION:

November 19, 2025

SECOND:

Regular Meeting

Res. No. 25-0xx

RE:

**REZONING #REZ2024-00048, MAPLE VALLEY GROVE
OCCOQUAN MAGISTERIAL DISTRICT**

ACTION:

RECOMMEND APPROVAL

WHEREAS, this is a request to rezone ±23.44 acres from A-1, Agricultural, and M-2, Light Industrial, to PMR, Planned Mixed Residential, to allow for the development of up to 242 multi-family stacked (townhouse style) and 32 multi-family traditional residential units, and with associated development waivers and modifications, including increases to building heights; and

WHEREAS, the subject ±23.44-acre property is located on the south side of Prince William Parkway and approximately 575 feet west of the intersection of Hoadly Road and Prince William Parkway, and north of the cul-de-sac terminus of Galveston Court; and is identified on County maps as GPINs 8093-63-4515, 8093-73-1831, and 8093-73-4522; and

WHEREAS, the subject site is designated MU-3, Neighborhood Mixed Use, with a Transect 3 that recommends a density range of 4 to 12 dwelling units per acre in the Comprehensive Plan; and

WHEREAS, the site is currently zoned A-1 and M-2; and is located within the Domestic Fowl Overlay District and is partially located within the Prince William Parkway Highway Corridor Overlay District; and

WHEREAS, County staff recommends that the Planning Commission recommend approval of this rezoning for the reasons stated in the staff report; and

WHEREAS, the Prince William County Planning Commission duly ordered, advertised, and held a public hearing on November 19, 2025, at which time public testimony was received and the merits of the above-referenced case were considered; and

WHEREAS, the Prince William County Planning Commission finds that public necessity, convenience, general welfare, and good zoning practice are served by recommending approval of this request;

NOW, THEREFORE, BE IT RESOLVED that the Prince William County Planning Commission does hereby close the public hearing and recommend approval of Rezoning #REZ2024-00048, Maple Valley Grove, subject to the proffers dated October 31, 2025.

ATTACHMENT: Proffer Statement, Dated October 31, 2025

Votes:

Ayes:

Nays:

Abstain from Vote:

Absent from Vote:

Absent from Meeting:

Attest:

Oly Peña

Clerk to the Planning Commission

PROFFER STATEMENT

RE: **REZ2024-000048, Maple Valley Grove**
Applicant: Galveston Crossing, LLC
Owners: Galveston Crossing, LLC, Michael A. Johnson, and Donna C. Norris
Property: 8093-63-4515, 8093-73-4522, and 8093-73-1831 (the "Property")
Acreage: ±23.43681 acres
Rezoning: A-1, Agricultural and M-2, Light Industrial to PMR, Planned Mixed Residential
Magisterial District: Occoquan
Date: October 31, 2025

The undersigned hereby proffers that the use and development of the subject Property shall be in strict conformance with the following conditions. In the event the above referenced rezoning is not granted as applied for by the Applicant, these proffers shall be withdrawn and are null and void. The headings of the proffers set forth below have been prepared for convenience or reference only and shall not control or affect the meaning or be taken as an interpretation of any provision of the proffers. Any improvements proffered herein below shall be provided at the time of development of the portion of the site served by the improvement, unless otherwise specified. The terms "Applicant" and "Developer" shall include all future owners and successors in interest.

For purposes of this Proffer Statement, "final rezoning" shall be defined as that zoning which is in effect on the day following the last day upon which the Prince William Board of County Supervisors' decision granting the rezoning may be contested in the appropriate court or, if contested, the day following entry of a final court order affirming the decision of the Board of Supervisors which has not been appealed, or if appealed, the day following which the decision has been affirmed on appeal and the mandate issued.

References in this Proffer Statement to plans and exhibits shall include the following:

- A. Master Zoning Plan entitled "Maple Valley Grove" prepared by LDC, with a seal date of September 5, 2025, consisting of the following sheets (the "MZP"):
- Coversheet;
 - Land Use Plan;
 - Layout Plan;
 - Open Space Plan;
 - Landscape Details;
 - Mobility Plan;
 - Street Sections; and

- Utility Plan.
- B. Design Guidelines entitled “Maple Valley Grove,” prepared by LDC, dated September 5, 2025 (the “Design Guidelines”).
- C. “Public Street Alternative, Maple Valley Grove,” prepared by LDC, dated September 5, 2025 (“Public Street Alternative”).

USES & SITE DEVELOPMENT

1. Development: Development of the Property shall be in substantial conformance with the Layout Plan, and subject to minor modifications, as permitted in either the Zoning Ordinance or Design and Construction Standards Manual (the “DCSM”), due to final engineering concerns at the time of site plan review.
2. Density: The maximum number of units on the Property shall be 242 multifamily stacked units and a minimum of 24 to a maximum of 32 multifamily traditional units. The total residential unit count shall not exceed 274 units.
3. Zoning: The Applicant may develop the Property in accordance with the PMR, Planned Mixed Residential District, as waived/modified in accordance with these Proffers.

FOR RENT AFFORDABLE HOUSING

4. Rental Affordable Housing: All of the multifamily traditional units on the Property shall be affordable dwelling units (“ADU”) as outlined below:
 - a. Low Income Tax Credit: In the event the multifamily traditional units are Low Income Tax Credit (“LIHTC”), the units shall be subject to Section 42 of the Internal Revenue Code, as may be amended.
 - b. Non-LIHTIC Program: In the event the units are not part of the LIHTC program, the multifamily traditional units shall be made available to households earning up to 80% of the Area Median Income (“AMI”) as determined by the United States Department of Housing and Urban Development (“HUD”) for the Washington-Arlington-Alexandria, DC-VA-MD HUD Metro FMR Area.

5. Rental Affordable Housing Implementation: The ADUs shall be implemented as follows:
- a. Foreclosure: The rent restrictions applicable to such unit shall terminate if required by, and in accordance with the applicable Virginia Housing (“VH”) or HUD program requirements. The foreclosing party shall provide the Zoning Administrator written verification from either VH or HUD, as applicable, that a foreclosure has occurred and that termination of the rent restrictions (with respect to the foreclosed unit(s)) is required in accordance with the program requirements. The affordability provisions of the Proffer shall remain in full force and effect with respect to each ADU unless and until the Zoning Administrator receives such written verification from VH or HUD, as applicable. For purposes of this Proffer, the term foreclosure shall include execution and delivery of a deed in lieu of foreclosure.
 - b. Restrictive Covenant: The units shall be rented subject to a restrictive covenant in the deed that requires these units to be rented as an ADU for a minimum of 30 years from the date of the issuance of the first occupancy permit for the building in which the units will be constructed. The restrictive covenant shall be recorded among the Prince William County Land Records prior to the issuance of the first occupancy permit for the building in which the units will be located.
 - c. Management: For purposes of implementation of this Proffer 5, the Applicant shall manage the process of identifying qualified renters and administration as outlined in these proffers for initial renters and shall report annually to the Planning Director as to the number of renters and the rental price paid for said units until such time that the final ADU is rented. The Applicant shall not be required to meet any requirements of any future Affordable Dwelling Unit Ordinance or zoning text amendment change as it relates to ADUs. Notwithstanding the above, the Applicant may enter into a separate written agreement with the appropriate Prince William County agency as to terms and conditions of the administration of the ADUs either by such agency or in coordination with the Applicant. Such an agreement shall be on terms mutually acceptable to both the Applicant and the County and may occur after the approval of this rezoning and as approved as to form by the County Attorney. If such an agreement is executed by all relevant parties, then the ADUs shall thereafter be administered solely in accordance with such agreement and the provisions of these Proffers as

they apply to ADUs shall be of no further force and effect. Such an agreement and any modifications thereto shall be recorded in the land records of Prince William County.

COMMUNITY DESIGN

6. Design Guidelines: Development on the Property shall be in substantial conformance with the design concepts and details set forth in the Design Guidelines. Minor modifications to the Design Guidelines may be made at the time of final site/subdivision plan. More substantial modifications to the Design Guidelines may be approved by the Prince William County Planning Director, or its designee, who shall notify the Applicant what has been determined in regard to the modification's consistency with the Design Guidelines. The Planning Director's written determination shall include specific references to those portions of the Design Guidelines or conditions of the zoning which are the basis for such determination. The Applicant shall not approve any such substantial amendment found to be inconsistent by the Planning Director. Changes to allow additional building materials shall be approved by the Planning Director or his designee prior to the issuance of the building permit. Compliance with this proffer shall be evidenced with the submission of building elevations to the Development Services Land Development Division two weeks prior to the request for a building permit release letter.
7. Building Materials: The Applicant shall utilize one or more of the following building materials: brick, stone, hardiplank, or vinyl siding on every dwelling unit. The primary color palette for the building facades shall consist of natural and/or earth tone colors, which may include beige, greens, grays, blues, or terracotta hues. High intensity, metallic, bright white or fluorescent tones shall be prohibited as the primary color scheme, but may be used as architectural accents. As an option, the units may be constructed with a roof top terrace, which may be offered at the time of initial purchase, at the purchaser's sole expense. Changes to the materials shall be approved by the Planning Director or designee prior to the issuance of a building permit for a given unit or series of units. Compliance with this proffer shall be evidenced by the submission of proposed building elevations to the Land Development Division of the Department of Development Services not less than two weeks prior to the request for a building permit release letter for such unit or units.
8. Entrance Signage: In the event the Applicant provides a freestanding entry sign on

the Property, such sign shall be monument-style, not to exceed 10 feet in height, and with low-growth landscaping around the base of such sign.

9. Homeowners Association: The Applicant shall create covenants, conditions, and restrictions to coordinate development within the Property, which include such items as architectural controls, signage, building materials, lighting, and landscaping. Further, the Applicant shall establish an association or multiple associations for the Property to own, operate, and maintain open space, common areas, private roads, trails, sidewalks, signage, other recreation or common facilities (as applicable), street trees and, if appropriate, stormwater management/BMP Facilities installed by the Applicant for the Property, if not otherwise maintained by the County, in accordance with adopted County policies.
10. Landscaping: Landscaping shall be provided in substantial conformance with the Open Space Plan. A minimum of 85% of new plantings on the Property shall be plant species native to Virginia. The aforementioned, does not prohibit the plantings of Crape Myrtles. Within the areas outside of the limits of clearing and grading, the Applicant reserves the right to remove any existing vegetation if they are found to be dead, dying, diseased, hazardous, invasive, non-native, noxious, or adversely affected due to engineering constraints during the construction phase. Buffers shall be provided at the time the adjacent portions of the Property are developed and shall be shown on each respective final site plan.
11. Trash Enclosure: Any refuse storage/dumpster enclosure area associated with the multifamily traditional building shall utilize a compatible design theme and similar materials as the principal building, as shown in the Design Guidelines. Such dumpster area shall be completely screened with an opaque enclosure with a gate that prohibits viewing this area from the surrounding parking areas and public right-of-way and shall remain closed when not in use.
12. EV Charging: The builder of a multifamily stacked unit that includes a garage, shall offer initial purchasers of that multifamily stacked unit the option to have installed, at the purchaser's cost, an EV charging device; or, the option to have installed the necessary electrical infrastructure that will allow for the future installation of a residential electrical vehicle charging station in the garage, by the initial or future purchaser of said unit. Such electrical infrastructure shall include electric panel space, conduit to garage and junction box in the garage, but need not include transformers, breakers, switches, wiring or charging unit.

13. Universal Design: In addition to any Virginia Uniform Statewide Building Code requirements, Universal Design Options such as, but not limited to (or required to have) the following list, shall be offered at the time of initial purchase of the multifamily stacked unit, and installed at the purchaser's sole expense, prior to the issuance of occupancy permit for each unit on the Property:
- a. Blocking for reinforcement of fall grab bars;
 - b. An elevator;
 - c. Front entrance doors that are a minimum of 36 inches wide;
 - d. Electrical outlets that are a minimum of 18 inches high on the wall;
 - e. Light switches and thermostats that are located a maximum of 48 inches high on the wall;
 - f. Lever door handles instead of door knobs on main entry door and interior doors;
 - g. Weather sheltered main entry door;
 - h. Smart thermostats;
 - i. A curb-less shower or a shower with a maximum two-inch-high curb;
 - j. Front loading washers and dryers; or
 - k. If a first-floor bathroom is installed, a console sink in lieu of a cabinet-style vanity.

ENVIRONMENTAL

14. Monetary Contribution: The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$75.00 per acre for water quality monitoring, drainage improvements and/or stream restoration projects. Said contribution shall be made prior to and as a condition of final site plan approval with the amount to be based on the acreage reflected on the site plan.
15. Underground Stormwater Management Facility: The Applicant may have underground stormwater management facilities on the Property. In the event an underground stormwater management facility(ies) is provided on the Property, the following shall apply:
- a. Maintenance: Underground stormwater management facilities are not eligible for County maintenance and must be privately owned and maintained. Any underground stormwater management facility(ies) constructed on the Property shall be fully maintained by the Homeowners

Association (“HOA”) or similar association that is responsible for the maintenance of all commonly owned facilities on the Property. Long-term maintenance agreements are required for privately maintained stormwater management and best management practices.

- b. Escrow: The Applicant shall provide in an escrow for the benefit of the HOA an amount equal to (i) 20 years of annual maintenance for the underground stormwater management facility(ies); and (ii) 25% of the replacement costs for the underground stormwater management facility(ies). Said escrow amount shall be determined by the Applicant’s civil engineer in consultation with the Director of the Department of Public Works, or their designee, and the underground stormwater management facility(ies) manufacturer and shall be shown on the final site or subdivision plans. Prior to bond release the Applicant shall place the approved escrow amounts in an account benefiting the HOA and provide proof of deposit in said account to the Director of the Department of Public Works.

PARKS & RECREATION

- 16. Monetary Contribution: The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$92.93 per market rate unit to be used for public parks and recreational purposes. Said contribution shall be paid prior to and as a condition to the issuance of an occupancy permit for each market rate residential unit.
- 17. On-Site Amenities: The Applicant shall provide an on-site amenity package for the residents that shall include, at a minimum the following amenities:
 - a. Community Garden to include at minimum garden plots and seating;
 - b. Community Park to include at minimum a play area for ages 2-12, gathering space, and activity lawn;
 - c. Pocket Park to include seating;
 - d. Fitness Area; and
 - e. Promenade to include at least 2 of the following: (1) seating areas; (2) flex use lawn, (3) swings; or (4) neighborhood book exchange.

- f. A schematic detail/layout for any playground(s) provided onsite shall be provided prior to the final site plan approval.

Said amenities are generally described in the Design Guidelines and shall be located and constructed prior to the final building permit for the section in which they are located and shall be shown on each respective final site plan.

TRANSPORTATION

18. Access: Subject to approval by Prince William County Department of Transportation and Virginia Department of Transportation, access to the Property shall be provided as shown on the MZP, or the Public Street Alternative exhibit identified in Proffer 20 below.
19. Removal of Existing Turnaround: Subject to approval by the owner of GPIN 8093-72-2873, the Applicant shall remove the existing turnaround and stabilize the former road bed at the time Galveston Court is extended into the Property.
20. Interparcel Pedestrian Connection: The Applicant shall diligently pursue the acquisition of an ingress egress from the owners of GPIN 8093-72-2873 for the construction of a pedestrian connection as depicted on the Mobility Plan in the MZP. In the event the owner of GPIN 8093-72-2873 has not granted the easement within 90 days from the date of the submission of the site plan, the Applicant will not be obligated to construct this pedestrian connection.
21. Interparcel Vehicular Connection: In the event Rezoning REZ2024-00023, Hoadly Square (REZ2024-00023) is approved, the Applicant shall provide the proposed public street cul de sac, and construct Street G, as generally shown on the MZP, to facilitate interparcel access to GPIN 8093-52-8034. Construction of the proposed interparcel access is subject to the owner of GPIN 8093-52-8034 granting to the Applicant, within 120 days of the Applicant's request, any necessary offsite easement(s) required to make the connection. In the event the off-site easement(s) are not granted, the Applicant shall construct Street G as close to the property line as reasonably possible without the need for any offsite easements. All on-site easements associated with Street G shall extend to the Property line to facilitate its extension at a future date by others.

22. Public Street Alternative: In the event REZ2024-00023, is not approved, within 120 days of Final Rezoning, the Applicant shall, subject to VDOT approval, construct and access the Property via the proposed public street ("Galveston Extension"), as shown on the Public Street Alternative, and reserves the right to adjust open space, amenities, and other features as necessary to provide the proposed public street.
23. STARS Study Monetary Contribution: The Applicant shall make a monetary contribution in the amount of \$25,000 to Prince William County to be used towards studying the Prince William Parkway, Hoadly Road, and Davis Ford Road intersection, or the and/or construction of future improvements, associated with these roads.

WATER AND SEWER

24. Water and Sewer: The Property shall be served by public sanitary sewer and public water, and the Applicant shall be responsible for those improvements required in order to provide such service for the demand generated by the development of the Property.

MISCELLANEOUS

25. Escalator: In the event the monetary contributions set forth in the Proffer Statement are paid to the Prince William County Board of County Supervisors within 18 months of the approval of this rezoning, as applied for by the Applicant, said contributions shall be in the amounts as stated herein. Any monetary contributions set forth in the Proffer Statement which are paid to the Board after 18 months following the approval of this rezoning shall be adjusted in accordance with the Urban Consumer Price Index ("CPI-U") published by the United States Department of Labor, such that at the time contributions are paid, they shall be adjusted by the percentage change in the CPI-U from 18 months after the approval of this rezoning to the most recently available CPI-U to the date the contributions are paid, subject to a cap of 6% per year, non-compounded.

WAIVERS & MODIFICATIONS

26. Pursuant to Section 32-700.25 of the Prince William County Zoning Ordinance (the "Zoning Ordinance"), the following waivers and modifications to the requirements of the Zoning Ordinance and DCSM shall be deemed granted and approved.

PROFFER STATEMENT
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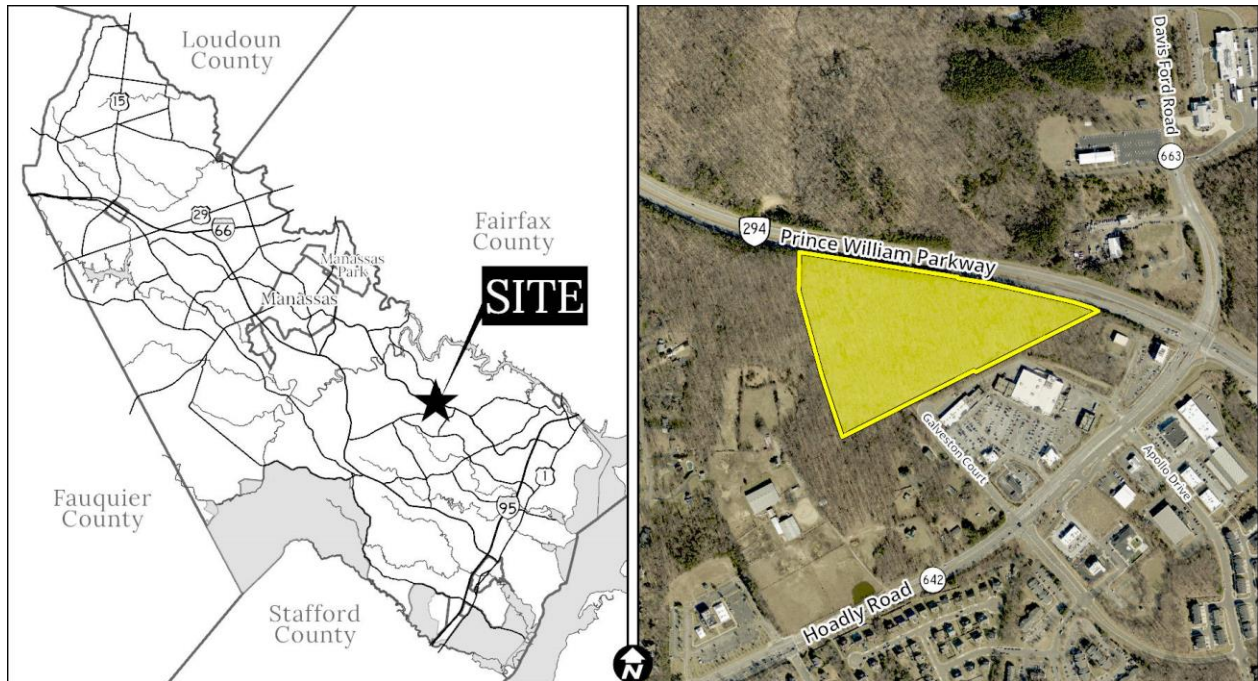
- a. Modification of Section 32-306.12.6.G(3) to increase the maximum building height from 50 ft. for the multifamily stacked units to 55 feet, as shown in the design guidelines.
- b. Modification of Section 32-306.10.1.a to allow for only 1 housing type on the Property.
- c. Modification of Section 32-306.12.6.G(4)(a) of the Zoning Ordinance to allow for a reduction in the minimum front yard (from streets or traveled portion of access easement) setback to allow for the setbacks as shown in the Design Guidelines.
- d. Pursuant to Section 32-250.32.4 of the Zoning Ordinance, modification of Section 802.11 and Table 8-1 of the Design and Construction Standards Manual to allow for a continuous 30-foot buffer along the southern property line, as shown on the MZP.
- e. Waiver of Section 32-250.31.6 of the Zoning Ordinance and 802.47.1 of the DCSM requiring a 15 foot landscaped area around the perimeter of a community facility.



STAFF REPORT

PC Meeting Date:	November 19, 2025
Agenda Title:	Rezoning #REZ2024-00048, Maple Valley Grove
District Impact:	Occoquan Magisterial District
Requested Action:	Recommend Approval of Rezoning #REZ2024-00048, Maple Valley Grove, subject to the proffers dated October 31, 2025
Department:	Planning Office
Staff Lead:	Scott F. Meyer, Principal Planner

EXECUTIVE SUMMARY



This is a request to rezone ±23.44 acres from A-1, Agricultural, and M-2, Light Industrial, to PMR, Planned Mixed Residential, to allow for the development of up to 242 multi-family stacked (townhouse style) and 32 multi-family traditional residential units, and with associated development waivers and modifications, including increases to building heights. The proposed number of residential units is not to exceed a total of 274. The subject site is located on the south side of Prince William Parkway, approximately 575 feet west of the intersection of Hoadly Road and Prince William Parkway, and north of the cul-de-sac terminus of Galveston Court.

It is the recommendation of staff that the Planning Commission recommend approval of Rezoning #REZ2024-00048, Maple Valley Grove, subject to the proffers dated October 31, 2025.

BACKGROUND

- A. Request: To rezone ±23.44 acres from A-1, Agricultural, and M-2, Light Industrial, to PMR, Planned Mixed Residential, to allow for the development of up to 242 multi-family stacked (townhouse style) and 32 multi-family traditional residential units, and with associated development waivers and modifications, including increases to building heights.

Uses/Features	Existing	Proposed
Zoning	A-1, Agricultural and M-2 Light Industrial	PMR, Planned Mixed Residential
Use(s)	Undeveloped	Planned Mixed Residential Development; Up to 274 residential units in total
Uses/Features	Required in PMR zoning district	Proposed with Development in PMR (<i>as proffered</i>)
REZ area	Minimum 10 acres for PMR	Total Project Area = ±23.44 acres
Residential Unit Type / #	2 unit types / styles	242 multi-family stacked (two-over-two/townhouse style); 32 multi-family traditional residential unit
Development Standards	PMR Residential Standards (Z.O. Section 32-306.12. – PMR housing unit types and performance standards)	“PMR Multi-family Buildings” (Type G)
Open Space	PMR zoning: 30% of site (±7.0 acres required)	±12.85 acres of total open space (54.8% of project area)
Uses/Features	MU-3, Neighborhood Mixed Use (Land Use Designation)	Proposed with Development in PMR (<i>as proffered</i>)
Target Density	T-3 = 4 to 12 dwelling units per acre (for residential projects)	±11.69 dwelling units per acre
Target Land Use Mix	Residential: 45% Non-Residential: 45% Civic: 10%	Residential = 100%, as proposed (multi-family stacked and multi-family traditional residential); open space amenity areas

- B. Site Location: The ±23.44-acre project area is located on the south side of Prince William Parkway, approximately 575 feet west of the intersection of Hoadly Road and Prince William Parkway, and north of the cul-de-sac terminus of Galveston Court. The site is identified on County maps as GPINs 8093-63-4515, 8093-73-1831, and 8093-73-4522.

- C. Comprehensive Plan: The project area is designated MU-3, Neighborhood Mixed Use, with a Transect 3 that recommends a density range of 4 to 12 dwelling units per acre in the Comprehensive Plan.
- D. Zoning: The site is currently zoned A-1, Agricultural, and M-2, Light Industrial. The site is also located within the Domestic Fowl Overlay District and Agritourism and Arts Overlay District, and is partially located within the Prince William Parkway Highway Corridor Overlay District.
- E. Surrounding Land Uses: The immediately adjoining properties to the north of the subject property and across Prince William Parkway is mostly undeveloped and zoned SR-1, Semi-Rural Residential, and M-2, Light Industrial, and designated ORPA, Occoquan Reservoir Protection Area. The area south of the subject property contains the Shops at County Center commercial/retail shopping center and is zoned B-2, Neighborhood Business, and designated MU-3, Neighborhood Mixed Use. To the east is vacant land, utility property owned by Verizon, and a mid-rise, mixed professional office building at the prominent intersection of Hoadly Road/Davis Ford Road and Prince William Parkway. The Hoadly Square CPA and Rezoning is currently pending and adjacent to the west/southwest of the property, which is currently zone A-1, Agricultural, and designated ORPA. The following table summarizes the area land use and zoning characteristics:

Direction	Existing Land Use	Long-Range Future Land Use	Zoning
North	Across Prince William Parkway; Semi-Rural type residential; Vacant land/undeveloped, and with mixed industrial uses to the northeast	Residual right-of-way (ROW); Occoquan Reservoir Protection Area (ORPA)	Agricultural (A-1); Semi-Rural Residential (SR-1); Light Industrial (M-2)
South	Shops at County Center commercial/retail shopping center	Neighborhood Mixed Use (MU-3)	B-2
East	Vacant land, utility property owned by Verizon; Mid-rise, mixed professional office building at prominent intersection of Hoadly Road/Davis Ford Road and Prince William Parkway	MU-3	A-1
West	Currently undeveloped; Pending Hoadly Square CPA & Rezoning proposal	ORPA	A-1

- F. Background and Context: The Applicant (Galveston Crossing, LLC) is the owner of the ±23.44-acre property located at 12500 Galveston Court (identified as GPIN 8093-63-4515) and is the contract purchaser of the Michael A. Johnson and Donna C. Norris properties located at 5161 and 5211 Prince William Parkway (identified as GPINs 8093-73-4522, and

8093-73-1831, respectively). The Applicant/Contract Purchaser proposes to rezone the subject property from A-1, Agricultural, and M-2, Light Industrial, to PMR, Planned Mixed Residential, to allow for 242 multi-family stacked units (townhouse style), and a minimum of 24 multi-family traditional units and not to exceed a maximum of 32 multi-family traditional units. The Applicant is also seeking a height modification to increase the allowable building height for the multi-family residential units up to 55 feet, and with other development waivers and modifications. The total number of dwelling units proposed is a maximum of 274. Included within the planned residential development are community amenities, which include a community garden, community park, pocket park, fitness area, and promenade.

As proposed, in regard to housing affordability, all of the multi-family traditional units (minimum of 24 and maximum of 32) on the property shall be affordable dwelling units ("AfDU") as outlined below:

a. Low Income Tax Credit: In the event the multifamily traditional units are Low Income Tax Credit ("LIHTC"), the units shall be subject to Section 42 of the Internal Revenue Code, as may be amended.

b. Non-LIHTIC Program: In the event the units are not part of the LIHTC program, the multi-family traditional units shall be made available to households earning up to 80% of the Area Median Income ("AMI") as determined by the United States Department of Housing and Urban Development ("HUD") for the Washington-Arlington-Alexandria, DC-VA-MD HUD Metro FMR Area.

STAFF RECOMMENDATION

Staff recommends approval of Rezoning #REZ2024-00048, Maple Valley Grove, subject to the proffers dated October 31, 2025, for the following reasons:

- The proposed rezoning to PMR, Planned Mixed Residential, as proffered, is consistent with and directly implements the MU-3, Neighborhood Mixed Use, land use designation in the Comprehensive Plan.
- As proffered, this subject proposal will allow for the development of the property as a cohesive planned mixed residential community with varied multi-family housing options, quality design, at an appropriate density, and onsite amenities.
- The proposed development supports Housing policy #2: Promote diverse mixed income housing communities throughout the County that address the demand for additional housing, the demand for a variety of housing, and the demand for affordable housing to meet the needs of residents at all income levels throughout all stages of life.
- The proposal is in alignment with several goals and key objectives in the County's 2025-2028 Strategic Plan.

Comprehensive Plan Consistency Analysis

Long-Range Land Use: Based on the Land Use chapter, the project area is currently designated as MU-3, Neighborhood Mixed Use, with Transect 3 that recommends a density range of 4 to 12 dwelling units per acre in the Comprehensive Plan. The site is also located within the Domestic Fowl Overlay District and Agritourism and Arts Overlay District, and is partially located within the Prince William Parkway Highway Corridor Overlay District.

As proffered, the Applicant is proposing a planned mixed residential development with 242 multi-family stacked (townhouse style) and 32 multi-family traditional units, with an overall gross density of 11.69 dwelling units per acre. While still being at the high end of density range, the proposal is consistent with the land use policy intent of the MU-3 use designation in the Comprehensive Plan.

Level of Service (LOS): This rezoning proposal is subject to the proffer legislation, Virginia Code Section 15.2-2303.4. Pursuant to Virginia Code Section 15.2-2303.4.(D)(1), the Applicant has provided proffers with the submission package, which indicates that the Applicant deems the proffers to be reasonable and appropriate. Under Section 15.2-2303.4(D)(1), "An applicant or owner may, at the time of filing an application pursuant to this section or during the development review process, submit any onsite or offsite proffer that the owner and applicant deem reasonable and appropriate, as conclusively evidenced by the signed proffers."

The Applicant (Galveston Crossing, LLC) submitted a *Land Use Proffer Analysis Report*, revised and updated through April 24, 2025. This document is provided at the end of this staff report. In summary, the Level of Service (LOS) impacts related to this subject Rezoning request would be mitigated by the monetary proffers provided by the Applicant, as per the Proffer Statement, dated October 31, 2025, as follows:

Water Quality	\$75 per acre (based on ±23.44 acres)	\$75 x 23.44 acres = \$1,758.00	\$1,758.00
Parks & Recreation	\$92.93 per "market rate" residential unit (242 multi-family stacked units)	\$92.93 x 242 units = \$22,489.06	\$22,489.06
Public Safety (Fire & Rescue)	N/A	N/A	\$0.00
Schools	N/A	N/A	\$0.00
Transportation	\$25,000.00 as STARS Study Monetary Contribution (Prince William Parkway, Hoadly Road, & Davis Ford Road intersection area)	\$25,000.00	\$25,000.00
TOTAL LOS \$ CONTRIBUTION			\$49,247.06

- Although no specific housing monetary contribution is being offered, the Applicant has proffered to deliver rental-style Affordable Dwelling Units (AfDUs), as follows:

Rental Affordable Housing: All of the multi-family traditional units (up to 32 units) on the property shall be AfDUs, as outlined below:

- a. Low Income Tax Credit: In the event the multifamily traditional units are Low Income Tax Credit ("LIHTC"), the units shall be subject to Section 42 of the Internal Revenue Code, as may be amended.
- b. Non-LIHTC Program: In the event the units are not part of the LIHTC program, the multifamily traditional units shall be made available to households earning up to 80% of the Area Median Income ("AMI") as determined by the United States Department of Housing and Urban Development ("HUD") for the Washington-Arlington-Alexandria, DC-VA-MD HUD Metro FMR Area.

Community Input

Notice of the rezoning application has been transmitted to property owners within 1,320 feet of the site, due to the requested building height increase. According to the Applicant's representative, the Applicant team has worked closely and will continue to work closely with the Occoquan Magisterial District office as the project evolves. In addition, the Applicant has presented the application to the Lake Ridge Occoquan Coles Civic Association / Planning, Environment, Land-Use & Transportation Committee (LOCCA/PELT) and the Mid County Civic Association of Prince William (MIDCO) on multiple occasions. Over the course of the review, the Applicant has stated that this application was presented to LOCCA/PELT and MIDCO on the following dates:

- LOCCA/PELT: June 25, 2024 and July 31, 2025
- MIDCO: September 19, 2024 and August 21, 2025

As of the date of this report, the Planning Office received coordinated verbal and written comments from both LOCCA/PELT and MIDCO with concerns about this subject proposal (Maple Valley Grove) and the adjacent Hoadly Square proposal to the west. In summary, LOCCA/PELT and MIDCO indicated the following concerns/issues: high density at this location; impacts on the surrounding community context; quality of life; traffic impacts; overall aggressive timeline; importance of the preservation of natural buffering along Prince William Parkway; and loss of environmental resources at the transition of the Occoquan Reservoir Protection Area (ORPA). LOCCA/PELT also suggested that the Applicant consider a proffer for LOCCA/PELT Courtesy Review in regard to architecture, landscaping, lighting, signage, SWM controls, pedestrian and vehicular connectivity, and onsite amenities prior to final site plan approval.

It is staff's understanding that there will be continued coordination between LOCCA/PELT, MIDCO, and the Prince William Conservation Alliance (PWCA) to assess this proposal.

Other Jurisdiction Comments

The subject site is located outside of the required notification area for adjacent jurisdictions.

Legal Issues

If the rezoning request is approved, the ±23.44-acre site could be developed as a planned mixed residential community with up to 274 multi-family residential dwelling units, as proffered, through the PMR zoning district. If the proposal is denied, the site can still be utilized through the by-right uses in the A-1, Agricultural, zoning district. Based on the current zoning of A-1, Agricultural, up to three (3) single-family homes can be developed. Legal issues resulting from the Planning Commission's action are appropriately addressed by the County Attorney's Office.

Timing

The Planning Commission has until February 17, 2026, which is 90 days from the first public hearing date, to take action on the rezoning proposal. A recommendation to approve or deny the request would meet the 90-day requirement.

STAFF CONTACT INFORMATION

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ATTACHMENTS

Staff Analysis
Land Use Proffer Analysis Report (from Applicant)
Master Zoning Plan (MZP)
Environmental Constraints Analysis (ECA) Map
Design Guidelines
Public Street Alternative Exhibit
Schools Development Impact Statement
Historical Commission Resolutions

Part I. Summary of Comprehensive Plan Consistency

Staff Recommendation: APPROVAL

This summary analysis is based on the relevant Comprehensive Plan action strategies, goals, and policies. A complete analysis is provided in Part II of this report.

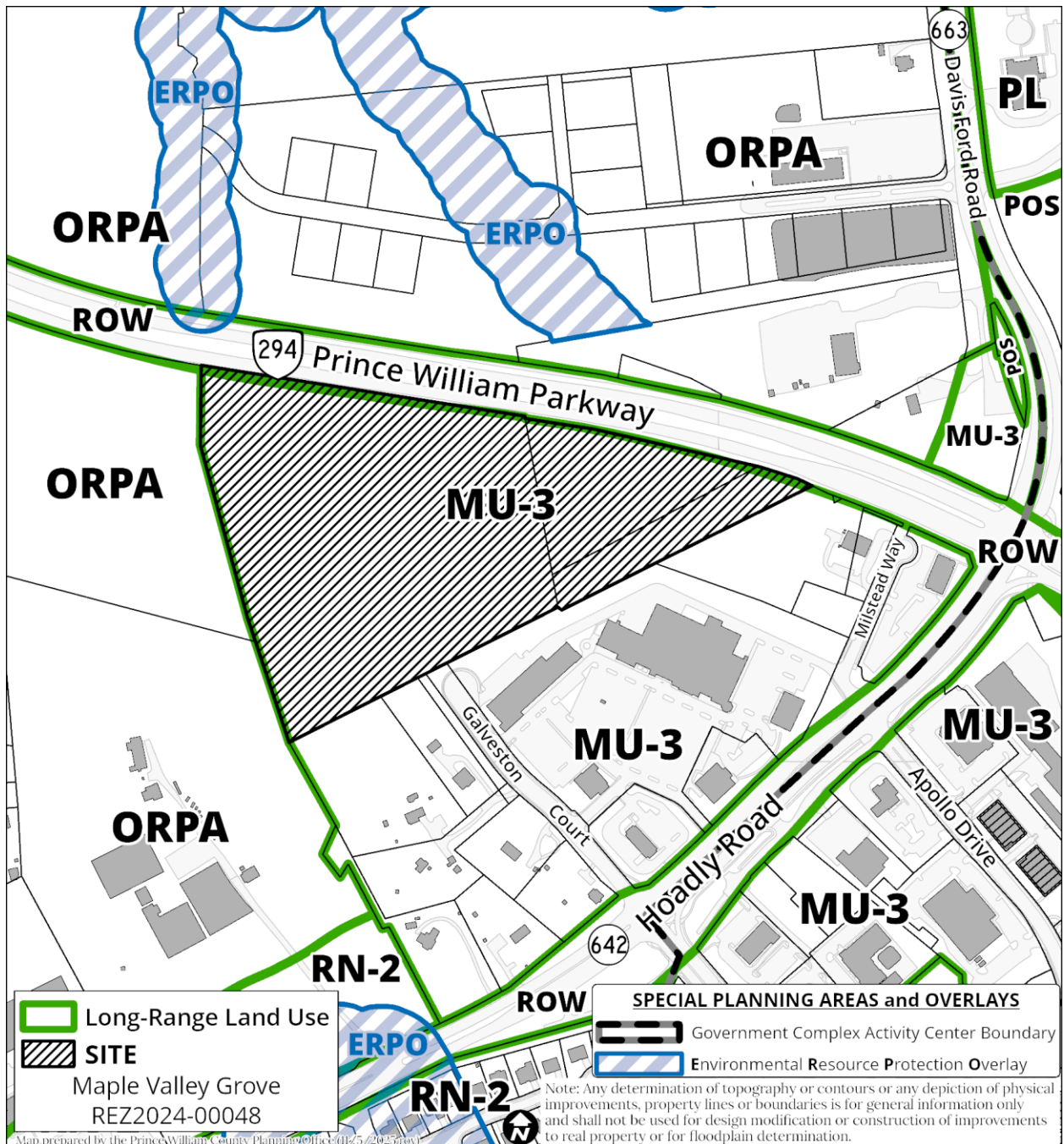
Comprehensive Plan Sections	Plan Consistency
Long-Range Land Use	Yes
Community Design	Yes
Cultural Resources	Yes
Environmental	No
Fire & Rescue	Yes
Housing	Yes
Parks, Open Space and Trails	Yes
Police	Yes
Potable Water	Yes
Sanitary Sewer	Yes
Schools	No
Transportation	Yes

Part II. Comprehensive Plan Consistency Analysis

The following tables and maps summarize the area land use and zoning characteristics (see below and on subsequent pages):

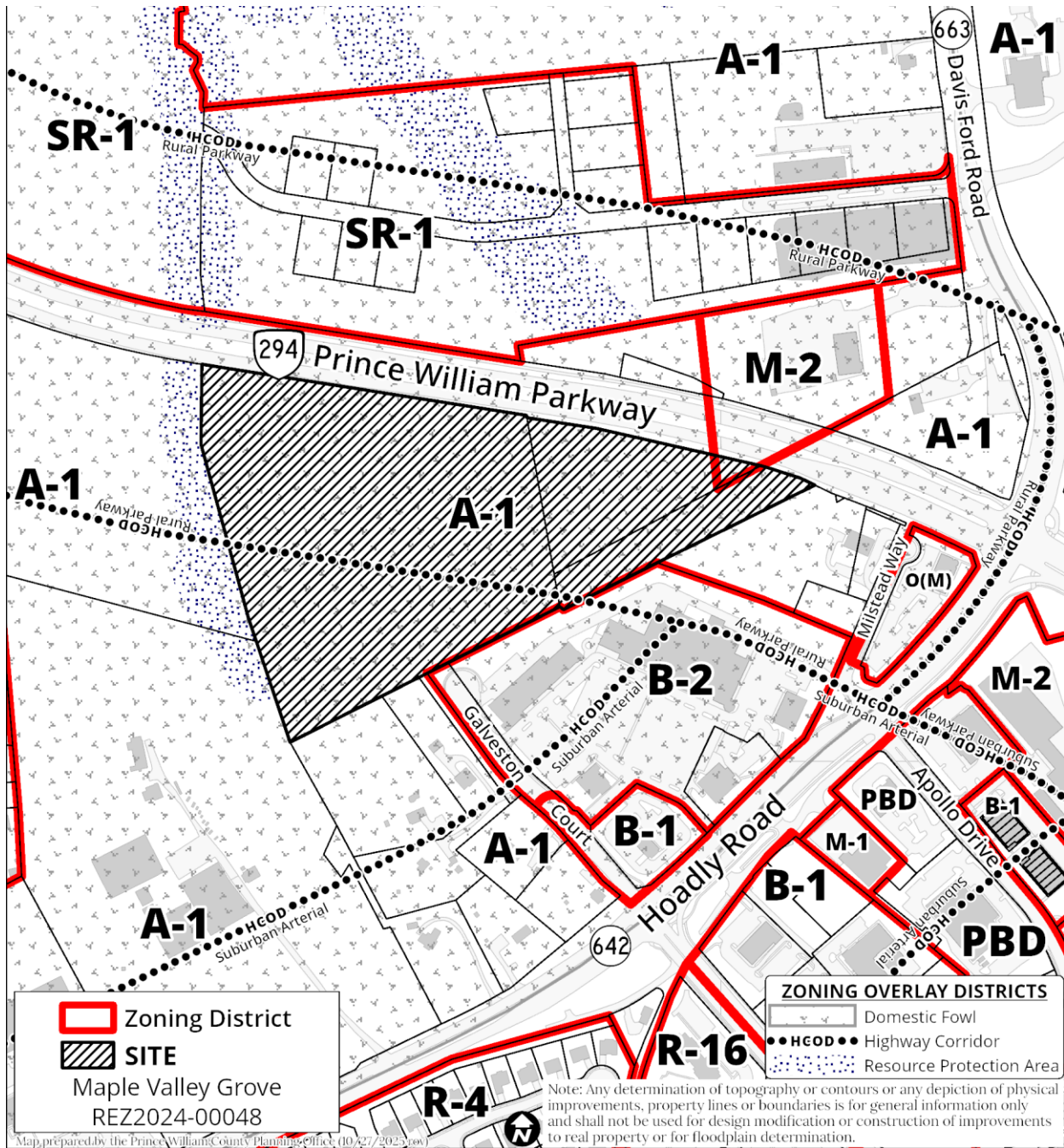
Land Use

Direction	Existing Land Use	Long-Range Future Land Use
North	Across Prince William Parkway; Semi-Rural type residential; Vacant land/undeveloped, and with mixed industrial uses to the northeast	Residual right-of-way (ROW); Occoquan Reservoir Protection Area (ORPA)
South	Shops at County Center commercial/retail shopping center	Neighborhood Mixed Use (MU-3)
East	Vacant land, utility property owned by Verizon; Mid-rise, mixed professional office building at prominent intersection of Hoadly Road/Davis Ford Road and Prince William Parkway	MU-3
West	Currently undeveloped; Pending Hoadly Square CPA & Rezoning proposal	ORPA



Zoning

Direction	Existing Land Use	Zoning
North	Across Prince William Parkway; Semi-Rural type residential; Vacant land/undeveloped, and with mixed industrial uses to the northeast	Agricultural (A-1); Semi-Rural Residential (SR-1); Light Industrial (M-2)
South	Shops at County Center commercial/retail shopping center	B-2
East	Vacant land, utility property owned by Verizon; Mid-rise, mixed professional office building at prominent intersection of Hoadly Road/Davis Ford Road and Prince William Parkway	A-1
West	Currently undeveloped; Pending Hoadly Square CPA & Rezoning proposal	A-1



Long-Range Land Use Plan Analysis

Through wise land use planning, the County ensures that landowners are provided a reasonable use of their land while the County is able to judiciously use its resources to provide the services for residents and employers' needs. The Long-Range Land Use Plan sets out policies and action strategies that further the County's goal of concentrating on population, jobs, and infrastructure within vibrant, walkable, mixed-use centers serviced by transit. In addition to delineating land uses on the Long Range Land Use Map, the Plan includes smart growth principles that promote a countywide pattern of land use that encourages fiscally sound development and achieves a high-quality living environment; promotes distinct centers of commerce and centers of community; complements and respects our cultural and natural resources, and preserves historic landscapes and site-specific cultural resources; provides adequate recreational, park, open space and trail amenities that contribute to a high quality of life for county residents; and revitalizes, protects, and preserves existing neighborhoods.

The project area is designated MU-3, Neighborhood Mixed Use, with a Transect 3 that recommends a residential density range of 4 to 12 dwelling units per acre in the Comprehensive Plan. The following table summarizes the uses and densities intended within the MU-3 use designation:

Long-Range Land Use Map Designation	Intended Uses and Densities
MU-3, Neighborhood Mixed Use <i>(entire site)</i>	Mixed Use live work centers include both residential and commercial uses arranged in a pedestrian-friendly form. These centers are locations for neighborhood or community commercial, entertainment destinations, and public facilities directly accessible to surrounding neighborhoods. Streets are interconnected and serve cars, cyclists, and pedestrians. Mixed Use Centers should be connected by bus transit to nearby destinations and to nearest rail transit. Affordable and work force housing is encouraged Countywide. Transect 3 (T-3) target residential density is 4 – 12 dwelling units/acre. The minimum recommended open space is 30% of the site. The target building height is 3 to 5 stories. Primary uses are single-family detached, single-family attached, multi-family residential, retail & service commercial, and office. PMR can be an implementing zoning district.

Land Use Mix Analysis

Within the MU-3 land use designation, multi-family residential is among the prescribed primary uses. PMR can be an implementing zoning district. The targeted residential density for residential developments with the T-3 density transect is 4 to 12 dwelling units per acre. The minimum recommended open space is 30% of the site.

The targeted mix of land uses in MU-3 areas, as a whole, is as follows:

- Residential: 45%
- Non-Residential: 45%
- Civic: 10%

For overall reference, below is an extract from the Land Use chapter of the Comprehensive Plan, providing the development form elements associated with various density transects.

Form Element/Transects	T-0	T-1A	T-1B	T-1C	T-2	T-3	T-4	T-5	T-6
Target Residential Density	1 du/10 acre (Ten-acre lots)	1 du/5 acre (Five-acre lots)	1 du/2 acres (Two-acre lots)	2 du/1 acres (Half-acre lots)	1-4 du/acre (Quarter-Acre lots)	4-12 du/acre (3,630 sf per unit density to quarter-acre lots)	8-24 du/acre (1,815 sf per unit density to 5,445 sf per unit)	20-50 du/acre (871 sf per unit density to 2,178 sf per unit)	50-100 du/acre (435 sf per unit density to 871 sf per unit)
Target Net FAR	0-0.01	0-0.02	0-0.03	0-0.05	0.05-0.23	0.23-0.57	0.57-1.38	1.38-2.30	2.3+
Target Building Height	1-2 Stories	1-2 Stories	1-2 Stories	1-3 Stories	1-3 Stories	3-5 Stories	4-8 Stories	6-12 Stories	8-20 Stories
Activity Density (jobs+people/acre)	0-1/acre	0-1/acre	0-3/acre	0-5/acre	1-10/acre	10-25/acre	25-60/acre	60-100/acre	100+/acre
Preferred Transit Technology	Demand Response	Demand Response	Demand Response	Demand Response	Demand Response	Fixed Bus Route	Express Bus	BRT/LRT	LRT/Rail

Note: Conservation Residential are required to meet a higher open space requirement so lot sizes will be smaller than indicated above.

The proposal is to rezone ±23.44 acres from A-1, Agricultural, and M-2, Light Industrial, to PMR, Planned Mixed Residential, to allow for the development of up to 242 multi-family stacked (townhouse style) and 32 multi-family traditional residential units, and with associated development waivers and modifications, including increases to building heights. As proposed, the overall gross density of 11.69 dwelling units per acre, and ±12.85 acres of total open space is being offered, which is 54.8% of the project area – which well exceeds 30%.

While still being at the high end of density range, the overall proposal is consistent with the land use policy intent of the MU-3 use designation in the Comprehensive Plan.

Proposal's Strengths

- **Land Use & Zoning Compatibility:** The proposed PMR rezoning with all multi-family units will deliver a medium/high-density range, suburban residential development that implements the envisioned Comprehensive Plan. The planned mixed residential community will provide new housing options in an area that is designated and targeted for development with a density of 11.69 dwelling units per acre, which is still within the recommended density range for the MU-3 use designation.

- Provision for Considerable Open Space: The Applicant is providing 54.8% of open space throughout the project area which is considerably more than the recommended 30% open space within the MU-3 designation.
- Proffered Master Zoning Plan (MZP): As proffered, development of the site shall be in substantial conformance with the MZP. The property is being developed as a planned mixed-use community with a specific site layout, cohesive/quality design, landscaping improvements, coordinated pedestrian and vehicular networks, and associated onsite amenities.

Proposal's Weaknesses

- None identified.

Consistency Recommendation

- Staff recommends that this application is consistent with the relevant components of the Long-Range Land Use Plan.

Community Design Plan Analysis

An attractive, well-designed County will attract quality development, instill civic pride, improve the visual character of the community, and create a strong, positive image of Prince William County. The Community Design Plan sets out policies and action strategies that further the County's goals of providing quality development and a quality living environment for residents, businesses, and visitors, and creating livable and attractive communities. The Plan includes recommendations relating to building design, site layout, circulation, signage, access to transit, landscaping and streetscaping, community open spaces, natural and cultural amenities, stormwater management, and the preservation of environmental features.

The Applicant is proffering a Master Zoning Plan (MZP) and Design Guidelines, which include details of the site layout, access improvements, internal circulation, street orientation, building arrangement, pedestrian connections, limits of clearing and grading, landscape buffering, open space areas, and onsite amenities. A homeowner's association (HOA) will also be created to be responsible for the management of design standards/covenants and any maintenance of common area open space, pedestrian trails, public amenity, and stormwater management facilities.

HCOD Buffer

This site has frontage on Prince William Parkway which is within a Highway Corridor Overlay District. The minimum required buffer is 50 feet, which the Applicant is proposing. However, the adjacent residential rezonings across the Parkway to the north have proffered to provide larger HCOD buffers to maintain the quality of the Parkway. Hoadly Falls Phase II proffered a minimum 150-foot undisturbed buffer (REZ2013-00178). Hoadly Falls Phase I proffered a minimum 75-foot undisturbed HCOD buffer with an additional 50-foot of undisturbed land on lots adjacent to the Parkway for a total of 125-foot of undisturbed forest. For this specific proposal, staff recommends that in order to maintain the visual quality of the Parkway, the Applicant proffer to a minimum of

100 feet of undisturbed forest as a HCOD buffer for the Parkway. This would also be consistent with surrounding developments. Existing policies call for preservation of a woodland strip 50-foot or greater along the Parkway. Since the majority of the site is being cleared and is along the highly visible and traveled Parkway, a larger buffer transition is needed.

Southern Buffer

Furthermore, the requested buffer modification for the southern property line from 50 feet to 30 feet is a concern among staff, and conflicts with minimum standards. As per Zoning Ordinance Section 32-700.25.1, the Applicant is to demonstrate that the requested modification for a planned district is necessary due to the unique characteristics of the specific property. Staff feels that this has not been adequately demonstrated. This southern property line abuts the back of a public facility and a shopping center where trucks and deliveries and trash hauling is common. The shopping center does have a buffer, but the vegetation is of an earlier standard and sparse. The justification given by the Applicant is to provide a uniform buffer along the property line. This can be done with a 50-foot-wide buffer to meet the minimum standard. Therefore, the proposed reduction of the required 50-foot buffer abutting the commercial and public facility uses to a 30-foot buffer is not acceptable. As such, staff maintains that the buffer should be 50 feet, at full standard.

Height Modification Request

This rezoning proposal includes a request to increase the allowable building height from 50 feet to a maximum height of 55 feet, as proffered, in the PMR zoning district for multi-family residential buildings.

Per Zoning Ordinance, Section 32-400.03.2, the Board of County Supervisors may, by approval of a proffered Rezoning or a Special Use Permit application, approve a structure with a height greater than any specific limitation. The Board of County Supervisors may, by approval of a proffered rezoning application, as in this proposal, approve a structure with a height greater than any specific limitation, subject to the following standards:

- a) For a rezoning application, the maximum height shall be specifically proffered by the applicant and accepted by the Board of County Supervisors; and
- b) The Board of County Supervisors shall be satisfied that approval of a proffer is a more appropriate course than a rezoning to a classification permitting the height requested; and
- c) The Board of County Supervisors shall be satisfied that the proposed height shall not have a substantial adverse impact on the light and air of adjacent and nearby properties; and
- d) The County Fire Marshal has certified in writing that the proposed building or other structure can be properly protected, and will not endanger improvements on adjacent properties, in case of fire; and
- e) All other requirements of this chapter for a conditional rezoning have been met; and

- f) The proposal shall not constitute a hazard to aerial navigation. Where the Board of County Supervisors believes a proposal may be such a hazard, the proposal shall not be approved unless the Federal Aviation Administration certifies in writing that the proposal does not constitute a hazard to aerial navigation.

Summary of Applicant Justification: According to the Applicant, the requested increase in building height is needed to allow for design flexibility in delivering these specific multi-family stacked type units. As stated by the Applicant's representative, the market has changed and residential developers are now providing outdoor living spaces on the rooftop terraces, which is a strong desire of the prospective buyer. At this time, the only area of the building anticipated to be greater than what is allowed is where gable roof is proposed. The architectural elevations included with this application provide greater detail. The proffered height modification is more appropriate than rezoning to a district permitting the height requested. For PMR zoning, "multi-family buildings" are limited to 50 feet in height. This proposal is requesting the option for up to 55 feet in building height – thus requiring the height modification for the PMR Type G. (Multi-Family Buildings) housing type.

Staff Position: Staff supports this building height modification. Given area context and surrounding uses, the additional 5 feet in height is reasonable. Approval of the requested height modification should, therefore, not have any significant new adverse impacts on the light and air of adjacent and nearby properties. For building height modifications, the Zoning Ordinance recommends that the County Fire Marshal certify in writing that the proposed building or other structure can be properly protected, and will not endanger improvements on adjacent properties, in case of fire. In addition, adequate fire suppression and safety measures will need to be addressed at the time of site plan and building permit review, when such information is made available regarding the specific site layout and building design.

Proposal's Strengths

- Commitment to Design Guidelines: As proffered, all development on the Property shall be in substantial conformance with the design concepts and details set forth in the Design Guidelines.
 - Compliance with this proffer shall be evidenced with the submission of building elevations to the Development Services Land Development Division two weeks prior to the request for a building permit release letter.
- Building Materials: As proffered, the Applicant shall utilize one or more of the following building materials: brick, stone, hardiplank, or vinyl siding on every dwelling unit. The primary color palette for the building facades shall consist of natural and/or earth tone colors, which may include beige, greens, grays, blues, or terracotta hues. High intensity, metallic, bright white or fluorescent tones shall be prohibited as the primary color scheme, but may be used as architectural accents. As an option, the units may be constructed with a roof top terrace, which may be offered at the time of initial purchase.

- Compliance with this proffer shall be evidenced by the submission of proposed building elevations to the Land Development Division of the Department of Development Services not less than two weeks prior to the request for a building permit release letter for such unit or units.
- Entrance Signage: As proffered, in the event the Applicant provides a freestanding entry sign on the Property, such sign shall be monument-style, not to exceed 10 feet in height, and with low-growth landscaping around the base of such sign.
- Homeowners Association: As proffered, the Applicant shall create covenants, conditions, and restrictions to coordinate development within the property, which include such items as architectural controls, signage, building materials, lighting, and landscaping. Further, the Applicant shall establish an association and/or multiple associations for the property to own, operate, and maintain open space, common areas, private roads, trails, sidewalks, signage, other recreation or common facilities (as applicable), street trees and, if appropriate, stormwater management/BMP Facilities installed by the Applicant for the property, if not otherwise maintained by the County, in accordance with adopted County policies.
- Proffered Landscaping Improvements: Landscaping shall be provided in substantial conformance with the Open Space Plan. A minimum of 85% of new plantings on the Property shall be plant species native to Virginia. The aforementioned, does not prohibit the plantings of Crape Myrtles.
 - Within the areas outside of the limits of clearing and grading, the Applicant reserves the right to remove any existing vegetation if they are found to be dead, dying, diseased, hazardous, invasive, non-native, noxious, or adversely affected due to engineering constraints during the construction phase.
 - Buffers shall be provided at the time the adjacent portions of the property are developed and shall be shown on each respective final site plan.
- Trash Enclosure Provision: As proffered, any refuse storage/dumpster enclosure area associated with the multi-family traditional building shall utilize a compatible design theme and similar materials as the principal building, as shown in the Design Guidelines. Such dumpster area shall be completely screened with an opaque enclosure with a gate that prohibits viewing this area from the surrounding parking areas and public right-of-way and shall remain closed when not in use.
- Option for Electric Vehicle (EV) Charging: As proffered, the builder of a multi-family stacked unit that includes a garage, shall offer initial purchasers of that multi-family stacked unit the option to have installed, at the purchaser's cost, an EV charging device; or, the option to have installed the necessary electrical infrastructure that will allow for the future installation of a residential electrical vehicle charging station in the garage, by the initial or future purchaser of said unit. Such electrical infrastructure shall include electric panel space, conduit to garage and junction box in the garage, but need not include transformers, breakers, switches, wiring or charging unit.

- Universal Design Add-on Option: As proffered, in addition to any Virginia Uniform Statewide Building Code requirements, Universal Design Options, such as but not limited to (or required to have) the following list, shall be offered at the time of initial purchase of the multi-family stacked unit, and installed at the purchaser's sole expense, prior to the issuance of occupancy permit for each unit on the Property:
 - a. Blocking for reinforcement of fall grab bars;
 - b. An elevator;
 - c. Front entrance doors that are a minimum of 36 inches wide;
 - d. Electrical outlets that are a minimum of 18 inches high on the wall;
 - e. Light switches and thermostats located a maximum of 48 inches high on the wall;
 - f. Lever door handles instead of door knobs on main entry door and interior doors;
 - g. Weather sheltered main entry door;
 - h. Smart thermostats;
 - i. A curb-less shower or a shower with a maximum two-inch-high curb;
 - j. Front loading washers and dryers; or
 - k. If a first-floor bathroom is installed, a console sink in lieu of a cabinet-style vanity.
- Increased Commitment to Open Space: As currently proposed, ±12.5 acres of total open space is being offered, which is 54.8% of the project area – which well exceeds 30%. This considerably exceeds the 30% open space requirement in the PMR zoning district.
- Multi-Family Stacked Units as Rear-Loaded: The current site layout shows all of the multi-family stacked (townhouse style) residential units with a rear-loaded orientation. This allows for the entry frontages to be facing open space and/or some of type of green area or pedestrian pathway feature, while the garages are oriented in the rear with alleyways and drive aisles – which is an optimal design quality.

Proposal's Weaknesses

- Unmitigated Massing Impacts of Increased Building Height: As proposed, the Applicant is proposing the 50-foot minimum required Highway Corridor Overlay District (HCOD) buffer along the Prince William Parkway. However, as previously stated, staff feels that enhanced buffering and screening along the Parkway is needed as a more appropriate transition, in this case – and given the combined impacts of the increased building height.
 - For this specific proposal, staff recommends that to maintain the visual quality of the Prince William Parkway and for consistency with other area residential projects, the landscape buffer should be increased. Staff suggests at least 100 feet of undisturbed forest as a HCOD buffer for the Parkway. This would be consistent with surrounding developments. Existing policies call for preservation of a woodland strip 50-foot or greater along the Parkway. Since the majority of the site is being cleared and is along the highly visible and traveled Parkway, a larger buffer transition is justified. Furthermore, compared to the buffering and wooded area along the Parkway for the adjacent Hoadly Square development, more buffer landscaping is needed for Maple Valley Grove. Staff has requested this, but the Applicant continues

to offer the 50-foot buffer along Prince William Parkway. Adequately buffering this viewshed is a high priority.

- Reduced Buffering Along Southern Property: As proposed, the Applicant is modifying the landscape along the southern property line to allow for a continuous 30-foot buffer along the southern property line. However, the standard buffer requirement for residential to commercial is 50 feet. Again, staff feels that this has not been adequately demonstrated.
 - This southern property line abuts the back of a public facility and a shopping center where trucks and deliveries and trash hauling is common. The shopping center does have a buffer, but the vegetation is to an earlier standard and sparse. This can be done with a 50-foot-wide buffer to achieve the minimum standard, and is requested by staff. Adequately buffering this viewshed is a high priority.

Consistency Recommendation

- Staff recommends that this application is consistent with the relevant components of the Community Design Plan.

Cultural Resources Plan Analysis

Cultural Resources are tangible links to our shared history which have shaped societal values and provide us with a better understanding of who we are. Good Cultural Resources Management (CRM) practices guide smart and sustainable development while also safeguarding the County's history and retaining a sense of place. Prince William County promotes the identification, research, evaluation, preservation, and documentation consistent with state and federal guidelines and encourages interpretation of cultural resource sites and the heritage tourism opportunities these sites present. Cultural resources are found in architectural or archaeological sites, historic districts, cemeteries, battlefields, cultural landscapes, museum objects, and archival materials; and come from all time periods and ethnicities; including minority communities. The Cultural Resources Plan's policies and action strategies provide a framework for the Board of County Supervisors, as well as boards, commissions, staff, citizens, and the development community to guide preservation decisions.

A phase I cultural resources survey was submitted with this application and titled "Phase I Cultural Resource Survey of the ±9.5-Hectare (±23.4-Acre) Galveston Court Project Area (Dutton et. al. 2024). This report did not find any architectural resources or archaeological resources. The report recommended no further study, with the County Archaeologist concurring.

The Historical Commission initially reviewed this proposal at its September 10, 2024 meeting, where it was tabled for review. At the next October 8, 2024 meeting, the Commission took final action on proposal, and recommended "No Further Work". The associated Historical Commission resolutions are attached at the end of this staff report.

Proposal's Strengths

- No Further Work: The Historical Commission reviewed the proposal at its October 8, 2024 meeting and determined that no further work was needed. The County Archaeologist concurs.

Proposal's Weaknesses

- None identified.

Consistency Recommendation

- Staff recommends that this application is consistent with the relevant components of the Cultural Resources Plan.

Environment Plan Analysis

Prince William County has a diverse natural environment, extending from sea level to mountain crest. Sound environmental protection strategies will allow the natural environment to co-exist with a vibrant, growing economy. The Environment Plan sets out policies and action strategies that further the County's goal of preserving, protecting, and enhancing significant environmental resources and features. The Plan includes recommendations relating to the incorporation of environmentally sensitive development techniques, improvement of air quality, identification of problematic soil issues, preservation of native vegetation, enhancement of surface and groundwater quality, limitations on impervious surfaces, and the protection of significant viewsheds.

The project site is entirely wooded with mature hardwood forest. There is Resource Protection Area (RPA) along a in the northwestern fringe portion of the site. An Environmental Constraints Analysis (ECA) was prepared by TNT Environmental, revised as of April 11, 2025, and was submitted with this application package. The continuation of the stream upstream of the RPA feature at the western property line is a significant non-RPA stream.

Outside of the RPA, which is required to be preserved, the Applicant is proposing to preserve approximately 40' of the 50' HCOD buffer along its entire length. Combined with the RPA, this is approximately 3 acres of preservation onsite, or 13.1% of the gross site area. Staff recommends the amount of preservation be increased onsite such that at a minimum tree cover is met through preservation for the following reasons:

1. DCSM 802.10.B encourages tree cover to be met through the preservation of existing trees. With the site being fully wooded this is entirely possible. The minimum tree cover requirement for this site will be around 17%. Preservation is the preferred method for tree cover and buffer areas.
2. EN-5.1. calls for tree preservation within an undisturbed 50-foot-wide buffer on each side of the significant non-RPA stream that exists above the RPA running along the western property line.

3. A 50-foot wide buffer is required abutting the commercial and public facility uses to the south. When provided this will have sufficient width to support preservation of the existing mature hardwoods present along the entirety of this property line.

Furthermore, Zoning Ordinance Section 32-700.25.3 requires that any modification demonstrate that the alternative proposed fulfills or exceeds the intent and purpose of the regulation being modified. The overall effect is simply a reduced buffer width that neither fulfills or exceeds the intent and purpose of the regulation. The overall effect is a loss of buffering. Tree preservation of existing mature forest cover may also be possible with the minimum buffer width met.

Additionally, while the Applicant is proffering a provision/option for underground stormwater management in regard to private ownership and maintenance, the overall intent does not result in greater onsite resource protection and results in reduced buffers,

Water Quality

The Applicant has proffered to make a monetary contribution to the Board of County Supervisors in the amount of \$75.00 per acre (±23.44 acres) for water quality monitoring, drainage improvements, and/or stream restoration projects. Said contribution shall be made prior to and as a condition of final site/subdivision plan approval with the amount to be based on the site area acreage.

Proposal's Strengths

- Defined Limits of Disturbance: The MZP indicates defined limits of clearing and grading (limits of disturbance), to which the Applicant has proffered substantial conformance.

Proposal's Weaknesses

- Loss of Intact Vegetated Areas & Need for Increase Onsite Preservation: Currently, there is an existing area along the Prince William Parkway frontage that contains mature trees and established ground cover vegetation. As proposed, much of this area will be disturbed, preserved to varying extents, and regraded with this development. This is contrary to existing policies that strive to preserve and avoid impacts to such areas.
 - Staff recommends the amount of tree preservation be increased onsite such that the minimum required tree cover is met through preservation. As previously stated, there are opportunities for increasing the extent of onsite preservation, while taking advantage of more mature, intact areas of vegetation. The Applicant should be more pro-active in this site development approach.
- Minimal Onsite Resource Preservation: As proposed, the defined limits of disturbance does not offer additional tree preservation, and in fact, is reducing landscape buffers. This is contrary to existing policies. As previously mentioned, there are opportunities for onsite tree preservation that are not being pursued with the current layout.

Consistency Recommendation

- Staff recommends that this application is inconsistent with the relevant components of the Environment Plan.

Fire and Rescue Plan Analysis

Quality fire and rescue services provide a measure of security and safety that both residents and businesses have come to expect from the County. The Fire and Rescue Plan sets out policies and action strategies that further the County's goal of protecting lives, property, and the environment through timely, professional, humanitarian services essential to the health, safety, and well-being of the community. The Plan includes recommendations relating to siting criteria, appropriate levels of service, and land use compatibility for fire and rescue facilities. The Plan also includes recommendations to supplement response time and reduce risk of injury or death to County residents, establishment of educational programs, such as cardio-pulmonary resuscitation (CPR) training, automatic external defibrillators (AED), and encourage installation of additional fire protection systems – such as sprinklers, smoke detectors, and other architectural modifications.

Fire/Rescue Station #26 (David Ford) is the first due fire/rescue resource for the subject property, and is located approximately 0.4 miles to the northeast of the project area. The site is inside of the required 4.0-minute travel time for Basic Life Support and Fire, as well as inside the required 8.0-minute travel time for Advanced Life Support. In Fiscal Year (FY) 2024, which is the most recent available data, Fire/Rescue Station #26 responded to 1,720 incidents with a workload capacity of 4,000 incidents per year.

All onsite circulation, fire protection, and emergency access requirements will need to be reconfirmed during site plan review.

Proposal's Strengths

- Inside of 4.0-Minute Travel Time: The site is located within the required 4.0-minute travel time for basic life support and fire suppression services.
- Inside of 8.0-Minute Travel Time: The site is located within the required 8.0-minute travel time for advanced life support services.
- Station Workload: FY 2024 figures indicate that Fire and Rescue Station #26 responded to 1,790 incidents, while the workload capacity for Station 26 is 4,000 incidents per year. This indicates the station is operating well within capacity.

Proposal's Weaknesses

- None identified.

Consistency Recommendation

- Staff recommends that this application is consistent with the relevant components of the Fire and Rescue Plan.

Housing Plan Analysis

Prince William County is committed to clean, safe, and attractive neighborhoods for all its residents, and the elimination of neighborhood blight and substandard housing. The Housing Plan sets out policies and action strategies that further the County's goal of identifying locations and criteria for the provision of diverse housing opportunities for all segments of our population and to promote economic development. The Plan includes recommendations relating to neighborhood preservation and improvement, affordable housing, special needs housing, and public/private partnerships to address housing needs.

The Comprehensive Plan has the following Housing Policy #2:

Promote diverse mixed income housing communities throughout the County that address the demand for additional housing, the demand for a variety of housing, and the demand for affordable housing to meet the needs of residents at all income levels throughout all stages of life.

Since there are now adopted policies for housing affordability in the County, an affordability component should be considered at some level for this project. The Applicant has directly addressed this through a commitment to deliver rental affordable housing through the proffers.

All of the multi-family traditional units (up to 32 units) on the property shall be rental affordable dwelling units ("AfDUs") as outlined below:

- a. Low Income Tax Credit: In the event the multi-family traditional units are Low Income Tax Credit ("LIHTC"), the units shall be subject to Section 42 of the Internal Revenue Code, as may be amended.
- b. Non-LIHTC Program: In the event the units are not part of the LIHTC program, the multi-family traditional units shall be made available to households earning up to 80% of the Area Median Income ("AMI") as determined by the United States Department of Housing and Urban Development ("HUD") for the Washington-Arlington-Alexandria, DC-VA-MD HUD Metro FMR Area.

At this time, it is not clear as to which program will be utilized for housing affordability, as LIHTC or non-LIHTC. As such, the Applicant is providing two scenario options for rental affordability.

Proposal's Strengths

- Commitment to Affordable Dwelling Units: As proffered, the Applicant shall provide up to 32 multi-family traditional dwelling units through rental affordable units, in the following either/or scenario:

- Low Income Tax Credit (LIHTC): If the units are LIHTC, they shall be subject to Section 42 of the Internal Revenue Code, as may be amended.
- Non-LIHTC: If the units are not part of the LIHTC program, they shall be made available to households earning up to 80% AMI.

Proposal's Weaknesses

- None identified.

Consistency Recommendation

- Staff recommends that this application is consistent with the relevant components of the Housing Plan.

Parks, Open Space and Trails Plan Analysis

The quality of life for residents of Prince William County is linked closely to the development and management of a well-maintained system of parks, trails, and open space. Prince William County contains a diversity of park, open space, and trail resources. These parklands, open spaces, and recreational facilities play a key role in shaping both the landscape and the quality of life of Prince William County residents through the conservation of natural and cultural resources, protection of environmental quality, and provision of recreational facilities. The Parks, Open Space and Trails Plan sets out policies and action strategies that further the County's goal of providing park lands and recreational facilities of a quantity, variety, and quality appropriate to meet the needs of the current and future residents of Prince William County. The Plan includes recommendations to preserve existing protected open space, maintain high quality open space, expand the amount of protected open space within the County, and to plan and implement a comprehensive countywide network of trails.

The Applicant proposes several amenities areas throughout the development for its residents as shown on the MZP and detailed in the Design Guidelines. The amenities include community parks and community gardens. Additionally, the Applicant proposes sidewalks throughout the development. The amenities within this developed will be connected by a network of sidewalks along the roads and secondary paths between units. Pedestrian connections to adjacent amenities, such as the existing seating area within the Shops at County Center (shopping center to the south) and the trail network anticipated to be created with the pending adjacent Hoadly Square development to the west.

The Department of Parks and Recreation (DPR) has reviewed a copy of the subject application as relevant to the level of service (LOS) standards contained in the Parks, Open Space and Trails Chapter of the Prince William County Comprehensive Plan (adopted March 10, 2020) and park goals identified in the DRPT Parks, Recreation and Open Space Master Plan (adopted October 6, 2020).

DPR staff have reviewed the latest submission dated September 29, 2025 and find that the Applicant has addressed all previous parks and recreation comments. Staff has no further comments or objections to the application.

Proposal's Strengths

- Monetary Contribution: As proffered, the Applicant shall make a monetary contribution to the Board of County Supervisors in the amount of \$92.93 per market rate unit to be used for public parks and recreational purposes.
 - Said contribution shall be paid prior to and as a condition to the issuance of an occupancy permit for each market rate residential unit.
- Onsite Community Amenities: The Applicant has proffered to provide an onsite amenity package for the residents that shall include, at a minimum, the following amenities:
 - Community Garden to include at minimum garden plots and seating;
 - Community Park to include at minimum a play area for ages 2-12, gathering space, and activity lawn;
 - Pocket Park to include seating;
 - Fitness Area; and
 - Promenade to include at least 2 of the following: (1) seating areas; (2) flex use lawn, (3) swings; or (4) neighborhood book exchange.

A schematic detail/layout for any playground(s) provided onsite shall be provided prior to the final site plan approval. Said amenities are generally described in the Design Guidelines and shall be located and constructed prior to the final building permit for the section in which they are located and shall be shown on each respective final site plan.

Proposal Weaknesses

- None identified.

Consistency Recommendation

- Staff recommends that this application is consistent with the relevant components of the Parks, Recreation, and Open Space component of the Comprehensive Plan.

Police Plan Analysis

Residents and businesses expect a high level of police service for their community. This service increases the sense of safety and protects community investments. The Police Plan is designed to promote Prince William County's public safety strategic goal to continue to be a safe community, reduce criminal activity, and prevent personal injury and loss of life and property, as well as to ensure effective and timely responses throughout the County. This Plan encourages funding and locating future police facilities to maximize public accessibility and police visibility as well as to permit effective, timely response to citizen needs and concerns. The Plan recommends educational initiatives, such as Neighborhood and Business Watch, and Crime Prevention through Environmental Design (CPTED), which encourages new development to be designed in a way that enhances crime prevention. The Plan also encourages effective and reliable public safety

communications linking emergency responders in the field with the Public Safety Communications Center.

At this time, the Police Department does not believe this application will create a significant impact on calls for service. During site plan review, the Applicant should focus on the following key areas for the development: landscape maintenance; access control; secure facility management; lighting in common areas; and community/area surveillance.

The Applicant should coordinate with the Police Department as the site develops, and apply the various Crime Prevention Through Environmental Design (CPTED) principles, which can be found at the following: <https://www.pwcva.gov/assets/documents/police/002035.pdf>.

Proposal's Strengths

- Impacts to Levels of Service: The Police Department does not believe this application will have a significant impact on calls for service.

Proposal's Weaknesses

- None identified.

Consistency Recommendation

- Staff recommends that this application is consistent with the relevant components of the Police Plan.

Potable Water Plan Analysis

A safe, dependable drinking water source is a reasonable expectation of County residents and businesses. The Potable Water Plan sets out policies and action strategies that further the County's goal of providing an economically and environmentally sound drinking water system. The Plan includes recommendations relating to system expansion, required connections to public water, and the use of private wells or public water.

Please note that the Service Authority's official legal name is still the Prince William County Service Authority, as it has not changed. However, it is now doing business as, (d/b/a) Prince William Water. The subject property is within the utility service area of the Prince William County Service Authority, d/b/a Prince William Water, and is thereby required to utilize public water from Prince William Water to develop. Public water is not available to the site. The closest asset is an existing 16-inch water main, located on Galveston Court. All connections to the public water system shall be in accordance with Prince William Water's Utility Standards Manual (USM) requirements and restrictions.

Depending on the final configuration of any proposed onsite water mains, additional water main extensions may be required by Prince William Water to provide adequate fire protection or satisfy water quality requirements. The Applicant shall plan, design, and construct all onsite and offsite water utility improvements necessary to develop/utilize the subject property and satisfy

requirements in accordance with all applicable Prince William Water, and County and State requirements, standards, and regulations.

Proposal's Strengths

- Water Connection & Service: As proffered, the Applicant shall plan, design, and construct all onsite and offsite public water utility improvements required to provide the water service demand generated by the development.

Proposal's Weaknesses

- None identified.

Consistency Recommendation

- Staff recommends that this application is consistent with the relevant components of the Potable Water Plan.

Sanitary Sewer Plan Analysis

Appropriate wastewater and sanitary facilities provide needed public health and environmental protections. The Sanitary Sewer Plan sets out policies and action strategies that further the County's goal of providing an economically and environmentally sound sanitary and stormwater sewer system. The Plan includes recommendations relating to system expansion, required connections to public sewer in the development area, and the use of either private or public sewer systems.

Please note that the Service Authority's official legal name is still the Prince William County Service Authority, as it has not changed. However, it is now doing business as, (d/b/a) Prince William Water.

The subject property is within the utility service area of the Prince William County Service Authority, *d/b/a Prince William Water*, and is thereby required to utilize public sewer from Prince William Water to develop. Public sewer is not available to the site. The closest asset is an existing 8-inch gravity sewer main located in Galveston Court. Alternatively, Prince William Water has an existing 8-inch gravity sewer main located near the northern boundary of GPIN 8093-72-2873 (to the south). All connections to the public sewer system and design of the onsite sewage pumping station shall be in accordance with Prince William Water's Utility Standards Manual (USM) requirements and restrictions.

The Applicant shall plan, design, and construct all onsite and offsite sanitary sewer utility improvements necessary to develop the property and satisfy all requirements in accordance with all applicable Prince William Water, County, and State requirements, standards, and regulations.

Proposal's Strengths

- Sewer Connection & Service: As proffered, the Applicant shall be responsible for all onsite and offsite improvements required to provide the sewer service demand generated by the development.

Proposal's Weaknesses

- None identified.

Consistency Recommendation

- Staff recommends that this application is consistent with the relevant components of the Sanitary Sewer Plan.

Schools Plan Analysis

A high-quality education system serves not only the students and their families, but the entire community by attracting employers who value educational opportunities for their employees. The Schools Plan sets out policies and action strategies that further the County's goal of providing quality public education to our school-aged population. The Plan includes recommendations relating to facility size and location, sitting criteria, compatible uses, and community use of school facilities.

The most recently issued Schools Division Impact Statement is dated October 15, 2025. This document is attached at the end of this staff report. The student generation and enrollment capacity information follow below in the subsequent paragraphs and on the following pages.

Description of Impact and Mitigation Information Included in Rezoning Application			
Housing Units in Proposed Rezoning		Students Yielded from Proposed Rezoning	
Single-Family Detached	0	Elementary School	29
Single-Family Attached	242	Middle School	11
Multifamily	32	High School	19
Total	274	Total	59

Current and Projected Student Enrollment and Capacity Utilization for Schools in the Attendance Area of the Proposed Rezoning

Under the Division's 2024-25 school attendance area assignments, students generated from the Proposed Rezoning will attend the following schools:

Assigned Schools	Available Space			2024-25			2025-26			2029-30		
	Planning Capacity	Program Capacity	Portable Class-rooms	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)
Marshall Elementary	---	692	1	648	44	93.6%	627	67	90.3%	699	-5	100.7%
Benton Middle	---	1,367	0	1,336	31	97.7%	1,419	-52	103.8%	1,316	51	96.3%
Charles J. Colgan Sr. High	2,053	---	10	2,939	-886	143.1%	2,908	-855	141.6%	3,094	-1,041	150.7%

Note: Capacities of schools reported do not include the temporary capacity provided by any portable classrooms present on the school site. Portable classrooms do not add permanent capacity and are not included in the calculation of a school's capacity or the assessment of a school being able to adequately accommodate students.

Current and Projected Student Enrollment and Capacity Utilization for Schools in the Attendance Area, Including Projected Student Yields from the Proposed Rezoning

Assigned Schools	Available Space			2024-25			2025-26			2029-30		
	Planning Capacity	Program Capacity	Portable Class-rooms	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)
Marshall Elementary	---	692	1	648	44	93.6%	681	13	98.1%	753	-59	108.5%
Benton Middle	---	1,367	0	1,336	31	97.7%	1,441	-74	105.4%	1,338	29	97.9%
Charles J. Colgan Sr. High	2,053	---	10	2,939	-886	143.1%	2,935	-882	143.0%	3,121	-1,068	152.0%

Note: Capacities of schools reported do not include the temporary capacity provided by any portable classrooms present on the school site. Portable classrooms do not add permanent capacity and are not included in the calculation of a school's capacity or the assessment of a school being able to adequately accommodate students.

Staff Analysis

Capital Costs	Elementary	Middle	High	
School Cost	\$80,691,675	\$93,272,573	\$202,000,000	
School Capacity	1,050	1,464	1,400	
Per Pupil Cost	\$76,849	\$63,711	\$144,286	
Project's Impact	Elementary	Middle	High	Total
Student yields exceeding capacity	54	0	27	81
Project's Capital Costs	\$4,149,846	\$0	\$3,895,722	\$8,045,568
Monetary proffer contribution total of \$0.00 adequately mitigates the Project's Capital Costs			Yes ☐ No ☒	
Note: A supported method for determining appropriate proffer contributions includes calculating the per pupil capital cost by dividing the projected 2028-29 school year cost of constructing a new school (e.g., elementary, middle, and high) by its student capacity. The calculated per pupil capital cost is multiplied by the projected student yields associated with the application that exceed the respective capacities of the assigned schools. Please note that construction costs are projected and updated annually.				

Capital Improvement Program (CIP) Projects (projected completion)	
Elementary School	
Middle School	
High School	14th High School (2029)
Note: At this time, the capacity utilization of future schools to be constructed as part of a capital improvement program, as well as schools proximate to them, cannot be known with certainty. The uncertainty arises from the attendance area creation for the new school and resulting modifications to nearby schools being approved by the School Board at a later date.	

School Board Comments & Concerns (as extracted from 10/15/25 memo):

- The applicant's method for calculating student yields associated with the project removed "by-right" housing units and those proposed to be affordable dwelling units. As a result, the student yields associated with the project become reduced. PWCS does not support this method, because these units can yield K-12 students.
- Projected 2029-2030 enrollment at the assigned elementary school and high school exceeds 100% of capacity before consideration of the anticipated students generated from this application. The addition of anticipated students generated from this application will further exacerbate this condition. However, the approved CIP includes the 14th High School which will provide additional capacity to address overcrowding at the high school level.
- Projected 2029-2030 enrollment at the assigned middle school indicates available space for the anticipated students generated from this application.

Overall Mitigation & Applicant Methodology

It is important to note that the Applicant's Proffer Statement (dated October 31, 2025) does not currently indicate a monetary contribution for school purposes. Such funds can go towards mitigating school impacts – such as for the elementary school. In addition, Planning staff has concerns with the Applicant's analysis/methodology for assessing overall capacity. By the Applicant removing the affordable units from the overall capacity and impact analysis, staff feels that this does not fully capture the actual School impacts from the development.

Proposal's Strengths

- Available Capacity for Middle School: Based on the Schools impact analysis, projected 2029-2030 enrollment at the assigned middle school (Benton Middle) indicates available space for the anticipated students generated from this application.

Proposal's Weaknesses

- Excess Capacity for Elementary School: Based on the Schools impact analysis, projected 2029-2030 enrollment at the assigned elementary school exceeds 100% of capacity before consideration of the anticipated students generated from this application. The addition of anticipated students generated from this application will further exacerbate this condition.

Consistency Recommendation

- Staff recommends that this application is inconsistent with the relevant components of the Schools Plan.

Transportation Plan Analysis

Prince William County promotes the safe and efficient movement of goods and people throughout the County and surrounding jurisdictions by providing a multi-modal approach to traffic circulation. The Transportation Plan establishes policies and action strategies that further the County's goal of creating and sustaining an environmentally friendly, multi-modal transportation system that meets the demands for intra- and inter-county trips, is integrated with existing and planned development, and provides a network of safe, efficient, and accessible modes of travel. The Plan includes recommendations addressing safety, minimizing conflicts with environmental and cultural resources, maximizing cost effectiveness, increasing accessibility of all travel modes, minimizing projected trip demand, and providing sufficient network capacity. The County recognizes that it is not possible to address congestion through road investments alone and has reduced the acceptable standard to Level of Service (LOS) of "E" specifically in Small Area Plans, in Activity Centers, and on Arterials. Projects should include strategies that result in a LOS "D" or better on all roadway corridors and intersections, reduce traffic demand through transportation demand management strategies, dedicate planned rights-of-way, provide transit infrastructure, pedestrian and bicycle pathways, and improved and coordinated access to transit facilities.

The project site is proposed to be accessed by one primary access point via a future extension that will tie into the existing driveway on Galveston Road. Additionally, as part of an unapproved background development (Hoadly Square to the west), interparcel access could be provided to connect to Queens Chapel Road.

A Traffic Impact Analysis (TIA), prepared by Gorove Slade, was submitted with this application, which is dated April 24, 2024 and revised through September 5, 2025. The site is generally unoccupied with the current development program for the site consisting of up to 274 multi-family units (inclusive of 2-over-2 units and affordable traditional units).

The proposed development is anticipated to generate approximately 108 net new total trips during the AM peak hour, 138 net new total trips during the PM peak hour, and 1,754 net new total daily trips on a typical weekday. Based on the capacity and queueing analysis results of the TIA, the proposed development will not have a substantial impact to the surrounding transportation and roadway network, assuming that all planned designs discussed in the TIA report are implemented.

Proposal's Strengths

- **Access Provision:** Subject to approval by Prince William County Department of Transportation (PWCDOT) and Virginia Department of Transportation (VDOT), access to the Property shall be provided as shown on the MZP, or the Public Street Alternative exhibit.
- **Removal of Existing Turnaround:** Subject to approval by the owner of GPIN 8093-72-2873, the Applicant shall remove the existing turnaround and stabilize the former roadbed at the time Galveston Court is extended into the Property.
- **Interparcel Pedestrian Connection:** The Applicant shall diligently pursue the acquisition of an ingress egress from the owners of GPIN 8093-72-2873 for the construction of a pedestrian connection as depicted on the Mobility Plan in the MZP.
 - In the event the owner of GPIN 8093-72-2873 has not granted the easement within 90 days from the date of the submission of the site plan, the Applicant will not be obligated to construct this pedestrian connection.
- **Interparcel Vehicular Connection:** In the event Hoadly Square (#REZ2024-00023) is approved to the west, the Applicant shall provide the proposed public street cul-de-sac, and construct Street G, as generally shown on the MZP, to facilitate interparcel access to GPIN 8093-52-8034. Construction of the proposed interparcel access is subject to the owner of GPIN 8093-52-8034 granting to the Applicant, within 120 days of the Applicant's request, any necessary offsite easement(s) required to make the connection.
 - In the event the off-site easement(s) are not granted, the Applicant shall construct Street G as close to the property line as reasonably possible without the need for any offsite easements. All on-site easements associated with Street G shall extend to the Property line to facilitate its extension at a future date by others.

- Public Street Alternative: In the event Hoadly Square (#REZ2024-00023) is not approved, within 120 days of Final Rezoning, the Applicant shall, subject to VDOT approval, construct and access the Property via the proposed public street ("Galveston Extension"), as shown on the Public Street Alternative, and reserves the right to adjust open space, amenities, and other features as necessary to provide the proposed public street.
- Strategically Targeted Affordable Roadway Solutions (STARS) Study Monetary Contribution: The Applicant shall make a monetary contribution in the amount of \$25,000 to Prince William County to be used towards studying the Prince William Parkway, Hoadly Road, and Davis Ford Road intersection.

Proposal's Weaknesses

- Monetary Contribution for Hoadly Road Improvements: As currently proposed, the stated monetary amount of \$25,000 is only for the study, and not for eventual improvements to the Hoadly Road/Prince William Parkway intersection. This still needs to be revisited and further vetted by Transportation/VDOT staff and the Applicant team.

Consistency Recommendation

- Staff recommends that this application is consistent with the relevant components of the Transportation Plan. However, further coordination with the Applicant, County Transportation, and VDOT is still needed to assess and determine the most appropriate STARS monetary contribution for road improvements.

Strategic Plan

This section of the report is intended to address the project's alignment with the outcomes provided within the County's Strategic Plan. The Strategic Plan posits that individuals, families and businesses prefer communities with a robust economy; easy access to jobs, services, and activities; that support even the most vulnerable in the community; are safe and secure; and provide a quality education that assures lifelong learning and steady employment. Based on community input from the online survey and the community conversations, seven focus or goal areas were identified for the 2025-2028 Strategic Plan. It is important to note that no single area is viewed as more critical than another. Rather, each are interrelated and have direct impact on each other. Collectively, these goal areas impact the quality of life in all facets of the community issues raised during the review of the proposal, which are not directly related to the policies, goals, or action strategies of the Comprehensive Plan, but which are materially relevant to the County's responsibilities in considering land use issues.

In general, the aspects of this proposal relative to the 2025-2028 Strategic Plan are as follows:

- GOAL 4 – MOBILITY; Key Objective #2: Support improving, expanding, and using the County's transportation network.
- GOAL 5 – QUALITY OF LIFE; Key Objective #1: Develop affordable and diverse housing options in the County for residents and families of all sizes, ages, income levels, and needs.

- GOAL 8 – SMART GROWTH; Key Objective #2: Ensure the County's growth holistically addresses the impact on natural resources and infrastructure and enhances community and economic resilience.

Materially Relevant Issues

This section of the report is intended to identify issues raised during the review of the proposal, which are not directly related to the policies, goals, or action strategies of the Comprehensive Plan, but which are materially relevant to the County's responsibilities in considering land use issues. The materially relevant issues in this case are as follows:

- None identified.

Proffer Issues / Deficiencies

Need to also include the following:

- Waiver of Section 32-306.21 of the Zoning Ordinance to allow the elimination of the nonresidential secondary use requirement within the PMR District. With the latest submission, this is not included, and should be added to the Proffer Statement in section #26.

Modifications / Waivers

As proposed – **WAIVERS & MODIFICATIONS**

Proffer #26. Pursuant to Section 32-700.25 of the Prince William County Zoning Ordinance (the "Zoning Ordinance"), the following waivers and modifications to the requirements of the Zoning Ordinance and DCSM shall be deemed granted and approved:

- a. Modification of Section 32-306.12.6.G(3) to increase the maximum building height from 50 feet for the multi-family stacked units to 55 feet, as shown in the design guidelines.

Applicant Justification: The Applicant is proposing to increase the height of the multi-family stacked units from 50 feet to 55 feet, as shown in the Design Guidelines. Since the adoption of the Zoning Ordinance's maximum height for multi-family stacked units, the market has changed and residential developers are now providing outdoor living spaces on the rooftop terraces, which is a strong desire of the prospective buyer.

Staff Position: *Staff supports, as submitted. Given area context and surrounding uses, the additional 5 feet in height is reasonable. Approval of the requested height modification should, therefore, not have any significant new adverse impacts on the light and air of adjacent and nearby properties. For building height modifications, the Zoning Ordinance recommends that the County Fire Marshal certify in writing that the proposed building or other structure can be properly protected, and will not endanger improvements on adjacent properties, in case of fire. In addition, adequate fire suppression and safety measures will*

need to be addressed at the time of site plan and building permit review, when such information is made available regarding the specific site layout and building design.

- b. Modification of Section 32-306.10.1.a to allow for only 1 housing type on the Property.

Applicant Justification: As a practical matter, as proposed, the inclusion of multi-family stacked units and multifamily traditional units provides two housing types. The nature and structure of each unit type is fundamentally different, despite the Zoning Ordinance, which identifies both under the “multi-family” umbrella.

Staff Position: *Staff supports, as submitted.* The Applicant is proposing an exclusively multi-family style residential development. Although there are a variety of unit styles being offered (stacked and traditional), they are the same housing unit type – multi-family apartments. Typically, staff prefers to see a variety of housing options for planned mixed residential developments. Given the area context and in consideration of the adjacent Hoadly Square development, its planned use designation and intended density, staff can generally support the all-multi-family housing product, as proposed.

- c. Modification of Section 32-306.12.6.G(4)(a) of the Zoning Ordinance to allow for a reduction in the minimum front yard (from streets or traveled portion of access easement) setback to allow for the setbacks as shown in the Design Guidelines.

Applicant Justification: This modification allows the Applicant to provide diverse types of housing units as well as provide affordable housing units in alignment with the County's Housing policies and goals.

Staff Position: *Staff supports, as submitted, but with contingencies.* To encourage a more compact, cohesive, and walkable community with a sense of identity and design flexibility, staff can support this modification as proposed. However, staff's ability to fully support this modification is contingent on demonstrating that all fire/safety and building requirements are satisfied at site plan review.

- d. Pursuant to Section 32-250.32.4 of the Zoning Ordinance, modification of Section 802.11 and Table 8-1 of the Design and Construction Standards Manual to allow for a continuous 30-foot buffer along the southern property line, as shown on the MZP.

Applicant Justification: The County has designated this area as MU-3 in the Comprehensive Plan. The proposal aligns with that vision by adding residential to support the existing commercial within the site and is envisioned to be part of the commercial and not separated from it. As a result, the Applicant is seeking a waiver to allow for a 30-foot buffer in this area. This modification allows for a continuous 30-foot buffer along the southern property line which will provide landscape symmetry as well as provide a welcoming pedestrian transition to the abutting commercial property. One of the key considerations with the overall layout and design of the site is to provide connectivity and enhance walkability into and out of the development.

Staff Position: *Staff does not support, as submitted.* This landscape buffer modification request for the southern property line from 50 feet to 30 feet is a concern among staff, and

conflicts with minimum standards. As per Zoning Ordinance Section 32-700.25.1, the Applicant is to demonstrate that the requested modification for a planned district is necessary due to the unique characteristics of the specific property. Staff feels that this has not been adequately demonstrated. This southern property line abuts the back of a public facility and a shopping center where trucks and deliveries and trash hauling is common. The shopping center does have a buffer, but the vegetation is of an earlier standard and sparse. The justification given by the Applicant is to provide a uniform buffer along the property line. This can be done with a 50-foot-wide buffer to meet the minimum standard. Therefore, the proposed reduction of the required 50-foot buffer abutting the commercial and public facility uses to a 30-foot buffer is not acceptable. As such, staff maintains that the buffer should be 50 feet, at full standard. Since this is new development, staff always prefers that all required buffers be provided.

e. Waiver of Section 32-250.31.6 of the Zoning Ordinance and 802.47.1 of the DCSM requiring a 15-foot landscaped area around the perimeter of a community facility.

Applicant Justification: The Applicant is proposing the amenity area to be part of the residential community to create more of a neighborhood instead of separated areas within the community. This waiver allows for a more inclusive and cohesive community instead of a disjointed development.

Staff Position: *Staff supports, as submitted.* This provides flexibility to integrate public uses and community facilities into the planned residential development design, rather than separate out such uses. With such recreational and common areas, they should be incorporated into the development.

Agency Comments

The following agencies have reviewed the proposal and their comments have been summarized in relevant Comprehensive Plan chapters of this report. Individual comments are in the case file in the Planning Office:

- PWC Archaeologist
- PWC Building Official
- PWC Development Services – Land Development / Zoning & Proffer Administration
- PWC Fire Marshal Office
- PWC Historical Commission
- PWC Housing & Community Development
- PWC Parks & Recreation
- PWC Planning Office – Case Manager / Land Use Review / Countywide Planning / Community Planning and Revitalization
- PWC Police / Crime Prevention
- PWC Public Works – Environmental Services / Watershed Management
- PWC Schools
- PWC Service Authority (*d/b/a Prince William Water*)
- PWC Transportation
- Virginia Department of Transportation (VDOT)

Land Use Proffer Analysis Report
Maple Valley Grove
Prince William County, VA
Revised and Updated April 24, 2025



Submitted by Galveston Crossing, LLC

**Prepared by Virginia Proffer Solutions™
a division of Impact Analysis, LLC**

**Providing Data Driven Proffer Analysis Utilizing the
ProfferPro System™**

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Land Use Impact Analysis Report

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Purpose of the Report

The purpose of this report is to (a) specifically identify the impacts of the proposed rezoning on schools, parks, police and fire and rescue facilities (b) propose specific and detailed mitigation strategies and measures to address those impacts, (c) specifically address our belief as to whether all of the mitigation strategies and measures are consistent with all applicable law as previously interpreted, including, but not limited to, the Fifth Amendment of the United States Constitution, Article I of the Constitution of Virginia and the Virginia Code 15.2-2303.4 (The Virginia Proffer Statute) and (d) specifically demonstrate the sufficiency and validity of those mitigation strategies using professional best accepted practices and criteria, including relevant data and information.

Consistency Statement

It is the opinion of Virginia Proffer Solutions, a division of Impact Analysis, LLC that the analysis set forth in this report is consistent with applicable law as previously interpreted, including, but not limited to, Virginia Code 15.2-2303.4. Nothing set forth in this report is intended to constitute legal advice. To the extent legal advice is required, it shall be provided by counsel for the County and the Applicant.

Virginia Proffer Solutions,
A Division of Impact Analysis, LLC

About Virginia Proffer Solutions™

Virginia Proffer Solutions, a division of Impact Analysis, LLC, specializes in providing developers and local governments with a rigorous analysis of the land use impacts of specific real estate developments on capital facilities located in that jurisdiction. As a matter of policy, local governments seek to obtain monetary contributions from developers to help pay for the capital costs that will be generated by the development. These contributions may take the form of voluntary proffers, specific conditions imposed by the government, or impact fees.

While the courts and Virginia legislature have recognized the need for and legality of the contributions, the courts and state governments have imposed limits on what contributions can be offered and accepted. Examples of this include the United States Supreme Court *Koontz* case and its progeny in Virginia, Section 15.2-2303.4 of the Code of Virginia. These limits require that the contributions must relate to the specific impacts of a particular development and must not be greater than is necessary to mitigate those impacts. Consequently, for contributions to be valid, they must be based upon verifiable data and predictive analytics.

Jurisdictions revoked their prior monetary proffer policies, leaving the private sector with a conundrum as to how to proceed with zoning cases. Impact Analysis, LLC, was formed to step into the gap that disrupted the zoning process by providing the in-depth, high-quality analysis that is required by the *Koontz* case and the applicable proffer legislation. The importance of a factual basis for proffers is amplified by Section 15.2-2208.1 of the Code of Virginia that imposes liability on jurisdictions that violate constitutional rights. Virginia Proffer Solutions reports are intended to help protect local jurisdictions from this liability, to protect jurisdictions from proffers that are later found to be unenforceable and to protect applicants from demands for excessive Proffers.

Virginia Proffer Solutions gathers the necessary data and uses predictive analysis to determine the impacts of each development upon the infrastructure of a locality described in the proffer legislation. For each Virginia Proffer Solutions engagement, the data that is gathered and the predictive analysis that is conducted takes into consideration the legal and policy constraints and requirements applicable to the project. The result is a detailed and substantiated *Land Use Impact Analysis Report* that permits developers to scientifically present the impacts of their development and the level of mitigation that is appropriate and defensible to the jurisdiction where the project is located. To date, Virginia Proffer Solutions has prepared over 50 reports.

The Virginia Proffer Solutions team combines the talents of outstanding individuals in the areas of zoning, land use planning, analytics, fiscal impacts and research. Mike Vanderpool has been a zoning and land use attorney in Virginia for more than 40 years and has handled numerous rezonings, special use permits and variances. He has represented both developers and local governments, including serving as a Deputy City Attorney, and is a Martindale Hubble AV rated attorney. For nine years, he was an adjunct professor at George Mason University, teaching in the Master of Real Estate Development program, where he taught the program's law class. He was recognized as faculty member of the year in that program in three of those years. Virginia Business Magazine and other publications have recognized him for many years as a Legal Elite business and real estate attorney. Mike is a Phi Beta Kappa graduate of Penn State University and earned his law degree from the Georgetown University Law School.

Mike has participated in a Virginia Local Governments Attorneys panel discussion on proffer reform, led the presentation of a webinar on how to deal with the proffer law to over 200 local Virginia government attorneys and planners, testified before the Virginia Senate Subcommittee on Local Laws, written a published article on the topic, advised several jurisdictions and the mayors and chairs in Northern Virginia with regard to the law and presented a seminar on proffers at the 2019 Virginia Planning Association annual meeting

Chris Garcia, PhD, is an Associate Professor in the College of Business at The University of Mary Washington. He is a specialist in analytics and big data and has published works in the areas of computational economics. He specializes in providing advanced analytics consulting and technology development. Chris is responsible for vetting and improving the Proffer Pro™ computational model developed by Impact Analysis, LLC and reviewing the computations set out in the reports on an as needed basis. He said, “I have been teaching advanced analytics and consulting in the field for several years. I am excited to bring that experience and my expertise to Virginia Proffer Solutions.” Chris received his B.S. degree from Old Dominion University and holds Masters’ degrees from NOVA Southeastern University and Florida Institute of Technology; his doctorate degree is from Old Dominion University. Dr. Garcia has published articles in the journals *International Series in Operations Research and Management Science*, *Engineering Optimization*, *AIS Educator Journal*, and *Computational Economics*

Eileen Settlemyer is a Phi Beta Kappa graduate of The University of Mary Washington, where she double majored in Business Administration and English. As an undergraduate, she completed two research-oriented internships, one in Shanghai, China, with Web2Asia, and one with TechInt Solutions Group in Virginia. Upon graduation, she was accepted into a dual master’s program at the McIntire School of Commerce at The University of Virginia. Through this innovative program, involving attendance at three universities around the world, Eileen earned a master’s degree in Global Commerce from The University of Virginia, a master’s degree in Global Strategic Management from ESADE University in Barcelona, Spain, and a certificate in International Management from Lingnan University in Guangzhou, China. As the former Chief Research Analyst for Virginia Proffer Solutions, she developed the research protocols for mining the data that is at the core of every Virginia Proffer Solutions report.

Stan Feuerberg serves as an analyst for Virginia Proffer Solutions. Stan earned both an undergraduate degree in electrical engineering (BSEE) and a law degree (JD) from the University of Nebraska-Lincoln. Stan began his industry experience with the Nebraska Municipal Power Pool / Municipal Energy Agency of Nebraska as its in-house counsel and chief contract negotiator. He moved to Colorado to serve as the General Counsel for the Western Area Power Administration in the US Department of Energy, and later to New England when offered the position of Vice President and Chief Operating Officer of the Vermont Electric Power Company. He recently retired after more than 30 years as the President and Chief Executive Officer of the Northern Virginia Electric Cooperative. For ten years, he served on an advisory board to the Federal Reserve Bank of Atlanta. In matters of land use, he has extensive experience in various regulatory approval proceedings. During its 2022 session, both houses of the Virginia General Assembly passed a special resolution honoring Stan’s service to the Commonwealth.

Karen Settlemyer is a Senior Analyst for Virginia Proffer Solutions. Karen received her undergraduate degree from Indiana University, a master’s degree from the University of North

Florida and a second master's degree in Organization Management and Development from Fielding Graduate University. She spent several years working for Roche Pharmaceuticals and ended her career there as the Development Director for the Oncology Sales Force. She then joined Regeneron as a sales director for their initial product launch. As a result of the company's tremendous growth and her background in Organization Development, she had the opportunity to start and lead the Leadership Development Program for the Commercial Organization.

Phyllis McCullagh serves as an analyst for Virginia Proffer Solutions. Phyllis spent 35 years in the technology field in roles that include executive leadership, sales, marketing, strategy development and planning. Born and educated in Canada, she moved to the United States in 1991 and continued her successful career with several of the largest computer companies in the IT industry. Prior to retiring from Hewlett Packard as Regional Director of the Americas, Phyllis led the American division of Jabra/GN Netcom as the President and General Manager. She brings a broad spectrum of analytical skills and development experience to her consulting role with Virginia Proffer Solutions.

Molly Ward received her undergraduate degree from Hollins University, where she double majored in History and Art History. As an undergraduate, she wrote and received honors for her work on her two theses. Additionally, she held multiple internship positions including one for the White House Historical Association and one for Sixth Avenue Holdings. Molly is a Research Assistant for Virginia Proffer Solutions.

Calvin Hackeman serves as an analyst for Virginia Proffer Solutions. He earned a Bachelor of Science degree, cum laude, from The American University with a double major in accounting and real estate/urban development. He was engaged in public accounting at Grant Thornton LLP from 1975 until retiring in 2012. He served in various positions including client service partner and National Managing Partner of the Technology Industry. He is a past Chair of the Prince William County Chamber of Commerce, a past member of the Manassas City Business Council and has served on numerous Boards of Directors of private companies and not-for-profit entities.

This report was prepared by Karen Settlemyer.

About the ProfferPro™ System

At the heart of the ProfferPro™ System developed by Impact Analysis, LLC, is a deep understanding of the Federal, state, and local levels of legal scrutiny that must now be applied to each zoning case involving any proffer, condition or impact fee. The foundational legal principals are based in the jurisprudence that has evolved around the “takings” clause in the 5th Amendment to the United States Constitution and Article I, Section 11 of the Virginia Constitution. These legal principles have given birth to the Virginia proffer legislation, which has, in turn, spawned local regulations. Together they require a factual and economic analysis to support every governmental exaction in a land use case.

According to Mike Vanderpool, “Much has changed in zoning and land use during my 40 plus years of practice. With that said, the *Koontz* case is truly revolutionary. Even without legislation at the state level, it has created the potential for liability at the local government level. And because *Koontz* was decided under the 5th Amendment of the Constitution, it cannot be legislated away. Essentially, the *Koontz* case is another step in the evolving jurisprudence that requires local governments to rely on and be able to demonstrate a factual, statistical basis for their decisions, including proffers, conditions, and impact fees.”

The ProfferPro™ System provides that factual and statistical basis through an independent, well-researched, rigorous analysis that can be relied upon by developers and local jurisdictions. The ProfferPro™ System builds on the prior work performed by localities in the creation of monetary proffer guidelines but corrects several of the defects that made them subject to attack on constitutional grounds. Each ProfferPro™ report documents the facts required to show a nexus between the impacts of a project and the proffer condition or impact fee that is offered and also demonstrates their proportionality to the impacts. Each report is individually prepared and reflects the unique characteristics of each development and each jurisdiction.

A key component of the ProfferPro™ System is its recognition of the interplay between the nexus requirement expressed in the case law and the definition of a reasonable proffer in the Virginia proffer legislation. That definition includes a requirement that “...each such new residential development or new residential use applied for receives a direct and material benefit from a proffer made with respect to any such public facility improvements.” Taken together, these provisions require the recognition of what Virginia Proffer Solutions describes as a Development Impact/Benefit Zone™. Stated simply, the measurement of impacts of a development must now relate to a constrained geographic area that is impacted by the project and the specific facilities within that area that will be affected by and which directly and materially benefit the project. System wide impact calculations are no longer granular enough to satisfy the nexus/direct and material benefit requirements. Virginia Proffer Solutions has developed a proprietary methodology for identifying the Development Impact/Benefit Zone for each project.

Applicable Law

The following sections of this Report are not intended to provide legal advice but rather set forth Virginia Proffer Solutions' understanding of the Applicable Law. To the extent legal advice is deemed necessary, it shall be provided, as applicable, by the Applicant's Attorney and the County's Attorney.

Proffers are governed by Federal and State Constitutional Law and Virginia Statutes. The 5th Amendment to the U.S. Constitution and Article 1 of the Virginia Constitution provide that private property cannot be taken for public purposes without appropriate compensation. Several U.S. Supreme Court and Virginia Supreme Court decisions have applied these constitutional provisions to the real estate development process. At the Federal level, the Nollan, Dolan and Koontz cases have established a three-part test for determining when land use exactions are valid or invalid. Under those cases, an exaction is constitutional only if it has a nexus to the impacts of a development, the amount of the exaction is roughly proportionate to the impacts of the development and the determination is made on a case-by-case basis. More recently, the U.S. Supreme Court in the Sheetz case stated that exactions relating to the permitting process are subject to these tests whether the exaction is made by a legislative body or by an administrative body. The Virginia Supreme Court has applied these tests in the case of Board of Supervisors of the County of Albemarle vs Route 29, LLC. In that case, the Court in 2022 reviewed a proffer that had been made and accepted in 2007. In finding the proffer invalid, the Virginia Supreme Court, based on the U.S. Supreme Court decisions, found that even voluntary proffers must meet the nexus and proportionality tests, and that the determination concerning these tests must be made on a case-by-case basis, rejecting the County's contention that a voluntary proffer is exempt from the unconstitutional conditions doctrine. The Virginia Cupp and Rowe cases embody the same tests under the Virginia Constitution stating that improvements to roads cannot be demanded from a developer if the need for the improvement is "substantially generated" by public demand rather than by the development.

Of particular note is the Koontz case. The opinion in that case stated "Land-use permit applicants are especially vulnerable to the type of coercion that the unconstitutional conditions doctrine prohibits because the government often has broad discretion to deny a permit that is worth far more than property it would like to take...So long as the building permit is more valuable than any just compensation the owner could hope to receive for the right-of-way, the owner is likely to accede to the government's demand, no matter how unreasonable. Extortionate demands of this sort frustrate the Fifth Amendment right to just compensation and the unconstitutional conditions doctrine prohibits them." (*Koontz vs St. John's River Water Management District*). In that case, the U.S. Supreme Court further determined that a suggestion by a locality for a voluntary monetary proffer triggers the Nollan/Dolan analysis. If that test is not met, a locality can face liability under Federal and state law. The Koontz case resulted in the Virginia legislature adopting section 15.2-2303.4 of the Code of Virginia and amending it during the 2019 legislative session. That Code section incorporates the constitutional test by specifying that a voluntary proffer is unreasonable unless it "addresses an impact to an offsite public facility, such that (i) the new residential development or new residential use creates a need, or an identifiable portion of a need in excess of existing public facility capacity at the time of the rezoning or proffer condition amendment and (ii) each such new residential development or new residential use applied for receives a direct and material benefit from a proffer made with respect to any such public facility improvements. A

locality may base its assessment of public facility capacity on the projected impacts specifically attributable to the new residential development or new residential use.” These requirements are in addition to those required under the applicable case law. For example, while the proffer legislation also specifies that communications between a jurisdiction and locality cannot be used as a basis for deeming a proffer to be unreasonable, that language does not erase the holding of the cases under the U.S. Constitution to the contrary. Further, while the state statute permits a developer to offer any proffer it deems reasonable, the proffer must still meet the Nollan, Dolan, and Koontz requirements. If it fails to do so, the locality may face liability under Section 15.2-2208.1 which states in part: “Any applicant aggrieved by the grant or denial by a locality of approval or permit, however described or delivered...where such grant included or denial was based upon, an unconstitutional condition pursuant to the United States Constitution, the Constitution of Virginia, shall be entitled to an award of compensatory damages...”

Thus, the application of the constitutional, case and statutory law requires an individualized determination, limits the applicable impacts to capital impacts as opposed to operating impacts, deems proffers unreasonable where there is existing capacity, requires a nexus and a direct and material benefit and proportionality between the impact and the amount of the proffer.

Methodology

The following sections of this Report are not intended to provide legal advice but rather set forth Virginia Proffer Solutions' understanding of the Applicable Law. To the extent legal advice is deemed necessary, it shall be provided, as applicable by the Applicant's Attorney and the County Attorney.

These constitutional and statutory provisions impact proffer analysis in several ways. Subject to these limitations, voluntary proffers are appropriate to offset the impacts resulting from future residents. If they are appropriately calculated, their use has been validated under the Federal and State Constitutional case law and by the Virginia Legislature. The methodology for calculating the amount of each proffer must be clear because, while the Virginia Legislature has provided that jurisdictions may communicate with developers and that verbal communications shall not deem a proffer to be unreasonable under the proffer statute, potential liability for excessive requests remains intact under the Koontz case and Virginia Code Section 15.2-2208.1

The Virginia Statute also permits what Virginia Proffer Solutions refers to as "D.1 Proffers"™. These are proffers that do not otherwise meet the standards set forth in Section C.1 of the Virginia Proffer Statute. for capital facilities beyond those identified in the Virginia statute. However, the refusal to offer D.1 Proffers cannot be the basis for denial of a rezoning. Because of this, the language of the Koontz Opinion, the potential liability of local jurisdictions and the legal prohibition on contract zoning, jurisdictions must use extreme care in the use of D.1 Proffers.

Role of the CIP: Pursuant to the proffer law, a project must receive a direct and material benefit from a proffer in order to make the proffer reasonable. As a result, a proposed capital improvement that is to be constructed outside the Impact/Benefit Zone™ or that is not included in the CIP is too remote and/or speculative to provide a direct and material benefit to a project. This concept is embodied in the Community Education Chapter of the Prince William County Comprehensive Plan, page 18, which states that *"Based on the Justification Narrative, if proposed students exceed the current capacity, the applicant may offer, consistent with applicable law:*

- *Monetary proffers based on the Schools' adopted CIP projects in the geographic area of the rezoning.*
- *The provision of a school site, to address the LOS need identified in the School Division's CIP, so long as the location and size of the school site, if offered, is acceptable to the School Board.*
- *A combination of a school site, acceptable to the School Board, and site development costs, and the monetary difference between the value of that school site and the total monetary contribution that would otherwise be provided, as above."*

Further, if the cost is not established by the CIP, it is not possible to determine the applicable roughly proportionate share, a requirement of the US Supreme and Virginia Supreme Court cases.

Capacity and Mitigation: Under applicable law, proffer analysis should be done in two distinct steps. The Virginia Statute specifies that proffers are reasonable only if there is inadequate capacity to address the impacts generated by the project as of the date of rezoning. Capacity should also be considered under the applicable case law in order to meet the rough proportionality requirement. Consequently, if there is adequate capacity, no further analysis is required. However, if there is

inadequate capacity at the time of the rezoning, subsequent analysis is required to determine how those impacts in excess of available capacity can be mitigated. The threshold question at this step is whether future capital facilities are planned in the near term that will provide this required capacity to the applicable project. As noted in the Prince William Comprehensive Plan, this requires examination of the CIP. As noted above, if no facilities are included in the CIP, the project would not receive a direct material benefit and no proffers are appropriate as there is no reliable data to establish if the facility will actually be built, when it will be built or its projected cost. If the capital improvement is under construction and fully funded, then there is no need for additional funds for that capital facility. However, if the capital facility is included in the CIP, with a near term completion date and with funding estimates and is also within the Impact/Benefit Zone™ then there is enough evidence that the capital facility will provide a direct and material benefit and a basis for calculating a proportionate share. A commitment to funding the capital facility by its inclusion in the CIP is necessary to provide evidence that it will, in fact, be built and will be provided within a reasonable period. It is important to also note that proffers are not appropriate to pay for existing capacity shortfalls.

If additional capacity is required, it may be provided in several ways, such as repurposing portions of existing buildings, construction of new buildings, altering service areas or providing modular facilities. It may also be provided by a facility outside the direct Impact/Benefit Zone of the project, depending upon the proximity of the facility and the designated service areas. However, in order to avoid speculation, positive impacts on capacity from facilities outside the Impact/Benefit Zone™ should be considered only if there is adequate evidence to demonstrate that this “Reliever Capacity”™ will be provided.

Taxpayer Funding: Many capital improvements are paid for by future tax revenues paid by property owners on an annual basis. When a capital improvement is funded in this manner, and proffer contributions are provided for this same capital improvement, there is a potential for double payment as residents will pay taxes towards the cost of the facilities, potentially violating the proportionate impact requirement.

Facility Needs Generated by the General Public: Under our reading of the Cupp and Rowe cases, proffers are not available for capital projects when the need for the capital facility is generated by the general public rather than the project. In such cases, the contribution toward debt service by the additional residents through their taxes is the appropriate mitigation mechanism. Regarding County-wide goals, as opposed to specific projects, they must also meet the Cupp/Rowe limitation. These goals speak to areas outside the Impact/Benefit Zone and where the need is County-wide based and is generated by the public at large. They may also run afoul of the direct and material benefit requirement of the proffer law and the nexus requirement under the case law if funds are collected for capital improvements that are geographically remote from the project.

Private Facilities: The impact of private facilities limited to use by the residents of a development must also be considered. An example is a park owned by a home-owners association that is not open to the public. While such a park would not serve the general public, it would decrease the demand on like facilities built or to be built by the public. Hence, there will be a reduced or no demand generated by the project, impacting the roughly proportionate share to be contributed via proffer.

Commercial versus Residential Impacts: When a capital facility serves both the residential and commercial population, the demand and costs must be appropriately allocated. For example, the cost of a police facility that serves both residents and businesses must be appropriately allocated in order to evaluate the impact of residential units.

Specificity of Data: Often different sources of data are available. However, because proffers must be examined on an individual case by case basis, the most granular data related to the project should be utilized. While we use our best professional efforts to use the most recent data, we note that data is constantly shifting.

By Right Impacts and Affordable Dwelling Units: We understand that proffers are appropriate to mitigate impacts resulting from the rezoning. As a result, our reading of the Virginia Statute is that residential units that can be built “by right” should not be included in the analysis of impacts of the zoning. Residential projects may include Affordable Dwelling Units (ADU). The need for these units is to address a community-wide existing shortage of affordable housing. Because these units represent a pre-existing county-wide deficit, and as provided for in the Prince William County Comprehensive Plan, in order to reduce the cost of providing ADU units, they are not included in calculating impacts that are subject to mitigation.

The terms “Impact/Benefit Zone,” “Reliever Capacity,” and “D.1 Proffers” are trademarks of Virginia Proffer Solutions.

“D.1 Proffers”

Section 15.2-2303.4 of the Virginia Code governs proffers for residential projects in Virginia. That code section provides that no jurisdiction shall require an “unreasonable” proffer or deny a rezoning because an applicant refuses to make an unreasonable proffer. The section sets forth specific criteria for determining whether a proffer is reasonable, including lack of capacity, the need for a direct and material benefit to the project from the proffer, and the fact that the project creates a need for the applicable public facility. However, subsection D.1 provides that notwithstanding the aforesaid, an applicant may submit any proffer it deems reasonable, but the statute clearly states that the failure to do so shall not be a basis for the denial of a rezoning.

Our understanding is that Subsection D.1 does not erase all limitations on proffers. Proffers are also limited by the 5th Amendment to the U.S. Constitution and Article I of the Virginia Constitution and that these limitations cannot be waived by a state statute, including subsection D.1 of the Virginia Proffer Statute. The U.S. Supreme Court and the Virginia Supreme Court have set forth these limitations in a series of cases. The Albemarle Virginia Supreme Court case says these requirements must be met for a voluntary proffer to be enforceable. Based on that case, we believe that failure to acknowledge these limitations may void an otherwise voluntary proffer even after a property is rezoned subject to the proffer. Accordingly, if a D.1 proffer is proposed, additional analysis is necessary.

Description of the Project



The applicant, Galveston Crossing LLC (the “Applicant”), is proposing to rezone the properties located at 12500 Galveston Court, Manassas, VA, and 5161 and 5211 Prince William Parkway, Woodbridge, VA (collectively the “Property”) to allow for a residential development that includes 242 multifamily stacked units (two-over-two units) and 24 multifamily traditional units. All of the multifamily traditional units will be affordable dwelling units (the “Project”). The total acreage of the Property is 23.4362 acres. The existing zoning permits the construction of three single family residential (by-right) units. Amenities to be provided include a community garden, a community park, a pocket park, fitness area and promenade. The date of first occupancy is anticipated to be during the 2nd quarter, 2027.

Total Proposed Units:

Proposed Stacked (Multifamily) Units:	242
Traditional Multifamily Units	24
ADU Units	-24
By right units	-3
Total Units for Calculations	239

When calculating student generation and population of projects, Virginia Proffer Solutions deducts students generated by ADU and “by-right” units from proffer calculations. This is done for the following reasons: The number of “by-right” students and residents are not an increased impact resulting from the rezoning and proffers are only available to offset the impact created by the rezoning. As to students from ADU units, Prince William County recognizes proffer reductions as an incentive to induce developers to build such units. Thus, the failure to deduct these students would, in our opinion, be inconsistent with the Virginia Proffer Statute and the County’s Comprehensive Plan.

Relationship to the Comprehensive Plan

The Project is not located within a Small Area Plan. As a result, the provisions of the overall Comprehensive Plan were utilized in the preparation of this report. The Property is planned MU-3.

Impacts of the Proposed Zoning on Public Schools

Schools: Introduction and Methodology

This section of the ProfferPro™ Impact Analysis will identify the impacts of the proposed zoning on the public school system facilities and propose specific mitigation strategies to address those impacts. Because public schools in Prince William County are classified as elementary, middle and high school, a separate analysis is set forth for each level of school. Due to the specific language of Section 15.2-2303.4, the analysis of the impacts will consider the impacts on public school facilities as defined by the Code of Virginia that will serve the project, excluding any impacts on operating expenses. It is important to note that the analysis must, under applicable law, be based upon the impacts of each individual project and the school system proposals for providing capacity at the schools that will be impacted by the project. This is set forth specifically in the current proffer statute which requires that the development receive a direct and material benefit from the proffer.

The need for an individualized analysis and the direct impact of the project was recognized in the US Supreme Court Dolan Case. The nexus requirement as established by the Nollan and Dolan cases requires an individualized analysis of the actual monetary impact of the project on the schools serving an area. This is important because school systems can provide mitigation in a number of ways, including the construction of new schools, boundary line adjustments or the use of portable classrooms. Where Prince William County has elected to not build new schools, mitigation has been and continues to be provided through the use of portable classrooms or by other methods. As a result, where no new school facilities to serve the proposed project are included in the CIP, it is assumed that capacity will be provided or continue to be provided by a method other than the construction of a new school to serve the project. Mitigation for alternate methods of providing capacity is appropriate if the method is identified and the cost is established.

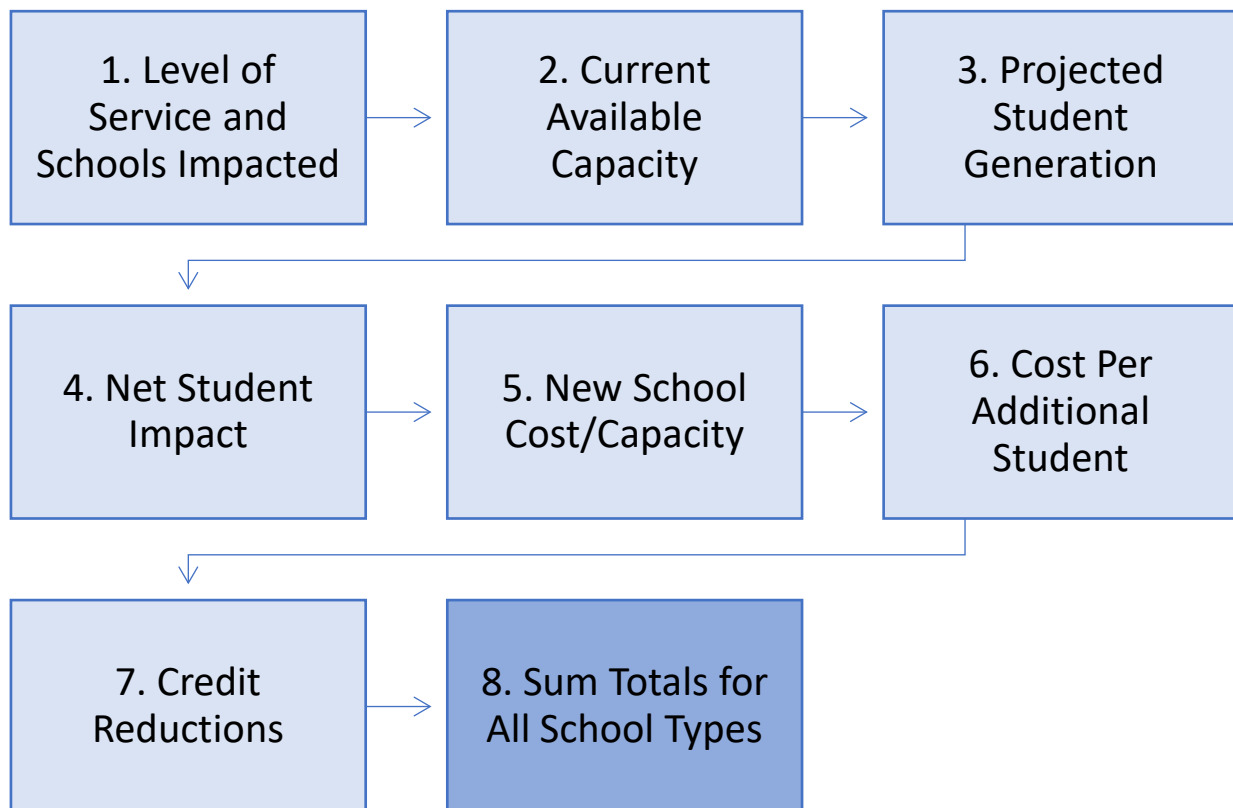
For each school level, Virginia Proffer Solutions gathered base data about the capacity at existing schools and the cost and capacity of future schools that will serve the project. By focusing on schools that will serve the project, the analysis looks at proffers that will directly and materially benefit the project, so the proffer will provide funding to the specific schools that will serve the students generated by the project. Utilizing existing enrollment data and the best available student generation information, the number of students in excess of existing capacity at schools serving the proposed development was determined. Where appropriate, the potential for Reliever Capacity is also considered. This satisfies not only the nexus requirement but also the requirement that the proffered improvements directly and materially benefit the project, provided that the actual proffer limits the use of the funds for schools that currently serve or will serve the project. The fiscal impacts of the students are then evaluated based upon actual costs (where available) or CIP projections for additional schools that meet the definition of “public facility improvement” under proffer law. This evaluation satisfies the proportionality requirement. The proffers necessary to mitigate the impacts at each level of school are then rolled up to a final proffer recommendation for schools.

The following steps comprise the methodology for each school level and type of housing unit:

1. A determination was made as to what schools will be impacted by the development based upon school boundaries;
2. Data was collected to determine if there is any current capacity at each applicable school;
3. Student generation rates by type of residential unit for each applicable school level were collected to determine the “gross student impact number” for that type of school;
4. The current available capacity of any existing school was subtracted from the gross student impact number per school level to determine the net student impact per school level;
5. If the addition of students from the project exceeded existing school capacity, the appropriate mitigation was determined; and
6. A total school proffer amount for the project was calculated by adding the proposed proffer contributions for each level of school.

School Impact Modeling™

To the extent the appropriate mitigation was determined to be a monetary contribution, the following methodology was utilized.



Elementary School Analysis



Marshall Elementary School

Capacity of Existing Elementary School that Serves the Proposed Project

The Project will be constructed within the established boundary of Marshall Elementary School located at 12505 Kahns Road, Manassas, VA 20112. The program capacity of Marshall is 692 students with a current enrollment of 648 students.

Elementary School Capacity 2023-2024

Elementary School	Program Capacity	Enrollment Sept. 30, 2024*	Remaining Capacity
Marshall Elementary School	692	648	44

**Current and Projected Facility Utilization Elementary School, 2024-2029*

Based on the 2024-2025 program capacity for Marshall Elementary School of 692 students and the current enrollment of 648 students, capacity exists for 44 more students. There is currently 1 portable classroom in use at Marshall, which increases the capacity as follows:

Elementary School	Program Capacity*	Enrollment Sept. 30, 2024	Remaining Capacity	Program Capacity with Existing Portable Classroom**	Remaining Capacity with Existing Portable Classrooms*
Marshall Elementary	692	648	44	716	68

**Current and Projected Facility Utilization, Elementary School, 2024-2029*

***Based on 1 portable classroom reported in data provided by PWCS, 2023-2024 School year. Teacher student ratio is 1/24 x 1=24*

Modular classrooms meet the definition of a building under the Code of Virginia. (Virginia Code Section 36-97 states that a “Building means a combination of any materials, *whether portable or fixed*, having a roof to form a structure for the use or occupancy by persons or property.”

(Emphasis added.) The Code also defines a structure as “an assembly of materials forming a construction for occupancy or use...” Thus, modular units should be considered capacity, and the school system has recognized this fact.

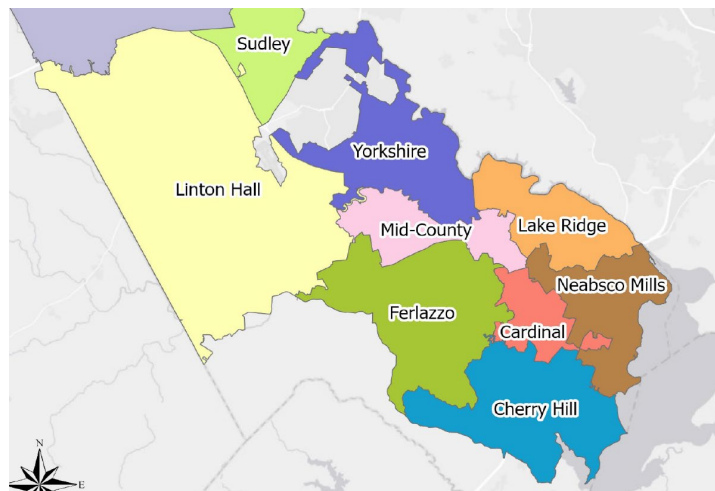
Elementary School Student Generation and Net New Student Impact

Using 2024-2025 student generation factors, this project will generate a total of 29 elementary school students from the Project’s multifamily units.

Elementary School Student Generation

Unit Type	# of Units	Student Generation Factors	New Elementary School Students
Multifamily	266	.125	33.25
By-Right Units (SF)	-3	.366	-1.1
ADU Multifamily	-24	.125	-3
Total Multifamily			29.15 (29)

When calculating student generation of projects, Virginia Proffer Solutions deducts students generated by ADU and “by-right” units from proffer calculations. This is done for the following reasons: The number of “by-right” students are not an increased impact resulting from the rezoning and proffers are only available to offset the impact created by the rezoning. As to students from ADU units, Prince William County recognizes proffer reductions as an incentive to induce developers to build such units. Thus, the failure to deduct these students would, in our opinion, be inconsistent with the Virginia Proffer Statute and the County’s Comprehensive Plan.



Elementary School CIP Geographic Areas – Prince William County Schools CIP

The County School Division groups elementary schools by geographic areas for the purpose of planning future capital improvements. Marshall Elementary School is located within the Mid-County Geographic Planning Area, which includes two other elementary schools as follows: Kerrydale and Penn. The Mid-County Area elementary schools have a total program capacity of 1,762 students and current enrollment of 1,697. The 2024-2025 Facilities Utilization Report

indicates 4 portable classroom units are being used across the schools in the Mid-County Area. The portable classrooms increase the capacity by 88 students to 1,850 students. (See table below):

School	24/25 Program Capacity*	Enrollment	Excess Capacity	Portable Classrooms	Teacher/Student Ratio	Remaining Capacity with Existing Portable Classrooms*
Kerrydale	350	309	41	2	20	40
Marshall	692	648	44	1	24	24
Penn	720	740	-20	1	24	24
Total	1762	1697	65	4		88

**Current and Projected Facility Utilization, Elementary School, 2024-2029*

Based on the most recent program capacity for 716 students (with portable classroom) at Marshall Elementary School and the current enrollment of 648 students, the school currently has capacity for the addition of the 29 elementary students generated by the Project.

Net New Student Impact

	Planning Capacity*	Current Enrollment Sept. 30, 2024*	Remaining Capacity*	Capacity with Portable Classroom (24 Students)	New Students	Remaining Capacity
Marshall Elementary	692	648	44	716	29	39

**Current and Projected Facility Utilization, Elementary School, 2024-2029*

Looking ahead to the date of first occupancy (2nd quarter, 2027), school projections for the Mid-County area can be seen below:

2025	2024 Capacity	26/27 Projected Enrollment	Projected Available Capacity	Portable Classrooms	Teacher/Student Ratio	Remaining Capacity with Existing Portable Classrooms*
Kerrydale	354	300	54	2	21	42
Marshall	694	627	67	1	24	24
Penn	729	759	-30	1	24	24
Total	1777	1686	91	4	69	90

The projections for Marshall show a decrease in students in 2026-2027, and there is a slight decrease in the projections for the entire planning area. According to the current CIP, (2026), there are no plans for increasing capacity in the Mid-County area through the construction of new buildings or expansion of current facilities.

As there are no new schools or additions planned for the Mid-County Planning area in the current CIP and adequate capacity is currently available both now and in the future, a C.1 proffer is not appropriate because there is no evidence that any additional capacity will be provided by new

elementary school(s) that will provide a direct and material benefit to the Project as required by the Virginia Proffer Statute.

Total Proffer mitigation for elementary schools: \$0

Middle School Analysis



Benton Middle School

Capacity of Existing Middle School that Serves the Proposed Development

The Property is located within the current boundaries for Benton Middle School, located at 7411 Hoadly Rd, Manassas, VA 20112, which has a planning capacity of 1,367 students for grades six through eight and a current enrollment of 1,336 students.

Middle School Capacity 2024-2025

Middle School	Planning Capacity*	Enrollment Sept. 30, 2024	Remaining Capacity
Benton Middle School	1,367	1,336	31

**Current and Projected Facility Utilization, Middle School, 2024-2029*

Middle School Student Generation and Net New Student Impact

Based on the 2024-2025 program capacity for Benton Middle School of 1,367 students and the current enrollment of 1,336 students, capacity exists for 31 more students.

Using 2024-2025 student generation factors, this project will generate a total of 11 middle school students from the Project's multifamily units.

Middle School Student Generation

Unit Types	# of Units	Student Generation Factors	New Middle School Students
Multifamily	266	.047	12.5
By-Right Units (SF)	3	.177	-.53
ADU Multifamily	-24	.047	-1.13
Total Multifamily			10.84 (11)

When calculating student generation of projects, Virginia Proffer Solutions deducts students generated by ADU and “by-right” units from proffer calculations. This is done for the following reasons: The number of “by-right” students are not an increased impact resulting from the rezoning and proffers are only available to offset the impact created by the rezoning. As to students from ADU units, Prince William County recognizes proffer reductions as an incentive to induce developers to build such units. Thus, the failure to deduct these students would, in our opinion, be inconsistent with the Virginia Proffer Statute and the County’s Comprehensive Plan

Net New Student Impact

	Planning Capacity*	Current Enrollment Sept. 30, 2024	Remaining Capacity	New Students
Benton Middle School	1,367	1,336	31	11

**Current and Projected Facility Utilization, Middle School, 2024-2029*

Based on the capacity of 1,367 students and current enrollment of 1,336 students, there is capacity for the additional 11 middle school students generated by this Project. Since there is capacity at the time of rezoning, no C.1 proffer is appropriate.

Total proffer mitigation for middle schools: \$0

High School Analysis



Capacity of Existing High School that Serves the Proposed Development

The project Property is located within the boundary of Charles J. Colgan, Jr. High School, located at 13833 Dumfries Rd, Manassas, VA 20112, which has a planning capacity of 2,053 students and student enrollment in the fall of 2024 of 2,939.

High School Capacity 2023-2024

High School	Capacity*	Enrollment Sept. 30, 2024*	Remaining Capacity
Charles J. Colgan, Jr High School	2,053	2,939	-886

**Current and Projected Facility Utilization, High School, 2024-2031*

Based on the 2024-2025 program capacity for Charles J. Colgan, Jr. High School of 2,053 students and the current enrollment of 2,939 students, there is an excess population of 886 students. There are currently 10 portable classrooms in use at Charles J. Colgan, Jr. High School, which increases the capacity as follows:

School	Planning Capacity	Enrollment Sept. 30, 2024	Remaining Capacity	Program Capacity with Existing Portable Classrooms*	Remaining Capacity with Existing Portable Classrooms
Charles J. Colgan, Jr. High	2,053	2,939	-886	2,263	-676

** Proposed Capital Improvement Program Fiscal Years 2026-30, slide #15*

Modular classrooms meet the definition of a building under the Code of Virginia. (Virginia Code Section 36-97 states that a “Building means a combination of any materials, *whether portable or fixed*, having a roof to form a structure for the use or occupancy by persons or property.”

(Emphasis added.) The Code also defines a structure as “an assembly of materials forming a construction for occupancy or use...” Thus, modular units should be considered capacity and the school system has recognized this fact.

High School Student Generation and Net New Student Impact

Based on student generation factors, the proposed development will generate a total of 19 high school students from the project’s multifamily units planned for construction.

High School Student Generation

Unit Type	# of Units	Student Generation Factors	New Middle School Students
Multifamily	266	.081	21.55
By-Right Units (SF)	-3	-.196	-.59
ADU Multifamily	-24	-.081	-1.94
Total Multifamily			19.02

When calculating student generation of projects, Virginia Proffer Solutions deducts students generated by ADU and “by-right” units from proffer calculations. This is done for the following reasons: The number of “by-right” students are not an increased impact resulting from the rezoning and proffers are only available to offset the impact created by the rezoning. As to students from ADU units, Prince William County recognizes proffer reductions as an incentive to induce developers to build such units. Thus, the failure to deduct these students would, in our opinion, be inconsistent with the Virginia Proffer Statute and the County’s Comprehensive Plan.

Net New Student Impact

	Planning Capacity*	Current Enrollment Sept. 30, 2024*	Remaining Capacity*	New Students	Net New Student Impact
Charles J. Colgan, Jr. High School	2,053	2,939	-676	19	19

**Current and Projected Facility Utilization, High School, 2024-2031*

Based on the most recent planning capacity for 2,053 students at Charles J. Colgan, Jr. High School and the current enrollment of 2,939 students, the school is over capacity by 886 students. The addition of 19 new students will increase that number to 905 students. According to the slide pictured on page 26, the capacity with these ten portable classrooms is 2263, which brings the capacity deficit to 695 (including 19 students from the Project).

	Planning Capacity*	Current Enrollment Sept. 30, 2024*	Remaining Capacity	Capacity with 10 Portable Classrooms**	New Students	Remaining Capacity
Colgan High School	2,053	2,939	-886	2,263	19	-695

*Current and Projected Facility Utilization, High School, 2024-2031

New Construction



14th High School Continued

School Name	Capacity	Portable Classrooms	Capacity w/ Portables	Projected Student Seating Availability (based on facility capacity)							
				2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32
Total	28,754	43	13,954	41	521	682	881	879	862	919	1,256
Battlefield High School	2,053	6	2,179	1	94	203	276	419	565	677	829
Gainesville High School	2,557	0	0	-41	80	151	139	142	200	233	291
Patriot High School	2,053	0	0	77	139	187	354	442	494	591	675
Brentsville District High School	1,110	0	0	267	258	207	199	163	151	166	177
Unity Reed High School	2,409	5	2,514	452	451	550	653	716	791	831	882
Osborn Park High School	2,430	7	2,577	-202	-140	-325	-404	-607	-844	-1,007	-1,202
Charles J. Colgan Sr. High School	2,053	10	2,263	-868	-837	-883	-885	-907	-1,023	-989	-1,020
C.D. Hyllon High School	2,053	0	0	247	259	276	360	376	365	336	381
Forest Park High School	2,053	3	2,116	-245	-260	-265	-273	-293	-270	-298	-270
Woodbridge High School	2,734	0	0	98	-67	14	0	-17	37	60	111
Gar-Field High School	2,839	0	0	429	492	531	487	487	484	392	435
Freedom High School	2,053	12	2,305	-186	-258	-250	-283	-327	-309	-264	-233
Potomac High School	2,357	0	0	208	310	287	268	286	221	189	200
Total (including CIP measures)				41	521	682	881	879	2,262	2,319	2,656
Percentage Utilization ¹				99.9%	98.2%	97.6%	96.9%	96.9%	92.5%	92.3%	91.2%
Proposed and Approved CIP Solutions											
New Schools	Location								14th HS (Mid-County)		
	Add'l Space								1,400	1,400	1,400
Additions	Location										
	Add'l Space										

These seven schools, anticipated to be impacted by the 14th High School, are projected to be overcrowded by approximately 495 seats in 2029-30

Number of available seats in SY2029-30 anticipated to be approximately 2,262 and continues to increase over the next two years

15

Proposed Capital Improvement Program Fiscal Years 2026-30

Slide 15, pictured above, indicates that the new 14th High School is currently expected to have a planning capacity of 1400 students. The prior slide in the Proposed Capital Improvement Program presentation (#14) states that three different high schools will be provided with overcrowding relief because of its construction (Colgan, Forest Park, and Freedom High Schools). Until such time as the boundaries for the schools are determined, it is impossible to know the degree of relief that will be provided to Colgan High School as a result of the new school.

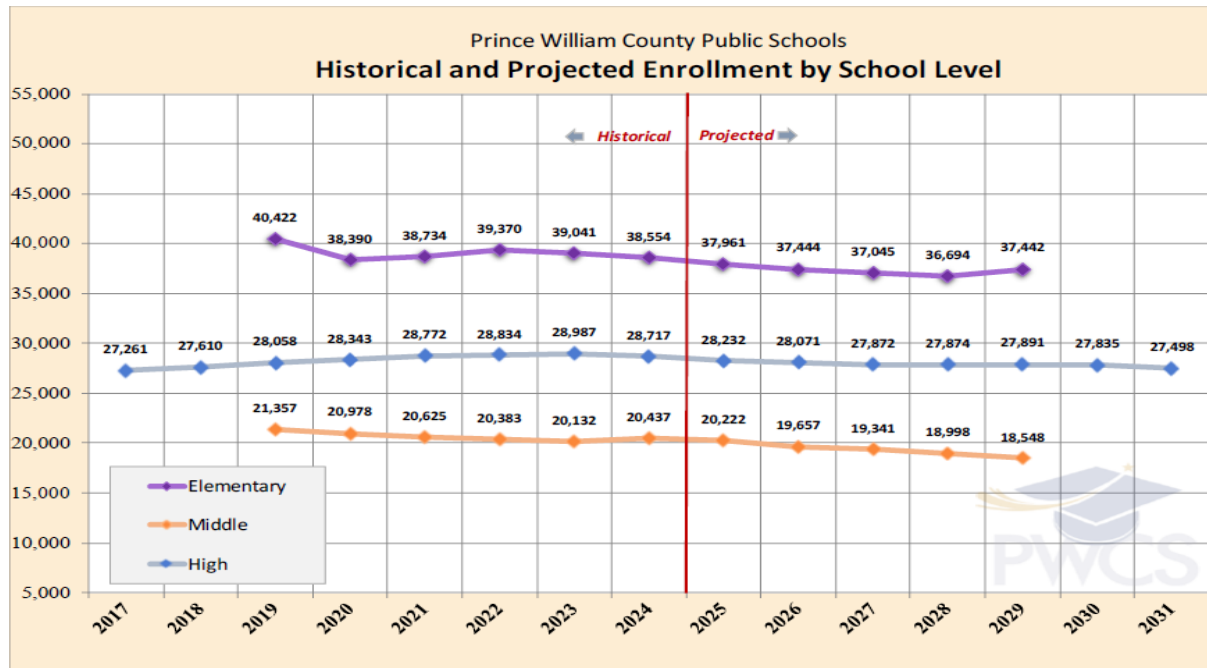
There are two additional high schools located relatively close to the Project: C. D. Hylton High School located at 14051 Spriggs Rd, Woodbridge, VA 22193 (4.2 miles) and Gar-Field High School, located at 14000 Smoketown Rd, Woodbridge, VA 22192 (5.2 miles). Colgan High School is also located 5.2 miles from the Project. The current capacities and enrollments at each school are listed below. Both alternate high schools are projected to be under capacity throughout the years 2025-2031, so a boundary change is a possible solution to address the overcrowding.

High School	Capacity*	Enrollment* Sept. 30, 2024	Remaining Capacity
Charles J. Colgan, Jr	2,053	2,939	-886
C.D. Hylton	2,053	1,827	227
Gar-Field High School	2,839	2,455	384

**Current and Projected Facility Utilization, High School, 2024-2031*

In past CIP's, ways to address overcrowding of a given school are discussed on page 5: *“Examining student enrollment growth within school attendance areas, “Geographic Areas,” and school program capacities, guides the identification of the need for additional space for students. Possible solutions to overcrowding conditions include portable classrooms, relocation of special programs, changes in attendance area boundaries, additions, and the construction of new facilities. Where possible, additions are utilized as cost-effective alternatives to the construction of new facilities.”* Under these circumstances, the overcrowding at Colgan High School could be alleviated by the addition of modular units or redistricting.

There is one new high school planned in the current CIP. While the presentation given to the Board of Supervisors indicated that the 14th high school will provide relief to three high schools in the county, there is no way to evaluate the degree to which the new high school will provide reliever capacity for the Project until the boundaries have been set. Further, the construction and completion of the 14th High School has been pushed back to 2029, and the capacity of this school has been decreased to 1,400 students. This high school first appeared in the 2016 CIP with a completion date of 2022, and the construction has been consistently pushed back or delayed since 2017 when it was delayed until 2023. In 2019, the completion was delayed until 2024. The 2021 CIP saw the completion date moved to 2025. In 2022, the completion date was delayed until 2026. It is now proposed to be completed in the school year 2029. Declining birth rates (see slide below) continue to complicate the projections and planning for school enrollments.



Proposed Capital Improvement Program, 2026-2030

As noted above, there has been continued uncertainty as to the size, cost and timing of the new 14th high school, particularly given the declining enrollment. In addition, because the 14th high school will provide reliever capacity to a total of seven high schools, it is not possible to determine the degree of relief that will be provided to Colgan High School. Under these circumstances, a C.1 proffer is not appropriate.

Total proffer mitigation for high schools: \$0

Total Proffer Mitigation for Schools

Elementary Schools	\$ 0
Middle Schools	\$ 0
High Schools	\$ 0
Total Proffer Amount for Schools	\$ 0

Impacts of the Proposed Zoning on Police Facilities

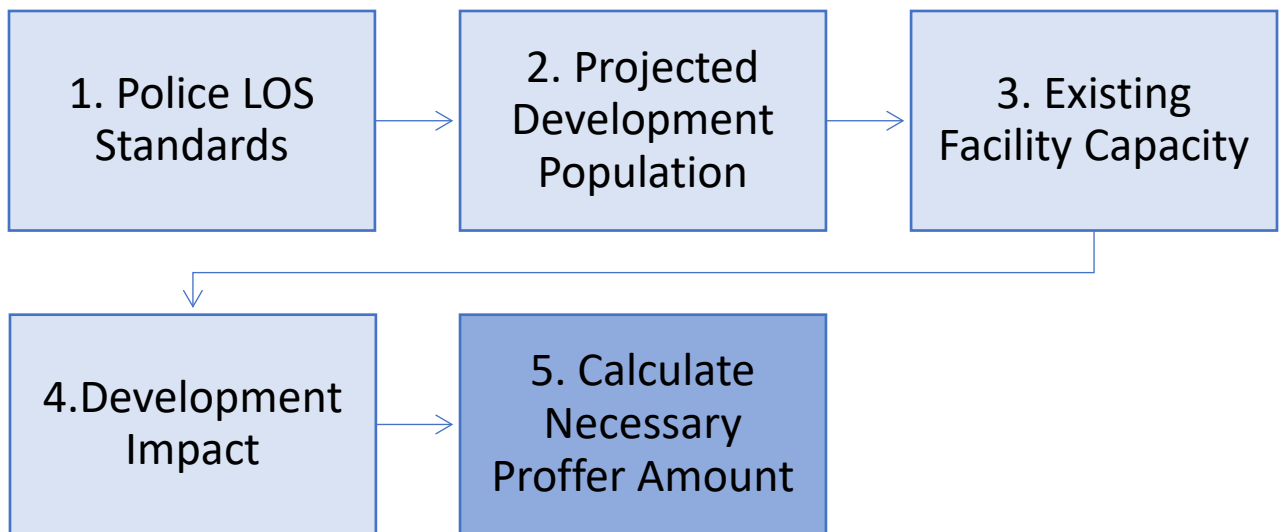
Police proffer introduction and methodology

This section of the ProfferPro™ Impact Analysis will identify the impacts of the proposed zoning on police facilities serving the future development and propose specific mitigation strategies to address those impacts. Due to the specific language of Section 15.2-2303.4, the analysis of the impacts will not include “all of the impacts” as required by the Prince William County Submission Requirements but will only consider the impacts as defined by the Code of Virginia, on police building facilities serving the project, excluding any impacts on operating and equipment expenses.

The following steps will be used to determine the projected impact of the new development on the capacity of local policing facility resources:

1. Determine the Level of Service standards for Prince William County Police;
2. Project the population increase caused by the new development;
3. Calculate the impact associated with the new development on PWC Police;
4. Determine the existing Police facility capacity; and
5. Calculate necessary proffer amount based on development impact exceeding existing capacity after adjusting for impacts resulting from commercial development.

Police Impact Modeling™





Level of Service Standards for Police Facilities

The need for police facility expansion is largely driven by residential growth and increased employment. The level of service standards for Prince William County Police are based on facility needs for police, administrative support, animal control, and public safety training. The Safe and Secure Community Chapter of the Comprehensive Plan includes the following level of service standards for Police as depicted on the next page:

Police Level of Service Standards	
Sworn officers per 1,000 residents	2
District Police Station Space per Officer (sf)	250
Admin Support Space per 1,000 residents (sf)	274
Satellite Field Office (sf)	1,500
Animal Shelter Space per 1,000 residents (sf)	67
Training Facility Space per 1,000 residents (sf)	324

Source: PWC Comprehensive Plan, Safe and Secure Communities Chapter

Projected Development Population

To determine the impact of the new development on police, the expected population increase caused by the Project was determined using the latest available PWC County data. The most up to date County population is 499,809 (Q4, 2024683.54). This Project is located within zip code 22192 and according to this data, the average household size is 2.86 persons per household.

Projected development population	
Residents per Unit	2.86
New Units	242
By-right Units	-3
ADU Units	-24
Units for population calculation	215
Population increase	615

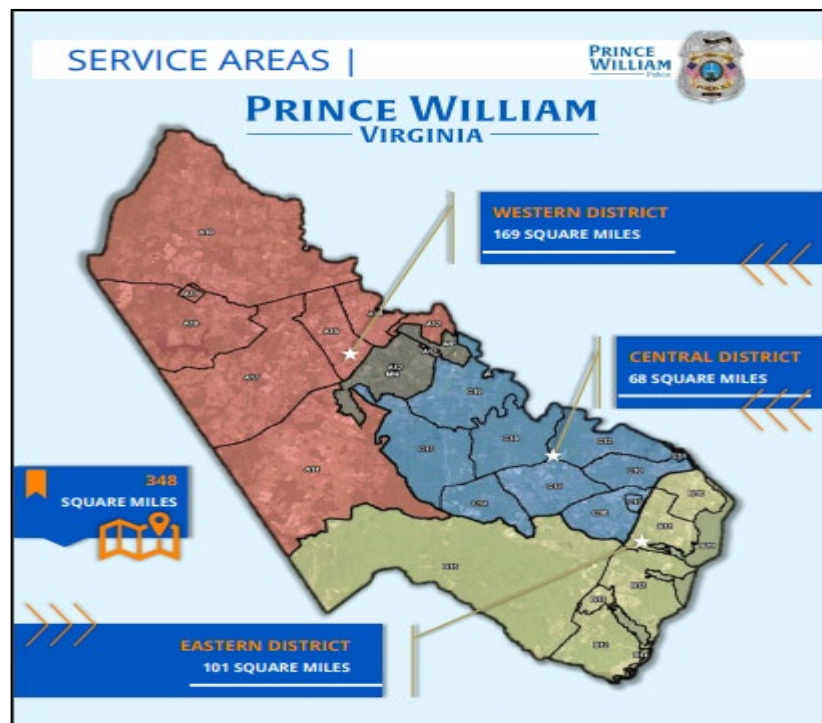
Based upon the level of service standards of two officers per 1,000 residents, the proposed Project generates the need for slightly more than one new officer.

Existing Facility Capacity and Development Impact

Central Police Station Space

The Project lies within the service area of the Central District Police Station - also known as the Charlie T. Deane Station (the “Station”). The Station is located at 5036 Davis Ford Road, Woodbridge Virginia and has 50,000 usable square feet available. Using the Level of Service Standards of 250 square feet per officer, the Station has capacity for 200 officers. According to the Police Department (January 2025), there are 120 sworn officers currently assigned to the Central District Police Station. With existing capacity for 200 officers, there is sufficient existing capacity to satisfy the need for the slightly more than one officer generated by the Project.

Prince William County Police Service Areas



Source: Prince William County Police 2020 Annual Report

Administrative Support

Using the level of service standard of 274 square feet per 1,000 residents, the projected development population of 615 residents would create the need for 170 square feet of administrative support space. Based on the calculation above for the Central District Station, it is our assumption

there is existing capacity for 170 square feet of police administrative space resulting from the proposed Project.

Animal Control Capacity and Impact

Using the level of service standard of 41 square feet per 1,000 residents, the projected population increase of 615 would create the need for 46 square feet of animal control space. The new Animal Shelter expansion was completed in September 2022. The Animal Shelter is 27,000 square feet. As it was designed to serve the needs of the entire County, and there is no additional expansion of the Animal Shelter included in the adopted CIP, this analysis will not include calculation of a monetary proffer for the animal shelter.

Public Safety Training Capacity and Impact

Using the level of service standard of 324 square feet per 1,000 residents, the projected population increase of 615 would create the need for 199 square feet of public safety training center facility space. The Public Safety Training Facility is located at 13101 Public Safety Drive in Nokesville and serves the entire County. Based on the current County population of 499,809, there is a need for additional public safety training space. To address this need, the County's FY 2026 Capital Improvement Program (CIP) includes a project for a 31,000 square foot expansion of the public safety training facility at an estimated cost of \$29.8 Million.

The FY2026 CIP contains the following project description regarding enhancement of the Public Training Center: *"Expansion of the Public Safety Center (PSTC) includes construction of an approximately 31,000 square-foot facility containing classroom space, administration support space and parking area. The training center supports the recruit training of police, fire and rescue and sheriff personnel, and ongoing training for active duty and volunteer personnel."* According to the CIP, the Training Center is scheduled to be completed and occupied in March 2027.

The Applicant projects that the date of first occupancy of the Project will be in the second quarter, 2027. Therefore, new residents will be paying for the training facility as a pro rata share of their property taxes and a proffer is not appropriate.

Substantiated Proffer Amount for Police Facilities

According to the new legislation on proffers, the impact cost of the new development can only be applied if the impact of the new development exceeds the capacity of existing public facilities. Even without the proffer legislation, failure to recognize existing capacity would violate the rough proportionality requirements. There exists adequate space to house the officers that must be hired to account for new development impact. We assume this also holds true for necessary administrative support space. The renovation and expansion of the animal control facility is now complete and provides improved and expanded space to address the impacts of this development. The Public Safety Training Center expansion is scheduled to be completed prior to the first occupancy of the Project. The new residents of the Maple Grove Project will presumably be paying for this expansion through their property taxes in the future, so no proffer mitigation is appropriate.

Total Proffer for Police, Animal Control and Public Safety Training Center: \$0

Impacts of the Proposed Zoning on Fire/Rescue Facilities

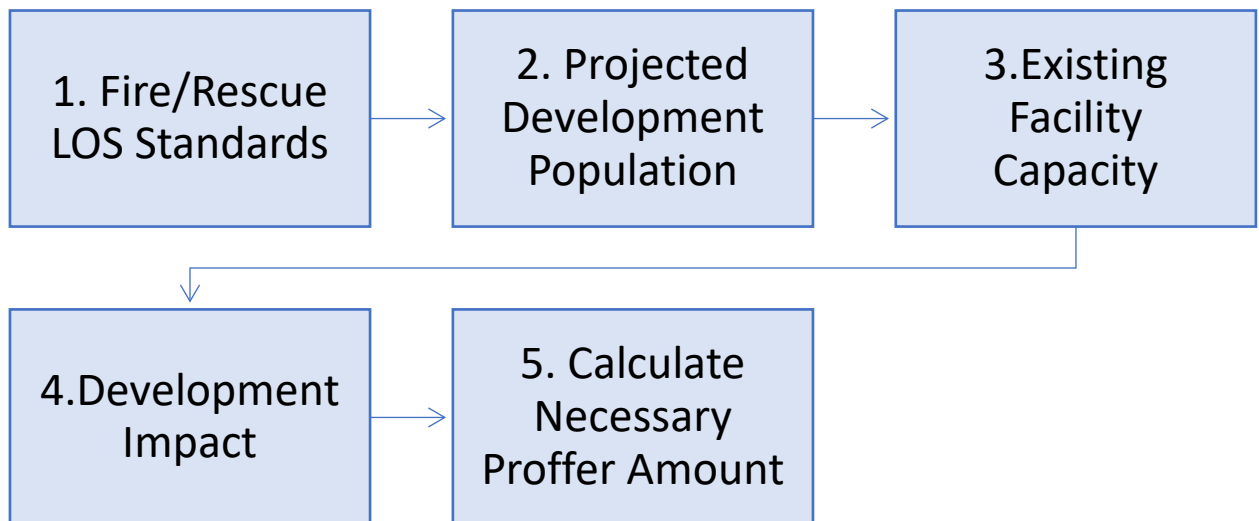
Fire and Rescue Proffer Introduction and Methodology

This section of the ProfferPro™ Impact Analysis will identify the impacts of the proposed zoning on the fire and rescue facilities serving the project and propose specific mitigation strategies to address those impacts. Due to the specific language of Section 15.2-2303.4, the analysis of the impacts will not include “all of the impacts” as required by the Prince William County Submission Requirements, but will only consider the impacts, as defined by the Code of Virginia, on fire and rescue building facilities that will serve the project, excluding any impacts on operating and equipment expenses.

The following steps were used to determine the projected impact of the new development on the capacity of local fire and rescue facility resources:

1. Determine the Level of Service standards for Prince William County Fire/Rescue;
2. Project the population increase caused by the new development;
3. Calculate the impact associated with the new development on PWC Fire/Rescue;
4. Determine the existing Fire/Rescue facilities’ service area and capacity; and
5. Calculate necessary proffer amount based on development impact exceeding existing capacity after adjusting for impacts resulting from commercial development.

Fire and Rescue Impact Modeling™



Fire and Rescue Level of Service Standards



Level of service standards for fire and rescue facilities are based on travel time for emergency response and workload capacity of individual fire and rescue stations.

SITE LOCATION AND STATION STANDARDS			
SITE/STATION STANDARDS	A Station Design	B Station Design	C Station Design
Minimum Site Size	4 acres	5 acres	5 acres
Maximum Building Size	18,000 sq. ft.	21,000 sq. ft.	25,000 sq. ft.
Apparatus Bays	3-4	4-5	5-6
Maximum Station Workload	2000 Incidents	4000 Incidents	6000 Incidents

Chart provided by fire department which explains the difference in incident standards between the various fire stations in the County.

Existing Capacity

Station 26 Levels of Service Standards	
Travel Time – Fire Suppression and Basic Life Support (BLS)	4 minutes
Travel Time – Advanced Life Support (ALS)	8 minutes
Responses per Tactical Unit	4000

The proposed residential Project lies within the first due area (4- and 8-minute travel time, see chart above) of Fire Station #26, according to information provided by the Fire Department on 4/7/2025.

Workload Capacity

According to correspondence from the fire department (4/7/2025), the workload capacity for Station 26 is 4,000 incidents per year and the station responded to 1720 incidents in 2024. The Maple Valley Grove Project is within the LOS standard for the County as defined by the Fire Department for B Station Designs.

Substantiated Proffer Amount for Fire/Rescue Facilities

The County's Comprehensive Plan contains guidance for this situation:

“When appropriate and consistent with applicable law, LOS standards will be determined to have been met by an applicant for a rezoning or special use permit, on a case-by-case basis, based on the following:

The proposed new development is within the travel time standard for an existing fire and rescue station whose workload capacity is not within the LOS standards and the applicant has committed to a monetary contribution of the per capita building and land cost for an expansion of the existing station or a new station that will provide a direct and material benefit to the proposed development.”

Because the Level of Service Standards for Station #26 are currently being met, no proffer is being calculated for Fire and Rescue facilities.

Total Proffer Mitigation for Fire and Rescue facilities: \$0

Impacts of the Proposed Zoning on Parks and Recreation

Parks and Recreation Proffer Introduction and Analysis

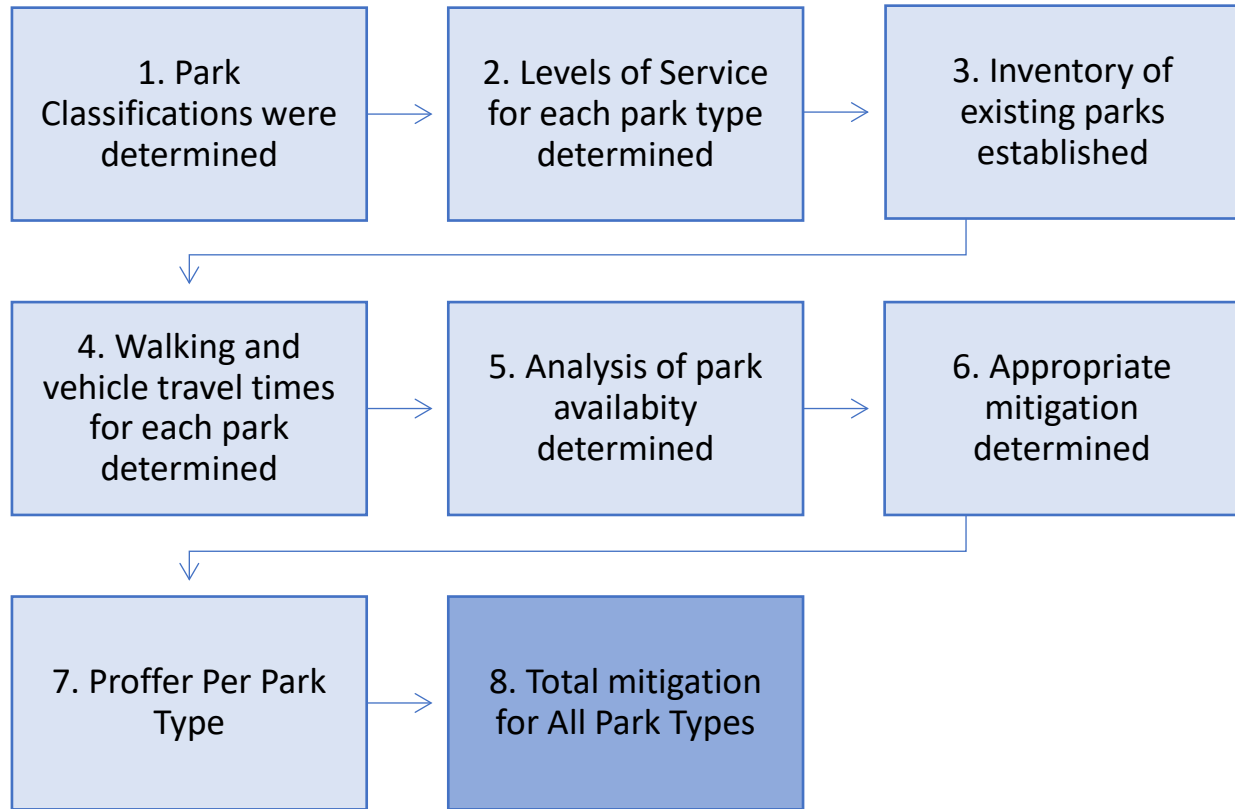
This section of the ProfferPro™ Impact Analysis will identify the impacts of the proposed zoning on County park and recreation spaces. If such impacts exceed capacity, specific mitigation strategies will be proposed to address those impacts. Due to the specific language of Section 15.2-2303.4, the analysis of the impacts will not include “all of the impacts” as required by the County Submission Requirements but will only consider the impacts, as defined by the Code of Virginia, on parks and recreation spaces serving the Project, excluding any impacts on operating expenses.

In conducting the parks and recreation analysis, the County’s level of service standards have been reviewed and analyzed to determine how they apply to new development. The analysis has been conducted in three phases, one for each level of park classification - neighborhood, community, and regional. Virginia Proffer Solutions inventoried existing park and recreation resources that will serve the proposed development. As some parks are designed to only serve residents in a small vicinity while others serve the entire County, these will be analyzed separately using the Development Benefit/Impact Zone™ approach based upon the travel times set out in the comprehensive plan. This satisfies not only the nexus requirement but also the requirement that the proffered improvements directly and materially benefit the proposed development, provided that the actual proffer limits the use of the funds for parks and recreation that currently serve or will serve the Project. The fiscal impacts of the residents are then evaluated based upon actual costs (where available) or CIP projections for additional parks that meet the definition of “public facility improvement” under the new proffer law. This evaluation satisfies the proportionality requirement. The proffers necessary to mitigate the impacts at each level of park are then rolled up to a final proffer recommendation for parks and recreation.

The following steps comprise the methodology for each park type:

1. A determination was made as to which parks and recreation spaces will be directly impacted by the development using level of service standards and the distance standards set forth in the comprehensive plan to determine the Benefit/Impact Zone;™
2. Data was collected to determine if there are existing parks within the distances set forth in the Level of Service standards in the comprehensive plan;
3. If there were no parks serving the project within the designated distance standards, appropriate mitigation was determined; and
4. A total parks and recreation proffer amount for the Project was calculated by adding the proposed proffer contributions for each park type.

Parks Impact Modeling™



Park and Recreation Level of Service

This analysis is based on the level of service policies set forth in the Parks, Recreation, and Tourism Chapter of the Comprehensive Plan.

A review of each level of service policy, with a focus on how each policy is being applied in this analysis, is as follows:

1) **Park Classifications** provide a general framework for categorizing parks by size, level of active and passive acreage, amenities, and service area. Parks across the County are classified as neighborhood, community, regional, linear/greenway or school and community-use. In this analysis, the overall inventory of existing parks serving the proposed development includes park classifications for informational purposes. The focus of this analysis is the impacts of the proposed development on neighborhood, community, regional, linear/greenway and school and community-use parks serving the property.

2) **LOS Countywide Park Acreage Goal** is 5% of the County's available land area, excluding Marine Corps Base Quantico. The County currently manages a total of 5,310 acres, which

represents 2.56% of total land area within the County. Park-Policy 1.7 of the plan provides clarification on how this goal relates to new development with the following language:

“During rezoning and special use permit applications, and when consistent with applicable law, the Zoning Ordinance, and the Design and Construction Standards Manual (DCSM), seek an acceptable mix of on-site recreational amenities and/or off-site park accommodations adequate to offset anticipated additional park impact. On-site amenities should meet the neighborhood park needs of the development and generally be consistent with the amenities identified under the Neighborhood Park classification in Appendix A of this Plan. When anticipated park impacts cannot adequately be accommodated on-site, and when consistent with applicable law, off-site accommodation can be satisfied either through the donation/dedication of park land or a monetary contribution for park upgrades in the development’s park planning district.”

Amount of Parkland as Current Percent of Land Area						
	Land Area	County Park Acres	% County	Federal / Other Park Acres	% Other	Total Parkland %
Prince William County	207,621	5,312	2.56%	24,271	11.69%	14.26%
	GOAL	10,381	5.00%	24,271	11.69%	16.69%
	NEED	5,069	2.44%			

Based on this language, and the legal nexus requirement that proffers be specifically attributable to the rezoning and provide a direct and material benefit to the rezoned property, the 5% County-wide goal is not being applied as a requirement of the proposed development, but rather one possible strategy to mitigate development impacts in excess of available capacity of parks serving the proposed development.

3) **Park Types** provide goals for the mix of active and passive areas within neighborhood, community, and regional parks. This is intended as a means of quantifying and evaluating opportunities to meet current and future needs through the addition of amenities and/or the use of underutilized park acres. This level of service goal is not a requirement of new development but provides information that could guide proffer mitigation when such mitigation is substantiated by a specific deficiency in capacity of parks serving the proposed development.

4) **Park Planning District Map** is a planning tool to better assess park and recreation needs at the neighborhood level, and to assess the degree to which parkland and facilities are equitably distributed across the County. In this analysis, the Park Planning Districts are referenced in the inventory of existing park and recreation resources serving the proposed development; however, the primary means of determining service areas are based on travel time standards established by the County.

5) **Service Areas** for the three primary park types are defined by the accepted amount of time that most park patrons will travel from their home to get to a particular recreation destination. A summary of service area standards for each park type is as follows:

Table PR-1

Source: Parks, Recreation, and Tourism Chapter of County Comprehensive Plan

As part of this analysis, park and recreation resources serving the proposed development, as defined by acceptable travel times, have been identified.

6) **Park and Facility Quality** scores have been developed by the County and determined for each amenity within existing parks. These scores are based on a scale of 1 to 5 (highest score), which is then converted to a letter grade of A through F. The County goal is to achieve a letter grade of “B” or higher. However, improvements to parks that do not increase capacity cannot be the basis for a proffer.

Inventory of Current Capacity

The Maple Valley Grove Project lies within Prince William County Parks Planning District 9, however, parks that meet the LOS standards for the Project are also located in districts 7, 8, 10, 11 and 12.

- PPD 9**
- Seek opportunities to provide neighborhood parks as part of overall in-fill development in the more densely populated areas of this PPD.
 - Seek to acquire additional land for Community, Regional, Linear/Greenway, and Natural/Cultural Parks where appropriate, and as identified in the Dale City Small Area Plan.
 - Seek land acquisitions and/or trail easements that will allow for the completion of the Neabsco Creek Trail between Andrew Leitch Park and Sharron Baucom-Dale City Recreation Center, (utilizing Saratoga Hunt Park and Greenwood Farms Park properties), and north to Hoadly Road as feasible.
 - Place a high priority on upgrading existing neighborhood parks with low park assessment ratings.
 - Seek land acquisitions and/or easements to complete the planned Powell's Creek Greenway trail, between the Montclair residential community and Leesylvania State Park.
 - Focus on making parks in this PPD pedestrian and bicycle accessible and provide bike racks in more locations; ensure that walking and biking connections are promoted in the Mobility Chapter of the County's Comprehensive Plan.
 - Seek outdoor programming opportunities that are focused on the younger/diverse populations in this PPD.
 - Preserve and create public access to the former Neabsco Iron Works.
 - Support the development of the Americans in Wartime Museum as a regional attraction.

County-owned Park and Recreation Resources that Meet LOS Standards by Park Type
Distances Measured from 12500 Galveston Court
Between 2:45 and 3:45 pm, Wednesday, April 9, 2025

Park District	Park Name	Park Address	Park Type	Acres	Distance	Driving
9	Earl M Cunard Park @ Ridgefield Village	12731 Ridgefield Village Drive	Neighborhood	4.4	.4 m	2 min*
8	Howison Homestead Soccer Complex	14716 Minnieville Road	Community	26.7	6.3 m	14 min
8	Independent Hill Ball Fields	14811 Dumfries Road	Community	13.3	6.9 m	14 min
9	Anne Moncure Wall	4433 Waterway Drive	Community	13.8	8.7 m	18 min
9	Birchdale Recreation Center	14730 Birchdale Avenue	Community	8.7	6.3 m	16 min
9	Cloverdale Park	15150 Cloverdale Road	Community	30.2	6.7 m	17 min
9	PWC Indoor Ice Arena	5180 Dale Boulevard	Community	7.2	2.5 m	8 min
9	Sharron Baucom-Dale City Rec Center	14300 Minnieville Road	Community	31.2	4.6 m	12 min
9	Turley Fields	14998 Birchdale Avenue	Community	5.0	6.1 m	15 min
9	VEPCO Fields	14101 Mapledale Avenue	Community	9.4	2.9 m	9 min
10	Lake Ridge Marina & Golf Course	12350 Cotton Mill Drive	Community	78.4	3.9 m	11 min
10	PWC Stadium Complex (Pfitzner)	7 County Complex	Community	65.5	1.5 m	6 min

Park District	Park Name	Park Address	Park Type	Acres	Distance	Driving
11	Hammill Mill	1721 Carter Lane	Community	13.3	7.7 m	17 min
11	Hylbrook	2430 West Longview Drive	Community	4.2	7.1 m	18 min
7	George Hellwig Memorial	14420 Bristow Road	Regional	134.2	6.3 m	13 min
7	Valley View	11930 Valley View Drive	Regional	125.6	14 m	25 min
7	Forest Greens Golf Course	Poa Annua Lane, Triangle	Regional	347.4	14 m	25 min
9	Andrew Leitch Park/Waterworks	5301 Dale Boulevard	Regional	219.1	2.4 m	8 min
10	Chinn Aquatics & Fitness Center	13025 Chinn Park Drive	Regional	89.5	2.2 m	7 min
11	Veterans Memorial	14300 Veterans Drive	Regional	107.4	9.6 m	26 min
12	Neabsco Regional	15125 Blackburn Road/15801 Neabsco Road	Regional	270.6	8.5 m	21 min
8	Dove's Landing Park	9305 Dove's Lane	Natural Cultural Resource	234.3	10 mi	19 min

Total

1,839 acres

**Walk/bike time is within LOS of under 10 minutes. All other parks are within drive time level of service standards.*

Neighborhood Park Analysis

As described in the County's Comprehensive Plan, neighborhood parks are smallest in size and primarily serve the neighborhood immediately adjacent to the park. The desired level of service for new residential development is for future residents to be able to walk or bike to the park within 5 to 10 minutes. Neighborhood parks typically offer a variety of active or passive recreation opportunities, or a combination of both, in close proximity to residences and employment centers where population densities are higher. The size and amenities of the park depend on the

characteristics and needs of the surrounding neighborhood. Generally, a neighborhood park will have a mix of 75% active and 25% passive space.

There is one existing public neighborhood park within a 10-minute walk or bike to the proposed development, and the Applicant is proposing to provide a community park featuring a fitness area for adults, a play area for children, gathering space, activity lawn and gardens. Therefore, a C.1 proffer for neighborhood parks is not appropriate.

Community Park Analysis

Community parks serve larger geographic areas of the County and provide a variety of indoor and outdoor recreation facilities and park experiences. The desired level of service for new development is for future residents to be able to walk or ride a bike to a community park within 10-15 minutes, and/or drive to a community park within 20 minutes.

Community parks are usually between 20 and 100 acres in size and include a mix of amenities such as fields, courts, playgrounds, restrooms, and on-site parking. Unlike neighborhood parks, which are often privately owned and operated, these larger community parks are owned and operated by the County.

There are 13 developed community parks within a 20-minute drive of the Project. They are: Howison Homestead Soccer Complex, Independent Hill Ball Fields, Anne Moncure Wall, Birchdale Recreation Center, Cloverdale, PWC Indoor Ice Arena, Sharron Baucom-Dale City Rec Center, Turley Fields, VEPCO Fields, Lake Ridge Marina & Golf Course, PWC Stadium Complex (Pfitzner), Hammill Mill and Hylbrook. Thus, the LOS for Community Parks is met and no C.1 proffer is appropriate.

Community Parks in CIP: The project description for Neabsco District Park states that it is “a new community park in the Neabsco Magisterial District with features for all ages.” The cost of the project is listed as \$6,000,000.00; however, there is no location listed for this park and it is unknown whether, when it is built, it will provide a direct and material benefit to the Maple Valley Grove Project. Therefore, a C.1 proffer is not appropriate.

Regional Park Analysis

Regional parks are larger parks that serve the County and provide a variety of larger-scale indoor or outdoor recreation facilities, or both, and facilities that are unique within the County. Regional Parks should be located within a 20–30-minute drive from the proposed development and should have 25% active and 75% passive space (unless the site is comprised of a water park or indoor recreation center).

There are seven regional parks that meet the level of service standards including, George Hellwig Memorial Park, Forest Greens Golf Course, Valley View Park, Andrew Leitch Park/Waterworks, Chinn Aquatics & Fitness Center, Veterans Memorial Park and Neabsco Regional Park. None of the Regional Parks are included in the CIP.

Linear/Greenway Park

Linear/Greenway Parks/Trails are those parks established primarily for passive recreation, trail, or blueway purposes. These parks may contain cultural resources. The lands for these parks are typically along the County's trail, greenway and stream corridors, but may also follow designated bicycle and pedestrian corridors.

There are no acreage standards for this park type since these parcels are often constrained by topography, environmental/development restrictions, or land-use agreements such as easements. There is also no typical service area for this park type given that these parcels may extend across large distances. There are three undeveloped Linear/Greenway parks in Planning District 9.

Linear/Greenway Parks in CIP:

Neabsco Greenway: According to the CIP, "the trail is divided into two phases. The first phase involves replacing three wooden bridges with Fiber Reinforced Polymer (FRP) and installing one new FRP bridge. The second phase, which includes the construction of the trail, will connect communities from Andrew Leitch Park to the Sharron Baucom Dale City Recreation Center." As both of these parks are within five miles of the project, it is likely residents may use this trail, though there are no defined LOS standards for this type of park.

Phase I, Design and construction of the bridges is to be completed in FY2028 at a cost of \$1,422,000.00 over the course of FY26 and FY27. The cost of the one new bridge is \$355,500.

Phase II, design and building the trail, is set to start in 2028 and be completed in 2030 at a cost of \$1,917,000.00. In total, the costs equal \$2,272,500 (\$355,500.00 + \$1,917,000.00)

Proffer Calculation

Magisterial District	Population Q2, 2024
Coles	69,064
Neabsco	68,753
Potomac	73,298
Total	211,115
Projected Population of Project	615

$$211,115 + 615 = 211,730$$

$$\text{Project \% of total population} = .0029 \times \$2,272,500 = \text{\$6,590.00 or \$27.23/market rate unit.}$$

Occoquan Greenway: This project connects communities from the McCoart Government Complex to the Town of Occoquan. As Maple Valley Grove is close to the Government Center, it is likely that residents will utilize this trail. The total cost of the trail is listed at \$6,000,000.00 with approximately \$700,000.00 being paid by prior proffers. This results in a cost to the County of \$5,300,000.00.

Magisterial District	Population Q2, 2024
Coles	69,064
Neabsco	68,753
Occoquan	68,567
Total	206,384
Projected Population of Project	615

$$206,384 + 615 = 206,999$$

Project % of total population = $.0030 \times \$5,300,000.00 = \$15,900$ or **\$65.70 per market unit.**

Natural/Cultural Resource Parks

Natural/Cultural Resource Parks encompass the County's historic properties and sites with significant natural and/or cultural resources. In general, these lands are primarily for resource preservation and passive recreation and do not include active recreation amenities like ball fields.

The location of these parks is dependent on the resources being protected and, as such, there is no set for park size or service area. The specific programs/activities, and level of development at these parks, is determined by the resources present at the site and the resource management plan for the property.

Natural/Cultural Resource Parks in CIP: Dove's Landing Park, a 235-acre forest with one mile of frontage along the Occoquan River, upstream from Lake Jackson, has also been designated a Natural/Cultural Resource Park. This park is included in the current CIP at a cost of 3.9 million dollars. All but \$53,000.00 has been allocated from prior proffers.

From the Dove's Landing Master Plan (10/22): "In addition to the analysis contained herein, DPRT held two public meetings (April 21 and July 14, 2022) to gather community/resident input and feedback and also gathered comments and feedback via online forums/meetings throughout this process. The public meetings were advertised via DPRT press releases, social media, signs in the park, and were also referenced in local online news sources. *The outreach was targeted towards all County residents. As a natural resource park, Dove Landing is intended to serve the entire community* in addition to residents residing directly adjacent to the park."

According to the most recent CIP (2025-2030), construction of the park is tentatively scheduled to begin in 2026, and all the funds will be applied towards this park by 2027. The date of first occupancy of this Project is Q2, 2027. Therefore, residents will pay their pro rata share of any additional funding that may be required through their property taxes and a C.1 Proffer is not appropriate.

Note regarding completed projects - The following parks are listed in the FY2025 CIP and listed as COMPLETE in the FY2026 CIP: Howison Park and Hellwig Park and Artificial Turf project

Summary of Proffers to Mitigate Impact on Parks and Recreation

Total proffer amount for PWC Parks and Recreation	
Neighborhood Parks	\$0
Community Parks	\$0
Regional Parks	\$0
Linear/Greenway Parks	\$22,490
Total	\$0

Summary

Schools:	Elementary School	\$0
	Middle School	\$0
	High School	\$0
Police:	Police and Safety	\$0
Fire and Rescue:		\$0
Parks:		\$22,490.00
		\$92.93/market rate unit
Total Proffer Amount		\$0
Total Proffer per Unit		\$0

MAPLE VALLEY GROVE

MASTER ZONING PLAN
 REZ #2024-00048

PROJECT TEAM

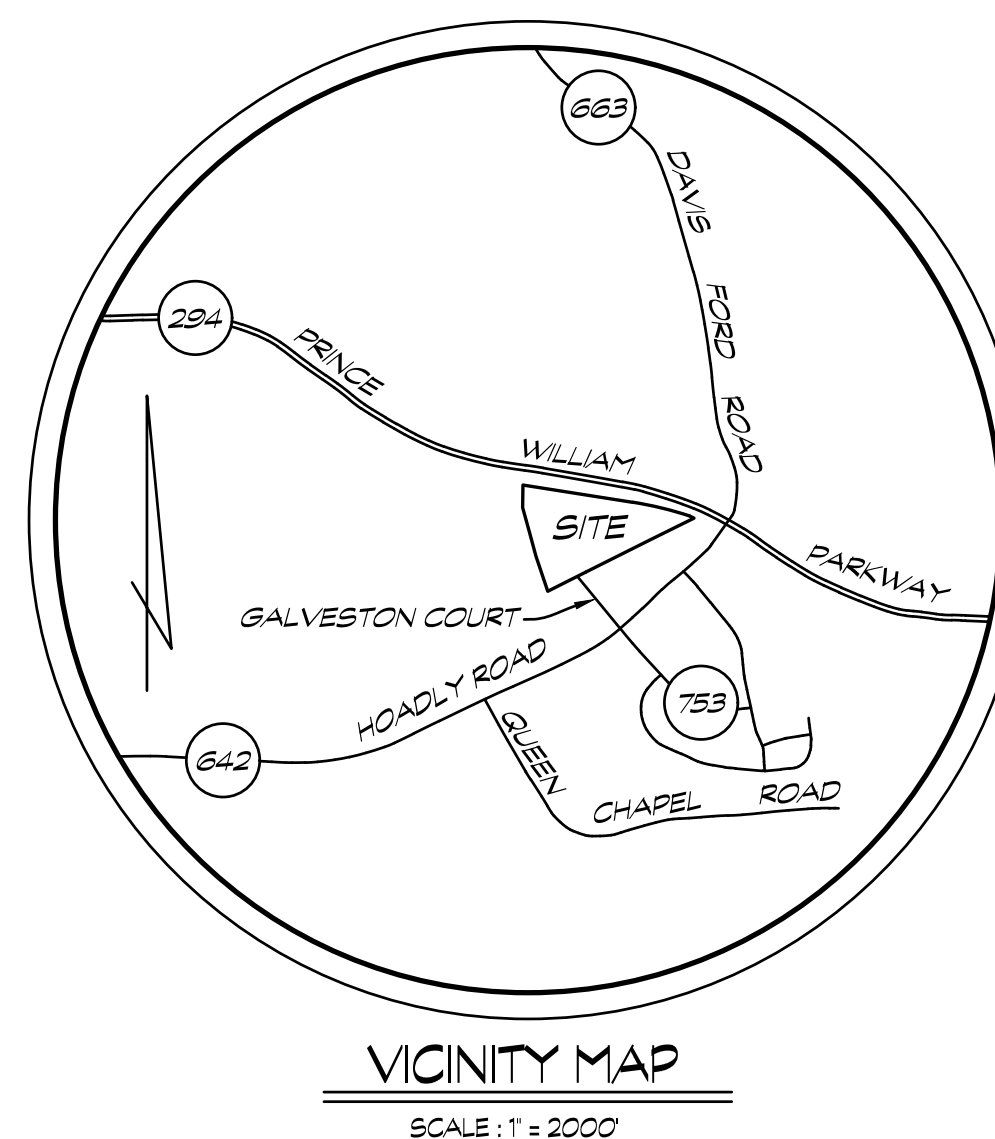
DEVELOPER/APPLICANT:
GALVESTON CROSSING LLC
LONG COMPANY OF VIRGINIA, INC.
P.O. BOX 1574 NEWINGTON, VA 22122
JEFF@JDLONGMASONRY.COM
CONTACT: JOE FRANCONI

**CIVIL ENGINEER, LAND PLANNER &
LANDSCAPE ARCHITECT:**
LAND DESIGN CONSULTANTS, INC.
4585 DAISY REID AVENUE, SUITE 201
WOODBIDGE, VA 22192
(703) 680-4585
CONTACT: JESSICA BRADSHAW

LAND USE ATTORNEY:
WALSH COLUCCI LUBELEY & WALSH PC
4310 PRINCE WILLIAM PKWY., SUITE 300
PRINCE WILLIAM, VA 22192
(703)680-4664, EXT. 5132
CONTACT: JONELLE CAMERON

TRAFFIC ENGINEER:
GOROVE SLADE
4114 LEGATO ROAD, SUITE 650
FAIRFAX, VA 22033
(703) 787-9595
CONTACT: KAYLA ORD

ENVIRONMENTAL CONSULTANT:
TNT ENVIRONMENTAL, INC.
4455 BROOKFIELD CORPORATE DRIVE
SUITE 100, CHANTILLY, VA 20151
(703) 466-5123
CONTACT: AVI SAREEN



SHEET LIST TABLE

SHEET NO.	SHEET TITLE
1	COVER SHEET
2	LAND USE PLAN
3	LAYOUT PLAN
4	OPEN SPACE PLAN
5	LANDSCAPE DETAILS
6	MOBILITY PLAN
7	STREET SECTIONS
8	UTILITY PLAN

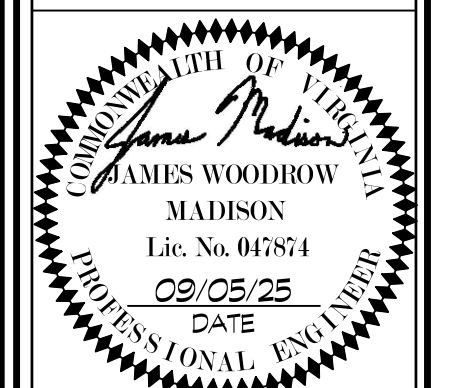
COVER SHEET

MAPLE VALLEY GROVE

OCCOQUAN MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

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I HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREON, NO OTHER CHANGES HAVE BEEN MADE.



SCALE:
AS SHOWN

SHEET: 1
OF 8

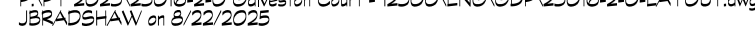
DATE: 3/21/24

DRAFT:	CHECK:
EKP	MTM

FILE NUMBER:
23016-2-0

G.P.I.N.	RECORD OWNER	AREA P+R	PROP. ZONE P+R
8093-73-1831	MICHAEL A. JOHNSON	3.51251 AC	3.51251 AC
8093-63-4515	DONNA C. NORRIS		
8093-73-4522	DAVIS FORD FINANCE LLC	17.98201 AC	17.98201 AC
	MICHAEL A. JOHNSON	1.94229 AC	1.94229 AC
	DONNA C. NORRIS		
(PROPERTY IS CURRENTLY ZONED A-1 AND A PORTION OF GPIN 8093-73-1831 (0.17945 ACRES) IS ZONED M-2)		TOTAL AREA: 23.43681 AC	23.43681 AC

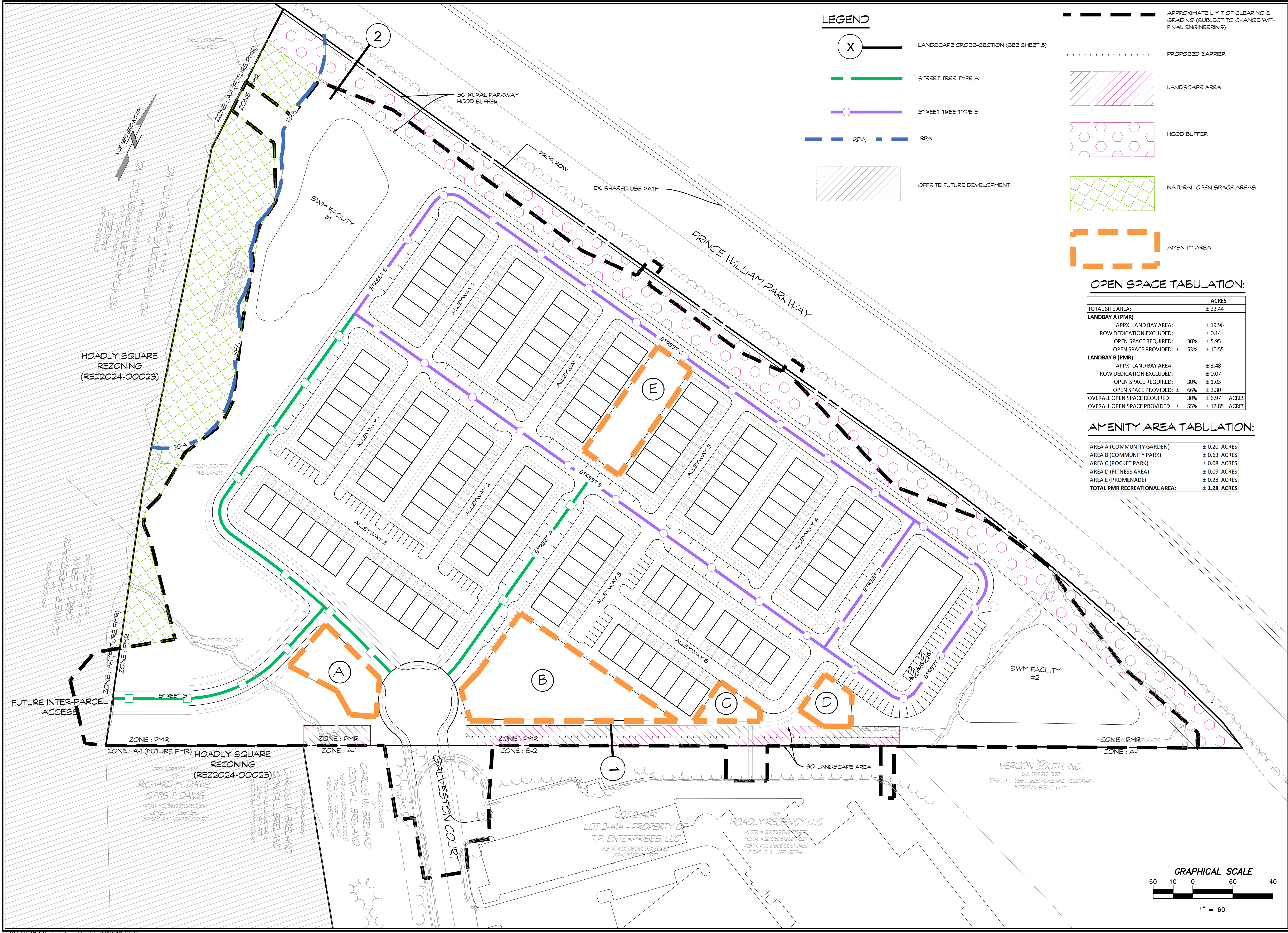
	LANDBAY	LAND BAY DESIGNATION ⁽¹⁾	HOUSING TYPE ⁽²⁾⁽³⁾	UNITS	LANDBAY AREA (±AC.)	DENSITY (±DU/ACRE)	DENSITY GROUP
	A	PMR	G - MULTIFAMILY (STACKED)	242	19.96	12.12	HIGH DENSITY RESIDENTIAL (HDR)
	B	PMR	G - MULTIFAMILY (TRADITIONAL)	24 MIN. - 32 MAX.	3.48	6.89 - 9.18	MEDIUM HIGH (MDR) - HIGH DENSITY RESIDENTIAL (HDR)
	TOTAL RES.:			266 MIN. - 274 MAX.	23.44	11.35 MIN. - 11.69 MAX.	



GRAPHICAL SCALE

60 10 0 60 4

1" = 60'



LEGEND

- X LANDSCAPE CROSS-SECTION (SEE SHEET 5)
- STREET TREE TYPE A
- STREET TREE TYPE B
- RPA
- RPA
- OFFSITE FUTURE DEVELOPMENT

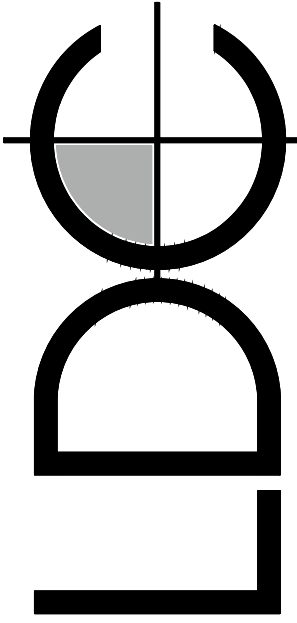
- APPROXIMATE LIMIT OF CLEARING & GRADING (SUBJECT TO CHANGE WITH FINAL ENGINEERING)
- PROPOSED BARRIER
- LANDSCAPE AREA
- HOOD BUFFER
- NATURAL OPEN SPACE AREAS
- AMENITY AREA

OPEN SPACE TABULATION:

	ACRES
TOTAL SITE AREA:	± 23.44
LANDBAY A (PMR)	
APPX. LAND BAY AREA:	± 19.96
ROW DEDICATION EXCLUDED:	± 0.14
OPEN SPACE REQUIRED:	30% ± 5.95
OPEN SPACE PROVIDED:	± 53% ± 10.55
LANDBAY B (PMR)	
APPX. LAND BAY AREA:	± 3.48
ROW DEDICATION EXCLUDED:	± 0.07
OPEN SPACE REQUIRED:	30% ± 1.03
OPEN SPACE PROVIDED:	± 66% ± 2.30
OVERALL OPEN SPACE REQUIRED	30% ± 6.97 ACRES
OVERALL OPEN SPACE PROVIDED	± 55% ± 12.85 ACRES

AMENITY AREA TABULATION:

AREA A (COMMUNITY GARDEN)	± 0.20 ACRES
AREA B (COMMUNITY PARK)	± 0.63 ACRES
AREA C (POCKET PARK)	± 0.08 ACRES
AREA D (FITNESS AREA)	± 0.09 ACRES
AREA E (PROMENADE)	± 0.28 ACRES
TOTAL PMR RECREATIONAL AREA:	± 1.28 ACRES



4555 DUSTY RED AVENUE SUITE 201 WOODBRIDGE, VIRGINIA 2232
WWW.LDCVA.COM

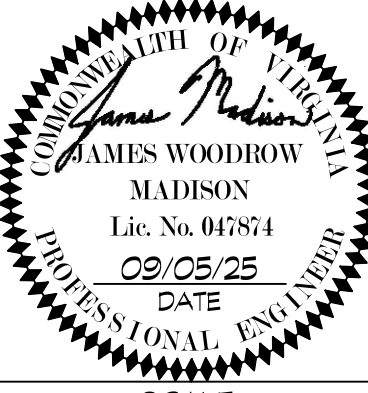
OPEN SPACE PLAN

MAPLE VALLEY GROVE

OCCOQUAN MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

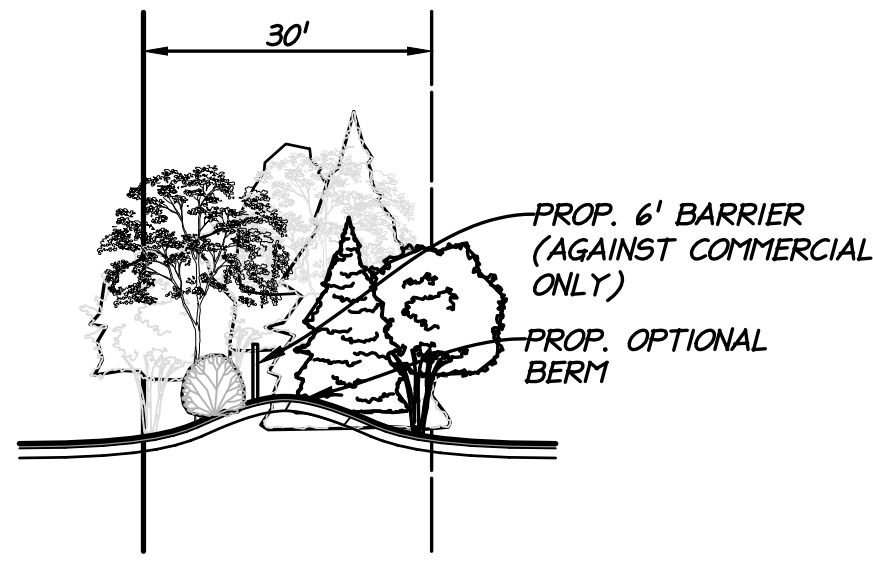
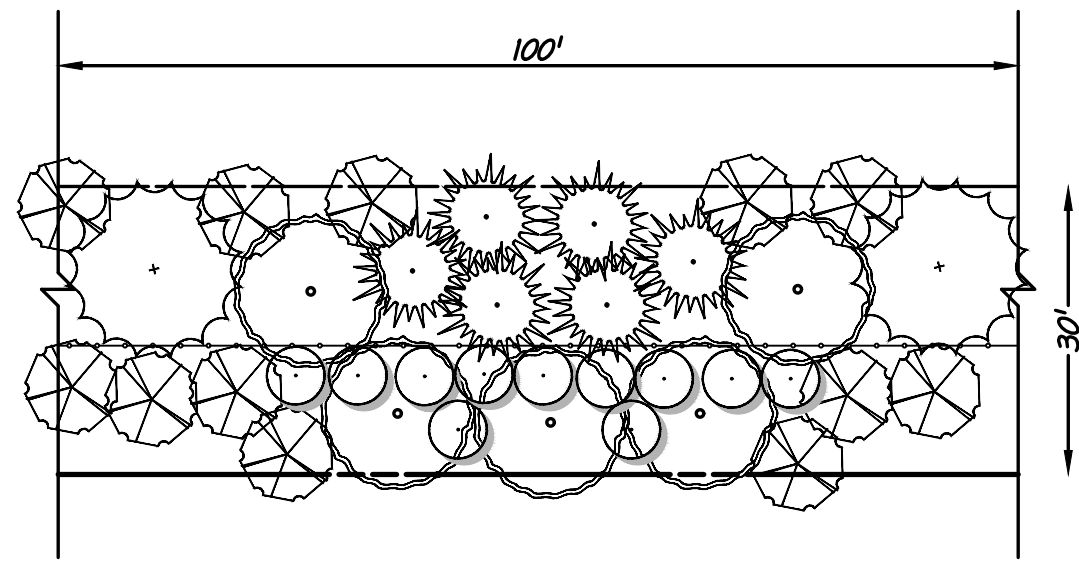
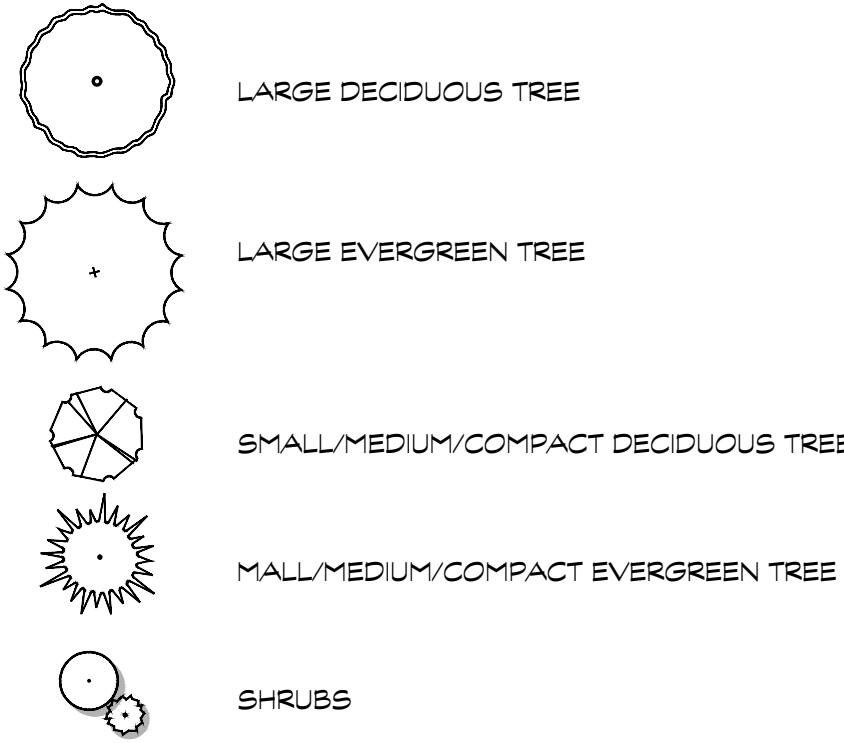
DATE	APPROVED	REVIEW	BY	REVISION	APPROVED BY:
3/25/25	3/25/25	3/25/25	3/25/25	3/25/25	3/25/25
DATE	DATE	DATE	DATE	DATE	DATE
DESIGN	DESIGN	DESIGN	DESIGN	DESIGN	DESIGN
NO.	NO.	NO.	NO.	NO.	NO.
DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION
COUNTY COMMENTS	COUNTY COMMENTS	COUNTY COMMENTS	COUNTY COMMENTS	COUNTY COMMENTS	COUNTY COMMENTS
2	2	2	2	2	2
3/25/25	3/25/25	3/25/25	3/25/25	3/25/25	3/25/25

I HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREON, NO OTHER CHANGES HAVE BEEN MADE.

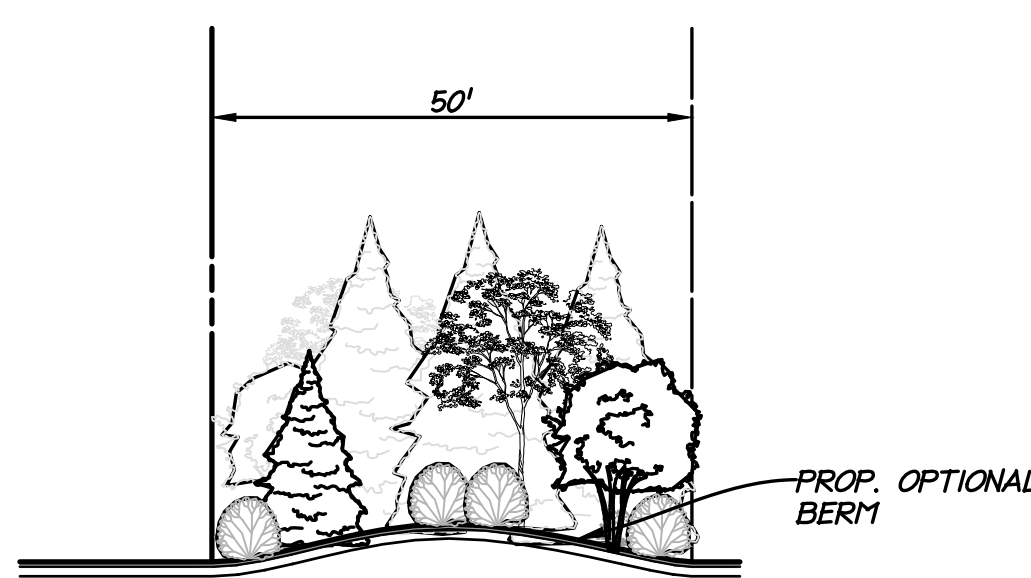
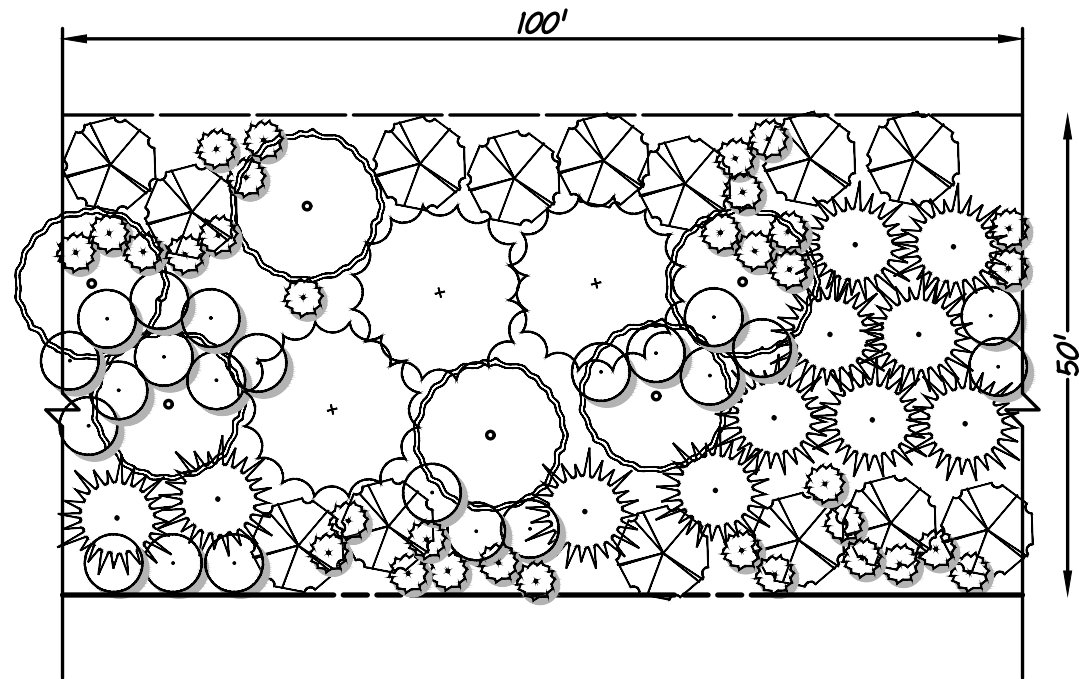


SHEET:	4
DATE:	3/21/24
DRAFT:	EKP
CHECK:	MTM
FILE NUMBER:	23016-2-0

LEGEND



1 30' LANDSCAPE AREA W/ OPTIONAL BERM - 180 PU/100 LF SCALE: 1"=20'

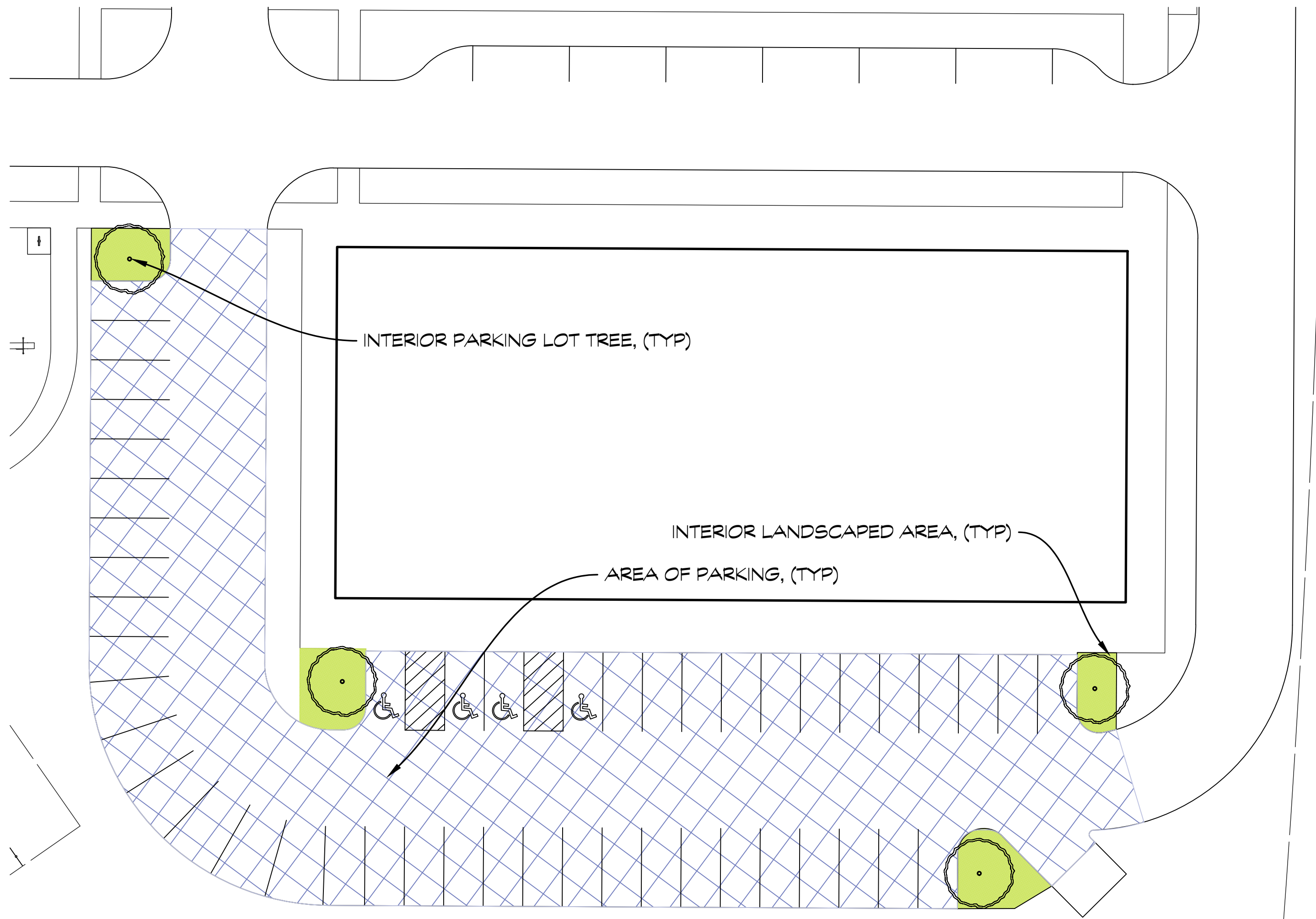


2 50' RURAL PARKWAY HCOD BUFFER - 320 PU/100 LF SCALE: 1"=20'

SCHEDULE C: PARKING LOT INTERIOR PLANTING

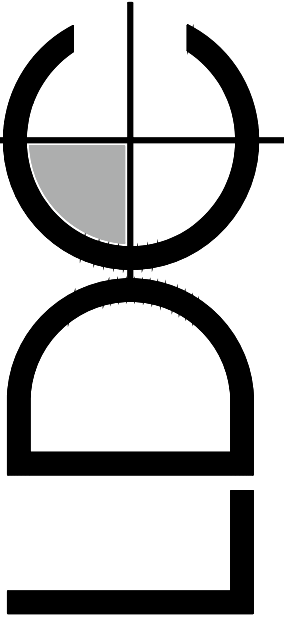
1) Area of parking:		15,623
2) Interior landscaped area required (% and sq. ft):	5%	781
Interior landscaped area provided (% and sq. ft):	6%	911
3) Number of large/medium trees required:		4
Number of large/medium trees provided:		4

NOTE:
EXACT LAYOUT AND QUANTITY OF PARKING MAY VARY AT TIME OF SITE PLAN, IN ALL INSTANCES THE MINIMUM PARKING LOT INTERIOR PLANTING SHALL BE MET.



3 PARKING LOT INTERIOR PLANTING

SCALE: 1" = 20'



4555 DUBBY RD AVE. SUITE 201 WOODBRIDGE, VIRGINIA 22092
WWW.LDCVA.COM

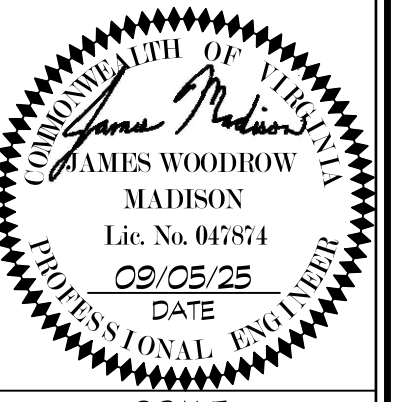
LANDSCAPE DETAILS

MAPLE VALLEY GROVE

OCCOQUAN MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

DATE	APPROVED	REVIEW BY	REVISION APPROVED BY
3/25/25	3/25/25	3/25/25	3/25/25
DATE	DATE	DATE	DATE
DESIGN	DESIGN	DESIGN	DESIGN
NO	NO	NO	NO
DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION
1	1	1	1
COUNT COMMENTS	COUNT COMMENTS	COUNT COMMENTS	COUNT COMMENTS
2	2	2	2
COUNT COMMENTS	COUNT COMMENTS	COUNT COMMENTS	COUNT COMMENTS

I HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREON, NO OTHER CHANGES HAVE BEEN MADE.



SCALE:
AS SHOWN

SHEET: 5

OF 8

DATE: 3/21/24

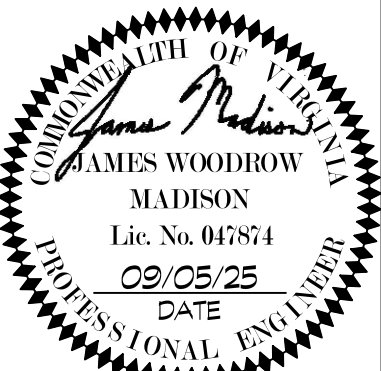
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FILE NUMBER:
23016-2-0

OCOQUAN MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

[illegible]

I HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREON, NO OTHER CHANGES HAVE BEEN MADE.



SCALE:
1" = 60'

SHEET: 6

OF

DATE: 3/31/24

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EZC	
F F N M B	

23016-2-1

-
- PRIVATE ALLEYWAY (UA-1)
- PRIVATE ROAD (TS-1)
- PEDESTRIAN CONNECTION
- ASPHALT TRAIL



SHARROW MARKINGS



POTENTIAL LOCATION OF BICYCLE PARKING

1. SIGHT DISTANCE SHALL BE VERIFIED HORIZONTALLY AND VERTICALLY WITH FINAL SITE/SUBDIVISION PLANS.
2. SIGHT DISTANCE EASEMENTS SHALL BE PROVIDED OUTSIDE THE RIGHT-OF-WAY WHERE REQUIRED WITH FINAL SITE PLANS.
3. TRAFFIC COUNTS ARE FUTURE WITH DEVELOPMENT (Q028) TAKEN FROM THE TIA PREPARED BY GOROVE SLADE.
4. THE LAYOUT, AS SHOWN HEREON, IS FOR ILLUSTRATIVE PURPOSES ONLY. MODIFICATIONS TO THE LAYOUT INCLUDING BUILDING SIZE/LOCATION AND PARKING WILL BE DETERMINED WITH FINAL ENGINEERING.
5. OFFSITE MOBILITY CONNECTIONS SUBJECT TO PERMISSION FROM ADJACENT PROPERTY OWNERS.
6. THE APPLICANT RESERVES THE RIGHT TO PROVIDE PARKING ON ONLY ONE SIDE OF THE ADJACENT HIGHWAY ROAD.
7. PRIVATE ROADS IN THIS DEVELOPMENT WILL NOT BE BUILT IN ACCORDANCE WITH VDOT REQUIREMENTS AND WILL NOT BE ELIGIBLE FOR FUTURE STATE FUNDS ACCEPTANCE AND/OR MAINTENANCE.
8. POTENTIAL BICYCLE PARKING LOCATIONS SUBJECT TO CHANGE AT SITE PLAN.
9. IN ACCORDANCE WITH SECTION 810.06 OF THE DCSM, NO PARKING SHALL BE REQUIRED TO BE LOCATED WITHIN 150' OF THE UNIT SINCE THE MULTI-FAMILY UNITS, SPECIFICALLY THE STACKED UNITS, PROPOSED HEREIN ARE GREATER THAN 3 STORIES.

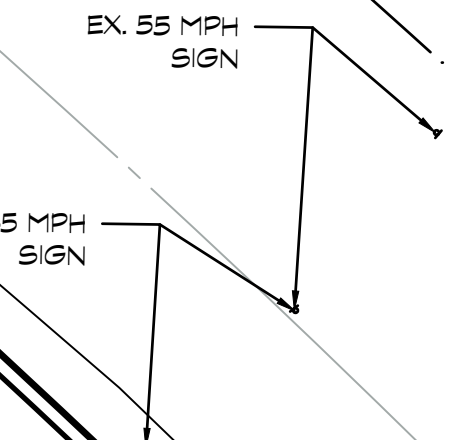
Bicycle Parking Tabulations	
MULTI-FAMILY RESIDENTIAL UNITS	274 ⁽²⁾
Requirement: One Space/10 units	
Bicycle Parking Spaces Required:	28 ⁽²⁾
Bicycle Parking Spaces Provided:	28 ^{(1) (2)}

1. There are 14 bike racks proposed (two spaces per bike rack).
2. Parking tabulations have been calculated based on the maximum multifamily traditional units. Final parking tabulations to be provided at the time of final site plan.

Residential Parking Tabulations		
MULTIFAMILY STACKED	242	units
Required (2.2 / unit):	532	spaces
Provided (1 garage + 1 driveway)	484	spaces
Provided parallel parking	50	spaces
Provided perpendicular parking	30	spaces
Provided Subtotal	564	spaces
MULTIFAMILY TRADITIONAL	32 ⁽³⁾	units
Parking Req./Prov. (1, 1.5, 2.2/ per unit) ¹ :	50 ⁽²⁾	spaces
Provided perpendicular parking	48	spaces
Provided parallel parking	5	spaces
Provided Subtotal	53	spaces
Residential Required Total	583	(2)
Residential Provided Total	517	(2)

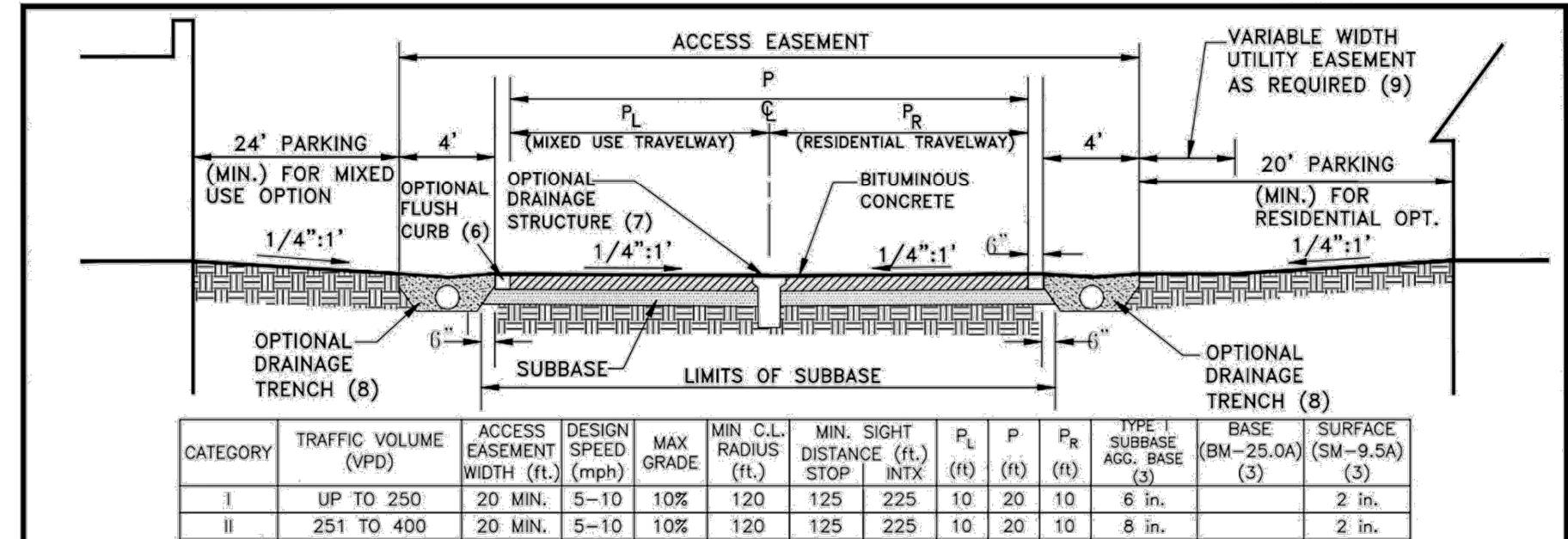
Note:

- 1) This parking ratio assumes a combination of efficiency/studio, 1 bedroom, and 2 or more bedrooms. The average parking ratio is 1.57 sp/unit. This ratio is subject to change with final site plan and per building program.
- 2) Parking tabulations have been calculated based on the maximum multifamily traditional units. Final parking tabulations to be provided at the time of final site plan.



GRAPHICAL SCALE

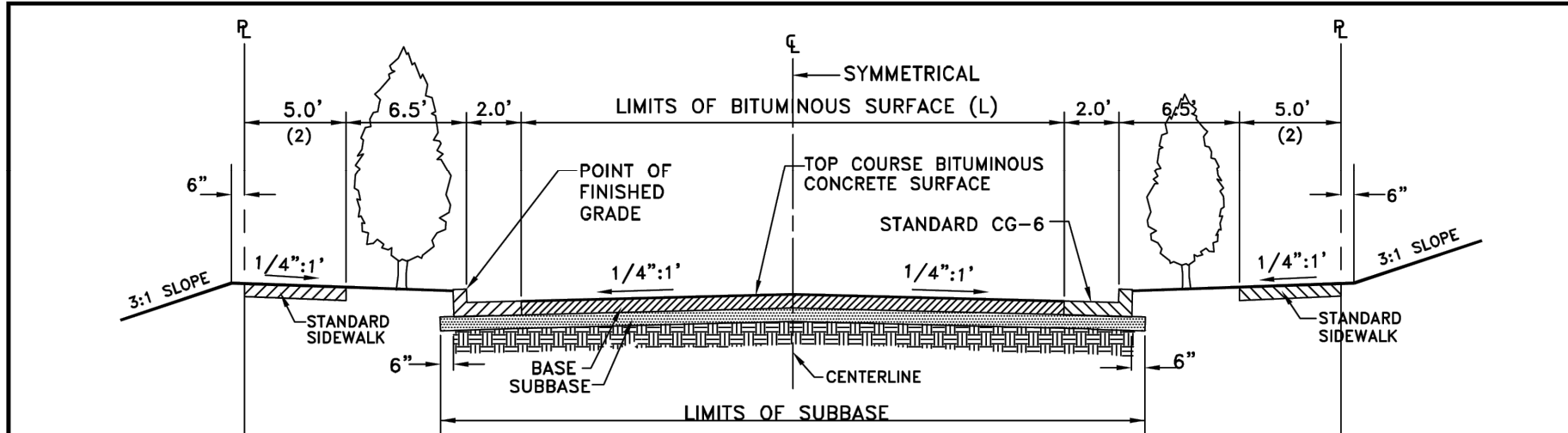

$$1'' = 60'$$



GENERAL NOTES:

- This typical cross section shall be used as a 5-10 mph vehicular driveway located to the rear of properties, providing access to parking, services areas, rear uses such as secondary units, as well as an easement for utilities in urban centers as defined by Section 601.02 of the DCSM or as otherwise approved by the Director of Transportation.
- Standard landings required at intersections.
- Pavement section is standard requirement. Refer to Detail 650.01 for alternative pavement sections. Alternative materials such as pervious pavement, cobblestone, etc. may be allowed subject to approval by the Director of Transportation.
- Private loading and parking access, at least 20' deep, must be located on both sides of the alleyway. (20' for residential uses, 24' for mixed uses)
- Building edges must meet the easement where vehicular access is not necessary.
- Curbs must be flush with street surface.
- Drainage may flow to center inlet. Alley cross slopes may be modified to eliminate center inlet provided that the drainage design shall insure positive drainage.
- An optional 4' wide trench with grass surface can be located on one or both sides of the alleyway. Trench would require driveway crossovers, surface water flow to be revised, and an addition of 4' or 8' to the access easement.
- An optional alley easement for dry utilities (i.e. cable, gas, telephone, and electric) could be located on one side of the alley as an alternative to utility placement under the alley. Variable width utility easement shall be provided only as required.
- Alley entrances shall conform to VDOT CG-11 standards and VDOT Road Design Manual Appendix B(1), Section B(1)-6.
- Utilities should be located within the travel lane so that manholes and valve covers are not within the typical wheel path area.

Detail No.	UA-1	COUNTY OF PRINCE WILLIAM VIRGINIA	STANDARD TYPICAL SECTION FOR PRIVATE ALLEY IN URBAN CENTERS	Date 7/15/14
650.18				

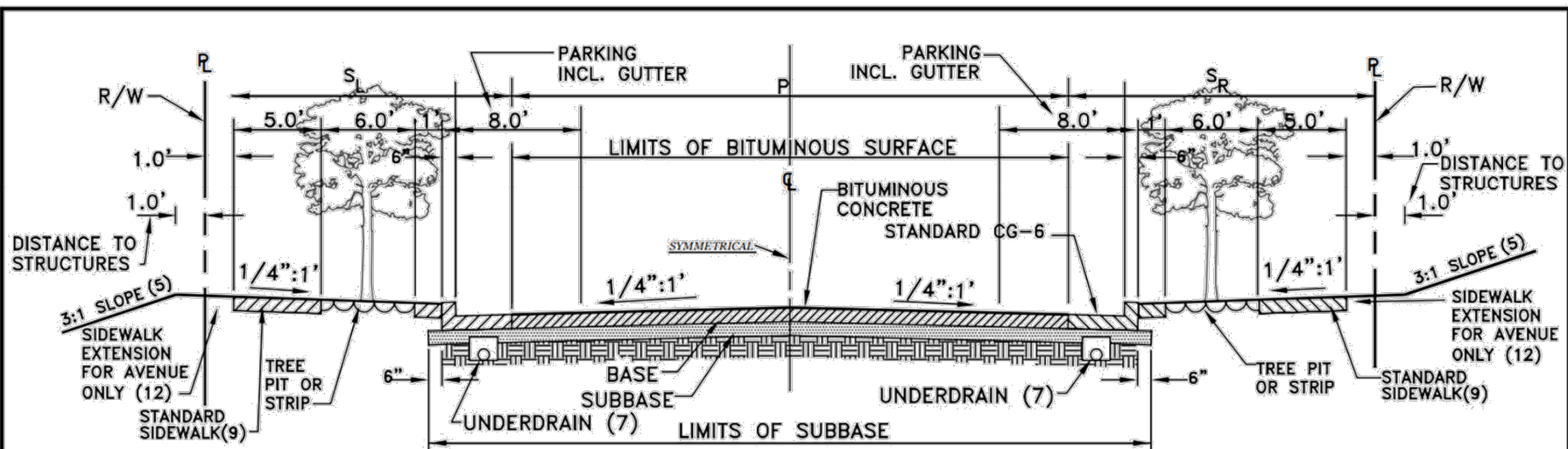


TRAFFIC VOLUME (VPD)	PARKING	L	PAVEMENT SECTION
0 TO 250	No Parking Allowed	22 ft	CATEGORY I
0 TO 250	Parallel (one side)	30 ft	CATEGORY I
0 TO 250	Parallel (both sides)	36 ft	CATEGORY I
0 TO 250	Perpendicular	22 ft (1)	CATEGORY I
251 TO 400	Perpendicular (both sides)	24 ft (1)	CATEGORY II
251 TO 400	No Parking Allowed	22 ft	CATEGORY II
401 TO 600	Parallel (one side)	30 ft	CATEGORY III
401 TO 600	Perpendicular	24 ft (1)	CATEGORY III
601 TO 1000	No Parking Allowed	24 ft	CATEGORY III

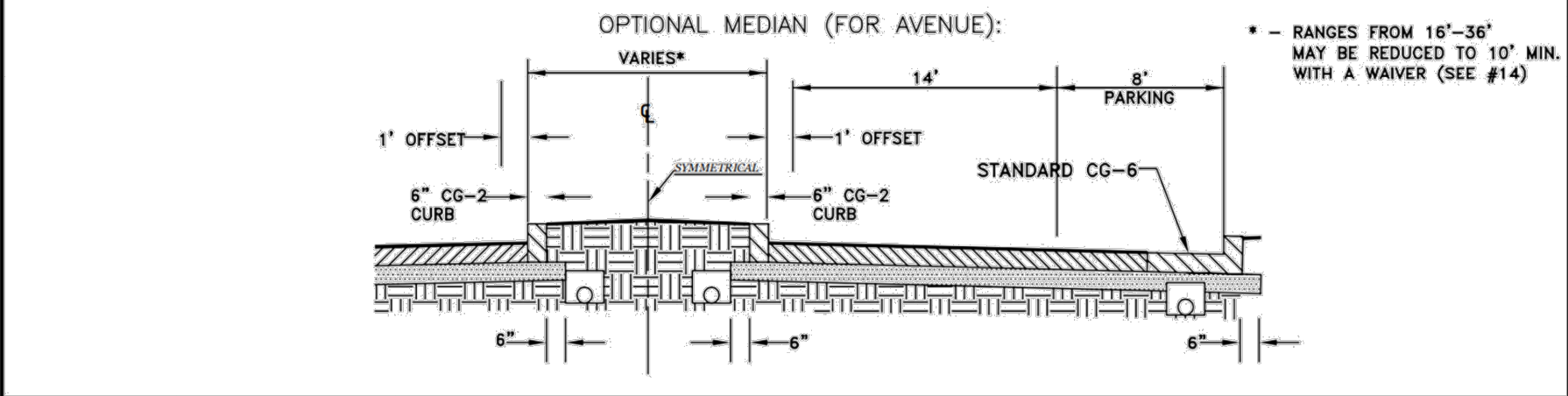
GENERAL NOTES:

- These dimensions are for travelways only, exclusive of parking spaces.
- Sidewalk location to be determined during final site plan review.
- Stone material shall be extended under the curb and gutter a minimum of six inches (6 in.), beyond the back of curb. The aggregate thickness under the curb and gutter shall be in excess of the depth of the gutter face or a minimum of four inches (4 in.), whichever is greater.
- Refer to Detail 650.01 for alternative pavement sections.
- Maximum grade eight percent (8%).
- Design of this type of roadway shall conform to current VDOT requirements.
- If optional street tree plantings are not provided per Section 802.46, the right-of-way may be reduced by 5 feet.

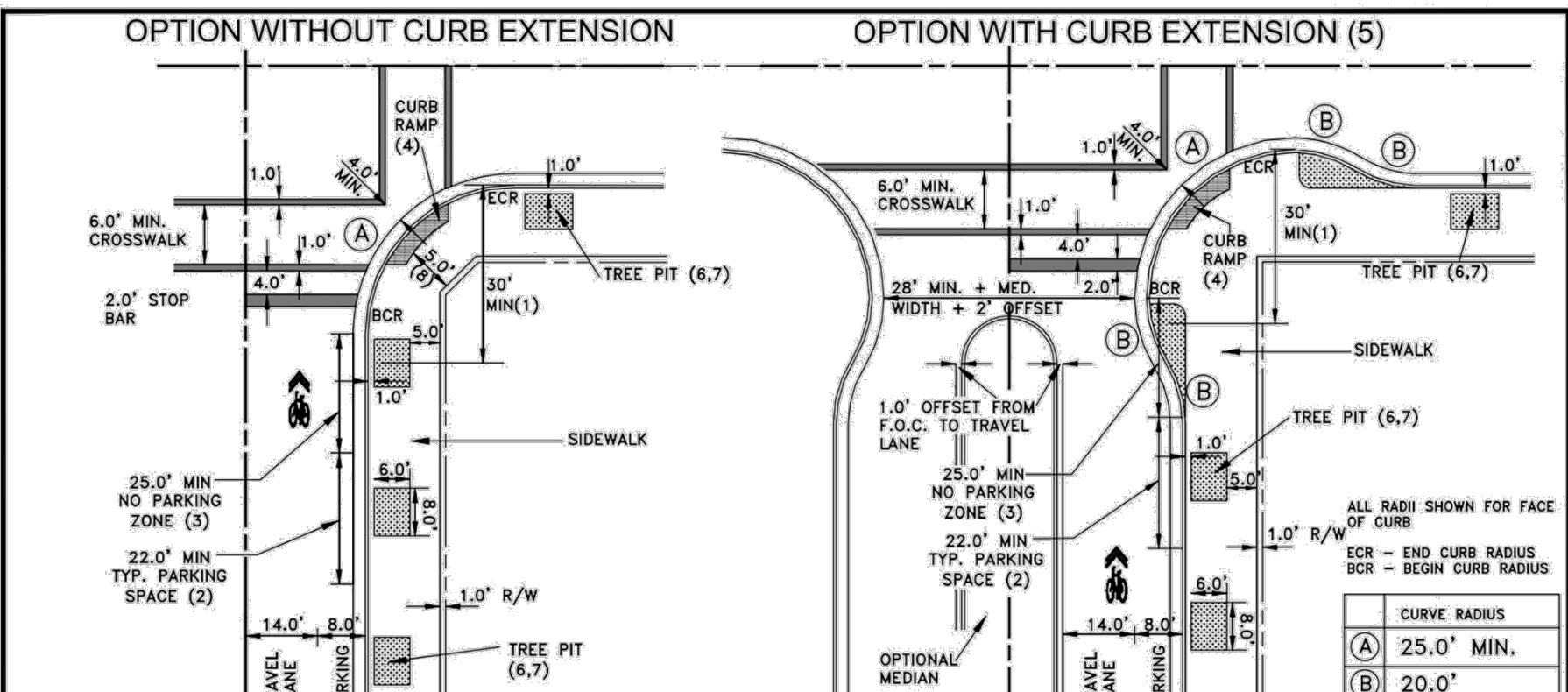
Detail No.	TS-1	COUNTY OF PRINCE WILLIAM VIRGINIA	TRAVELWAY STANDARDS FOR INDUSTRIAL, INSTITUTIONAL, OFFICE, COMMERCIAL, SINGLE FAMILY ATTACHED, AND MULTIFAMILY DEVELOPMENTS	Date 7/15/14
650.06				



CATEGORY	TRAFFIC VOLUME (VPD)	R.O.W. WIDTH (ft.)	DESIGN SPEED (mph)	MAX GRADE	MIN. C.L. RADIUS (ft.)	MIN. SIGHT DISTANCE (ft.)	S _s (ft.)	P (ft.)	S _p (ft.)	TYPE I SUBBASE AGG. BASE (21-39) (3)	BASE (BM-25.0A) (5)	SURFACE (SM-9.5A) (5)	
STREET	0 TO 2,000	65	25	10%	200	155	280	15.5	34	15.5	8 in.	6 in.	1.5 in.
AVENUE	2,001 TO 4,000	71	25	10%	200	155	280	15.5	40	15.5	8 in.	6 in.	2 in.



Detail No.	UAS-1	COUNTY OF PRINCE WILLIAM VIRGINIA	STANDARD TYPICAL SECTION FOR AVENUE AND STREET IN URBAN CENTERS (SHEET 1 OF 4)	Date 7/15/14
650.16				



GENERAL NOTES:

- Street trees shall be placed a minimum of 30' from the face of curb of the intersecting street or entrance and outside the line of sight on all sides of the intersection.
- Parallel parking spaces are 22' long and 8' wide.
- "No Parking Zone" is measured from the end or beginning of curb radius for a minimum distance of 25' or longer to accommodate intersection sight distance, transit, and turning movements.
- Refer to current VDOT CG-12 standards for design of curb ramps and other available curb ramp options.
- An optional curb extension to the edge of parking at intersection corners is permitted. The turning characteristics of a 45' long bus must be adequately demonstrated.
- Street trees must be planted centered within a tree pit. See Detail 650.19.
- Tree pits shall be located between sidewalk and the back of curb and shall be no less than 6' wide and 8' long.
- Sidewalk width at corners must be maintained by truncating property boundary if necessary.
- Extra right-of-way may be needed at signalized intersections.
- A separate plan for landscaping and irrigation inside the right-of-way should be submitted to VDOT for review and approval.
- Shared bicycle lane markings should be placed in accordance with the latest version of the Manual of Uniform Traffic Control Devices (MUTCD).

Detail No.	UAS-1	COUNTY OF PRINCE WILLIAM VIRGINIA	LAYOUT DESIGN FOR AVENUE IN URBAN CENTERS (SHEET 3 OF 4)	Date 7/15/14
650.16				

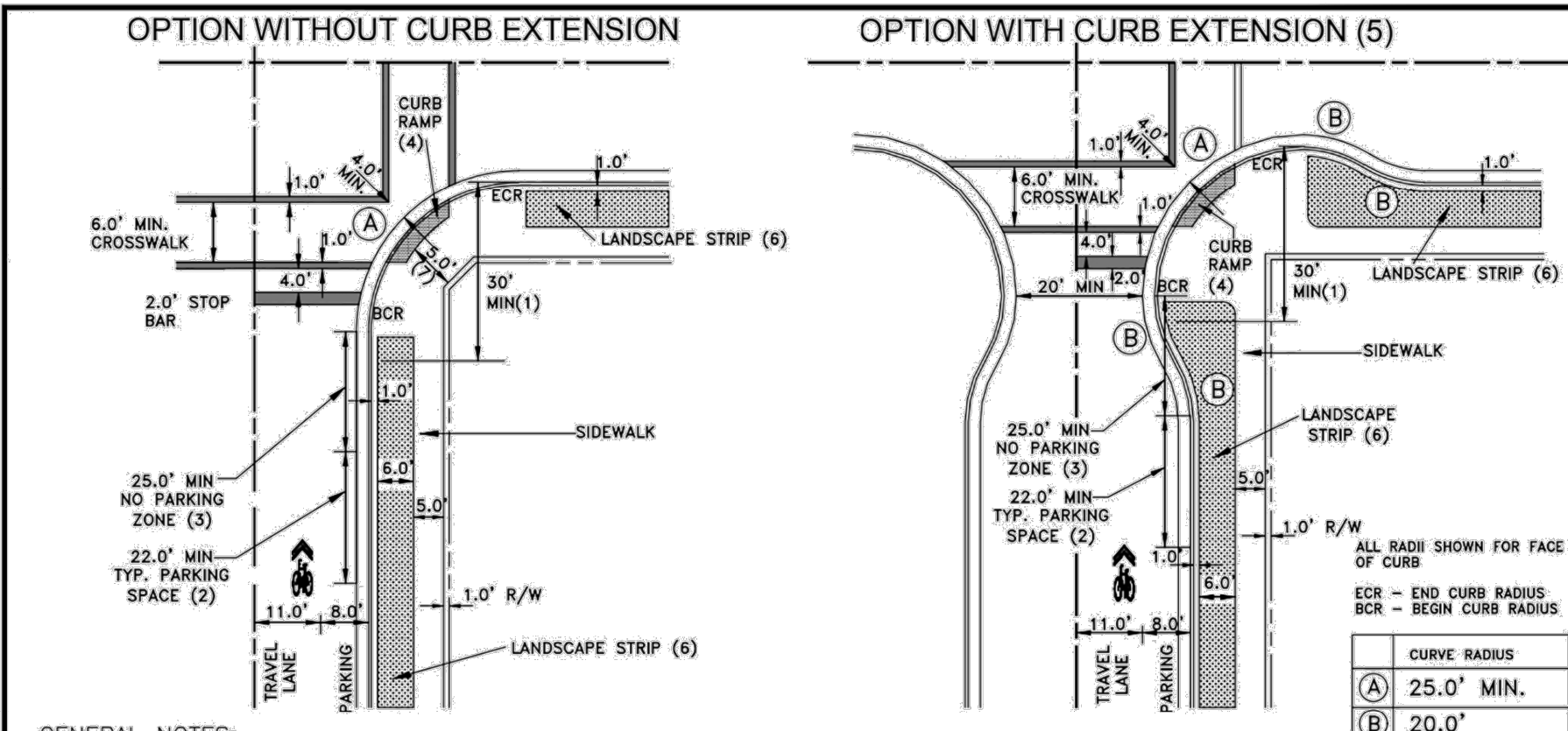
GENERAL NOTES:

- This typical cross section shall be used in urban centers as defined in Section 601.02 of the DCSM or as otherwise approved by the Director of Transportation.
- Standard landings required at intersections.
- Stone material shall extend under the curb and gutter a minimum of six inches (6 in.) beyond the back of curb. The stone thickness under the curb and gutter shall be that in excess of the depth of the gutter face or a minimum of four inches (4 in.) whichever is greater.
- No superelevation is required.
- 2:1 slopes will be allowed when soil type supported by soil report is acceptable and where stabilization is provided in accordance with the Erosion Control ordinance.
- Pavement section is standard requirement. Refer to Detail 650.01 for alternative pavement sections.
- Underdrains shall be required where traffic volumes exceed 1,000 vpd.
- If transit is provided where on-street parking is allowed, the on-street parking lane must clearly terminate in advance of the nearest intersection to provide adequate space for transit pull-offs.
- Sidewalks no less than 5' wide shall be provided on both sides of the Avenue or Street. A 10' wide shared use path will be allowed on one side instead of the sidewalk with the approval of the Director of Transportation.
- VDOT will maintain up to the standard sidewalk width within the right-of-way or as approved. A longitudinal joint should separate the VDOT sidewalk from the private sidewalk extension.
- A one foot (1') wide sidewalk maintenance easement is required behind the edge of sidewalk where the sidewalk extends past the right-of-way line.
- For Avenue, sidewalk materials must extend to property line.
- Street/pedestrian lights, gardens, and stair railings should be located behind the public right-of-way within private property.
- Right-of-way to accommodate all required components of the typical section including, but not limited to turn lanes, sidewalks, shared use paths, buffer areas, street plantings in accordance with Section 802.46 of this manual, and signs.

NOTES THAT APPLY TO AVENUE ONLY

- An optional raised landscape median shall be between 16' and 36' wide (with a 2' offset) and will accommodate single left-turn lanes at intersections. Subject to waiver approval, the optional raised landscape median may be reduced to no less than 10' wide (with a 2' offset) unless left turn lanes are required.
- Two (2) 14' wide travel lanes, one (1) in each direction are REQUIRED. These shared-use facilities can accommodate transit, trucks, personal vehicles, and on-road bicycle traffic. Lanes can be reduced to 11' wide at the discretion of the Director of Transportation if it can be shown that bicycle lanes can be provided on a parallel facility.

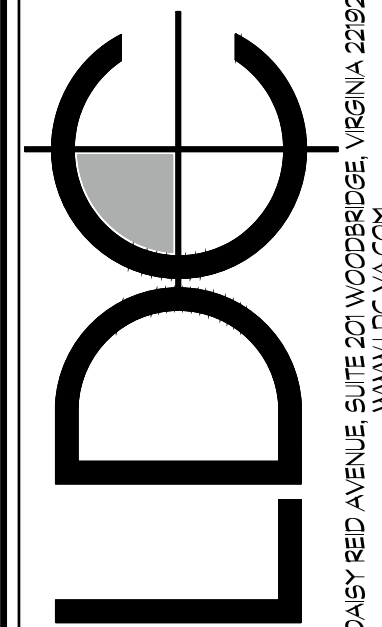
Detail No.	UAS-1	COUNTY OF PRINCE WILLIAM VIRGINIA	STANDARD TYPICAL SECTION FOR AVENUE AND STREET IN URBAN CENTERS (SHEET 2 OF 4)	Date 7/15/14
650.16				



GENERAL NOTES:

- Street trees shall be placed a minimum of 30' from the face of curb of the intersecting street or entrance and outside the line of sight on all sides of the intersection.
- Parallel parking spaces are 22' long and 8' wide.
- "No Parking Zone" is measured from the end or beginning of curb return radius for a minimum distance of 25' or longer to accommodate intersection sight distance, transit, and turning movements.
- Refer to current VDOT CG-12 standards for design of curb ramps and other available curb ramp options.
- An optional curb extension to the edge of parking at intersection corners is permitted.
- Street Trees must be planted in landscape strips no less than 6' wide that are adjacent to the sidewalk and behind the back of curb.
- Sidewalk width at corners must be maintained by truncating property boundary if necessary.
- Extra right-of-way may be needed at signalized intersection.
- A separate plan for landscaping and irrigation inside the right-of-way should be submitted to VDOT for review and approval.
- Shared bicycle lane markings should be placed in accordance with the latest version of the Manual of Uniform Traffic Control Devices (MUTCD).

Detail No.	UAS-1	COUNTY OF PRINCE WILLIAM VIRGINIA	LAYOUT DESIGN FOR STREET IN URBAN CENTERS (SHEET 4 OF 4)	Date 7/15/14
650.16				

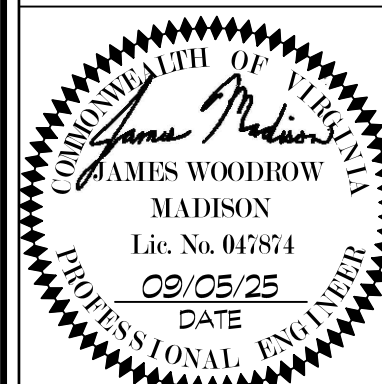


STREET SECTIONS

MAPLE VALLEY GROVE

DATE	REVISION	APPROVED BY	ENGINEER
03/05/25	1	DATE	DATE
03/05/25	2	DATE	DATE
03/05/25	3	DATE	DATE
03/05/25	4	DATE	DATE
03/05/25	5	DATE	DATE
03/05/25	6	DATE	DATE
03/05/25	7	DATE	DATE
03/05/25	8	DATE	DATE
03/05/25	9	DATE	DATE
03/05/25	10	DATE	DATE
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03/05/25	96	DATE	DATE
03/05/25	97	DATE	DATE
03/05/25	98	DATE	DATE
03/05/25	99	DATE	DATE
03/05/25	100	DATE	DATE

I HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREON, NO OTHER CHANGES HAVE BEEN MADE.



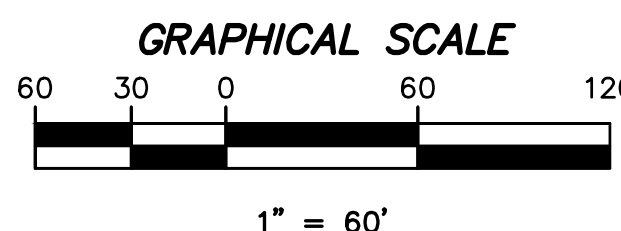
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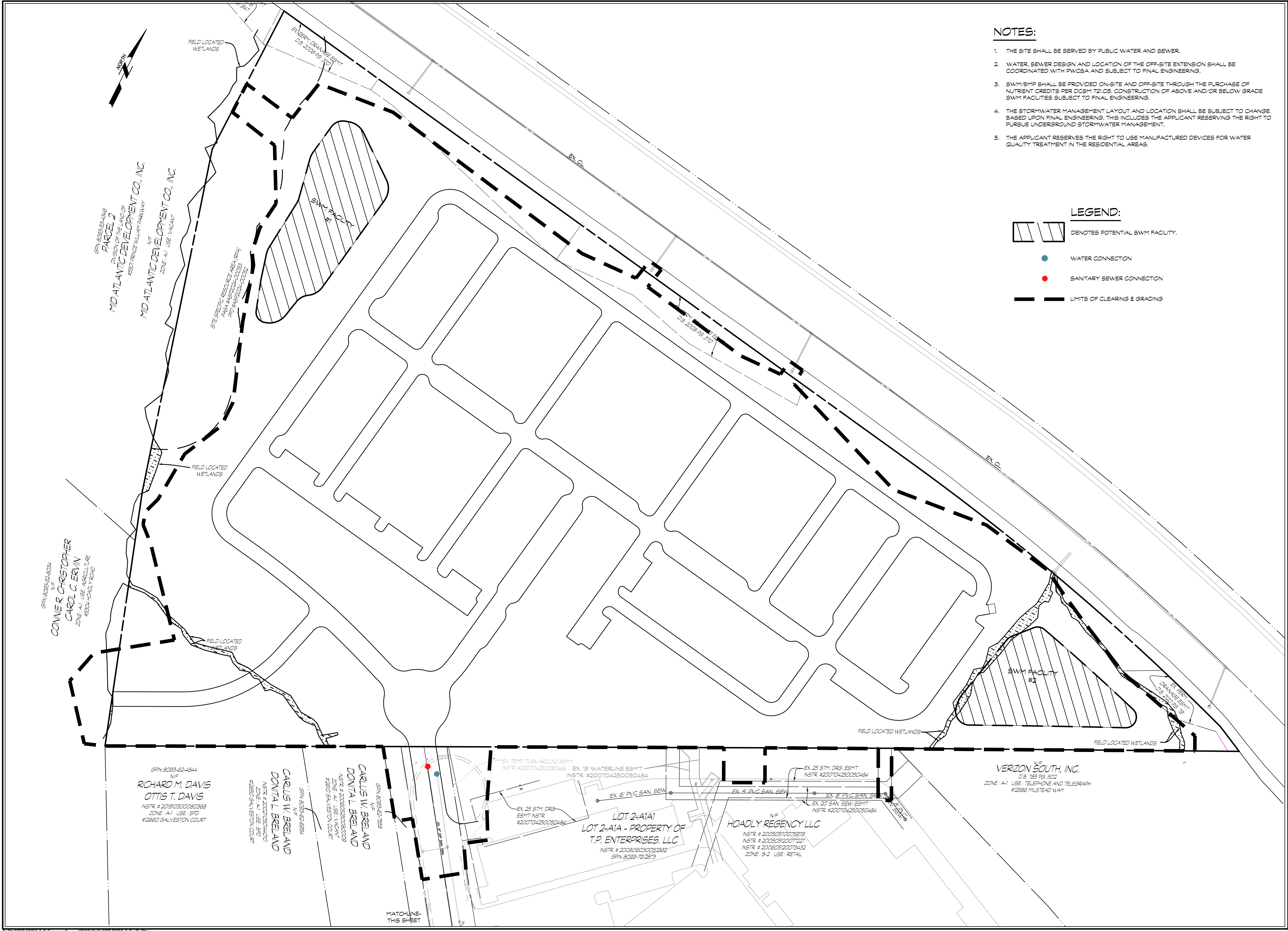
SHEET: 7 OF 8

DATE: 3/21/24

DRAFT: EKP CHECK: MTM

FILE NUMBER: 23016-2-0



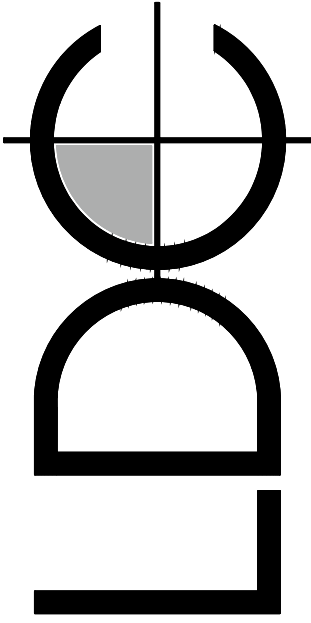


NOTES:

1. THE SITE SHALL BE SERVED BY PUBLIC WATER AND SEWER.
2. WATER, SEWER DESIGN AND LOCATION OF THE OFF-SITE EXTENSION SHALL BE COORDINATED WITH PWC&A AND SUBJECT TO FINAL ENGINEERING.
3. SWM/BMP SHALL BE PROVIDED ON-SITE AND OFF-SITE THROUGH THE PURCHASE OF NUTRIENT CREDITS PER DCSM 721.05. CONSTRUCTION OF ABOVE AND/OR BELOW GRADE SWM FACILITIES SUBJECT TO FINAL ENGINEERING.
4. THE STORMWATER MANAGEMENT LAYOUT AND LOCATION SHALL BE SUBJECT TO CHANGE BASED UPON FINAL ENGINEERING. THIS INCLUDES THE APPLICANT RESERVING THE RIGHT TO PURSUE UNDERGROUND STORMWATER MANAGEMENT.
5. THE APPLICANT RESERVES THE RIGHT TO USE MANUFACTURED DEVICES FOR WATER QUALITY TREATMENT IN THE RESIDENTIAL AREAS.

LEGEND:

- DENOTES POTENTIAL SWM FACILITY.
- WATER CONNECTION
- SANITARY SEWER CONNECTION
- LIMITS OF CLEARING & GRADING



4555 DUSTY RED AVENUE SUITE 201 WOODBRIDGE, VIRGINIA 22192
WWW.LDCVA.COM

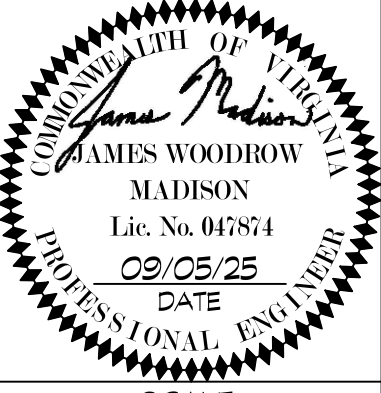
UTILITY PLAN

MAPLE VALLEY GROVE

OCCOQUAN MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

DATE	APPROVED BY:	REVISION	DESCRIPTION	NO.	DATE
3/25/25	DESIGN	1	COUNTY COMMENTS	1	3/25/25
3/25/25	DESIGN	2	COUNTY COMMENTS	2	3/25/25

I HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREON, NO OTHER CHANGES HAVE BEEN MADE.



SHEET:	8
DATE:	3/21/24
DRAFT:	EKP
CHECK:	MTM
FILE NUMBER:	23016-2-0

SPECIMEN TREES TABLE						
Tree #	Tree (Common Name)	DBH (Inches)	Critical Root Zone (Feet)	Condition	To Be Saved?	Notes
404	American Beech	34.0	34.0	Poor		trunk wound, trunk decay, large deadwood
405	Tulip Poplar	38.5	38.5	Good		large deadwood, lean, internal decay
406	Northern Red Oak	30.4	30.4	Good		small deadwood, large deadwood
407	Southern Red Oak	39.5	39.5	Fair/Poor		small deadwood, large deadwood, weak crotch, codominant
408	White Oak	35.0	35.0	Fair/Good		codominant, small deadwood
409	Willow Oak	38.0	38.0	Poor		small deadwood, large deadwood, trunk wound, trunk decay
410	Willow Oak	37.0	37.0	Poor		small deadwood, large deadwood, trunk wound, trunk decay, basal decay
411	White Oak	40.0	40.0	Poor		codominant, crotch failing, small deadwood, large deadwood, trunk wound, trunk decay
412	White Oak	41.0	41.0	Good		codominant, small deadwood
681	White Oak	30.8	80.8	Fair-Poor		significant watersprouts, narrow canopy, holes consistent with borers
682	Black Oak	33.1	33.1	Fair-Good		girdling roots over 50% of the root collar amd burl in lower trunk
683	Northern Red Oak	31.3	31.3	Poor		15' by 0.5' column decay, phototropic lean, enveloping adjacent 10" tree, failure crack noted opposite the column decay, and moderate deadwood in the canopy

SOIL SUMMARY TABLE				
Map Unit	Map Unit Name	Highly Erodible?	Highly Permeable?	
1A	Aden silt loam	No	No	
6A	Baile loam	No	No	
10C	Buckhall loam	Yes	No	
21B	Fairfax loam	No	No	
24C	Glenelg-Buckhall complex	Yes	No	
25A	Glenville loam	No	No	
38B	Meadowville loam	No	No	
41B	Neabsco loam, 0-7 percent slopes	No	No	
41C	Neabsco loam, 7-15 percent slopes	Yes	No	

SURFACE WATERS IMPACTS		
Surface Water	Total (Square Feet)	Total (Acre)
Intermittent Waters (R4)	8,297	0.19

ENVIRONMENTAL RESOURCES (PER COMPREHENSIVE PLAN)		
Onsite Environmental Resources (ER)	Total (Square Feet)	Total (Acre)
Upper Perennial Stream (R3)	290	0.01
Intermittent Stream (R4)	9,120	0.21
Resource Protection Area (RPA)	23,831	0.55
Acreage of Steep Slopes (>25% or >15%) and Highly Erodible	41,014	0.94
Other Environmental Resource Calculations	Total (Square Feet)	Total (Acre)
Approx. Acreage of Natural Undisturbed Open Space	1,020,907.23	23.44
Acreage of Land to Remain Undisturbed	83,857.00	1.93
Acreage of Land to Be Disturbed	937,050	21.51
Total Acreage of ER Onsite	99,836	2.29
Total Acreage of Proposed ER to Be Disturbed	34,891	0.80
*ADDITIONAL ENVIRONMENTAL RESOURCES INCLUDING SLOPES > 15% AND SPECIMEN TREES ARE MAPPED ONSITE AS SHOWN HEREON.		

PERVIOUS VS IMPERVIOUS SURFACES TABLE				
	TOTAL LOT SIZE (ACRES)	IMPERVIOUS AREA (ACRES)	PERVIOUS AREA (ACRES)	PERCENT IMPERVIOUS
Existing Condition	23.44	0	23.44	0.0%
Proposed Condition	23.44	12.34	11.1	52.6%

LEGEND

- PERENNIAL WATERS (R3)
- INTERMITTENT WATERS (R4)
- MID-SUCCESSIONAL YELLOW POPLAR – WHITE OAK – NORTHERN RED OAK
- 10C

APPROX. SOIL MAP UNIT BOUNDARY
- STUDY AREA
- RPA

SITE-SPECIFIC RESOURCE PROTECTION AREA (RPA)
- LCG

PROPOSED LIMITS OF DISTURBANCE
- APPROX. 15-25% SLOPES
- APPROX. 25% AND GREATER SLOPES
- APPROX. SPECIMEN TREE LOCATION
- ER

ENVIRONMENTAL RESOURCES (PER COMPREHENSIVE PLAN)

ECA NARRATIVE AND NOTES:

1. PROPERTY BOUNDARY, TOPOGRAPHY AND OTHER SURVEY INFORMATION PROVIDED BY LDC, FEBRUARY 2024
2. THE PROPOSED SITE AREA CONSISTS OF APPROXIMATELY 23.4362 ACRES.
3. THE WETLANDS AND WATERS OF THE U.S. LOCATED ON SITE WERE DELINEATED BY TNT ENVIRONMENTAL, INC. (TNT) IN FEBRUARY 2024 PER THE CORPS OF ENGINEERS' WETLANDS DELINEATION MANUAL (1987) AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL: EASTERN MOUNTAINS & PIEDMONT REGION. A JURISDICTIONAL DETERMINATION IS CURRENTLY PENDING.
4. BASED ON THE PERENNIAL FLOW DETERMINATION COMPLETED BY TNT IN ACCORDANCE WITH THE FAIRFAX COUNTY "PERENNIAL STREAM FIELD IDENTIFICATION PROTOCOL", DATED MAY 2003. PERENNIAL STREAMS ARE LOCATED ONSITE. THE STREAM ASSESSMENT(S) CONDUCTED ARE PENDING APPROVAL FROM PRINCE WILLIAM COUNTY.
5. ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) NO. 51153C0211D, A 100-YEAR FEMA FLOODPLAIN IS NOT MAPPED WITHIN THE SUBJECT SITE'S BOUNDARIES.
6. AN ANALYSIS OF THE TWO-FOOT CONTOUR TOPOGRAPHIC SURVEY (SURVEY PROVIDED BY LDC) INDICATES THAT SLOPES GREATER THAN 15 PERCENT ARE PRESENT ON THE SUBJECT SITE AS SHOWN ON THIS PLAN.
7. HIGHLY ERODIBLE SOILS ONSITE INCLUDE BUCKHALL LOAM (10C), GLENELG-BUCKHALL COMPLEX (24C), AND NEABSCO LOAM (41B). NO HIGHLY PERMEABLE SOILS ARE MAPPED ONSITE PER THE PRINCE WILLIAM COUNTY HIGHLY PERMEABLE SOILS MAP.
8. VEGETATION COVER TYPES WERE CLASSIFIED ONSITE BY TNT CERTIFIED ARBORISTS AS DEPICTED HEREON. A MATURE (12"-41" DBH) WHITE OAK STAND COMPRISES MUCH OF THE SITE AND CONTAINS OAKS, HICKORIES, TULIP POPLAR, AND BEECH SPECIES. THE REMAINDER OF THE SITE AS GRAPHICALLY DEPICTED HEREON CONSISTS OF A MEDIUM-AGED TO MATURE (8" TO 20" DBH) VIRGINIA PINE STAND, WITH DOMINANT SPECIES INCLUDE VIRGINIA PINE AND EASTERN REDCEDAR.
9. SPECIMEN TREES WERE IDENTIFIED BY TNT CERTIFIED ARBORISTS AND ARE DEPICTED HEREON; THE LOCATIONS OF THESE SPECIMEN TREES ARE APPROXIMATE.
10. BASED ON THE PRESERVATION AREA SITE ASSESSMENT (PASA) COMPLETED BY TNT, RESOURCE PROTECTION AREAS (RPAS) ARE LOCATED ONSITE. THE BOUNDARIES OF THE RPA PENDING CONFIRMATION BY PRINCE WILLIAM COUNTY.
11. SEVERAL SPECIAL-STATUS WILDLIFE AND PLANT SPECIES HAVE BEEN REPORTED BY THE AGENCIES TO OCCUR OR HAVE POTENTIAL TO OCCUR WITHIN THE VICINITY OF THE STUDY AREA. THESE INCLUDE NORTHERN LONG-EARED BAT (*MYOTIS SEPTENTRIONALIS*), TRICOLORED BAT (*PERIMYOTIS SUBFLAVUS*), MONARCH BUTTERFLY (*DANAUS PLEXIPPUS*), WOOD TURTLE (*GLYPTEMYS INSCULPTA*) AND SMALL WHORLED POGONIA (*ISTORIA MEDEOLOIDES*).

THERE IS NO SUITABLE HABITAT FOR WOOD TURTLE WITHIN THE PROJECT AREA. DUE TO THE LACK OF POTENTIAL HABITAT ONSITE, AN INVENTORY FOR THESE RESOURCE WITHIN THE STUDY AREA IS NOT EXPECTED.

SUITABLE HABITAT FOR SMALL WHORLED POGONIA IS PRESENT WITHIN THE PROJECT AREA. AS DEFINED BY THE USFWS, THE SMALL WHORLED POGONIA IS TYPICALLY FOUND ON FLAT TO MODERATELY SLOPING, NORTHEAST TO EAST FACING TERRAIN WITH SOME POPULATIONS HAVING SOUTHERLY EXPOSURE. ADDITIONALLY, THE PLANT IS FOUND IN MATURE HARDWOOD FORESTS THAT CONTAIN AN OPEN UNDERSTORY WHICH PROVIDES DIFFUSED LIGHT ON THE FOREST FLOOR.

SUITABLE HABITAT FOR NORTHERN LONG EARED BAT AND TRICOLORED BAT IS PRESENT WITHIN THE PROJECT AREA. THE USFWS IS DEFINING SUITABLE HABITAT AS: FORESTED/WOODED HABITAT AS CONTAINING POTENTIAL ROOSTS (I.E., LIVE TREES OR SNAGS GREATER OR EQUAL TO 3 INCHES IN DIAMETER AT BREAST HEIGHT THAT HAVE EX-FOLIATING BARK, CRACKS, CREVICES, OR CAVITIES), AS WELL AS FORESTED LINEAR FEATURES SUCH AS WOODED FENCE ROWS, RIPARIAN FORESTS, AND OTHER WOODED CORRIDORS. USFWS PROVIDES THREE OPTIONS, AS LISTED BELOW, THAT DEVELOPERS MAY VOLUNTARILY ADOPT TO DOCUMENT WHETHER THE DEVELOPER'S TREE CLEARING IS REASONABLY CERTAIN TO RESULT IN A TAKE. IF A DEVELOPER DETERMINES THAT A TREE CLEARING ACTIVITY IS REASONABLY CERTAIN TO RESULT IN A TAKE, THEN THE DEVELOPER SHALL CONSULT WITH USFWS'S VIRGINIA FIELD OFFICE IN GLOUCESTER, VA BEFORE COMMENCING TREE CLEARING. IF THE PROJECT REQUIRES A FEDERAL PERMIT (I.E. USACE 404 CLEAN WATERS PERMIT) CONSULTATION WITH USFWS WILL BE INITIATED AT TIME OF PERMITTING.

- A. CONDUCT A BAT SURVEY (ACOUSTIC OR MIST NET) FOLLOWING RECENTLY UPDATED SUMMER PRESENCE/ABSENCE MARCH 2024 SURVEY GUIDELINES (HTTPS://WWW.FWS.GOV/MEDIA/RANGE-WIDE-INDIANA-BAT-AND-NORTHERN-LONG-EARED-BAT-SURVEY-GUIDELINES). THE SUMMER SURVEY WINDOW IS MAY 15TH TO AUGUST 15TH. NEGATIVE PRESENCE/ABSENCE SURVEY RESULTS ARE VALID FOR FIVE YEARS UNLESS NEW INFORMATION SUGGESTS OTHERWISE.
- B. USE THE NLEB RANGE WIDE D-KEY IN IPAC AND ACQUIRE A "NOT LIKELY TO ADVERSELY AFFECT" (NLAA) DETERMINATION, IF YOU DO NOT HAVE PRIOR NLAA CONCURRENCE; OR
- C. ASSUME THE NLEB IS PRESENT ON YOUR PROPERTY AND CONSULT WITH VIRGINIA'S FWS FIELD OFFICE IN GLOUCESTER, VA (PLAN ON AN APRIL 1ST – NOVEMBER 15TH TIME OF YEAR RESTRICTION FOR TREE REMOVAL FOR NLEB)

THE MONARCH BUTTERFLY HAS BEEN NOTED BY USFWS TO POTENTIALLY OCCUR. ON THE EAST COAST, THE MONARCH BUTTERFLY'S HABITAT IS TYPICALLY OPEN FIELDS AND MEADOWS WITH MILKWEED. IF NECTAR SOURCES ARE PRESENT ON SITE, THIS SPECIES MAY BE AFFECTED BY PROJECT ACTIVITIES. WHILE NOT MANDATORY AT THIS TIME, INCORPORATING MONARCH- AND OTHER POLLINATOR-FRIENDLY BEST MANAGEMENT PRACTICES (BMPS) ARE RECOMMENDED TO OFFSET PROJECT AFFECTS TO LESS THAN SIGNIFICANT.

12. THE LIMITS OF DISTURBANCE ARE SHOWN HEREON AND HAVE BEEN MINIMIZED TO AVOID IMPACTS TO THE EXTENT PRACTICABLE TO WETLANDS AND WATERS OF THE U.S. AS WELL AS SOME SPECIMEN TREES AS SHOWN HEREON.



REVISIONS

DATE	COMMENTS
4/11/25	REV BY AAB

SHEET 1 OF 1

SCALE: 1" = 100'

PROJECT DATE:
4/12/24

DRAFT: AAB	CHECK: AMS
FILE NUMBER: 3576	

DESIGN GUIDELINES



Maple Valley
GROVE

September 5, 2025

Prince William County, VA

PROJECT TEAM:

DEVELOPER/APPLICANT:
LONG COMPANY OF VIRGINIA, INC.
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CIVIL ENGINEERING:
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PART I

OVERVIEW

LOCATION

The site is situated in close proximity to important civic and government facilities including Prince William County Police Department to the Northeast and Prince William County Government Center to the East. The site is within proximity to the major transportation routes of Interstate 95 (5.3 miles to the Southeast) and Route 234 (4.15 miles to the west). To the Southwest, there is an elementary school, a place of worship, and a residential neighborhood. There is a B-2, Neighborhood Business zoned parcel immediately Southeast of the site which offers a variety of uses to the residents. The other abutting parcels are A-1, Agricultural, however most on the Southwestern side are being rezoned by a separate application and there is an R-4, Residential zoned area further to the South and a SR-1, Residential area further to the West as well as other residential and office uses in the vicinity of the site.

Local Setting



Regional Setting



The ongoing development next to the Government Center in Prince William County aligns with the county’s Comprehensive Plan, particularly within the MU-3, Mixed-Use land use designation. This designation encourages a blend of residential, commercial, and institutional uses, fostering a walkable, connected community. The proposed mix of multifamily stacked units and traditional buildings is well-suited to this area, as it complements both existing and planned developments near the intersection of Hoadly Road and Galveston Court. With proximity to government services, retail, and transit corridors, this development supports the county’s vision for a vibrant, accessible, and efficiently integrated land use pattern that enhances both housing options and economic activity in the vicinity.

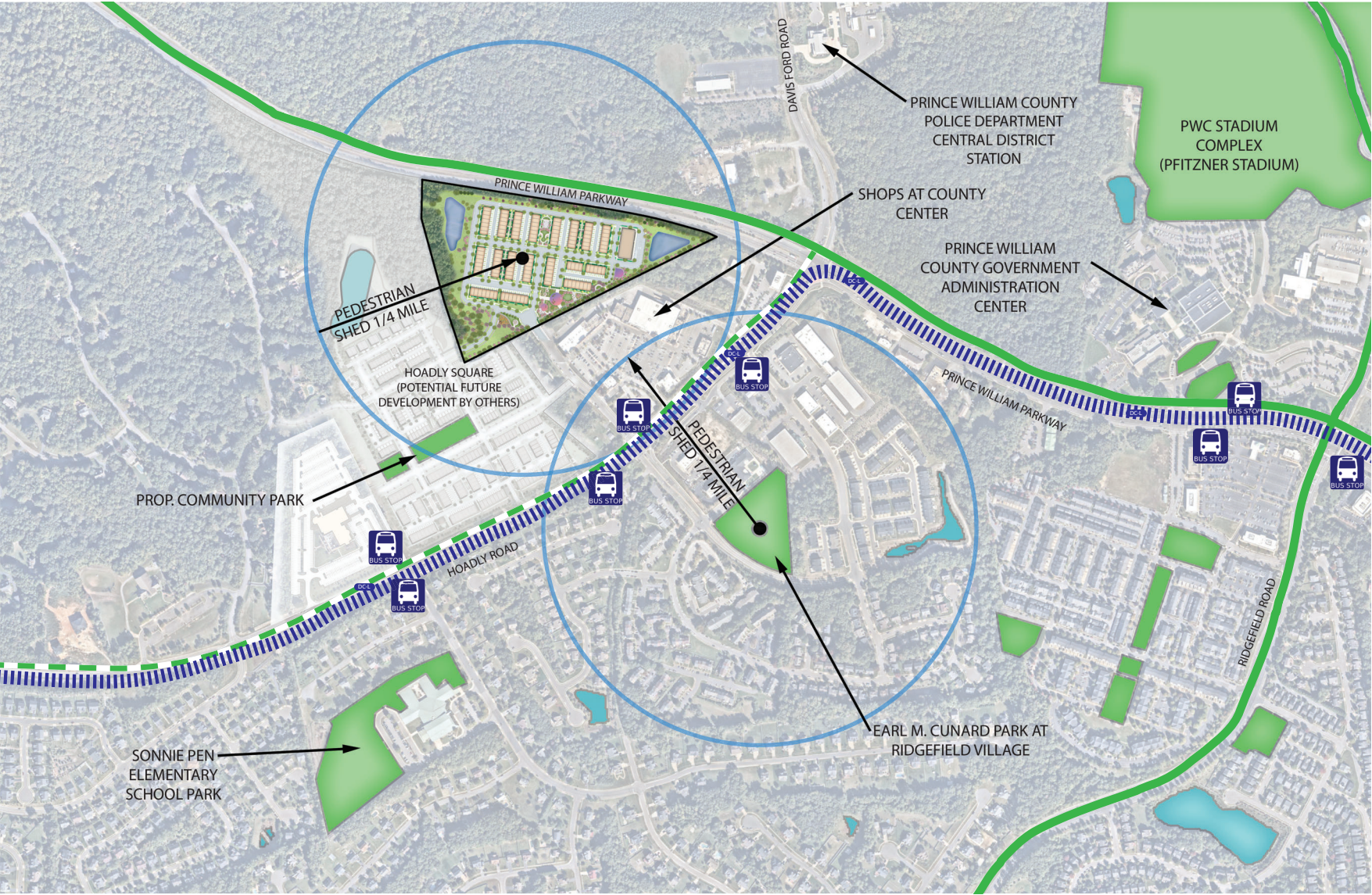
CONTEXTUAL CONNECTIVITY

Maple Valley Grove is in the immediate vicinity of a large number of amenities that are accessible on foot or bicycle. The neighborhood is within a 5 minute walk (pedestrian shed) or one minute bike ride to a number of restaurants, a grocery store, a religious institution, public and private schools, banking, and medical offices, among other amenities and services.

The site will be connected to the surrounding community by future inter-parcel access, sidewalk and trails.

LEGEND

-  Park
-  Existing - Shared Use Path
-  Planned - Shared Use Path
-  OmniRide Local - Demand responsive local bus service
-  Dale City OmniRide Local
-  Bus Stop



CONTEXTUAL LAND USE

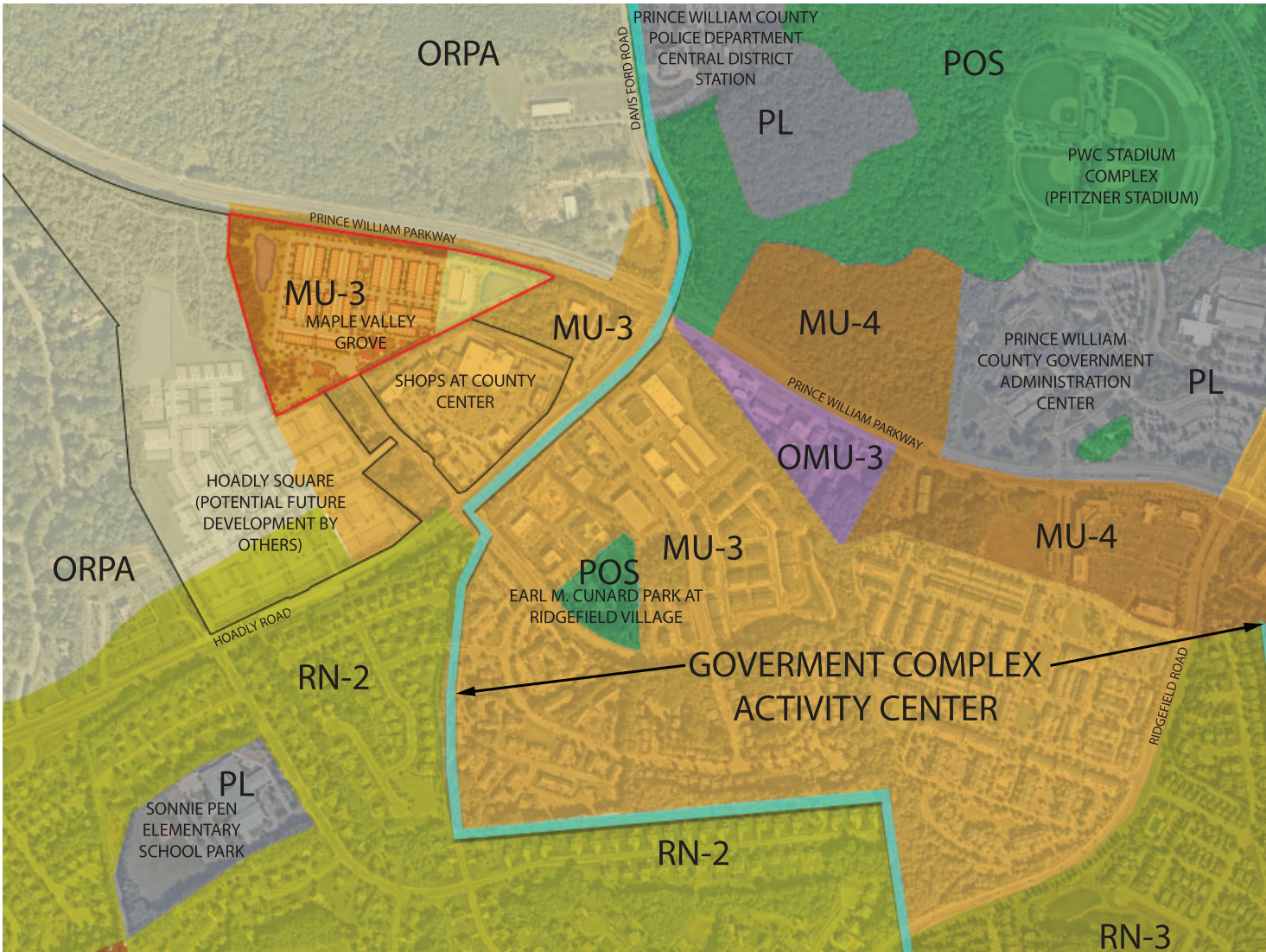
Maple Valley Grove aligns with the **Comprehensive Plan Long Range Land Use** vision for the area and is located within the MU-3 (Mixed Use) land use designation. The proposed residential development is designed to complement and enhance the adjacent Shops at County Center, fostering a mutually supportive relationship between the two uses. The project is divided into two distinct landbays, each offering a different housing type to encourage diversity in residential options and promote a balanced community fabric.

Although the site lies just outside the boundary of the Government Complex Activity Center, its proximity ensures that the development contributes to the overall cohesiveness and continuity of the surrounding urban character. This project reflects several key adopted policies from the Activity Center including:

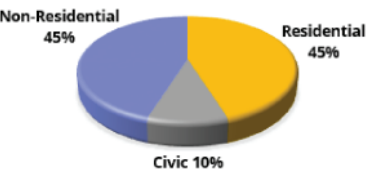
- Neo-traditional development patterns, incorporating traditional housing forms and an interconnected street grid (Policies GCLU 2.2, GCCD 1.3, GCHP 1.1);
- Integrated pedestrian infrastructure, establishing a seamless network of trails and sidewalk connections throughout the site (Policies GCPR 1.2, GCMP 2.1);
- Context-sensitive design along Prince William Parkway, with a deliberate effort to discourage highway-oriented uses (Policy GCCD 1.2).

This development reflects a strategic approach to land use planning, promoting walkability, connectivity, and a sense of place while supporting broader community goals.

Mixed Use (MU)		T-3
Primary Uses	Secondary Uses	Implementing Zoning Districts
Single Family Detached Single Family Attached Multi-Family Residential Retail & Service Commercial Office	Retirement Communities Hotel Institutional Arts & Entertainment	PBD PMD PMR MXD-C B-1 & B-2 R-4, R-6*, R-16*
Use Pattern	Target Residential Density	Target Non-Residential FAR
Based on Street Typology	T-3: 4 - 12 du/acre	T-3: Up to 0.57 FAR
Target Building Height		Minimum Open Space
T-3: 3 - 5 stories		30% of site



TARGET LAND USE MIX



LEGEND

- Residential: 50 - 85%
- Non-Residential: 10 - 45%
- Civic: 5+%
- Percentage of target land use mix based on entire MU district

- Landbay A
- Landbay B
- Site Boundary
- Government Complex Activity Center Boundary

HISTORICAL CONTEXT

SITE HISTORY

The site is located in an area that has a rich history dating back centuries. The Hoadly Road area in Prince William County, Virginia was originally inhabited by indigenous peoples including the Doeg tribe, Europeans began arriving to and settling in the area in the 17th century. These settlers established farms and plantations, shaping the landscape and economy of the region.

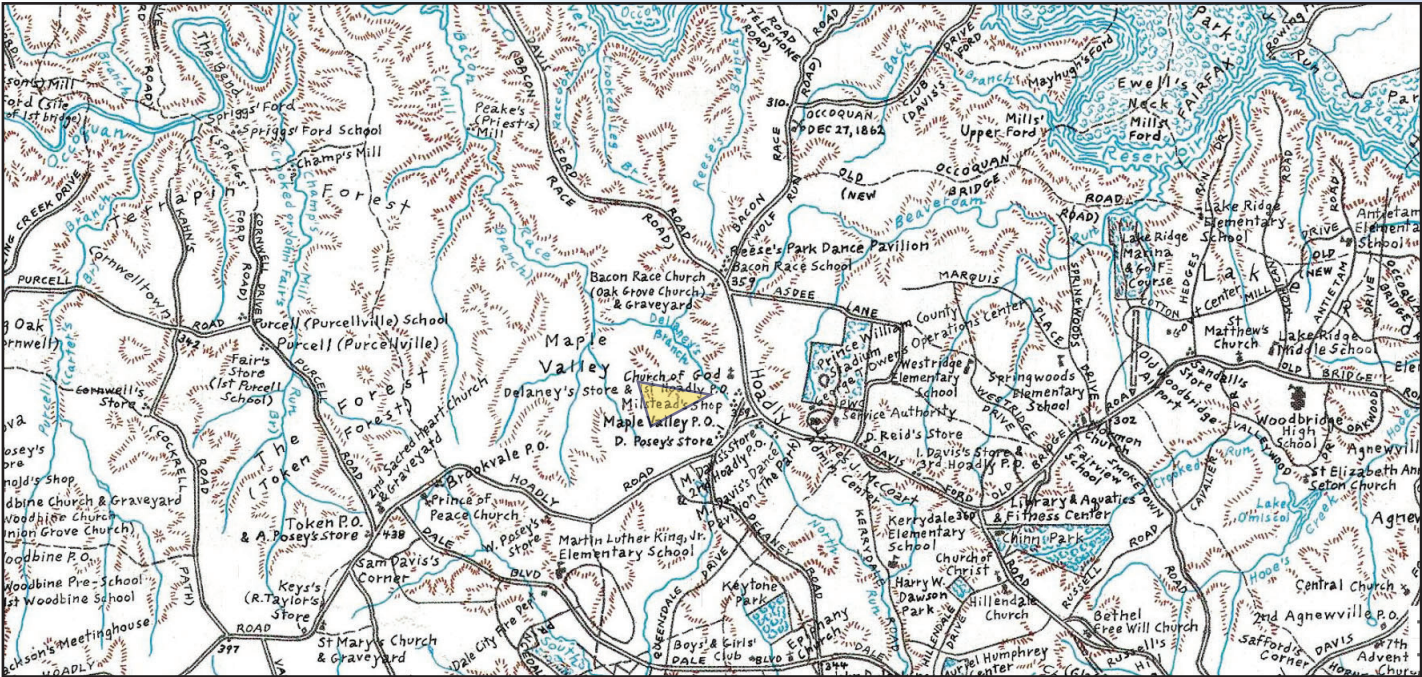


Sketch of village similar to that of the Doeg people.

During the American Civil War (1861-1865), Hoadly Road and its surroundings played a significant role due to its proximity to important transportation routes and military installations. The area witnessed skirmishes and battles as Union and Confederate forces maneuvered throughout the region.

The establishment of the rural post office program in 1887 and the appointment of a new postmaster brought about the name change from Maple Valley to Hoadly. This change likely reflected the growing importance of the postal service in the community and its role in shaping local identity. The post office served as a hub for mail services and a gathering place for the community.

The post office's initial location was near R.M. Davis's Store, indicating its close association with local businesses and landmarks. Its subsequent relocations, first in 1900 near M. Davis's Dance Pavilion and later back to its original location in 1915, likely reflected changes in the community's demographics, transportation routes, or economic activities. Although the Hoadly Post Office closed in 1954, the area continued to be serviced by rural free delivery, indicating the enduring importance of postal services in this rural community. Despite the closure of the post office, Hoadly remains an unincorporated community, highlighting its historical significance and continued existence within Prince William County.



Eugene M. Scheel Historical Map

Overall, this historical account offers a glimpse into the evolution of Hoadly and its post office, shedding light on the interconnectedness of postal services, community development, and local identity in rural America during the late 19th and early 20th centuries.

In the post-Civil War era, Hoadly Road continued to develop as agriculture remained a dominant industry. However, with the advent of the 20th century, suburbanization began to alter the landscape. Improved transportation infrastructure, including the construction of roads and highways, facilitated the growth of residential communities in the area. Over time, Hoadly Road evolved into a suburban corridor, experiencing population growth and economic development. Today, it is characterized by a mix of residential neighborhoods, commercial establishments, and green spaces. Prince William County's efforts in urban planning and development have shaped Hoadly Road into a vibrant and diverse community.



Hoadly Road Post Office

Sources:
Prince William Times "Remembering Hoadly -- more than just a road", "Prince William's place names: How tall tales, families left their marks on mid-county locales", Virginia Foundation for the Humanities and Public Policy "The Virginia Indian Heritage Trail", Terrierman's Daily Dosehttps://terriermandotcom.blogspot.com/2017/07/the-land-of-dogue.html. "Eugene M. Scheel Historical Map" https://historicprincewilliam.org/county-history/maps/scheel.html

PART II

THE PLAN

PROJECT SUMMARY

Maple Valley Grove is a proposed planned development in Prince William County, VA that aligns with the 2040 Comprehensive Plan by locating residential uses in proximity to other uses creating a mixed-use community. The plan for the proposed subdivision emphasizes sustainable and smart growth principles. The community fosters walkability, provides a sense of place and preserves environmentally sensitive areas.



LEGEND

(X) LAND BAY

LONG RANGE LAND USE PLAN MAP SUMMARY

MIXED USE NEIGHBORHOOD (MU-3) AREA
DENSITY RANGE 4-12 DWELLING UNITS PER ACRE (DU/AC)

STREET NETWORK

STREET NETWORK AND CONNECTIVITY

The street network within the community is designed with a structured hierarchy, prioritizing connectivity, functionality, accessibility, efficiency, and safety for vehicular, bicycle, and pedestrian traffic. At the core of the community are two loops of private streets and a link to Galveston Court. If permission is granted, a private street linking to the adjacent development will provide a second external vehicular access. These streets accommodate a moderate volume of traffic and features amenities and street trees to enhance their appearance. A network of interconnected alleys that extend throughout the community, provide access to residential units.

Pedestrian connections are integrated into the private streets, with a particular focus on open spaces within the development. This emphasis on pedestrian access encourages walking and creates a more walkable environment for residents. Sidewalks, crosswalks, and parks serving as gathering spaces contribute to the overall pedestrian-friendly design.

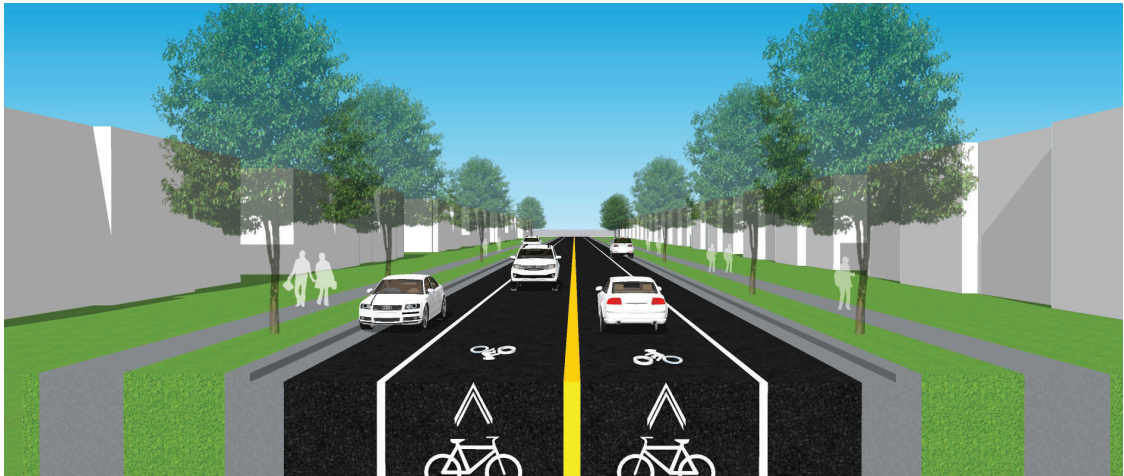
The bicycle network shall generally be coincident with the main roads. Sharrow markings will be provided to enhance awareness and safety of bicyclists and bike racks are provided within the park system to serve visitors. The development also features a comprehensive perimeter pedestrian network, comprising asphalt trails and sidewalks. This well-designed path system not only encircles the property but also serves as a crucial connector, linking to the adjacent commercial area to the south. This thoughtful design enhances accessibility, promotes active lifestyles, and creates a cohesive connection between the development and its surrounding areas.

Overall, the development is carefully planned to balance the needs of vehicular traffic with the desire for bicyclist and pedestrian connectivity and safety. By prioritizing connectivity and functionality, the community aims to enhance the quality of life for its residents while promoting efficient and safe transportation within the neighborhood.



STREET SECTIONS

UAS-1 STREET



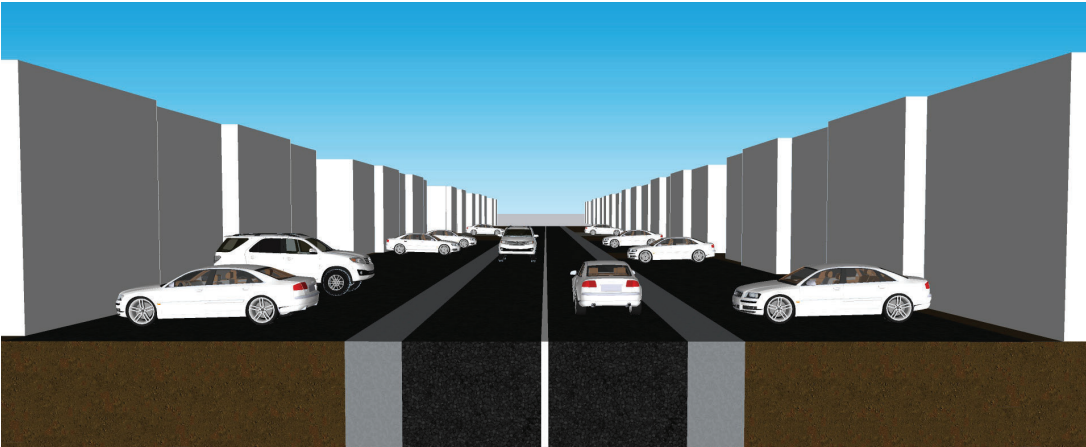
Sidewalk	Amenity Panel	Parking Lane	Travel Lane	Travel Lane	Parking Lane	Amenity Panel	Sidewalk
----------	---------------	--------------	-------------	-------------	--------------	---------------	----------

TS-1 STREET



Travel Lane	Travel Lane	
-------------	-------------	--

UA-1



Travel Lane	Travel Lane
-------------	-------------

SIGNAGE

MONUMENT SIGN

The monument sign should consist of materials that complement the proposed architecture. A curved wall is anticipated to mimic geometry within adjacent parks. A single monument sign will be provided, however a corresponding wall may be located on opposite side of the entrance road to emphasize the gateway into the community.



DIRECTIONAL SIGNS

Street signs and other directional signage should incorporate decorative features to contribute to a sense of place. Suggested features include but are not limited to: decorative poles and pole caps, metal scroll work, and/or incorporation of a neighborhood logo. Directional signage should be distinct from street signs to avoid confusion.



PART III

OPEN SPACE AND AMENITIES

LANDSCAPE OVERVIEW

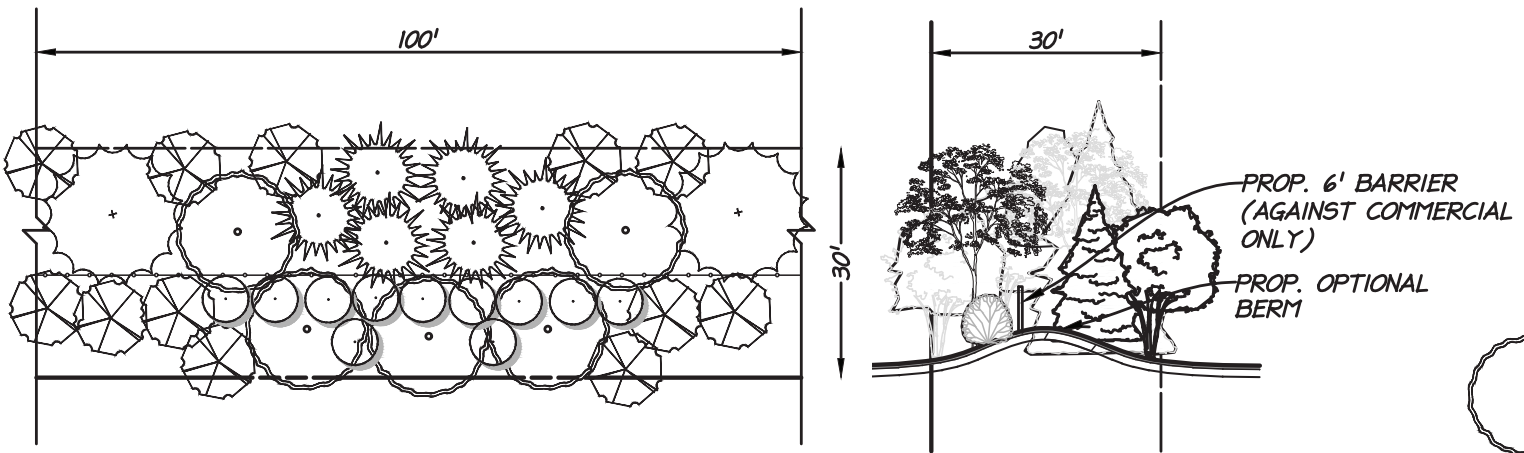
OVERVIEW

The landscape has several distinct areas with inherently different varying levels of care. Natural open space areas should as the name implies be left in a natural state. Buffer areas will require maintenance during establishment, but lower long term maintenance is anticipated. Amenity areas are anticipated to receive regular on-going maintenance.

In keeping with the functional character of colonial revival gardens, covered more thoroughly within the Amenity Network Section, the plant palette may feature traditionally functional species, including but not limited to dyes, foods, herbs, handicraft, and medicinal plants. Plants that are both native and functional are preferred. Particularly messy plants, like persimmon, may be used but should be kept to periphery spaces where they will not cause a maintenance hassle. Non-native plants shall be kept to amenity spaces and focal features only. Street trees, pond plantings, and buffer plantings shall be native to the extent feasible. To avoid maintenance hassles, street trees should be species that are not “messy” and should exclude the fruiting species found elsewhere in the site. Annual plants should be generally avoided to avoid the need for frequent replanting.

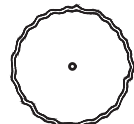
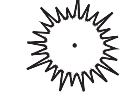
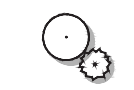


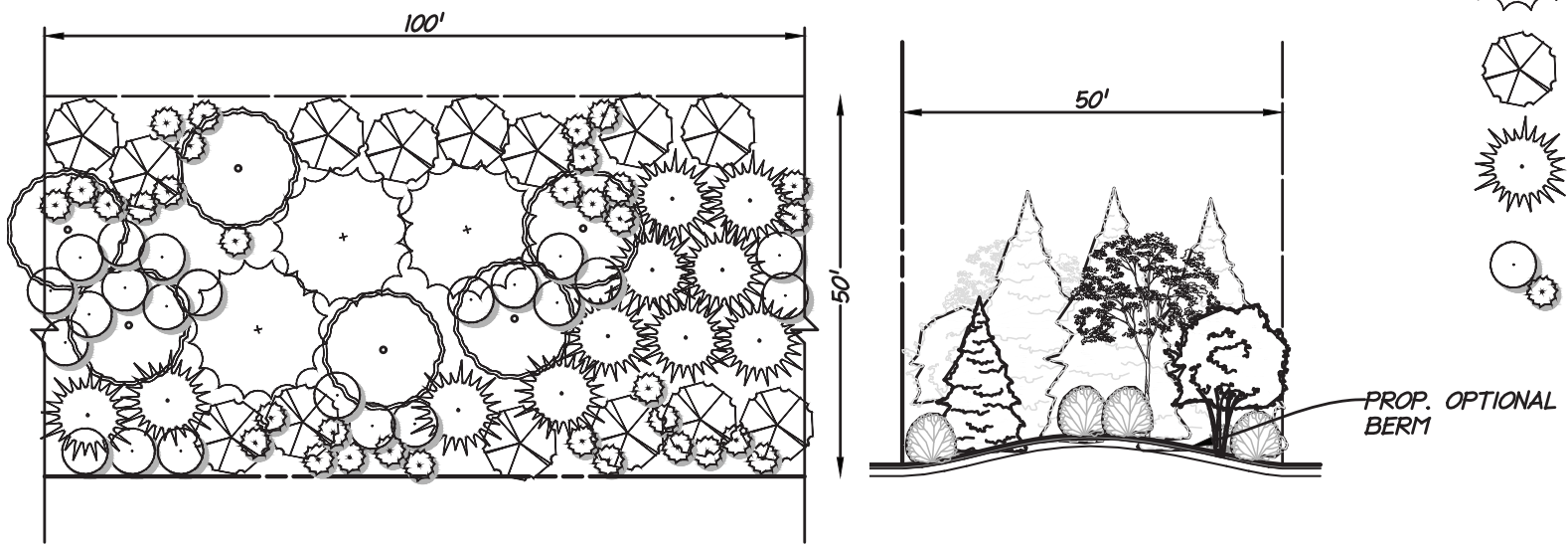
LANDSCAPE AND BUFFER AREAS



1 30' LANDSCAPE AREA W/ OPTIONAL BERM - 180 PU/ 100 LF SCALE: 1"=20'

LEGEND

-  LARGE DECIDUOUS TREE
-  LARGE EVERGREEN TREE
-  SMALL/MEDIUM/COMPACT DECIDUOUS TREE
-  SMALL/MEDIUM/COMPACT EVERGREEN TREE
-  SHRUBS



2 50' RURAL PARKWAY HCOD BUFFER - 320 PU/ 100 LF SCALE: 1"=20'

STREET TREE SELECTION AND GUIDELINES

STREET TREE HIERARCHY

Maple Valley Grove, as the name may suggest, will feature maples along the primary roads. To help meet diversity requirements, secondary roads shall be other large or medium deciduous species.

Where alleys have enough space for trees, they shall be planted with small or columnar deciduous ornamental trees. Trees shown below are a general guideline rather than an exhaustive list, additional or alternate species and cultivars may be used as necessary for design goals or diversity requirements.

CHARACTER DEFINING DECIDUOUS TREES:

STREET TREE TYPE A: LARGE DECIDUOUS



Red Maple



Sugar Maple

STREET TREE TYPE B: MEDIUM/LARGE DECIDUOUS



Black Gum



Sweet Gum (fruitless)



Willow Oak

RESIDENTIAL YARD LANDSCAPE TREE: SMALL DECIDUOUS FLOWERING



Sweetbay Magnolia



Redbud



Columnar American Hornbeam

AMENITY NETWORK

The most detailed information available about this site is the historical map created by Eugene Scheel depicting the area as it existed in the mid-1800s to early 1900s. The Maple Valley Grove name was derived from the place name as it appears on that map. Similarly, the character of the open space is derived from this period of history. The amenities within the Maple Valley Grove community will meet the functional needs of a modern community while retaining the formal geometric layouts and character of the colonial revival gardens of the 19th century.

AMENITY AREAS:

- COMMUNITY GARDEN
- COMMUNITY PARK
- POCKET PARK
- FITNESS AREA
- PROMENADE



AMENITY NETWORK

COMMUNITY PARK

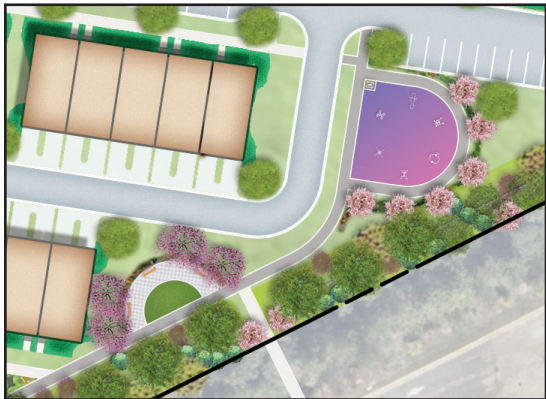
The Community Park is the primary amenity area in the neighborhood. It will feature a fitness area for adults, play area for children (ages 2-12), gathering space, activity lawn, and gardens. Equipment for the fitness area and play area should be neutral wood and metal where feasible. The fitness area and play area should be in separate areas of the park or the boundary between them denoted either through a change in surfacing color if a fixed rubber surfacing is used or a low fence if loose fill is used. Garden areas with walks allow opportunities for interpretive signage educating visitors on colonial revival gardens or uses of specific plants within the landscape.



AMENITY NETWORK

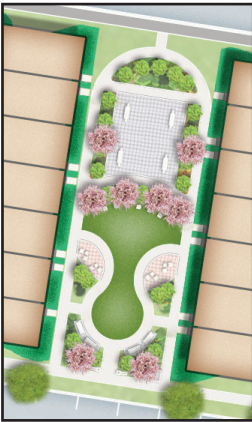
POCKET PARK AND FITNESS AREA

The Pocket Park and Fitness area are a short walk from each other. The fitness area offers an outdoor gym with several stations. The pocket park offers a small seating and gathering area that welcomes any pedestrian traffic from the potential shopping center connection. Both parks should be framed with plants to enhance the spaces without cutting off visibility.



PROMENADE

The Promenade is the terminus of the main entrance drive and provides a backdrop for entry into the community. A prominent entry feature should be located at the front of the park and a formal layout should be favored. Within the park a variety of amenities should be provided including at least two of the following: seating areas, flex use lawn, bench swings, or a neighborhood book exchange.



COMMUNITY GARDEN

The Community Garden provides outdoor space for residents to plant to their own preferences and needs. In addition to plots, shared work and rest space in the form of potting benches and seating should be present as well. The park space also includes a community gathering area with games, seating, grilling, and flex lawn available.



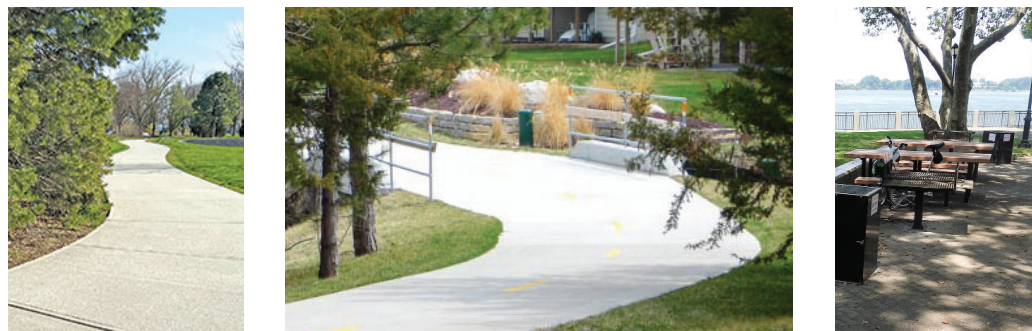
AMENITY NETWORK

PEDESTRIAN CONNECTIVITY

The amenities within Maple Valley Grove are connected by a network of sidewalks along the roads, an asphalt trail, and secondary paths between units or through parks. Connections should also be provided to adjacent amenities, such as the existing seating area within the Shops at County Center and the pedestrian network anticipated to be created with Hoadly Square.

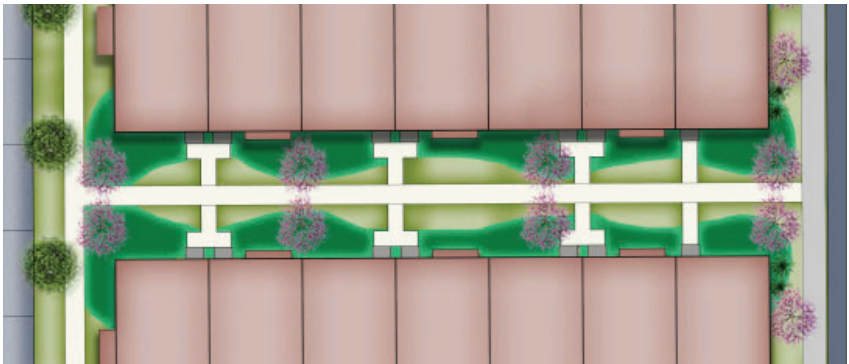
Gathering areas within the pedestrian network shall feature some type of group seating. These gathering areas will be primarily in the parks. Focal areas with small walls or fence segments shall tie into the colonial revival style and add character and a sense of place to Maple Valley Grove.

Other pedestrian focused spaces that do not have the level of development found in parks should still be designed with care. Where units open onto a pedestrian mews rather than a street, plantings and lawn shall be used to make the space more inviting.



AMENITY PROGRAM ELEMENTS

- FOCAL FEATURE
- CONNECTION TO OFFSITE FACILITIES
- GATHERING AREA
- PEDESTRIAN NETWORK



AMENITY NETWORK

SITE FURNISHINGS

Site furnishings shall be of a style and material that complements the architectural and landscape styles. Materials should predominantly be woods and metals, with a neutral color palette. Furnishings should be chosen to create a cohesive collection, regardless of manufacturer of individual pieces.

Other possible site features such as walls, columns, pedestrian railings, and fencing should be visually similar in style and materials to site furnishings and/or architectural features as applicable and feasible.



PART IV

RESIDENTIAL DETAILS

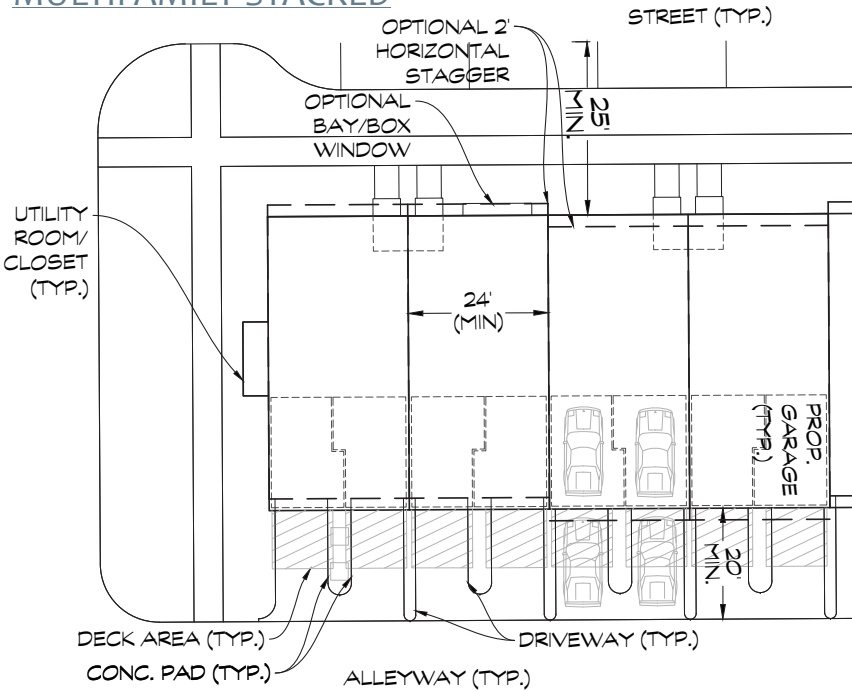
MULTIFAMILY OVERVIEW

PERFORMANCE STANDARDS

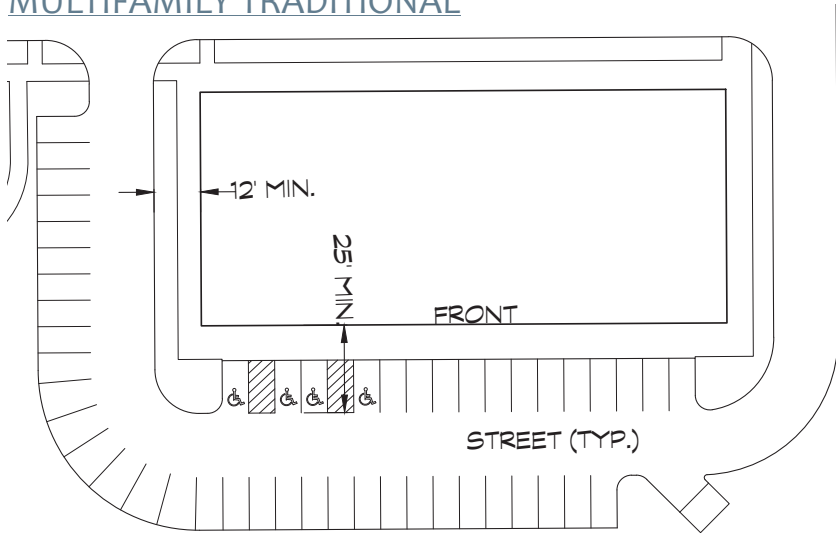
G. Multifamily buildings. Multifamily buildings are buildings comprising multiple dwelling units. The minimum lot area required shall be the sum of the areas required for each unit within the structure. Multifamily buildings shall contain three or more units in a single structure. The following table specifies the minimum standards for multifamily buildings in the PMR.

(1)	Minimum lot area in sq. ft.(per dwelling unit)	2,000 (1 story)
		1,725 (2 story)
		1,450 (3 story)
		1,450 (4 story)
(2)	Maximum lot coverage	0.75
(3)	Maximum building height	50 <u>55</u> ft.
(4)	Minimum yards and setbacks:	
	(a) Front yard (from streets or traveled portion of access easement)	35 <u>25</u> ft.
	(b) Rear	25 ft.
	(c) Side	20 ft.
	(d) Structured parking to dwelling	20 ft.
	(e) Parking lot to dwelling	12 ft.
(5)	Minimum rear setback for balconies and decks	20 ft.

MULTIFAMILY STACKED



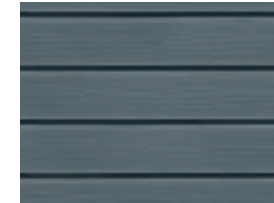
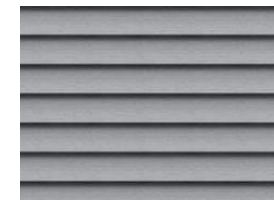
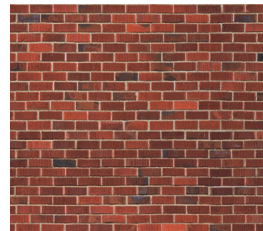
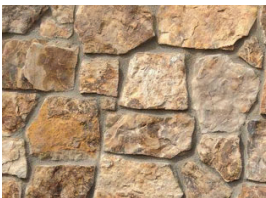
MULTIFAMILY TRADITIONAL



ARCHITECTURAL FEATURES

MULTIFAMILY STACKED (REAR LOAD)

The multifamily stacked unit provides an alternative for any household that doesn't want an apartment or a detached dwelling unit. These units shall use different materials colors, and bump-outs to break up the four-story wall.

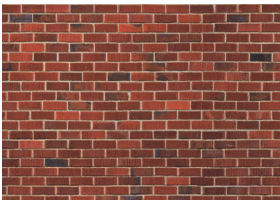
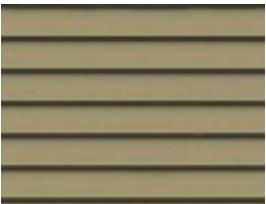
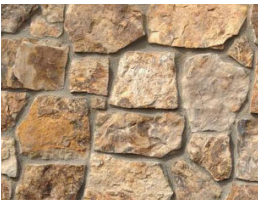


ARCHITECTURAL FEATURES

MULTIFAMILY TRADITIONAL

Maple Valley’s architecture offers design elements with appropriate proportion and scales. There is a focus on proper use of materials, especially the material application on the facades. Selecting the right blend of colors and textures to ensure an attractive look throughout the community.

The multifamily traditional building shall be no taller than 50 feet.



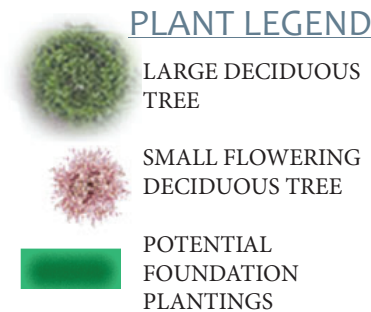
PLANTING REQUIREMENTS

PLANT SELECTION AND LAYOUT

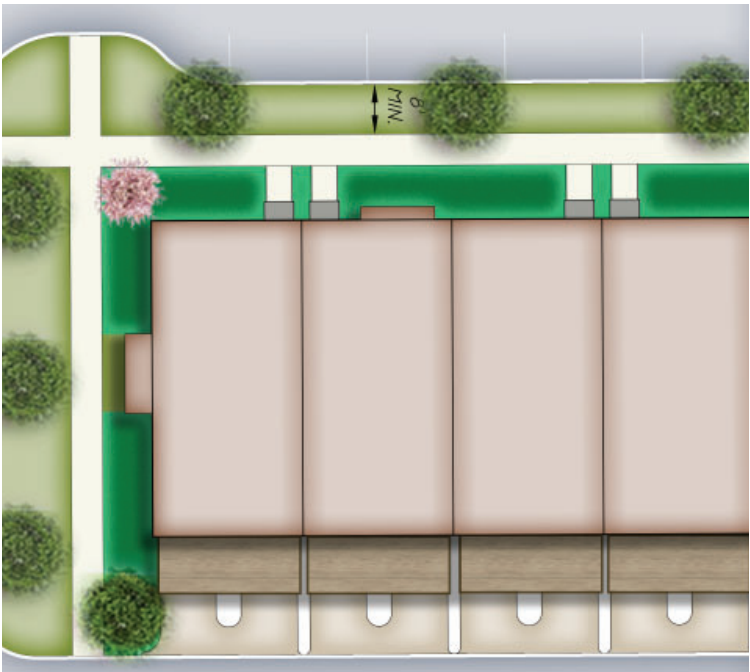
Maple Valley Grove residential landscaping will be an important part of the comprehensive community landscape plan and will help ensure a visually appealing and cohesive community. Residential Landscape plantings will follow the following requirements:

1. Multifamily units require one large deciduous tree and one additional tree of any category per 1,600 SF of open space.
2. To the extent feasible, large deciduous trees should be positioned within 15 feet of the road to serve as street trees and shall follow street tree palette. Any required large deciduous trees that does not fit within the streetscape may be provided in the community open space and need not follow the street tree palette.
3. Evergreen trees and medium, small, or compact deciduous trees shall be provided in community open space.
4. Foundation plantings for each building will be designed with selected plants that will help soften the streetscape and provide visual continuity throughout the community.
5. Foundation plantings shall consist of shrubs and perennials. Exact species will be determined based on sun exposure and other environmental factors. If provided within the amenity panel, perennial and shrub plantings shall have a 2' or less mature height or consist of species that prune well.
6. Interior parking lot trees necessary to meet DCSM requirements shall follow street tree palette.

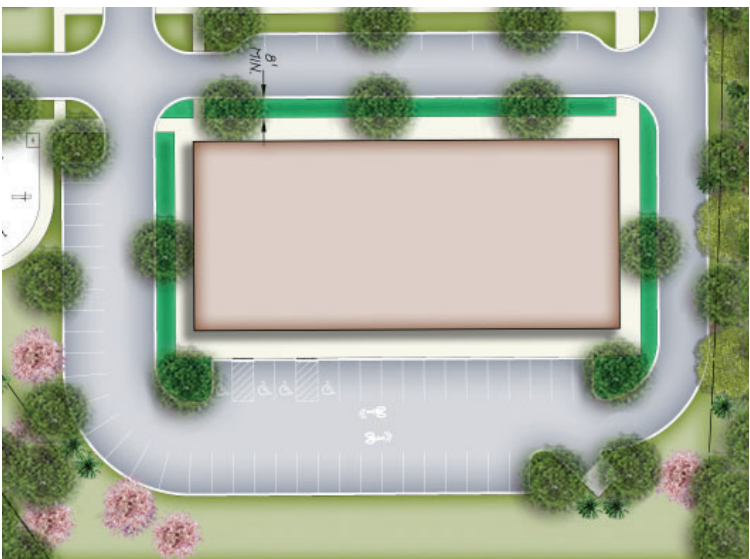
The final planting design should relate to and complement the architecture of individual homes. Overall, this plan ensures a balance between uniformity and variety creating an aesthetically pleasing and cohesive environment for residents of Maple Valley Grove.



PLANTING DETAIL MULTIFAMILY STACKED



PLANTING DETAIL MULTIFAMILY TRADITIONAL



DESIGN GUIDELINES



Maple Valley
GROVE

Prince William County, VA



Residential Development Impact Statement

Data current as of 10-01-2024

Date	October 15, 2025	Magisterial District(s)	Occoquan
Case Number	REZ2024-00048		
Case Name	Maple Valley Grove – Third Submission		
Description of Proposed Rezoning			
- Staff delivered the development impact statement for the applicant’s first submission on September 9, 2024. That impact statement evaluated the proposed rezoning of ±23.44 acres to allow for the development of 252 total residential units consisting of 26 single-family attached and 226 multifamily attached units. - The third submission increases the total number of units but does not change the proposed unit types, acreage, or district. - The application seeks to rezone ±23.44 acres from A-1, Agricultural, and M-2, Light Industrial, to PMR, Planned Mixed Residential. - In accordance with PWCS Regulation 801-3, residential development impact statements evaluate the impact of a proposed development on the assigned elementary, middle, and high schools. The assigned schools affected by this application include Marshall Elementary School, Benton Middle School, and Charles J. Colgan Sr. High School.			

Description of Impact and Mitigation Information Included in Rezoning Application				
Housing Units in Proposed Rezoning		Students Yielded from Proposed Rezoning		
Single-Family Detached	0	Elementary School		29
Single-Family Attached	242	Middle School		11
Multifamily	32	High School		19
Total	274	Total		59
Acceptable methods used in the developer's impact analysis to project students yielded from proposed rezoning.		☐ Yes ☒ No* ☐ N/A		
*If 'No', projected student yields calculated by PWCS are provided at right.		Elementary	Middle	High
		54	22	27
Total				
103				
Developer Proposed Mitigation and Proffer Details				
Rezoning application indicates monetary proffers for Schools.		☐ Yes ☒ No		
● The applicant's Proffer Statement dated October 2, 2025, does not indicate a monetary contribution for school purposes.				

Current and Projected Student Enrollment and Capacity Utilization for Schools in the Attendance Area of the Proposed Rezoning

Under the Division's 2024-25 school attendance area assignments, students generated from the Proposed Rezoning will attend the following schools:

Assigned Schools	Available Space			2024-25			2025-26			2029-30		
	Planning Capacity	Program Capacity	Portable Class-rooms	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)
Marshall Elementary	---	692	1	648	44	93.6%	627	67	90.3%	699	-5	100.7%
Benton Middle	---	1,367	0	1,336	31	97.7%	1,419	-52	103.8%	1,316	51	96.3%
Charles J. Colgan Sr. High	2,053	---	10	2,939	-886	143.1%	2,908	-855	141.6%	3,094	-1,041	150.7%

Note: Capacities of schools reported do not include the temporary capacity provided by any portable classrooms present on the school site. Portable classrooms do not add permanent capacity and are not included in the calculation of a school's capacity or the assessment of a school being able to adequately accommodate students.

Current and Projected Student Enrollment and Capacity Utilization for Schools in the Attendance Area, Including Projected Student Yields from the Proposed Rezoning

Assigned Schools	Available Space			2024-25			2025-26			2029-30		
	Planning Capacity	Program Capacity	Portable Class-rooms	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)
Marshall Elementary	---	692	1	648	44	93.6%	681	13	98.1%	753	-59	108.5%
Benton Middle	---	1,367	0	1,336	31	97.7%	1,441	-74	105.4%	1,338	29	97.9%
Charles J. Colgan Sr. High	2,053	---	10	2,939	-886	143.1%	2,935	-882	143.0%	3,121	-1,068	152.0%

Note: Capacities of schools reported do not include the temporary capacity provided by any portable classrooms present on the school site. Portable classrooms do not add permanent capacity and are not included in the calculation of a school's capacity or the assessment of a school being able to adequately accommodate students.

Development Impact Statement

October 15, 2025

Page 3

Capital Costs	Elementary	Middle	High	
School Cost	\$80,691,675	\$93,272,573	\$202,000,000	
School Capacity	1,050	1,464	1,400	
Per Pupil Cost	\$76,849	\$63,711	\$144,286	
Project's Impact	Elementary	Middle	High	Total
Student yields exceeding capacity	54	0	27	81
Project's Capital Costs	\$4,149,846	\$0	\$3,895,722	\$8,045,568
Monetary proffer contribution total of \$0.00 adequately mitigates the Project's Capital Costs			Yes ☐ ☒ No	
Note: A supported method for determining appropriate proffer contributions includes calculating the per pupil capital cost by dividing the projected 2028-29 school year cost of constructing a new school (e.g., elementary, middle, and high) by its student capacity. The calculated per pupil capital cost is multiplied by the projected student yields associated with the application that exceed the respective capacities of the assigned schools. Please note that construction costs are projected and updated annually.				

Capital Improvement Program (CIP) Projects (projected completion)	
Elementary School	
Middle School	
High School	14th High School (2029)
Note: At this time, the capacity utilization of future schools to be constructed as part of a capital improvement program, as well as schools proximate to them, cannot be known with certainty. The uncertainty arises from the attendance area creation for the new school and resulting modifications to nearby schools being approved by the School Board at a later date.	

Comments and Concerns
- The applicant's method for calculating student yields associated with the project removed "by-right" housing units and those proposed to be affordable dwelling units. As a result, the student yields associated with the project become reduced. PWCS does not support this method, because these units can yield K-12 students. - Projected 2029-30 enrollment at the assigned elementary school and high school exceeds 100% of capacity before consideration of the anticipated students generated from this application. The addition of anticipated students generated from this application will further exacerbate this condition. However, the approved CIP includes the 14th High School which will provide additional capacity to address overcrowding at the high school level. - Projected 2029-30 enrollment at the assigned middle school indicates available space for the anticipated students generated from this application.

Proposed Residential Development

Maple Valley Grove



HISTORICAL COMMISSION RESOLUTION

MOTION: PORTA

September 10, 2024

SECOND: BRICKLEY

Regular Meeting

Res. No. 24-054

RE: LAND DEVELOPMENT RECOMMENDATIONS

ACTION: APPROVED

WHEREAS, the Prince William County Historical Commission seeks to identify, preserve and protect historic sites and structures in Prince William County; and

WHEREAS, the Prince William County Historical Commission's review of pending land development applications assists in determining the necessity for cultural resource surveys and other research and evaluations; and

WHEREAS, the Prince William County Historical Commission believes that the identification, preservation and protection of historic sites and structures throughout Prince William County is well served by this action;

NOW, THEREFORE, BE IT RESOLVED, that the Prince William County Historical Commission does hereby recommend to the Prince William County Planning Commission the action(s) noted for the following properties:

<u>Case Number</u>	<u>Name</u>	<u>Recommendation</u>
REZ2024-00002	Balls Ford Road Crossing 2 nd Submission	No Further Work
REZ2025-00001	Walmart Haymarket PRA	Recommend applicant provide an upright framed or wall mounted exhibit displaying a map of local historic sites, with particular attention to battlefields covering the project site: Manassas 2, Buckland Mills, and Thoroughfare Gap, as well as Rt 15 intersecting with Rt 55, Journey Through Hallowed Ground on the way to Historic Haymarket from Thoroughfare.

<u>Case Number</u>	<u>Name</u>	<u>Recommendation</u>
SUP2025-00001	Walmart Haymarket	See REZ2025-00001
PFR2024-00012	Public Safety Training Facility 2 nd Submission	No Further Work
REZ2023-00031	Thomas Farm at Bristow Station 4 th Submission	Recommend a permanent fence around cemetery and a hard surface access trail. Recommend applicant strongly consider the land swap recommended by the Department of Parks and Recreation.
REZ2022-00011	East Gate Apartments 2 nd Submission	No Further Work
REZ2024-00044	Wellington Glen Land Bay J Proffer Amendment 2 nd Submission	Table
REZ2023-00018	Gardner Property 2 nd Submission Updated	Recommend applicant fabricate and install an Interpretive Sign (NPS Wayside style sign) on the property, recognizing Buckland Mills Battlefield, with content provided by the Historical Commission.
REZ2024-00048	Maple Valley Grove	Table
REZ2025-00002	Chinn Landing	No Further Work
SUP2025-00006	Dunkin at Barracks Row Quantico	No Further Work

Votes:

Ayes: by acclamation

Nays: None

Absent from Vote: None

Absent from Meeting: Brace, Dodge, Kulick

MOTION CARRIED

ATTEST:

A handwritten signature in blue ink, appearing to read "Christopher B. Bryndler", is written over a horizontal line.

Secretary to the Commission

HISTORICAL COMMISSION RESOLUTION

MOTION: PORTA

SECOND: BRACE

RE: LAND DEVELOPMENT RECOMMENDATIONS

ACTION: APPROVED

**October 8, 2024
Regular Meeting
Res. No. 24-062**

WHEREAS, the Prince William County Historical Commission seeks to identify, preserve and protect historic sites and structures in Prince William County; and

WHEREAS, the Prince William County Historical Commission's review of pending land development applications assists in determining the necessity for cultural resource surveys and other research and evaluations; and

WHEREAS, the Prince William County Historical Commission believes that the identification, preservation and protection of historic sites and structures throughout Prince William County is well served by this action;

NOW, THEREFORE, BE IT RESOLVED, that the Prince William County Historical Commission does hereby recommend to the Prince William County Planning Commission the action(s) noted for the following properties:

<u>Case Number</u>	<u>Name</u>	<u>Recommendation</u>
REZ2024-00044	Wellington Glen Land Bay J Proffer Amendment 2 nd Submission	Table
REZ2024-00048	Maple Valley Grove	No Further Work
PFR2025-00003	Junkyard Renovation Substation	Table
REZ2025-00005	New Bristow Village Addition	Table
REZ2025-00003	Project Industry	Table
REZ2025-00004	King's Grove	No Further Work
SUP2025-00010	Family Zone Academy	No Further Work

<u>Case Number</u>	<u>Name</u>	<u>Recommendation</u>
REZ2025-00008	Chick-Fil-a Lake Ridge Proffer Amendment	No Further Work
SUP2025-00011	Chick-Fil-a Lake Ridge SUP Amendment	No Further Work
SUP2025-00012	Milestone Towers – Rippon MS	No Further Work

Votes:

Ayes: by acclamation

Nays: None

Absent from Vote: None

Absent from Meeting: Brickley, Brown, Ford, Pearsall

MOTION CARRIED

ATTEST:



Secretary to the Commission