



Prince William County Government

Prince William County Urban Development Areas

Presented by

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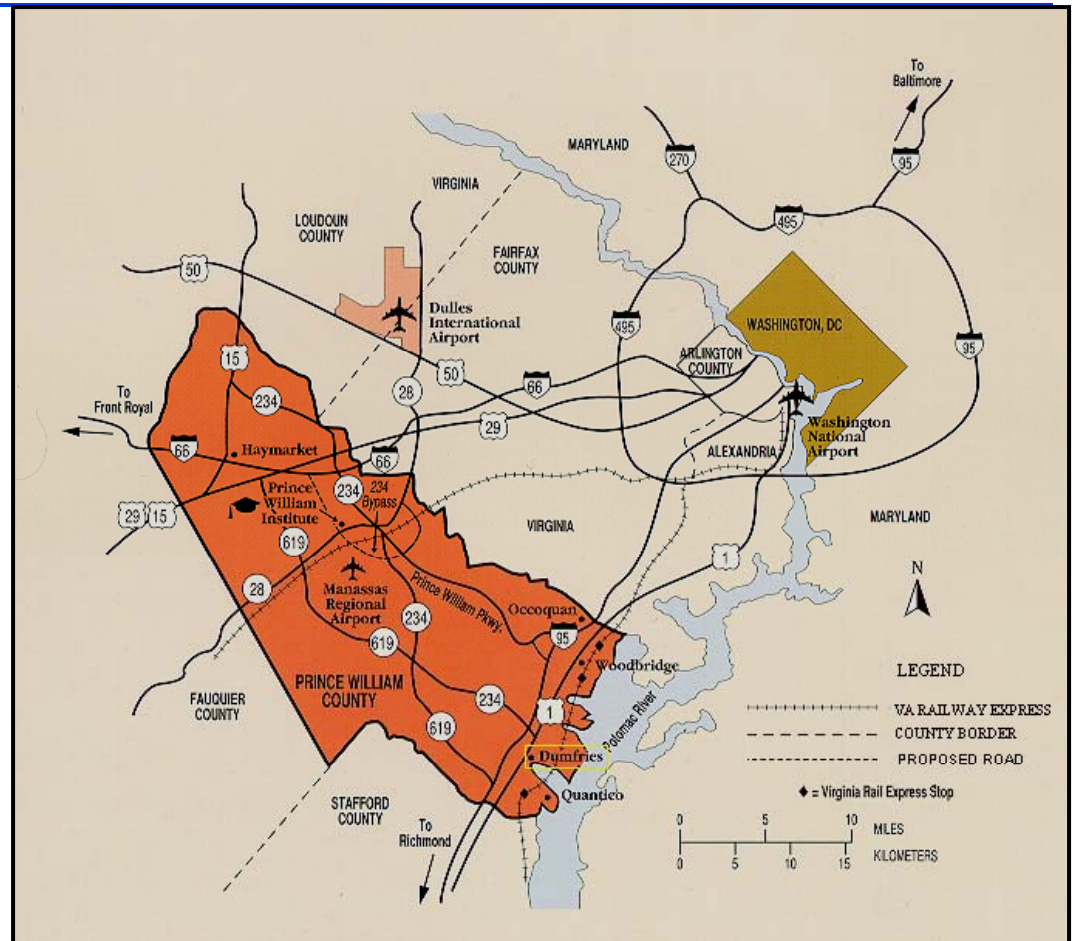
Chief, Long Range Planning

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

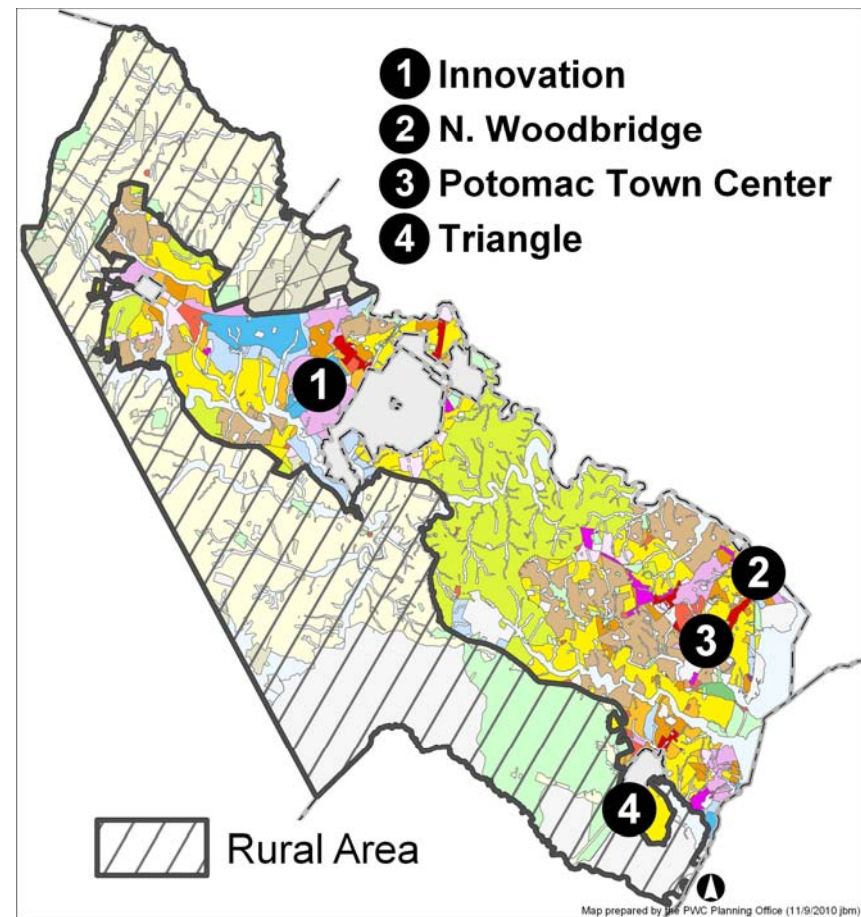


Date: 11/15/10



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*

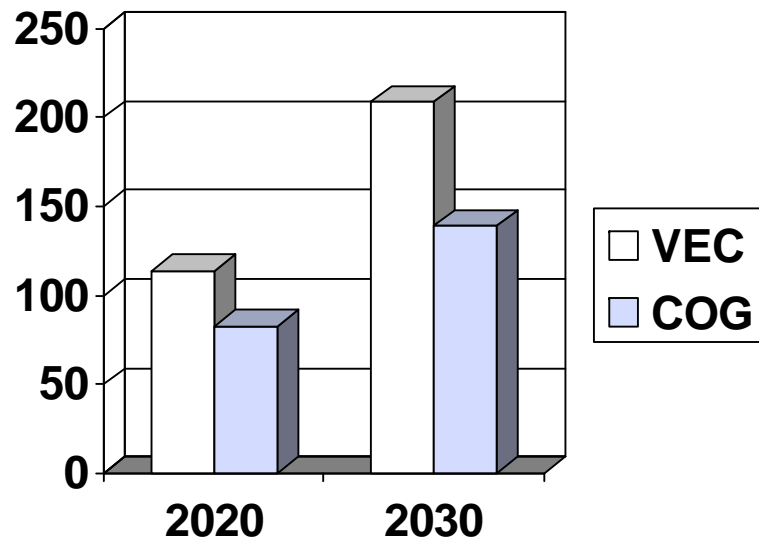
2010

- 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



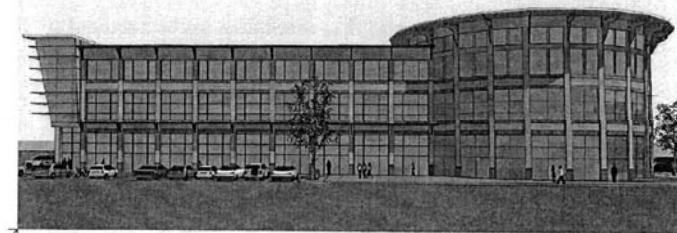
UDAs – Density and Intensity

- 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



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

