

Prince William Institute Sector Plan

INTRODUCTION

PURPOSE OF STUDY

The Prince William Institute Sector Plan has been prepared to facilitate and encourage the location of a prestigious university within the sector plan study area. Furthermore, the sector plan is intended to serve as an implementation tool to encourage appropriate development around the campus and, at the same time, protect the environs of the university. At the initiation of the Board of County Supervisors, the County contracted with various consultants to undertake the sector planning effort in order to take full advantage of the unique opportunity to have an institution of higher education locate in western Prince William County.

The boundary for the sector plan study area represents a logical inclusion of surrounding properties which could have an immediate impact on the University campus. In addition, the boundaries reflect existing or to be constructed physical barriers, including the Southern Railroad line, Godwin Drive and future Sudley Manor Drive, and the Route 234 Bypass. The George Mason University-Prince William Institute will occupy the central portion of the sector plan area. The presence of the university coupled with the planned roadway and infrastructure improvements will make the area extremely attractive for future development in terms of prestige and accessibility. While this will be of substantial benefit to the County, it will also necessitate a unique effort to protect the university setting. For this reason, the sector plan represents an effective approach to establishing guidelines and constraints for future development. A major focus of the sector plan is to attract desirable uses which support and enhance the campus activities while at the same time, the sector plan is to preclude incompatible uses which, because of their environmental effects (such as noise and traffic) and/or because of their visual appearance (such as junk yards or outdoor storage), would be detrimental to the campus setting.

Key to the success of the university and the benefit of the residents of Prince William County is the creation of a scholarly atmosphere which is conducive to a learning environment.

All of these efforts are focused on creating a coordinated development district with the university as its central focus. This will allow large undeveloped and underdeveloped parcels to be organized into a pattern of land utilization which reduces the dependency on automobiles, reduces noise and other detrimental effects, while coordinating a variety of uses supportive to the university.

The sector plan is intended to provide a bridge between the general characteristics of the Comprehensive Plan and the site-specific nature of a general development and/or site plan. The recommendations and guidance provided in the sector plan are the direct result of preliminary engineering analysis of the study area and in this particular instance, an even greater level of detail study of the 120-acre university site. Support

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documentation for the sector plan includes inventories, identification and/or descriptions of methodologies, analyses, projections, impact mitigation techniques and formulation of guidelines for specific zoning tools. The results of these studies have been translated into new action strategies.

Adoption of the sector plan will amend the Comprehensive Plan and incorporate various elements into the 1990 Comprehensive Plan document and, by extension, the 1998 Comprehensive Plan. The sector plan will serve as a separate chapter of the existing Comprehensive Plan and all of the proposed action strategies represent new additions to the previously adopted action strategies. The existing plan components and action strategies will also remain in force.

While adoption of the sector plan does not grant or ensure subsequent rezonings or other development approvals, it will serve as the basis for determining the consistency or inconsistency of future rezoning requests for the properties which are located within the sector plan area.

In order to encourage and facilitate participation on the part of landowners and residents of the area, a Citizen Advisory Committee was formed and met on four occasions to review the findings of the constraints analysis and to discuss various land use alternatives for the area. The Committee reviewed the collection of data resulting from analyses of, to name a few, environmental, cultural resource and transportation concerns associated with the study area. A land use plan was developed, utilizing the inventories and data provided to the land planners by the team of consultants working on the project. Once the land use plan was drafted, the proposed development within the sector plan study area caused the need for an analysis of the effects of development on all of the elements of the 1990 Comprehensive Plan. The results of these studies have been translated into new strategies and incorporated into the appropriate chapters of the 1990 and 1998 Comprehensive Plans, which was again reviewed by the Committee.

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CULTURAL RESOURCES PLAN

INTENT

The Comprehensive Plan states the intent, goals, policies, and action strategies supporting the Cultural Resources Plan for the County. The Prince William Institute Sector Plan incorporates the Cultural Resources Plan's intent, goals, policies, and action strategies. Additional needs which result from the presence of the campus and the proposed changes to the Comprehensive Plan require the following modification.

GOALS

No revised goals.

POLICIES

No revised policies.

ACTION STRATEGIES:

- CR-1.** At the time of rezoning or subdivision, all applicants including the university will identify the need for a Phase I archaeological survey based upon the sector plan survey which has been conducted. If further study is indicated, the applicant will provide a professionally prepared Phase IB archaeological survey of the property. All surveys are to be prepared in accordance with the Virginia Department of Historic Resources. If determined necessary, and based on the results of the Phase I surveys, all applicants will perform a Phase II and/or Phase III investigation for significant sites prior to approval of site/subdivision plans for the effected parcel.
- CR-2.** All site/subdivision plan submissions are to demonstrate the incorporation of the appropriate measures to mitigate impacts on significant sites.
- CR-3.** Where appropriate, all applicants will commit to and fund a historical marker/ interpretive media to be located in areas with public access on their properties.
- CR-4.** All applicants will distribute copies of any cultural resource report prepared in conjunction with these action strategies, as they relate to the applicant's property, to the appropriate repositories and libraries.

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ECONOMIC DEVELOPMENT PLAN

INTENT

The Comprehensive Plan states the intent, goals, objectives, and action strategies supporting the Economic Development Plan for the County. The Prince William Institute Sector Plan incorporates the Economic Development intent, goals, objectives, and action strategies and proposes an additional policy that focuses specifically on the university's importance to economic development. Additional needs which will result from the presence of the university within the sector plan area require the following modifications.

GOALS

No revised goals.

OBJECTIVES

ECON-POLICY 5: RECOGNIZE THE PRINCE WILLIAM INSTITUTE AS AN EXTRAORDINARY RESOURCE TO THE COMMUNITY AND PROMOTE AND ENHANCE THE CAMPUS BY ATTRACTING BUSINESSES WHICH SUPPLEMENT THE UNIVERSITY'S PRESENCE.

ACTION STRATEGIES:

1. Prince William County will form a task force to identify appropriate businesses which are most likely to be attracted by proximity to the Prince William Institute.
2. Prince William County and the University will initiate contact with the likely candidates to begin marketing efforts to encourage their relocation to the sector plan area.
3. The County and the University will identify incentives which can be offered to candidate businesses and publicize these incentives as part of the marketing effort.

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ENVIRONMENTAL PLAN

INTENT

The Comprehensive Plan states the intent, goals, policies and action strategies supporting the Environmental Plan for the County. The Prince William Institute Sector Plan incorporates the Environmental Plan's intent, goals, policies, and action strategies. Additional needs will result from the presence of the campus within the sector plan area requiring the following modifications.

GOALS

No revised goals.

POLICIES

No revised policies.

ACTION STRATEGIES:

- EN-1.** The monitoring of the effectiveness of erosion and sediment control devices shall be the joint responsibility of the applicant and the County. In addition to accepting responsibility for assuring the adequacy of such devices, all applicants shall submit monthly reports to the Department of Public Works verifying that all proper precautions have been taken to assure the effectiveness of such devices located on their properties during construction and to end one year after construction is completed. The reports shall be prepared in a form acceptable to the Department of Public Works.
- EN-2.** At time of rezoning, all applicants will provide procedures for the handling of hazardous materials and methods for monitoring for chemical and petroleum leaks. Also included in the procedures will be a contingency plan, acceptable to the Department of Fire and Rescue, to address requirements for notification of public agencies, responsibilities for cleanup, and containment of water from fire fighting or run-off in the event of a discharge or release of hazardous materials.
- EN-3.** The university and all applicants will work with the County to formulate a conceptual stormwater management plan that will include participation in the development of a regional storm water management program utilizing shared facilities, if permitted, and providing for on-going monitoring of the quantities and quality of runoff.

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- EN-4.** Areas of earth disturbance will incorporate special erosion control measures to mitigate the impact of development on areas of erosive soils which are being disturbed including:
- identification of significant intermittent streams and provision for methods of protection; and
 - locating sediment trapping devices in close proximity to areas of earth disturbance.
- EN-5.** Applicants for rezoning or special use permit approvals shall identify and locate threatened, rare, and endangered species (plant and animal) relative to areas of disturbance. All applicants will avoid clearing areas where said species exist or will provide acceptable techniques to relocate and/or otherwise mitigate the impacts of disturbance.
- EN-6.** At the time of rezoning, all applicants will suggest roadway alignments which are sensitive to natural and critical environmental features. Exact alignments will be determined at the site/subdivision level of review.
- EN-7.** In order to minimize impervious area, the university and adjacent uses if appropriate, will consider joint use or shared parking facilities and will make use of pervious paving surfaces wherever feasible while retaining the pleasant aesthetics.
- EN-8.** Woodland strips and buffers of existing trees along proposed roadways shall be preserved to the maximum extent possible based upon accepted engineering practices and road design.
- EN-9.** Between individual land bays and along streams and intermittent streams which serve as boundaries between land bays, existing woodlands shall be preserved to provide woodland strips and buffers with a minimum width of fifty (50) feet.
- EN-10.** Where plastic shrink-swell soils occur, applicants for rezoning will prepare a geotechnical study to help identify the location and extent of these soils. Areas to be preserved and specific mitigation techniques (during and after construction) for those to be disturbed will be based upon this study which will be submitted at the time of site/ subdivision plan review.
- EN-11.** At the time of rezoning or special use permit approval, the applicant will identify approximate limits of clearing and grading and identify tree save areas.

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FIRE AND RESCUE PLAN

INTENT

The Comprehensive Plan states the intent, goals, policies, and action strategies supporting the Fire and Rescue Plan for the County. The Prince William Institute Sector Plan incorporates the Fire and Rescue Plan intent, goals, policies, and action strategies. Additional needs which will result from the university's presence within the sector plan area requires the following modifications.

GOALS

No revised goals.

POLICIES

No revised policies.

ACTION STRATEGIES:

- FR-1.** The applicants for rezonings or special use permits will commit to evaluating the impact of the proposed rezonings on fire and rescue levels of service utilizing the methodology contained in the Fire and Rescue Association policies and procedures. This evaluation will include analysis of the effect of the rezoning on system response time, unit travel time, workload capacity, and fiscal impact.

- FR-2.** Any rezoning of property formerly associated with the Broadview Center project will provide for the dedication of the proffered fire station. The location of the site will allow close access to Godwin Drive, Route 28, the Route 234 Bypass, and the East-West Connector and will be at least three buildable acres acceptable to Fire and Rescue.

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HOUSING PLAN

INTENT

The Comprehensive Plan states the intent, goals, policies, and action strategies supporting the Housing Plan for the County. The Prince William Institute Sector Plan incorporates the Housing Plan's intent, goals, policies, and action strategies.

In particular, the intent of the sector plan is to assist the County in its efforts to provide affordable housing for low- and moderate-income households and special population groups throughout the County. This sector plan recognizes the need to provide housing opportunities within convenient walking distance of the Campus, but to also restrict the overall number of units within the area. Also, the plan seeks to offer a variety of higher density types and investigates the feasibility of alternative housing types. Additional needs which will result from the presence of the university within the sector plan area will require additional action strategies.

GOALS

No revised goals.

POLICIES

No revised policies.

ACTION STRATEGIES:

- H-1.** All applicants seeking residential uses shall provide, at the time of rezoning, for a variety of housing types for townhouse and multifamily dwelling units at densities between eight and sixteen dwelling units per acre.
- H-2.** Location of residential development and project design shall facilitate pedestrian/bicycle access to the Prince William Institute campus and to retail uses in particular and to other development in general.
- H-3.** Provisions shall be made for a wide range of housing types and costs at the time of rezoning. Applicants proposing residential development at the time of rezoning, will work with the County's Office of Housing and Community Development to determine an appropriate housing price range.
- H-4.** The County's Office of Housing and Community Development should work with George Mason University and applicants requesting residential development to investigate and test the feasibility and need for single room occupancy units within the sector plan area.

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- H-5.** At the time of rezoning, applicant shall address how the proposed residential development relates to the university development plan.

LONG-RANGE LAND USE PLAN

INTENT

The Comprehensive Plan states the intent, goals, objectives, and action strategies supporting the Long-Range Land Use Plan for the County. The Prince William Institute Sector Plan incorporates the Long-Range Land Use Plan intent, goals, objectives, and action strategies. Additional needs which will result from the presence of the university within the sector plan area requires the following modifications.

GOALS

No revised goals.

OBJECTIVES

No revised objectives.

ACTION STRATEGIES:

- LUP-1.** The Prince William Institute Sector Plan Area Boundary (Figure 1) shall define the area for supporting and protecting the presence of the university and to encourage economic development opportunities within the study area.
- LUP-2.** The Prince William Institute Campus Plan (Figure 2) shall serve as a guide for the development of the campus while preserving environmentally sensitive areas including wetlands, (documented) resource protection areas and mature tree save areas.
- LUP-3.** The entire Prince William Institute Sector Plan Area shall be designated for Regional Employment Center (REC) on the Long-Range Land Use Plan (Figure 3). In addition, a more detailed Conceptual Land Use Plan (Figure 4) shall serve as a guide for the relationship of the broad array of uses which are allowed within the REC classification. The Conceptual Land Use Plan shall be a guide to the adjacency of uses and the total overall development.
- LUP-4.** The Prince William Institute Campus shall be the focal point for the sector plan area and shall represent a primary employment use.

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- LUP-5.** The entire sector plan area shall be designated as a Special Public Interest Overlay District in order to enhance and protect the setting for the university. The overlay district will govern restrictions on nonconforming uses and existing industrially zoned land, and provide incentives to encourage development consistent with the campus.
- LUP-6.** The County shall prepare a zoning text amendment which creates and defines the Special Public Interest Overlay District.
- LUP-7.** The applicants are encouraged to utilize a Planned Business District (PBD) zoning approach consistent with LUP-8 at the time of rezoning. When minimum requirements cannot be met, applicants are encouraged to coordinate acreages with nearby property owners for rezoning purposes in order to make use of the PBD or PMD concepts or to utilize the Office/Flex and/or Light Industrial districts.
- LUP-8.** Nonresidential development shall be limited to 8,400,000 square feet of which a maximum of 400,000 square feet can be used for commercial development designed to serve the university and primary employment. The remaining 8,000,000 square feet shall be used for primary employment.
- The term "commercial development," as used herein shall refer to retail and service uses intended to: (1) meet the needs of future residents of the area and students and employees of the Prince William Institute; or (2) meet the needs of the primary employment uses that will locate within the Regional Employment Center (REC). Freestanding retail uses will only be allowed in areas identified for retail use on the Conceptual Land Use Plan.
 - The term "primary employment uses," as used herein, shall refer to those activities designed to provide basic or primary employment opportunities which include, but are not limited to: offices, light manufacturing, university activities and other nonretail developments normally associated with the REC. Retail uses are not primary employment uses. At the time of rezoning, all applicants shall identify the potential primary employment uses that may ultimately be developed in the subject parcel for County approval.
- LUP-9.** Residential development shall not exceed 700 dwelling units. "Residential development" refers to housing opportunities within a density range of 8-16 units per acre and allocated only to those areas designated for residential use on this Conceptual Land Use Plan. Unlike other RECs, mixed-use development which includes residential uses will not be encouraged in this sector plan.

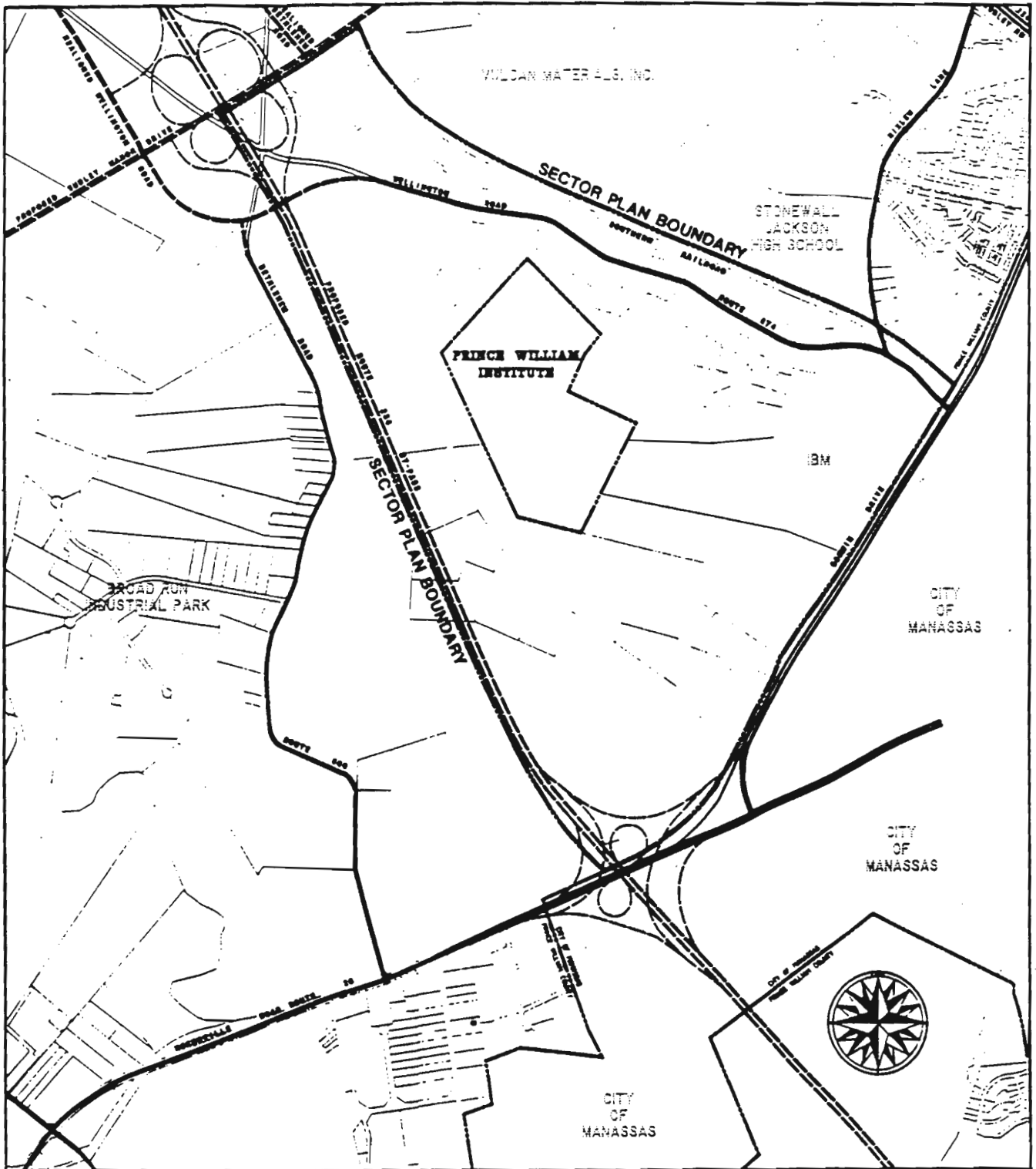
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- LUP-10.** The existing uses currently located north of Wellington Road between the roadway and the railroad tracks, shall remain until such time as the land-owners seek to rezone their properties for other uses.
- LUP-11.** All signage for nonresidential uses shall be controlled by the Special Public Overlay District guidelines and comprehensive sign plans shall be required.
- LUP-12.** All buffering and transitional screening requirements shall be determined by the Special Public Overlay District guidelines and match the buffering and transitional screening provided by the university.
- LUP-13.** At the time of rezoning, all applicants shall address how the proposed development relates to the university's development plan.
- LUP-14.** In conjunction with the submission of a site plan, appropriate applicants shall provide evidence of FAA review and certification of "No Hazard" or "No Comment" for proposed building heights.

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Figure 1

Sector Plan Area Boundary



This map and associated components cannot be interpreted separately from the Comprehensive Plan Text.

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Figure 2

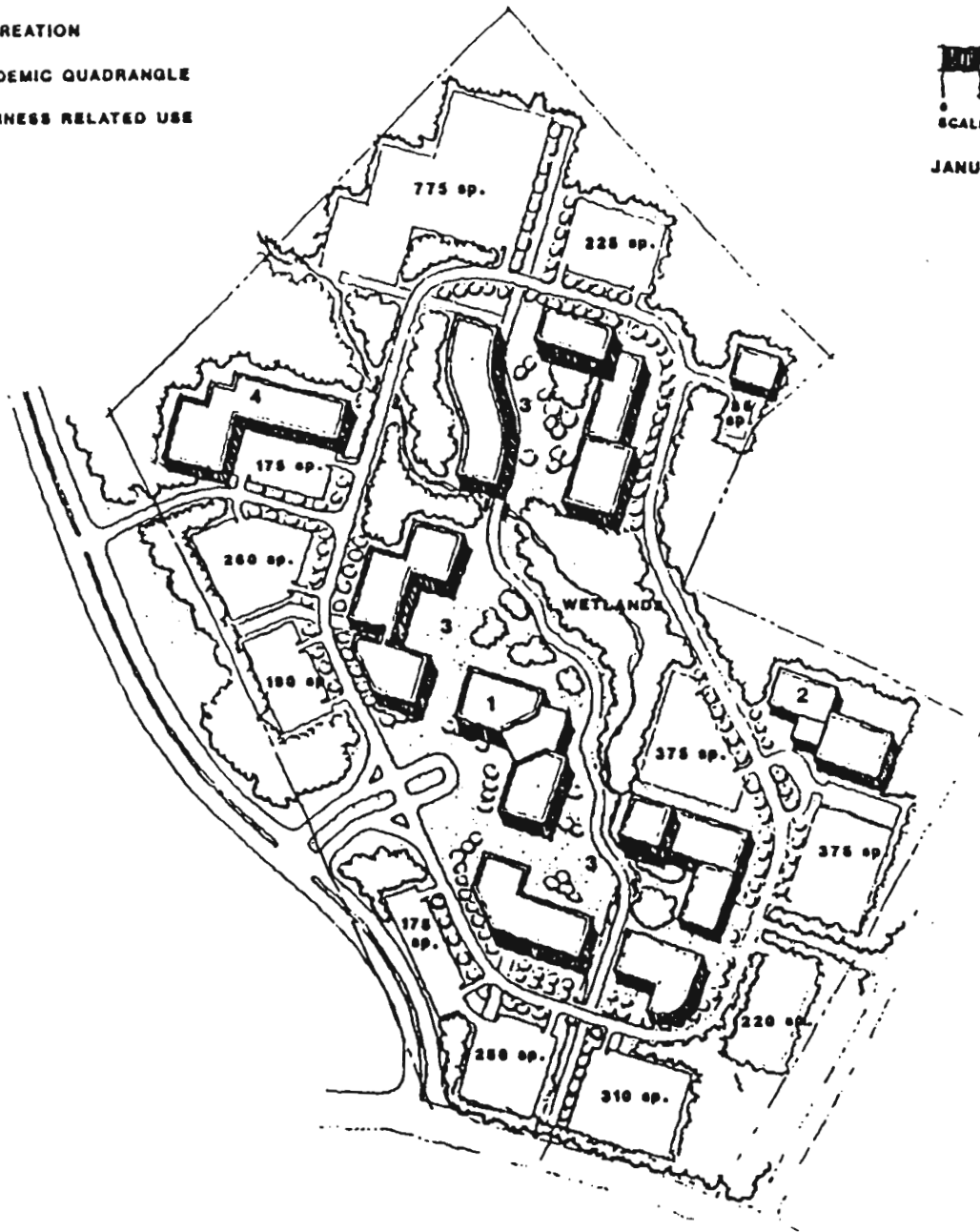
Prince William Institute Campus Plan

LEGEND

- 1 CAMPUS CENTER
- 2 RECREATION
- 3 ACADEMIC QUADRANGLE
- 4 BUSINESS RELATED USE



JANUARY 7, 1994



CAMPUS PLAN

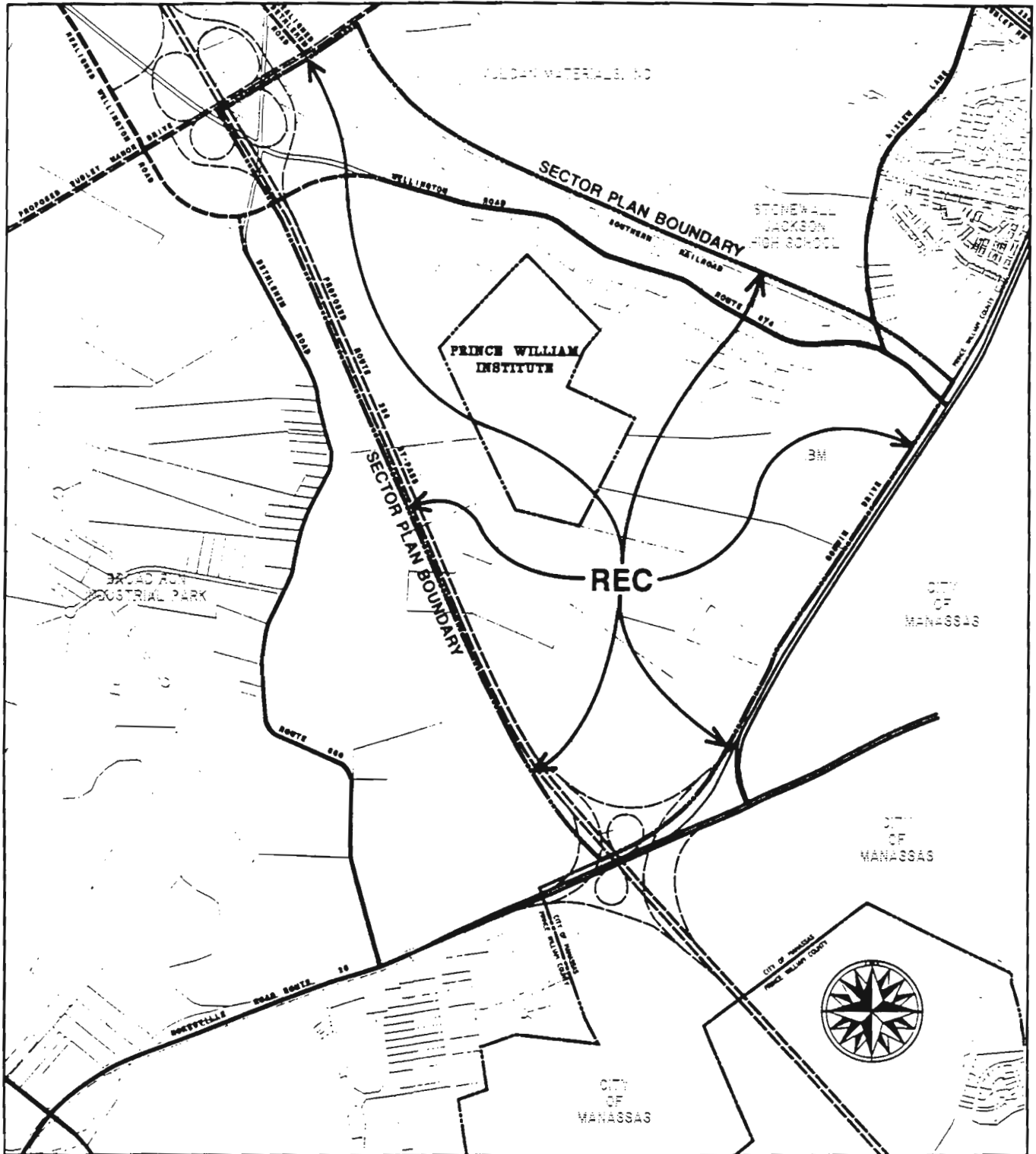
PRINCE WILLIAM INSTITUTE
GEORGE MASON UNIVERSITY

TAC/D&D

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Figure 3

Proposed Long-Range Land Use Plan

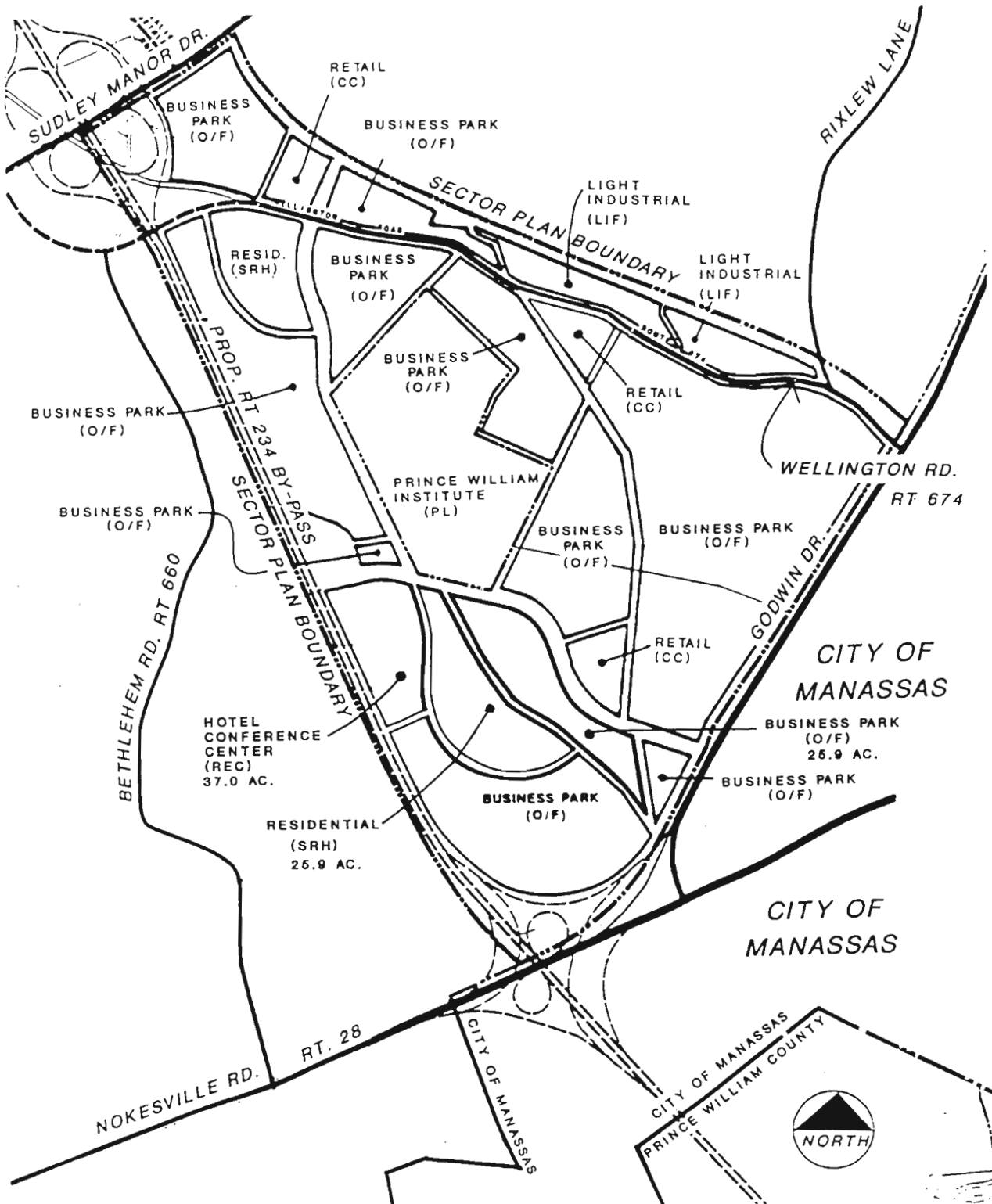


This map and associated components cannot be interpreted separately from the Comprehensive Plan Text.

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Figure 4

Conceptual Land Use Plan



This map and associated components cannot be interpreted separately from the Comprehensive Plan Text.

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PARKS AND OPEN SPACE PLAN

INTENT

The Comprehensive Plan states the intent, goals, policies, and action strategies supporting the Parks and Open Space Plan for the County. The Prince William Institute Sector Plan incorporates the Parks and Open Space Plan intent, goals, policies, and action strategies. Additional needs which result from the presence of the university within the sector plan area require the following modifications.

GOALS

No revised goals.

POLICIES

No revised policies.

ACTION STRATEGIES:

- REC-1.** The Institute will incorporate greenways, trails and natural open space areas into the overall campus plan. The trail system will include (but not be limited to) bicycle/ pedestrian trails along transportation corridors and hiking and nonmotorized trails located along appropriate utility easements.
- REC-2.** All development throughout the sector plan area will be required to commit to incorporate greenways, trails and natural open space areas into an overall trails plan.
- REC-3.** During the rezoning process, nonresidential development will commit to provide or contribute to the provision of recreational open space facilities including but not limited to nature trails, soccer fields, or softball fields.
- REC-4.** Active outdoor recreation facilities which are provided within the sector plan area in association with private development are encouraged to be made available to the public on weekends and when not in use by the employees.

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POTABLE WATER PLAN

INTENT

The Comprehensive Plan states that the intent, goals, policies, and action strategies supporting the Potable Water Plan for the County. The Prince William Institute Sector Plan incorporates the Potable Water Plan intent, goals, policies, and action strategies. Needs which will result from future development within the sector plan area require the following modifications.

GOALS

No revised Goals(s).

POLICIES

No revised Policies.

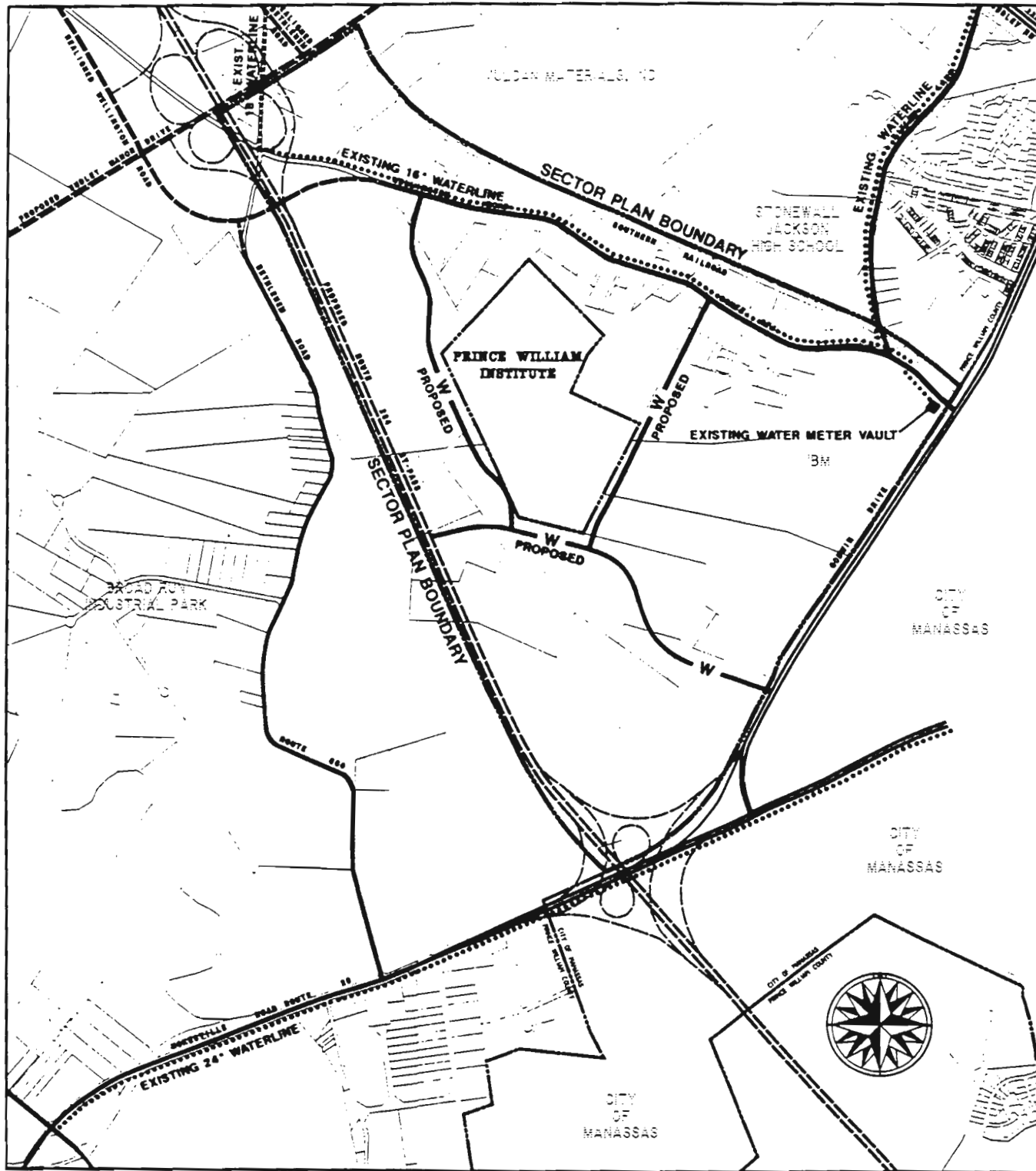
ACTION STRATEGIES

- W-1.** All future development will size the expansions and extensions of public water facilities necessary to serve the demands created by the development as reflected by the sector plan.
- W-2.** The general or approximate location, character, and extent of utility improvements are shown on the Potable Water Distribution Plan Map as revised for the Prince William Institute Sector Plan. The capacities of the water lines and facilities shown on the Land Use Map for the Prince William Institute Sector Plan are as approved by the Prince William County Service Authority.
- W-3.** All development will be phased in a manner consistent with the availability of adequate water facility capacity to accommodate the need.
- W-4.** All new development will be required to connect to public water. Existing development will not be required to connect unless to remedy a public health problem identified by the Health Department.

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Figure 5

Potable Water Distribution Plan Map



This map and associated components cannot be interpreted separately from the Comprehensive Plan Text.

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SCHOOLS PLAN

INTENT

The Comprehensive Plan states the intent, goals, policies, and action strategies supporting the Schools Plan for the County. The Prince William Institute Sector Plan incorporates the Schools Plan intent, goals, policies, and action strategies. Needs which will result from anticipated development within the sector plan area require no modifications.

GOALS

No revised goals.

POLICIES

No revised policies.

ACTION STRATEGIES:

No revised action strategies.

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SEWER PLAN

INTENT

The Comprehensive Plan states the intent, goals, policies, and action strategies supporting the sector plan for the County. The Prince William Institute Sector Plan incorporates the Sewer Plan intent, goals, policies, and action strategies. Additional needs which will result from the unique character of the university within the sector plan area require the following modifications.

GOALS

No revised goals.

POLICIES

No revised policies.

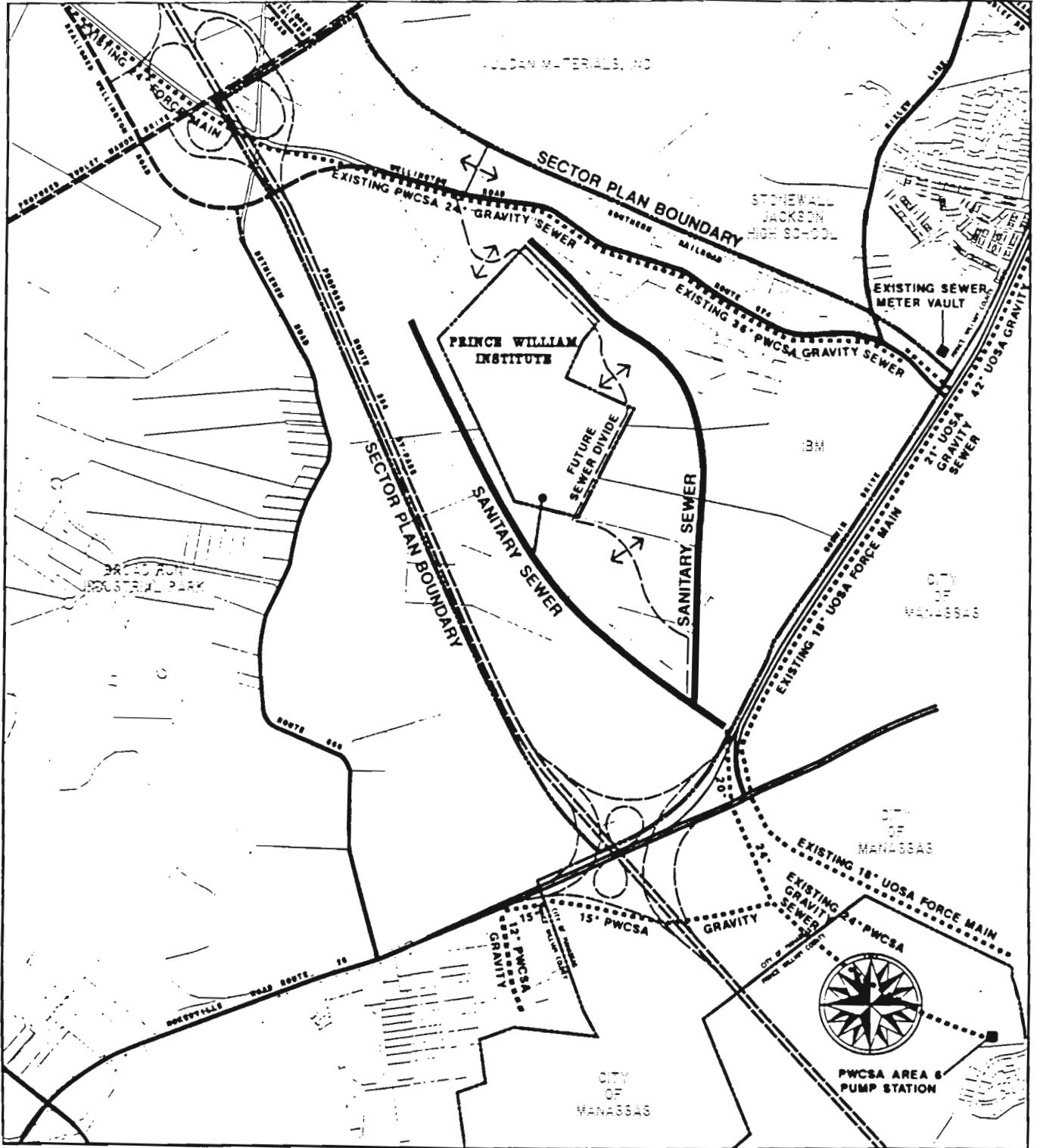
ACTION STRATEGIES:

- SW-1.** All future development will size the expansions and extensions of public sewer facilities necessary to serve the demands created by the development as reflected by the sector plan.
- SW-2.** The general or approximate location, character and extent of utility improvements is shown on the Existing and Proposed Sewer System Map as revised for the Prince William Institute Sector Plan. The capacities of the sewer lines and facilities shown on this sewer system map shall be determined on the basis of the densities and intensities planned for the area as shown on the Land Use Map for the Prince William Institute Sector Plan and approved by the Prince William County Service Authority.
- SW-3.** All development will be phased in a manner consistent with the availability of adequate sewer facility capacity to accommodate the need.
- SW-4.** All new development will be required to connect to public sewer. Existing development will not be required to connect unless to remedy a public health problem identified by the Health Department.
- SW-5.** Where feasible, force mains will be kept within, or parallel to, public streets or gravity sewers to minimize disturbed areas.

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Figure 6

Existing and Proposed Sewer System Map



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TRANSPORTATION PLAN

INTENT

The Comprehensive Plan states the intent, goals, policies, and action strategies supporting the transportation plan for the County. The Prince William Institute Sector Plan incorporates the transportation plan intent, goals, policies, and action strategies. In particular, the sector plan stresses the need for transportation demand management and the transportation management action strategies represent a key component to transportation planning for the area. The university's presence presents a unique opportunity to employ transportation techniques as pointed out in the traffic impact analysis. Additional needs which result from the presence of the university within the sector plan area require the following modifications.

GOALS

No revised goals.

POLICIES

The Prince William Institute Sector Plan includes a transportation model which was used to develop the planned roadway network. All planned roadways and roadway improvements, with the exception of the Route 234 Bypass, are designed specifically to accommodate the additional traffic expected to be generated by the planned land uses. Therefore, developers in this area should expect to contribute proportionately to construction of the planned roadway network.

ACTION STRATEGIES:

The Prince William Institute Sector Plan includes a transportation demand management component with the objective of providing alternative commuting options to reduce traffic congestion and air emissions. This is the major mitigation strategy for the sector plan transportation impacts and is predicated on the following action strategies. All major employees (one hundred or more employees within the Prince William Institute Study Area) should participate in a Prince William Institute Transportation Management Association (TMA) and should be responsible for developing and administering a plan to increase average passenger occupancy (total employees divided by total vehicles) of their employees by fifteen percent.

- TR-1.** Notwithstanding the Traffic Impact Analysis (TIA) which has been completed for the purpose of preparing this sector plan, updated or revised TIAs will be required at the time of site plan review pursuant to the provisions of the Design and Construction Standards Manual. The phasing of development and the provision of alternative modes of transportation in a manner which ensures that all roadways and intersections within the impact area operate at level of service "D" or better will be addressed as required by the TIA.

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TR-2. Each applicant for rezoning, special use permit, or site plan should dedicate the necessary right-of-way for the roads shown in the sector plan's Thoroughfare Plan as those roads abut or cross their property. The widths of the designated rights-of-way are listed below. Such commitment to dedication should occur as early as at the time of rezoning.

Street Name	Destination	Number of Lanes	Ultimate Median Width	Right-of-Way
Wellington Road	MA-1	6	16 ft.	116 ft.
East-West Connector	MA-1	6	16 ft.	116 ft.
North-South Connector	MA-1	6	16 ft.	116 ft.
Wellington Station Road	MC-1	4	16 ft.	92 ft.

* The cross section designations conform to the proposed typical sections suggested in the revised Prince William County Design and Construction Standards Manual (DCSM).

TR-3. At the time of rezoning and/or special use permit approval, all applicants should commit to fund their proposal's proportionate cost of roadway segments, intersections, mass transit and trails as identified in the TIA, and as listed below in order to meet level of service requirements. Such commitment should take place no later than the site plan stage if the dedication and/or commitment was not addressed during the review of a rezoning and/or special use permit application.

- Formulate and commit to implementation strategies for funding the construction improvements to the roadway network within the TIA study area as specified below:
- Applicants for rezonings, special use permits, or site plans whose property abuts the East-West Connector, North-South Connector, or Wellington Station Road will be responsible for the cost of one half the construction cost of the ultimate road cross section except on sections of those roads where their property is adjacent to Prince William Institute campus frontage. In that case, applicants for rezonings, special use permits, or site plans whose property is located directly across from the Prince William Institute campus are encouraged to enter into joint development agreements for construction of the roads abutting their respective properties with the Institute. Note that Prince William County will construct the initial half section of the East-West Connector and Wellington Station Road through the Prince William Institute study area. Therefore, applicant's

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responsibilities stated above will be to complete the ultimate cross section of these roads;

- Applicants for rezoning, special use permit, or site plan will be responsible for the construction of all circulation roads which are internal to their property. County Planning or Engineering staff reserves the option to request that the applicants provide right-of-way and/or construction of interparcel connections between their property and adjoining properties; and
- At the time of rezoning, special use permit, or site plan, all appropriate applicants will commit to providing the necessary right-of-way for the grade separated interchanges at the Route 234 Bypass at Route 28 and Godwin Drive, and at the Route 234 Bypass and the East-West Connector. In addition, all appropriate applicants will provide the necessary right-of-way for additional grade separated intersections within the Prince William Institute Sector Plan Area if demonstrated necessary by the TIA, but not presently planned.

TR-4. At the time of rezoning and/or special use permit approval, all applicants should commit to a Transportation Management Plan (TMP) which defines an ongoing effort to reduce the impact of their planned development on traffic congestion and air emissions. The TMP should include at a minimum:

- A commitment to establish an office of Employee Transportation Coordination (ETC) which will implement the applicant's TMP. Applicants may choose to combine this commitment in a joint cooperative effort with other applicants.
- A commitment to participate in a Prince William Institute Area (or possibly broader-based) TMP which will coordinate the efforts of the various member ETCs and will operate the Prince William Institute shuttlebus.
- A commitment to participate in subsidizing the costs of a Prince William Institute area shuttlebus.
- A specification of incentives which will be required through covenants and in tenant leases to induce employees and tenants to use alternative transportation modes or work schedules to reduce peak period congestion, air emissions and vehicle miles of travel.
- A commitment to provide services to employees including day care, food service and personal business services to reduce their need for their personal car during the workday.

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- All employers of 100 or more individuals will be strongly encouraged to participate in the transportation management association for the sector plan area.

TR-5. A traffic signal system will be implemented on the East-West Connector through the Prince William Institute study area. Signals are anticipated to be warranted at the initial phase intersection of the Route 234 Bypass with the East-West Connector, and at the East-West Connector intersections with Godwin Drive and North-South Connector. At a future date, the Route 234 Bypass intersection will be grade-separated, that signal will be eliminated, and two new signals will be installed at the ramp terminals of that interchange. Prince William County will develop a phased plan for implementation of these signals and will develop a cost estimate for the entire system. Applicants for rezoning or special use permits will be responsible for their proportional share of this signal system. In addition, applicants will be responsible for any other signals which are warranted as a result of their specific development. The traffic signal intersections identified in the TIA are listed below:

- Wellington Road/North-South Connector
- Wellington Road/Wellington Station Road
- Wellington Road/Rixlew Lane
- East-West Connector/Route 234 Bypass
- East-West Connector/Route 234 Bypass West Ramp
- East-West Connector/Route 234 Bypass East Ramp
- East-West Connector/North-South Connector
- East-West Connector/Wellington Station
- East-West Connector/Godwin Drive

TR-6. Should the Commonwealth of Virginia and the Virginia Railway Express decide to develop commuter rail service, Prince William County will determine if the placement of a rail station in the vicinity of the Prince William Institute study area should be included in the plans for this service.

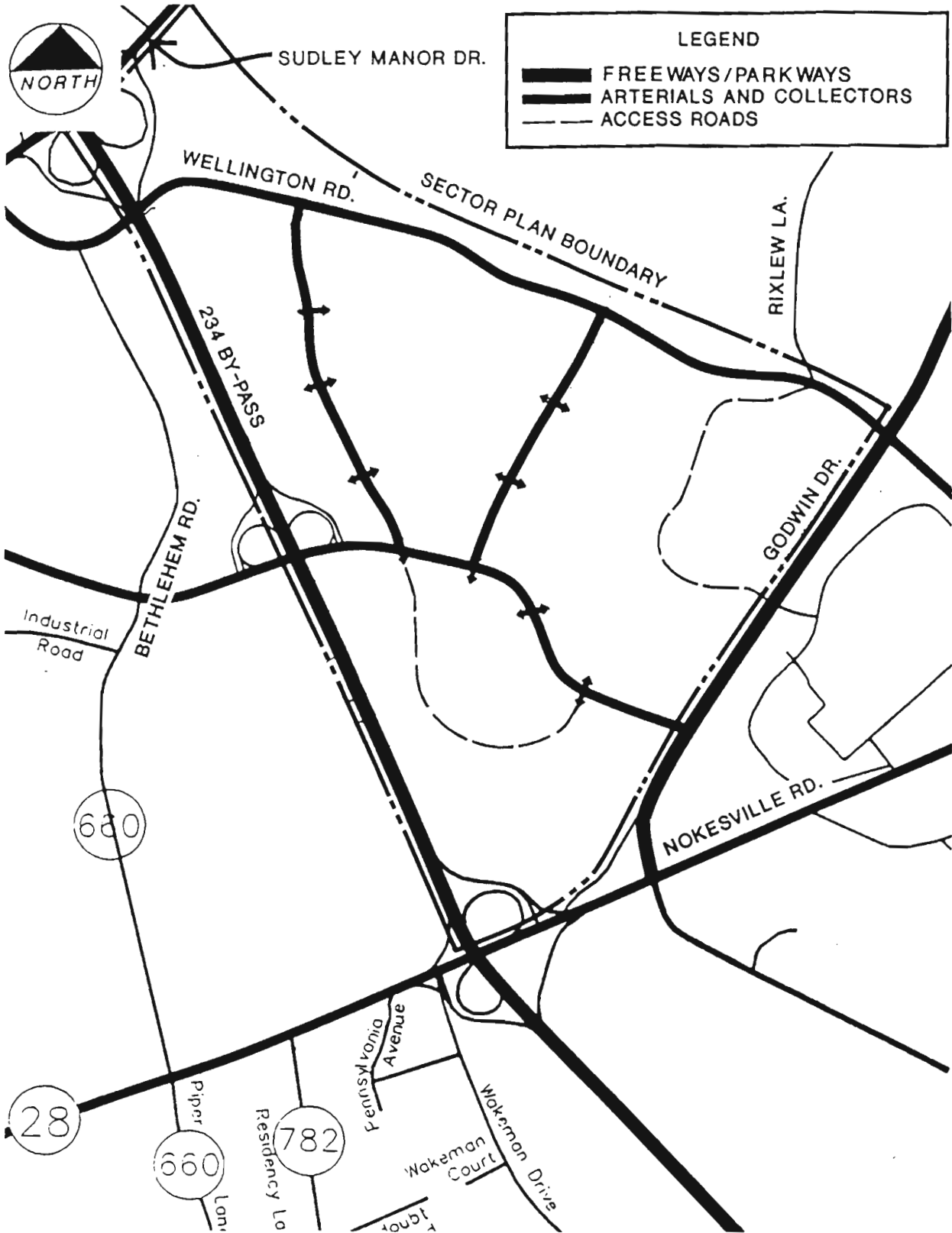
TR-7. At the time of rezoning, special use permit, or site plan, all applicants will commit to areas of land and a number of parking spaces for shared parking and for commuter parking within the nonresidential portions of the Prince William Institute Sector Plan. The final location of the parking areas will be determined as final site plans are submitted for review and approval.

TR-8. All applicants for rezoning, special use permits, or site plan will provide facilities for and commitments toward the phased construction and/or funding for nonmotorized transportation facilities and features such as, but not limited to, pedestrian/bike paths, bicycle parking, lockers and rest station facilities.

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Figure 7

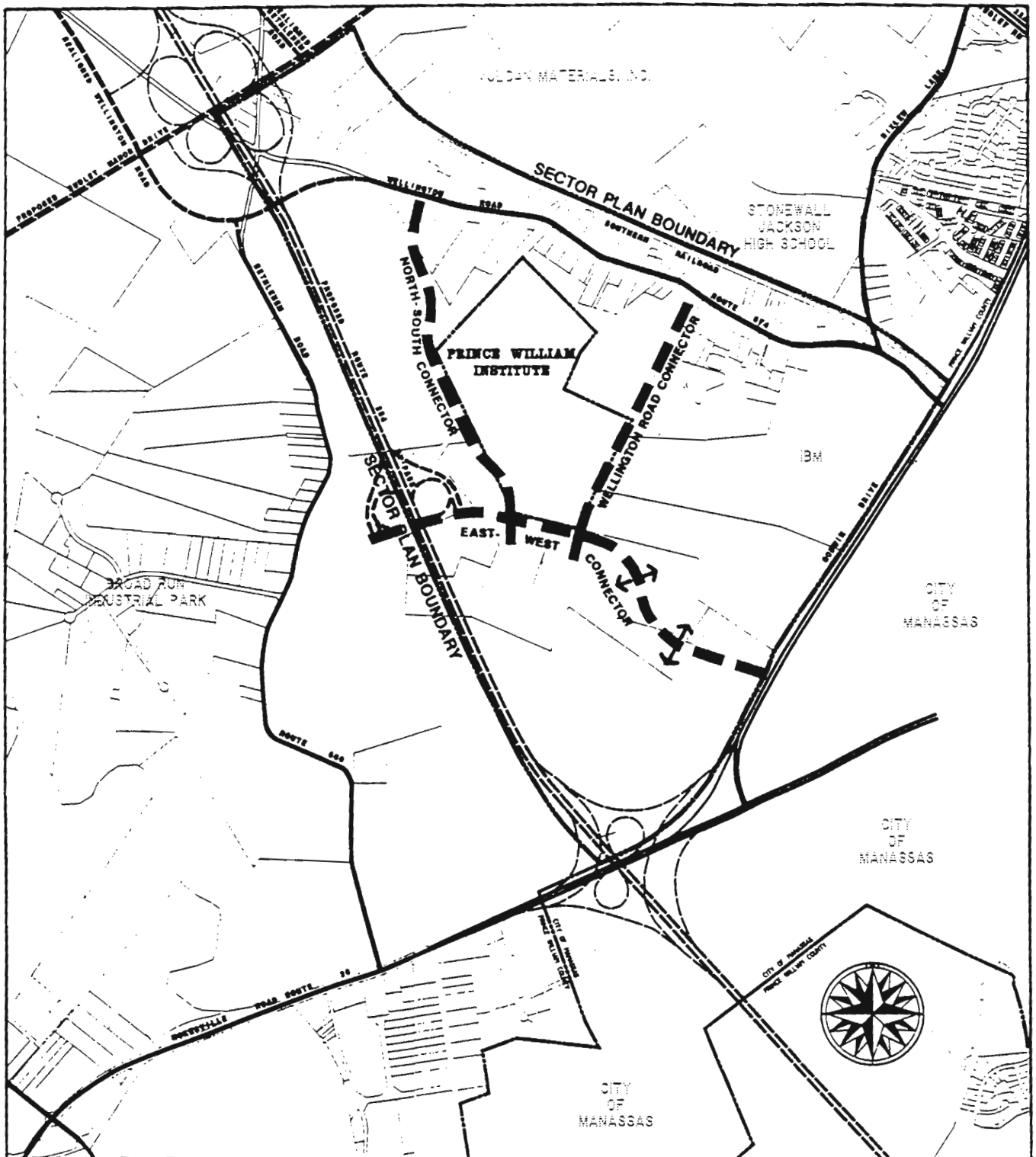
Transportation Network Map



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Figure 8

Thoroughfare Plan



This map and associated components cannot be interpreted separately from the Comprehensive Plan Text.