



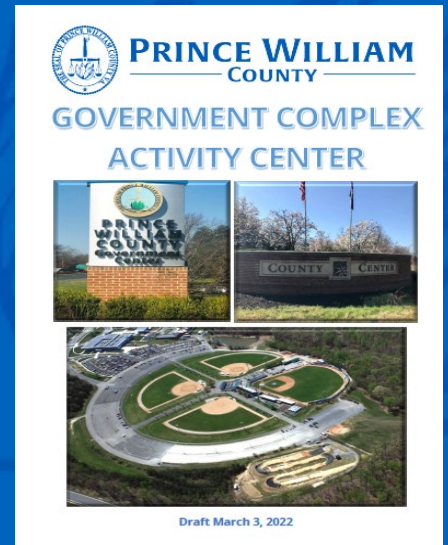
PRINCE WILLIAM
COUNTY

Comprehensive Plan Update

Prince William County Planning Office

April 6, 2022

Government Complex Activity Center



Land Use Agenda

- I. Vision & Intent***
- II. Land Use Map***
- III. Policies***
- IV. Design Guidelines***
- V. Illustrative***
- VI. Streetscape***

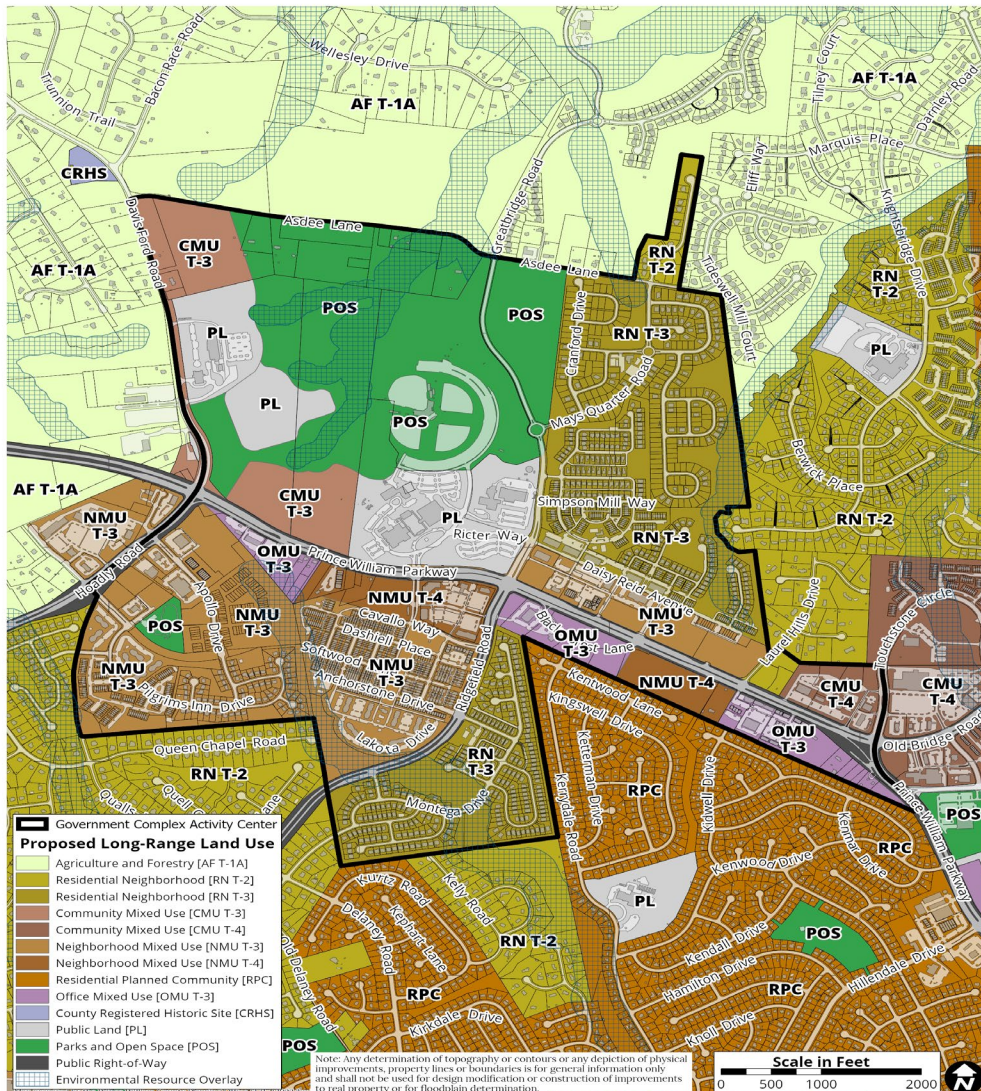




Vision

The **Government Complex Activity Center** is envisioned as a **balanced** and **integrated mixed-use community** situated on the Prince William Parkway that builds upon the **existing community** and serves as the County **government's administrative center** while providing a variety of land uses that include **offices, residential, retail** and a **regional park** that integrates cultural and environmental resources.

Land Use Map



Some of the important features:

- New regional park
- Public Private Partnership for mixed-use on northside of PW Parkway.
- Future expansion of the County General Services Administrative.
- Mixed-use retail, housing and office along the Parkway.

- **Land Use**
- **Community Design**
- **Cultural Resources**
- **Economic Development**
- **Housing**
- **Level of Service**
- **Mobility**

Land Use Policies

GCLU POLICY 1: Obtain land on the northside of Prince William Parkway for future expansion of the central administrative offices of the County government and additional recreational uses in a manner that includes integrated residential and retail creating a mixed-use community that can be developed through public/private partnerships.



GCLU POLICY 2: Encourage the development of a mixed-use County Center of commercial, office and residential development on the south side of Prince William Parkway.



GCLU POLICY 3: Maintain an overall objective of achieving higher intensity land uses in the core area of the County Center and Government Complex with appropriate transitioning of development densities throughout the Activity Center plan area.

Community Design Policies

CD-POLICY 1: Use consistent, high-quality development using the design guidelines throughout the Activity Center plan area to establish a sense of place and identity and to signify the importance of Prince William County.

CD-POLICY 2: Implement an overall network/framework plan to implement the County Complex on the north side of Prince William Parkway.

CD-POLICY 3: Establish a well-designed, privately developed County Center on the south side of Prince William Parkway.

CD-POLICY 4: Establish a signature boulevard streetscape along Prince William Parkway to create a distinct identity of the County Center as an Activity center, as well as an important location of historical and cultural activities.



Cultural Resources Policies

CR-POLICY 1: Establish the County Complex as a potential cultural resources activity area for the County.

ACTION STRATEGIES:

CR 1.1: Pursue a County historical museum/archives/history library dedicated to identifying, documenting, and preserving the prehistory (prior to 1607) and history of Prince William County.

CR 1.2: Expand and improve the headstone repository within the Activity Center plan area.

CR 1.3: Develop incentives for donation of significant recovered prehistoric and historic artifacts to the County historical collection.



Economic Development Policies

EC-POLICY 1: Encourage public and private development that will further the economic development goals of the County, expand county services in an efficient, responsible, and sustainable manner to adequately support the current and future needs of the residents, enhance the County's image, and promote tourism.



Environment Policies

EN-POLICY 1: Preserve the extensive woodland cover in the Activity Center plan area, recognizing its fundamental role in maintaining the health of the Occoquan watershed and overall appearance of the area as reflected in Figure 1 Government Complex Land Use Map.



Housing Policies

H-POLICY 1: Encourage housing that is reflective of the needs of a diverse population both in terms of cost point options and lifestyle preferences with an emphasis on providing housing for employees in the Government Complex Activity Center.

ACTION STRATEGIES:

HP 1.1 Require a high level of architectural performance and construction standards to be met in all construction in the Activity Center plan area in both the rezoning and special use permit process and in the site/subdivision plans process if a site is already zoned.

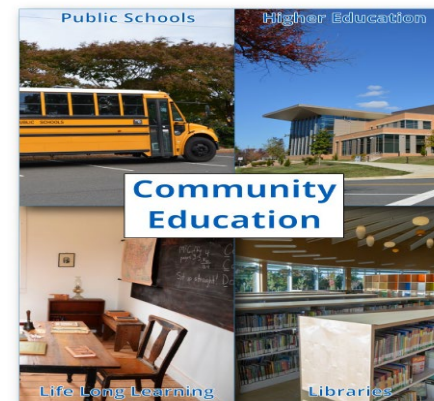
HP 1.2: Encourage much of the housing in the Activity Center plan area to be constructed within a continuation of the neo-traditional type of development and the grid pattern of streets established in the County Center and County Complex areas to achieve a strong link between residential areas and nonresidential areas to achieve compact, clustered areas of residential development.

HP 1.3 Design layout of housing to support walkable vibrant communities with multi-modal options to services and employment.

Level of Service Policies Community Education

CE-POLICY 1: Plan for new community education opportunities by using collocated spaces within Activity Center.

CE-POLICY 2: Assess the need for new special collections library or history museum within the Activity Center plan area as a community focal point.



Level of Service Policies Parks, Recreation & Tourism

PR-POLICY 1: Plan for a new regional parks and recreational facilities within the Activity Center plan.

ACTION STRATEGIES:

PR 1.1: Provide sufficient land for expansion of organized sports, leisure, tourism, festival, performing arts, and other recreational activities in the vicinity of Pfitzner Stadium, and coordinate the master planning of these activities with the County Center Design Guidelines and Concept Plan (see Appendix A).

PR 1.2: Provide a continuous pedestrian trail system throughout the Activity Center plan area and connect the system to the Springwoods Drive portion of Lake Ridge.

PR 1.3: Incorporate informal open spaces, stream valleys, trails, greens, squares, or other such spaces as appropriate within new developments.



Level of Service Policies

Utility Infrastructure-Water

WA-POLICY 1: Encourage, where feasible, all development in the Activity Center plan area to be connected to public water.

ACTION STRATEGIES:

WA 1.1: Plan for and construct new water lines in the Activity Center plan area to have the least environmental impact.

WA 1.2: Develop the Activity Center plan area with an appropriate arrangement of land uses and construction techniques to preserve the water quality of the Occoquan watershed, protect existing wells, and protect the public water supply in the Occoquan Reservoir.

WA 1.3: Connect all new nonresidential development, and residential development on lots 2-1/2 acres or less, to public water.



Level of Service Policies

Utility Infrastructure-Sewer

SW-POLICY 1: Encourage, where feasible, all development in the Activity Center plan area to be connected to public sewer.

ACTION STRATEGIES:

SW 1.1 Plan for and construct public sewer systems that have the least environmental impact.

SW 1.2 Develop the Activity Center Plan area with an appropriate arrangement of land uses and construction techniques to preserve the water quality of the Occoquan watershed, protect existing wells, and protect the public water supply in the Occoquan Reservoir.

SW 1.3 Connect all new nonresidential development, and residential development on lots 2-1/2 acres or less, to public sewer.

Mobility Policies

MP POLICY 1: Focus access to and transportation improvements on existing intersection along Prince William Parkway.

MP POLICY 2: Focus public and private resources on completing the main framework of streets and pedestrian network within the Activity Center plan area.

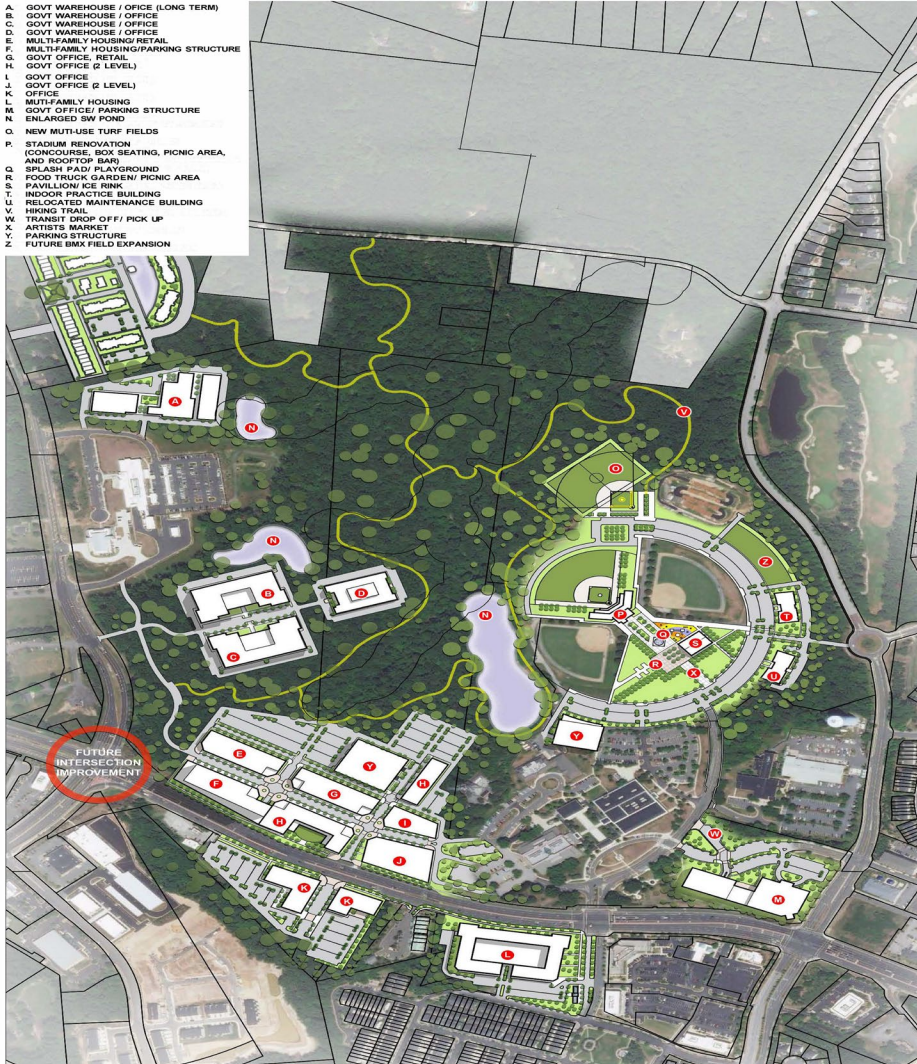
MP POLICY 3: Integrate multi-modal transportation facilities into the Activity Center plan area.



Illustrative

Illustrative Site Plan

- A. GOVT WAREHOUSE / OFFICE (LONG TERM)
- B. GOVT WAREHOUSE / OFFICE
- C. GOVT WAREHOUSE / OFFICE
- D. GOVT WAREHOUSE / OFFICE
- E. MULTIFAMILY HOUSING/RETAIL
- F. MULTIFAMILY HOUSING/PARKING STRUCTURE
- G. GOVT OFFICE, RETAIL
- H. GOVT OFFICE (2 LEVEL)
- I. GOVT OFFICE
- J. GOVT OFFICE (2 LEVEL)
- K. OFFICE
- L. MULTIFAMILY HOUSING
- M. GOVT OFFICE/ PARKING STRUCTURE
- N. ENLARGED SW POND
- O. NEW MULTI-USE TURF FIELDS
- P. STADIUM RENOVATION (CONCOURSE, BOX SEATING, PICNIC AREA, AND ROOFTOP BAR)
- Q. SPLASH PAD/ PLAYGROUND
- R. FOOD TRUCK GARDEN/ PICNIC AREA
- S. PAVILLION/ ICE RINK
- T. INDOOR PRACTICE BUILDING
- U. RELOCATED MAINTENANCE BUILDING
- V. HIKING TRAIL
- W. TRANSIT DROP OFF/ PICK UP
- X. ARTIST'S MARKET
- Y. PARKING STRUCTURE
- Z. FUTURE BOX FIELD EXPANSION



- Regional Park
- Trails network
- Splash pad/playground
- Food truck garden
- Pavillion with Ice park
- Stadium Renovation
- County Government Office, Warehouse
- Parking Garage, Multifamily/Retail

Mixed Use Prototypes



Civic prototype



Office Prototype



Townhouse Prototype



Single Family Detached Prototype



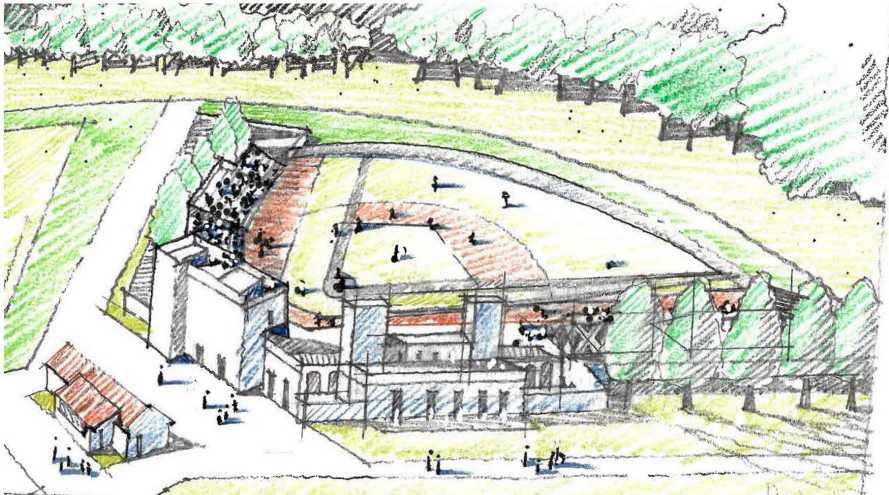
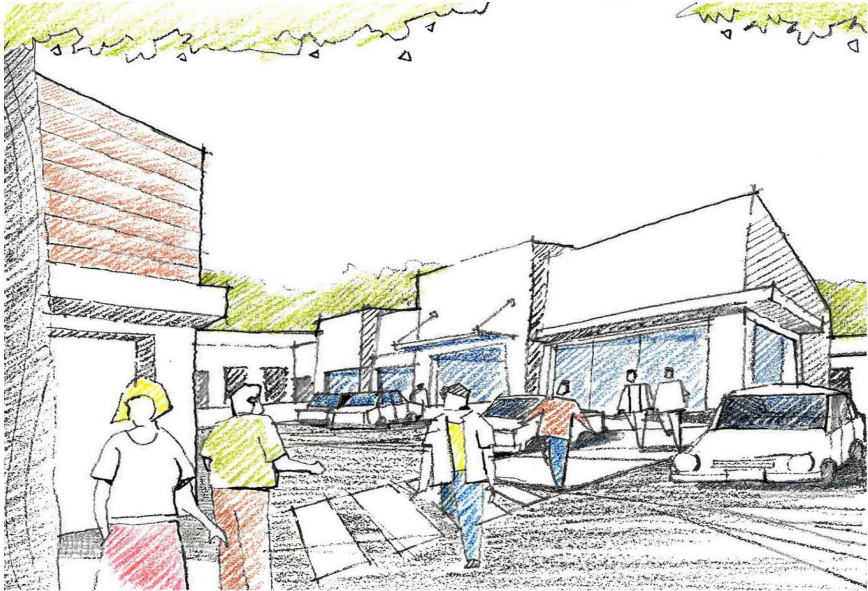
Multifamily Prototypes



Renderings



Renderings



Streetscape Prototype



Signage Design



Resources on Web portal

The *pathwayto2040* web portal contains updated information including:
[Draft Government Complex Activity Center](#)

Can be accessed at the following link:

https://eservice.pwcgov.org/planning/documents/Pathwayto2040/Mobility/Planning_Draft%20Government%20Complex%20Activity%20Center%202022_0311.pdf

Email Pathwayto2040@pwcgov.org

