MOTION:

SECOND:

RE: ACCEPT THE PROPOSED SCOPE OF WORK FOR THE COMPREHENSIVE PLAN UPDATE

ACTION:

WHEREAS, under Section 15.2-2229 of the Virginia Code, the Board of County Supervisors may consider amendments to the Comprehensive Plan; and

WHEREAS, due to the availability of updated demographic projections extending to 2040, policies adopted and amended by the Prince William Board of County Supervisors, Board directives, changes in State law and completion of numerous public infrastructure projects, there is a need to update the Comprehensive Plan; and

WHEREAS, the Prince William Board of County Supervisors has initiated a number of Comprehensive Plan amendments including:

- Thoroughfare Plan Update
- Technical Review to Update Population and Employment Forecasts
- Economic Development Plan Update
- Urban Development Areas (UDA)
- Levels of Service Standards; and

WHEREAS, the Prince William Board of County Supervisors has authorized various planning studies to provide analysis and recommendations regarding planning and land use issues including:

- COG Regional Activity Centers Study
- Potomac Communities Design Guidelines
- MCB Quantico Joint Land Use Study
- Rural Preservation Study
- Cockpit Point Battlefield Study
- Dale City Design Guidelines
- VRE Studies
- Bristoe Station and the Kettle Run Battlefields Preservation Study; and

WHEREAS, the Planning Office has recommended that the following areas should be re-planned or have their existing plans revisited:

- North Woodbridge
- Parkway Employment Center
- Innovation
- Fairgrounds/New Dominion Area
- Independent Hill
- Triangle
- Yorkshire; and
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WHEREAS, the proposed scope of work to update the Comprehensive Plan includes the above referenced comprehensive plan amendments, planning studies and areas recommended for additional planning;  

NOW, THEREFORE, BE IT RESOLVED that the Prince William Board of County Supervisors does hereby accept the proposed scope of work for the Comprehensive Plan update.  

Votes:  
Ayes:  
Nays:  
Absent from Vote:  
Absent from Meeting:  

For Information:  
Planning Director  

ATTEST: ________________________________  
Clerk to the Board
July 15, 2016

TO:       Board of County Supervisors
FROM:     Christopher M. Price, AICP
          Director of Planning
THRU:     Christopher E. Martino
          Acting County Executive
RE:       Accept the Proposed Scope of Work for the Comprehensive Plan Update

I. **Background** is as follows:

A. Code of Virginia Provisions for Comprehensive Plan Updates – Section 15.2-2230 of the Code of Virginia requires a review of the Comprehensive Plan every five years to determine whether or not it needs to be amended. The last technical update was completed on March 18, 2008 and the last major update was the adoption of the Environment Plan in December 2010.

B. Comprehensive Plan Amendments – Under Section 15.2-2229 of the Virginia Code, the Board of County Supervisors (BOCS) may consider amendments to the Comprehensive Plan. The BOCS periodically updates the Long Range Land Use map associated with development proposals. In addition, starting in 2013 the Board has initiated a number of Comprehensive Plan Amendments (CPA’s) including:

1. **Transportation Plan Update** – Several changes to the Transportation Plan have been initiated by the BOCS.
   a) **Dumfries Road** – On October 15, 2013 the BOCS in Res. No. 13-598 initiated a CPA to reduce the number of lanes from six to four on Route 234 (Dumfries Road) from Brentsville Road to Country Club Drive. This case was deferred to date uncertain by the Planning Commission on February 17, 2016.
   b) **Thoroughfare Plan Update** – On December 3, 2013 the BOCS in Res. No. 13-724 initiated a full Thoroughfare Plan Update. This case was deferred by the BOCS until completion of Route 28 study.
   c) **Bi-County Parkway** – On March 15, 2016, the BOCS in Res. No. 16-371 approved a CPA to remove the Bi-County Parkway from the...
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Thoroughfare Plan and initiated a new CPA to identify transportation and land use alternatives to address the impacts of removing the Bi-County Parkway. In addition, the BOCS directed staff to prepare a project scope and budget for the Comprehensive Plan amendment that includes working with business leaders and other members of the community across the county to identify solutions for the north/south connector.

d) Additional Considerations – As part of the Transportation Update, Board members have requested particular transportation items be incorporated into the review, to include:

- Route 28 Study recommendations
- Old Bridge Road
- Gainesville Bypass
- Commuter lot analysis

2. Technical Update Initiated – On March 10, 2015, the BOCS in Res. No. 15-190 initiated a CPA for a technical update of the Comprehensive Plan to incorporate updated demographic projections, policies adopted by the BOCS, changes in State law and completion of numerous public infrastructure projects. This update is in process. Data collection, meeting with affected agencies and preliminary text review have been completed.

3. Economic Development Plan Update – Also, on March 10, 2015, the BOCS in Res. No. 15-190 initiated a CPA for an update to the Economic Development Plan. This is on hold until the scope of work for the Comprehensive Plan update is approved. This update is in process. Numerous work sessions with the Planning Commission including presentations from various experts have been completed. Staff is working on the draft text.

4. Urban Development Areas – On July 14, 2015, the BOCS initiated a CPA to recognize that land use designations currently contained within the Comprehensive Plan meet the density requirements of Urban Development Areas for the purposes of transportation project prioritization for State funding. This is on hold until the scope of work for the Comprehensive Plan update is approved.

5. Level of Service Standards – On May 17, 2016, the BOCS initiated a CPA to review all level of service standards, including, but not limited to, the capacity of the various types of County infrastructure.

C. Planning Studies – To date, various planning studies have been completed (or are near completion) but have not been incorporated into Comprehensive Plan:

1. Metropolitan Washington Council of Governments (MWCOC) Regional Activity Centers – Regional Activity Centers are areas where jurisdictions wish to concentrate development that will have the planning and infrastructure
in place to support it. By focusing growth in Activity Centers, the region will improve connections between housing and jobs, reduce environmental impact, and make a better use of limited funds. Originally developed in 2002 these centers were last updated by MWCOG in 2013. However, they have not been referenced in the Comprehensive Plan.

2. **Potomac Communities Design Guidelines** – The Potomac Communities Design Guidelines serve as the foundation for the design of future development activity and land use controls along the three identified opportunity areas of U.S. Highway Route 1: North Woodbridge, Mid-Corridor, and Triangle. This study was completed in January 2014 and its recommendations are being implemented through the development review process.

3. **Marine Corps Base Quantico Joint Land Use Study** - Prince William, Stafford, Fauquier Counties and Marine Corps Base (MCB) Quantico partnered to develop a Joint Land Use Study (JLUS) to examine land uses in and around MCB Quantico. The JLUS developed recommendations encouraging collaboration and compatibility between the base and the localities. The study results and final recommendations were accepted by the Prince William Board of County Supervisors on April 22, 2014.

4. **Rural Preservation Study** - The purpose of the rural preservation study was to provide an overview of the County’s rural preservation policies and an evaluation of their effectiveness; identify additional rural preservation tools that may be appropriate and effective; and make recommendations regarding possible amendments to the County’s land use planning policies. The study was completed and presented to the BOCS on May 6, 2014. Several of the study’s recommendations relate directly to elements of the Comprehensive Plan (e.g. land use, open space, infrastructure, and etc.). In addition, through DIR 14-82, the BOCS directed staff to review the Zoning Ordinance to implement some of the recommendations of the Rural Preservation Study.

5. **Cockpit Point Battlefield Study** – The purpose of this study was to complete baseline documentation of the Cockpit Point Battlefield from a grant awarded through the American Battlefield Protection Program, a division of the National Park Service. The study was completed in May 2014 and presented to the BOCS on July 15, 2014.

6. **Dale City Design Guidelines** – The Dale City Design Guidelines Study focused on the Dale Boulevard corridor and explored potential improvements of four key areas of activity along the corridor at Hoadly Road, Mapledale Avenue, Minnieville Road and Gideon Drive. The intent of assessing the physical components and layout of these key intersections, was to develop a foundation to shape them into areas with a greater mix of uses, improved connectivity, and a stronger sense of place for the surrounding neighborhoods. Completed in November 2015, the recommendations are being implemented
through the development review process. In addition, a follow-up study is currently underway and is scheduled to be completed by the end of 2016.

7. **Virginia Railway Express (VRE) Study** – VRE is currently developing the Gainesville/Haymarket Extension Study to evaluate extending VRE service further west to the Gainesville/Haymarket area. A follow-up study looking at the land uses around the potential Innovation and Gainesville stations will be conducted fall 2016.

8. **Bristoe Station/Kettle Run Battlefields Preservation Study** – The purpose of this Study is to document both the Bristoe Station and Kettle Run Battlefields and recommend preservation goals and strategies. This study is currently under way and is scheduled to be completed summer 2016.

D. **Areas Recommended for Additional Planning** – Staff recommends that some areas be re-planned or that the existing plan should be revisited based on recent rezonings, comprehensive plan amendments or economic development/revitalization needs. These areas include:

- North Woodbridge
- Parkway Employment Center
- Innovation
- Fairgrounds/New Dominion area
- Independent Hill
- Triangle
- Yorkshire

II. **Current Situation** is as follows:

A. **Determination of Need** – Due to the availability of updated demographic projections extending to 2040, policies adopted and amended by BOCS, other Board directives, changes in State law and completion of numerous public infrastructure projects, there is a need to update the Comprehensive Plan.

B. **Scope of Work** – The scope of work for the Comprehensive Plan Update consists of the initiated CPAs, planning studies, and areas recommended for additional planning as referenced above.

C. **Board Action Requested** – Board of County Supervisors is requested to accept the proposed scope of work for the Comprehensive Plan Update.

III. **Issues** in order of importance are:

A. **Policy** – What are the policy implications of amending the Comprehensive Plan?

B. **Fiscal Impact** – Are there budget or financial impacts?
C. **Legal** – What legal requirements should guide decisions to initiate or not initiate proposed Comprehensive Plan amendments?

D. **Timing** – Is there a time frame for BOCS action?

**IV. Alternatives** beginning with the staff recommendation are as follows:

A. **Accept the Proposed Scope of Work for the Comprehensive Plan Update** – The following issues are relevant to this request:

1. **Policy** – The proposed scope of work will incorporate all outstanding comprehensive plan amendments, incorporate elements from recent planning studies, and re-plan areas recommended for additional planning. These items will be consolidated into a comprehensive effort instead of being addressed in an incremental process, although individual elements may be brought forward for consideration as appropriate.

2. **Fiscal Impact** – This is a major undertaking and considerable staff time and resources will be necessary for research, analysis, stakeholder input, and to conduct public hearings for the Planning Commission and the Board of County Supervisors. This is staff time that would otherwise be available to other BOCS directives.

3. **Legal** – Acceptance of this scope of work does not mean that the BOCS must approve the various elements in the scope of work after they are studied; it instead begins the process for analysis and consideration. Other legal issues will be addressed by the County Attorney’s Office.

4. **Timing** – There is no time requirement for the Board of County Supervisors to take action.

B. **Direct Staff to Prepare a Request for Proposals (RFPs) for Consulting Services to Develop a New Comprehensive Plan** – The following issues are relevant to this request:

1. **Policy** – Developing a new Comprehensive Plan from scratch would allow development of a Plan based on the County’s Vision for its future without the existing concepts and ideas found throughout the current Plan.

2. **Fiscal Impact** – While staff would provide considerable resources to this effort, it is outside of our ability to adequately staff the project and respond to other directives and requirements. As such, this alternative would require additional resources to hire a consultant with an estimated cost of approximately $400,000.

3. **Legal** – Acceptance of this alternative does not mean that the BOCS must approve the proposed Comprehensive Plan; it instead begins the process for
development and consideration. Other legal issues will be addressed by the County Attorney’s Office.

4. **Timing** – There is no time requirement for the Board of County Supervisors to take action.

C. **Take No Action**

1. **Policy** – If the Board of County Supervisors does not accept the proposed scope of work for the Comprehensive Plan Update, then only the existing initiated CPAs identified above would be pursued and brought to the BOCS for consideration.

2. **Fiscal Impact** – No fiscal impacts are identified if the Board of County Supervisors takes no action on the request.

3. **Legal** – Legal issues resulting from the Board of County Supervisors action would be appropriately addressed by the County Attorney’s Office.

4. **Timing** – There is no time requirement for the Board of County Supervisors to take action.

V. **Recommendation** is that the Board of County Supervisors concurs with Alternative A and approves the attached resolution.

**Staff:** Christopher M. Price, AICP x7615, David McGettigan, AICP, x7189
Comprehensive Plan Update
Scope of Work
August 3, 2016

Chris Price, Director
Planning Office

Background

- Section 15.2-2230 of the Virginia Code requires a review of the Comprehensive Plan every five years.

- Under Section 15.2-2229 of the Virginia Code, the Board may consider amendments to the Comprehensive Plan
BOCS Initiated Comprehensive Plan Changes

- Thoroughfare Plan Update
- Technical Review to Update Population and Employment Forecasts
- Economic Development Plan Update
- Urban Development Areas (UDA)
- Levels of Service Standards

August 3, 2016

BOCS Initiated Comprehensive Plan Changes

- On March 15, 2016, the BOCS in Res. No. 16-371:
  - Approved removal the Bi-County Parkway from the Thoroughfare Plan
  - Initiated an update to the Comprehensive Plan to identify transportation and land use alternatives.
  - Directed staff to prepare a project scope and budget and directed staff to work with business leaders and other members of the community across the county to identify solutions for the north/south connector.

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**Existing Studies**

- COG Regional Activity Centers Study
- Potomac Communities Design Guidelines
- MCB Quantico Joint Land Use Study
- Rural Preservation Study
- Cockpit Point Battlefield Study
- Dale City Design Guidelines
- VRE Studies
- Bristoe Station and Kettle Run Battlefields Preservation Study

**Areas Recommended for Planning Review and Update**

- North Woodbridge
- Parkway Employment Center
- Innovation
- Fairgrounds/New Dominion Area
- Independent Hill
- Triangle
- Yorkshire
Considerations

- The Board action requested is to begin the dialogue on the Comprehensive Plan update.
- Board action today will not change any existing policies or strategies.
- Future Plan amendments will only occur after a thorough public participation process including stakeholder meetings and public hearings.

Recommendation

- Staff recommends that the BOCS approve Alternative A and accept the proposed scope of work for the Comprehensive Plan update.