Overview

As part of the stakeholder engagement process for the Triangle SAP, the project team undertook a series of interviews with external stakeholders. While external stakeholder engagement was originally envisioned as a standalone meeting, a revised approach was developed as a result of COVID-19-related social distancing protocols. As a result, a series of interviews were conducted with select stakeholders, in most cases via Microsoft Teams, and in some cases by questionnaire.

Purpose:

This document provides a summary of key takeaways from the stakeholder interviews. The intent is not to provide verbatim what was discussed, rather to document the relevant findings, experience, and opinions for the project team to consider in next stages of developing the SAP. Key topics discussed with stakeholders centered around existing conditions, both within the project boundary and as part of the broader U.S. Route 1 context; key relationships to build on; and development potential and limitations.

External Stakeholders:

The table below identifies stakeholders interviewed by the project team.

<table>
<thead>
<tr>
<th>Elected/Appointed</th>
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<tbody>
<tr>
<td>PWC Supervisor</td>
<td>Honorable Bailey</td>
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<tr>
<td>Planning Commission – Chair</td>
<td>Bill Milne</td>
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<tr>
<td>Planning Commission</td>
<td>Juan McPhail</td>
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<tr>
<td>PWC Trails and Blueways Council</td>
<td>Dave Brickley</td>
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<tr>
<td>Public Sector</td>
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<tr>
<td>PWC Economic Development Department</td>
<td>Christina Winn and Jim Gahres</td>
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<tr>
<td>Marine Corps Base Quantico (MCBQ) (2 Interviews)</td>
<td>Darryl Griffin, Emilio Rivera, Joe Winterer, Timothy Blair, Oscar Almond,</td>
</tr>
<tr>
<td>PWC Parks, Recreation, and Tourism</td>
<td>Ryan Delaney</td>
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<tr>
<td>PWC Environment / Watershed</td>
<td>Julia Flanagan, Ben Eib, Clay Morris</td>
</tr>
<tr>
<td>Town of Dumfries</td>
<td>Will Capers, III</td>
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<tr>
<td>Private Sector</td>
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<tr>
<td>PWC Chamber of Commerce</td>
<td>Ross Snare</td>
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<tr>
<td>Core Site Group</td>
<td>Tim Hurley</td>
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<td>National Museum of the Marine Corps</td>
<td>Gwenn Adams, Scott Yost</td>
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<tr>
<td>Elm Street Development</td>
<td>Joe Jacobs</td>
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<tr>
<td>Stanley Martin</td>
<td>Truett Young</td>
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The table below identifies stakeholders interviewed by the project team via questionnaire.

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<tr>
<th>National Park Service</th>
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<tr>
<td>OmniRide/Potomac and Rappahannock Transportation (PRTC)</td>
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<tr>
<td>Prince William County Schools</td>
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**Key Takeaways:**

**General**

- Triangle is well-placed as the southern gateway to Prince William County, with close proximity to Quantico Marine Corps Base (MCBQ), Marine Corps Heritage Museum, and Prince William Forest Park. The gateway is marked by the Iwo Jima statue at US Route 1 and Fuller Rd.
- The current perspective on Triangle is that it has been neglected and is a place you “drive through,” not a place you “drive to” (as a destination). For many people, the Triangle district has negative connotations, which can limit the attractiveness of businesses, including offices and hotels.
- Triangle is currently one of the most affordable communities in Prince William County, but it lacks a sense of community and place. It is a car-oriented community with limited transit options. It lacks safe pedestrian/bike routes.
- Existing MCBQ/DoD contractor offices are located in Quantico Corporate Center (Stafford). It is understood that Stafford actively planned and incentivized this development through assembled and pad-ready parcels and a favorable tax structure. Exploring the potential for providing similar facilities within Triangle will have to factor this in.

**Development Opportunities**

- There is a strong regional framework for Triangle to grow into as part of the Route 1 corridor and the emerging Potomac Defense Corridor. Issues relevant to partnering with MCBQ include the following:
  - MCBQ's and contractors' potential demand for mixed-use development. MCBQ expressed support for mix of hotel, convention center, and office facilities. The need for off-site meeting facilities is the most acute. MCBQ is looking to have 100% of its contractors' location off base (approximately 8,000).
Partnership with MCBQ contractors will have to factor in fluctuations of contractor needs. Consider how to future-proof development through inclusion/integration of technology companies. (The area could be a test bed for incubating new companies and technologies.)

MCBQ staff were also keen to see increased family-oriented services and amenities along Fuller Heights Rd, including new cafes, restaurants, open space, bike trails, and increased variety of programming at Fuller Heights Park. Staff noted a grocery store is a consistent request made by MCBQ residents/families.

**Beautification will be key to attracting new development:**

- Turn Route 1 into a ceremonial drive that reflects the history of the area and celebrates its relationship to Quantico and the Marine Corps.
- Focus on enhancing the public realm and neighborhood oriented open spaces so residents and visitors have places to gather and spend time.

There is a current market for multi-family residential and townhomes in Triangle. Neighborhood-serving commercial facilities (especially retail and dining) would complement the residential development and provide a community focus. But vertical mixed-use is not likely to be financially viable, given the addition costs associated with this type of development. Horizontal mixed-use, with commercial buildings placed near residential buildings in a walkable environment, could provide the necessary community focus. Manassas and Neabsco may relevant precedents.

A new Corporate Center (hotel, convention center facilities, restaurants) will be challenging in current market conditions, but is strongly supported by elected officials, PWC Economic Development and MCBQ. Visibility from Route 1 will be critical to commercial success.

Elected officials encouraged project team to think big. Triangle could be the jewel of PWC.

The SAP should create a framework for implementation of successful and feasible development. The SAP will have to set out what implementation approach is best, whether incremental or through more intervention by the County, or a mix of both.

**Development Challenges**

- It is an economically depressed area. There are likely to be short term challenges as a result of COVID-19 that may influence the market, for example by reducing demand for office space and increasing demand for enhanced residential internet connectivity and home offices.
- Existing office development in Triangle has struggled, such as those at Quantico Gateway Drive where vacancy rates are high and rents have remained flat for >10 years.
For development to pencil out, rental rates have to carry loan costs. To secure funding from banks to build new office space in today’s market, office building has to be 50% pre-leased for ten years. The SAP should work to anticipate needs of lenders in consideration of feasible commercial development.

- Existing / remaining parcels may be challenging to develop due to poor soil quality, challenging topography, and proffers connected to deeds that restrict development. Most of the easy/cheap parcels to develop along Route 1 have already been developed in recent decades.

Open Space and Active Transportation

- Parks Chapter in Comp Plan approved March 2020. Parks MP update is in progress. Goals are to increase open space acreage, bike/ped connectivity, enhancing existing facilities, focus on neighborhood parks, plazas, etc. Planning for open space and improved public realm in Triangle aligns with these goals.
- There is space to do more within the existing Fuller Heights Park and to diversify activities to include soccer, skate park, BMX / pump track.
- Consider locating new neighborhood-oriented open space on the southern side of Fuller Heights Rd. to complement proposed commercial on the north side of the street. Benefits include new gathering place and serving as a buffer between the commercial area and MCBQ.
- Prince William Forest Park has robust visitor rates of 350,000 people annually.
  - Day trips are focused around picnicking, hiking and biking. Highest visitor numbers occurs on weekend days.
  - Weekends trip visitors can camp or stay at the rustic cabins.
  - A new parks trail management plan introduces new mountain biking trails and equestrian multi-use trails.
  - No public transit access, currently
- SAP should include a network of active trails and routes, including safe routes to schools. Opportunities include:
  - Primary routes (Route 1), aligns with proposed Potomac Heritage Trail plans.
  - Secondary routes (lower stress) such as Old Triangle Rd.
  - Adding or enhancing connections to existing mountain biking trails
  - Safely connect network to areas outside of project boundary, e.g. to Prince William Forest Park and Dumfries.
Transit

- There are two local bus routes – Dumfries and Route 1.
  - The Dumfries Route operates between the Omni Ride Transit Center and the Lofts Apartment on Fuller Heights Road via Old Triangle Rd. It serves Graham Park Road and Williamstown. This is one of the busiest routes in the system, with 520 passengers per day.
  - Route 1 operates from Route 1 and Squire Lane to Woodbridge VRE. This route does well, and high levels of ridership drove decision to increase peak service. This route serves 230 passengers per day.
- PRTC is evaluating all eastern routes and draft a plan – to be ready within next year
- There are no commuter bus services
- Commuter rail – nearest stop is Quantico VRE, but civilian access is limited. A new VRE stop coming near Dumfries (Potomac Shores) will be the next closest.

Environment

- Little Creek is in poor condition and needs to be restored
- Stream buffers are likely bigger limitations than RPA, and preclude development in those areas
- Find a way to preserve older trees during redevelopment
- Promote low-impact development / focus on stormwater improvements as part of redevelopment.

Schools

- Elementary Schools - Triangle west of Route 1 is in the Dumfries elementary school district. Triangle east of Route 1 is in the Triangle elementary school district.
- There is one middle school serving the Triangle area – Graham Park.
- Once population growth and demographics is estimated, further conversations with the Prince William schools will occur to discuss impact on existing schools.

Areas of focus based on geography

- Fuller Heights Rd.
  - Development potential includes new neighborhood serving commercial on north side of road. Demand provided by surrounding residential, MCBQ, Marine Corps Heritage Museum, and Fuller Heights Park.
  - Open space on southern side (as buffer and to complement commercial northern side).
- Route 1 near intersection with Quantico Gateway Dr. (northern portion of study area)
  - Development potential includes a Corporate Center (contractor office, meeting facilities, extended stay hotel, small retail) approach on/near Quantico Gateway Dr.
  - Revitalize east side of Route 1, across from Quantico Gateway Dr. Complement new townhouse development at Brady Hill.
  - Create a ceremonial route that commemorates history of Triangle and Prince William County as home of Marine Corps.
  - Complement ongoing and planned residential developments with community-serving commercial facilities.
- Restoration of Little Creek at intersection of Route 1 and Joplin Rd, and as it traverses along Fuller Heights Rd.
- Southern Gateway
  - Make Iwo Jima statue into more of a place, consider moving it back, and incorporating a visitor's center and parking lot.
  - Build on relationship and connections to Marine Corps Heritage Museum.
  - Focus on safe multi-modal connections to Prince William Forest Park.

**Areas of further study**

- Market rental rates in Triangle and surrounding area (Stafford, etc.)
  - Rental (multi-family, SF)
  - Commercial (office, retail)
- Hub zone and the feasibility of using them in the planning area
- Development potential of Route 1 as a defense corridor
- Parcel ownership / assembly potential
- Tourism potential
- Walkability Grant
- Environmental constraints related to streams and flood plains.