



**PRINCE WILLIAM**  
Development Services

JULY 17, 2024

# CDC

**COMMERCIAL  
DEVELOPMENT  
COMMITTEE**



BY

**Mike Garcia & Mandi Spina**

# WELCOME & INTRODUCTIONS

## Commercial Development Committee

Mike Garcia, Chair  
Gary Gardner, Vice Chair  
Mandi Spina, Staff Liaison  
Jonathan Barbour  
Barry Braden  
Jonelle Cameron  
William Daffan  
Jeremy L. Karls  
Russel S. Gestl  
John F. Heltzel  
Gary L. Jones  
Chris Lemon  
Eric Mays  
Matt Smolsky

## Guest Speakers

**David McGettigan/Tanya Washington**  
The Planning Office

**Paolo Belita**  
Department of Transportation

**Khattab Shammout**  
Department of Public Works

**Christina Winn**  
Economic Development & Tourism

**Guest Audience**    Around the room introductions



# DCSM UPDATES

- DCSM Section 600 Updates (Belita)
- DCSM Section 300 Update (Chief Smolsky)
- DCSM Section 700 Updates (Shammout)



# CDC 2024 GOALS

- Owner Notification on Permit Applications
  - May 2024 Sub-Committee Update (Garcia/Gardner/Mays)
- Policies & Procedures Carryover
  - May 2024 Sub-Committee Update (Garcia/Gardner/Shammout)
    - CCTV
    - Stockpile Policy
- Changes to meeting schedule – this is completed with the addition of monthly sub-committee meetings through June 2024
- Participate in the Zoning Ordinance Update – TBD



# ZONING TEXT AMENDMENT UPDATES

- Commercial Signs
- Drive-Thru
- Industrial Parking



# AGENCY UPDATES

- Department of Transportation (Belita)
- Economic Development & Tourism (Winn)
- Department of Public Works (Shammout)
- Planning Office (Washington)
- Development Services (Spina)



# ADDITIONAL AGENDA ITEMS

- Data Center Ordinance Advisory Group (DCOAG) Update (Spina)



# DEVELOPMENT SERVICES

## Key Highlights: Fiscal Year 2024, 1Q - 4Q (Jul 2023 – Jun 2024)

	FY21	FY22	FY23	FY24
New Structures - # of plans (first review)	49	54	65	48
Tenant Layout - # of plans (first review)	181	202	240	223
Commercial Major Plans - # of approved plans	13	13	14	12
Tenant Layout Total Plans - # of approved plans	167	174	187	228
Site Plans - # of approved plans	54	38	45	47
Site Permits Issued	201	158	193	163



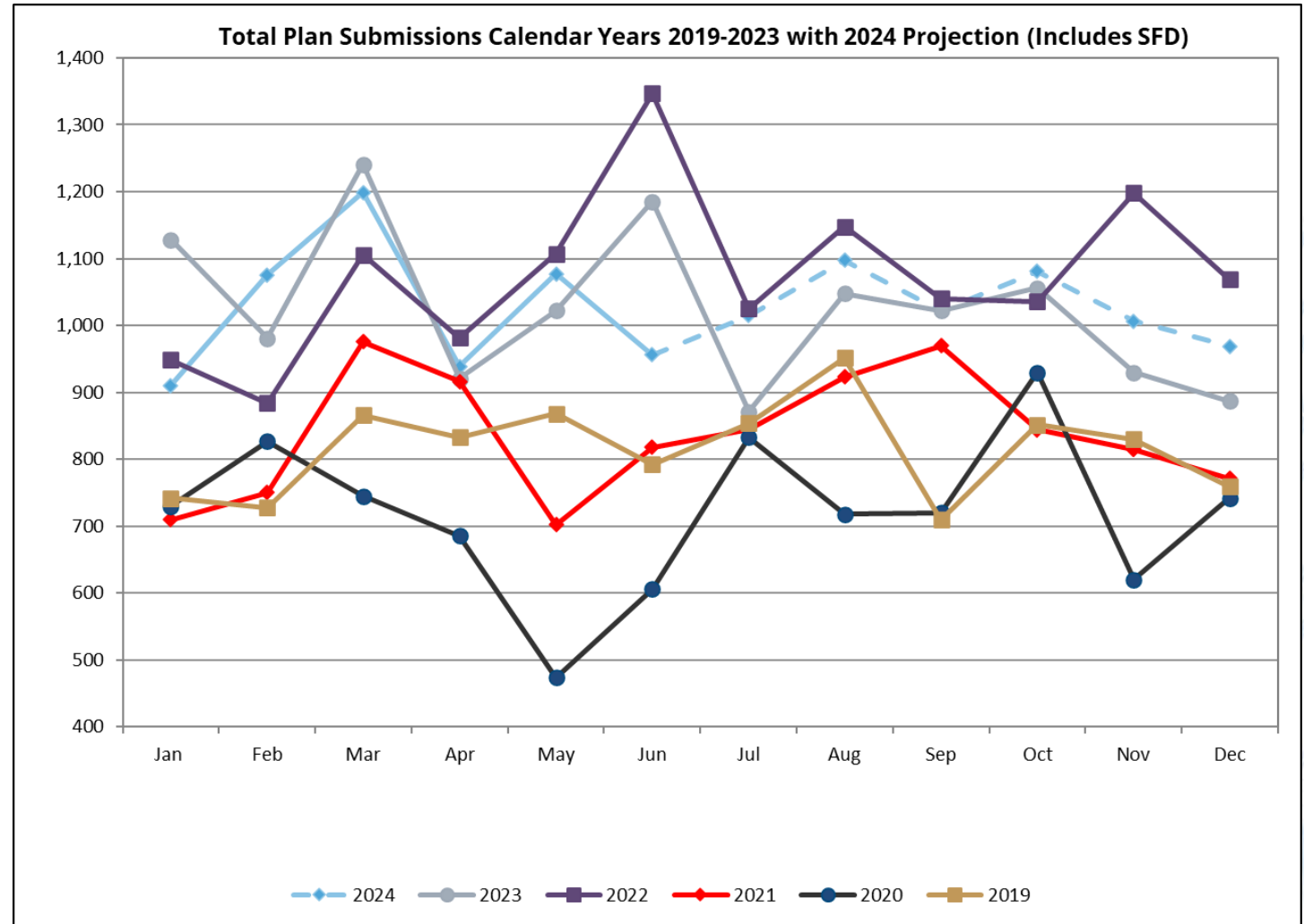


# DEVELOPMENT SERVICES

Building Plan Submissions

# 12,348

in Calendar Year 2024



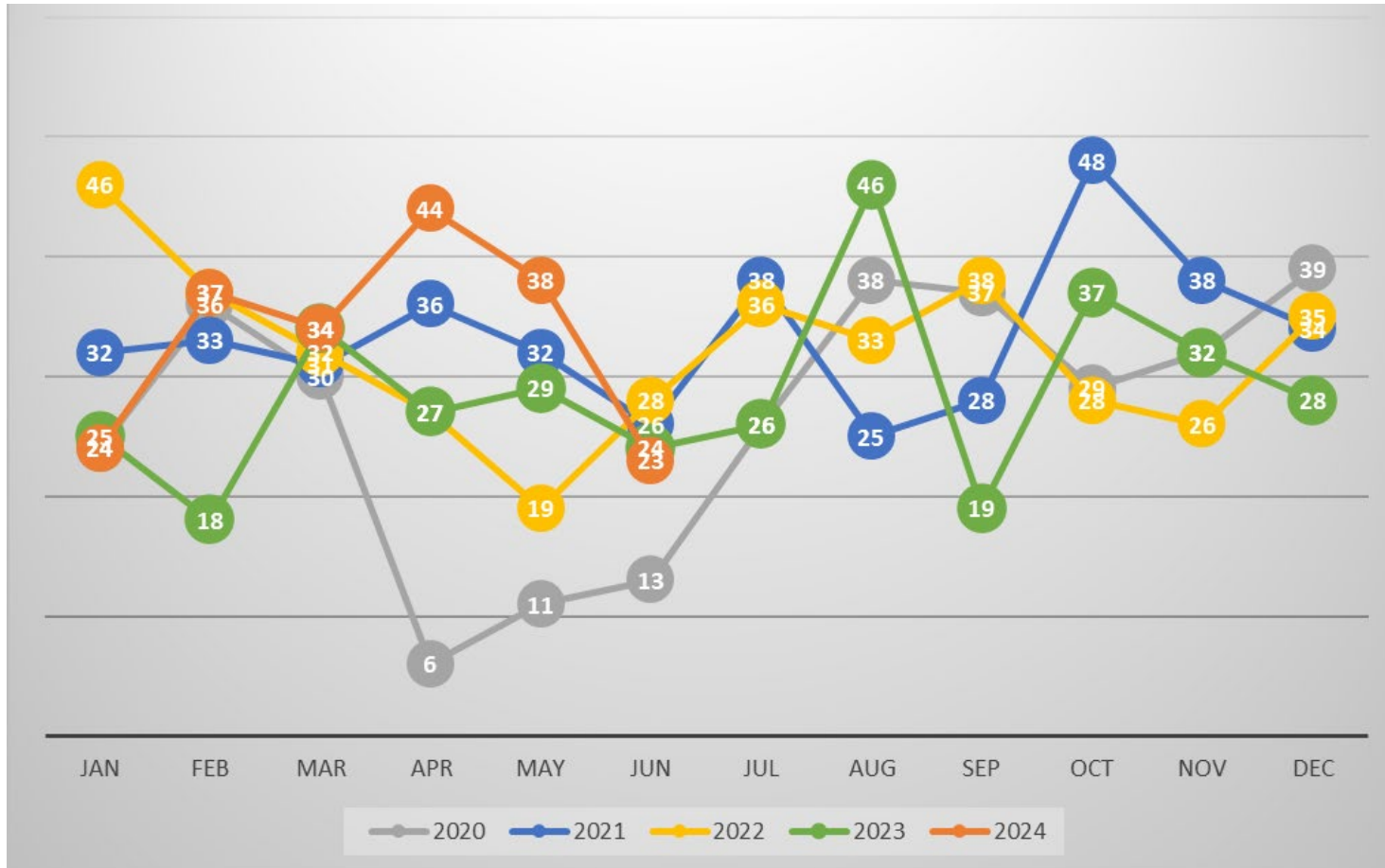
2024 - Projected	2023	2022	2021	2020	2019
12,348	12,292	12,891	10,040	8,631	9,786



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Development Services

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# SMALL BUSINESS PROJECTS



# 200

Small Businesses  
"Opened for Business"

Jan - Jun 2024



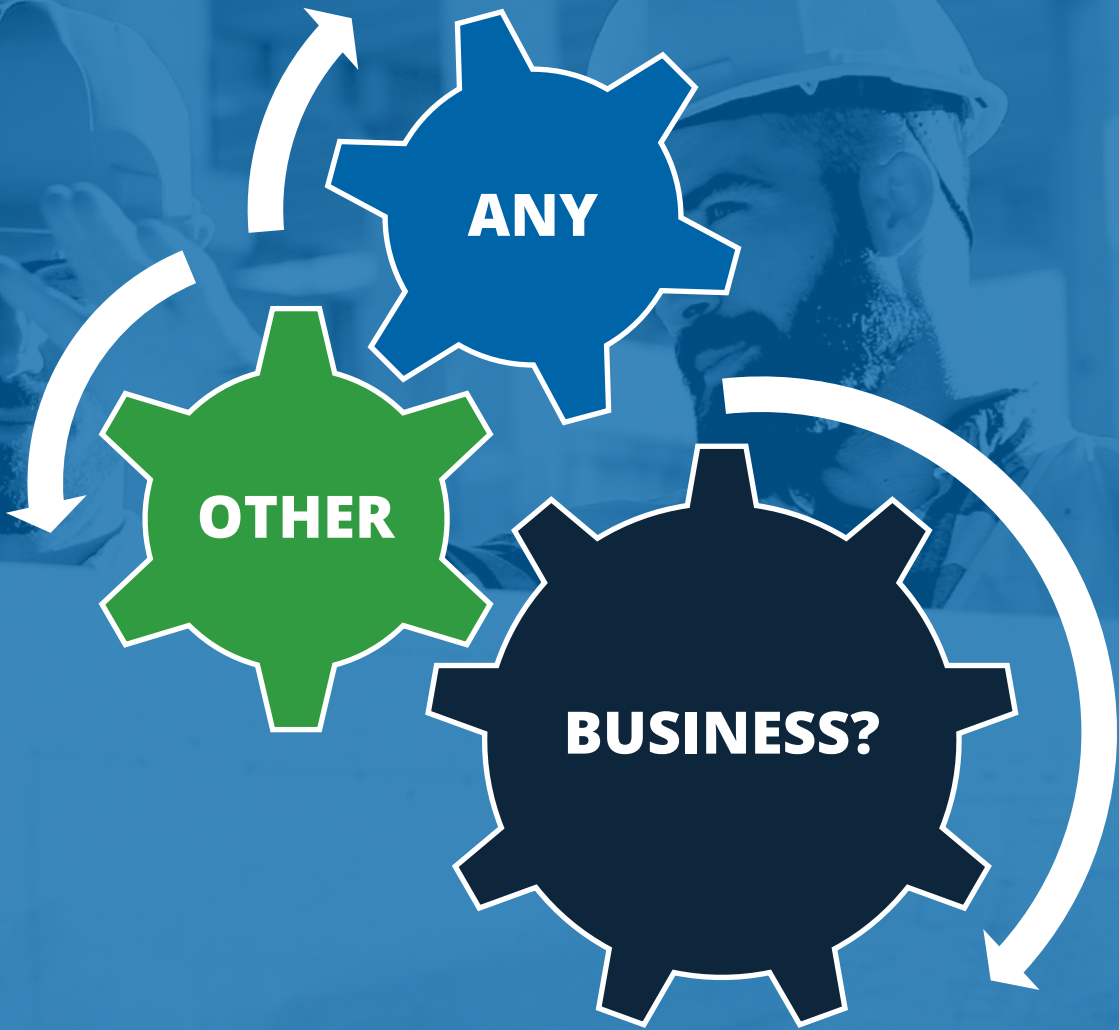
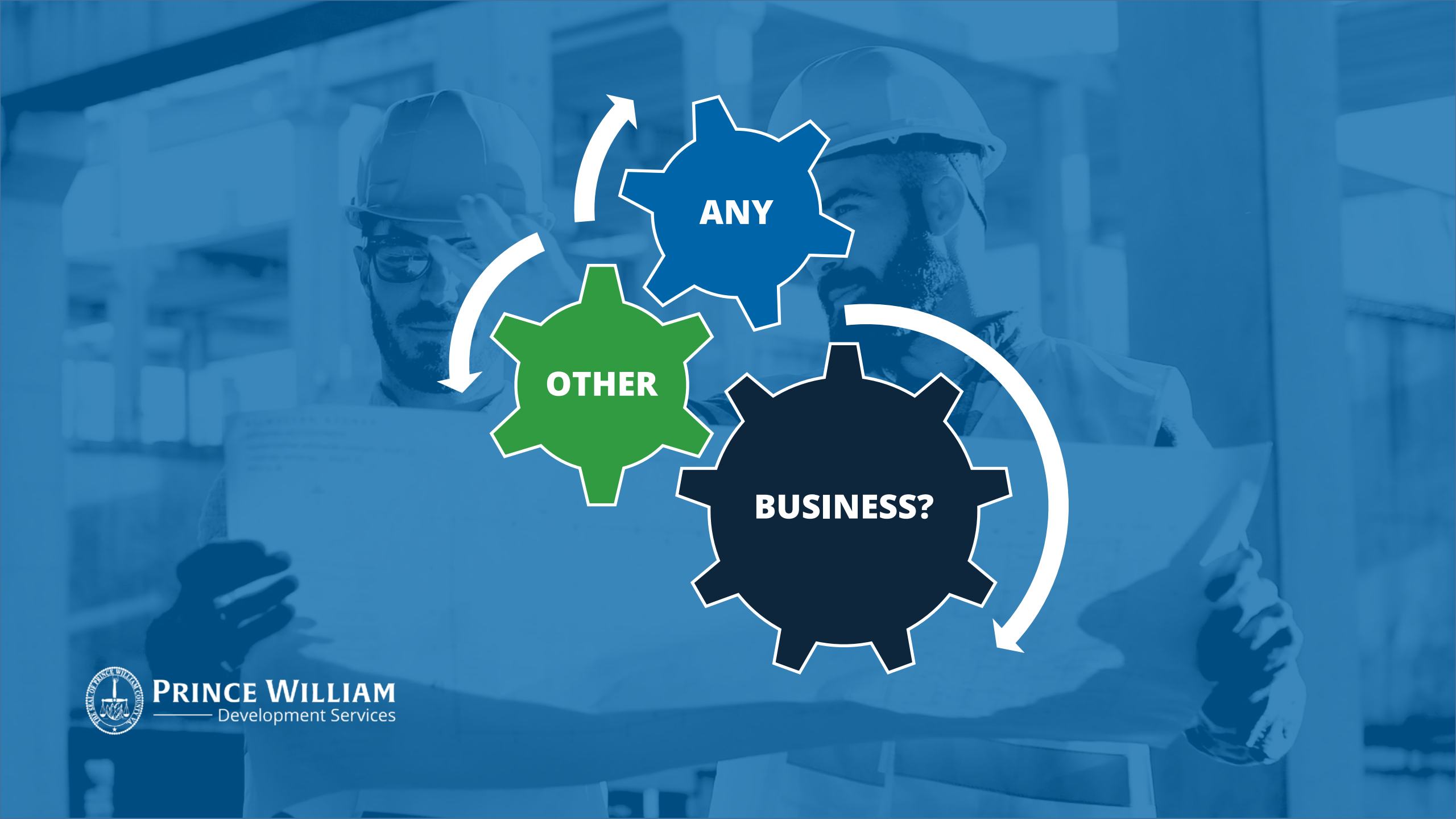
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# FUTURE MEETING SCHEDULE

- Future Meeting Schedule
  - August 22<sup>nd</sup> – By-Laws Special Meeting
  - September 2024 – Sub-Committee Meeting
  - October 2024 – Regular Quarterly Meeting
  - November/December 2024 – Sub-Committee Meeting





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**MARK YOUR CALENDARS**

**Commercial Development Committee  
2:00pm – 4:00pm, Wednesday, October 16, 2024**

**THANK YOU FOR JOINING US TODAY!**



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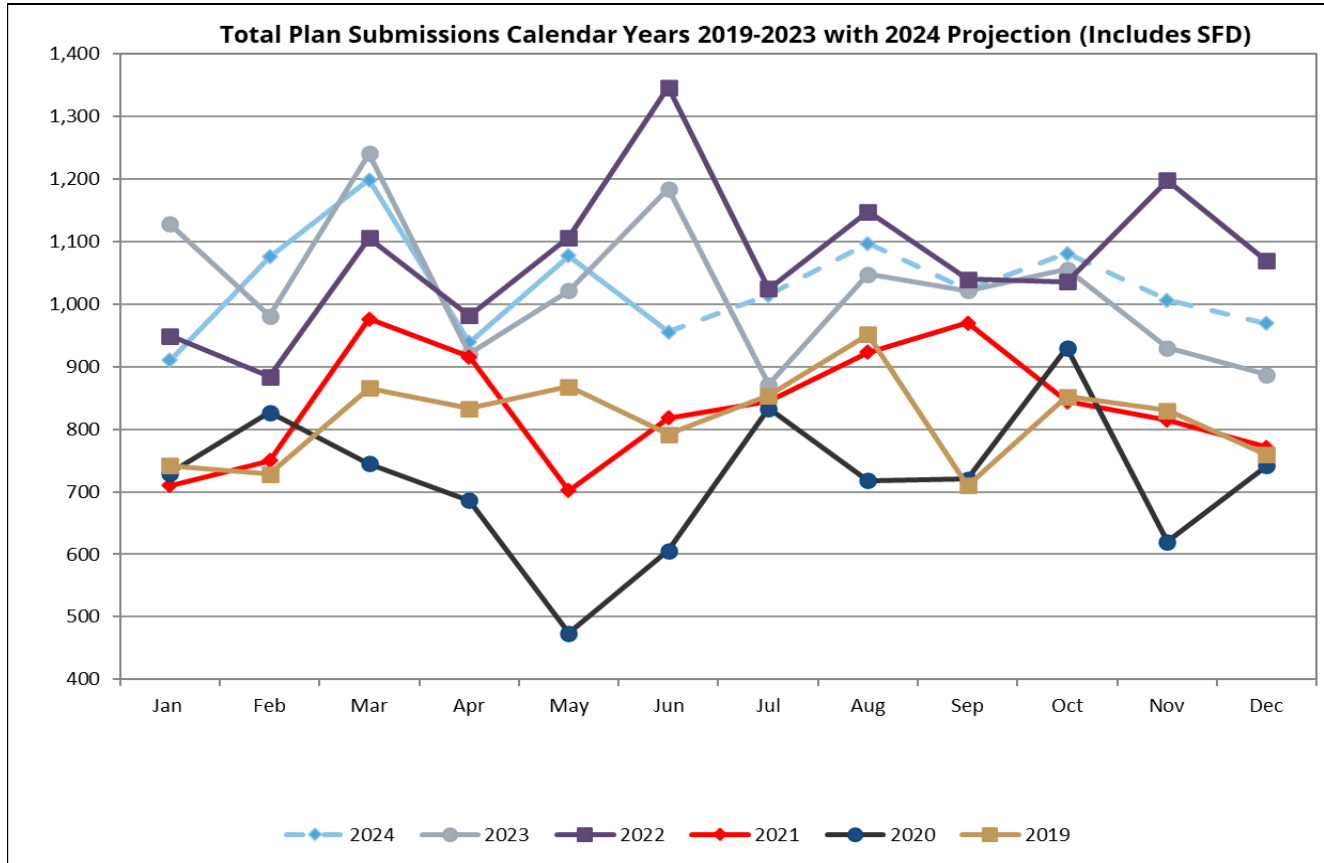
Prince William County Government  
Board of County Supervisors



# Commercial Development Committee July 17, 2024

*Mandi Spina  
Development Services*

# Building Plan Submissions



	2024 Projected	2023	2022	2021	2020	2019
<b>Total Plan Submissions:</b>	<b>12,348</b>	<b>12,292</b>	<b>12,891</b>	<b>10,040</b>	<b>8,631</b>	<b>9,786</b>



# Performance/Workload Data



## Building Plan Review

### 1Q-4Q (Jul-Jun)

	FY21	FY22	FY23	FY24
◆ New Structures (target 4.5 weeks)				
➤ Number of plans	49	54	65	48
➤ Average weeks for first review	3.38	2.95	3.65	3.24
◆ Tenant Layout (target 2.3 weeks)				
➤ Number of plans	181	202	240	223
➤ Average weeks for first review	1.85	1.90	1.99	1.85





# Performance/Workload Data



## Commercial New Structures

### 1Q-4Q (Jul-Jun)

### Total Plans

	FY21	FY22	FY23	FY24
◆ Number of approved plans	38	34	42	33
◆ Average reviews to approval	2.92	3.24	3.48	3.42
◆ Average days to approval				
➤ County time	71	68	90	64
➤ Applicant time	101	99	131	139

**Total Plans** = include major and minor plans. (minor plans: canopy, dumpster enclosure, kiosk, flag pole, etc.)



# Performance/Workload Data



## Commercial New Structures

### 1Q-4Q (Jul-Jun)

- ◆ Number of approved plans
- ◆ Average reviews to approval
- ◆ Average days to approval
  - County time
  - Applicant time/Outside Agencies time

	FY21	FY22	FY23	FY24
Number of approved plans	13	13	14	12
Average reviews to approval	3.38	3.54	3.57	3.58
Average days to approval				
➤ County time	97	75	123	72
➤ Applicant time/Outside Agencies time	104	113	171	137

**Major Plans** = New Construction (projects that bring in revenue).

Excludes the following plans: targeted plans, apartments and apartment-related, condos and condo-related, public schools, churches and other minor projects.



# Performance/Workload Data



## Tenant Layout

### 1Q-4Q (Jul-Jun)

### Total Plans

	FY21	FY22	FY23	FY24
◆ Number of approved plans	167	174	187	228
◆ Average reviews to approval	2.43	2.52	2.68	2.64
◆ Average days to approval				
▶ County time	25	29	27	27
▶ Applicant time/Outside Agencies time	52	62	66	64



# Performance/Workload Data



## Tenant Layout

### 1Q-4Q (Jul-Jun)

### Excluding Expedited and Targeted Plans

	FY21	FY22	FY23	FY24
◆ Number of approved plans	153	157	174	167
◆ Average reviews to approval	2.38	2.52	2.66	2.64
◆ Average days to approval				
▶ County time	25	29	27	27
▶ Applicant time/Outside Agencies time	53	64	66	65
% of plans targeted & expedited	8%	10%	7%	27%



# Performance/Workload Data



## Site Plans

### 1Q-4Q (Jul-Jun)

	FY21	FY22	FY23	FY24
◆ Number of approved plans	54	38	45	47
◆ Average reviews to approval	3.80	3.63	3.98	4.49
◆ Average days to approval				
➤ County time	67	63	66	87
➤ Applicant time/Outside Agencies time	335*	224	266	300

\*Includes project started in FY15 approved in 4QFY21 (4 reviews)



# Performance/Workload Data



## Permits Issued

### 1Q-4Q (Jul-Jun)

	FY21	FY22	FY23	FY24
◆ Site permits issued*	201	158	193	163
◆ Building permits issued – NS	67	56	62	76
◆ Building permits issued – TLO	585	592	721	696

\*Prior year reports included all site permits issued. Effective FY19, only the “site plan” related permits will be shown.



# Performance/Workload Data



## Occupancy Permits Issued

### 1Q-4Q (Jul-Jun)

	FY21	FY22	FY23	FY24
◆ Occupancy permits issued – NS	35	41	45	28
◆ Occupancy permits issued – TLO	175	173	211	196
◆ OP issued – Change of Tenant	121	159	96	99
<hr/>				
◆ Building – New Residential	1,449	1,156	770	757
◆ Occupancy – New Residential	1,290	1,150	1,056	764



# Questions





**Design and Construction Standards Manual (DCSM)  
Section 600 – Full Draft**

Paolo Belita, Assistant Director of Transportation  
Kevin Wyrach, Transportation Planning Manager

# What is the DCSM?

- Design & Construction Standards Manual
  - Regulations and guidelines for land development
  - Section 600 governs “Transportation Systems”

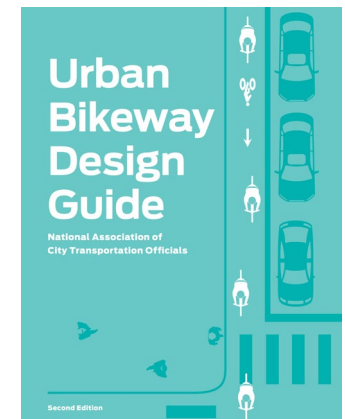
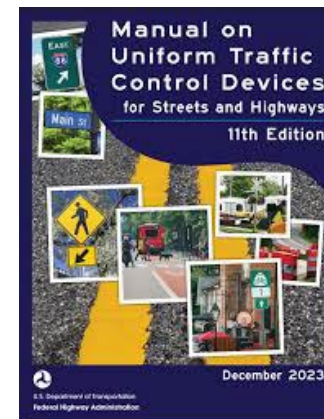
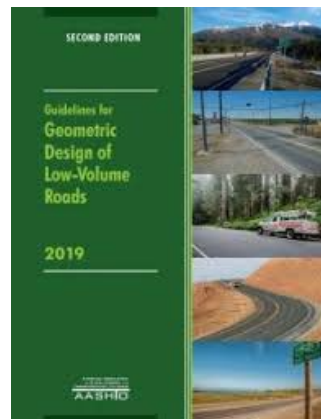
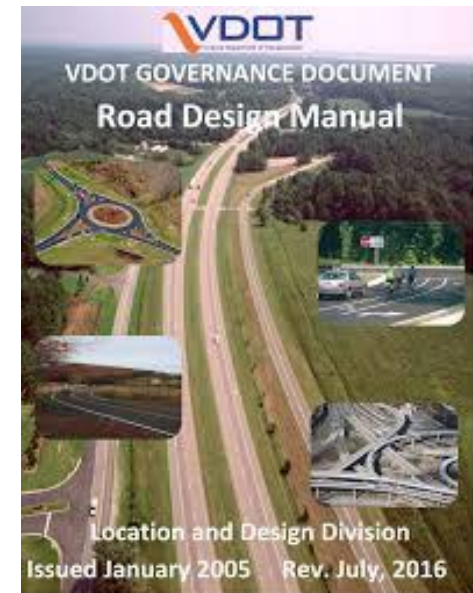
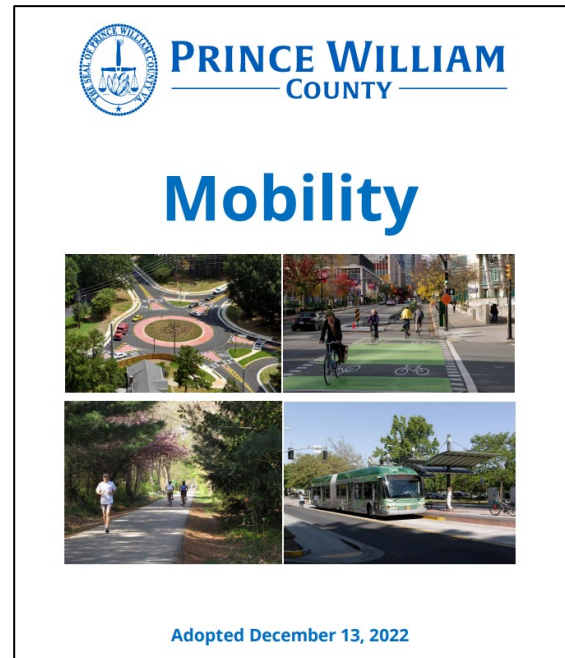
## Design & Construction Standards Manual

The Prince William County **Design and Construction Standards Manual (DCSM)** has been developed and designated to assist the public with the policies and regulations that apply to land development in Prince William County. The provisions contained herein relate primarily to the requirements which apply to the review and approval of site development plans and plats, and construction in accordance with those plans.

SECTION	TITLE	EFFECTIVE / ADOPTED / UPDATED
Section 100	General Information and Policies	Approved July 12, 2016 Effective July 12, 2016
Section 200	Definitions	Adopted June 6, 2006
Section 300	Fire Safety Systems	Adopted June 26, 2018
Section 400	Water Supply Systems	Adopted June 6, 2006
Section 500	Sanitary Sewer Systems	Adopted December 3, 2019 Effective February 3, 2020
Section 600	Transportation Systems	Adopted June 26, 2018
Section 700 (Last Update Feb 3, 2020)	Environmental Systems (Grading Floodplains Erosion & Sediment Control, etc.)	Minor Modifications - Sections 702.02, 702.04, and 711.01 – Effective February 3, 2020 Updated Section 730-Floodplan Management Regulations-Effective August 3, 2015 Updated Section 700-Storm Water Management Regulations-Effective July 1, 2014
Section 800	Buffer Areas Landscaping & Tree Cover Requirements	Amended January 16, 2018
Section 900	Parks & Schools	Adopted June 6, 2006
Section 1000	Highway Corridor Overlay District Regulations	Adopted July 15, 2014

# Guiding Principles

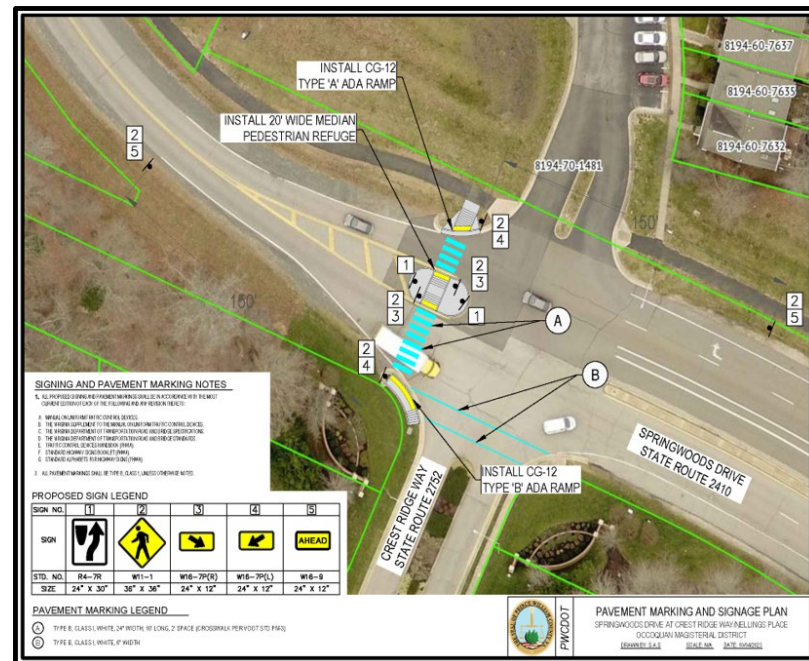
- Comprehensive Plan
  - Mobility Plan
  - Land Use Plan
  - Housing Plan
- Strategic Plan
- VDOT Design Standards
- National Design Guidelines (AASHTO, FHWA, NACTO, PROWAG)



# Guiding Principles



- Multimodal transportation
- Emerging Technology
- Roadway connectivity
- Environmental and natural preservation
- Consider development costs to implement updates



- Streamline and combine similar sections
- Remove redundant references
- Hyperlink to external references
- Limit changes to section numbers and detail numbers

## **600.00 TRANSPORTATION SYSTEMS**

600.01. DEFINITIONS

600.02. ACRONYMS AND ABBREVIATIONS

600.03. PURPOSE

601.00. ROADWAY CLASSIFICATION

601.01. FUNCTIONAL CLASSIFICATION

602.00. PLANNING AND DESIGN

602.01. General

602.02. Design Speed

602.03. Level of Service

602.04. Street Grade and Layout

602.05. Privately Maintained Travelways and Parking Lots

602.06. Pavement Design

602.07. Alternative Pavement Design

602.08. Privately Maintained Travelway Pavement Design

602.09. Driveways and Entrances

602.10. Cul-de-sac Streets

602.11. Connectivity

602.12. Intersections and Crossings

602.13. Drainage

602.14. Guardrail

602.15. Sidewalks, Trails, Shared Use Paths, and Pedestrian Access Routes

602.16. Bicycle Facilities

602.17. Transit

602.18. Micromobility

602.19. Wayfinding Signage

602.20. Traffic Calming

602.21. Unpaved Facilities

602.22. Existing Roadways and Retrofit Standards

603.00. PARKING

604.00 LIGHTING AND LANDSCAPING

605.00 SUBMISSION REQUIREMENTS

606.00. TRAFFIC IMPACT ANALYSIS

607.00. TRANSPORTATION DEMAND MANAGEMENT

608.00. CONSTRUCTION STANDARDS

609.00. TRANSPORTATION CONSTRUCTION AND INSPECTION

# Major Updates

- Functional Classifications
- Urban and Rural Context Classifications
- Design Speed
  - Align with VDOT design speed policy
  - Align with MUTCD 11<sup>th</sup> edition (removed outdated 85<sup>th</sup> percentile process)
- Driveways
  - Common driveways allowed on collectors for single family residence
  - Only one entrance per single family residence (no circular/U-shaped driveways)
  - Common driveways/interparcel connectors along arterials

NEW TABLE 6-3

Posted Speed (mph)	Design Speed (mph)
15	15
20	20
25	25
30	30
35	35
40	40
45	45
50	55
55	60
60	65

CURRENT TABLE 6-3

Posted Speed mph	Design Speed mph
15	20
20	25
25	30
30	35
35	40
40	45
45	50
50	65
55	70

Design speed is equal to posted speed for 45 mph and below in accordance with VDOT. Design speed is 5 mph higher than posted speed for 50 mph and above.

# Major Updates

- LOS minimum reduced to E
- Street Access/External Connections aligned with VDOT SSAR
- Pipestem Driveways
  - Reduced easement width
  - 200' maximum length
- Cul-de-sac Streets
  - Optional landscaping
  - 30% maximum number of lots per subdivision
  - 800' maximum length
  - Pedestrian connectivity requirements to adjacent street network
  - Emphasis on VMT reduction
- Increased Street Connectivity
- Intersection Spacing



# Major Updates

- Design Vehicle
- Turn Lanes
  - Better-aligned with VDOT and AASHTO
- Reduced Minimum Curb Radius
- Sight Distance Requirements
- Pedestrian and Bicycle Crossing Requirements
  - Pedestrian Refuge
  - Mid-block Crossings
  - Markings
- Roundabouts
- Guardrail Requirements
- Sidewalk and Shared Use Path Design Criteria

NEW TABLE 6-7

TABLE 6-7 MINIMUM TURN LANE REQUIREMENTS			
Urban/Suburban			
Design Speed (mph)	Taper Length (ft)	Minimum Storage Length <sup>φ</sup> (ft)	Minimum Total Length (ft)
20	40*	50*	100*
25	65*	50*	115*
30	90*	50*	140*
35	120	50*	170*
40	155	50*	205
45	200	100	300
50	200	100	300
55	200	100	300
60	200	100	300
Rural			
Design Speed (mph)	Taper Length (ft)	Minimum Storage Length <sup>φ</sup> (ft)	Minimum Total Length (ft)
20	40*	100	150*
25	65*	100	165*
30	90*	100	190*
35	120*	100	220*
40	155*	100	255*
45	200	100	300
50	200	200	400
55	200	200	400
60	200	200	400

Note: Along roadways classified as collector or higher with a design speed of 45 mph or higher, left and right turn lanes shall be provided where warranted in accordance with the VDOT RDM or as required by the Director of Transportation due to safety concerns.  
<sup>\*</sup>Lengths shown in this table differ from those in VDOT RDM Appendix F and may require a design waiver.  
<sup>φ</sup>Additional storage length shall be provided on Minor and Principal Arterial roadways when determined necessary by VDOT and the County. Urban length of storage to be determined by capacity analysis for Left and Right Turn Storage.

CURRENT TABLE 6-7

TABLE 6-7 MINIMUM TURN LANE REQUIREMENTS		
Design Speed mph	Minimum Length Turn Lane feet	Minimum Length of Taper feet
30	150	100
35	200	100
40	200	100
45	250	100
50	350	100
55	400	100
60	500	100

\* Additional storage length shall be provided on Minor and Principal Arterial roadways when determined necessary by VDOT and the County.

- Added 20 mph and 25 mph
- Updated lengths in accordance with AASHTO and VDOT
- Added note regarding waivers for certain lengths that meet AASHTO requirements but not VDOT requirements



# Major Updates

- Bicycle Facilities

- Bicycle Lanes, Buffered Bicycle Lanes, Physically Separated Bicycle Lanes, Contraflow Bicycle Lane

- Transit

- Transit Lanes
- Transit Stop Placement Guidelines
- Transit Signal Priority

- Micromobility

- Bikeshare
- Bicycle Repair Stations

- Wayfinding Signage

- Low-Volume Unpaved Streets (LVUS)

- Existing Roadways and Retrofit Standards



# Major Updates

- Parking

- Off-street Parking Requirements
- Parking Lot Siting and Layout
- Off-Street Loading Requirements and Adequate Receiving Facilities
- Accessible Parking
- Parking Reductions
- Electric Vehicle Parking (EV)

- Bicycle/Micromobility Parking for all Land Uses

- Short-Term and Long-Term
- Bicycle Rack Design Guidelines

- Traffic Impact Study (TIS) Requirements

- Transportation Demand Management (TDM)

**Table 6-16 Off-Street Parking Reductions**

Development Area Classification		Use	Required Parking	
No Classification		All uses	No adjustment factor	
Small Area Plan, Local Activity Center, MultiModal Hub, Transit District or Center, or as approved by DOT		Single Family Detached, Duplex, and Mobile Home	No adjustment factor	
		Single Family Attached, Single Family Attached with 2+ car garage	2 spaces/ unit, of which 0.3 spaces/ unit towards visitor or shared parking	
		Multifamily	50% of base rate	
Transit Oriented Development outside of Small Area Plan, Activity Center, MultiModal Hub, and Transit District or Center		Nonresidential (i.e. commercial, office)	70% of base rate	
		Within 1,000' walking distance of passenger rail station or high-capacity transit station	Single Family Detached, Duplex, and Mobile Home	No adjustment factor
			Single Family Attached, Single Family Attached with 2+ car garage	2.2 spaces/unit, of which 0.3 spaces/ unit towards visitor or shared parking
		Within 2,000' walking distance of passenger rail station or high-capacity transit station	Multifamily	85% of base rate*
Nonresidential	90% of base rate*			
		Single Family Detached, Duplex, and Mobile Home	No adjustment factor	
		Single Family Attached, Single Family Attached with 2+ car garage	No adjustment factor	
		Multifamily	90% of base rate*	
		Nonresidential	95% of base rate*	

\*Additional 5% adjustment if Walk Score is >= 70%

# Major Updates

CATEGORY	TRAFFIC VOLUME (VPD)	R.O.W. WIDTH (ft.)	DESIGN SPEED (mph)	MAX GRADE	MIN. C.L. RADIUS (ft.) (10)	MIN. SIGHT DISTANCE (ft.) (13)	SSD	SDL	SDR	S <sub>L</sub> (ft.)	P <sub>L</sub> (ft.)	P (ft.)	P <sub>R</sub> (ft.)	S <sub>R</sub> (ft.)	TYPE I SUBBASE AGG. BASE	BASE (BM-25.0A)	SURFACE (SM-9.5A)
I (4)	UP TO 250	42	20	10%	120	115	195	225	2	9	18	9	2	6	6 in		2 in
II	251 TO 400	44	20	10%	120	115	195	225	2	9	18	9	2	8 in			2 in
III	401 TO 1,000	56	25	10%	200	155	240	280	3	11	22	11	3	8 in	8 in		1.5 in
IV	1,001 TO 2,000	56	25	10%	200	155	240	280	3	11	22	11	3	8 in	8 in		1.5 in

GENERAL NOTES:

- This typical cross section shall be used in all subdivisions considered as rural or transitional (subdivisions where average lot size is one (1) acre or greater).
- Standard landings required at intersections.
- Pavement section is standard requirement. Refer to Detail 650.01 for alternative pavement sections.
- Forty foot (40 ft.) right-of-way allowed in certain circumstances where all slopes and drainage structures can be included and the average lot size is five (5) acres or more and approved by the Director of Transportation and VDOT.
- Off street parking shall be required in accordance with Section 602.14 of this manual.
- Travelways or roadways serving large lot subdivisions shall be designed conforming to VDOT and/or County requirements whichever is more stringent.
- Additional right-of-way shall be required if streetscapes and shared use paths are required.
- 2:1 slopes will be allowed when soil type supported by soil report is acceptable and where special stabilization in accordance with Section 602.14 and VDOT standards is provided.
- Wider shoulder shall be required where guardrails are provided in accordance with Section 602.14 and VDOT standards.
- Minimum radius applies to level and rolling terrains.
- Changes in categories, where permitted, shall be at intersections only and to the next lower or higher category only.
- Sidewalk or shared use path is required per VDOT Secondary Street Acceptance Requirements.
- Stopping Sight Distance (SSD), Sight Distance Left (SDL), and Sight Distance Right (SDR) to be provided in accordance with Section 602.12.06, Table 6-4, and Table 6-5.

Detail No. 650.02, COUNTY OF PRINCE WILLIAM VIRGINIA, STANDARD TYPICAL SECTION FOR RESIDENTIAL LOCAL STREETS WITHOUT CURB AND GUTTER (FIXED TRAFFIC), Date 6/10/24

CATEGORY	TRAFFIC VOLUME (VPD)	R.O.W. WIDTH (ft.)	DESIGN SPEED (mph)	MAX GRADE	MIN. C.L. RADIUS (ft.)	MIN. SIGHT DISTANCE (ft.) (14)	SSD	SDL	SDR	S <sub>L</sub> (ft.)	P <sub>L</sub> (ft.)	P (ft.)	P <sub>R</sub> (ft.)	S <sub>R</sub> (ft.)	TYPE I SUBBASE AGG. BASE (21-5)	BASE (BM-25.0A)	SURFACE (SM-9.5A)
V	2,001 TO 4,000	60	30	10%	335	200	290	335	6	12	24	12	6	8 in	8 in		2 in
VI	4,001 TO 7,000	62	40	9%	762	305	385	445	6	12	24	12	6	8 in	8 in		2 in

GENERAL NOTES:

- This typical cross section shall be used in all subdivisions considered as rural or transitional (subdivisions where average lot size is one (1) acre or greater).
- Standard landings required at intersections.
- No parking or direct residential access permitted on Category VI streets.
- Pavement section is standard requirement. Refer to Detail 650.01 for alternative pavement sections.
- Superelevation shall be provided only for Category VI streets. Consider superelevation rate of 2.08%.
- 2:1 slopes will be allowed when soil type supported by soil report is acceptable and where special stabilization in accordance with the Erosion Control ordinance is provided.
- Wider shoulder shall be required where guardrails are provided in accordance with Section 602.14 and VDOT standards.
- Six (6) foot ditch is only applicable to Category VI streets.
- Channelized intersections will be required at all intersections of existing or future Category VI streets.
- Off street parking shall be required in accordance with Section 602.14 of this manual.
- Additional right-of-way may be required if streetscape and shared use paths are required.
- Sidewalk or shared use path is required per VDOT Secondary Street Acceptance Requirements.
- "P" width of 24' consists of two 12' lanes. 11' lanes may be used with VDOT and County approval.
- Stopping Sight Distance (SSD), Sight Distance Left (SDL), and Sight Distance Right (SDR) to be provided in accordance with Section 602.12.06, Table 6-4, and Table 6-5.

Detail No. 650.03, COUNTY OF PRINCE WILLIAM VIRGINIA, STANDARD TYPICAL SECTION FOR RESIDENTIAL COLLECTOR STREETS WITHOUT CURB AND GUTTER, Date 6/10/24

- Typical Section Details
- Removed Outdated/Irrelevant Details
- Additional Details
- Tables

- June 2023: Project Kickoff
- Summer 2023 – Early 2024: Draft Section 600 Document
  - October 18: CDC Presentation and General Update
  - October 26: DORAC Presentation and General Update
- Spring 2024: Final Draft Section 600 Update
- Summer 2024: Follow-up Coordination
  - Final Draft Document to CDC and DORAC for review and input
- Fall 2024: Finalize and Adopt Section 600 Update
  - Planning Commission Public Hearing (September)
  - Board of County Supervisors Public Hearing (Pending Schedule)