

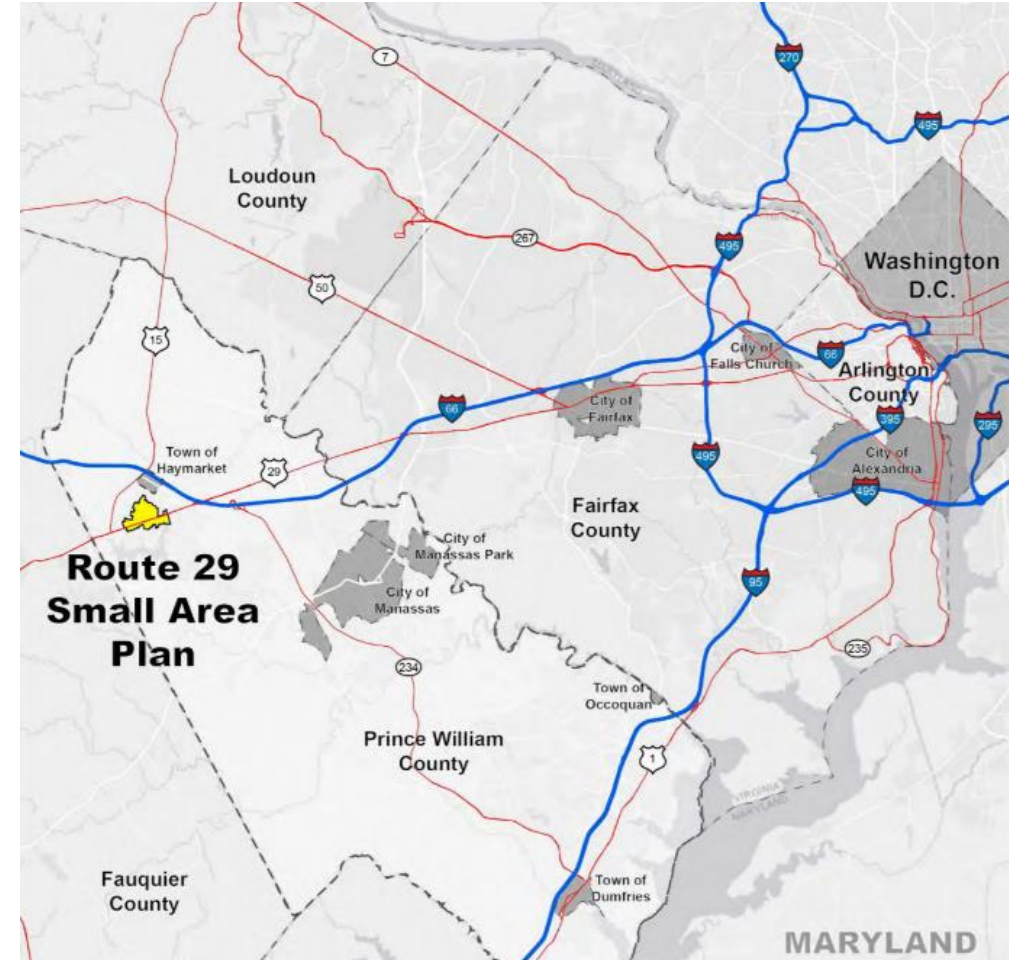


Prince William County Route 29 Small Area Plan

Planning Commission – September 18, 2019

What is the intent of a Small Area Plan?

To provide a greater emphasis on detailed planning, visioning, economic development, and design in order to develop plans that represent the community's vision for each study area



Vision & Goals

VISION: The Route 29 planning area is a sustainable, pedestrian-friendly series of neighborhoods focused on connecting to existing retail, residential, and cultural amenities, while providing opportunities for future residential, office, retail, and mixed-use growth, and focused on protecting and celebrating the cultural and environmental assets of the area.



PLACETYPES: Create a community that capitalizes on the existing green space while building a vibrant arts and entertainment area, and vibrant, pedestrian-friendly neighborhoods to create a place for both residents and visitors to live, work, and play.



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



MOBILITY: Create a multimodal network that connects to the community's mobility hubs and connect the area's neighborhoods with a robust pedestrian and bicycle network.



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



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



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



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

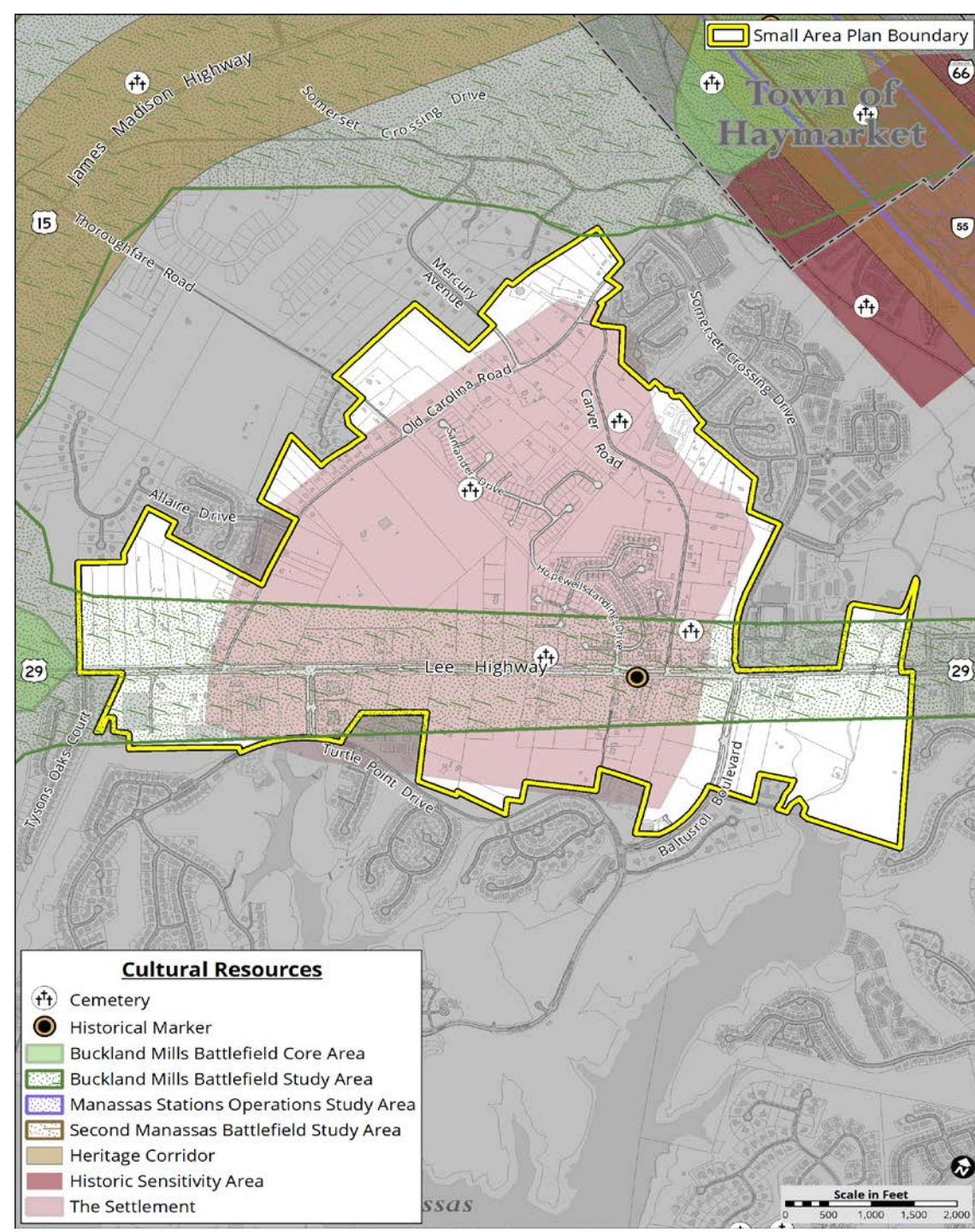
Public Engagement

- June 7, 2017 – Stakeholder meeting (internal agency)
- September 21, 2017 – Stakeholder meeting (external)
- January 13, 2018 – Charrette (public)
- October 30, 2018 – Community Conversations Meeting
- November 13, 2018 – Community Conversations Meeting
- November 14, 2018 - Community Conversations Meeting
- February 27, 2019 – Public town hall meeting
- June 19, 2019 – Planning Commission Worksession #1
- July 10, 2019 – Planning Commission Worksession #2
- July 24, 2019 – Planning Commission Worksession #3
- September 18, 2019 – Planning Commission public hearing

Cultural Resources

Goal: Identify and protect the County's significant historical, archaeological, and architectural assets, including those significant to the County's minority communities.

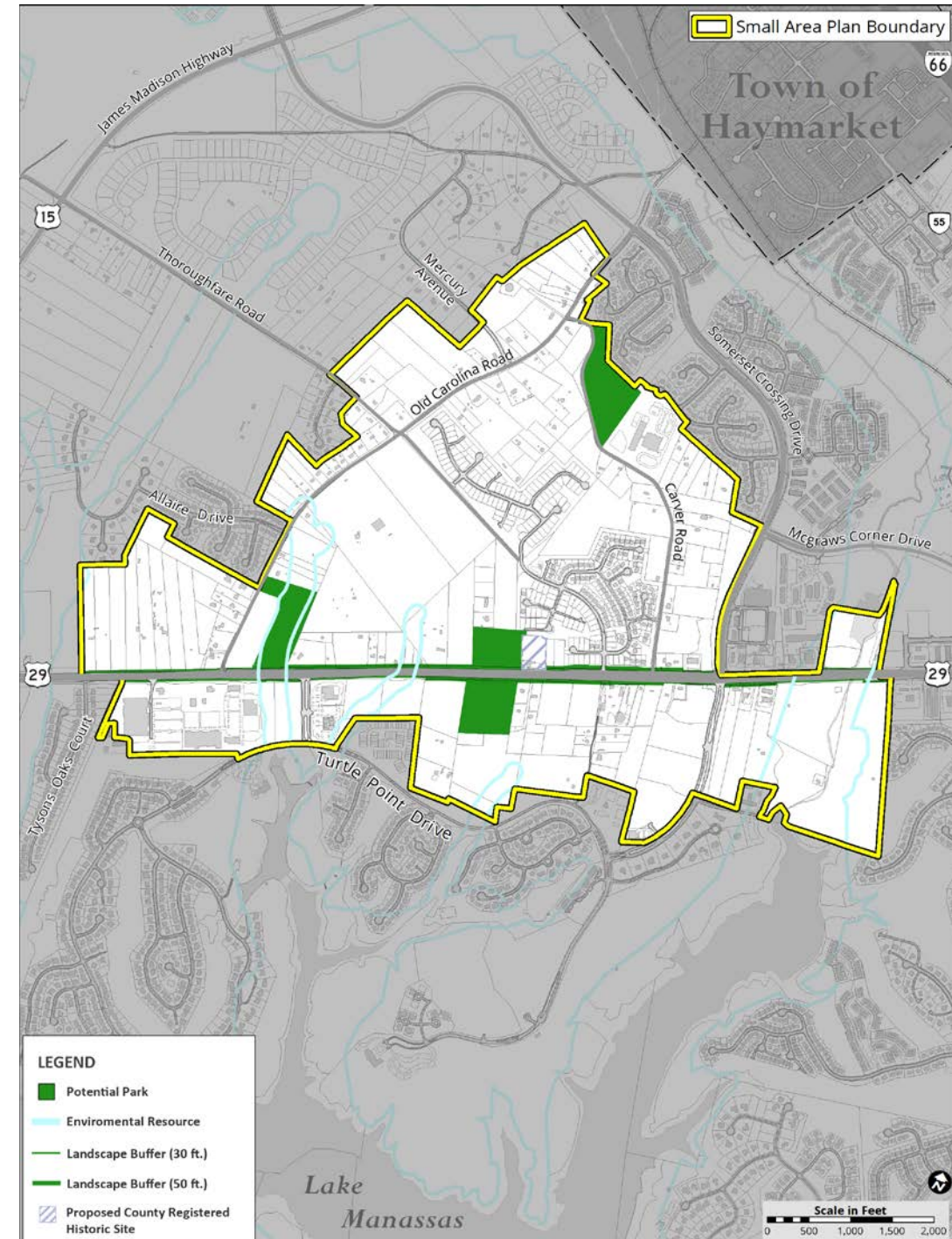
1. Open space adjacent to Mount Pleasant Baptist Church helps preserve and celebrate the historic church. Also pursue designation for church as a County Registered Historical Site.
2. Collocate interpretive elements with planned open spaces and parks.
3. Study and research African-American history in the area and prepare a history of The Settlement.



Green Infrastructure

Encourage parks within SAP:

1. New park near Buckland Mills Elementary School adds outdoor play areas and ball fields and serves the surrounding community.
2. Series of open spaces protects and enhances the historic Mount Pleasant Baptist Church.
3. The series of open spaces will provide valuable community amenities to residents and visitors while celebrating the area's cultural assets.
4. New park near Route 29 and Old Carolina Road will provide opportunities for passive recreation and the enjoyment of the area's natural assets.



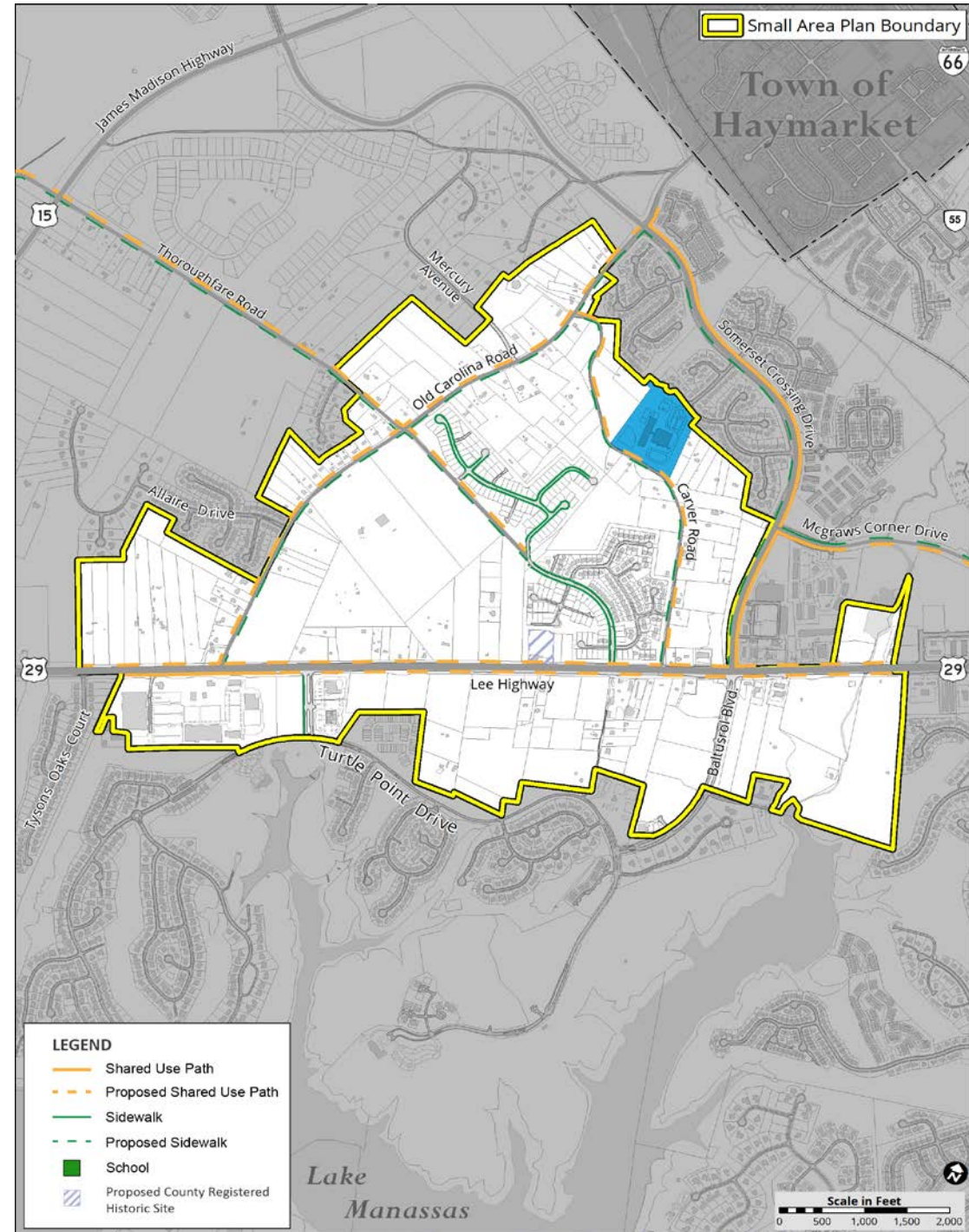
Economic Development

Goal: Encourage economic development to attract and retain desirable commercial investment that is compatible and supportive of a quality residential environment.

- Focus on supporting existing businesses
- Encourage local-serving retail businesses, entertainment, or social centers to create a center of activity
- Plan for areas supportive of Targeted Industries – in particular, provide office space supportive of the Healthcare industry

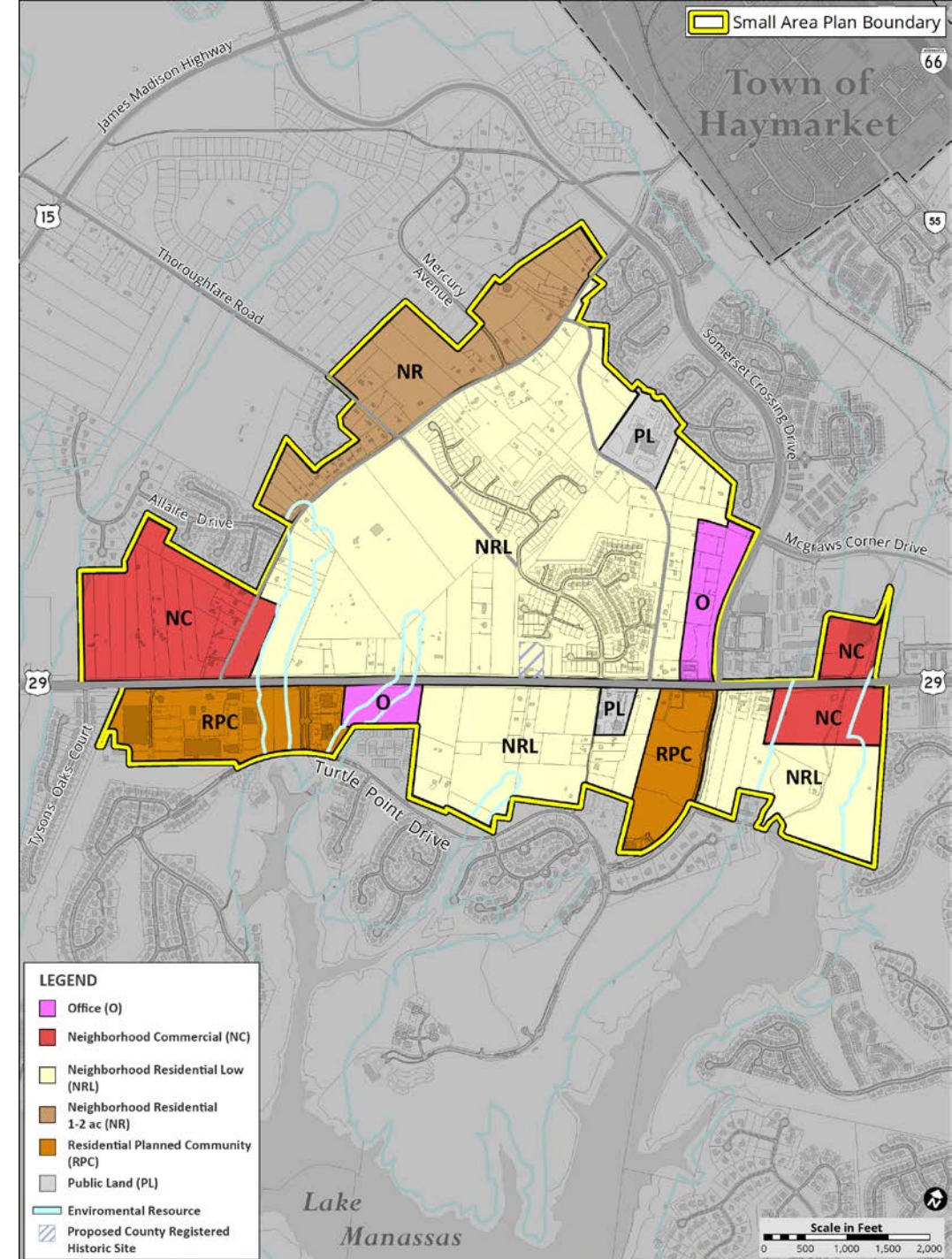
Pedestrian & Bike

- Plan accounts for future pedestrian and bike network
- Increases mobility throughout project area and provides options for walkers, joggers, bikers, etc.



Land Use Plan

- Single Family neighborhoods at the core
- Office designation – nonresidential only
- Neighborhood designation includes residential and retail uses
- Preservation of cultural resources



Land Use Plan

Neighborhood	Office	Neighborhood Residential Low	Neighborhood Residential 1-2ac.
			
<p>The Neighborhood classification provides a focus on local employment uses within an urban, mixed-use environment. First-floor retail and commercial establishments and/or the inclusion of multi-family housing can support developments. The intent is to create vibrant, diverse places to accommodate a variety of business and housing development needs. Buildings have short to medium setbacks and varying block sizes. Parking is predominately surface parking or on-street with accommodations for structured parking.</p>	<p>The purpose of the Office classification is to provide for areas of low-to mid-rise, offices or research and development activities. Projects in this classification shall be for office use, with retail and retail service uses discouraged. A small percentage of civic uses may occupy office developments. Maximum heights in this district may be up to 5 stories. A minimum office building height of 3-5 stories is preferred.</p>	<p>The purpose of the Neighborhood Residential Low classification is to provide for housing opportunities at a low suburban density. The housing type in this classification is single-family detached. The density range in this category is 1-4 units per gross acre.</p>	<p>Neighborhood Residential 1-2ac. primarily accommodate single-family homes on lots of 1-2-acres in size. Connections and pedestrian amenities should be a priority for development design. These areas should also include parks, trails and open space integrated into the development in appropriate locations.</p>

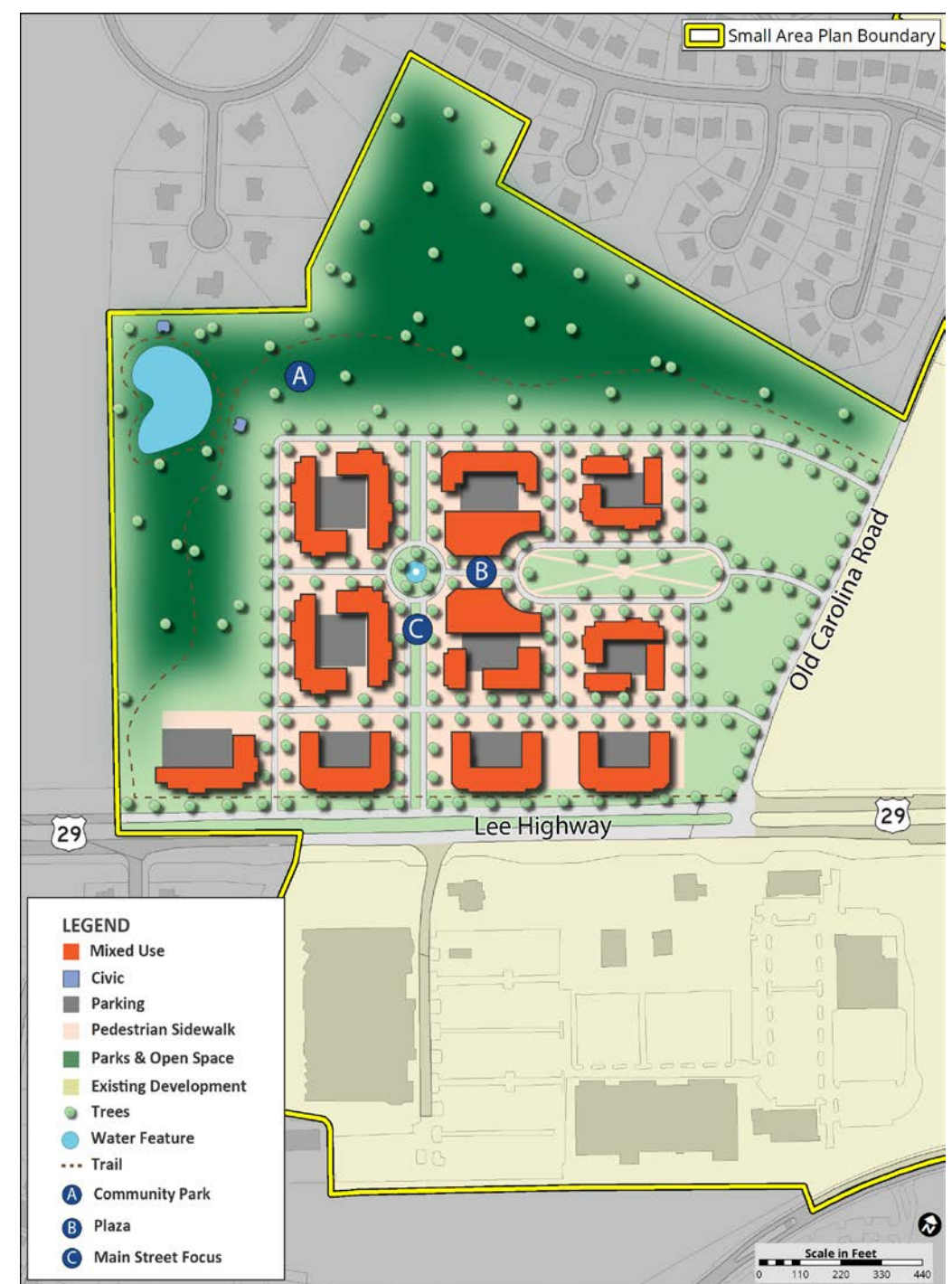
DESCRIPTION

Land Use Plan

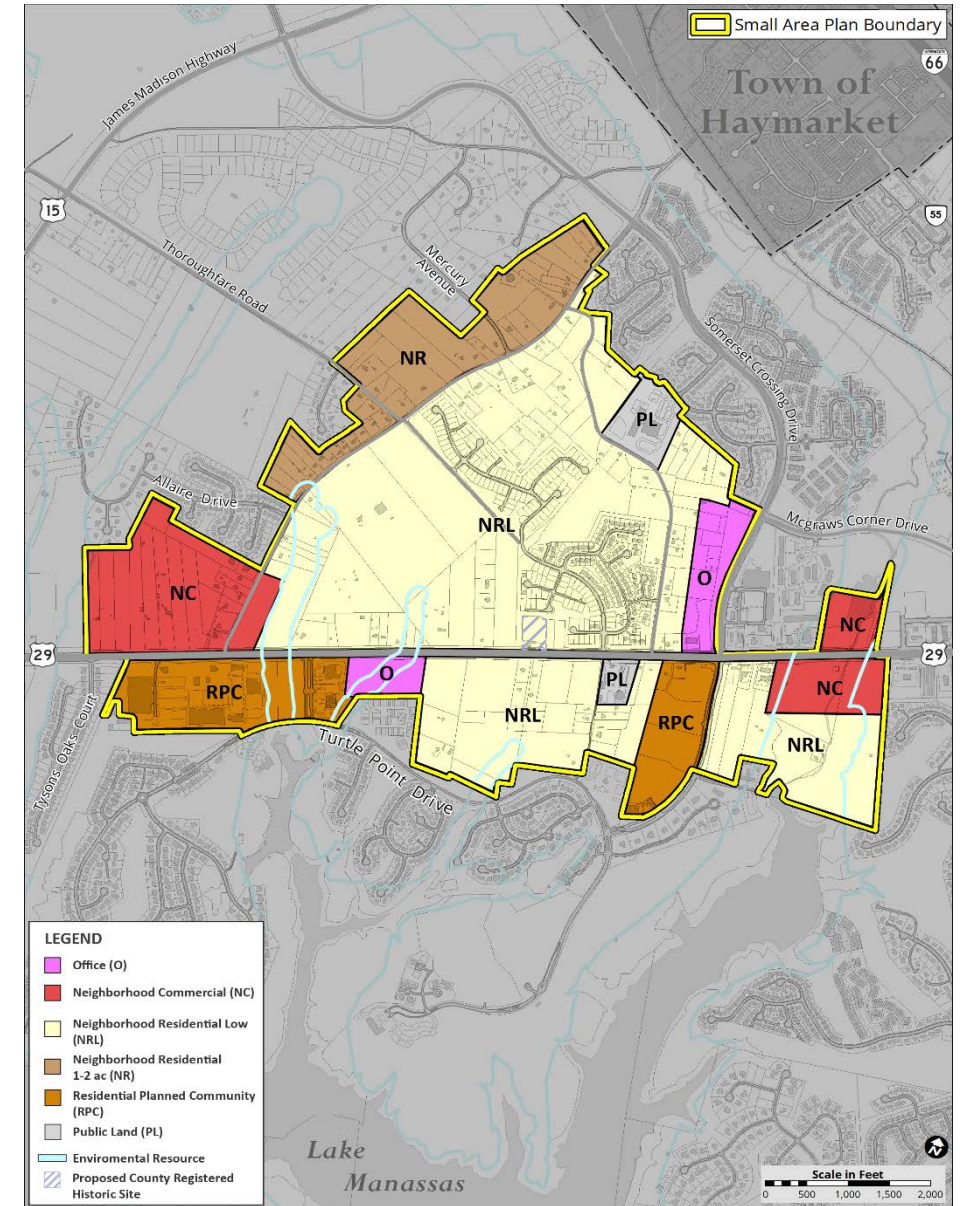
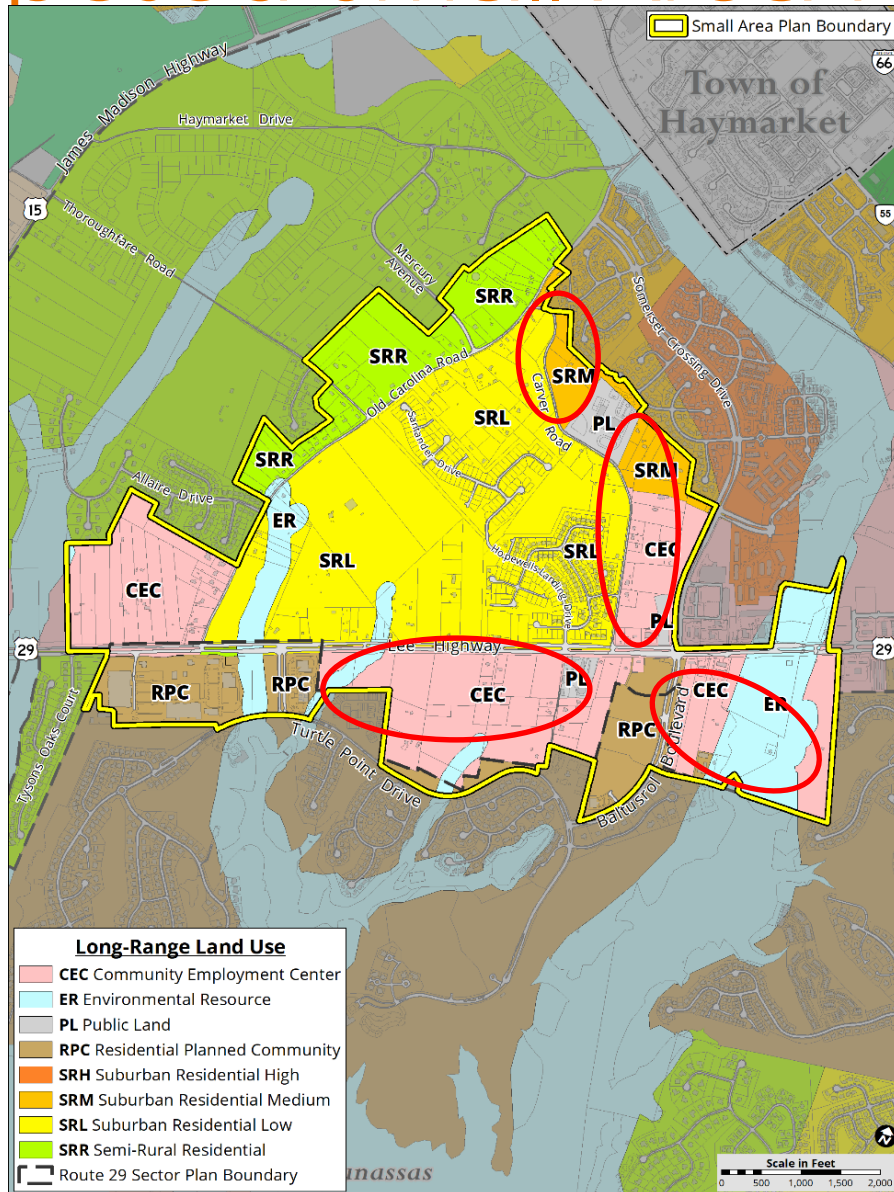
		Neighborhood	Office	Neighborhood Residential Low	Neighborhood Residential 1-2ac.
USES	Primary Uses	<ul style="list-style-type: none"> Retail & Service Commercial Multi-Family Residential above first floor Office 	<ul style="list-style-type: none"> Office Entertainment Commercial Hotel 	<ul style="list-style-type: none"> Single Family Detached 	<ul style="list-style-type: none"> Single Family Detached
	Secondary Uses	<ul style="list-style-type: none"> Civic, Cultural, Community Institutional Hotel 	<ul style="list-style-type: none"> Retail & Service Commercial Civic, Cultural, Community Institutional 	<ul style="list-style-type: none"> Accessory Residential Units 	<ul style="list-style-type: none"> Accessory Residential Units
FORM & CHARACTER	Use Pattern	Separate or Vertical Mixed Use Limited to one drive-through per Neighborhood district	Separate or Vertical Mixed Use	Separate Uses No Cluster Provision Allowed	Separate Uses No Cluster Provision Allowed
	Target Residential Density	6-12 du/acre	N/A	1-4 du/acre	1-2 acres per du
	Target Non-Residential FAR	Up to 1.0	Up to 1.0	N/A	N/A
	Target Land Use Mix	Residential: 50-75% Non-Residential: 20-45% Civic: 5%+	Residential: 0% Non-Residential: 95% Civic: 5%+	Residential: 100% Non-Residential: 0% Civic: 0%	Residential: 100% Non-Residential 0% Civic: 0%
	Target Building Height	Up to 3 stories Up to 4 stories for mixed use buildings only	Up to 5 stories	N/A	N/A
	Minimum Open Space	20% of site	20% of site	10% of site	30% of site

Illustrative Concept

- Commercial development could occur without residential; however, if residential development is proposed, it must be provided in a mixed-use building(s)
- Concept plan creates attractive development design – prevents strip commercial development
- Includes buffer areas for separation & screening from existing residential development



Comparison: Existing Comprehensive Plan vs. Proposed Small Area Plan



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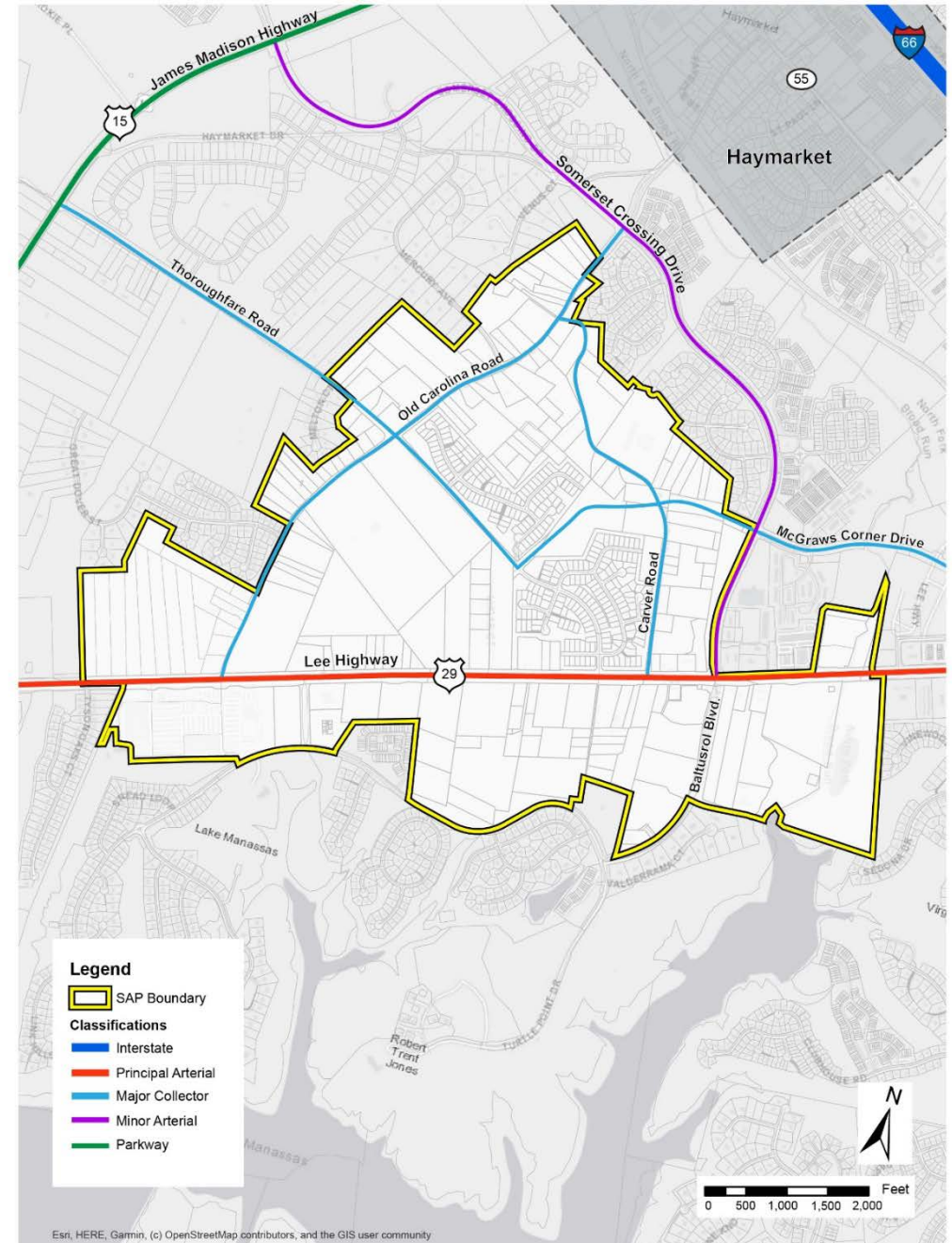
	Existing Comprehensive Plan	Proposed Small Area Plan	+/-
Total Dwellings	3,506	1,990	-1,516
Total Nonresidential GFA	4,940,817	1,921,634	-3,019,183
Daily Vehicle Trips	142,569	72,810	-69,759
Total Students	1,769	1,011	-758

Small Area Plan Options

Option C: Take No Action and Leave Existing Plan As Is (no change to existing land use or transportation plan)

Maintains the following roads as 4-lanes:

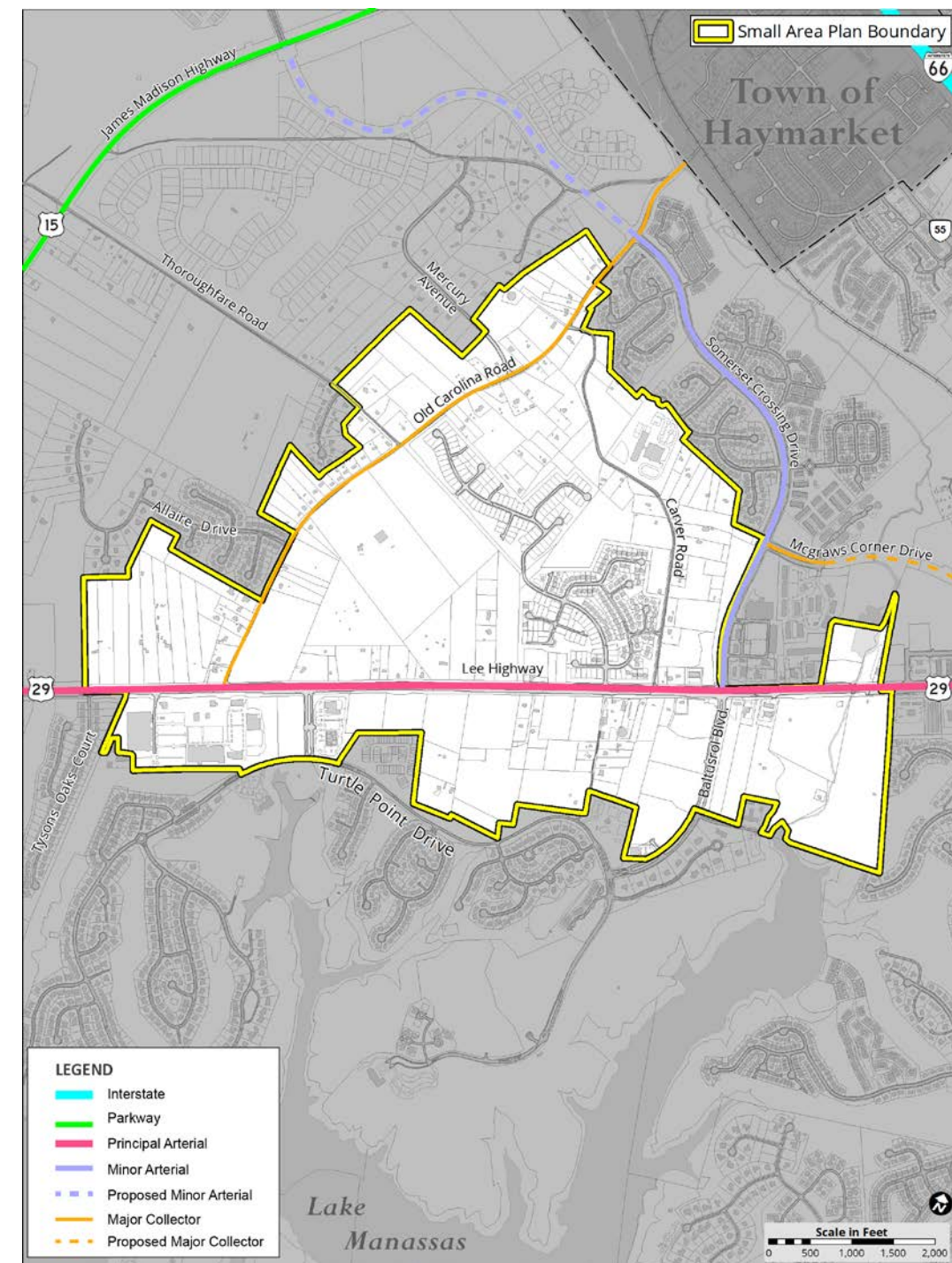
- Old Carolina Road
- Carver Road
- Thoroughfare Road
- McGraws Corner Drive



Small Area Plan Options

Draft - Option A: Downplan Land Use and Road Network (Old Carolina Road planned as 2-lane road)

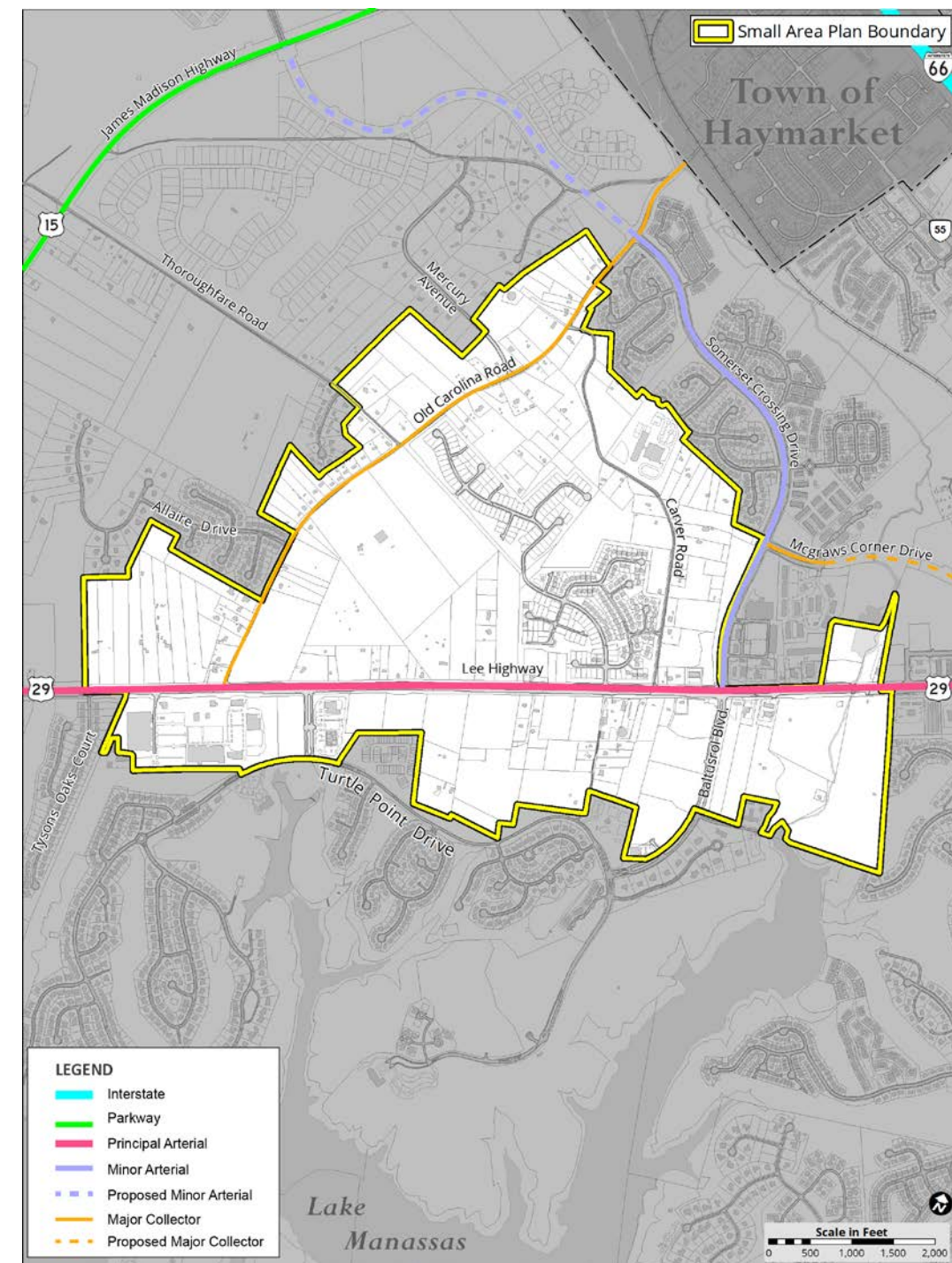
- Thoroughfare Road – 2-lanes
- Carver Road – 2-lanes
- Old Carolina Road – 2-lanes
- McGraws Corner Drive not to extend west of Somerset Crossing Drive



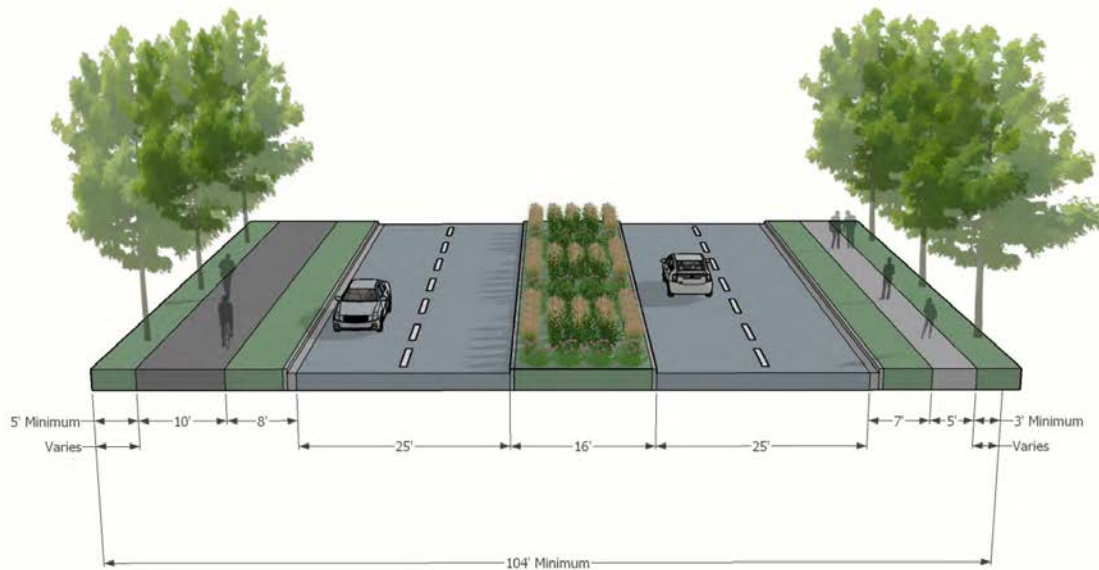
Small Area Plan Options

Draft - Option B: Downplan Land Use and Road Network (with the exception of Old Carolina, which leaves the existing 4-lane classification, but substitutes a narrower right-of-way section)

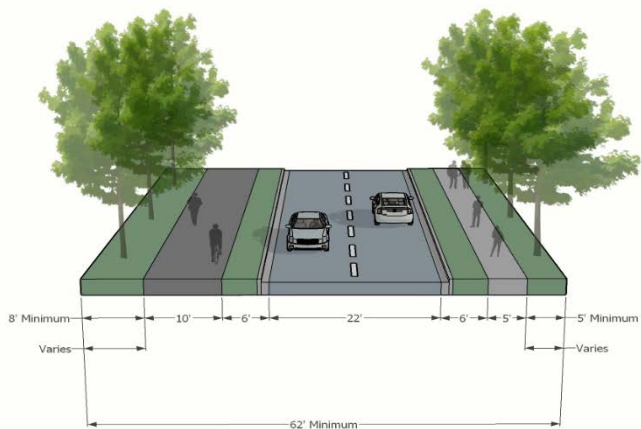
- Thoroughfare Road – 2-lanes
- Carver Road – 2-lanes
- Old Carolina Road – 4-lanes
- McGraws Corner Drive not to extend west of Somerset Crossing Drive



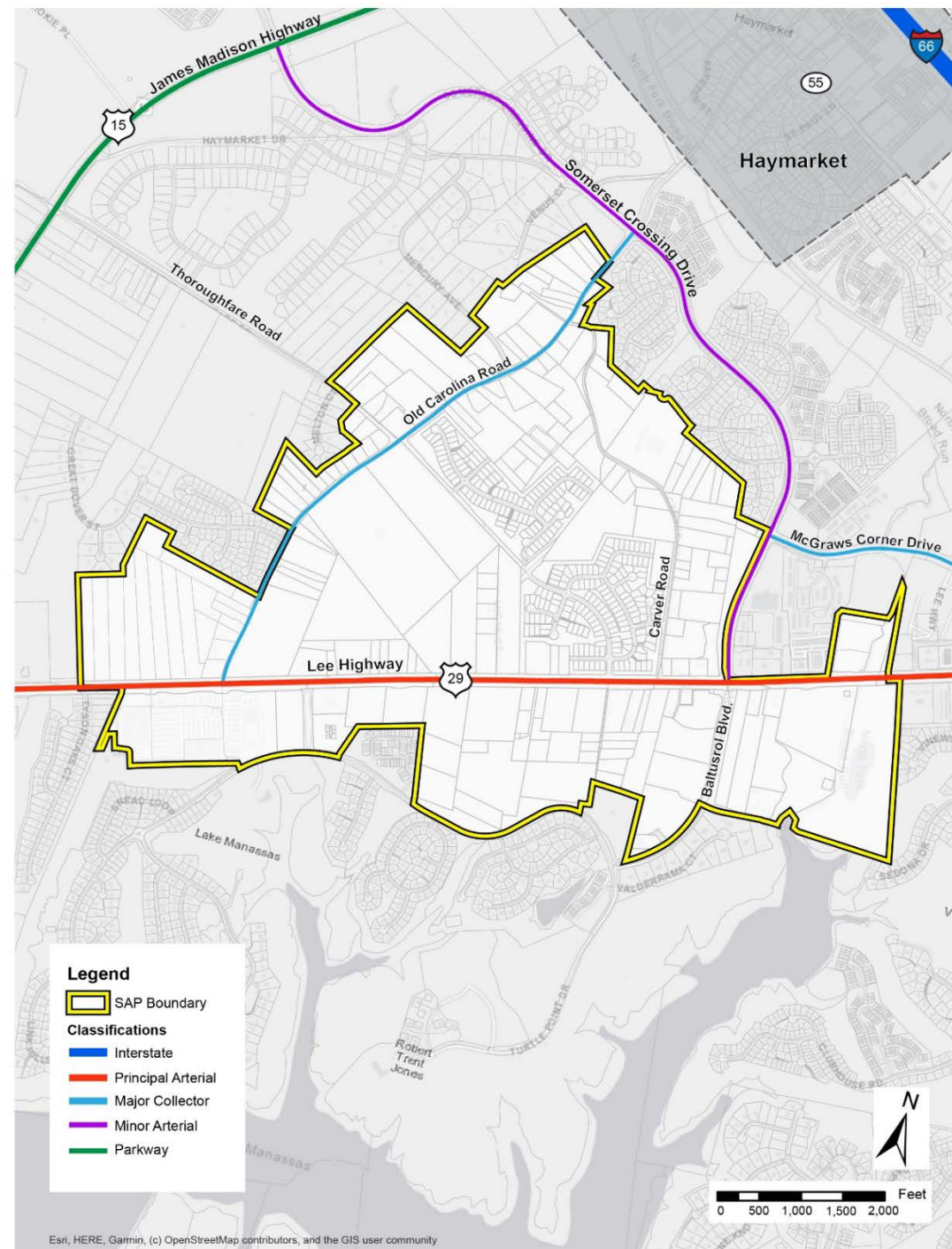
Transportation Network



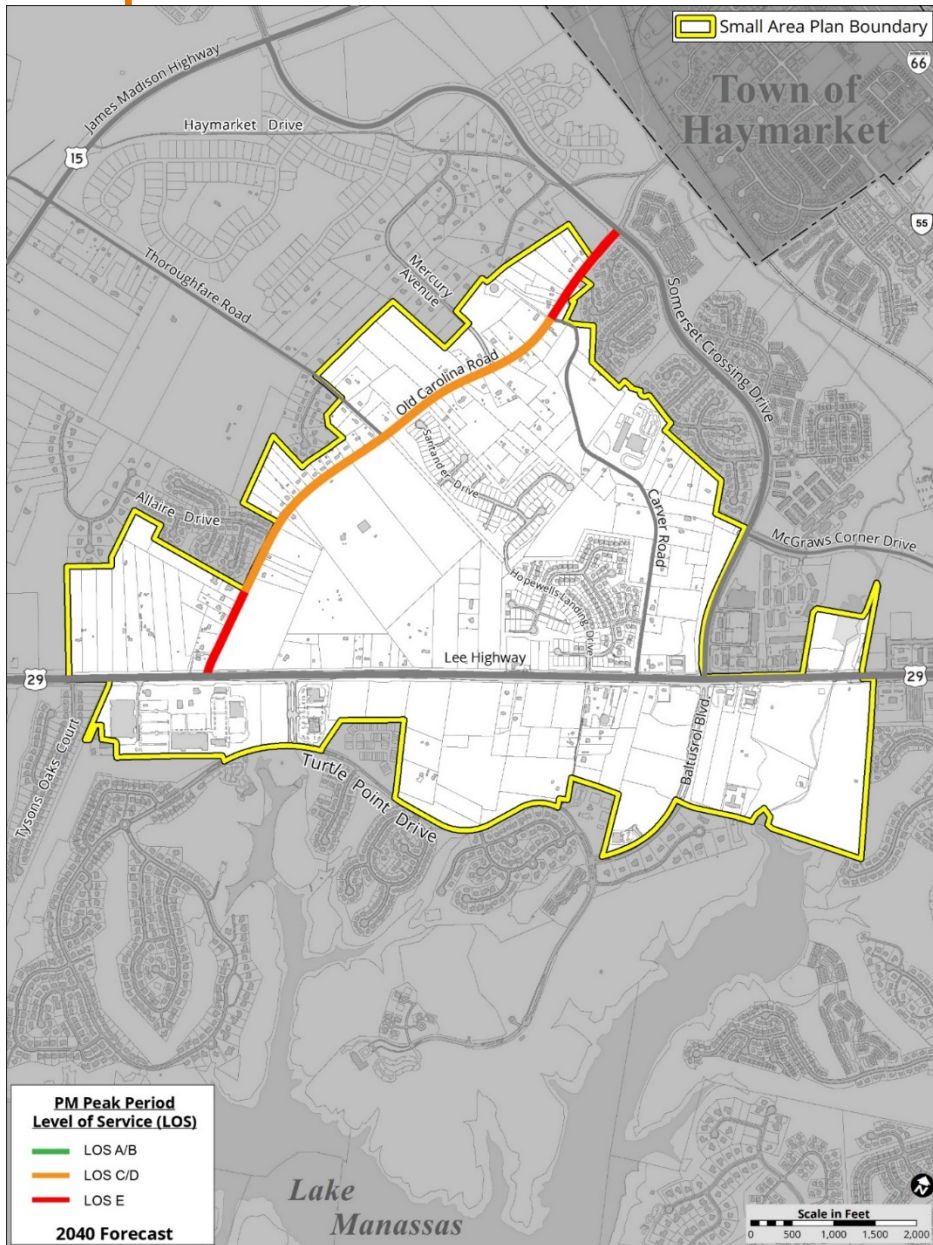
Major Collector



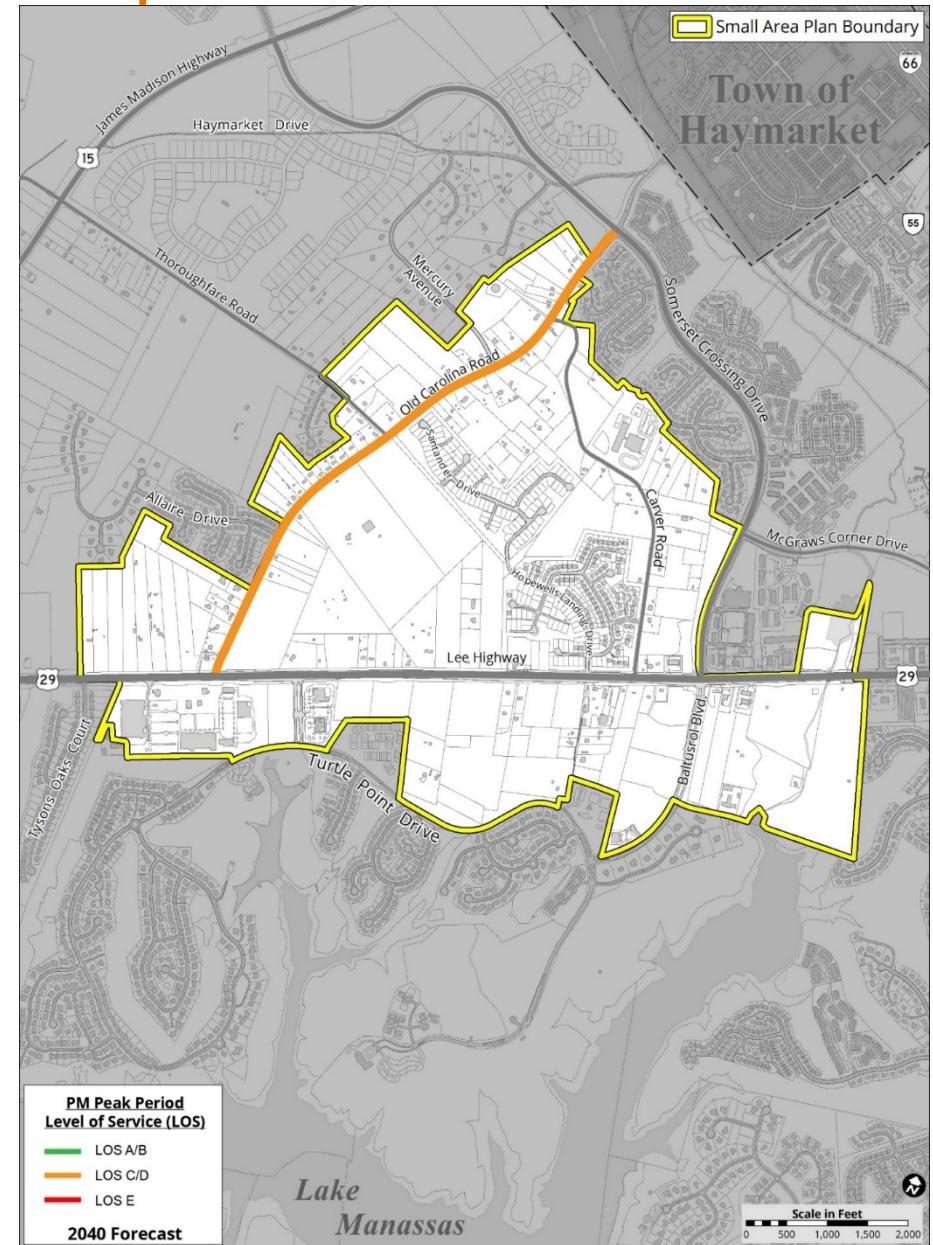
Local Street



Option A – 2-lanes



Option B – 4-lanes



Recommendation:

Staff recommends approval of Option B:

- Plan provides greater predictability for uses within the Route 29 corridor
- Downplans land uses
- Downplans road network
- Focus on the historical significance of the area and existing character

