

# Build-Out Analysis Terms and Definitions

## Activity Centers

Activity Centers are compact, mixed-use Place Types planned for moderate to high development intensity. They combine residential, commercial, civic, and recreational uses in walkable, transit-friendly environments. These areas serve as focal points for growth and represent the County's long-term vision for urban-style development.

## Build-Out Analysis

A technical assessment of how much residential and non-residential development could occur in Prince William County under current zoning, land use designations, and redevelopment assumptions. It is not a forecast or policy preference, but rather a snapshot of development capacity across the County. It is a dynamic framework updated regularly as land is developed or plans evolve, supporting informed planning and transparency.

## Build-Out Capacity

The theoretical maximum amount of residential units and non-residential square footage that could be built in Prince William County, based on current land use designations, zoning, and assumptions about redevelopment and subdivision potential.

## Component Areas

The four development status categories assigned to all parcels in the Build-Out Analysis: Developed Area, Zoned Unbuilt Land, Redevelopment Opportunity Areas, and Underdeveloped A-1 Parcels.

## Developed Area

Parcels where residential or non-residential development has reached full build-out based on allowable capacity. Developed Areas include institutional uses like schools, parks, and religious facilities that are considered fully utilized. Minor infill may be possible, but additional development is not assumed.

## Development Pipeline

The Development Pipeline refers to the number of additional residential dwelling units that could still be built in Prince William County under the current Comprehensive Plan and Zoning Map. The pipeline includes potential new units that have already been approved but not yet constructed. Potential future units stem from legally entitled sources, such as approved rezoning cases, recorded subdivision plats, and pending development applications. It also includes units that may be developed by right, those that meet existing zoning and land use policies without requiring additional approvals. While unbuilt, these units represent real development potential and help the County estimate future residential capacity to inform long-range planning and infrastructure decisions.

*Future residential units in Development Pipeline + Existing residential units = Total # of residential units in Build-Out Analysis*

## General Planning Area

The General Planning Area is the default Place Type for land not assigned to one of the other five categories. It includes a variety of land uses and development patterns such as suburban neighborhoods, commercial areas, open space, and institutional uses. While not tied to a specific development vision, it remains part of the County's overall growth management strategy.

## Geographic Information System (GIS)

GIS tools are foundational to the Build-Out Analysis. The County's GIS is used to track and analyze development capacity at the parcel level. It enables monitoring of developed land, land approved but unbuilt, and land that is unavailable (such as open space, parks, and public facilities).

## Hamlets

Hamlets are the smallest-scale rural Place Types, offering low-intensity, compact development centered around local intersections or heritage sites. They serve nearby rural residents with basic services and allow only modest growth to maintain community identity and rural form.

## Non-Residential Inventory

Unbuilt non-residential projects approved through zoning actions. Subdivided into:

- **Committed:** Tied to specific, active developer projects (e.g., data centers, distribution hubs).
- **Uncommitted:** Zoned but inactive or awaiting developer interest.

## Place Types (Special Planning Areas)

In the Build-Out Analysis, Place Types are six categories used to organize land based on long-range planning context and land use vision. They represent different patterns of development and help illustrate where and how growth may occur. These categories include Activity Centers, Small Area Plan Areas, Villages, Hamlets, Redevelopment Corridors, and the General Planning Area, which serves as a catch-all for land not covered by the others.

Place Types are used specifically to evaluate redevelopment potential within Redevelopment Opportunity Areas. By categorizing these parcels by Place Type, the analysis aligns redevelopment opportunities with the intended vision and character of each area. These Place Types are unique to the Build-Out Analysis and may differ from those described conceptually in the Comprehensive Plan.

## Redevelopment Corridors

Redevelopment Corridors are linear Place Types along older commercial corridors that have been identified for revitalization. These areas are prioritized for reinvestment and more efficient land use through mixed-use redevelopment that supports economic growth and improved land use outcomes.

## Redevelopment Opportunity Areas

Parcels with existing structures or uses considered underutilized. Suitable for more intense or efficient redevelopment based on planning policies

## Residential Inventory

The Residential Inventory captures approved residential developments that have not yet been constructed. This includes rezonings approved by the Board of Supervisors and recorded subdivision plats. These parcels are part of the Development Pipeline regardless of location, whether within Activity Centers, Small Area Plans, or the General Planning Area. Cases are considered “active” if activity has occurred within the past two years. As housing is built, large rezonings may be adjusted to reflect only the remaining undeveloped portions.

## Small Area Plan Areas

Small Area Plan Areas are Place Types defined by focused planning efforts that outline a specific vision for targeted growth. These areas are guided by adopted land use strategies, infrastructure plans, and development policies that reflect the unique needs and goals of each location, helping align future development with long-range planning objectives.

## Underdeveloped A-1 Parcels

Large-lot residential parcels in an A-1 (Agricultural) zoning district. While already developed with one or more units, they have additional development capacity based on their size and long-range land use designation. This category does not include non-residential development potential.

## Villages

Villages are compact rural Place Types that provide a walkable mix of residential, civic, and small-scale commercial uses. These areas accommodate limited future growth while preserving rural character and typically form around crossroads, historic features, or existing rural community hubs.

## Zoned Unbuilt Land

Parcels already approved for development (through rezoning or by-right) but not yet constructed or still under construction.