



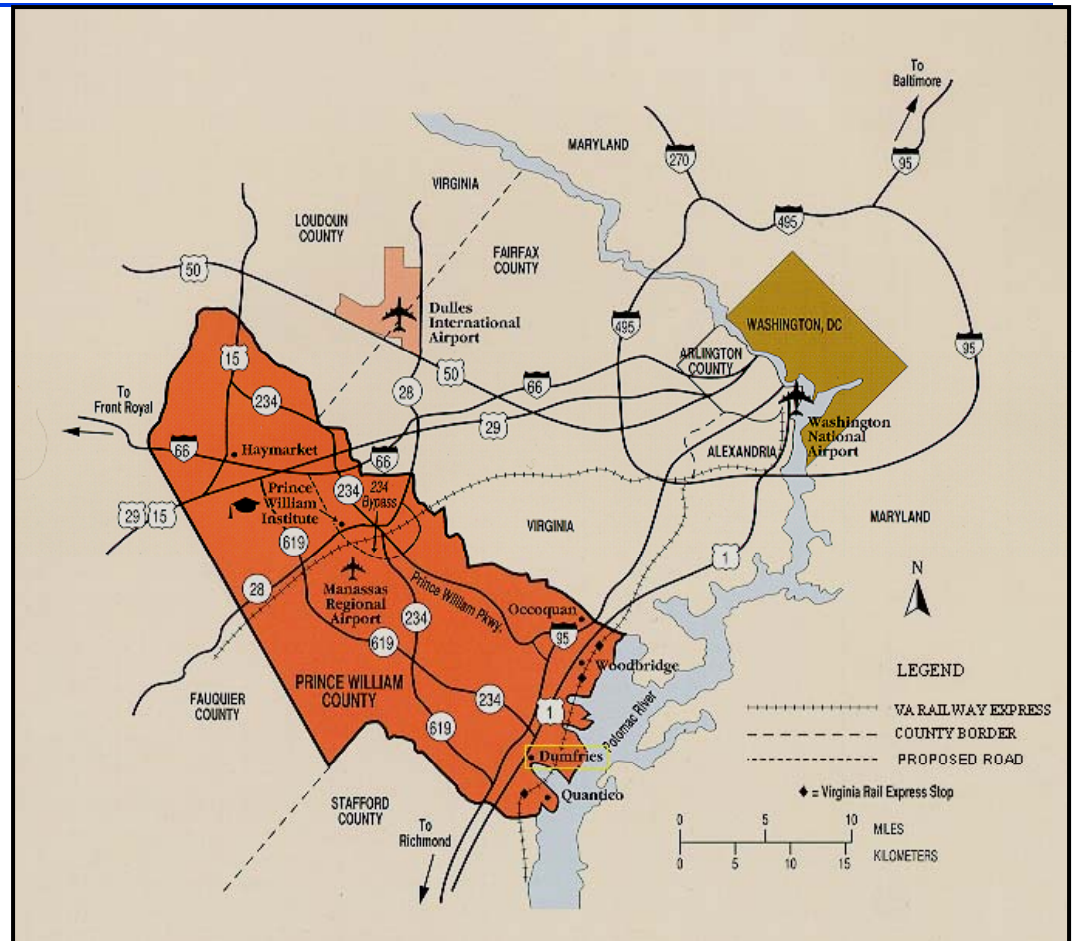
Prince William County Government

Prince William County Urban Development Areas

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Prince William County
11/15/2010

Prince William County

- 35 miles southwest of Washington, D.C.
- 220,000 acres
- 400,000 people
- Two cities
 - ◆ Manassas, Manassas Park
- Four towns
 - ◆ Haymarket, Occoquan, Dumfries, Quantico

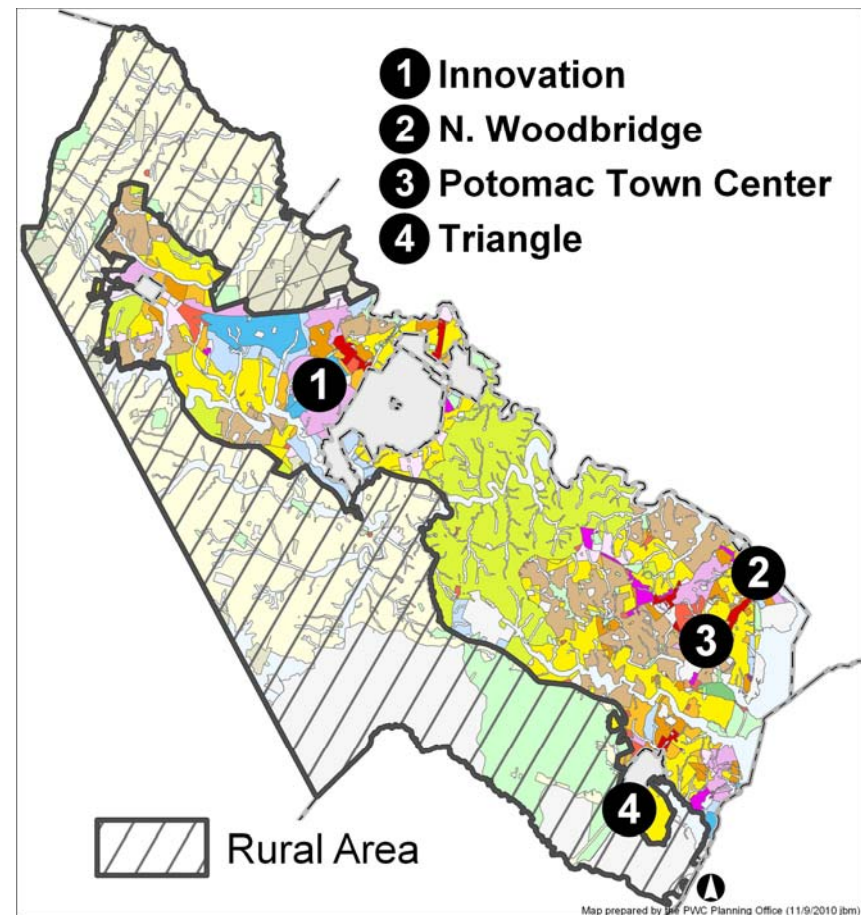


Date: 11/15/10



Recent Planning Initiatives

- 1998 – Urban Growth Boundary
- 2006 – Land Use and Transportation Chapter updates to incorporate **Smart Growth Principles**
- 2007 – UDA law enacted
- 2-18-2010 – County Board approves Land Use Chapter with smart growth principles and mixed use, walkable Centers of Commerce and Centers of Community
- 4-11-2010 – UDA legislation amended



Prince William County's Plan

- Urban Areas (*9,000 acres*)
 - ◆ Centers of Commerce and Centers of Community
 - ◆ Residential - 16-30 du/ac
 - ◆ Retail - 0.4 FAR Max
 - ◆ Office - 0.65 – 1.25 FAR Max
- Suburban Areas (*64,000 acres*)
 - ◆ Residential 1-16 du/acre
 - ◆ Retail 0.3 - 0.4 FAR Max
 - ◆ Office 0.35 – 1.25 FAR Max
 - ◆ Industrial 0.5 – 0.75 FAR Max
- Semi-Rural Area
26,000 acres (12%)
 - ◆ 1 du/2.5 acres Residential
- Rural Area
123,000 acres (55%)
 - ◆ 1 du/10 acres Residential
 - ◆ 0.1 FAR



UDA Legislation – Source of Data

2007

- Sufficient to meet projected residential and commercial growth for 10-20 years
- Growth based on Weldon Cooper or other official government sources
- *Permitted to use MWCOG, the basis for our comprehensive plan, transportation planning, air quality planning, water supply planning, and other local and regional planning*

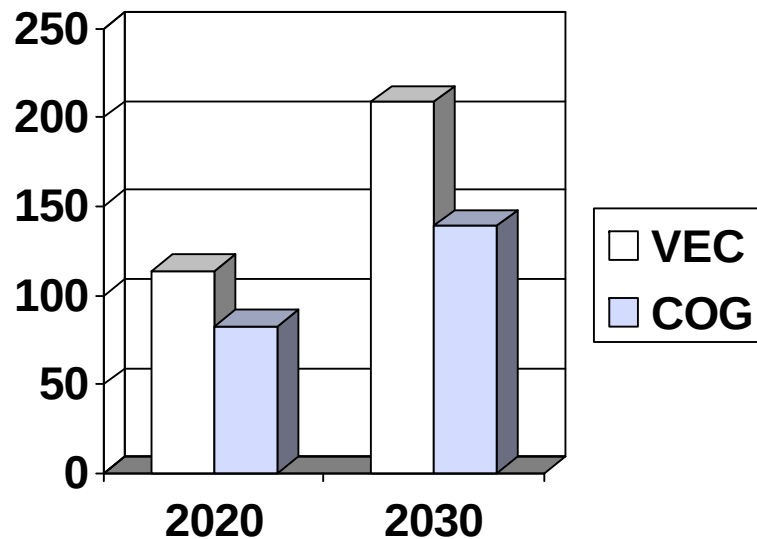
2010

- Sufficient to meet projected residential and commercial growth for 10-20 years
- Growth based on Weldon Cooper, Virginia Employment Commission, or Census
- *Can no longer use MWCOG projections*
- *Weldon Cooper and VEC use the same number and only project population (no employment)*
- *Census doesn't provide county-level projections*



Regional Planning

Population Growth Estimates - Prince William County



□ VEC vs COG Population 2010 to 2030

Arlington	COG 22,100 higher
Alexandria	COG 7,700 higher
Fairfax	COG 66,700 higher
Loudoun	VEC 161,600 higher
Prince Wm	VEC 74,300 higher

□ NOVA Region Counties

VEC estimates 139,400 more people than COG - 2010 to 2030



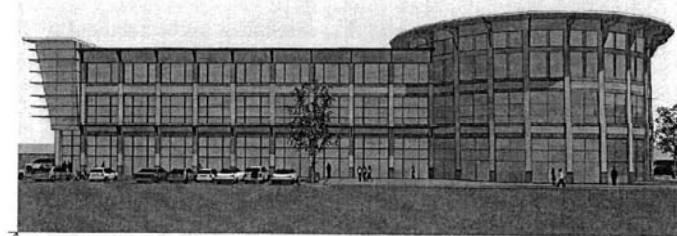
UDAs – Density and Intensity

- The new, higher densities may not make sense in Prince William County
 - ◆ 8 and 12 units per gross acre for single-family detached and townhouse units
 - ◆ Gross vs. net density – includes areas outside lots
 - ◆ 0.8 FAR Commercial intensity
- Jurisdiction size determines density
 - ◆ Cities of Manassas and Manassas Park have reduced density requirement while Prince William County has higher density requirement

13.8 DU/AC Multi-family



0.34 FAR



7 Colored Elevation Building 'A'

Recommendation

- Allow county to utilize MPO estimates when projecting population and employment growth
- Same density/intensity standards for all jurisdictions
 - ◆ (4 SF, 6 TH, 12 MF)
- Extend date of compliance to July 1, 2013

