



The Alliance

Development Services Newsletter For Industry Professionals

Volume 1 , Issue 2 , June 2010

Prince William County Virginia

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Links to Agencies:

Place cursor over link
Press CTRL key and click to follow

Department of Development Services:

www.pwccgov.org/DDS
703 792-6930

Planning Office:

www.pwccgov.org/Planning
703 792-6830

Department of Public Works:

www.pwccgov.org/PublicWorks
703 792-6820

Department of Transportation:

www.pwccgov.org/Transportation
703 792-6825

Department of Fire & Rescue Fire Code Compliance and Permits

<http://www.pwccgov.org/FMOPlanReview>
703 792-6360

Office of Information Technology Geographic Information Systems Division

www.pwccgov.org/GIS
703 792-6840

Industry Responds to *The Alliance*



Prince William County received very positive response to the inaugural issue of the Development Services Newsletter. We plan to publish the newsletter on a recurring basis to highlight process improvements and performance data to our industry partners in the development community.

If you would like to receive future editions of the newsletter automatically, you can subscribe to the Development Services Newsletter (*if you have not already done so*) via our eNotification system:

<http://www.pwccgov.org/eservices/enotifications/>

This will be the last issue that is distributed electronically via the separate eNotifications for DCSM updates and Building Permit updates. If you have not had the opportunity to see the inaugural issue of the newsletter, it can be accessed via the following web link:

<http://www.pwccgov.org/TheAlliance>

In this issue of the newsletter we will provide public awareness of the revised policies and procedures that will be implemented on July 1, 2010.

Process improvements have been implemented to our Bond Reduction and As-Built processes through a collaborative effort with our industry partners. The Board of County Supervisors adopted the bond deferral policy in February, which allows bond release without the completion of all construction on an approved plan with the condition that undeveloped lots will not be sold.

Development Services staff continue to work on process improvements with our customers, and we plan to outline those improvements in future issues of *The Alliance*.

In conjunction with the adoption of the FY11 budget, fee increases were approved to both the Building Development and Land Development Fee Schedules. The new fees will also be implemented July 1, 2010.

*Comments concerning
The Alliance
should be directed to
DDS@pwccgov.org*

Department of Transportation Wins Award

At a recent event in Grapevine Texas, the Prince William County Department of Transportation was awarded a 2010 Transportation Owner of the Year Award by the Design-Build Institute of America.

Over the last three years, county transportation officials have aggressively implemented the process provided for under Virginia's design-build enabling legislation, the 1995 Public-Private Transportation Act (PPTA), to help combat transportation congestion within the county. Five significant transportation projects have been completed using the design-build model. These are the expansion and improvements to Sudley Manor Drive, Linton Hall Road, Route 15, Old Carolina Road, and Heathcote Boulevard.

In completing these local bond projects around Prince William County, the Department of Transportation has helped to make the ride around the county less congested and safer for Prince William County drivers.

The Design-Build Institute recognizes organizations in the transportation industry that have made significant contributions in advancing the awareness, understanding and use of the design-build project delivery method.



Members of the Prince William County Board of County Supervisors and Department of Transportation Staff at recent ribbon cutting ceremonies.

Upcoming Events

Planning Commission Work Session
Environment Chapter Update
Recap, Coordination and Next Steps
Scott Meyer, Planner
Development Services Building
Conference Room 202 A&B
06/09/2010 6:00PM

Builders Developers Advisory Group
Oscar Guzman, Dept. of Development
Services
McCoart Building BOCS Chambers
06/09/10 2:00 PM

Commercial Development Committee
Wade Hugh, Dept. of Development
Services
Development Services Building
Conference Room 202 A&B
07/14/10 2:00 PM

Site Plan Improvement Committee
Oscar Guzman, Dept. of Development
Services
Development Services Building
Conference Room 107 A&B
07/15/10 1:30 PM

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Your input is welcome!

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Comprehensive Plan Update Approved

In February, the Board of County Supervisors approved updates to two chapters of the county’s comprehensive plan, the Land Use Chapter and the Transportation Chapter. Both updates represent a significant step forward in our planning efforts in the county.

LAND USE

The Land Use Chapter was totally reorganized around ten “smart growth” principles. These common sense principles provided a framework around which a Board-appointed committee – the Land Use Advisory Committee – was able to prepare and recommend a new Land Use Chapter. After several rounds of hearings and associated revisions by the Planning Commission and Board, a new chapter was adopted that places an emphasis on preserving important county resources and directing development into more compact, dense, mixed-use communities. The new chapter defines these new communities as **Centers of Commerce** – large, regionally important center, and **Centers of Community** – smaller, locally-oriented places.

TRANSPORTATION

The Transportation Chapter was reconstructed with the help of another Board-appointed committee – the Mobility Committee - to reflect the importance and need for a range of transportation options – roads, transit, and biking/walking. The chapter now includes a transit plan incorporating the long-range plans of both the Virginia Railway Express (VRE) and Potomac and Rappahannock Transportation Commission (PRTC), the County’s transit providers. The plan describes both existing and planned rail and bus routes as well as future transit alternatives that the County should consider as our transit systems mature.

To read the new chapters, go to <http://www.pwcgov.org/CompPlan>

Soil Survey Available

Prince William County can provide you with a copy of the Soil Survey of Prince William County, Virginia. The survey was completed by the United States Department of Agriculture, Soil Conservation Service in cooperation with Virginia Tech. It features detailed information on local soils, soil maps and soil classifications.

Copies of the survey are available at the Early Assistance Desk at the Development Services Building. You can also request a copy by emailing Deb Oliver at doliver@pwcgov.org.

Environment Chapter Update

The Environment Chapter of the Comprehensive Plan is currently being updated. As part of the Planning Commission’s update process and in the public input phase, the County has been obtaining feedback and recommendations through a series of interactive work sessions.

The first was held on April 28, 2010 with industry representatives to understand the impact on development in Prince William County. The second was held on May 12, 2010 with civic associations and environmental groups to understand the environmental and quality of life impacts.

Representatives from various groups presented comments and participated in a question/answer and discussion session with the Planning Commission, County staff, and other stakeholders.

On June 9, 2010, the Planning Commission will be holding a third work session to discuss feedback, review comments, and decide next steps in the process.

For more information, visit:

<http://www.pwcgov.org/EnviroUpdate>



Development Fees

In conjunction with the adoption of the FY11 budget on April 27, 2010, the Board of County Supervisors approved the following development fee increases which will be implemented July 1, 2010:

Building Development Fee Schedule Changes & Increases

- 6.5% across the board fee increase
 - Increase is associated with program cost increases
 - Partial GIS position funding
 - Fee increase will not be applied to:
 - Filing Fee
 - Indirect Cost Surcharge
 - Technology Surcharge

Land Development Fee Schedule Increases

- Existing Fee Increases
 - Perennial Flow Determinations (regular) - \$600
 - Perennial Flow Determinations (minor) - \$200
 - PASA submitted with plan - \$1,475
 - Individual PASA - \$160
 - Lot Grading Plan - \$315
 - Performance Bonds & Escrows Extensions (on-time) - \$1,000
 - Performance Bonds & Escrows Extensions (late) - \$1,500
- New Fees
 - Live Entertainment Permit (with security plan) - \$620
 - Live Entertainment Permit (without security plan) - \$425
 - Engineering Occupancy Inspection - \$100
 - Erosion and Sediment Control Variance - \$250
 - Telecommunication Towers - \$5,040
- 3.5% across the board fee increase (except fee amounts reflected above)
 - Increase is associated with program cost increases
 - Partial GIS position funding

Access to both the full Building Development Fee Schedule and the full Land Development Fee Schedule can be found via the following link:

<http://www.pwcgov.org/DDS>

The Board of County Supervisors received a letter signed jointly by the Prince William Regional Chamber of Commerce, National Association of Industrial and Office Properties, and the Northern Virginia Building Industry Association. The last two sentences of the letter sum up the opinion of these three industry groups:

“In sum, we believe the advances made to date by the Department of Development Services resulted in cost savings in the development process. We accept the proposed development fee increases in order to maintain the improved levels of service.”

We appreciate the support received from our customers and will continue to work hard to improve our development processes.

Amendments to the Design and Construction Standards Manual (DCSM)

Bond Deferral Policy - At their February 2, 2010 public hearing, the Board of Supervisors re-adopted the bond deferral policy as part of the revisions to the DCSM. This policy, previously referred to as the bond moratorium policy, allows developers to complete the infrastructure construction for specific portions of a project and request for bond release without completing all the construction shown on an approved plan. In exchange for an agreement by the developer not to sell additional undeveloped lots individually, the County agrees not to vacate the recorded subdivision. The developer may restart construction by posting required bonds and escrows provided that the plan is still valid. Without the bond deferral option, developers either had to complete all construction shown on an approved plan to obtain bond release or if unable to complete construction face the possibility of being declared in default.

Landscaping Requirements - In February of this year, the Board of County Supervisors held a work session to consider design concepts proposed by staff to improve the county's landscaping requirements. These concepts were compiled by staff working with members of the Policy and Standards Committee and through visits and interviews with staff from localities that had these landscaping concepts in place. The BOCS was very receptive to these concepts and presented them to their constituents in the spring.

After the BOCS directs staff on which concepts should be pursued, the amendments will be initiated and the draft language will be presented to the Policy and Standards Committee for review. The changes will be advertised for public hearing before the Planning Commission and the BOCS before they become effective.

Revised Bond Reduction Form

Staff and industry representatives have worked together to make revisions to the Bond Reduction Form. The form is used electronically in the bond reduction process to calculate the remaining work to be completed on the public improvements of a land development project.

After being distributed in March in test mode, the revised form was implemented for use on April 1, 2010. Both the older version and the revised version will be accepted through second quarter 2010. Use of the revised form will be required beginning July 1, 2010.

The Bond Reduction Form can be accessed via the following web link:

<http://www.pwcgov.org/LDDDocs>

Dates to Remember

June 10, 2010 - Development Services Offices to close at 3:00 pm

July 1, 2010 - New Development Fee Schedule becomes effective

July 5, 2010 - County Offices Closed for Independence Day Holiday

Sept 6, 2010 - County Offices Closed for Labor Day Holiday

As-Built Process

Prince William County was asked by industry professionals to streamline the As-Built Process for final site development plans. In February a Process Action Team was formed comprised of industry representatives and staff from the Department of Public Works and the Department of Development Services. The group developed the following timeline:

February thru March 2010	Team Meetings to Formulate Process
April 2010	Customer Group meetings Bond Process Group CDC Plan Improvement Committee
May thru July 2010	Public Awareness, Pilot Program
August 2010	Full Implementation

In order to provide public awareness for the revised process and obtain industry feedback, presentations were provided in May. A presentation will also be made in conjunction with the BDAG meeting on June 9. The revised program will be piloted through July. Any revisions noted during the pilot period will be incorporated into the process with full implementation scheduled for August.

Plan Review Committees

The **Land Development Plan Improvement Committee** is an open forum that meets on a bi-monthly basis to specifically address issues pertaining to the site plans approval process. The group was organized in the spring of 2007, and since that time has been tracking performance data and working with staff in order to reduce the number of reviews to approval. The group has also initiated process improvements including the streamlining the As-Built process and provides a forum for customer communication to both Prince William County and outside agencies. Staff liaison for the group is Oscar Guzman who can be reached via oguzman@pwcgov.org

The **Building Development Plan Improvement Committee** is being established with the goal of reviewing and making recommendations to improve the Commercial Building Plan Review Process, including:

- Plan Review Checklist
- Plan Intake and Quality Control Process
- Technical Review Process and Requirements
- Plan Review Comment Process
- Plan Resubmissions and Revisions
- Commercial Project Management and Issue Resolution

The group's membership will include representatives from the Commercial Development Committee and industry professionals involved in the design of building, structural, mechanical, electrical and plumbing systems. The Director of the Department of Development Services, the Building Official, and the Chief of Construction Plans Review will also be members of the committee. Staff liaison for the group is Eric Mays who can be reached via emays@pwcgov.org

Going Green

The Department of Public Works is leading the Green Guiding Committee, a team dedicated to helping the County Government become better stewards of our earth. In 2008 and 2009, staff volunteers from many County agencies researched, analyzed and recommended strategies to go green with our operations. Staff looked for strategies to conserve energy, reduce our carbon footprint, build green, buy green, drive more efficiently, reduce our waste, recycle more, protect local land and water resources, manage environmental spills effectively and help our community go green!

In 2010, staff will strive to implement the many strategies in our daily activities and the way we do business. All of these strategies can be completed at no additional costs! Staff hopes some of the strategies will eventually save the County money!!

Staff welcomes ideas from the community on our efforts to go green. If you have any recommendations for the Green Guiding Committee, please feel free to contact Deb Oliver at doliver@pwcgov.org or (703) 792-6819. You can learn more about our efforts at www.pwcgov.org/green.

Secure Your Load!

Please remember to cover your load when transporting debris and materials! This controls litter and keeps our community clean.

Fire Protection Plan Review *Walk-Thru* Process

Time is money! In conjunction with the Department of Developmental Services, the Fire Marshal's Office created a Fire Protection Plan Review Walk-Thru Process so that developers and contractors are able to expedite the plan review of less complicated fire protection plans and receive an approval in the same day. FMO staff recognized an industry need for a "one-day" plan review for situations that require construction to be completed with a short time frame such as tenant work or field modifications. The face to face interaction with the designer promotes better communication when there is a question reviewing the plan and allows for the designer to make minor corrections right then and there so that the plans can be approved. The Fire Protection Plan Review Walk-Thru Process has reduced the number of rejected plans which saves time on plan re-submittals and re-reviews. This ultimately translates into time saved during the construction of the project. With the addition of the Fire Protection Plan Review Walk-Thru Process, customers are able to save time and money.

The Fire Protection Plan Review Walk-Thru Process is performed every Thursday at the Development Services Building between 8:30 am and 3:30 pm.

For more information visit our weblink, <http://www.pwcgov.org/docLibrary/PDF/003448.pdf>

Temporary Activity Permit

Ready or not, it's that time of the year when grills get fired up, the grass and flowers start to bloom and several "outdoor activities" sprout up out of nowhere. Whether it's a carnival, circus, car show, flea market, horse show, concert, or a roadside stand selling fresh seafood, ice cream or any seasonal good, beware that a temporary activity permit (TAP) is probably required from the Zoning Office.

By definition per the Prince William Zoning Ordinance, a Roadside stand is:

Any land or structure used for the sale of seasonal goods. The term "seasonal" as it pertains to roadside stands operations and the issuance of Temporary Activity Permits in accordance with the provisions of Section 32.210.01, shall be applicable to items harvested and /or sold on a seasonal basis. That consists of seasonal sales items, such as but not limited to, Christmas trees, pumpkins, summer vegetables and produce, fresh seafood, ice cream, Easter potted plants (lilies, hyacinth, tulips) as well as fireworks during the Fourth of July and New Year's holidays. Items sold for other traditional holidays or special event, such as Valentine's Day, St. Patrick's Day, Memorial Day, Presidents Day, etc. are not considered "seasonal."

For more information on temporary activity permits please see the [Zoning Approval: Temporary Activities](#) web page or call the Zoning Office at (703) 792-8154.

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