BRAC Impact Study

Study Area Map

December 2009

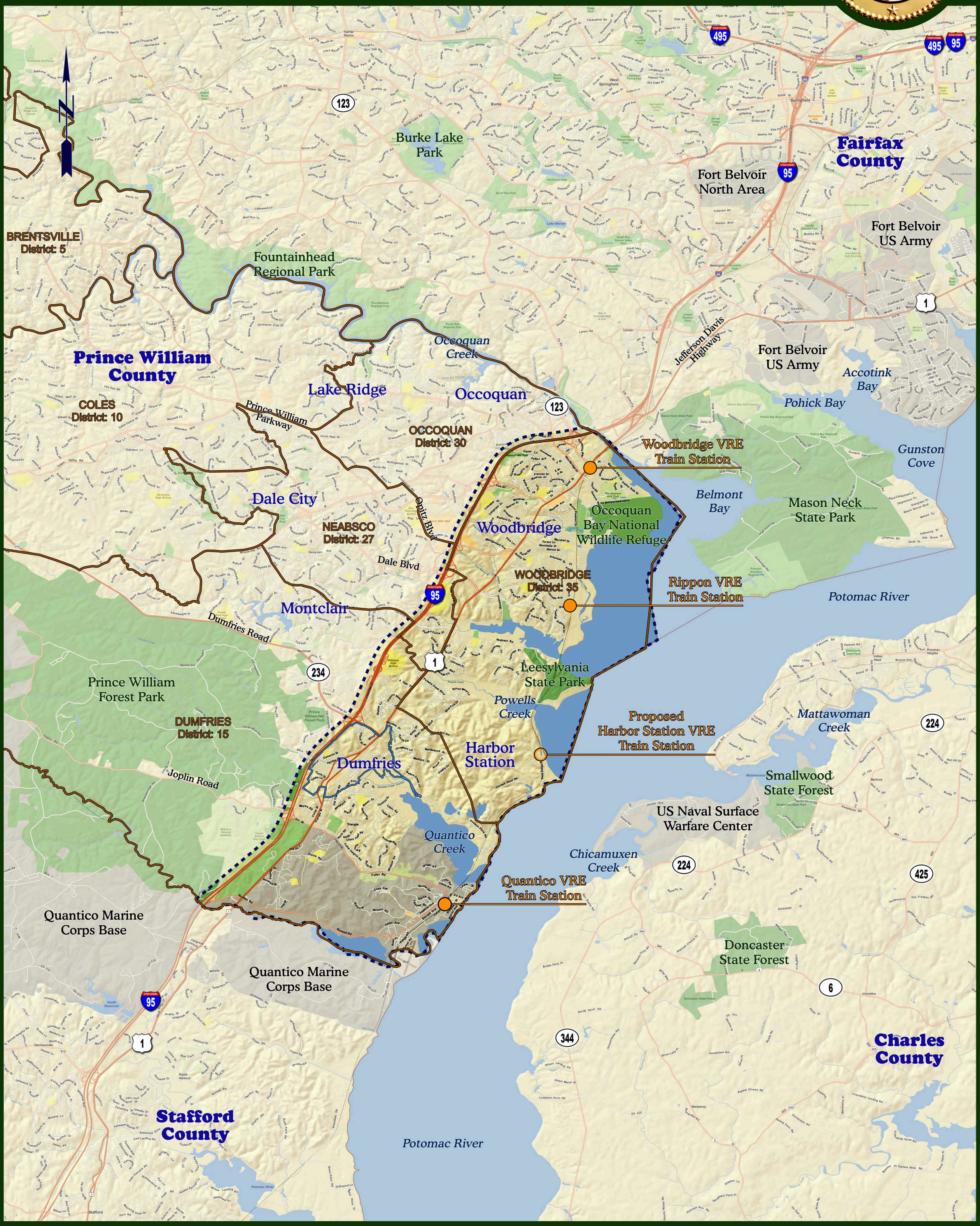
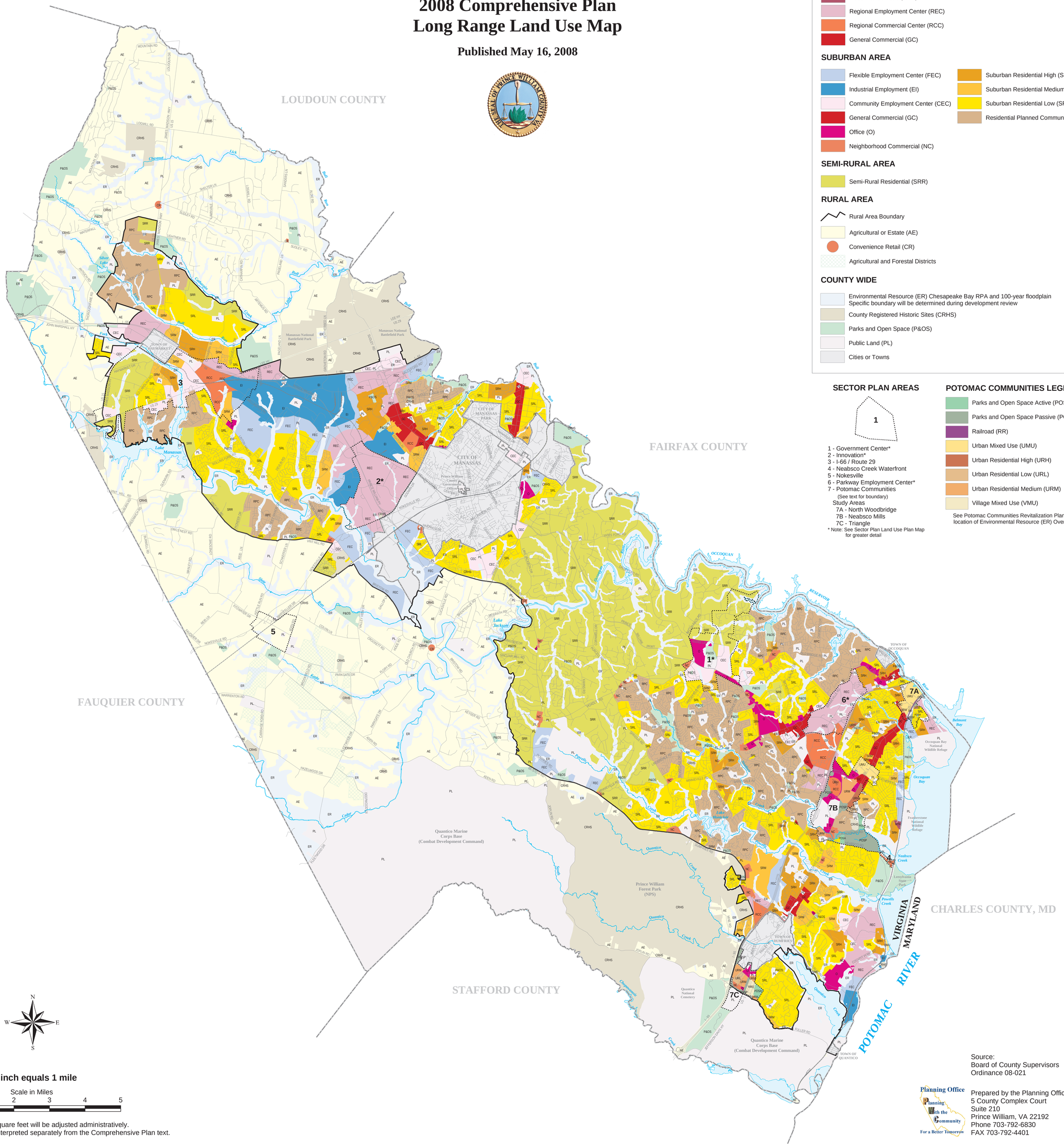


Figure 1

PRINCE WILLIAM COUNTY
2008 Comprehensive Plan
Long Range Land Use Map

Published May 16, 2008



URBAN AREA

- Mass Transit Node (MTN)
- Regional Employment Center (REC)
- Regional Commercial Center (RCC)
- General Commercial (GC)

SUBURBAN AREA

- Flexible Employment Center (FEC)
- Industrial Employment (EI)
- Community Employment Center (CEC)
- General Commercial (GC)
- Office (O)
- Neighborhood Commercial (NC)
- Suburban Residential High (SRH)
- Suburban Residential Medium (SRM)
- Suburban Residential Low (SRL)
- Residential Planned Community (RPC)

SEMI-RURAL AREA

- Semi-Rural Residential (SRR)

RURAL AREA

- Rural Area Boundary
- Agricultural or Estate (AE)
- Convenience Retail (CR)
- Agricultural and Forestal Districts

COUNTY WIDE

- Environmental Resource (ER) Chesapeake Bay RPA and 100-year floodplain Specific boundary will be determined during development review
- County Registered Historic Sites (CRHS)
- Parks and Open Space (P&OS)
- Public Land (PL)
- Cities or Towns

SECTOR PLAN AREAS

1 - Government Center*
2 - Innovation*
3 - I-66 / Route 29
4 - Neabsco Creek Waterfront
5 - Nokesville
6 - Parkway Employment Center*
7 - Potomac Communities
(See text for boundary)
Study Areas
7A - North Woodbridge
7B - Neabsco Mills
7C - Triangle
* Note: See Sector Plan Land Use Plan Map for greater detail

POTOMAC COMMUNITIES LEGEND

- Parks and Open Space Active (POSA)
- Parks and Open Space Passive (POSP)
- Railroad (RR)
- Urban Mixed Use (UMU)
- Urban Residential High (URH)
- Urban Residential Low (URL)
- Urban Residential Medium (URM)
- Village Mixed Use (VMU)

See Potomac Communities Revitalization Plan for location of Environmental Resource (ER) Overlay

N W E S

1 inch equals 1 mile

Scale in Miles
0 1 2 3 4 5

1. Slivers under 1,000 square feet will be adjusted administratively.
2. This map cannot be interpreted separately from the Comprehensive Plan text.

Source:
Board of County Supervisors
Ordinance 08-021

Planning Office
Planning With the Community
For a Better Tomorrow

Prepared by the Planning Office (rfh/jbm)
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Prince William, VA 22192
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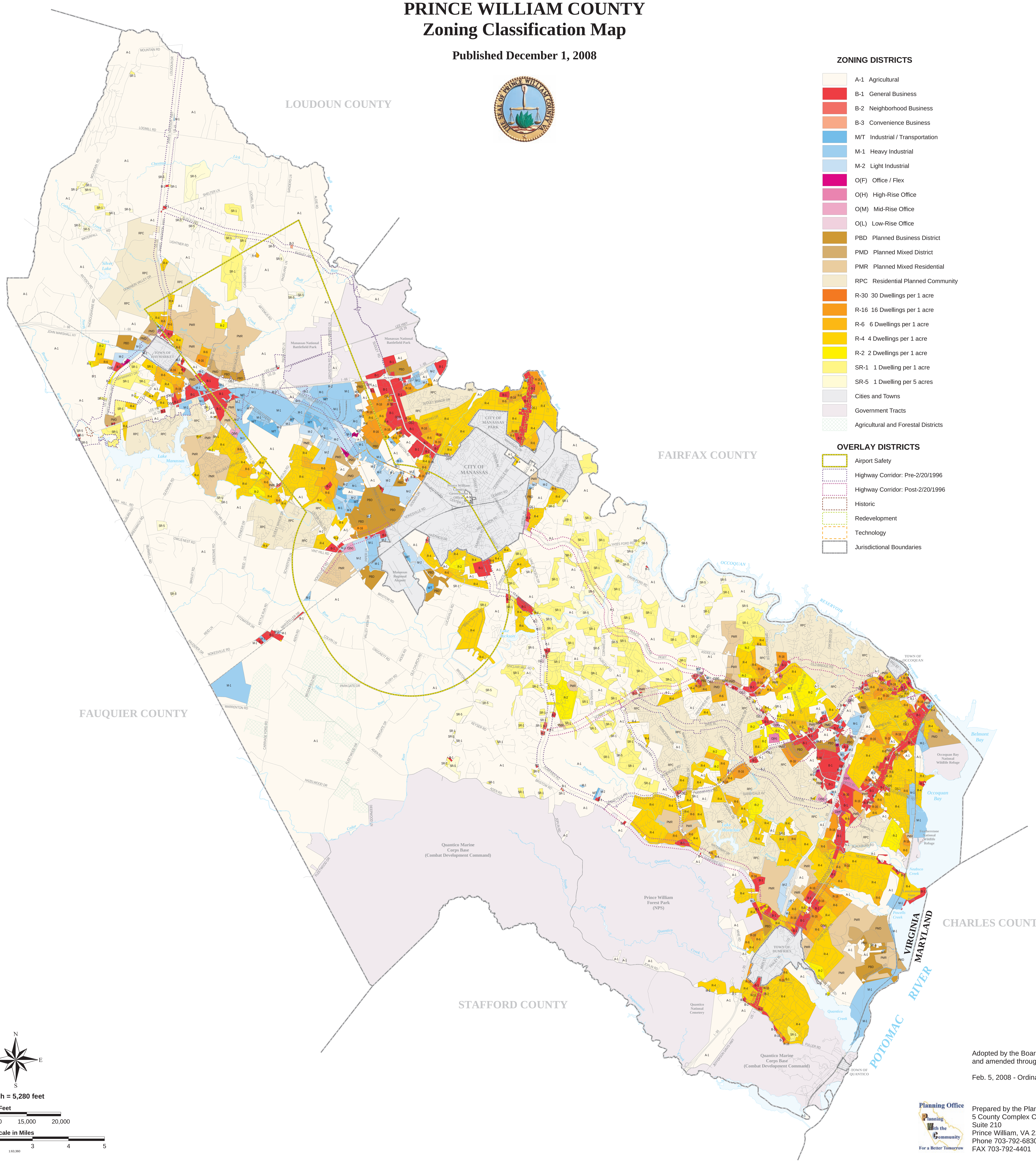
PRINCE WILLIAM COUNTY
Zoning Classification Map

Published December 1, 2008



ZONING DISTRICTS

- A-1 Agricultural
- B-1 General Business
- B-2 Neighborhood Business
- B-3 Convenience Business
- M/T Industrial / Transportation
- M-1 Heavy Industrial
- M-2 Light Industrial
- O(F) Office / Flex
- O(H) High-Rise Office
- O(M) Mid-Rise Office
- O(L) Low-Rise Office
- PBD Planned Business District
- PMD Planned Mixed District
- PMR Planned Mixed Residential
- RPC Residential Planned Community
- R-30 30 Dwellings per 1 acre
- R-16 16 Dwellings per 1 acre
- R-6 6 Dwellings per 1 acre
- R-4 4 Dwellings per 1 acre
- R-2 2 Dwellings per 1 acre
- SR-1 1 Dwelling per 1 acre
- SR-5 1 Dwelling per 5 acres
- Cities and Towns
- Government Tracts
- Agricultural and Forestal Districts

OVERLAY DISTRICTS

- Airport Safety
- Highway Corridor: Pre-2/20/1996
- Highway Corridor: Post-2/20/1996
- Historic
- Redevelopment
- Technology
- Jurisdictional Boundaries

N W E S

1 inch = 5,280 feet

Scale in Feet

0 5,000 10,000 15,000 20,000

Scale in Miles

0 ¼ ½ ¾ 1 2 3 4 5

1:63,360

Adopted by the Board of County Supervisors and amended through:

Feb. 5, 2008 - Ordinance 08-010

Planning Office — Planning With the Community — For a Better Tomorrow

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BRAC Impact Study

Location of Park and Ride Lots

December 2009

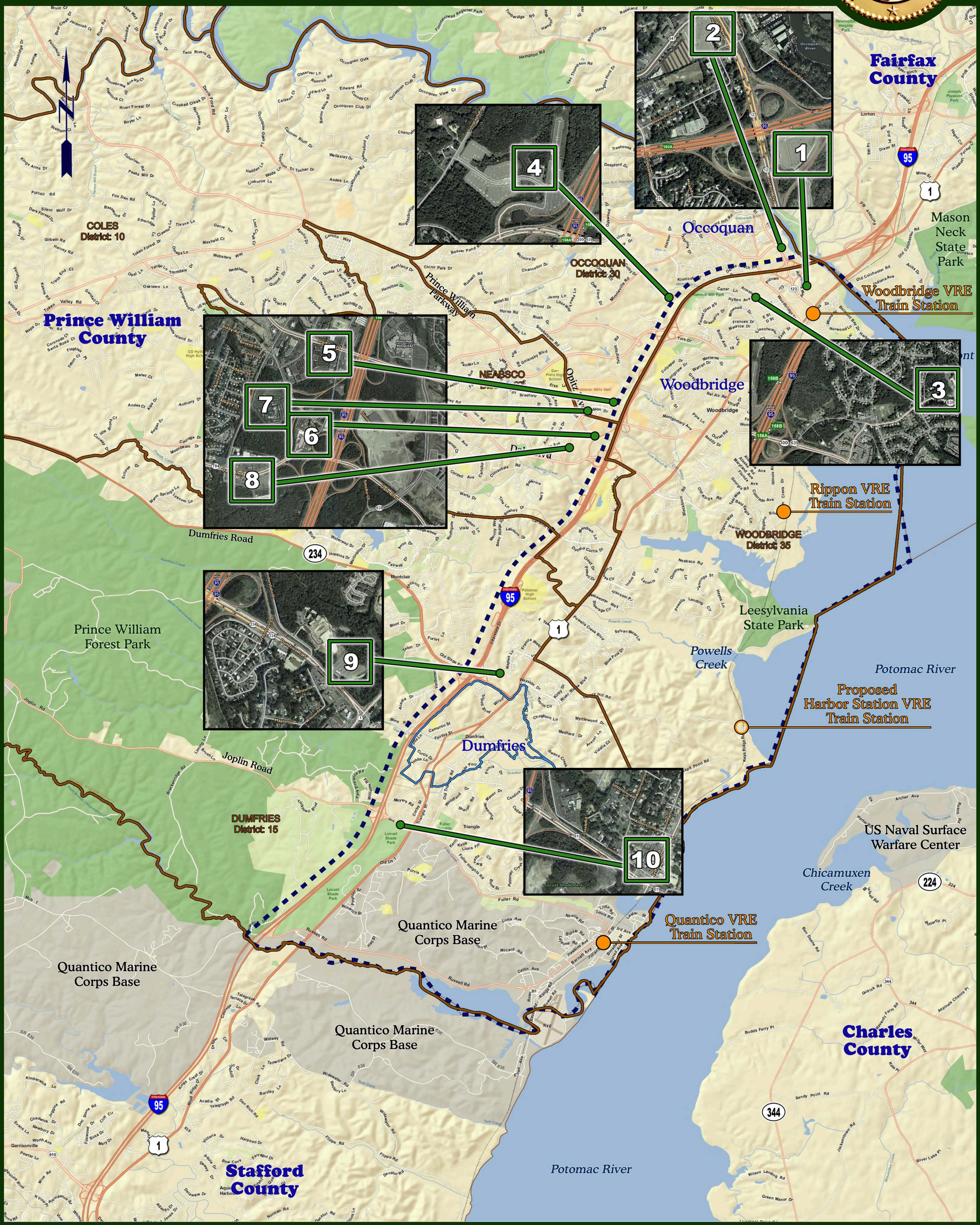

Figure 4

BRAC Impact Study

Scenario 1 - 2015 No BRAC
Proposed Improvements

December 2009

Figure 5

BRAC Impact Study

Scenario 1 - 2030 No BRAC
Proposed Improvements

December 2009

Figure 6

BRAC Impact Study

Residential Distribution - Fort Belvoir

December 2009

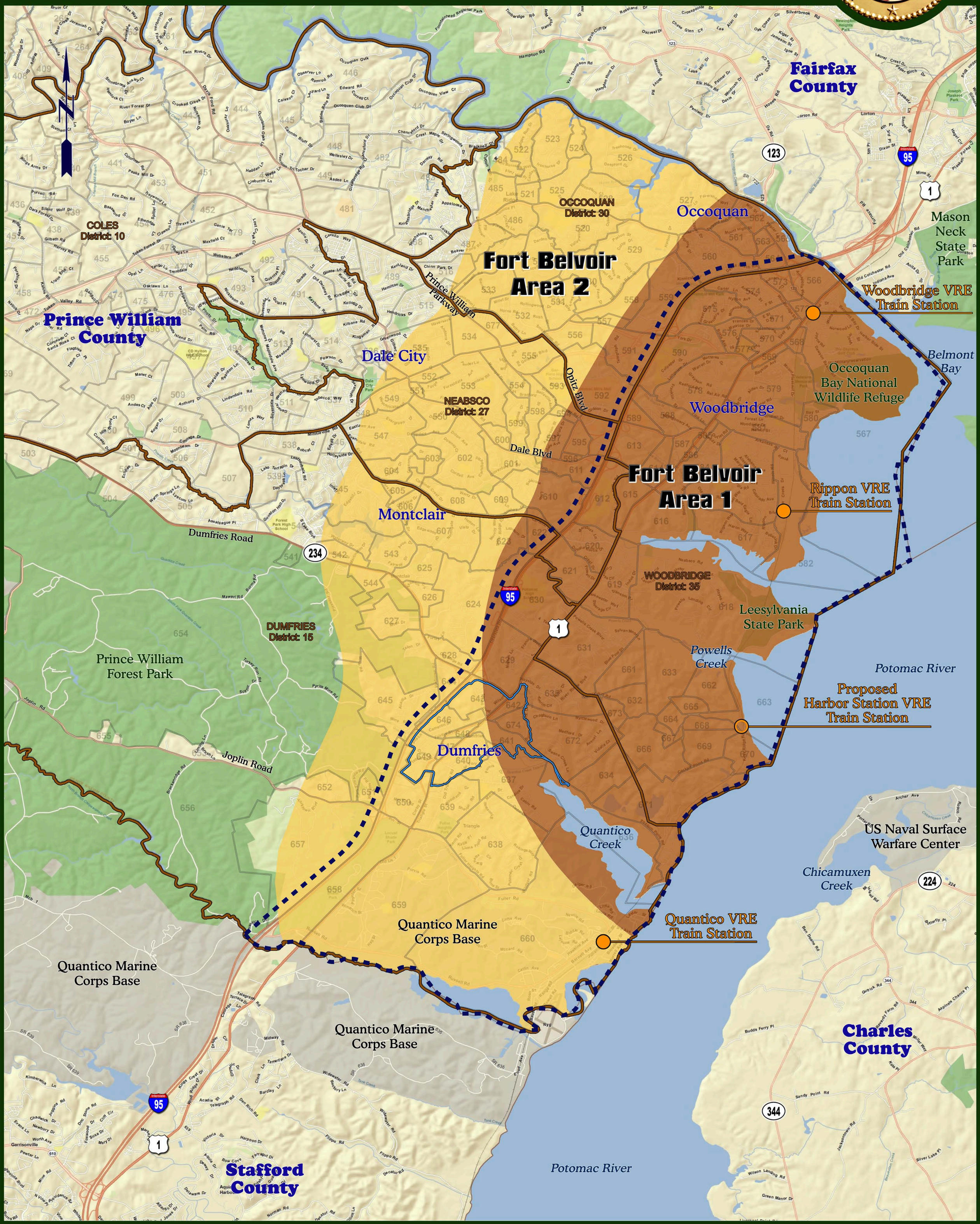

Figure 7

BRAC Impact Study

Residential Distribution - MCB Quantico

December 2009

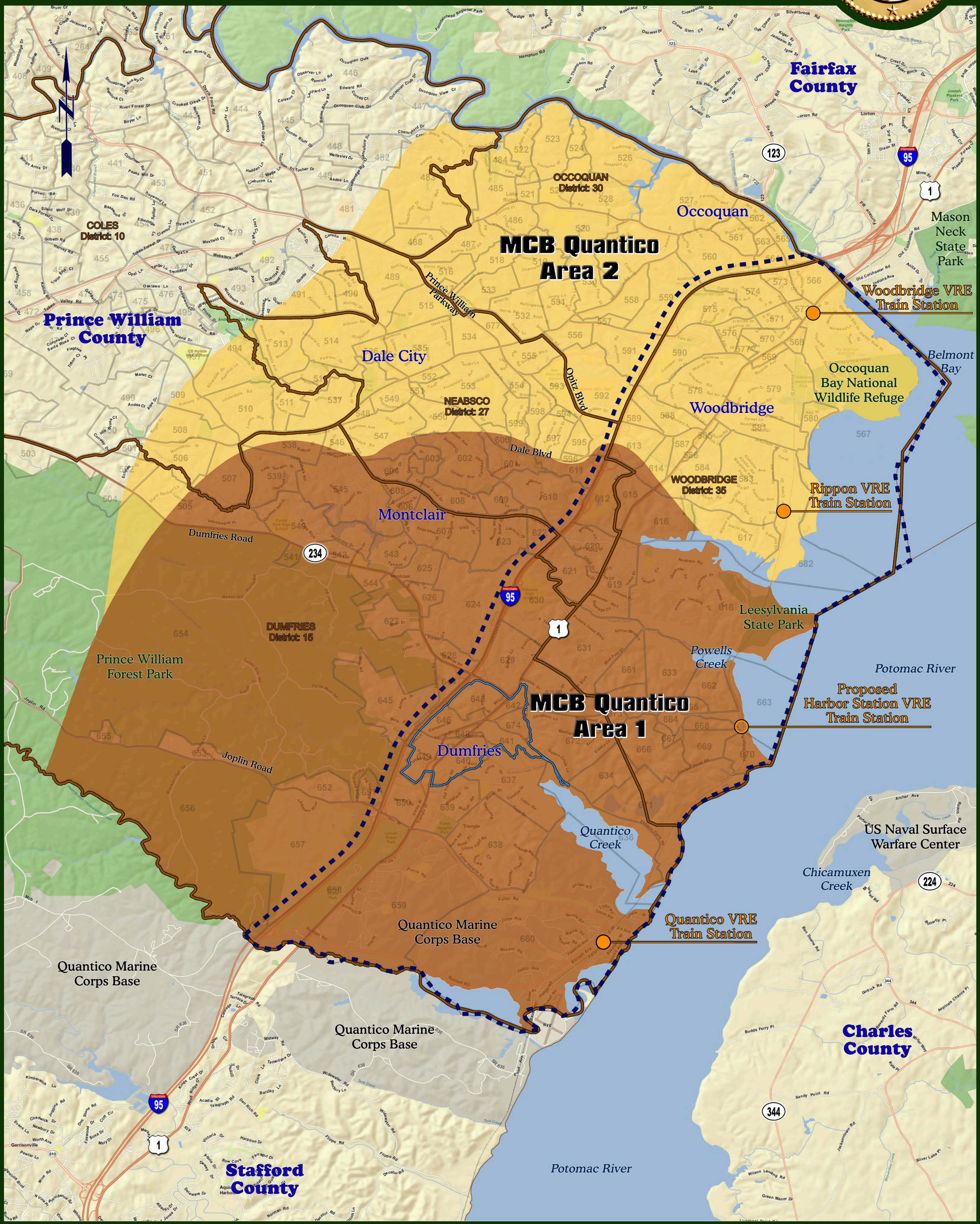

Figure 8

BRAC Impact Study

Scenario 2: With BRAC Households

December 2009

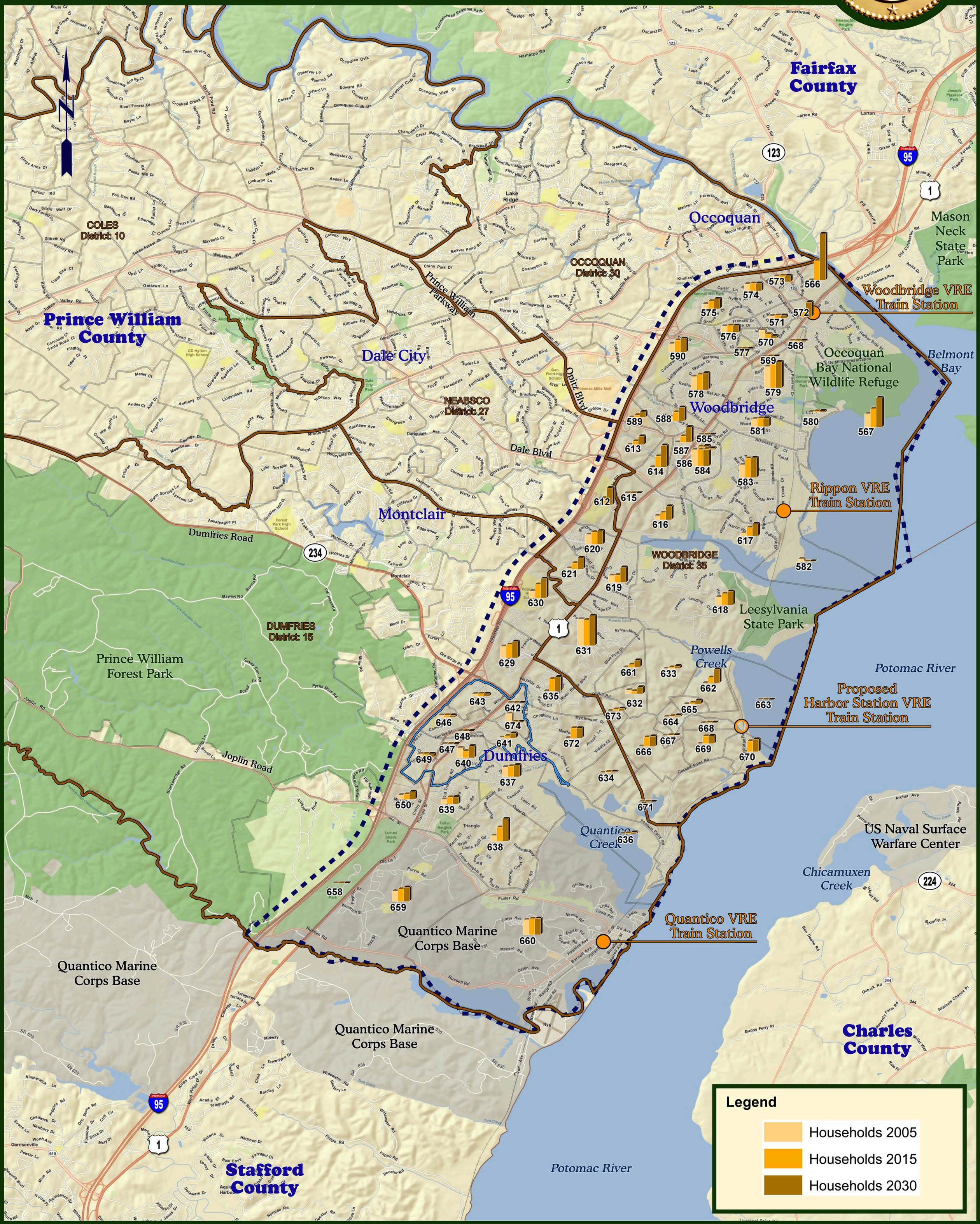

Figure 9

BRAC Impact Study

Scenario 2: With BRAC Population

December 2009

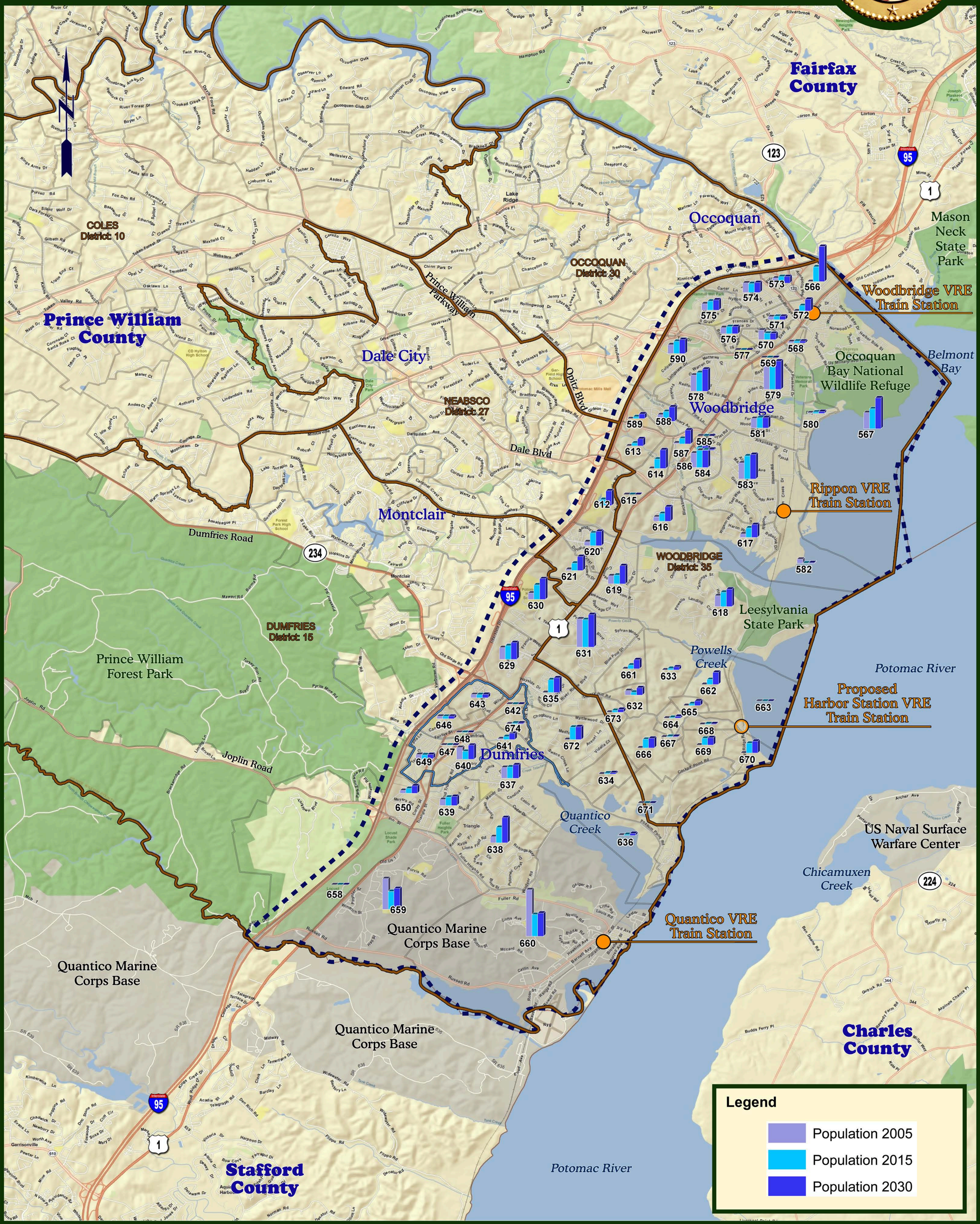

Figure 10

BRAC Impact Study

Scenario 2: With BRAC Employment

December 2009

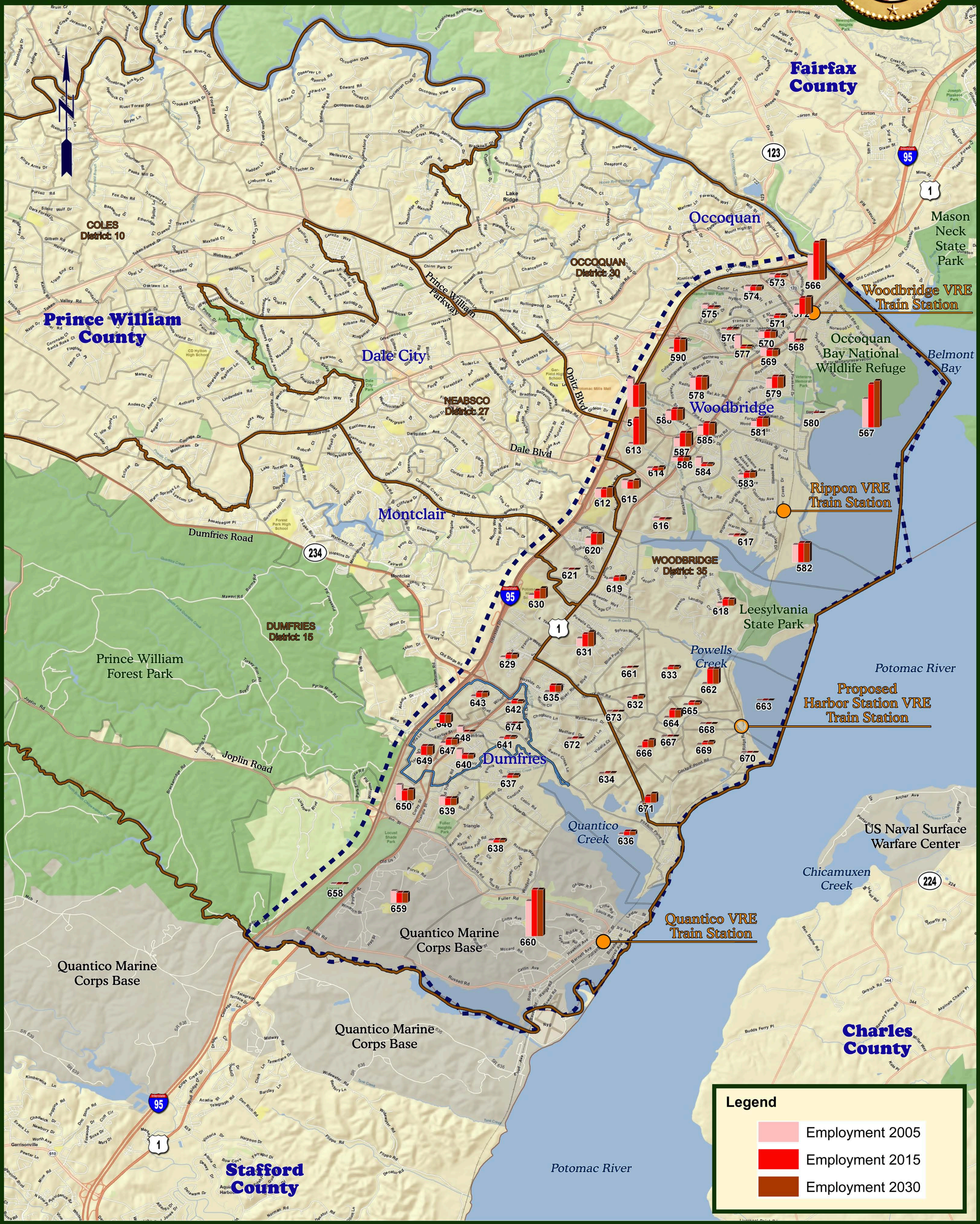

Figure 11

BRAC Impact Study

Scenario 2 - 2015 with BRAC
Proposed Improvements

December 2009

Figure 12