



# The Alliance

Development Services Newsletter For Industry Professionals  
Prince William County, Virginia

Volume 3, Issue 1, February 2012

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**Links to Agencies:**  
Place cursor over link. Press CTRL  
key and click to open

- Department of Development Services**  
[www.pwccgov.org/DDS](http://www.pwccgov.org/DDS)  
703-792-6930
- Planning Office**  
[www.pwccgov.org/Planning](http://www.pwccgov.org/Planning)  
703-792-6830
- Zoning Office**  
[www.pwccgov.org/Zoning](http://www.pwccgov.org/Zoning)  
703-792-8154
- Department of Public Works**  
[www.pwccgov.org/PublicWorks](http://www.pwccgov.org/PublicWorks)  
703-792-6820
- Department of Transportation**  
[www.pwccgov.org/Transportation](http://www.pwccgov.org/Transportation)  
703-792-6825
- Department of Fire & Rescue**  
*Fire Code Compliance and Permits*  
<http://www.pwccgov.org/EMOPlanReview>  
703-792-6360
- Department of Information Technology**  
*Geographic Information Systems Office*  
[www.pwccgov.org/GIS](http://www.pwccgov.org/GIS)  
703-792-6840

## The County's Website is New!

We hope that you like the new design of the website. Change is not always easy, but we hope that you will find the new site more user-friendly once you get used to it.

To find the information you need quickly, we encourage you to go directly to the website of the department or division you want to visit by typing in the short address (or alias) in the list to the left. If you are looking for something specific, please type it in the search box at the top of any page on the website. If you have bookmarked a page under your "favorites" menu, the address may have changed. Please use the search box on the website to locate information and update your bookmarks.

Note that external search engines, such as Google and Bing have not updated their links to pages on the County's site, so using those tools may not work yet. The County doesn't control how they update their information, so please use the search engine on the County website to find the information on the County site.

Here are some additional direct addresses or "aliases" you may find helpful:

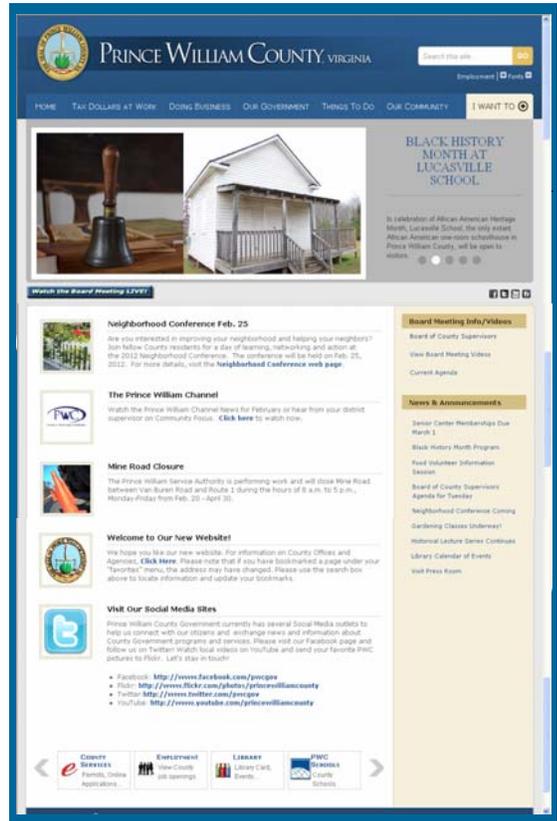
- Building Development Division: [www.pwccgov.org/BDD](http://www.pwccgov.org/BDD)
- Building Development Forms: [www.pwccgov.org/BDForms](http://www.pwccgov.org/BDForms)
- Land Development Division: [www.pwccgov.org/LDD](http://www.pwccgov.org/LDD)
- County Mapper: [www.pwccgov.org/CountyMapper](http://www.pwccgov.org/CountyMapper)
- Planning Commission: [www.pwccgov.org/PC](http://www.pwccgov.org/PC)

Thank you to all of our customers who reviewed the website, and filled out the survey! We appreciate your input. Please report any errors you find to us, and we will correct them as soon as possible. There is a "Need Assistance" link on the bottom of every page on the website.

## Proposed Development Fee Increases

The County has worked closely with the development community over the past several years to more closely align fees with costs. As mentioned during last year's budget update, the fee schedule is now aligned with program costs, so future fee schedule updates will largely consist of inflationary adjustments and minor fee category adjustments.

*Continued on page 5*



## Innovation Technology Park: Vision Becoming Reality

Innovation Technology Park has rapidly matured into an important real-estate sub market that is now home to several high-tech companies and state and federal agencies. With the opening of the stunning Hylton Performing Arts Center last year, Innovation moved one step closer to the original vision for the park, as articulated in 1991:

*“a unique, multi-institution campus developed through public/private partnership [...] with the ambiance of a high-class corporate research park, with an attractive, core campus of roughly 100 acres, surrounded by a burgeoning development zone that will include corporate offices and headquarters, research centers, government facilities, performing arts centers and cultural amenities, and residential development.”*

Further toward this vision, during 2011, the Board of County Supervisors and two adjacent land owners in Innovation took steps to advance a plan for a proposed mixed-use project that would bring retail and residential development to the Park, as well as additional office space. This new “town center” component of the park will be located adjacent to the Hylton Performing Arts Center and the new graduate student housing currently under construction at GMU.

A Memorandum of Agreement among the County, and two private land owners within Innovation Technology Park, executed in March, 2011, provided funds and support to update a real estate market analysis for the proposed project and the land use concept plan prepared in 2009. The BOCS had previously initiated an amendment to the Innovation Sector Plan to incorporate these studies, and a project traffic study, into the plan and to make necessary amendments to the Technology Overlay Zoning District. These amendments were approved by the BOCS on Jan. 10, 2012.

In accordance with the Memorandum of Agreement, a Request for Proposals for a senior development partner for the proposed mixed-use project at Innovation has



**Hylton Center for the Performing Arts**

been issued. This proposal and its supporting documents can be found on the Purchasing and Economic Development pages of the County’s website. Initial proposals are due by May 1, 2012. A two step review process, first a review of qualifications and interests, followed by the selection and evaluation of several well-qualified proposals, should be completed by the end of this year.

The proposed Innovation mixed-use project is slated for a 50 +/- acre site adjacent to the Prince William campus of George Mason University with frontage along University Boulevard and the Prince William Parkway. The market analysis suggests a potential for 50,000 square feet of residential, 50,000 square feet of office, a 150-key hotel and up to 1,100 units of various types of residential. Following the selection of a development partner, the project must receive zoning and special use approvals, site plan approval and installation of supporting infrastructure.

**Brent M. Heavner**  
Communication Manager  
Prince William County  
Department of Economic Development



**Power Loft Data Center @ Innovation**



**George Mason University Bull Run Hall**

## GIS Digital Data Makes Business Spatial

Digital Data and Mapping - these are terms that are used synonymously, however digital data is NOT a map, but rather GIS “layers” of the County that are in a digital format that are used to create maps or perform geographic analysis. It is used to help show the relationship between points, lines, or polygons representing real world features. These features have information or “attributes” attached to the features. In order to read a digital data file, you must have a type of GIS reader such as AutoCAD, ESRI ArcGIS, MapInfo, etc.

Did you know that there are almost 150 different GIS data layers that can be purchased from the Prince William County GIS Office? Each of these layers can help provide valuable information to your business. Customers can visit the newly designed Digital Data information page at [www.pwcgov.org/digitaldata](http://www.pwcgov.org/digitaldata) and review the [GIS Data Dictionary](#) for a full description of what is available.

Prince William County generates its digital data at the time of the order to ensure that the customer receives the most up-to-date geo-spatial information. Data layers such as parcels, centerlines, subdivisions, and premise addresses are updated on a daily basis, and other data layers are as current as the source data is available to Prince William County.

There are four easy ways that you can order! Fax in a digital data request form, order through the Online Digital Data Wizard, or email or call the GIS Office. Delivery of the data is even easier. You can choose to receive the data via Google Docs, FTP site, email or DVD. It’s that simple! Some helpful hints:

- **Know what data format you need before you order!** Data is available in ESRI Shapefile (in all sizes), ESRI File Geodatabase (for data over 2 GB), ESRI Personal Geodatabase (for data under 2 GB), MrSID (for Aerial Imagery). Contours are available in Shapefile only.
- **Parcel Layer does not contain ownership information.** This information must be obtained from the [Real Estate Assessment Office](#).
- When purchasing aerial imagery near the **Quantico Marine Corp Base**, please be aware that imagery is processed by TILE and any tile that contains even the smallest portion of the QMCB will not be sold.

Be aware that there are some use restrictions apply when purchasing our data. Contractors who are working on projects for a Prince William County agency make obtain the GIS data at no cost if they meet the criteria that are outline on our website. Digital data orders are typically processed within 48 hours of receipt. For questions about GIS data, call 703-792-6840 or at [pwcmaps@pwcgov.org](mailto:pwcmaps@pwcgov.org).



Customers can choose to have the data delivered via Google Docs, FTP site, email or DVD.

### Upcoming Events

#### Planning Commission

McCoart Administration Building

#### Public Hearings (*Board Chambers*)

- March 3 at 7 p.m.
- April 4 at 7 p.m.

#### Work Sessions (*Potomac Conference Room*)

- March 21 at 6 p.m.

Staff: Christopher Price, PWC Planning Director

*“PW County Public School  
Capital Improvement Projects”*

For more information

Contact Ms Teresa Taylor

[TTaylor@pwcgov.org](mailto:TTaylor@pwcgov.org)

#### Builder Developer Advisory Group

McCoart Administration Building  
Board Chambers

- March 14 at 2 p.m.

For more information

Contact Oscar Guzman

[oguzman@pwcgov.org](mailto:oguzman@pwcgov.org)

#### DSCM– Zoning Ordinance Advisory Committee

Development Services Building  
Conference Room 107 A&B

- March 15 at 2 p.m.

For more information

Contact Oscar Guzman

[oguzman@pwcgov.org](mailto:oguzman@pwcgov.org)

#### Commercial Development Committee Quarterly Meeting

Development Services Building  
Conference Room 202 A&B

- April 11 at 2 p.m.

For more information

Contact Wade Hugh

[whugh@pwcgov.org](mailto:whugh@pwcgov.org)

### The Alliance

Prince William County Development Services Building, 5 County Complex Court, Suite 120, Prince William, Virginia 22192

Phone: 703-792-6930 Fax: 703-792-5285 Email: [DDS@pwcgov.org](mailto:DDS@pwcgov.org) Attention: Newsletter Editor

*Your input is welcome!*

Ricardo Canizales  
Kim Hylander  
David McGettigan  
Angie Mills  
Deb Oliver  
George Payne

## Quick Access to GIS Information From Your Office

Now you can quickly access GIS information on the Prince William County website from your office or home. Here's how: Access the GIS home page through the scroll bar located at the bottom of the County home page ([www.pwccgov.org](http://www.pwccgov.org)) or by going to **I WANT TO...** and click on **View - County GIS Maps**



### GENERAL INFORMATION

Page or Information	Description	URL (address)
GIS Home Page	Landing point for GIS website	<a href="http://www.pwccgov.org/gis">www.pwccgov.org/gis</a>
Digital Data	Learn about the purchasing of digital data	<a href="http://www.pwccgov.org/digitaldata">www.pwccgov.org/digitaldata</a>
Map Products	Shows all products and pricing	<a href="http://www.pwccgov.org/gisproducts">www.pwccgov.org/gisproducts</a>
Addressing	Learn all about Addresses and see address changes	<a href="http://www.pwccgov.org/addressing">www.pwccgov.org/addressing</a>
Street directory and Data Dictionary	PDF files of various street directories	<a href="http://www.pwccgov.org/gisdocuments">www.pwccgov.org/gisdocuments</a>
Aerial Imagery	Learn about the years available and pricing	<a href="http://www.pwccgov.org/aerials">www.pwccgov.org/aerials</a>
Election District Maps	View and download Voting Maps	<a href="http://www.pwccgov.org/electionmaps">www.pwccgov.org/electionmaps</a>

### INTERACTIVE MAPPING APPLICATIONS

Application	Description	URL (address)
County Mapper XM	View up to 60 layers online and perform analysis using this powerful tool	<a href="http://www.pwccgov.org/countymapper">www.pwccgov.org/countymapper</a>
QuickInfo	Find quick information about a properties owner, school and voting area	<a href="http://www.pwccgov.org/quickinfo">www.pwccgov.org/quickinfo</a>
Aerial Image Viewer	View multiple years of aerial imagery online, even as far back as 1937	<a href="http://www.pwccgov.org/aerialviewer">www.pwccgov.org/aerialviewer</a>
My Voting Info	Voters can find their Polling Place	<a href="http://www.pwccgov.org/myvotinginfo">www.pwccgov.org/myvotinginfo</a>
Parcel History Tree	Trace a properties GPIN history	<a href="http://www.pwccgov.org/parcelhistory">www.pwccgov.org/parcelhistory</a>
Real Estate Assessments—Land Rover	View property assessments	<a href="http://www.pwccgov.org/realestate">www.pwccgov.org/realestate</a>

### ESERVICES

Application	Description	URL (address)
Digital Data Wizard	Order standard Digital Data Layers Online	<a href="http://Eservice.pwccgov.org/eservices/digitaldata">Eservice.pwccgov.org/eservices/digitaldata</a>

## Development Fee Increase *(continued from page 1)*

As part of the FY2013 Budget, the County is proposing to increase the Development Fee Schedule. The proposed fee increases are as follows:

- A 2% inflation cost increase is being added to the fee schedules
- A \$1 per linear foot charge is being added for commercial stormwater system inspections
- A \$180 lot grading inspection fee (with a \$75 re-inspection fee)

An additional General Fund allocation is also proposed as part of the FY2013 Budget. This step will help reduce the pressure to continually raise development fees to cover program expenses and will properly fund non-development related activities with the corresponding General Fund support.

The changes are necessary to meet the expenses associated with plan review, inspection and permit issuance. It is critical that Prince William County maintain the staffing levels necessary to perform those functions and to maintain the level of service that industry has become accustomed to receiving from the County.

For more information on the proposed Development Fee Schedule changes, visit [www.pwcgov.org/DDS](http://www.pwcgov.org/DDS) or contact Wade Hugh, Director, Department of Development Services by email [WHugh@pwcgov.org](mailto:WHugh@pwcgov.org) or phone 703-792-6930.

## Noise Ordinance Information

Because noise at certain levels can be harmful to the health and welfare of citizens, Prince William County prohibits excessive and annoying noise. The County's Noise Ordinance (Chapter 14) regulates specific times that certain noise sources can be operated, and defines noise limits.

For more information you may read the entire ordinance at this link: [Noise Ordinance](#)

Requests for exemptions from the provisions of this chapter may be submitted on the **Noise Ordinance Exemption Request Application** form to:

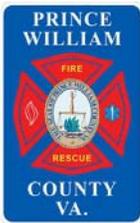
Prince William County  
Director of Transportation  
5 County Complex Court, Ste. 290  
Woodbridge, VA 22192

For more information visit [www.pwcgov.org/Transportation](http://www.pwcgov.org/Transportation) or contact the Department of Transportation at 703-792-6825.

## Emergency Preparedness Is Everyone's Responsibility

A Statewide Tornado Drill is scheduled for March 20 at 9:45 a.m. This annual event is sponsored by the Virginia Department of Emergency Management (VDEM) and the National Weather Service. In light of the destruction and loss that we experienced from 51 tornadoes in Virginia last year, Virginia Department of Emergency Management encourages participation in the drill by all businesses as well as government agencies. For more information on how your business can participate, visit <http://www.vaemergency.gov/readyvirginia>. View the Governor's proclamation for Tornado Preparedness Day at <http://www.vaemergency.gov/sites/default/files/TornadoPreparednessDay2012.pdf>.



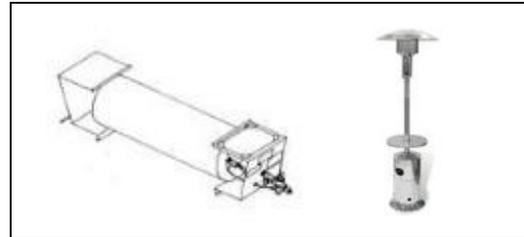


# Seasonal Advisory

from the  
Prince William County  
Department of Fire & Rescue

## Temporary Heaters

Liquid Propane (LP) gas salamander heaters are very efficient in providing temporary heat on job sites, particularly when the size of the building makes other heaters impractical. They are portable, easy to set up and very helpful in assisting certain construction applications, including drywall finishing.



Fires that occur from LP gas salamander or other temporary heating devices normally result from units that are placed too close to combustible materials (paper, wood, plastics, etc.), near flammable solvents and paints, or heating devices that are not functioning or are not set up properly.

The Virginia State Fire Prevention Code (SFPC) does address the use of these devices and has specific code requirements related to their use under section 1403 of the SFPC.

- Temporary devices shall be listed and labeled in accordance with the mechanical and fuel gas code. Installation, maintenance, and use shall be according to the terms of the listing.
- LP gas heaters fuel supplies shall comply with Chapter 38 of the SFPC and the fuel gas code. (Cylinders shall be secured and heating device supply lines protected from damage that could result in leaks).
- Refueling with liquid fuel shall be conducted when unit is cooled (section 3405 of the SFPC).
- Clearance from combustibles shall be maintained in accordance with manufacturer's recommendations noted on the equipment label. Always maintain a minimum distance of at least three feet from any combustible materials and observe an overhead clearance of at least six feet to prevent fires. When in operation, temporary heating equipment shall be fixed in place and protected from damage, dislodgement, or overturning based on the manufacturer's instructions.
- The use of these temporary heating devices shall be **supervised and maintained by competent personnel**. The devices should be as safe as the permanent installations.

Temporary heating devices have a label indicating the manufacturer's recommendations on their use and the distance requirements from combustibles.

If fire department personnel or the fire marshal's office find these temporary heaters unattended, they will be immediately turned off and operations suspended until the above requirements are met. The use of these heating devices in any manner not consistent with the requirements as mentioned above will result in the issuance of a **Notice of Violation** to the appropriate contractor or subcontractor. If additional violations occur, it will result in the issuance of a summons. Each offense of the SFPC is a Class 1 misdemeanor and could result up to a \$2500 fine and or up to 12 months in jail.



# Stay Informed . . . . Subscribe to The Alliance Today!

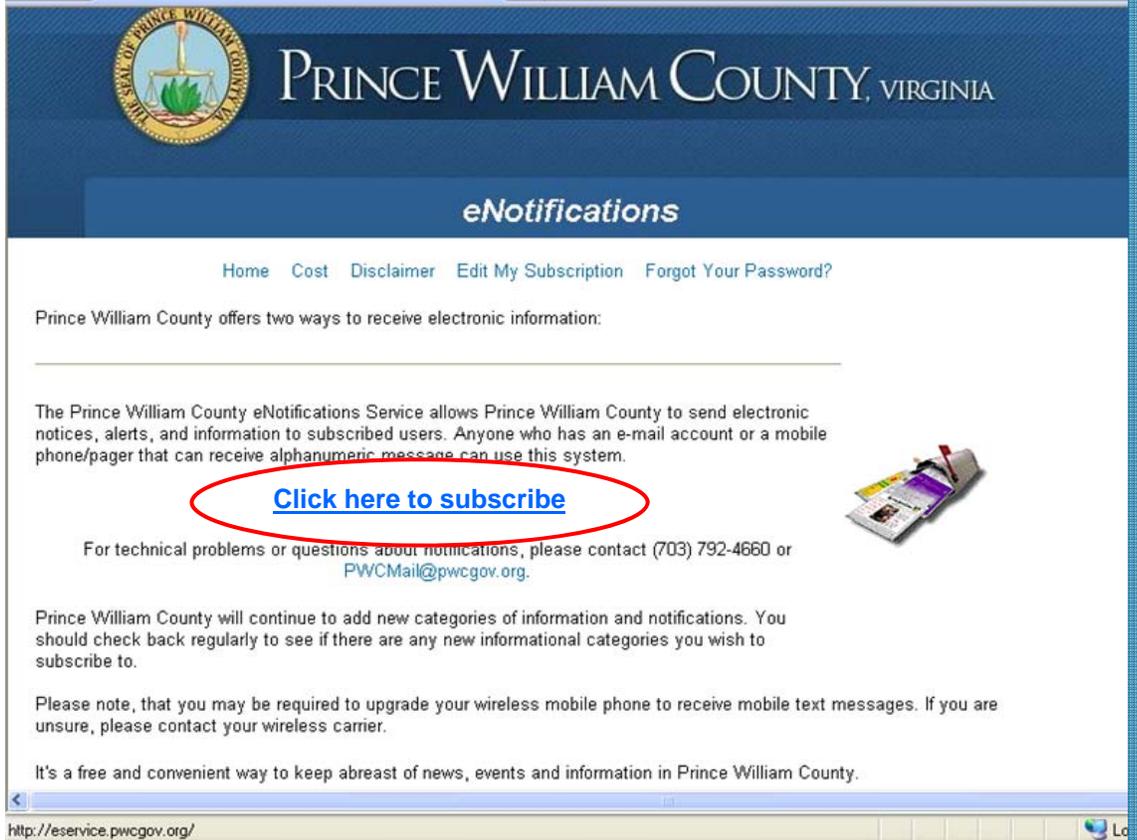
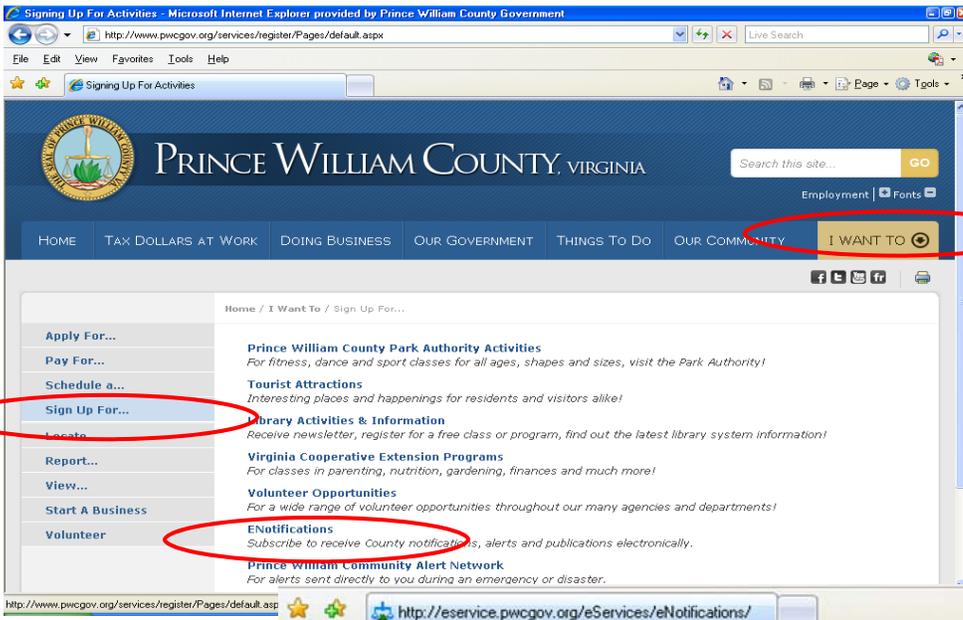
From the Home Page... Select **"I WANT TO"** then **"SIGN UP FOR"** then **"E NOTIFICATIONS"**



Put a Check beside:  Development Services Newsletter

and any other titles of interest.

You may unsubscribe at any time, and there is no charge!



# Virginia Building Code Officials Association



VBCOA

## Region V

Proudly Presents

## 2009 CODE CHANGE COMPILATION



**IBC:**  
Tod Connors

**IRC:**  
Norm Carlson



**IMC;**  
**IPC;**  
**IFGC:**



**Guy**  
Tomberlin

**NEC:**  
Paul Abernathy



**Date:** March 15, 2012  
**Time:** 8:30 am to 12:30 pm  
**Place:** Park West Lions Club  
8620 Sunnygate Drive  
Manassas, Va. 20109

**DHCD Continuing Education Units**  
**4 contact hours**  
You will need to self-report your hours

**Lunch is available for \$10, prior reservation required (may pay at the door).**

Training participants are asked to bring a canned food item  
or to donate \$1 to benefit the Prince William County food bank.

**VBCOA Region V Meeting during lunch. All are invited to attend.**

**To register: send email, or mail registration and payment by March 9.**

**No Charge for Code Officials. Fee for non Code officials: \$50.00**

**Include: Name, Jurisdiction/Company, Title & email address.**

**Indicate whether you want to purchase lunch.**

**VBCOA c/o Charles M. Black,**  
Neighborhood Services, DPW  
Suite 280, 5 County Complex Ct.  
Prince William, VA 22192

**[CBlack@pwcgov.org](mailto:CBlack@pwcgov.org)**  
Desk: 703-792-5269  
Fax: 703-792-5969