



PRINCE WILLIAM
Development Services

OCTOBER 18, 2023

CDC

**COMMERCIAL
DEVELOPMENT
COMMITTEE**



BY

Mike Garcia & Mandi Spina



Images courtesy of Prince William County, www.pwcva.gov/news

DCSM Section 600 Transportation Systems Update

Prince William County
Commercial Development Committee

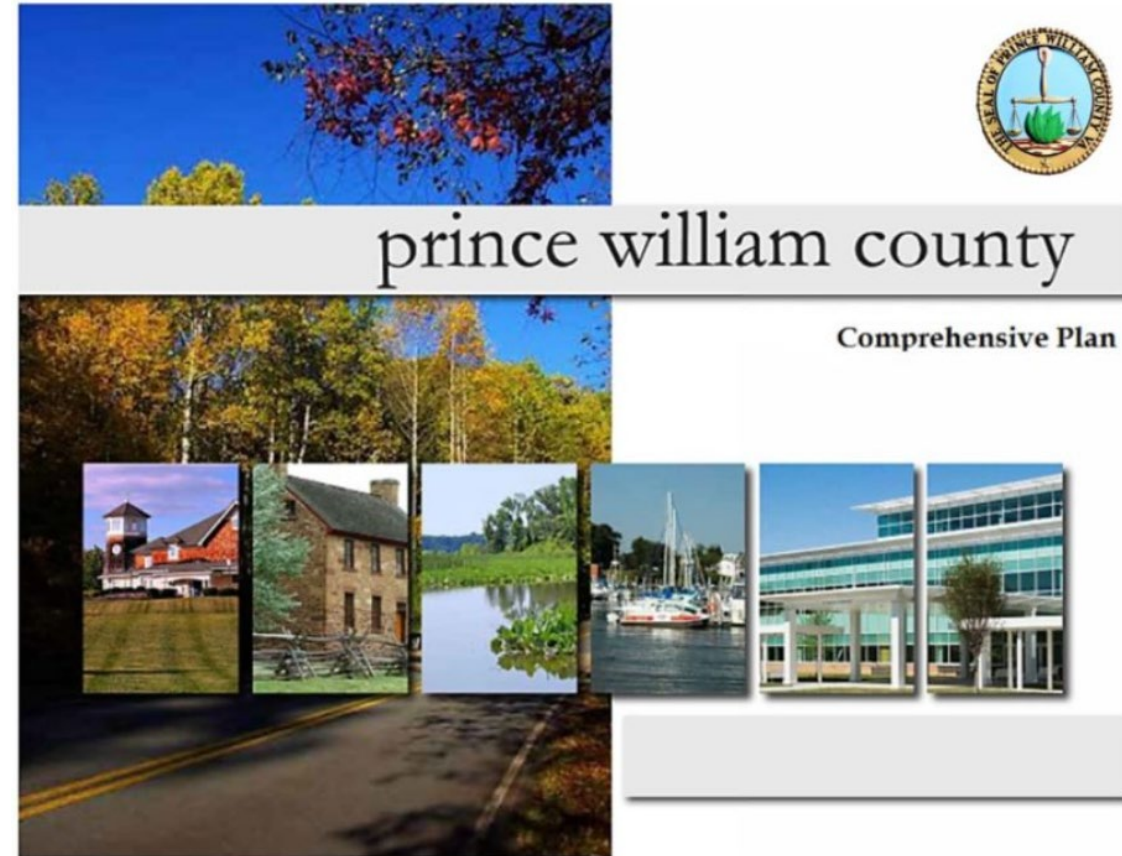
October 18, 2023

Overview

- Guiding Principles
- Document Organization
- Roadway Classification
- Additional Updated Standards
- Coordination

Guiding Principles

- Comprehensive Plan
 - Mobility Plan
 - Land Use Plan
 - Housing Plan
- VDOT Road Design Manual



Guiding Principles

- Multimodal transportation
- Roadway connectivity
- Environmental and natural preservation
- Sustainability, equity, and resiliency
- Consider development costs to implement enhanced standards

Guiding Principles

Follow-up Item 1.2: Cul-de-sac Connectivity

- Supported Goals

- Mobility Plan

1. G1.1 – **Utilize improved infrastructure design**, enhanced enforcement, and public education to provide increased safety for all transportation modes.
2. G1.5 – **Require new residential development within 1 mile of existing or proposed school sites to consider safe routes to school connectivity** or walkshed studies in development applications.
3. G1.7 - **Identify programs or initiatives to reduce roadway and pedestrian related fatalities and injuries in the County.**
4. G2.3 - **Consider the connection between neighborhoods and retail and institutional services, transit nodes, and trails when designing roadways**, and consider road width, speed limit, medians for protection, pedestrian signals, and facilities in the design of the roadway to allow disadvantaged populations to safely access services.
5. G2.4 - **Remove physical barriers that restrict mobility access by discouraging dead end streets and cul-de-sacs and encourage designs that improve walkability, including inter- and intra-residential development pedestrian paths, connections to adjacent jurisdictions**, on-street parking, and locating parking lots behind buildings.
6. G7.2 – **Shift the focus from planning around vehicle accessibility to supporting more options for public transportation, ride sharing/hailing, biking, and walkable streets.**
7. AT1.2 - **Update and enhance the bicycle and pedestrian standards in Section 600 of the DCSM.**
8. AT1.3 - **Improve connectivity of sidewalks and trails, including interjurisdictional connections**, to ensure continuous, safe access.
9. AT7.4 – Proposals for new mixed-use commercial, office, or residential development should consider incorporating sidewalks, shared use paths, and or recreational trails, to connect to existing and adjacent facilities of a similar design, particularly where needed to provide connectivity between land uses and improve mobility in the immediate vicinity of the development.
10. TR1.1 – **Coordinate with transit agencies to help ensure safe access to transit facilities in the County** through improved pedestrian infrastructure design, transit stop locations, improved pedestrian and bicycle connections and accommodations, public education, and enhanced enforcement.

Guiding Principles

Follow-up Item 1.2: Cul-de-sac Connectivity

- Supported Goals
 - Land Use Plan
 10. LU6.2 – Encourage the provision of pedestrian links between and among commercial properties, community facilities, and nearby residential neighborhoods.
 11. LU8.5 – **Adopt Complete Streets policies that improves safety and mobility in new residential development** and study existing neighborhoods that need to **improve the local street and pedestrian connections to enhance the community**.
 12. LU19.2 – Encourage land use development that offers multimodal options, including emphasis on pedestrian and bicycle facilities, advanced transportation technology, and alternative fuel sources.
 - Housing Plan
 12. H4.11 – **Residential developments should provide inter- and intra-development pedestrian multi-use/shared use paths to link adjoining subdivisions, to form cohesive and connected residential communities**, to support alternatives for more efficient transportation networks and to enhance recreational opportunities.
 13. H4.12 – **Where appropriate, discourage dead end streets and cul-de-sacs to facilitate neighborhood connectivity, encourage short block lengths for improved walkability**, allow on-street parking, and locate parking lots behind buildings to improve aesthetics and walkability.
 14. LU42.8 – **Create a connected network of roads, trails, pathways, and sidewalks to link homes, open space, conservation areas, and surrounding destinations.**
 - **New streets should connect to the local street network adjacent to the Conservation Residential area. Cul-de-sacs should be discouraged.**
 - A network of connected trails and footpaths should supplement the street network by providing additional internal connections between homes, open spaces, and surrounding streets, pedestrian and bicycle facilities, and destinations outside the boundaries of the Conservation Residential area
 - Community Energy and Sustainability Master Plan
 15. T.1: Improve Pedestrian and Bicycle Infrastructure and Enhance Connectivity – Improve active transportation infrastructure and improve sidewalk and trail connectivity to support walking, biking, and rolling, with improvements such as providing bike lockers, installing curb ramps, or installing traffic-calming designs like crosswalk islands or speed humps.

Cul-de-sac Connectivity and Orientation

A to B distance = 1,715'



Cul-de-sac Connectivity and Orientation

A to B distance = 1,715'

A to B distance = 925'

VMT reduction = 6,083 miles/year

CO₂ reduction = 4,733 pounds/year

No reduction in number of lots



Document Organization

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

Roadway Classification

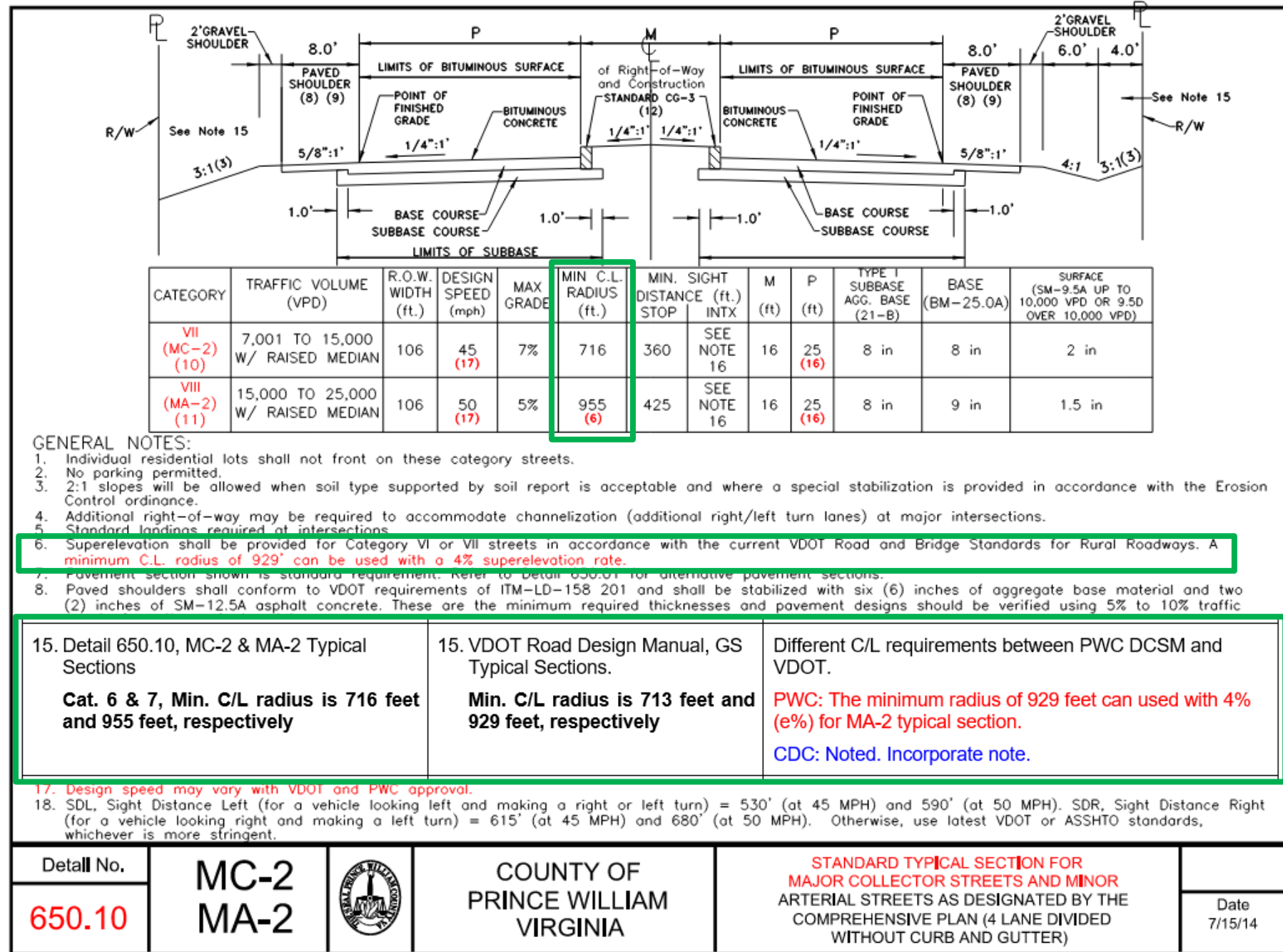
- Updated Functional Classifications
- Context Classifications
 - Rural vs. Urban
- Updated Standards and Details
 - Streets with VDOT Equivalents
 - Arterials, Collectors, and Local Streets
 - Urban County Streets
 - Through Boulevards, Boulevards, Avenues, Private Street/Alley

Additional Updated Standards

- Cul-de-sac Streets
- Pipestem Driveways
- Transit
- Micromobility
- Traffic Calming
- Unpaved Rural Roads
- Parking Requirements
- Restaurant/Drive-through Parking

Coordination

- Commercial Development Committee (subcommittee)



Coordination

- Office of Sustainability
- DORAC
- VDOT

DRAFT Community Energy and Sustainability Master Plan

Prince William County, Office of Sustainability

23 August 2023

Timeline

- 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
- Early Spring 2024: Final Draft Section 600 Update
- Late Spring 2024: Follow-up Coordination
 - Final Draft Document to CDC and DORAC for review and input
- Summer 2024: Finalize and Adopt Section 600 Update
 - June 2024: Planning Commission Public Hearing (Pending Schedule)
 - July 2024: Board of County Supervisors Public Hearing (Pending Schedule)

Thank You

Questions? Comments?

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
Michael S. Kitchen
Eric Mays
Matt Smolsky

Guest Speakers

Wade Hugh
Executive Management Office

David McGettigan/Emilie Wolfson
The Planning Office

Paolo Belita
Department of Transportation

Ricky O'Connor
Department of Development Services

Tom Smith/Ben Eib
Department of Public Works

Guest Audience Around the room introductions



UPDATES

- Design and Construction Standards Manual (DCSM) Section 600
 - Presentation and Update (Belita)
- Zoning Ordinance Text Amendments Update (Wolfson/McGettigan)
- Planning Office Update (Hugh/McGettigan)
- Development Services Update – Reorganization (Spina)



UPDATES (CON'T)

- Sub-Committee Policies & Procedure Team (Garcia/Gardner)
- Design and Construction Standards Manual (DCSM) Waivers Process (Belita/Eib)
- Data Center Impact/Noise Working Group Update (Hugh)



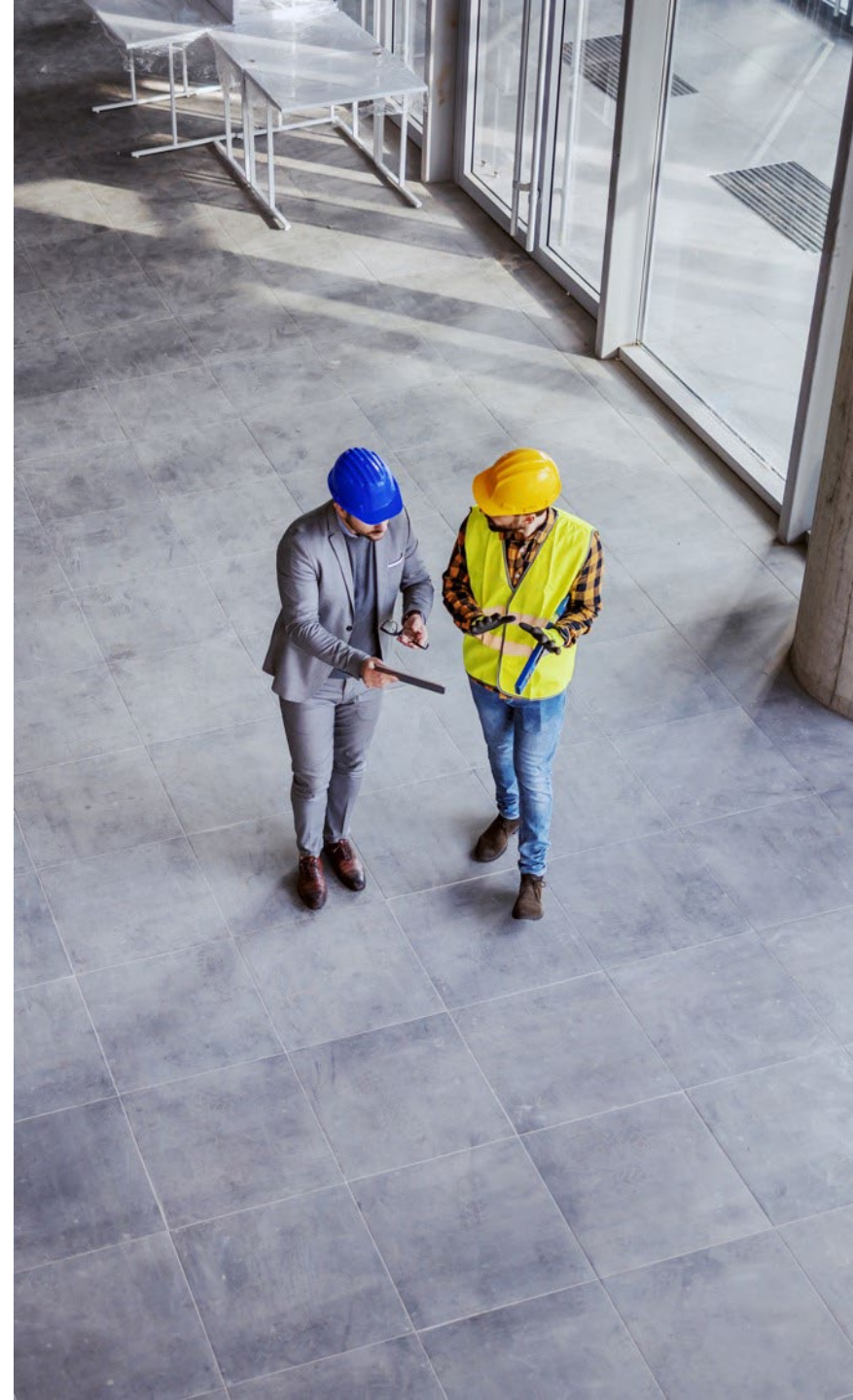
GOALS

- DCSM Section 300, Fire Safety Systems Update (Chief Smolsky)
- As-Built Plan Process Improvements Update (CDC Sub-Committee)



BUILDING DEVELOPMENT

- Building Inspection Order Update and Presentation (O'Connor)



BUILDING FINAL INSPECTION ORDER - AGENDA

- Process Action Team Goals
- Industry One-One Feedback
- Current Inspection Order
- New Inspection Order
- Questions



INSPECTION ORDER PROCESS ACTION TEAM GOALS

- Evaluate and Implement improvements to the inspection order process to help ensure an efficient and transparent path to project close-out.
- The team will implement this change in two phase with the first phase involving the final inspection portion of the process.

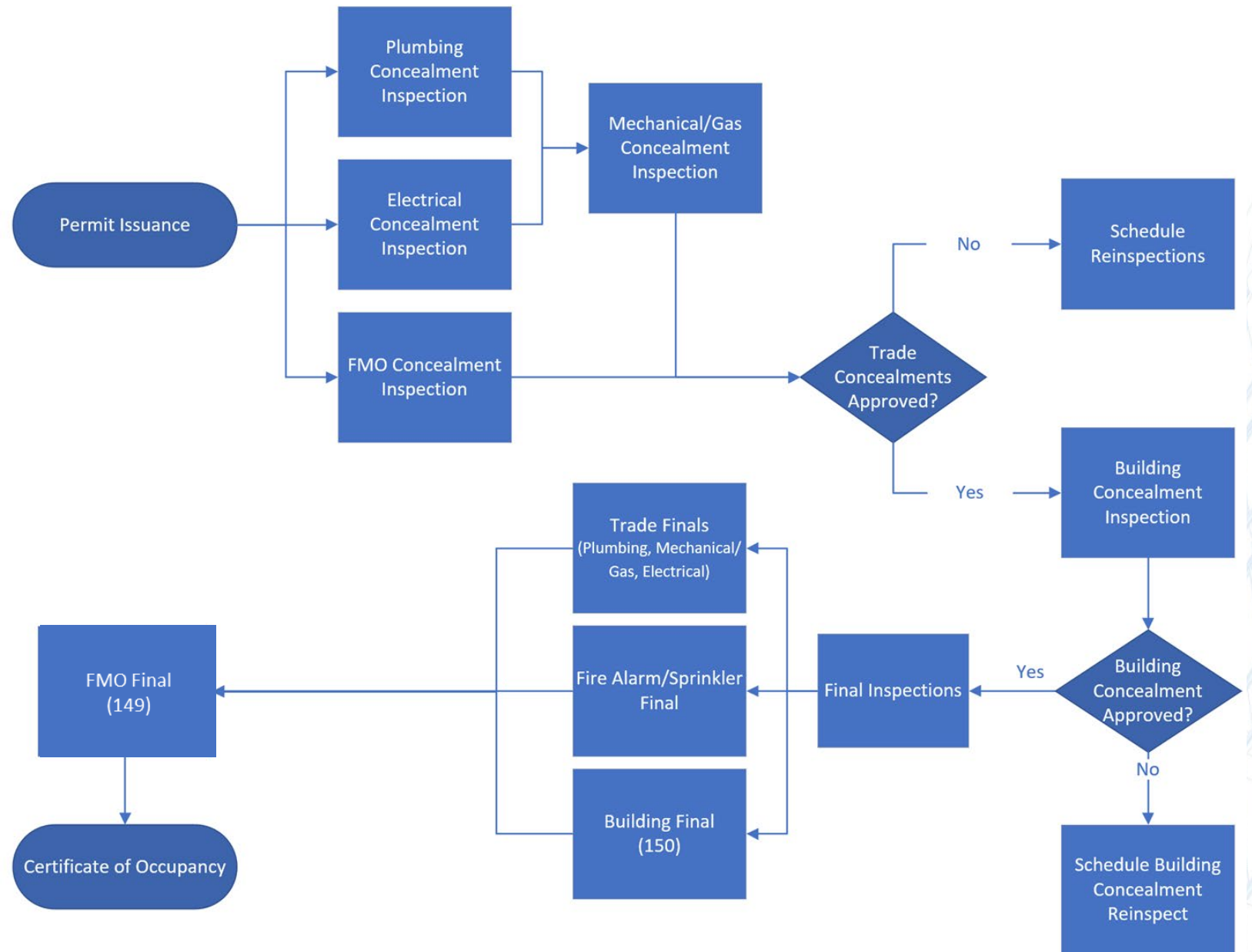


INDUSTRY ONE-ONE FEEDBACK

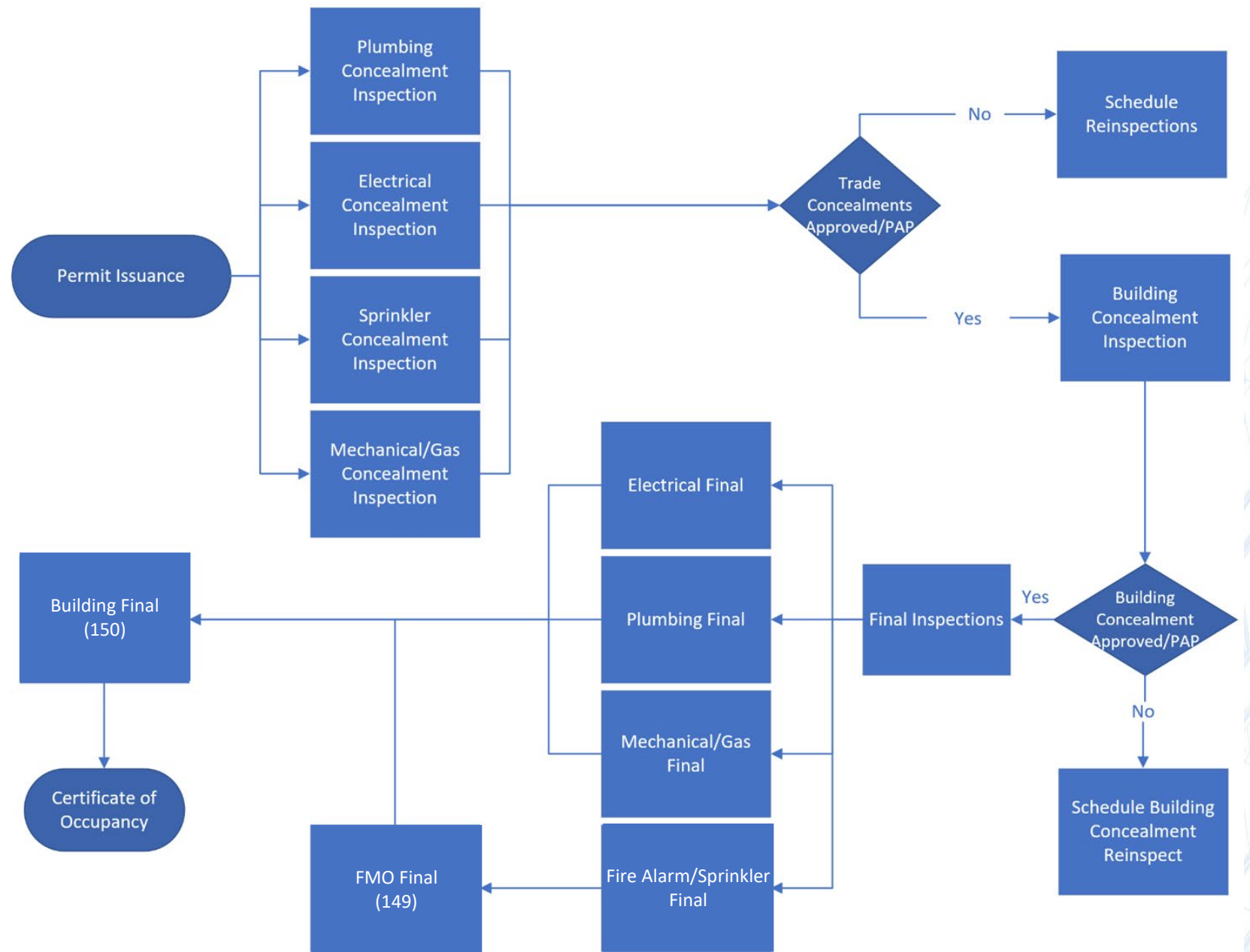
- Mike Garcia Construction - Jean Brouillette/Michael Garcia
- R.W. Murray Co.- Jonathan Barbour
- Pavone Construction - Roy Pavone
- Olde Red General Contracting - Bill Daffan
- I-95 Business Park Management - Roger Spencer



CURRENT INSPECTION ORDER



NEW INSPECTION ORDER



ADDITIONAL TARGETED INDUSTRY FTE

- Targeted Industry Program Growth/Expansion – Need for additional staffing resources – 16 FTEs approved (4 FMO and 12 DDS/Building Development)
 - **Development Services**
 - 12 positions filled (3 Senior Inspectors, Principal Engineer, 3 Plans Reviewers, 2 Development Services Technicians, Building Inspector, Building Development Project Manager, Special Inspections Senior Engineer)
 - **Fire Marshal's Office**
 - 4 positions filled (Admin. Technician, Fire Protection Engineer, 2 Inspectors)



DEVELOPMENT SERVICES

Key Highlights: Fiscal Year 2024, 1Q (Jul 2023 – Sep 2023)

	FY21	FY22	FY23	FY24
New Structures - # of plans (first review)	11	11	15	10
Tenant Layout - # of plans (first review)	39	52	65	56
Commercial Major Plans - # of approved plans	4	5	4	7
Tenant Layout Total Plans - # of approved plans	35	33	57	67
Site Plans - # of approved plans	20	12	17	15
Site Permits Issued	42	42	44	47

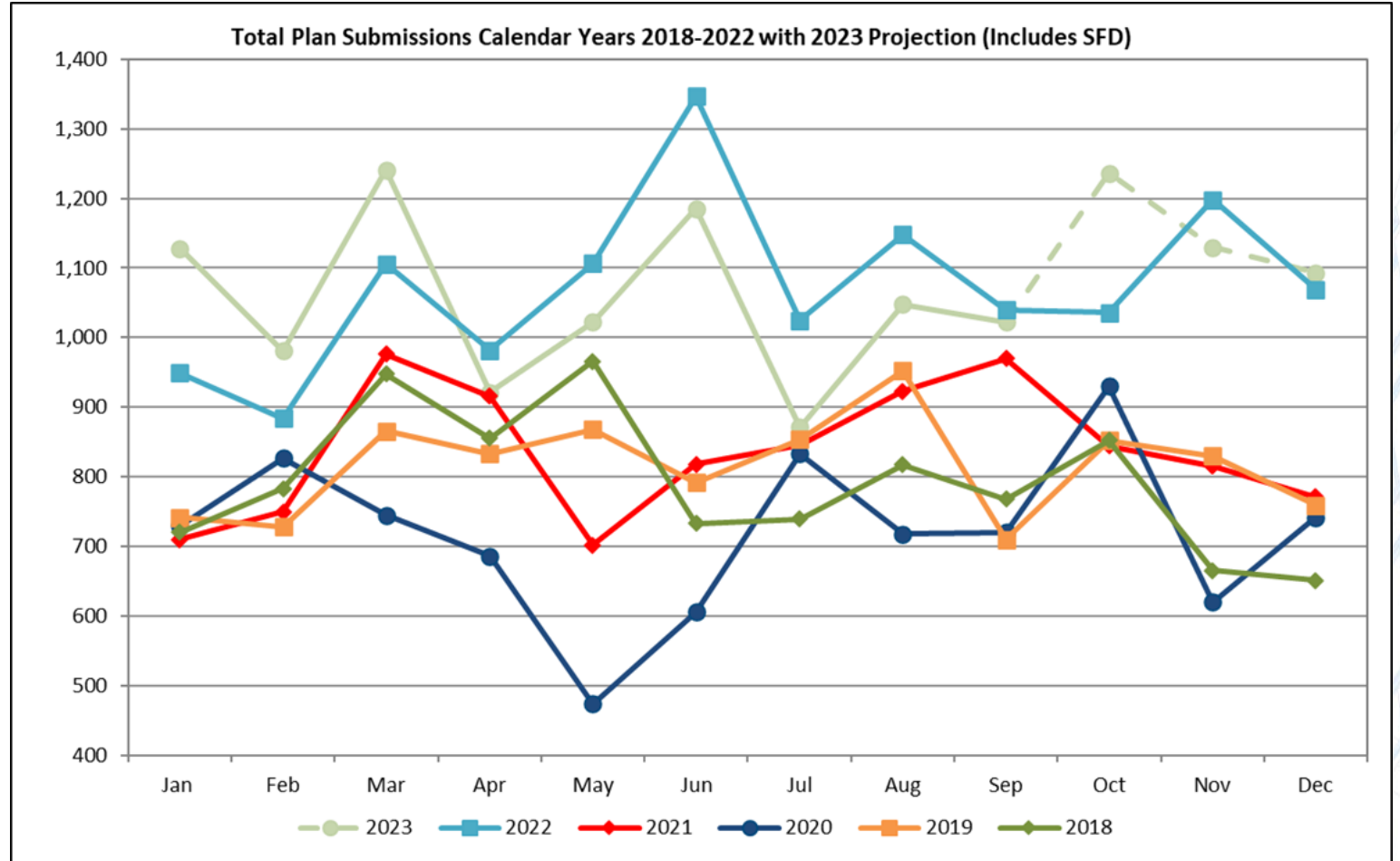


DEVELOPMENT SERVICES

Building Plan Submissions

12,878

in Calendar Year 2023

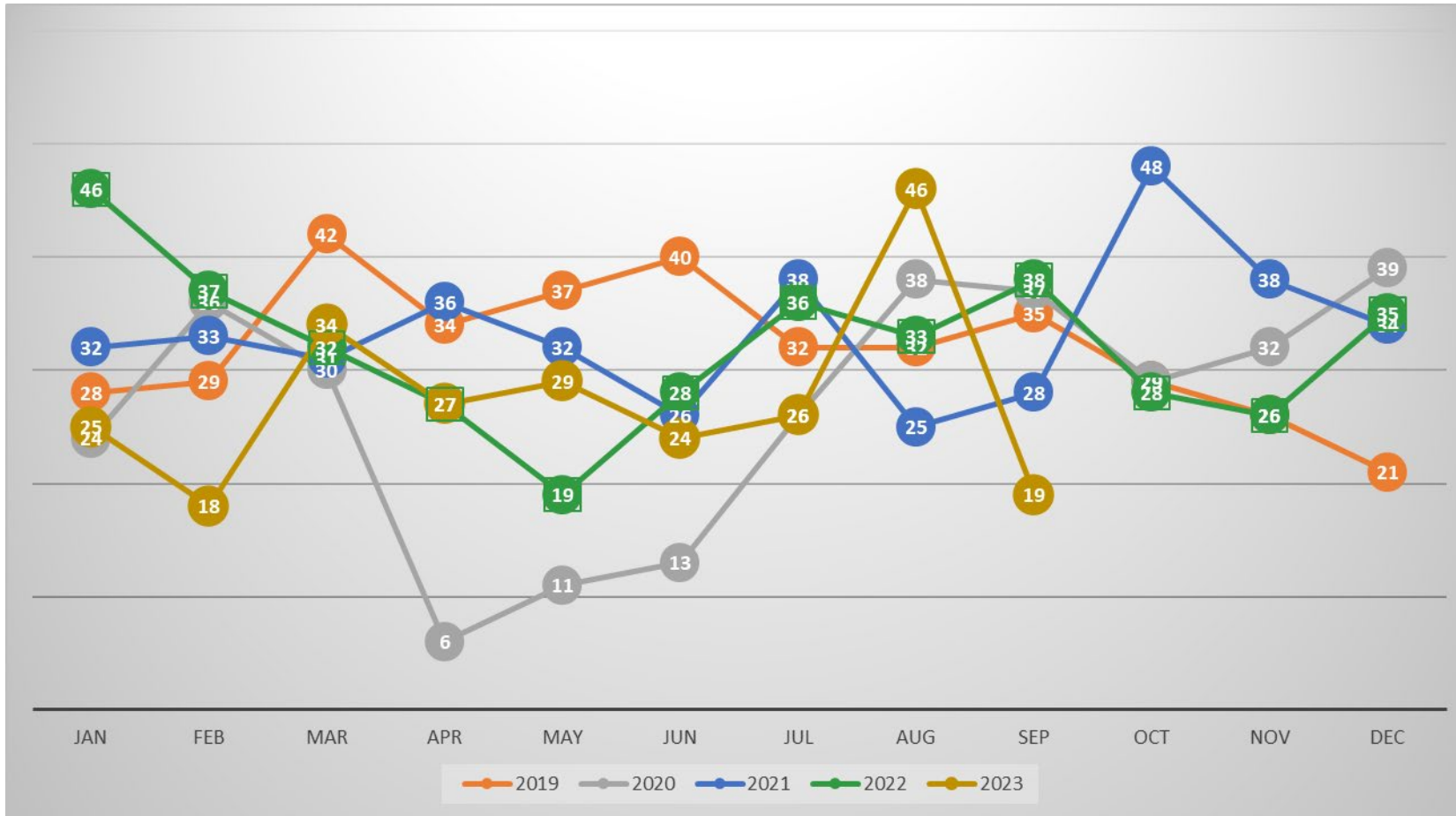


2023 - Projected	2022	2021	2020	2019	2018
12,878	12,891	10,040	8,631	9,786	9,497



PRINCE WILLIAM
Development Services

SMALL BUSINESS PROJECTS



248

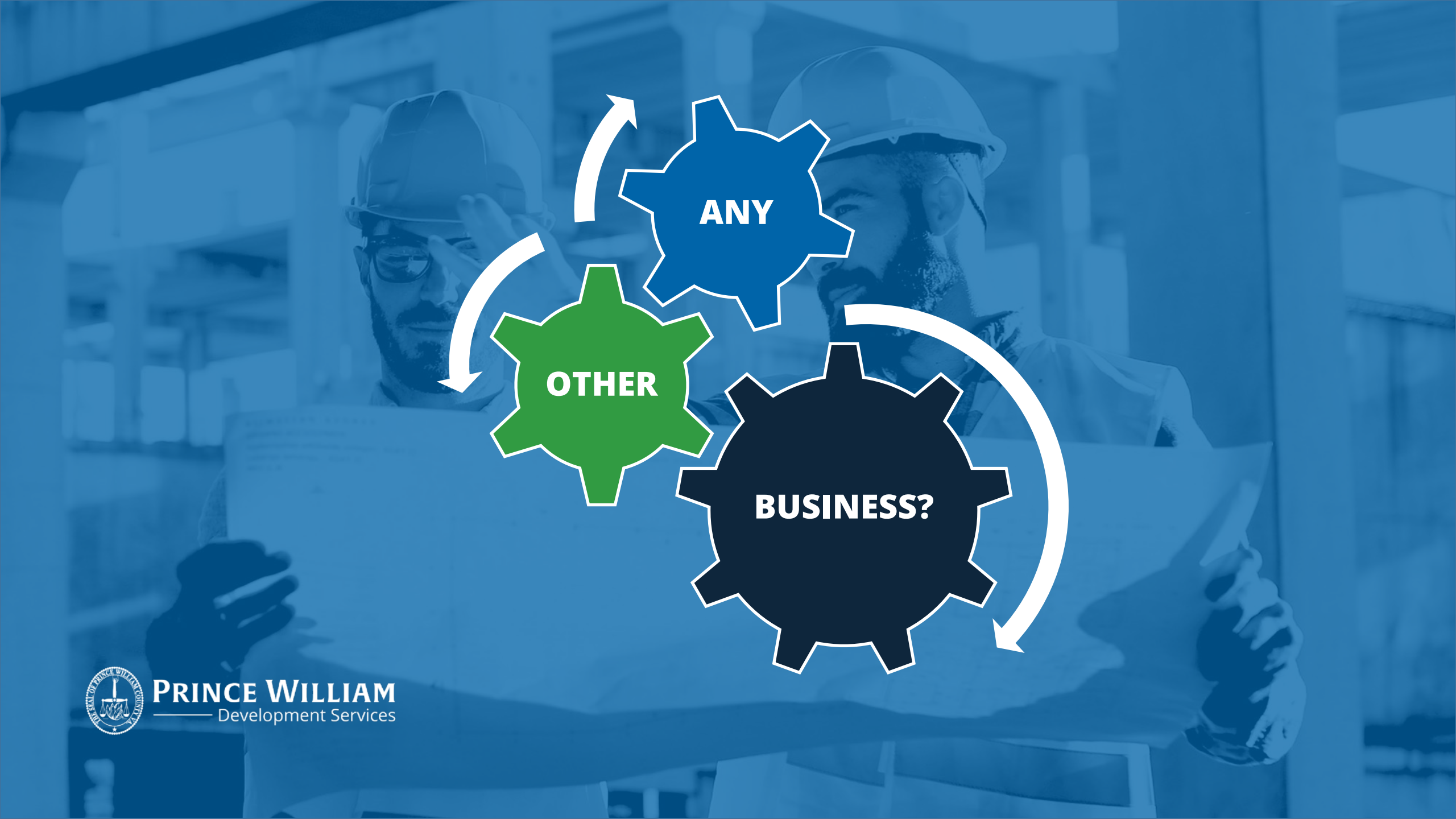
Small Businesses
"Opened for Business"

Jan - Sep 2023



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www.pwcva.gov/dds | (703) 792-6930 | dds@pwcgov.org | @PWCDDS



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MARK YOUR CALENDARS

**Commercial Development Committee
2:00pm – 4:00pm, Wednesday, January 17, 2024**

THANK YOU FOR JOINING US TODAY!



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