

Build-Out Analysis Prince William County

as of December 31, 2011



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Planning Office

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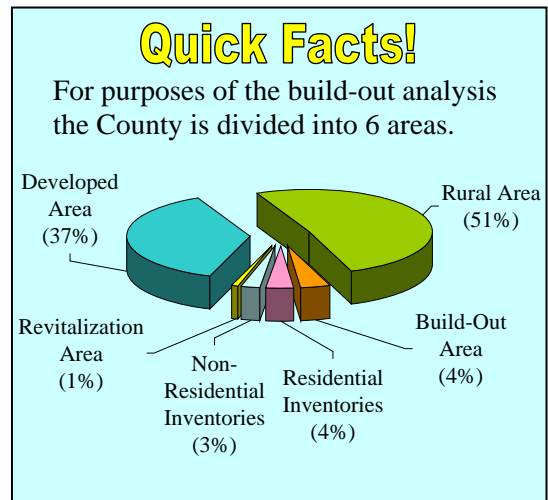


Introduction

A Build-Out Analysis is a projection of the maximum allowable future development within a locality. This analysis does not show the ideal or preferred conditions, but rather provides an assessment of the current zoning districts, long-range land use of undeveloped lots, and potential redevelopment areas within the County. The resulting charts, numeric data, and graphics depict how Prince William County is maturing and can be used to assess how well current regulations are implementing plan policies. The Build-Out Analysis results are also useful for comparing alternative development scenarios based on proposed changes to existing long-range land use designations.

The County’s geographic information system (GIS) has been used to create layers and tables to monitor different types of development areas within the County at a parcel or project level. Using GIS, the Planning Office can track areas that are developed, developing, or undevelopable such as conserved or protected lands, publicly owned lands, parks, cemeteries, etc. These layers are compared against each other to determine remaining and future growth.

This Build-Out Analysis is prepared annually by the Planning Office. Each update is based on occupancy permits, rezonings, special-use permits, and *Comprehensive Plan* amendments that have been issued or approved during the year. The data provided in this report shows the quantity of residential units built and an approximation of units yet to be built, commonly referred to as the “pipeline”. Non-residential development is also analyzed in this report by the same factors. This report includes estimates of residential and non-residential capacity in “revitalization areas” where existing development density or intensity is significantly less than that permitted by existing zoning.



Three new sections have been added to this report in the supplemental section. These sections provide information on parks, open space, and existing land use. Parks and protected open space acreage generally grows each year as land is acquired for parks, subdivisions designate open space areas, and conservation easements are recorded. These lands are tracked by the Planning Office and the totals are given by protection type and depicted on a map. Also included for the first time is the current land use in the County, reported by land use categories, and depicted on a map as well. The land use categories were developed in conjunction with the Watershed Management Division for water quality reporting purposes. Finally, a section has been added to provide instructions on using the case number provided in the inventories to locate a project on County Mapper, the County’s web-based GIS.





Component areas

The six component areas of the Build-Out Analysis are the developed area, build-out area, residential inventory, non-residential inventory, revitalization areas, and the rural area. The Build-Out Component Map (page A-5) shows a graphic representation of these areas within the County. The geographic sizes and locations of these areas change as land development projects evolve. As land changes from being undeveloped to zoned and finally developed, it is moved through these six categories. Some older developed areas of the County are planned for redevelopment.

Developed Area

The developed area contains both residential and non-residential projects that have reached completion with no additional land area available for development. Public facilities, parks, churches, cemeteries, and other similar features that may or may not be fully developed, are assumed to be built to their full potential in this area.

Build-Out Area

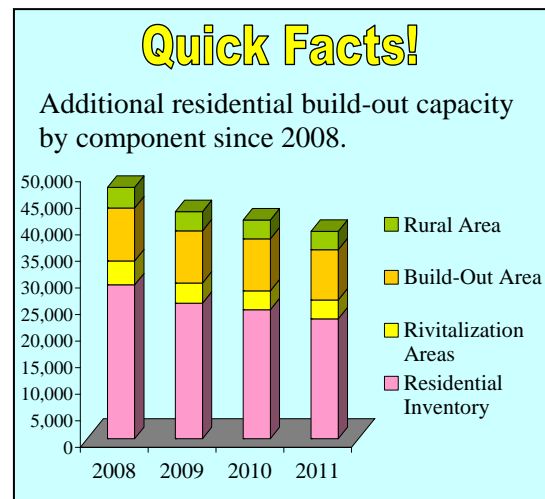
The build-out area is undeveloped A-1 zoned land that is not in the rural area. For calculating potential development, the *Comprehensive Plan's* long-range land use designation was used. These designations offer a high and low range for residential development and a high and average range for non-residential development. An approximate mid-range was used for residential calculations and an average was used for non-residential calculations.

Residential and Non-Residential Inventories

These areas contain projects that have rezoning approval by the Board of County Supervisors. The projects can be in any phase of development. Some projects may be in the middle of the construction process, some may just contain a pad site that is undeveloped, while others may be a complete project that has no development started. Both the residential and non-residential inventory areas are divided into rural and non-rural to create four separate areas for tracking purposes. The tables in this report (Tables 7, 8, 9, 10, 11, and 12) give a breakdown by individual project of this area.

Revitalization Areas

The revitalization areas are focused on three areas within the County identified for redevelopment. Woodbridge, Triangle, and Yorkshire are older commercial corridors that are not utilized to their full potential in their current zoning district or their long-range land use designation. For calculating potential development, the *Comprehensive Plan's* long-range land use designation was used. These designations offer a high and low range for residential development and a high and average range for non-residential development. An approximate mid-range was used for residential calculations and an average was used for non-residential calculations.





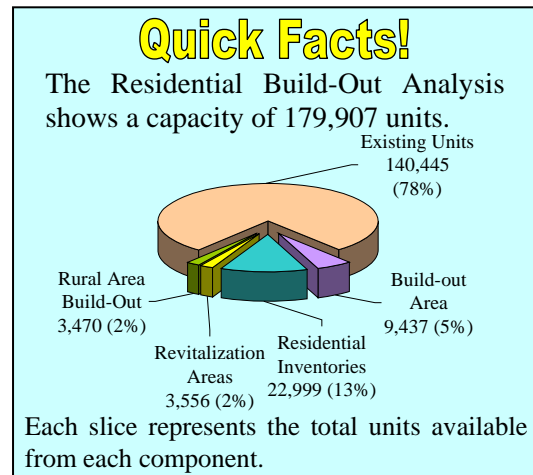
Rural Area

The rural area covers more than fifty percent of the County. This area contains large residential land tracts, parks, agricultural and forestal land, along with numerous small businesses. Manassas National Battlefield Park and Prince William Forest Park are in this area. These parks are included in the total acreage but not used for calculations as no development will occur in these areas. MCB Quantico is also in the rural area and includes large-scale residential and non-residential uses but they are not included in the report as they are not subject to County zoning. The current long-range land use and A-1 zoning district of the rural area allows only potential residential calculations based on lot size. Non-residential uses are allowed within the rural area, but there is no process to determine future growth potential.



Executive Summary

The Build-Out Analysis shows that Prince William County has capacity for 39,462 additional residential dwelling units (Table 1). Adding this to the 140,445 units that existed as of December 2011 brings the residential build-out to 179,907 units. There is also a potential for 87 million non-residential square feet of gross floor area to be built. Adding this to the 70.2 million square feet of gross floor area already built brings the total to 157.2 million non-residential square feet (Table 2). Sections A through E provide the data and methodology used by staff to arrive at these conclusions.



Component Totals

Table 1

Residential Component Analysis

Component	# of Housing Units	Comment
Build-Out Area	9,437	Approximate mid-point from Table 3
Development Area Residential Inventory	22,741	Section C – Table 7
Rural Area Residential Inventory	258	Section C – Table 8
Revitalization Areas	3,556	Approximate mid-point from Table 5
Rural Area Build-Out	3,470	Section A – Page A-4
Subtotal Units to be Built	39,462	
Existing Units	140,445	Demographic Fact Sheet
Total	179,907	

Table 2

Non-Residential Component Analysis

Component	Gross Floor Area (Sq Ft in millions)	Comment
Build-Out Area	25.3	Potential from Table 4
Non-Residential Inventories	60.1	Section D – Tables 10 & 11
Revitalization Areas	1.6	Potential from Table 6 minus existing
Potential Gross Floor Area	87.0	Subtotal
Existing Gross Floor Area in the Development Area	68.8	Real Estate Assessments GIS Data
Existing Gross Floor Area in the Rural Area	1.4	Real Estate Assessments GIS Data
Existing Gross Floor Area	70.2	Subtotal
Total	157.2	



Section A – Build-Out Analysis

The following build-out analysis consists of six distinct components.

Build-Out Area

An analysis of the approximately 8,554 acres (Section I – Table 15) of undeveloped land zoned Agricultural (A-1) within the development area shows that 9,437 additional residential units could be built if this land was zoned consistent with the *Comprehensive Plan*, using the mid-point density range (Table 3). This area also holds the potential for 25.3 million square feet of non-residential gross floor area (Table 4). This area does contain 406 existing residential units and 15,908 non-residential square feet of gross floor area.

Table 3 **Development Area Undeveloped A-1 Zoned Acreage Analysis**

Residential Housing Units available for each Land Use Classification as of 12/31/2011					
Land Use Classification ¹	Undeveloped A-1 Acreage	Density	Potential Total Units (Minimum)	Potential Total Units (Maximum)	Potential Total Units (Midpoint)
CEC	403	6 - 12 DU/acre	453	906	680
RCC	21	16 - 30 DU/acre	63	118	91
REC	934	16 - 30 DU/acre	2,802	5,252	4,027
SRH	122	10 -16 DU/acre	915	1,464	1,190
SRL	745	1 - 4 DU/acre	558	2,235	1,397
SRM	69	4 - 6 DU/acre	207	310	259
SRR*	4,239	2.5 DU/acre	1,441	1,441	1,441
UMU	6	30 - 60 DU/acre	44	89	67
URH	12	20 - 30 DU/acre	180	270	225
URM	6	8 - 20 DU/acre	36	90	63
	6,557		6,699	12,175	9,437

* SRR also includes 896 acres of ER that is in the SRR parcels.

Table 4 **Development Area Undeveloped A-1 Zoned Acreage Analysis**

Non-Residential Gross Floor Area available for each Land Use Classification as of 12/31/2011				
Land Use Classification ¹	Undeveloped A-1 Acreage	Estimated Floor Area Ratio ² Average - Maximum	Average Gross Floor Area (Sq Ft)	Maximum Gross Floor Area (Sq Ft)
CEC	403	0.2 – 0.5	1,974,902	4,937,254
CR	1	0.1	3,267	3,267
EI	65	0.25 – 0.5	530,888	1,061,775
FEC	964	0.25 – 0.5	7,873,470	15,746,940
GC	64	0.2 – 0.4	418,176	836,352
NC	26	0.15 – 0.3	127,413	254,826
O	284	0.3 – 0.7	2,783,484	6,494,796
RCC	21	0.2 – 0.4	102,911	205,821
REC	934	0.5 – 1.3	11,442,667	29,750,936
UMU	6	0.3	38,812	38,812
	2,768		25,295,990	59,330,779

¹ See Abbreviations (Section G) and the *Comprehensive Plan's* Long-Range Land Use chapter for explanation of land uses.

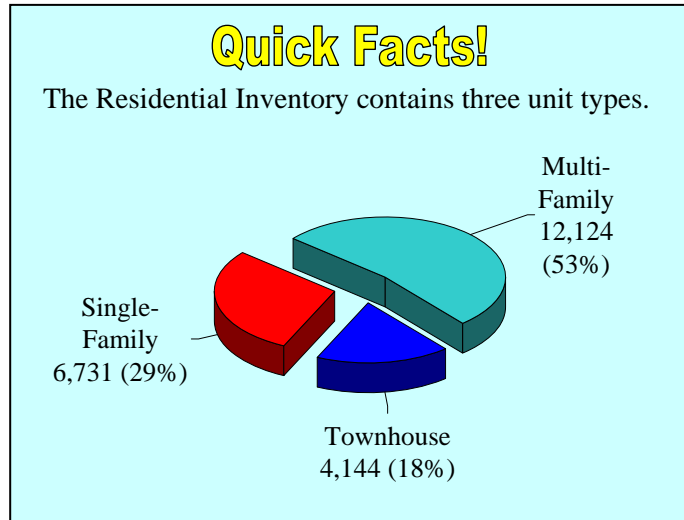
² See Section E – Table 13, Page E-1





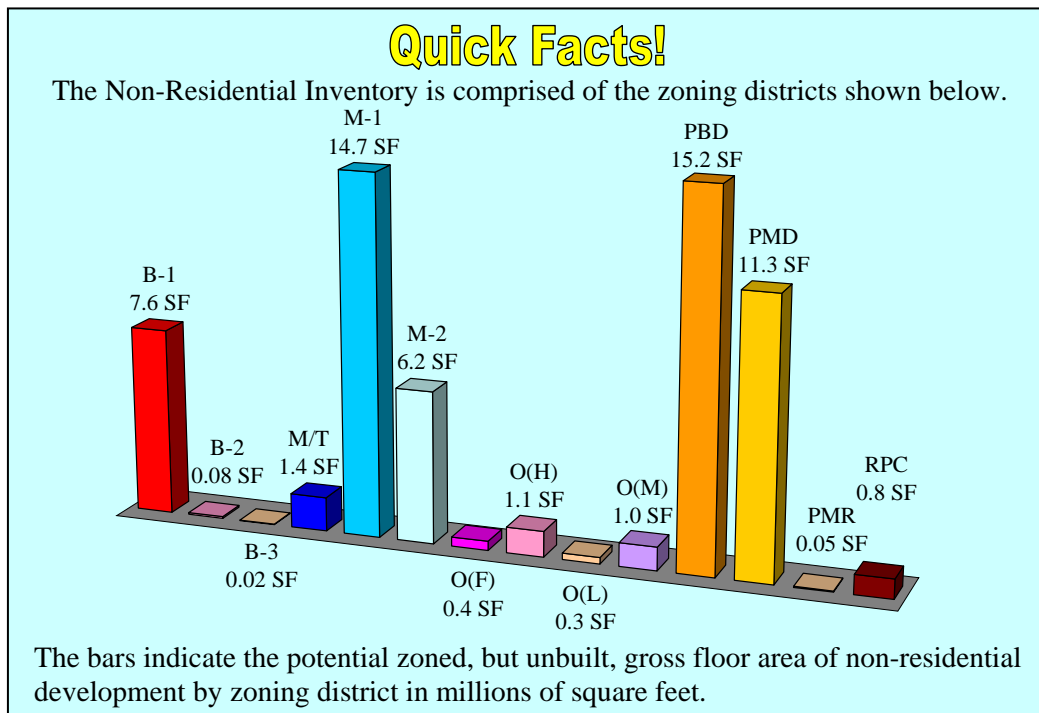
Residential Inventories

An analysis of the approximately 8,118 remaining acres of land already zoned for residential or mixed-use development, but partially developed or undeveloped within the development and rural areas, shows that there are approximately 22,999 residential units yet to be built (Section C – Tables 7 & 8). Real Estate Assessment records indicate 1,519 units were built in 2011 within the entire development area. Rezoning and proffer amendments added 140 additional acres and 130 new residential units to the total in 2011 (Section C – Table 9).



Non-Residential Inventories

An analysis of the approximately 6,276 acres of land in the development and rural areas already zoned for non-residential or mixed-use development, but undeveloped or partially developed, shows that there is at least 60.1 million square feet of gross floor area of non-residential development zoned and unbuilt (Section D – Tables 10 & 11). Rezoning and Special Use Permits added 4.2 million square feet gross floor area to the total in 2011 (Section D – Table 12).





Revitalization Areas

This is an analysis of 1,560 acres (Section I – Table 16) of land in the development area that is zoned non-agricultural, but has redevelopment potential for residential, non-residential, and public uses. There is also an additional 155 acres designated ER¹ in this area. The three revitalization areas currently contain 1,920 existing housing units. Using the current long-range land use classification of each area, taking into account the existing 1,920 housing units, these areas could yield an additional 3,556 housing units (Table 5). This area also has the potential for an additional 1,631,570 square feet of non-residential development (Table 6). Currently this area contains 2,585,953 square feet of gross floor area of non-residential development.

Table 5

Residential Revitalization Area Acreage Analysis

Residential Housing Units available for each Land Use Classification as of 12/31/2011					
Land Use Classification ¹	Revitalization Acreage	Density	Potential Total Units (Minimum)	Potential Total Units (Maximum)	Potential Total Units (Midpoint)
CEC	57	6 - 12 DU/acre	64	128	96
SRH	105	10 - 15 DU/acre	787	1,260	1,023
SRL	599	1 - 4 DU/acre	448	1,797	1,123
SRM	25	4 - 6 DU/acre	75	112	94
UMU	204	30 - 60 DU/acre	1,514	3,029	2,272
URL	1	4 - 8 DU/acre	3	6	4
URM	44	8 - 20 DU/acre	264	660	462
VMU	58	7 - 30 DU/acre	152	652	402
		Existing units	-1,920	-1,920	-1,920
	1,093		1,388	5,724	3,556

Table 6

Non-residential Revitalization Area Acreage Analysis

Non-Residential Gross Floor Area available for each Land Use Classification as of 12/31/2011				
Land Use Classification ¹	Revitalization Acreage	Estimated Floor Area Ratio ² Average - Maximum	Average Gross Floor Area (Sq Ft)	Maximum Gross Floor Area (Sq Ft)
CEC	57	0.2 – 0.5	279,329	698,321
GC	260	0.2 – 0.4	1,698,840	3,397,680
NC	15	0.15 – 0.3	73,508	147,015
O	39	0.3 – 0.7	382,239	891,891
UMU	204	0.3	1,319,607	1,319,607
VMU	58	8,000 sq ft per acre (.18)	464,000	464,000
		Existing gross floor area	-2,585,953	-2,585,953
	633		1,631,570	4,332,561

¹ See Abbreviations (Section G) and the *Comprehensive Plan's* Long-Range Land Use chapter for explanation of land uses.

² See Section E – Table 13, Page E-1





Developed Area

This is an analysis consisting of approximately 85,593 acres of land in the development area that is developed with residential and non-residential uses referred to as the developed area. The entire development area contains 110,320 acres which is forty-eight percent (48%) of the land area in Prince William County. Each year the calculated size of the developed area increases as staff continues a review of all new residential and non-residential rezonings. Projects that have been completed or portions of completed projects are also added. Churches, public facilities, public and private permanent open space areas, protected HOA lands, and large established businesses were considered as developed land when reviewing this area and included in the totals. As of December 2011, 66.1 million non-residential square feet of gross floor area have been built in this area along with 127,059 residential units. The developed area does not include the build-out, revitalization, residential inventories, non-residential inventories, or rural areas.

Rural Area

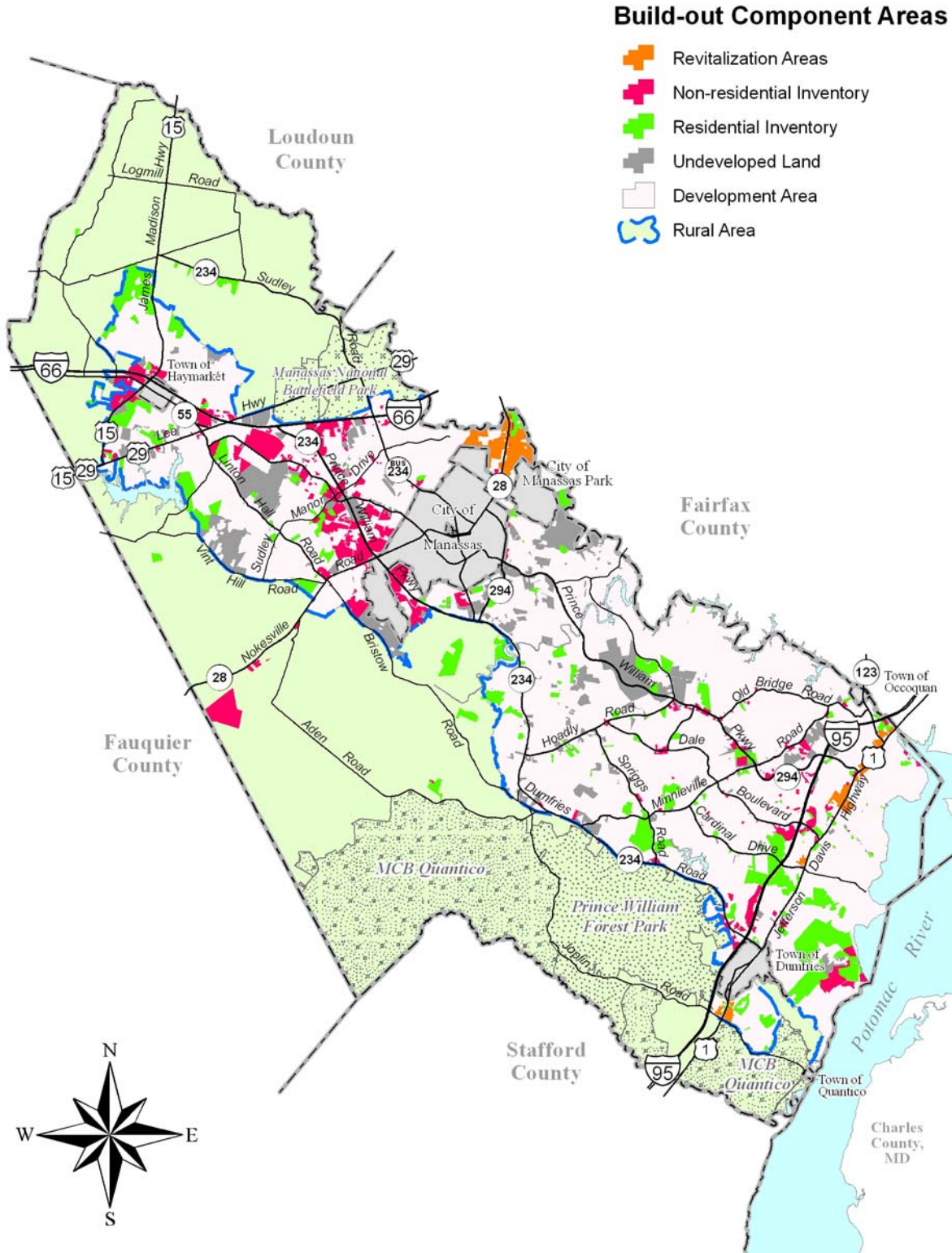
This is an analysis consisting of approximately 34,665 acres that are undeveloped or underdeveloped in the rural area, which shows that approximately 3,470 more residential units could be built in the rural area through subdivision or development of vacant lots. The rural area contains 117,010 acres which is fifty-two percent (52%) of the land area in Prince William County. This does not include any residential units that might be built on MCB Quantico. Churches, public facilities, public and private permanent open space, and large established businesses were considered as developed land when calculating residential units. Real Estate Assessment records indicate that, within the rural area, 25 residential units were built in 2011.

Privately owned parcels of at least 20 acres were found to have the potential for 2,092 more housing units. There are also 1,378 undeveloped lots available that are less than 20 acres. The rural area currently contains 7,527 existing residential units. The rural area also contains 1.4 million non-residential square feet of gross floor area. This does not include any facilities or residential units on MCB Quantico. MCB Quantico's acreage was included in the total land area. The Manassas National Battlefield Park and Prince William Forest Park are among some of the other large features in this area.





Build-out Component Map





Section B – Build-Out Analysis Methodology

I. Development Area

A. Build-Out Area

This component identifies undeveloped areas for future development. For this analysis, undeveloped acreage was considered land zoned A-1 and located in the development area with little or no improvements. Non-residential gross floor area was calculated by the long-range land use designated acreage, multiplied by an average floor area ratio (FAR) (Section E – Table 13) according to the intended land use type.

Assumptions Used to Calculate Yield for Undeveloped Acreage

1. Densities are calculated using a buildable factor of 75% for all designations except SRR, which uses a factor of 85% and includes ER within the same parcel. This factor accounts for public infrastructure, open space, environmental constraints, and roads within a development.
2. Residential capacity was calculated based on the density range provided for each land use category in the *Comprehensive Plan*.
3. Non-residential gross floor area was calculated based on average FARs or existing proffered amounts.
4. Residential capacity for CEC, RCC, REC, UMU, and VMU assumed that residential development would occur in 25% of the CEC, RCC, REC, and VMU areas, and one-third of the UMU areas.
5. Non-residential gross floor area for CEC, RCC, REC, UMU, and VMU assumed that non-residential development would occur in 75% of the CEC, RCC, REC, and VMU areas, and two-thirds of the UMU areas.

Methodology Used to Calculate Undeveloped Land

1. Acreage was determined for each land use category using the County's GIS. Lands already developed were then subtracted, as were lands zoned but not yet developed (residential and non-residential inventories). Government land not yet designated public land (PL), such as new schools or fire stations, was also subtracted. Navigable waterways were also removed from the undeveloped land areas as these are not subject to development.
2. Developed land was land not zoned for agricultural purposes or any A-1 zoned land shown as being subdivided into residential lots. Aerial photography was also used to review lots with major improvements. Lots with significant improvements that





- contained large multi-family unit clusters or other large permanent structures, such as churches and private schools, were also considered to be developed land.
3. The FARs reflected in Tables 13 and 14 (Section E) were adjusted by comparing numerous existing commercial and industrial areas to determine the average floor area ratios that are actually built. The gross floor area provided does not offer a mid-range, but an average approximation of what might be built using current trends. State, county, municipal, and federal buildings were included in the non-residential gross floor area totals. Churches, transit, and utility companies were also included.
 4. For calculating potential development, the *Comprehensive Plan's* long-range land use designation was used. These designations offer a high and low range for residential development and a high and average range for non-residential development. An approximate mid-range was used for residential calculations and the average was used for non-residential calculations.

B. Residential Inventory

The residential inventory compares the zoning data layer in the GIS against the premise address layer in GIS. The zoning layer records permitted unit densities. Reported unit densities are the proffered amount, theoretical yield, or subdivision lot count total. The premise address layer is merged with Real Estate Assessments data to determine unit type and occupancy status. Cases are removed from the residential inventory as they are completed.

C. Non-Residential Inventory

The non-residential inventory was derived from the zoning layer in the GIS and the premise address layer through Real Estate Assessments. All cases that are either undeveloped or not yet completed are shown in the table. It does not distinguish between the type or purpose of the square footage to be built. Real Estate Assessments records the current total of built square feet per parcel. Recent unbuilt or partially built rezoning cases have a proffered amount of allowable gross floor area. When these totals were available, they were used. Older zoning cases were reviewed and an average FAR was applied to the acreage based on its zoning classification to calculate a potential yield. Table 14 (Section E) shows the average FARs that were used for these calculations. Cases are removed from the non-residential inventory as they are completed.

D. Revitalization Area

Three specific areas of the County were examined for potential revitalization. These are older areas of the County that have at their core one of the three redevelopment overlay districts (ROD). Two of the three areas are included in the Potomac Communities Revitalization Plan. The Woodbridge ROD connects the North Woodbridge and Neabsco Mills study areas and the Triangle ROD is encompassed by the Triangle study area. The third revitalization area is centered on the Yorkshire ROD. These areas contain parcels





that may have a non-agricultural zoning designation and therefore, they are not included in the Build-Out area (item A above). These areas are not included in the residential inventory. The majority of these RODs have not been utilized to their potential in their current zoning district or in accordance with their long-range land use classification. The same methodology that was used in the build-out area above was used to calculate the housing and non-residential development potential of these areas.

E. Public Lands

Land in the development area identified in the county's public land inventory or open space inventory. These areas include public facilities such as schools and fire stations, utilities, churches, and numerous parks or open space areas. These areas are not included in the build-out calculations. They are assumed to be built to their intended purpose and are not referenced in any charts or tables. Their existing non-residential square feet of gross floor area have been added into the existing total of the development area.

F. Developed Area

This area contains lands in the development area designated for public use and any other lands not included in the above categories.

II. Rural Area

A. Residential

To determine the capacity for additional residential development in the rural area, all parcels zoned A-1 that were 20 deed acres or greater in size were assumed to have the potential to be developed in 10-acre lots. Parcels less than 20 deed acres, but more than 1 deed acre, were assumed to have the potential for one residential unit. Family subdivision of lots within the rural area allows for lots as small as one acre to be created, but was not considered in these calculations. The rural area also contains MCB Quantico, Prince William Forest Park, the Manassas National Battlefield Park, many churches, and numerous other park or open space areas that were not used in the calculations. These parcels were assumed to be built to their intended purpose. Large established businesses were also removed from the calculations.

B. Non-Residential

This area also has the potential for non-residential gross floor area in the form of agricultural and non-residential uses, but this can only be determined on a site-by-site basis, so no projected non-residential uses were calculated. Their existing non-residential square feet of gross floor area have been added into the existing total of the rural area.



Section C - Residential Inventory



Inventory of Units in Residential Rezoning Remaining to be Built as of December 15, 2011

Revised 9/13/2012

Column descriptions:

Case Name - This column indicates the current name attached to the zoning case. A marketing name was shown on some cases in parentheses.

Case Number - This column indicates the case number attached to the zoning case.

Zone - This column indicates the zoning district of the zoned land.

Type - This column indicates the unit type counted in the inventory, either single-family detached (SF), single-family attached (i.e., townhouse) (TH), or multi-family (MF).

Approved - This column indicates the maximum number of units permitted by the proffers. In cases where the proffers did not specify the maximum, a maximum theoretical yield was calculated based on the zoning district and acreage. An "@" indicates a calculated unit total. An "!" indicates the actual number of approved units has been modified to match the subdivision plat. An "M" indicates that the mix of units has been estimated because the proffers allow the developer flexibility of unit type.

Built - This column reflects the number of units based on assigned premise addresses that have been issued a certificate of occupancy.


Remaining - This column represents the difference of Approved & Built and represents the number of units yet to be built for that rezoning case.

District - This column indicates the Magisterial District containing the Zoning Case. An "*" indicates the zoning case is in more than one district.


For additional symbol explanation, refer to the notes at the end of the table.

Table 7


Case Name ⁸	Case Number	Zone	Type ³	Approved ¹	Built ²	Remaining ⁷	District ⁶
AVENDALE	PLN2006-00781	PMR	SF	295	0	295	BRENTSVILLE
BOLT PROPERTY	PLN2005-00384	R-4	SF	60	29	31	BRENTSVILLE
BREDA & MCDERMOTT PROPERTIES	PLN2006-00683	PMR	SF	38	2	36	BRENTSVILLE
CAMP GLENKIRK	PLN2008-00480	PMR	SF	157	78	79	BRENTSVILLE
ELLIS MILL ESTATES	PLN2003-00297	R-4	SF	87	33	54	BRENTSVILLE
GLENKIRK ESTATES	PLN2000-00031	PMR	SF	575	454	121	BRENTSVILLE
HAYMARKET LANDING	PLN2006-00517	R-4	SF	60	0	60	BRENTSVILLE




Case Name ⁸	Case Number	Zone	Type ³	Approved ¹	Built ²	Remaining ⁷	District ⁶
HAYMARKET PROPERTIES	REZ1992-0012	R-2	SF	29 !	17	12	BRENTSVILLE
HAYMARKET PROPERTIES	REZ1992-0012	R-4	SF	127 !	105	22	BRENTSVILLE
HOPEWELLS LANDING I	PLN2003-00082	R-4C	SF	233	191	42	BRENTSVILLE
HOPEWELLS LANDING II	PLN2003-00203	R-4C	SF	32	4	28	BRENTSVILLE
HUNTER AT HAYMARKET	PLN2010-00182	R-4	SF	25	0	25	BRENTSVILLE
HURWITZ	PLN2001-00173	R-4	SF	64	50	14	BRENTSVILLE
INDEPENDENCE	REZ1996-0029	R-6	TH	381 !	247	134	BRENTSVILLE
JENNELL ESTATES	PLN2006-00893	PMR	SF	65	5	60	BRENTSVILLE
LAYCOCK PROPERTY	PLN2006-00004	R-4	SF	2	0	2	BRENTSVILLE
LINTON HALL ESTATES	PLN2005-00332	R-4	SF	18	7	11	BRENTSVILLE
MADISON CRESCENT	PLN2002-00154	PMD	MF	182 ! ^M	144	38	BRENTSVILLE
MADISON CRESCENT	PLN2002-00154	PMD	SF	60 ! ^M	9	51	BRENTSVILLE
MADISON SQUARE	PLN2008-00325	PMD	SF	25	0	25	BRENTSVILLE
MEADOWS AT MORRIS FARM	PLN2009-00033	PMR	SF	604	580	24	BRENTSVILLE
PEMBROOKE	REZ1990-0067	R-4	SF	825	693	132	BRENTSVILLE
PEMBROOKE	PLN2006-00091	R-6	TH	15	0	15	BRENTSVILLE
PEMBROOKE	REZ1990-0067	R-6	TH	660	507	153	BRENTSVILLE
ROCK HILL ESTATES	REZ1988-0093	R-4	SF	109	96	13	BRENTSVILLE
RUDDLE	PLN2003-00361	SR-1	SF	9	0	9	BRENTSVILLE
SMITH'S POND	PLN2006-00168	R-4	SF	20	0	20	BRENTSVILLE
SOMERSET	REZ1998-0002	R-16	MF	165 @	6	159	BRENTSVILLE
TURNING LEAF ESTATES	PLN2004-00389	R-4	SF	20	10	10	BRENTSVILLE
UNIVERSITY OF VIRGINIA PROPERTY	PLN2003-00373	SR-1	SF	150	0	150	BRENTSVILLE
UNIVERSITY VILLAGE	PLN2003-00250	PMD	MF	336	0	336	BRENTSVILLE
UNIVERSITY VILLAGE	PLN2003-00250	R-6	SF	45	12	33	BRENTSVILLE
WELLINGTON GLEN PRA	PLN2010-00138	PMD	MF	624	0	624	BRENTSVILLE
WENTWORTH GREEN	PLN2004-00385	PMR	MF	302	0	302	BRENTSVILLE



Case Name ⁸	Case Number	Zone	Type ³	Approved ¹	Built ²	Remaining ⁷	District ⁶
WENTWORTH GREEN	PLN2004-00385	PMR	SF	173	39	134	BRENTSVILLE
YORKSHIRE ACRES - BOCS	REZ1958-0000	R-4	SF	470 !	451	19	BRENTSVILLE
YOUTH FOR TOMORROW	REZ1996-0035	R-4	SF	120	0	120	BRENTSVILLE
ABC 123 ACADEMY	PLN2006-00483	SR-1	SF	2	0	2	COLES
BARRETT (Sunnybrook)	REZ1983-0037	R-16	MF	304	0	304	COLES *
BEATTY PROPERTY	PLN2006-00074	PMR	SF	53	0	53	COLES
BREN MILL	REZ1987-0047	SR-1	SF	65	48	17	COLES
BYRNE & DE GASTYNE PROPERTIES	PLN2006-00160	R-4	SF	12	0	12	COLES
CHARLES A. YOUNG	PLN2005-00223	SR-1	SF	3	1	2	COLES
CLASSIC HOLLOW	PLN2003-00433	SR-1	SF	24	8	16	COLES
CLASSIC RIDGE	PLN2003-00424	SR-1	SF	20	1	19	COLES
CLASSIC SPRINGS	PLN2003-00268	SR-1	SF	33	10	23	COLES
CLASSIC WOODS	PLN2001-00172	SR-5	SF	6	2	4	COLES
CORNWELL	REZ1988-0029	SR-1	SF	6	0	6	COLES
CRISP	REZ1998-0003	SR-1	SF	5	0	5	COLES
FELD	PLN2001-00160	R-4	SF	100 !	97	3	COLES
FERLAZZO PROPERTY	PLN2009-00414	PMR	SF	59	0	59	COLES
HAILEE'S GROVE	PLN2004-00179	R-4	SF	21	13	8	COLES
HAILEE'S GROVE II	PLN2004-00338	R-4	SF	18 !	11	7	COLES
HAILEE'S GROVE III	PLN2006-00364	R-4	SF	2	0	2	COLES
HALL	PLN2002-00175	SR-1	SF	11	9	2	COLES
HAWKINS ESTATES	PLN2005-00256	PMR	SF	311	11	300	COLES
HINCE PROPERTY	PLN2005-00569	SR-1	SF	2	1	1	COLES
HOPE HILL CROSSING	PLN2007-00515	R-4	SF	169	5	164	COLES
JPI-YORKSHIRE	PLN2006-00072	PMR	SF	4	0	4	COLES
JPI-YORKSHIRE	PLN2006-00072	PMR	MF	110	0	110	COLES
KINNICK	REZ1999-0021	SR-1	SF	3	2	1	COLES



Case Name ⁸	Case Number	Zone	Type ³	Approved ¹	Built ²	Remaining ⁷	District ⁶
LANI	REZ1997-0023	SR-1	SF	36	0	36	COLES
LIGHTHORSE LEE FARM	REZ1988-0079	SR-1	SF	2	1	1	COLES
MILFORD CROSSING	REZ1990-0047	R-6	TH	62	0	62	COLES
MITSOPOULOS	PLN2003-00044	SR-1	SF	9	4	5	COLES
ORCHARD BRIDGE	PLN2001-00170	R-16	MF	20	0	20	COLES
ORCHARD BRIDGE	REZ1985-0003	R-16	MF	1,260	0	1,260	COLES
PARKWAY WEST II	PLN2006-00679	R-4C	SF	22	2	20	COLES
PARKWAY WEST III	PLN2006-00689	R-4	SF	16	0	16	COLES
PENNYPACKER SQUARE	REZ1987-0042	R-4	SF	87	0	87	COLES
PENNYPACKER SQUARE	REZ1987-0042	R-6	TH	63	0	63	COLES
PINEVIEW HILLS	REZ1991-0034	SR-1	SF	9	0	9	COLES
POSEY CANOVA	PLN2004-00350	SR-1	SF	7	0	7	COLES
PRICE EAGLE	REZ1986-0018	R-16	MF	20	0	20	COLES
SALE PROPERTY	PLN2004-00199	R-4	SF	15	14	1	COLES
SARATOGA HUNT	PLN2000-00115	R-4	SF	155	149	6	COLES *
SPRIGGS WOOD	PLN2004-00238	R-4	SF	11	1	10	COLES
SPRING HILL FARMS	PLN2003-00045	R-4	SF	6	0	6	COLES
TAYLOE CROTEAU	PLN2006-00419	SR-1	SF	2	1	1	COLES
TOKEN VALLEY (Sorensen)	PLN2005-00301	SR-1	SF	12	0	12	COLES
TOKEN VALLEY PROPERTY	PLN2003-00109	SR-1	SF	4	0	4	COLES
VANDELINDE PROPERTY	PLN2006-00269	SR-1	SF	5	1	4	COLES
WALKER'S STATION	PLN2005-00374	PMR	TH	35	0	35	COLES
WALKER'S STATION	PLN2005-00374	PMR	MF	320	0	320	COLES
WEBSTERS LANDING	PLN2008-00633	R-4	SF	5	0	5	COLES
WELDEN	PLN2008-00064	SR-1	SF	62	1	61	COLES
WILSON PROPERTY	PLN2006-00752	SR-1	SF	6	0	6	COLES
YORKSHIRE PARK - BOCS	REZ1958-0000	R-4	SF	250 [!]	233	17	COLES




Case Name ⁸	Case Number	Zone	Type ³	Approved ¹	Built ²	Remaining ⁷	District ⁶
YORKSHIRE VILLAGE - BOCS	REZ1958-0000	R-4	SF	287 !	276	11	COLES
DOMINION VALLEY	PLN2005-00197	RPC	SF	2,369 ^M	1,765	604	GAINESVILLE
DOMINION VALLEY	PLN2005-00197	RPC	MF	223 ^M	72	151	GAINESVILLE
DOMINION VALLEY	PLN2005-00197	RPC	TH	678 ^M	524	154	GAINESVILLE
HELLER PROPERTY	PLN2002-00173	RPC	SF	175	123	52	GAINESVILLE
HERITAGE HUNT - SIMS PROPERTY	PLN2009-00177	PMD	TH	400	56	344	GAINESVILLE
MARKET CENTER	PLN2006-00234	PMD	TH	500	296	204	GAINESVILLE *
PIEDMONT MEWS ADDITION	PLN2004-00096	R-6	SF	11	0	11	GAINESVILLE
STOKES COMMONS	PLN2006-00765	R-16	TH	18	0	18	GAINESVILLE
VILLAGE PLACE	PLN2002-00139	PMD	MF	389 ^M	222	167	GAINESVILLE
AURORA	PLN2004-00332	R-4	SF	4	0	4	NEABSCO
CARDINAL POINTE	PLN2003-00210	R-4	SF	40	37	3	NEABSCO
DALE CITY ⁴	REZ1990-0006	RPC	TH	3,695	3,139	556	NEABSCO *
DALE CITY ⁴	REZ1990-0006	RPC	SF	11,226	11,205	21	NEABSCO *
DALE CITY ⁴	REZ1990-0006	RPC	MF	969	402	567	NEABSCO
DANE RIDGE	PLN2004-00072	R-16	MF	126	0	126	NEABSCO *
HABITAT FOR HUMANITY AT WEBSTERS WAY	PLN2008-00195	R-4	SF	7	0	7	NEABSCO
HYLTON ENTERPRISES	REZ1988-0026	R-4	SF	82	0	82	NEABSCO
NEABSCO COMMON PROFFER AMENDMENT	PLN2009-00554	O(H)	MF	360	0	360	NEABSCO
PHELPS	REZ1983-0029	R-2	SF	194	0	194	NEABSCO *
WATSON BEETON / WESTFIELD MANOR	PLN2006-00306	R-4	SF	52	0	52	NEABSCO
WHISPERING DOVE ESTATES	PLN2004-00064	R-4	SF	7 !	0	7	NEABSCO
WOODARD	REZ1965-0013	R-16	MF	16 @	0	16	NEABSCO
CHRIST CHAPEL	REZ1991-0014	R-30	MF	90 @	0	90	OCCOQUAN
CLARKE PROPERTY	PLN2006-00534	PMR	SF	21	0	21	OCCOQUAN
GARCIA	PLN2001-00147	SR-1	SF	30	17	13	OCCOQUAN
HOADLY FALLS	PLN2005-00207	SR-1	SF	16	0	16	OCCOQUAN



Case Name ⁸	Case Number	Zone	Type ³	Approved ¹	Built ²	Remaining ⁷	District ⁶
HORNBAKER - BOCS	REZ1995-0043	R-4	SF	19 !	15	4	OCCOQUAN
MALVERN CHASE	PLN2002-00170	SR-1	SF	32	29	3	OCCOQUAN
MAY'S QUARTER AT REID'S PROSPECT	PLN2006-00898	PMR	SF	257	0	257	OCCOQUAN
OCCOQUAN OVERLOOK (GARCIA PROPERTY)	PLN2007-00817	SR-5	SF	2	0	2	OCCOQUAN
REIDS PROSPECT	PLN2000-00041	PMR	TH	79 !	23	56	OCCOQUAN
REIDS PROSPECT	PLN2000-00041	PMR	SF	154 !	89	65	OCCOQUAN
REIDS PROSPECT	PLN2000-00041	R-2	SF	6	4	2	OCCOQUAN
RUNNING CREEK	PLN2001-00164	SR-1	SF	26	10	16	OCCOQUAN
SULLINS PROPERTY-RUSSELL	PLN2006-00949	R-2	SF	3	1	2	OCCOQUAN
TACKETT'S VILLAGE	PLN2004-00375	PMR	MF	72	0	72	OCCOQUAN
VANTAGE POINTE	PLN2011-00161	PMR	TH	57	0	57	OCCOQUAN
ANN WALL - BOCS	REZ1958-0000	R-4	SF	8 !	6	2	POTOMAC
BLITZ TIPP (Port O Dumfries)	REZ1958-0118	R-16	MF	60 @	0	60	POTOMAC
BRIARWOOD OVERLOOK	PLN2011-00440	R-16	MF	73	0	73	POTOMAC
CARBOROUGH HEIGHTS - BOCS	REZ1958-0000	R-4	SF	38 !	25	13	POTOMAC
EAGLES POINTE - BOCS	REZ1958-0000	R-4	SF	223 !	81	142	POTOMAC
EAGLES POINTE - BOCS	REZ1958-0000	R-4C	SF	194 !	138	56	POTOMAC
EBY	REZ1966-0009	R-16	MF	25	0	25	POTOMAC
EWELL'S MILL ESTATES	PLN2005-00119	PMR	SF	100	55	45	POTOMAC
FISHER PROPERTY	PLN2005-00469	R-4	SF	9	1	8	POTOMAC
FOUR SEASONS AT HISTORIC VIRGINIA	PLN2005-00166	PMR	TH	400	0	400	POTOMAC
FOUR SEASONS AT HISTORIC VIRGINIA	PLN2005-00166	PMR	MF	300	0	300	POTOMAC
GRAHAM PARK - BOCS	REZ1958-0000	R-4	SF	104 !	93	11	POTOMAC
HAWKINS	REZ1958-0073	R-4	SF	30	21	9	POTOMAC
HYLTON	REZ1971-0034	R-4	SF	6 @	0	6	POTOMAC
J F FLICK - BOCS	REZ1958-0000	R-4	SF	30 !	24	6	POTOMAC
JOSE L. PENA PROPERTY	PLN2007-00678	R-4	SF	2	1	1	POTOMAC





Case Name ⁸	Case Number	Zone	Type ³	Approved ¹	Built ²	Remaining ⁷	District ⁶
MARTIN LONAS (Potomac Highlands)	REZ1967-0032	R-16	TH	250 ^M	58	192	POTOMAC
METTS ADDITION - BOCS	REZ1958-0000	R-4	SF	7 [!]	4	3	POTOMAC
MUTUAL INVESTMENT (Briarwood)	REZ1967-0041	R-16	MF	158 [@]	70	88	POTOMAC
POTOMAC SHORES ⁹	Multiple	PMD, PMR	MF	1,329 ^M	0	1,329	POTOMAC [*]
POTOMAC SHORES ⁹	Multiple	PMD, PMR	SF	1,329 ^M	0	1,329	POTOMAC [*]
POTOMAC SHORES ⁹	Multiple	PMD, PMR	TH	1,329 ^M	0	1,329	POTOMAC [*]
POWELLS CREEK OVERLOOK	REZ1990-0041	R-4	SF	51	12	39	POTOMAC
REPUBLIC (Eagles Point)	PLN2001-00175	PMR	SF	400 [!]	201	199	POTOMAC
REPUBLIC (Eagles Point)	PLN2001-00175	R-4	SF	293 [!]	0	293	POTOMAC [*]
STONEWALL MANOR - BOCS	REZ1998-0034	R-4	SF	292 [!]	247	45	POTOMAC
SYCAMORE SQUARE	PLN2006-00923	R-16	MF	46	0	46	POTOMAC
YARBROUGH	PLN2004-00218	R-4	SF	9	0	9	POTOMAC
BARG - BOCS	REZ1958-0000	R-4	SF	20 [!]	6	14	WOODBIDGE
BELMONT CENTER	REZ1999-0022	PMD	MF	1,813	1,071	742	WOODBIDGE
CAFRTIZ (Newport, Port Potomac)	REZ1958-0040	R-4C	SF	249	154	95	WOODBIDGE
COMPTON (Orchard Landing)	REZ1969-0009	R-16	MF	486 [@]	184	302	WOODBIDGE
DAWSON PROPERTY	PLN2004-00390	R-6	SF	11	0	11	WOODBIDGE
HESS (River Oaks)	REZ1967-0034	R-16	TH	179 [!]	173	6	WOODBIDGE
HESS (River Oaks)	REZ1967-0034	R-16	MF	363 [!]	69	294	WOODBIDGE
KENSINGTON	PLN2005-00232	R-30	MF	333	0	333	WOODBIDGE
OPITZ CROSSING	PLN2004-00247	PMR	MF	130	0	130	WOODBIDGE
PAHLAVINA PROPERTY - BOCS	REZ1958-0000	R-4	SF	2 [!]	1	1	WOODBIDGE
POTOMAC HEIGHTS	PLN2004-00189	PMR	MF	288	0	288	WOODBIDGE
POTOMAC TOWN CENTER	PLN2011-00179	PMD	MF	500	0	500	WOODBIDGE
POTOMAC VIEW 2 - BOCS	REZ1958-0000	R-4	SF	4 [!]	0	4	WOODBIDGE
POWELLS LANDING	REZ1988-0023	R-4	SF	381 [!]	372	9	WOODBIDGE
POWELLS LANDING	REZ1988-0023	R-6	TH	182 [!]	29	153	WOODBIDGE



Case Name ⁸	Case Number	Zone	Type ³	Approved ¹	Built ²	Remaining ⁷	District ⁶
RIPPON CENTER	PLN2009-00022	PMR	MF	550	0	550	WOODBIDGE
RIPPON LANDING	REZ1986-0026	RPC	MF	436	285	151	WOODBIDGE
RIPPON LANDING	REZ1986-0026	RPC	TH	1,393	1,180	213	WOODBIDGE
RIVERGATE	PLN2005-00565	PMR	MF	720	0	720	WOODBIDGE
SAINT MARGARET'S CHURCH	PLN2006-00439	PMR	MF	148	0	148	WOODBIDGE
TOWNES OF NEWPORT	REZ1993-0010	R-6	SF	366 [!]	360	6	WOODBIDGE
TYRELL	REZ1970-0032	R-4	SF	10	0	10	WOODBIDGE
VENTURA	PLN2003-00412	R-4	SF	2	0	2	WOODBIDGE
WEST POTOMAC	PLN2004-00349	PMR	MF	654	57	597	WOODBIDGE
WOODBIDGE CLAY AND BELL	REZ1958-0100	R-16	MF	558 [@]	152	406	WOODBIDGE
total ⁵						22,741	

Notes:

1. Unless otherwise noted, approved units are based on recorded proffers. Cases marked with an @ are not proffered, approved number of units is a theoretical yield considering allowed lot size and buildable area.
2. Built units are based on 12/15/2011 GIS Premise Address database.
3. Approved unit totals marked with an "M" indicate that the mix of units has been estimated because the proffers allow the developer flexibility of unit type.
4. Dale City remaining units are based on Hylton Enterprises' "Land Pipeline Report".
5. This total does not include any A-1 zoned residential subdivisions.
6. Cases marked with an asterisk (*) overlap into an adjoining District. The District name indicated contained more of the project area in these instances.
7. Remaining units marked with an exclamation point (!) are based on undeveloped lots within the subdivision derived from the subdivision plat.
8. Case Names ending in "-BOCS" are from the original 1958 BOCS rezonings or later BOCS initiated and approved rezonings. In these instances, the subdivision name is the Case Name.
9. Potomac Shores consists of the cases PLN2000-00077, PLN2000-00078, PLN2010-00454, and PLN2010-00455. These cases have an overall total dwelling unit cap of 3,987. An approximate unit total was shown for each unit type.



Rural Area Residential Inventory



Inventory of Units in Rural Area Residential Rezoning Remaining to be Built as of December 15, 2011

Revised 4/5/2012

Column descriptions:

Case Name - This column indicates the current name attached to the zoning case. A marketing name was shown on some cases in parentheses.

Case Number - This column indicates the case number attached to the zoning case.

Zone - This column indicates the zoning district of the zoned land.

Type - This column indicates the unit type counted in the inventory, either single-family detached (SF), single-family attached (i.e., townhouse) (TH), or multi-family (MF).

Approved - This column indicates the maximum number of units permitted by the proffers. In cases where the proffers did not specify the maximum, a maximum theoretical yield was calculated based on the zoning district and acreage. An "@" indicates a calculated unit total. An "!" indicates the actual number of approved units has been modified to match the subdivision plat. An "M" indicates that the mix of units has been estimated because the proffers allow the developer flexibility of unit type.

Built - This column reflects the number of units based on assigned premise addresses that have been issued a certificate of occupancy.

Remaining - This column represents the difference of Approved & Built and represents the number of units yet to be built for that rezoning case.

District - This column indicates the Magisterial District containing the Zoning Case. An "*" indicates the zoning case is in more than one district.

For additional symbol explanation, refer to the notes at the end of the table.

Table 8

Case Name ⁴	Case Number	Zone	Type	Approved ¹	Built ²	Remaining	District
GATEWAY OAKS	PLN2001-00001	SR-1	SF	8	6	2	BRENTSVILLE
GREENWICH GREEN	REZ1990-0030	SR-5	SF	8 !	7	1	BRENTSVILLE
JONES - BOCS	REZ1958-0000	R-4	SF	63 !	13	50	BRENTSVILLE
BRADLEY FOREST - BOCS	REZ1958-0000	R-4	SF	180 !	164	16	COLES
BRISTOW WOODS	REZ1989-0090	SR-5	SF	16	0	16	COLES
COMPTON	REZ1983-0002	SR-1	SF	6 !	4	2	COLES
COMPTON	REZ1983-0002	SR-5	SF	13 !	11	2	COLES



Case Name ⁴	Case Number	Zone	Type	Approved ¹	Built ²	Remaining	District
LION TRACT LAKE JACKSON SHORES - BOCS	REZ1958-0000	R-4	SF	54 @	32	22	COLES
MAGRATH LAKE JACKSON SHORES - BOCS	REZ1958-0000	R-4	SF	147 @	85	62	COLES
OAKS JOHNSON LAKE JACKSON HILLS - BOCS	REZ1958-0000	R-4	SF	99 @	32	67	COLES
CHIMNEYS	REZ1989-0055	SR-5	SF	2	0	2	GAINESVILLE
CHIMNEYS	REZ1989-0070	SR-5	SF	2	1	1	GAINESVILLE
GEISEL	REZ1984-0048	SR-1	SF	1	0	1	GAINESVILLE
GEISEL	REZ1984-0048	SR-5	SF	2	0	2	GAINESVILLE
MEADOWLIN	REZ1986-0001	SR-1	SF	44	32	12	GAINESVILLE
total ³						258	

Notes:

1. Unless otherwise noted, approved units are based on recorded proffers. Cases marked with an @ are not proffered, approved number of units is a theoretical yield considering allowed lot size and buildable area.
2. Built units are based on 12/15/2011 GIS Premise Address database.
3. This total does not include any A-1 zoned residential subdivisions.
4. Case Names ending in "-BOCS" are from the original 1958 Board of County Supervisors rezonings or later Board initiated and approved rezonings. In these instances, the subdivision name is the Case Name.





Residential Rezoning Approved by the Board of County Supervisors in 2011

Report Date: February 23, 2012
 Report Time: 4:23:53 pm

Planning Office

Report: Residential Rezoning Approved by the Board - 2011

Rezoning Approved by the BOCS that Created Additional Residential Units

1/1/2011 through 12/31/2011

Page 1 of 1

Table 9

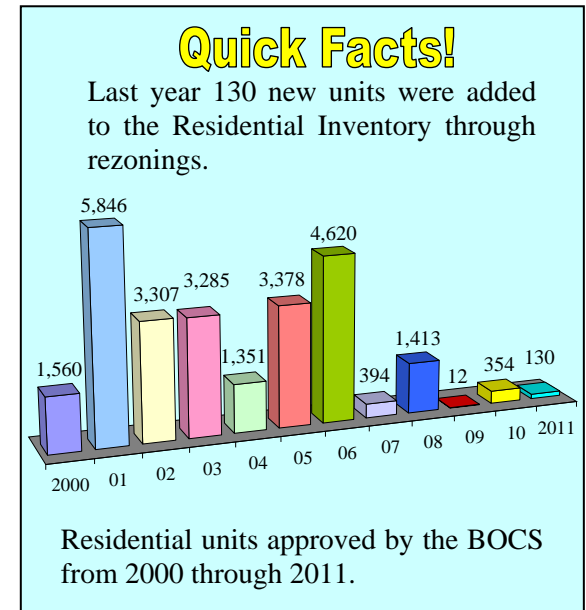
Case Number	Case Name	Acreage	Single Family Units	Townhouse Units	Multi-Family Units	Unit Total	Approval Date	Application Type
PLN2011-00161	VANTAGE POINT	28.10		57		57	4/19/2011	REZ
PLN2011-00440	BRIARWOOD OVERLOOK	6.21			73	73	10/4/2011	PRA
PLN2010-00182	HUNTER AT HAYMARKET	46.45	25			25	10/18/2011	REZ
		80.76	25	57	73	155 Total Units *		

Notes:

*Case PLN2011-00440 – Briarwood Overlook, was a Proffer Amendment that increased the existing 48 proffered units to 73 units. A total of 130 new residential units were added to the Residential Inventory by rezonings in 2011.

Column descriptions:

- Case Number** - This column indicates the case number attached to the zoning case.
- Case Name** - This column indicates the current name attached to the zoning case.
- Acreage** - This column indicates the amount of rezoned land area in acres.
- Single Family Units** - This column indicates the approved quantity of detached single family dwelling units.
- Townhouse Units** - This column indicates the approved quantity of attached single family dwelling units.
- Multi-Family Units** - This column indicates the approved quantity of attached multi-family dwelling units.
- Unit Total** - This column indicates the sum of dwelling units in the three categories
- Approval Date** - This column represents the date the rezoning was approved by the Board of County Supervisors.
- Application Type** - This column indicates the case type, in these instances, all cases were rezonings.



Section F - Non-Residential Inventory



Inventory of Major Non-Residential Rezoning Remaining to be Built as of December 31, 2011

Revised 9/13/2012

Column descriptions:

Case Name - This column indicates the current name attached to the zoning case. A marketing name was shown on some cases in parentheses.

Case Number - This column indicates the case number attached to the zoning case.

Zone - This column indicates the zoning district of the zoned land.

Remaining Acreage - This column indicates the acreage that is still available to be built upon. This can represent the entire or a partial amount of the Zoning Case.

Remaining Square Feet - This column indicates the potential amount of non-residential square feet that remains to be built of the indicated portion of the Zoning Case.

District - This column indicates the Magisterial District containing the Zoning Case.

For additional symbol explanation, refer to the notes at the end of the table.


Table 10

Case Name	Case Number	Zone	Remaining Acreage ¹	Remaining Square Feet ²	District
ABLE AT WELLINGTON	REZ1998-0022	M/T	5.70	55,894	BRENTSVILLE
AIRPORT COMMERCE CENTER	REZ1985-0045	B-1	2.99	19,562	BRENTSVILLE
AIRPORT GATEWAY COMMERCE CENTER I	PLN2011-00437	M/T	26.62	409,812	BRENTSVILLE
AIRPORT GATEWAY COMMERCE CENTER I	PLN2011-00437	PBD	74.63	1,132,472	BRENTSVILLE
AIRPORT GATEWAY COMMERCE CENTER II	PLN2002-00025	PBD	82.01	1,245,598	BRENTSVILLE
ARC-BOCS ⁶	REZ1958-0021	M-1	414.29	3,383,752	BRENTSVILLE
BEYER AUTOMOTIVE	PLN2001-00277	B-1	4.44	29,030	BRENTSVILLE
BROADVIEW CENTER	REZ1989-0039	M-2	52.36	427,622	BRENTSVILLE
BUCKEYE TIMBER PROPERTIES	PLN2008-00600	M-2	23.00	253,000	BRENTSVILLE



Case Name	Case Number	Zone	Remaining Acreage ¹	Remaining Square Feet ²	District
BULL RUN	REZ1985-0023	B-1	12.94	84,555	BRENTSVILLE
BULL RUN	REZ1985-0023	M-2	5.65	46,118	BRENTSVILLE
CANNON	REZ1990-0076	M-1	12.33	100,713	BRENTSVILLE
CAROLINA FREIGHT	REZ1990-0069	M/T	2.68	26,251	BRENTSVILLE
DWOSKIN	REZ1985-0048	M/T	26.15	256,292	BRENTSVILLE
DWOSKIN	REZ1971-0029	M-2	22.74	185,718	BRENTSVILLE
EARL'S AUTOBODY	PLN2007-00299	M-1	3.43	49,400	BRENTSVILLE
ELI LILLY	PLN2002-00343	PBD	19.80	194,014	BRENTSVILLE
ELI LILLY AT INNOVATION	PLN2007-00749	PBD	122.28	1,198,463	BRENTSVILLE
EVERGREEN TERRACE	PLN2000-00094	B-1	10.47	68,406	BRENTSVILLE
FAUQUIER BANK DRIVE-THRU	PLN2011-00222	B-1	0.52	2,250	BRENTSVILLE
GAINESVILLE DEVELOPMENT	REZ1968-0026	B-1	0.33	2,139	BRENTSVILLE
GASKINS	REZ1979-0042	M-2	6.40	52,262	BRENTSVILLE
GLEN-GERY GODWIN DRIVE PROPERTY	PLN2010-00141	M-1	151.13	1,234,383	BRENTSVILLE
GOODER	REZ1975-0009	M-2	96.23	785,919	BRENTSVILLE
HAYMARKET PROPERTIES	REZ1992-0012	B-1	17.48	114,205	BRENTSVILLE
HAYMARKET PROPERTIES	REZ1992-0012	O(M)	13.16	129,026	BRENTSVILLE
HB INVESTMENTS	PLN2006-00185	M-1	1.89	20,800	BRENTSVILLE
HORNBAKER INDUSTRIAL PARK	PLN2001-00313	M-1	9.37	76,519	BRENTSVILLE
HORNBAKER INDUSTRIAL PARK-PHASE 3	PLN2008-00354	M/T	15.29	149,853	BRENTSVILLE
HUNTER AT HAYMARKET	PLN2010-00182	O(M)	35.01	343,146	BRENTSVILLE
HUNTER PROPERTY	PLN2010-00309	M-1	102.80	827,368	BRENTSVILLE
HUNTER PROPERTY	PLN2010-00309	M-1	101.35	827,758	BRENTSVILLE
IBM	REZ1980-0030	M-2	60.85	497,003	BRENTSVILLE
IBM PROFFER AMENDMENT	PLN2008-00154	PBD	46.01	450,973	BRENTSVILLE
INDEPENDENCE REALTY	PLN2011-00404	M/T	5.31	52,052	BRENTSVILLE





Case Name	Case Number	Zone	Remaining Acreage ¹	Remaining Square Feet ²	District
INNOVATION AT PW	PLN2007-00535	PBD	346.51	3,396,182	BRENTSVILLE
INNOVATION EXECUTIVE CENTER	PLN2007-00522	M-2	1.82	14,872	BRENTSVILLE
JAMES MADISON BUSINESS PARK	PLN2010-00045	B-1	12.30	80,387	BRENTSVILLE
JPI-YORKSHIRE	PLN2006-00072	B-1	3.99	25,000	BRENTSVILLE
KIM AND PAK	PLN2005-00216	O(M)	1.00	9,756	BRENTSVILLE
LACY	REZ1958-0034	M-1	20.53	167,640	BRENTSVILLE
LAKE VIEW PROFESSIONAL CENTER	PLN2010-00193	O(M)	10.02	129,500	BRENTSVILLE
LAWS AUCTION	REZ1989-0064	B-1	1.95	12,723	BRENTSVILLE
LEWIS	REZ1969-0034	M-1	6.16	50,295	BRENTSVILLE
MADISON CRESCENT SIGN PACKAGE	PLN2010-00151	PMD	8.58	140,125	BRENTSVILLE
MADISON SQUARE	PLN2008-00325	PMD	20.17	162,200	BRENTSVILLE
MANASSAS AIRPORT INDUSTRIAL PARK	REZ1967-0016	B-1	1.98	12,939	BRENTSVILLE
MANASSAS ASSOCIATES I	REZ1974-0037	B-1	14.35	93,746	BRENTSVILLE
MANASSAS BUSINESS PARK	PLN2006-00498	PBD	155.84	573,000	BRENTSVILLE
MARKET CENTER AT HAYMARKET	PLN2008-00680	PMD	32.47	1,100,000	BRENTSVILLE
MARSHALL CENTER	REZ1988-0083	B-1	23.39	152,823	BRENTSVILLE
MATRIX	PLN2001-00348	M-1	4.50	36,768	BRENTSVILLE
MAUCK	REZ1982-0001	M-2	8.77	71,595	BRENTSVILLE
MCDONALDS	REZ1991-0017	B-1	6.04	39,444	BRENTSVILLE
MECKLER	REZ1969-0022	B-1	4.17	27,275	BRENTSVILLE
MIDWOOD	PLN2003-00162	PBD	118.48	1,161,180	BRENTSVILLE
MOORE	REZ1970-0015	M-1	18.70	152,763	BRENTSVILLE
N AND E COMPANY	REZ1971-0042	M-1	34.75	283,785	BRENTSVILLE*
NEW BRISTOW OFFICE CENTER	PLN2005-00014	O(L)	1.37	8,958	BRENTSVILLE
NORTHWEST FEDERAL CREDIT UNION	PLN2011-00018	B-1	1.15	7,521	BRENTSVILLE
PAXTON BUSINESS PARK	PLN2001-00269	M-1	20.45	167,002	BRENTSVILLE




Case Name	Case Number	Zone	Remaining Acreage ¹	Remaining Square Feet ²	District
PAXTON BUSINESS PARK	PLN2001-00269	O(F)	11.45	112,199	BRENTSVILLE
PEMBROOKE	PLN2006-00091	B-1	17.63	115,169	BRENTSVILLE
PLANTATION INVESTMENT	REZ1974-0036	M-2	9.67	78,979	BRENTSVILLE
PRICE EAGLE	REZ1986-0018	B-1	6.14	40,110	BRENTSVILLE
PRINCE WILLIAM ELECTRIC COOPERATIVE	REZ1958-0060	B-1	18.96	123,866	BRENTSVILLE
PRINCE WILLIAM GATEWAY	PLN2006-00943	O(M)	16.07	157,454	BRENTSVILLE
RANDOLPH RIDGE, LLC	PLN2011-00325	M/T	4.88	47,843	BRENTSVILLE
RECTOR	REZ1976-0002	B-1	9.87	64,506	BRENTSVILLE
RECTOR SEELEY	REZ1966-0047	M-1	46.56	380,314	BRENTSVILLE
REDSTONE INDUSTRIAL PARK	PLN2008-00253	M-1	54.07	441,625	BRENTSVILLE
RELOCATION OF MCDONALD'S ON ROUTE 29	PLN2011-00383	B-1	1.16	7,555	BRENTSVILLE
RINALDI	REZ1987-0035	M-1	3.30	26,918	BRENTSVILLE
RPT INDUSTRIAL PARK	REZ1989-0056	M-1	11.03	90,108	BRENTSVILLE
SARAH CENTER	PLN2008-00280	M-2	1.78	21,600	BRENTSVILLE
SAVILLE	REZ1967-0017	M-1	4.79	39,118	BRENTSVILLE
SOMERWOOD	PLN2002-00026	O(L)	3.43	22,442	BRENTSVILLE
SOUTH MARKET	REZ1992-0010	B-1	10.03	65,531	BRENTSVILLE
SOUTH MARKET	REZ1992-0010	O(F)	11.96	117,172	BRENTSVILLE
SOWDER PROFFER AMENDMENT	PLN2005-00600	PBD	89.95	881,597	BRENTSVILLE
STADLER PROPERTY	PLN2011-00007	B-1	3.14	20,536	BRENTSVILLE
STOKES	REZ1987-0089	PBD	26.01	254,965	BRENTSVILLE*
STRINGER	PLN2001-00174	B-1	1.41	9,191	BRENTSVILLE
UNIVERSITY VILLAGE	PLN2003-00250	M-2	8.10	60,000	BRENTSVILLE
UNIVERSITY VILLAGE	PLN2003-00250	PMD	43.52	173,300	BRENTSVILLE
VETERANS FARM CLUB (PWC Fairgrounds)	REZ1958-0048	B-1	48.16	314,654	BRENTSVILLE
VILLAGE CENTER	REZ1989-0006	B-1	1.69	11,038	BRENTSVILLE





Case Name	Case Number	Zone	Remaining Acreage ¹	Remaining Square Feet ²	District
VIRGINIA GATEWAY	PLN2001-00113	B-1	46.66	304,877	BRENTSVILLE
VIRGINIA MEADOWS	REZ1986-0004	M-2	24.83	202,833	BRENTSVILLE
WELLINGFORD INDUSTRIAL PARK	REZ1984-0053	M-1	2.50	20,427	BRENTSVILLE
WELLINGFORD INDUSTRIAL PARK	PLN2004-00180	M-1	8.45	69,021	BRENTSVILLE
WELLINGFORD SOUTH	REZ1989-0069	M-2	26.85	219,288	BRENTSVILLE
WELLINGTON EQUITIES	REZ1985-0057	M-2	3.06	25,003	BRENTSVILLE
WELLINGTON GLEN	PLN2004-00105	O(F)	14.68	148,500	BRENTSVILLE
WELLINGTON GLEN	PLN2004-00105	PMD	27.38	278,000	BRENTSVILLE
WELLINGTON GLEN PRA	PLN2010-00138	PMD	102.65	1,430,000	BRENTSVILLE
WELLINGTON PARK	PLN2009-00016	B-1	10.77	180,000	BRENTSVILLE
WELLINGTON SQUARE	REZ1988-0025	B-1	2.26	14,772	BRENTSVILLE
WELLINGTON STATION	REZ1989-0022	M-2	18.75	153,159	BRENTSVILLE
WORSHAM	REZ1979-0021	M-2	20.39	166,505	BRENTSVILLE
YORKSHIRE PROFESSIONAL CENTER	REZ1990-0040	O(L)	1.72	16,200	BRENTSVILLE
YOUTH FOR TOMORROW / STADLER	PLN2010-00397	B-1	39.05	255,122	BRENTSVILLE
AEC LIMITED - BOCS	REZ1958-0000	B-1	7.53	49,191	COLES
BREEDEN	REZ1958-0052	B-1	8.92	58,299	COLES
COLCHESTER BUSINESS PARK	PLN2009-00117	M/T	23.51	230,469	COLES
DIBEX	REZ1989-0079	B-1	5.41	35,322	COLES
GARCIA OFFICE PARK	PLN2002-00204	O(L)	4.86	31,741	COLES
GLEN-GERY CAPITAL LAND DEVELOPMENT	PLN2006-00848	M/T	16.39	160,633	COLES
GLEN-GERY CAPITAL LAND DEVELOPMENT	PLN2006-00848	M-2	98.61	805,395	COLES
GODWIN WOODS	PLN2001-00078	B-2	9.49	46,484	COLES
GREAT OAK	REZ1987-0021	M-2	34.37	280,742	COLES
KELLER ROBINSON	PLN2000-00196	B-1	3.81	24,904	COLES
LAWSON	REZ1976-0027	B-1	0.19	1,267	COLES






Case Name	Case Number	Zone	Remaining Acreage ¹	Remaining Square Feet ²	District
STAPLES MILL	REZ1998-0018	B-2	2.06	10,093	COLES
VOGEL	REZ1987-0023	PBD	9.69	94,970	COLES
WILLIAMS	REZ1974-0030	B-1	6.91	45,142	COLES
WOODBIDGE SEVENTH DAY ADVENTIST	PLN2008-00424	O(M)	6.40	60,000	COLES
AMERICAN TRADE CENTER	REZ1990-0024	B-3	5.24	17,130	GAINESVILLE
AMERICAN TRADE CENTER	REZ1990-0024	M-2	2.05	16,780	GAINESVILLE
BALLSFORD	REZ1998-0019	PBD	41.56	407,366	GAINESVILLE
BATTLEFIELD BUSINESS PARK	REZ1988-0030	PBD	5.44	53,271	GAINESVILLE
GOSSOM	REZ1967-0013	B-1	1.00	6,535	GAINESVILLE
GREENHILL CROSSING/SOMERSET	PLN2001-00054	B-1	2.00	13,094	GAINESVILLE
HAYMARKET CROSSING	PLN2008-00668	PBD	73.50	720,386	GAINESVILLE
HERITAGE HUNT	PLN2003-00046	PBD	28.94	283,683	GAINESVILLE
HERITAGE HUNT - SIMS PROPERTY	PLN2009-00177	PMD	40.59	190,000	GAINESVILLE
HERITAGE HUNT COMMERCIAL - LAND BAY D	PLN2010-00456	PBD	9.03	88,471	GAINESVILLE
HERITAGE HUNT COMMERCIAL (LAND BAY	PLN2010-00456	PBD	1.97	19,308	GAINESVILLE
JOHN MARSHALL COMMONS	REZ1987-0051	B-1	12.82	83,762	GAINESVILLE
JOHN MARSHALL COMMONS	REZ1987-0051	M-2	12.51	102,172	GAINESVILLE
LIBBY	REZ1981-0015	M-1	49.71	405,996	GAINESVILLE
LINCH GROUP	REZ1988-0076	O(L)	1.71	11,163	GAINESVILLE
LINDEN	REZ1987-0015	M-2	17.42	142,283	GAINESVILLE
LINDEN	REZ1987-0015	O(L)	10.92	71,376	GAINESVILLE
MARKET CENTER	PLN2006-00234	PMD	28.55	466,291	GAINESVILLE
MOUNT JACKSON	REZ1990-0068	B-1	1.13	7,384	GAINESVILLE
ORCHARD GLEN	REZ1995-0030	O(L)	0.87	5,677	GAINESVILLE
SIMS	PLN2002-00125	PMD	67.84	700,000	GAINESVILLE
SIXTY SIX COMMERCE CENTER	REZ1989-0027	M-1	4.32	35,255	GAINESVILLE




Case Name	Case Number	Zone	Remaining Acreage ¹	Remaining Square Feet ²	District
SIXTY SIX COMMERCE CENTER	PLN2003-00093	M-1	2.07	16,907	GAINESVILLE
SOMERSET	REZ1998-0002	B-1	3.70	24,189	GAINESVILLE
SOUTHVIEW	REZ1997-0004	B-1	105.58	1,132,560	GAINESVILLE
STONECREST	REZ1989-0038	B-1	4.00	26,160	GAINESVILLE
SUNNYBROOK	REZ1987-0046	B-1	3.54	23,105	GAINESVILLE
SUNNYBROOK DEVELOPMENT	REZ1993-0013	B-1	13.23	86,472	GAINESVILLE
VILLAGE AT HEATHCOTE	PLN2004-00298	PBD	26.61	260,831	GAINESVILLE
VILLAGE PLACE	PLN2002-00139	PMD	41.80	650,200	GAINESVILLE
WESTMARKET	REZ1988-0081	B-1	32.77	214,118	GAINESVILLE
WHEELER	REZ1958-0043	B-1	29.58	193,277	GAINESVILLE
WHEELER SMITH WOOD SOLITE	REZ1969-0021	M-1	226.82	1,852,539	GAINESVILLE
CENTREPOINTE	REZ1991-0016	PBD	17.26	169,182	NEABSCO
COUNTY CENTER	PLN2000-00132	PMD	8.29	135,431	NEABSCO
DALE CITY ⁵	REZ1990-0006	RPC	107.84	704,656	NEABSCO*
ELM FARM	REZ1972-0024	O(H)	20.97	342,492	NEABSCO
ENGLISH OAKS II COMMERCE CENTER	PLN2007-00146	O(M)	9.86	96,629	NEABSCO
GARBER	REZ1973-0024	O(H)	25.04	409,019	NEABSCO
GILBERT	REZ1974-0033	O(L)	1.36	8,885	NEABSCO
HOLLIS	REZ1985-0004	O(L)	1.04	6,823	NEABSCO
HOLLIS	REZ1989-0081	O(L)	1.05	6,849	NEABSCO
HYLTON CHAPEL	REZ1994-0001	B-1	3.69	24,121	NEABSCO
LONG MCGLOTHLIN	REZ1987-0033	B-1	9.87	64,495	NEABSCO
MASSEY	REZ1983-0001	O(L)	3.30	21,540	NEABSCO
NEABSCO COMMON PROFFER AMENDMENT	PLN2009-00554	O(H)	13.56	221,535	NEABSCO
PRINCE WILLIAM TOWN CENTER	PLN2001-00100	O(M)	3.53	34,614	NEABSCO
REDDING	REZ1973-0016	B-1	2.65	17,307	NEABSCO






Case Name	Case Number	Zone	Remaining Acreage ¹	Remaining Square Feet ²	District
RIDGEFIELD VILLAGE	REZ1999-0024	B-1	5.86	38,264	NEABSCO
THE WARTIME MUSEUM (Museum Area)	PLN2010-00379	RPC	93.70	100,000	NEABSCO
TOWN CROSSING	REZ1989-0101	B-1	8.45	55,186	NEABSCO
UPTON FOREST	REZ1984-0024	M-2	3.35	27,385	NEABSCO
WALNUT GROVE	REZ1989-0074	B-1	24.75	161,685	NEABSCO
WILLIAMS	REZ1987-0008	O(L)	1.96	12,791	NEABSCO
CATON'S CROSSING	PLN2009-00339	PMD	12.24	199,948	OCOCOQUAN
DAVIS	REZ1973-0013	B-1	1.23	8,038	OCOCOQUAN
GARBER	REZ1975-0015	B-1	0.91	5,964	OCOCOQUAN
GARBER PROPERTY	PLN2000-00055	B-1	8.89	58,090	OCOCOQUAN
GLEATON	REZ1976-0003	B-1	18.56	121,302	OCOCOQUAN
KAZOBIE LP	REZ1987-0053	B-1	3.53	23,079	OCOCOQUAN
LAKE POINT OFFICE PARK	REZ1995-0014	B-1	17.95	117,273	OCOCOQUAN
LYNCH	REZ1998-0010	B-1	4.46	29,170	OCOCOQUAN
OHS	REZ1985-0027	O(L)	0.35	2,272	OCOCOQUAN
OLD BRIDGE ESTATES	PLN2007-00020	B-2	4.11	20,151	OCOCOQUAN
PARK CENTER NORTH	REZ1990-0037	B-1	2.76	18,024	OCOCOQUAN
PARK CENTER NORTH	REZ1990-0037	PBD	43.62	427,472	OCOCOQUAN
POTOMAC INDUSTRIAL PARK	REZ1991-0033	B-1	3.14	20,546	OCOCOQUAN
POTOMAC MILLS MALL	PLN2006-00128	B-1	7.12	60,000	OCOCOQUAN
PRINCE WILLIAM COMMONS	PLN2000-00118	PBD	26.57	260,437	OCOCOQUAN
REIDS PROSPECT	PLN2000-00041	PMD	21.60	352,909	OCOCOQUAN
RIVERSIDE	REZ1989-0076	B-1	1.54	10,034	OCOCOQUAN
ROLLINGWOOD CENTER	PLN2004-00160	B-1	1.42	10,000	OCOCOQUAN
SHERBROOKE	REZ1986-0002	B-1	3.70	24,201	OCOCOQUAN
STAYBRIDGE SUITES - TELEGRAPH ROAD	PLN2008-00328	B-1	2.62	17,105	OCOCOQUAN



Case Name	Case Number	Zone	Remaining Acreage ¹	Remaining Square Feet ²	District
TELEGRAPH ROAD ASSOCIATES	REZ1987-0077	B-1	10.01	65,375	OCOCOQUAN
TELEGRAPH ROAD ASSOCIATES	REZ1987-0077	M-2	12.33	100,686	OCOCOQUAN
TELEGRAPH ROAD HOTEL	PLN2007-00280	B-1	2.97	19,425	OCOCOQUAN
THE GLEN	PLN2006-00525	B-1	9.45	61,717	OCOCOQUAN
THE GLEN - PARCEL 3C	PLN2011-00264	B-1	1.18	7,694	OCOCOQUAN
TRAVERS	REZ1982-0015	B-1	1.02	6,661	OCOCOQUAN
TRAVERS	PLN2004-00119	M-2	8.94	72,997	OCOCOQUAN
VALUE ENGINEERING	REZ1968-0016	B-1	1.84	12,033	OCOCOQUAN
VANTAGE POINTE	PLN2011-00161	B-1	10.56	69,031	OCOCOQUAN
WASHINGTON INDUSTRIAL PARK	REZ1985-0063	M-2	9.64	78,749	OCOCOQUAN
WOOD INTERSTATE	REZ1974-0007	B-1	1.49	9,739	OCOCOQUAN
ASHLAND	REZ1997-0034	B-1	22.76	165,000	POTOMAC
ASHLAND COMMUNITY SQUARE PHARMACY	PLN2011-00122	B-1	1.64	10,699	POTOMAC
HARBOR STATION SOUTH ADDITION PRA	PLN2010-00454	PMD	40.71	105,000	POTOMAC
HARBOR STATION SOUTH AMENDMENT	PLN2010-00455	PBD	235.81	1,605,000	POTOMAC
HYLTON	REZ1971-0034	B-1	36.68	239,674	POTOMAC
MANDERFIELD	REZ1958-0082	B-1	10.96	71,642	POTOMAC
PERS CONSTRUCTION	PLN2003-00051	M-2	2.87	23,478	POTOMAC
PRINCE WILLIAM FIVE ASSOCIATES	REZ1975-0001	B-1	27.64	180,577	POTOMAC
PRINCE WILLIAM FIVE ASSOCIATES	REZ1975-0001	M-2	8.69	70,984	POTOMAC
PRINCETON WOODS	REZ1987-0061	M-2	9.99	81,569	POTOMAC
QUANTICO GATEWAY	PLN2003-00288	B-1	5.34	34,881	POTOMAC
SMITAL CORPORATION	REZ1998-0030	B-1	1.35	8,829	POTOMAC
SOUTH DUMFRIES - BOCS	REZ1958-0000	B-1	4.71	30,808	POTOMAC
THE CALVERT COMPANY	REZ1986-0062	B-1	8.25	53,900	POTOMAC
TOWNSEND	REZ1972-0030	B-1	11.94	78,037	POTOMAC



Case Name	Case Number	Zone	Remaining Acreage ¹	Remaining Square Feet ²	District
TOWNSEND	REZ1980-0003	M-2	54.82	447,721	POTOMAC
VAN BUREN INVESTMENTS	REZ1986-0014	PBD	35.72	350,095	POTOMAC
WICKLIFFE BUSINESS CENTER	REZ1989-0035	M-2	25.66	209,612	POTOMAC
WICKLIFFE VILLAGE	REZ1988-0009	M-2	58.50	477,766	POTOMAC
BARRONS GRANT	REZ1995-0008	B-1	1.14	7,419	WOODBIDGE
BELMONT CENTER	REZ1999-0022	PMD	18.60	2,300,000	WOODBIDGE
BRAXTON	REZ1968-0004	B-1	3.43	22,380	WOODBIDGE
BURKE AND HERBERT BANK (SUP)	PLN2010-00118	B-1	0.92	6,007	WOODBIDGE
DAWSON	REZ1980-0015	B-1	2.85	18,641	WOODBIDGE
DOMINION POWER - WOODBRIDGE	PLN2009-00055	B-1	2.02	1,600	WOODBIDGE
ELROD (Potomac Club, Park Square)	REZ1973-0025	B-1	74.08	484,065	WOODBIDGE
HARBOR STATION SOUTH ADDITION	PLN2006-00195	PMD	12.50	105,000	WOODBIDGE
HEPNER	REZ1976-0025	O(L)	0.62	4,083	WOODBIDGE
HESS	REZ1967-0034	B-1	19.34	126,356	WOODBIDGE
I-95 INVESTORS	REZ1993-0011	B-1	1.20	7,860	WOODBIDGE
JONES	REZ1973-0021	O(L)	2.90	18,944	WOODBIDGE
KIRCHER	REZ1985-0041	B-1	18.36	119,937	WOODBIDGE
KOONS	PLN2003-00065	B-1	4.40	28,740	WOODBIDGE
MALLOY HYUNDAI (SUP)	PLN2006-00725	B-1	2.77	18,112	WOODBIDGE
POTOMAC HOSPITAL	PLN2003-00299	O(H)	8.51	80,000	WOODBIDGE
POTOMAC TOWN CENTER	PLN2011-00179	PMD	24.39	469,550	WOODBIDGE
POTOMAC TOWN CENTER MIXED USE	PLN2008-00495	PMD	34.46	450,500	WOODBIDGE
RIPPON CENTER	PLN2009-00022	PMR	0.82	47,000	WOODBIDGE
RIVER OAKS	REZ1991-0006	B-1	2.28	14,910	WOODBIDGE
SCHAEFFER	REZ1971-0020	B-1	1.21	7,932	WOODBIDGE
SOUTHBRIDGE	PLN2000-00077	PMD	46.48	1,896,280	WOODBIDGE



Case Name	Case Number	Zone	Remaining Acreage ¹	Remaining Square Feet ²	District
SOWER	REZ1972-0037	O(L)	1.99	12,989	WOODBIDGE
WALTERS	REZ1972-0026	B-1	3.18	20,800	WOODBIDGE
WILLS	REZ1958-0094	B-1	1.85	12,057	WOODBIDGE
WOODBIDGE CLAY AND BELL	REZ1958-0100	B-1	15.27	99,756	WOODBIDGE
			total³ 5,961.53	total⁴ 55,808,899	

Notes:

1. The remaining acreage was determined to be the land available to be developed or the entire zoned area dependent on the zoning case. In some instances, this acreage may reflect only a small amount of the original rezoning case. The acreage indicated was calculated by using the County's GIS software.
2. The remaining building area was calculated by several different methods. Most zoning cases (primarily older) were calculated by using modified FAR values. These values were adjusted to reflect current trends in development. Other zoning cases use the proffered building area amounts or specific proffered FAR values.
3. The total is not the absolute total acreage to be built upon for non-residential purposes. This total represents the total acreage listed in this report containing only major zoning cases with structures yet to be built.
4. The total is not the absolute non-residential building area to be built for non-residential purposes. This total represents the square feet listed in this report containing only major zoning cases with structures yet to be built.
5. Dale City RPC undeveloped land was calculated using the FAR of the B-1 zoning district.
6. Case Names ending in "-BOCS" are from the original 1958 BOCS rezonings or later BOCS initiated and approved rezonings. In these instances, the subdivision or project name is the Case Name.



Rural Area Non-Residential Inventory



Inventory of Major Rural Area Non-Residential Rezonings Remaining to be Built as of December 31, 2011

Revised 4/5/2012

Column descriptions:

Case Name - This column indicates the current name attached to the zoning case. A marketing name was shown on some cases in parentheses.

Case Number - This column indicates the case number attached to the zoning case.

Zone - This column indicates the zoning district of the zoned land.

Remaining Acreage - This column indicates the acreage that is still available to be built upon. This can represent the entire or a partial amount of the Zoning Case.

Remaining Square Feet - This column indicates the potential amount of non-residential square feet that remains to be built of the indicated portion of the Zoning Case.

District - This column indicates the Magisterial District containing the Zoning Case.

For additional symbol explanation, refer to the notes at the end of the table.

Table 11

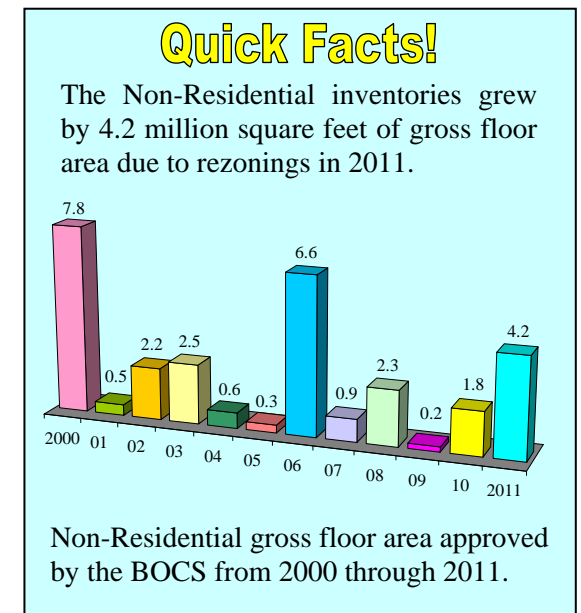
Case Name	Case Number	Zone	Remaining Acreage ¹	Remaining Square Feet ²	District
CEDAR MEADOWS	REZ1994-0025	B-1	19.70	128,720	BRENTSVILLE
COMPTON	REZ1968-0006	M-1	470.44	3,842,319	BRENTSVILLE
OLD DOMINION COON HUNTERS	REZ1978-0023	B-1	4.38	28,619	BRENTSVILLE
PLANTATION INVESTMENT	REZ1978-0019	B-1	13.86	90,561	BRENTSVILLE
PLANTATION INVESTMENT	REZ1975-0007	B-1	4.10	26,789	BRENTSVILLE
SUDCO FIBERGLASS	REZ1971-0005	M-2	1.69	13,803	BRENTSVILLE
VIRES	REZ1958-0068	M-1	14.71	120,144	BRENTSVILLE
STOKLEY	REZ1969-0016	B-1	1.00	6,534	GAINESVILLE
WILLA INVESTMENT	REZ1966-0019	B-1	0.88	5,750	GAINESVILLE



Case Name	Case Number	Zone	Remaining Acreage ¹	Remaining Square Feet ²	District
LAWHORN	REZ1958-0065	B-1	3.99	26,071	POTOMAC
			total³ 534.75	total⁴ 4,289,310	

Notes:

1. The remaining acreage was determined to be the land available to be developed or the entire zoned area dependent on the zoning case. In some instances, this acreage may reflect only a small amount of the original rezoning case. The acreage indicated was calculated by using the County's GIS software.
2. The remaining building area was calculated by several different methods. Most zoning cases (primarily older) were calculated by using modified FAR values. These values were adjusted to reflect current trends in development. Other zoning cases use the proffered building area amounts or specific proffered FAR values.
3. The total is not the absolute total acreage to be built upon for non-residential purposes. This total represents the total acreage listed in this report containing only major zoning cases with structures yet to be built.
4. The total is not the absolute non-residential building area to be built for non-residential purposes. This total represents the square feet listed in this report containing only major zoning cases with structures yet to be built.



Non-Residential Rezoning Approved by the Board of County Supervisors in 2011

Report Date: March 12, 2012

Report: Non-Residential Rezoning Approved by the Board

Report Time: 2:00:35 pm

Planning Office

Rezoning Approved by the BOCS that Created Additional Non-Residential Square Feet

1/1/2011 through 12/31/2011

Page 1 of 1

Table 12

Case Number	Case Name	Acreage	Zone	Total Sq Ft	Approval Date	Application Type
PLN2010-00153	GREENWICH PRESBYTERIAN CHURCH	7.85	SUP	26,700	1/11/2011	SUP
PLN2010-00045	JAMES MADISON BUSINESS PARK	12.30	B-1	60,276	1/11/2011	REZ
PLN2010-00309	HUNTER PROPERTY	102.80	M-1	827,368	1/11/2011	REZ
PLN2011-00161	VANTAGE POINT	28.10	PMR	5,000	4/19/2011	REZ
PLN2008-00668	HAYMARKET CROSSING	73.09	PBD	810,000	4/19/2011	REZ
PLN2011-00222	THE FAUQUIER BANK DRIVE-THRU	0.52	SUP	2,250	5/17/2011	SUP
PLN2011-00122	ASHLAND COMMUNITY SQUARE PHARMACY	1.63	SUP	15,008	7/19/2011	SUP
PLN2007-00280	TELEGRAPH ROAD HOTEL	2.97	B-1	101,326	9/13/2011	REZ
PLN2011-00007	STADLER PROPERTY	5.15	B-1	30,320	9/13/2011	REZ
PLN2010-00397	YOUTH FOR TOMORROW /STADLER PROPERTY	39.08	B-1	500,000	9/13/2011	REZ
PLN2011-00383	RELOCATION OF MCDONALD'S ON ROUTE 29	1.16	SUP	4,028	10/4/2011	SUP
PLN2011-00404	INDEPENDENCE REALTY	5.42	M/T	177,071	10/4/2011	REZ
PLN2010-00182	HUNTER AT HAYMARKET	46.45	R-4	684,234	10/18/2011	REZ
PLN2011-00207	NEABSCO BAPTIST CHURCH	14.35	SUP	55,000	10/18/2011	SUP
PLN2010-00182	HUNTER AT HAYMARKET	46.45	O (H)	684,234	10/18/2011	REZ
PLN2011-00325	RANDOLPH RIDGE, LLC	9.39	M/T	55,000	11/22/2011	REZ
PLN2010-00193	LAKE VIEW PROFESSIONAL CENTER	9.99	O (M)	129,500	12/6/2011	REZ

Column descriptions:**406.70****4,167,315****Case Number** - This column indicates the case number attached to the zoning case.**Case Name** - This column indicates the current name attached to the zoning case.**Acreage** - This column indicates the amount of rezoned land area in acres.**Zone** - This column indicates the zoning district of the zoned land.**Total Sq Ft** - This column indicates the sum of approved gross floor area in square feet of the four categories.**Approval Date** - This column represents the date the Rezoning was approved by the Board of County Supervisors.**Application Type** - This column indicates the case type, in these instances, all cases were rezonings.



Section E – Non-Residential Floor Area Ratio Trends

Table 13

LRLU Districts and FAR Values

Long-Range Land Use Designation	Allowable FAR	Average FAR (used for calculations)
CEC	0.5	0.2
CR	0.1	0.1
EI	0.5	0.25
FEC	0.5	0.25
GC	0.4	0.2
NC	0.3	0.15
O	0.7	0.3
RCC	0.4	0.2
REC	1.3	0.5
UMU	per plan	0.3
VMU	per plan	0.18

Table 14

Zoning Districts and FAR Values

Zoning District Designation	Allowable FAR	Average FAR (used for calculations)
B-1	0.4	0.2
B-2	0.3	0.15
B-3	0.1	0.1
M-1	0.5	0.25
M-2	0.5	0.25
M/T	0.75	0.3
O(F)	0.5	0.3
O(H)	1.25	0.5
O(L)	0.35	0.2
O(M)	0.65	0.3
PBD	0.5	0.3
PMD	0.75	0.5
PMR	0.3	0.3
RPC	0.3	0.3





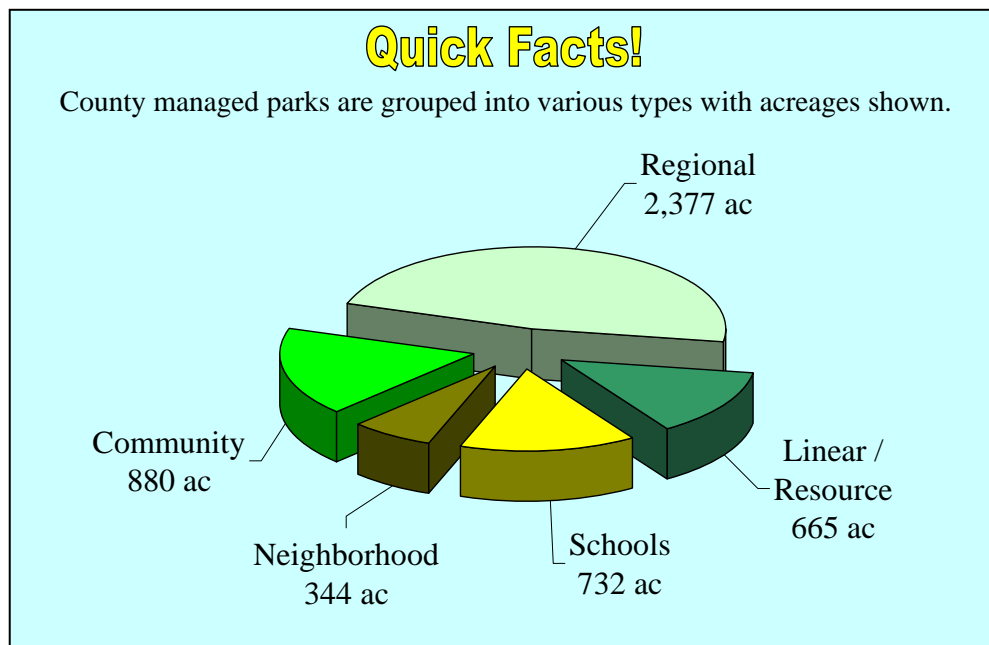
Section F – Supplemental Information

Parks

Parks and open space land is distributed throughout all areas of the County. For calculations within this report, parks and open space lands are generally interpreted as developed land. New development often brings open space protection through subdivision or proffers. Additionally, new park land is acquired, conservation easements are recorded, and historical and cultural resources are protected. The County goal, established in the *Parks, Open Space and Trails* chapter of the *Comprehensive Plan*, is to provide 70 acres of parkland per 1,000 people. This goal is further defined to contain 15 acres of County-owned park lands for every 1,000 in population. The larger standard was created as a means of taking into account the large amount of federal and state park lands that are available in the County. The estimated total park land is 28,249 acres.

As of December 31, 2011, the total park lands owned by the Park Authority were 3,909 acres. An additional 348 acres of land is leased for a total of 4,257 acres managed by the Park Authority. The GIS indicates that the School Board controls an additional 1,464 acres of park and open space lands, and approximately 250 additional acres maintained by Public Works.

The estimated population for Prince William County on December 15, 2011 was 411,751. Thus, the County has 68.6 acres of park land per 1,000 people and 9.5 acres per 1,000 people of County-owned park land.





Park Type Descriptions

Neighborhood Park

This general classification of parks includes parks that serve neighborhoods and mixed use centers in suburban and urban areas of the County. Neighborhood parks primarily offer a variety of active or passive recreation opportunities, or a combination of both, in close proximity to residences and employment centers. Areas designated for natural and/or cultural resource protection may also be included within these parks.

Community Parks

This park classification includes larger parks that serve larger geographic areas of the county and provide a variety of indoor and outdoor recreation facilities and park experiences. Portions of these parks may be designated for natural and/or cultural resource protection.

Regional Parks

This park classification includes larger parks that serve the county and provides a variety of larger-scale indoor or outdoor recreation facilities, or both, and facilities that are unique within the county. Areas designated for natural and/or cultural resource protection and management will be included within these parks.

Linear and Resource-Based Parks

This classification includes parks that primarily preserve, protect, and interpret natural and/or cultural resources.

Leased

This classification primarily includes ball fields and golf courses leased by the Park Authority for public use.

School-Community Use

This classification includes active and passive recreation areas of County schools. These lands are regulated by the County School Board and are not counted towards the Park Authority total at this time although the Park Authority maintains some of them. The overall land total is divided equally between park and open space acreage totals.





Protected Open Space

Protected Open Space is land that is protected from development with perpetual conservation or open space easement or fee ownership, held by federal, state, or local government or nonprofit organization for natural resource, forestry, agriculture, wildlife, recreation, historic, cultural, or open space use, or to sustain water quality and living resources values. The *Comprehensive Plan* also states that at least 50% of county park lands shall be left undeveloped for resource protection, open space, or passive recreation. It further states that 39% of the County’s land area, exclusive of MCB Quantico, should be protected open space. Of the 3,632 acres of park lands owned by the Park Authority, 2,472 acres are considered open space, placing them well above their 50% open space goal.

The table below shows the name and address of protected lands totaling 203 acres that were added to the protected open space inventory in 2011. This provides a total of 40,229 acres of protected open space or 20.4% of the County less MCB Quantico.

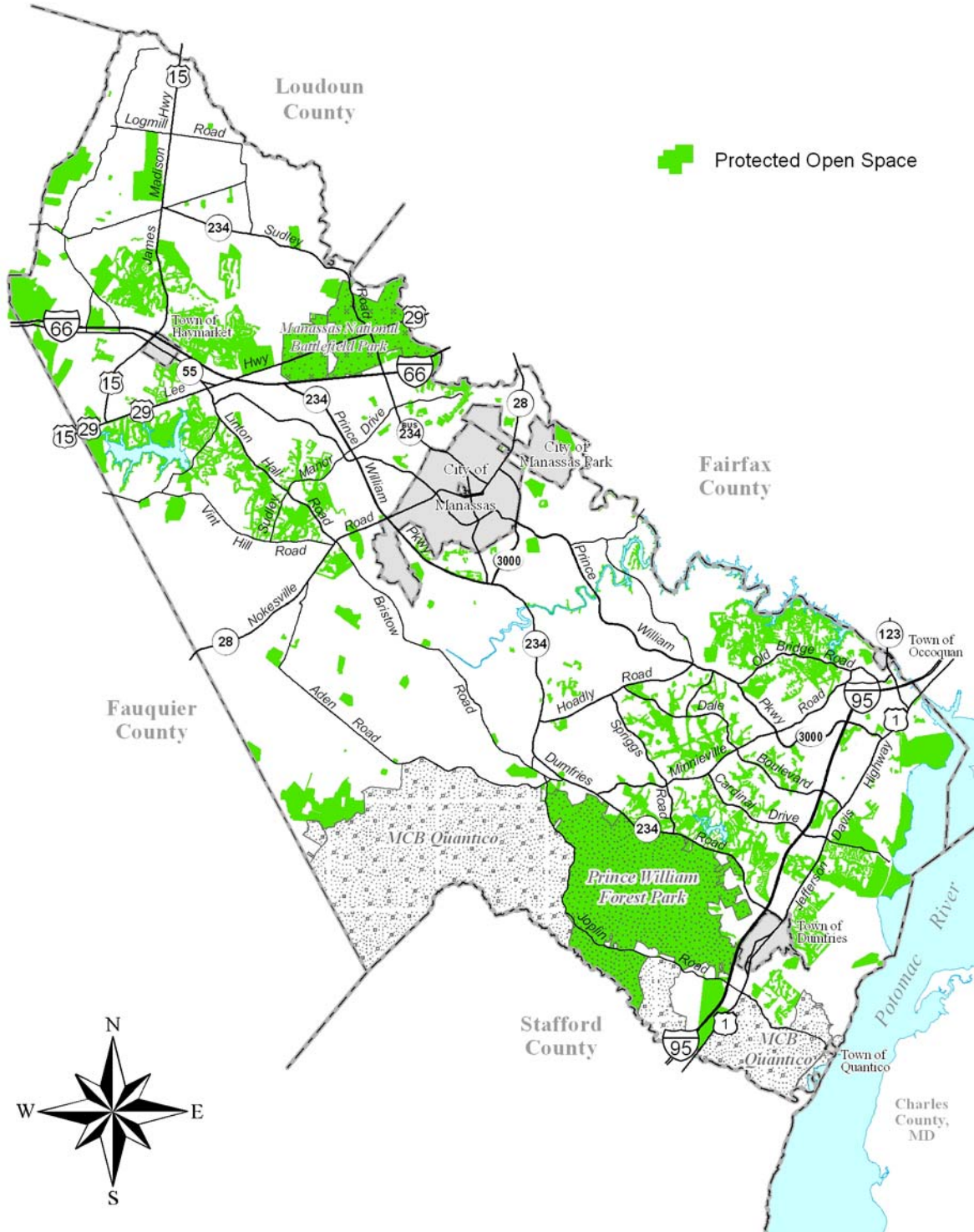
Table 14

NAME	ADDRESS	ACREAGE
Bull Run Mountain Civic Association	2506 GORE DR	1.37
Hart, Robert C	15807 JEFFERSON DAVIS HY	10.14
Hemlock Overlook Regional Park	8481 BIRMINGHAM DR	81.97
Leesylvania State Park	16082 NEABSCO RD	31.25
Leesylvania State Park	16234 NEABSCO RD	1.00
Leesylvania State Park	16246 NEABSCO RD	1.66
Leesylvania State Park	16236 NEABSCO RD	1.07
Leesylvania State Park	16096 NEABSCO RD	0.10
Leesylvania State Park	16108 NEABSCO RD	0.63
Leesylvania State Park	16238 NEABSCO RD	1.07
Leesylvania State Park	16102 NEABSCO RD	0.03
Leesylvania State Park	16100 NEABSCO RD	0.60
Leesylvania State Park	16134 NEABSCO RD	1.21
Liberty Memorial	1 COUNTY COMPLEX CT	1.07
Manassas Battlefield National Park	11919 GENERAL TRIMBLES LN	5.00
Manassas Battlefield National Park	5817 SUDLEY RD	1.06
Manassas Battlefield National Park	6221 FEATHERBED LN	9.29
Potomac National Scenic Trail	15775 NEABSCO RD	9.10
Prince William Forest Park	17786 VAN BUREN RD	1.14
Prince William Forest Park	17760 VAN BUREN RD	3.77
Prince William Forest Park	17200 MINE RD	16.12
Prince William Forest Park	17014 MINE RD	21.07
Prince William Golf Course	9505 PAR DR	1.83
PWCSB - Woodbridge MS	2216 CULPEPER DR	1.68
		203.24 acres





Protected Open Space Map

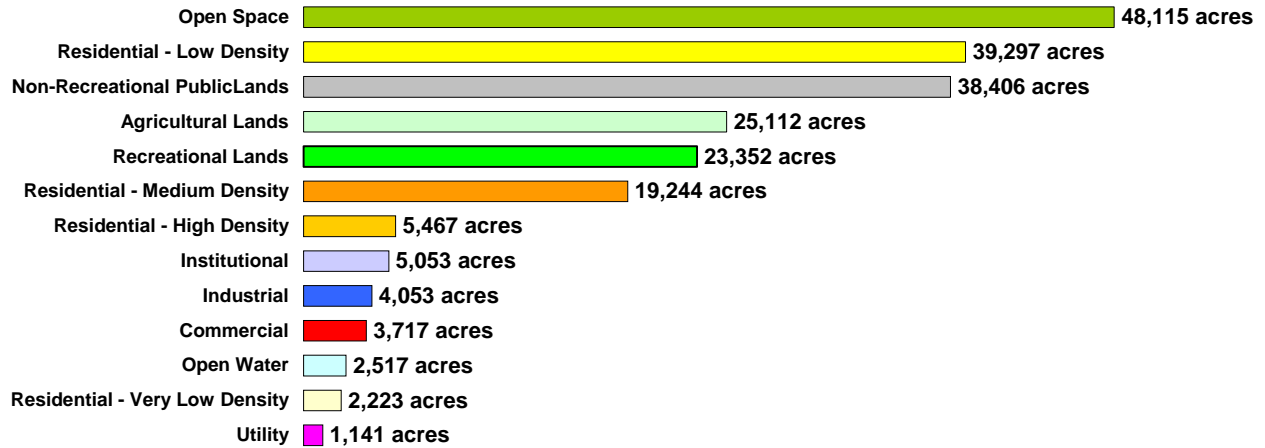




Current Land Use

This is an analysis of the current land use conditions of the lands of Prince William County. Real Estate Assessment data was linked to each parcel to determine the current use or status. These categories were developed in conjunction with the Watershed Management Division of Public Works for water quality analysis purposes.

Current Land Use Categories by Acreage



Agricultural Lands – These lands include farming and livestock uses.

Commercial – These lands include developed businesses, shopping areas, office clusters, restaurants, and hotels.

Industrial – These lands include industrial parks, manufacturing facilities, warehousing, landfills, and quarries.

Institutional – These lands include schools, churches, colleges and universities, cemeteries, police and fire stations, libraries, and other public assembly facilities.

Non-recreational Public Lands – These lands contain vacant and developed lands owned by the state and federal government, VDOT right-of-ways, and MCB Quantico.

Open Space – These lands include undeveloped land and protected open space areas. This would also include residential and non-residential parcels not yet developed.

Open Water – These are large bodies of water that primarily contain the Potomac and Occoquan Rivers.

Recreational Lands – These lands contain park lands owned by Prince William County, along with state and federal parks.





Residential-High Density – These lands contain developed residential lots of less than 6,000 Square Feet.

Residential-Low Density – These lands contain developed residential lots between 1 and 20 acres.

Residential-Medium Density – These lands contain developed residential lots between 6,000 Square Feet and 1 acre.

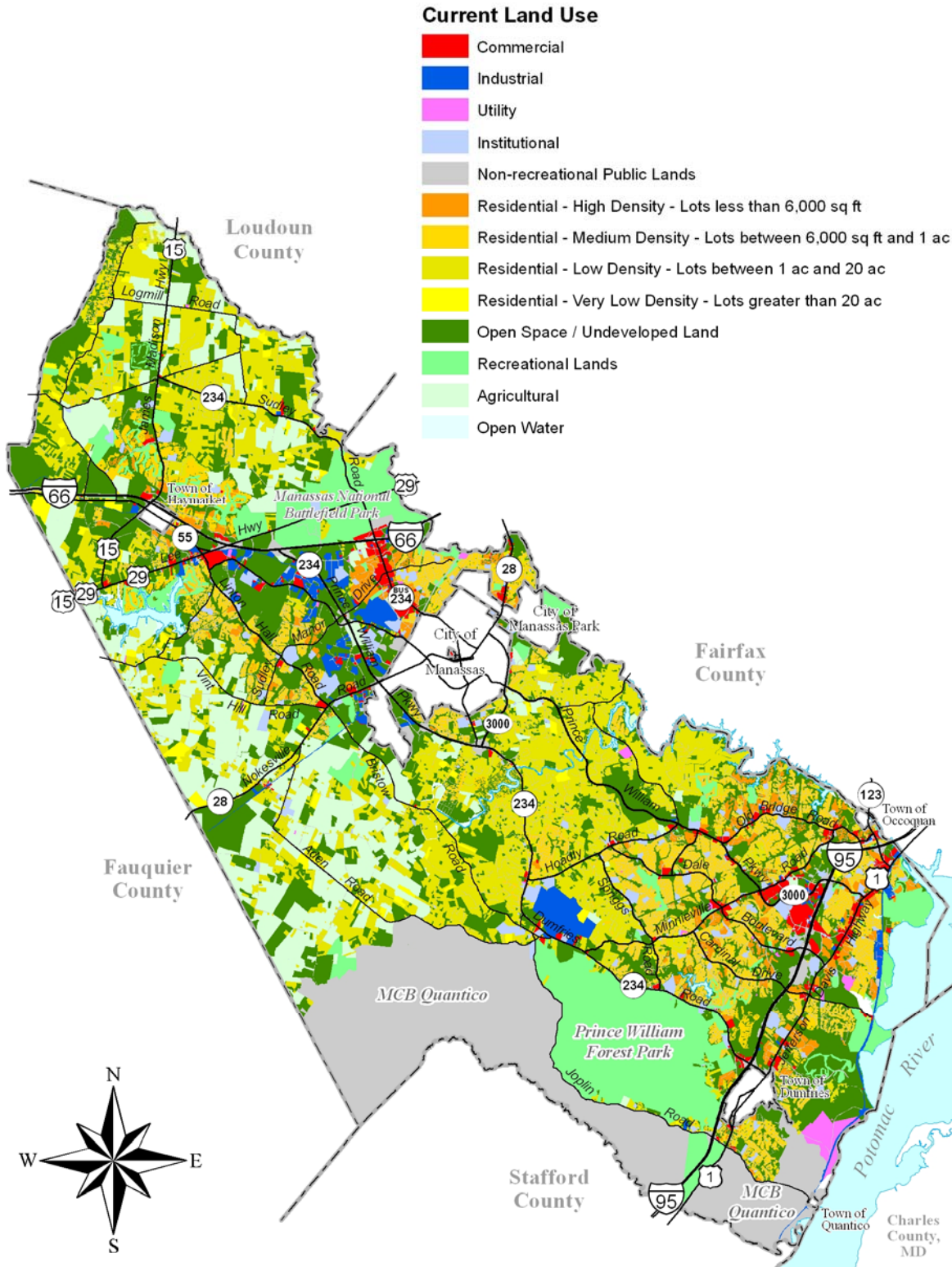
Residential-Very Low Density – These lands contain developed residential lots greater than 20 acres.

Utility – These lands contain power and pipeline right-of-ways, solid waste disposal facilities, and power plants.





Current Land Use Map





Section G – List of Abbreviations

A-1	Agricultural zoning district	MTN	Mass Transit Node long-range land use classification
A-1C	Agricultural Clustered zoning district	NC	Neighborhood Commercial long-range land use classification
B-1	General Business zoning district	O	Office long-range land use classification
B-2	Neighborhood Business zoning district	O(F)	Office/Flex zoning district
B-3	Convenience Retail zoning district	O(H)	High-Rise Office zoning district
BOCS	Board of County Supervisors	O(L)	Low-Rise Office zoning district
CEC	Community Employment Center long-range land use classification	O(M)	Mid-Rise Office zoning district
CR	Convenience Retail long-range land use classification	PBD	Planned Business District zoning district
DU	Dwelling units	PL	Public Land long-range land use classification
EI	Industrial Employment long-range land use classification	PMD	Planned Mixed Use District zoning district
ER	Environmental Resource long-range land use classification	PMR	Planned Mixed Residential zoning district
FAR	Floor Area Ratio	PWC	Prince William County
FEC	Flexible-Use Employment Center long-range land use classification	R-2	Suburban Residential zoning district
GC	General Commercial long-range land use classification	R-2C	Suburban Residential Clustered zoning district
GFA	Gross Floor Area	R-4	Suburban Residential zoning district
GIS	Geographic Information System	R-4C	Suburban Residential Clustered zoning district
HOA	Homeowners Association	R-6	Suburban Residential zoning district
LRLU	Long-Range Land Use	R-16	Suburban Residential High zoning district
M-1	Heavy Industrial zoning district	R-30	Urban Residential zoning district
M-2	Light Industrial zoning district	RCC	Regional Commercial Center long-range land use classification
M/T	Industrial/Transportation zoning district	REC	Regional Employment Center long-range land use classification
MCB	Marine Corps Base	REZ	Rezoning
MF	Multi-family dwelling	ROD	Redevelopment Overlay District





- RPC** Residential Planned Community zoning district and long-range land use classification

- SF** Single-family detached dwelling or Square Feet

- Sq Ft** Square feet

- SR-1** Semi-Rural Residential zoning district

- SR-1C** Semi-Rural Residential Clustered zoning district

- SR-3** Semi-Rural Residential zoning district

- SR-3C** Semi-Rural Residential Clustered zoning district

- SR-5** Semi-Rural Residential zoning district

- SR-5C** Semi-Rural Residential Clustered zoning district

- SRH** Suburban Residential long-range land use classification

- SRL** Suburban Residential Low long-range land use classification

- SRM** Suburban Residential Medium long-range land use classification

- SRR** Semi-Rural Residential long-range land use classification

- SUP** Special Use Permit

- TH** Townhouse dwelling

- UMU** Urban Mixed-Use long-range land use classification

- URH** Urban Residential High long-range land use classification

- URL** Urban Residential Low long-range land use classification

- URM** Urban Residential Medium long-range land use classification

- VMU** Village Mixed-Use long-range land use classification





Section H – County Mapper XM

How to Locate a Rezoning Case in County Mapper

Prince William County has many interactive GIS applications that allow customers to view and query the County's GIS data using various formats.

The most popular web application is the County Mapper XM. This application gives users the ability to query properties by their parcel identification number or address as well as by selecting the property interactively. Users may select various data layers to display geographic information over the parcel layer.

County Mapper XM is the current online GIS property viewer. This robust application has additional functionality over the prior versions and many improvements to the user interface. Users also have access to a downloadable Users Guide and a Quick Reference Survival Guide.

County Mapper can be found on the web at www.pwcgov.org/countymapper. The following images are a quick reference guide to find the location of a rezoning case by using the case number found on the inventory tables of this report (Tables 7, 8, 9, 10, 11, and 12).



How to locate a rezoning case in County Mapper XM using the internet and a case number.



Planning Office – Using County Mapper to locate a rezoning case | April 3, 2012

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11





Where do I find the case number?

- To locate a rezoning case you will need the case number.
- Case numbers are shown in the Build-Out Analysis Inventories.
 - ◆ Residential Inventory (Tables 7 & 8).
 - ◆ Non-Residential Inventory (Tables 9 & 10).

Table 7

Case Name	Case Number	Zone	Type	Approved
AVENDALE	PLN2006-00781	PMR	SF	295
BLADES	REZ1988-0007		SF	6
BOLT PROPERTY	PLN2006-00384		SF	60
BRADLEY FOREST - BOCS	REZ1958-0000		SF	100
BREDA & MCDERMOTT PROPERTIES	PLN2006-00683	PMR		36
BRISTOW WOODS	REZ1989-0090	SR-5		16
BYRNE & DE GASTYNE PROPERTIES	PLN2006-00180	R-4	SF	12



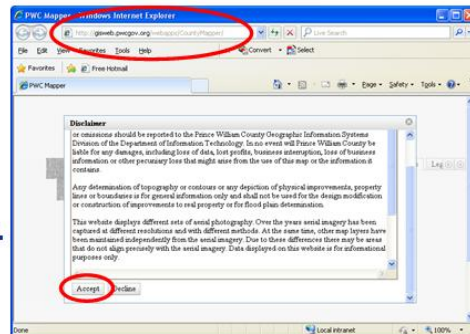
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[2]

What is the Internet address?

- Open your web browser and enter this address:

- ◆ www.pwcgov.org/CountyMapper/ and select County Mapper XM on the web page.
- ◆ County Mapper works best with Internet Explorer.
- ◆ You may wish to save it in your “Favorites”.
- ◆ Read the Disclaimer and select “Accept” to continue.



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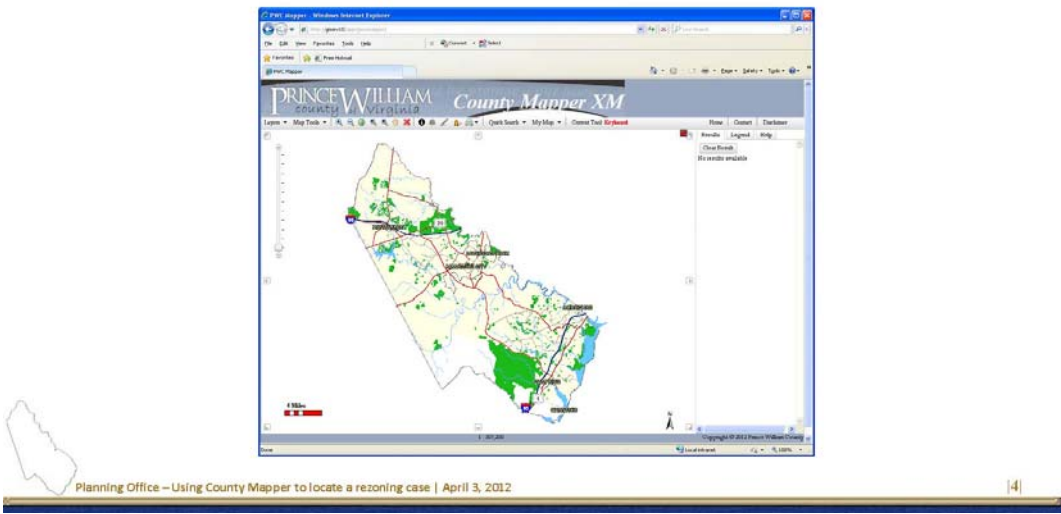
[3]





Starting County Mapper

- County Mapper should look something like this when it opens.



Where is the case number entered?

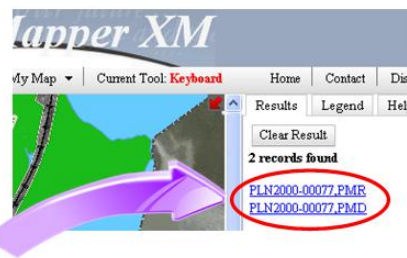
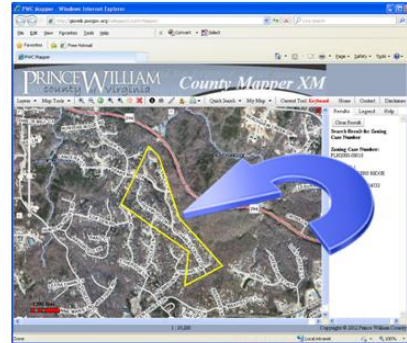
- Select the **“Quick Search”** tab on the tool bar.
- Select the **“Features”** tab of the drop-down menu.
- In the **“Select Layer”** drop-down, select **“Zoning Case Number”** at the bottom of the list.
- Type in the desired case number and select the **“Submit”** button.





Displaying the zoning case location

- County Mapper will zoom to your case.
 - The property outline for the case will be highlighted with yellow.
-
- Cases with multiple zoning districts will show up on the right side.
 - Select the district you want and County Mapper will zoom to it.

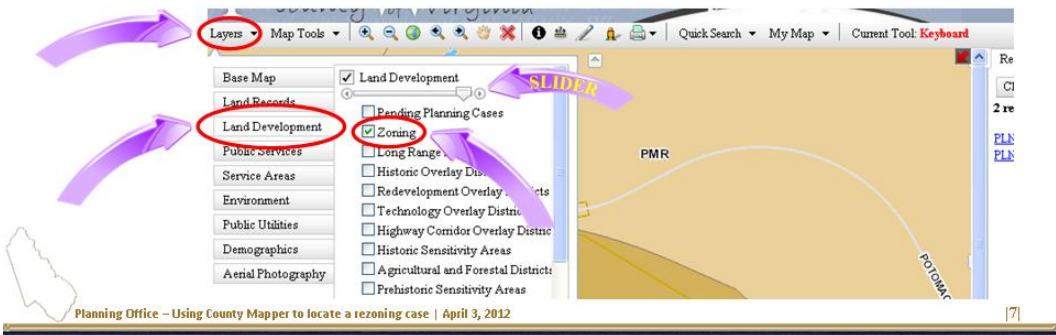


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[6]

How can I see the zoning layer?

- To view the zoning layer in, use the “Layers” drop-down menu.
- Select the “Land Development” bar.
- Select the “Zoning” box.
- Control the layer transparency by using the slider bar.
- To make the menu box disappear, click in the map area.



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[7]





How do I get closer and move around?

- With the layer set to be semi-transparent, it is easier to see the land below it.
- The zoom tools let you zoom in or out and also pan the image in any direction.
- The globe symbol zooms to the entire county.

The image shows two screenshots of the County Mapper XM interface. The left screenshot shows a map with a magnifying glass icon over a specific area. A large blue arrow points from this area to the right screenshot. The right screenshot shows a zoomed-in view of a map area with a red circle highlighting the navigation toolbar, which includes zoom in, zoom out, pan, and globe icons.

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Does the zoning layer contain information?

- Many layers contain attribute information.
- The **i** tool shows additional information for layers that are turned on.
 - ◆ Select the **i** tool.
 - ◆ Select the layer you wish to query.
 - ◆ Choose the selection method then select.
 - ◆ The “Results” appear on the right.

The image shows two screenshots of the County Mapper XM interface. The left screenshot shows the 'Identify Tool' window with the 'Zoning' layer selected and the 'i' tool icon circled in red. A green arrow labeled 'NEXT' points to the right screenshot. The right screenshot shows the 'Results' panel with a table of zoning information for a specific record.

Zoning (1 record(s) identified)	
Record: 1ZoomTo Highlight	
CLASS	SR-1
ZONE CASE	PLN2000-0
ACREAGE	161.800245
NAME	HUNTERS TREYWOC
ZONE TYPE	2
PROFFERS	Yes
BUILT OUT	Yes
TOTAL UNITS	0
Single Family Detached	88
Single Family Attached	0
Multi Family Attached	0
FLEXIBLE UNIT TYPE	
ESTIMATED UNIT FIELDS	
TOTAL SQ FT	N/A
RETAIL/COMMERCIAL SQ FT	N/A
OFFICE SQ FT	N/A
INDUSTRIAL SQ FT	N/A
INDUSTRIAL/EDUCATIONAL SQ FT	N/A

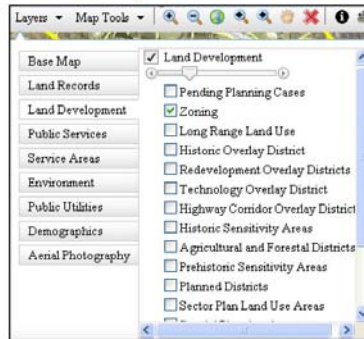
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What else can County Mapper do?

- County Mapper contains many layers of data.
- Layers are grouped by similar content or use.
- Layers can be turned on or off at any time.
- Layers that are grayed-out require zooming in closer (Parcels are a good example of this).

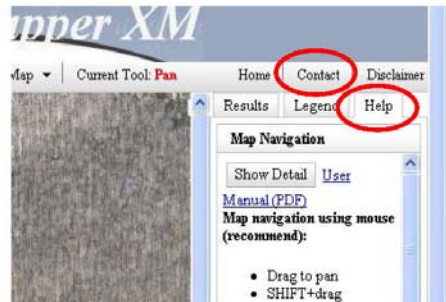


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10

Is more help available?

- Select the “Help” tab on the right to access built-in directions.
- The PWC GIS Office can offer more assistance if necessary and can be reached using the “Contact” tab.



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11





Long-Range Land Use totals of undeveloped A-1 land in the development area derived from the GIS used on Tables 3 and 4.

Table 15

Land Use Classification	Undeveloped Acreage
AE	0.5
CEC	402.5
CR	1.4
EI	65.3
ER	1,488.2
FEC	964.0
GC	64.1
NC	26.3
O	283.9
RCC	21.3
REC	934.4
SRH	121.9
SRL	745.2
SRM	68.9
SRR	3,341.7
UMU	6.4
URH	11.8
URM	6.4
	8,553.9

The development potential of undeveloped A-1 lands within the development area are calculated from the values in this table. These acreage totals represent polygon data in the GIS. Some long-range land use values (CEC, RCC, REC, and UMU) are used in both residential and non-residential calculations as they offer a mix of potential development. A portion of the ER (896 acres) that falls within the SRR classified parcels was added to the SRR during the calculation process to obtain the 4,239 acres on Table 3. Acreage totals shown in the table were rounded to whole numbers during calculations. The average FAR was also used for calculations to determine mid-range or average totals.

Long-Range Land Use totals of underdeveloped land in the revitalization areas derived from the GIS used on Tables 5 and 6.

Table 16

Land Use Classification	Undeveloped Acreage
CEC	56.6
ER	154.6
GC	259.9
NC	15.0
O	39.2
SRH	104.8
SRL	599.4
SRM	25.0
UMU	203.8
URL	.09
URM	43.6
VMU	57.5
	1,560.2

The development potential of underdeveloped lands within the revitalization areas are calculated from the values in this table. These acreage totals represent polygon data in the GIS. Some long-range land use values (CEC, UMU, and VMU) are used in both residential and non-residential calculations as they offer a mix of potential development. Acreage totals shown in the table were rounded to whole numbers during calculations. The average FAR was also used for calculations to determine mid-range or average totals.



BUILD-OUT ANALYSIS – 2011



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September 20, 2012