



# COUNTY OF PRINCE WILLIAM

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PLANNING  
OFFICE

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Director of Planning

September 13, 2006

## Staff Report

CPA #PLN2006-00846, Parks and Open Space Plan  
(All Magisterial Districts)

**Planning Commission Public Hearing: September 20, 2006**  
**Staff Recommendation: Approval**

**I. Background is as follows:**

- A. Comprehensive Plan Amendments (CPAs) – Under the Code of Virginia, the Board of County Supervisors can initiate amendments to the adopted Comprehensive Plan.
- B. Proposed Amendments – The proposed amendments (see Attachment A) provide definitions for open space and include improved open space policies. Furthermore, the two goals of the current Parks and Open Space chapter, which are providing a park system that meets the needs of the county and meeting the established level of service for parks and facilities, were combined into one. A new goal for open space was added, that states “provide an open space system that preserves natural and cultural resources for the use and enjoyment of the residents of Prince William County”. Based on these goals the policies and action strategies of the Comprehensive Plan are proposed to be amended to address three major issues as follows:
  1. Continue – The County should continue to meet active recreation needs, but also begin to provide passive recreation opportunities.
    - a) Parks – The parks level of service policy has been refined. The current policy of providing 13.8 acres/1000 people remains; however, credit for some school and home owner association (HOA) lands has been included.
    - b) Facilities – The facilities level of service policy has been amended to take into consideration additional facilities programmed by the park authority as well as facilities provided by federal parks, state parks, HOAs and privately owned recreation facilities.
    - c) Open Space – A new policy and set of strategies has been added regarding open space including a target that 50% of County park land be passive



recreation or open space.

2. Connect – The County should connect parks and open spaces through a network of trails and environmental corridors.
    - a) Corridors – The trails policy has been updated to incorporate a broader set of park and open space connections and passive recreation through recreational, heritage and environmental corridors.
    - b) Corridors Map – A new corridors map has been developed to guide recreational trails planning, acknowledge and guide development of heritage trails, and identify environmental corridors.
    - c) Related Policies – Action Strategies from the Environment and the Cultural Resources chapters of the Comprehensive Plan have been reviewed and minor changes have been recommended to coordinate with the new corridors policies.
    - d) Neighborhood Park Access – A strategy has been added to encourage development of pedestrian access to neighborhood parks.
  3. Coordinate – A new policy has been created regarding coordination of parks and open space policies that includes strategies relocated from other policies as well as some new strategies for interagency coordination.
- C. Board of County Supervisors’ Work Session – On December 14, 2004, in response to the report “Conserving the Washington-Baltimore Region’s Green Network: The Time to Act is Now” the Board formalized the County Parks and Open Space Project to be undertaken by the Planning Office.
  - D. Findings Report - The Planning Office collected data, researched best practices and prepared analysis with the help of other agencies including the Prince William County Park Authority, Office of Information Technology, and the Department of Public Works, Watershed Management Division.
  - E. Citizen Input – The Planning Office held three citizen information forums in October 2005 throughout the county, met with various stakeholder groups, reviewed the 2002 Park Authority Needs Assessment and conducted an on-line survey.
  - F. Work Sessions - The Planning Office presented its findings to the Park Authority Board, Planning Commission and Board of County Supervisors during work sessions held in February, March and April.
  - G. Comprehensive Plan Amendment Initiation - The Board of County Supervisors initiated this comprehensive plan amendment request on June 6, 2006.

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

- A. Office of Planning Recommendation - The Office of Planning recommends approval of Comprehensive Plan Amendment # PLN2006-00846, Parks and Open Space. See Attachment B for the staff analysis.
- B. Planning Commission Public Hearing - A public hearing before the Planning Commission has been advertised for September 20, 2006.

**III. Issues** are as follows:

- A. Policy Implications – What are the policy implications of amending the Parks and Open Space chapter of the Comprehensive Plan?
- B. Timing - When would the Planning Commission need to take action?
- C. Legal – What are the pertinent legal issues associated with this proposal?
- D. Community Input – What community input will be required and what opportunities for community input have already been provided?

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

- A. Recommend approval of CPA #PLN2006-00846 parks and open space amendment.
  - 1. Policy – Update of the Parks and Opens Space chapter will provide new goals and strategies for increasing passive recreation opportunities in the County, for providing greater connectivity of parks and open space, and for ensuring greater interagency and intergovernmental cooperation in the provision of park facilities and preservation of open space.
  - 2. Timing – There is no requirement to take action within a certain time.
  - 3. Legal – Legal issues resulting from Planning Commission action would be addressed by the County Attorney.
  - 4. Community Input – Notice of the CPA has been advertised and findings and proposed amendments have been published on the Prince William County government web site. Community input has been solicited through various means including three forums that were conducted by staff, meetings held with stakeholder groups and through an on-line survey.

B. Recommend denial of CPA #PLN2006-00846, Parks and Open Space.

1. Policy - The parks and open space chapter of the comprehensive plan will not be modified to incorporate the findings, citizen input and efforts of the Planning Office and Park Authority. Policies designed to meet the community's needs for open space would not be provided to guide the Park Authority, CIP and monetary contribution guidelines.
2. Timing – There is no requirement to take action within a certain time.
3. Legal – Legal issues resulting from Planning Commission action would be addressed by the County Attorney.
4. Community Input – Notice of the CPA has been advertised and findings and proposed amendments have been published on the Prince William County government web site. Community input has been solicited through various means including three forums that were conducted by staff, meetings held with stakeholder groups and through an on-line survey.

V. Recommendation is that the Planning Commission accept Alternative A and recommend approval of CPA #PLN2006-00846 Parks and Open Space.

Staff: David J. McGettigan, AICP, x7189

Attachment:

- A. Proposed Text Amendments
- B. Staff Analysis
- C. BOCS Initiating Resolution

**Attachment A – Text Amendment  
Parks and Open Space**

Proposed Changes	Comment
<p><b>Intent</b></p> <p><u>Forty percent (40%) of the land in Prince William County is protected by some form of park or open space. These lands serve a variety of purposes from active recreation, to conservation, to cultural resource preservation. These lands also allow a range of access from public lands such as county parks that are free and open to county residents, to neighborhood association parks that are only open to residents of the neighborhood, to private properties that contain protected lands but have no public access.</u></p>	<p>Expanded to include the idea that open space can serve a variety of purposes and have a variety of public accessibility.</p>
<p><del>A Countywide system of well-maintained parks, park and recreation facilities, and public and private open space that meet a variety of the active, and-passive, and conservation recreational-needs is important to the residents of Prince William County citizens of all ages is an important service the County provides to its residents. These parks and open space also preserve trees and green areas that make the County more attractive to those who live here, those who visit, and those who wish to invest in the County. The quality of life for residents of Prince William County is not only linked to the availability of a well-maintained system of parks, recreation facilities, and public and private open space, but also to the quality of the natural and cultural resources in the County. Prince William County’s diverse natural environment such as its streams, lakes, forests, farmland, shores, and mountains, influence the way we spend our leisure time, determine whether we have clean air and water, provide habitat for plants and animals, and serve to strengthen the County’s economy. Similarly, Prince William County’s cultural resources provide a link to the past, attract tourists, and contribute to community character.</del></p>	<p>Expanded the intent to provide a broader definition of open space to include recreation, environmental protection, and cultural resources preservation.</p>
<p><u>The County, through the Park Authority, currently provides a well-maintained system of parks, recreation facilities, and public open space that meet a variety of active and passive recreational needs required by its citizens. In addition, the County has taken initiatives to effectively manage growth and conserve its vital open space and farmland through the creation of a development area and a rural area, as well as a long-range land use designation of Environmental Resource. Designated cultural resources are identified in the plan and preserved through the plan’s policies. It is important to recognize that the way the County manages development and change, the balance between protection and conservation of land and historic sites with residential and commercial growth and new infrastructure, will have an immense impact on future generations.</u></p>	<p>Expanded the intent to provide a broader definition of open space to include environmental and cultural resources.</p>
<p>Parks and open space in Prince William County are to be provided Countywide according to <u>facilities level of service (LOS) standards adopted by the Prince William County Park Authority and the Board of County Supervisors</u> and contained within this Plan. These standards address the kinds and size of parks and other recreation facilities needed to meet the needs of County residents. <u>In addition to County parks, schools provide a</u></p>	<p>Clarification</p>

**Attachment A – Text Amendment  
Parks and Open Space**

<b>Proposed Changes</b>	<b>Comment</b>
<p><u>variety of active recreation facilities to meet recreational needs of residents.</u></p>	<p>Include school open space in the concept of parkland.</p>
<p>The LOS standards are based upon existing conditions within the County and on recognized and accepted national, state, and County standards. They also reflect resident demand for these facilities. The LOS standards ultimately quantify monetary costs for providing Countywide parks and other recreation facilities for new residential and non-residential development in the County. These LOS standards are the basis for the County’s Capital Improvement Program and for County requests for monetary contributions for park and recreation facilities to serve new development.</p>	
<p><u>Open space consists of two main components; passive recreation and conservation areas. Passive recreation space includes the natural portions of county parks that are used for activities such as hiking, biking, horseback riding, picnicking, fishing and other unprogrammed activities. Passive recreation opportunities can also be found in State and Federal parks and home owners association (HOA) lands. Passive recreation needs are incorporated into the park level of service standards and include facilities such as trails and nature centers. Conservation areas include areas permanently protected from development by a number of means including conservation easements, national wildlife refuges, wetlands banks, historic preservation easements or designations and ownership by conservation entities like the Virginia Outdoors Foundation.</u></p>	<p>Added a better description of open space, including passive and conservation open space.</p>
<p><u>Open space also includes recreational, heritage, and environmental corridors. Recreational corridors are areas that connect parks and open spaces through a network of trails and/or bicycle facilities. Heritage Corridors are areas that connect or contain resources of cultural significance and consist of trails and/or roadways with interpretive signage. Environmental Corridors are areas of natural landscape that are permanently protected. The primary purpose of an environmental corridor is for both open space and environmental protection. Other secondary opportunities such as recreation, education, and cultural resource protection will be pursued where possible.</u></p>	<p>Added the concept of recreational, heritage and environmental corridors.</p>

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<b>Proposed Changes</b>	<b>Comment</b>
<p>The components of the Parks and Open Space Plan are:</p> <ul style="list-style-type: none"> <li>• Intent, Goals, Policies, and Action Strategies</li> <li>• Baseline LOS standards and criteria guidelines</li> <li>• Current Park Needs by Park Type (Figure 1)</li> <li>• Projected Park Land Needs (Table 1)</li> <li>• Level of Service Standards for Parks and Open Space (Appendix A)</li> <li>• <u>Corridor Plan (Appendix B)</u></li> <li>• Map 1: Parks and Open Space Map (<del>fold-out map</del>)</li> <li>• <u>Map 2: Parks and Open Space Corridors Map</u></li> </ul>	
<p>The Parks and Open Space <u>Corridors</u> Map is conceptual in nature and does not show the actual alignments of the Class I, Class II, and Class III trails along public roadways and/or publicly owned and/or privately conveyed or donated “<u>greenway</u>” <u>corridor</u> alignments. Individual land features, unsuitable terrain, property ownership, and citizen needs will dictate specific alignments.</p>	
<p><del>The Parks and Open Space Plan Map delineates already dedicated or proposed public walking, biking, hiking, and horse riding trails adjacent to public rights of way and already dedicated or donated greenways — or linear corridors of open space that connect and protect natural, recreational, and cultural resources in the County. The map shows parks and open spaces and the general locations of existing and potential connections between the open spaces, which should be developed as one of the three types of corridors – recreational, heritage and environmental. Additions to the Parks and Open Space Plan Map may take place on public property, within the public right of way, or on private property—through voluntary donations by citizens and through negotiated proffers from landowners and/or the development community, as development occurs. Private property owners are not obligated to participate in the trails and greenways corridors program. Private property immediately adjacent to the a proposed trail or greenway within a corridor shall not be adversely affected by that trail or greenway without the consent of by the owner of that property.</del></p>	
<p>Implementation of the Parks and Open Space <u>Corridors</u> Map shall not negatively affect the environment. <del>Neither the County nor the Park Authority will condemn private property to implement the Park Authority’s Greenways and Trails Master Plan, as approved by the Park Authority Board.</del></p>	
<p><b>GOAL:</b> Provide a park system and programs of a quantity, variety, and quality appropriate to meet the needs of the residents of Prince William County.</p>	

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Parks and Open Space**

<b>Proposed Changes</b>	<b>Comment</b>
<p><del>GOAL: Meet established level of service standards to ensure adequate sites and facilities needed to carry out an effective park and recreation program are provided.</del> <b><u>Provide an open space system that preserves natural and cultural resources for the use and enjoyment of the residents of Prince William County.</u></b></p>	<p>New goal related to open space.</p>
<p><del>POS REC-POLICY 1: Ensure the consistency and coordination of interagency planning techniques to provide for an appropriate quantity, variety, and quality of park sites and facilities.</del> <b><u>Acquire and maintain park acreage at a rate consistent with population growth and in accordance with development standards through the development process and other means as appropriate.</u></b></p>	<p>Reorient the first policy to apply to park acreage standards.</p>
<p><b>ACTION STRATEGIES:</b></p>	
<p>1. Implement <del>baseline</del> LOS standards and criteria for park sites <del>and facilities</del>, as outlined below, based on the characteristics of the development and proximity of park sites <del>and facilities</del>. Such standards shall be applied Countywide throughout the development review process. <u>See the Schools chapter for guidance on the size of school parks and open space.</u> The standards are as follows:</p>	<p>Limited this strategy to only land. Facilities have a separate set of strategies.</p>
<p><b>ACREAGE STANDARDS FOR PARK SITES:</b></p>	
<p><b><u>Countywide:</u></b> <u>County park land and land provided by county schools for recreational facilities should be provided at a rate of 13.8 acres per 1,000 population. Included within this total should be all neighborhood, community, regional, special use parks, and school open spaces (the population served by HOA lands that meet neighborhood park standards may be credited to the neighborhood park portion of the total). Fifty percent of the total combined park land should provide active recreation facilities and the remainder should be reserved for passive recreation and conservation areas. This amount of parkland is in addition to those parks and open spaces provided by the federal government, state government, private property owners and HOAs.</u></p>	<p>Added a countywide standard, establishing 13.8 acres/1,000 population as the cumulative standard.</p>
<p><b>Neighborhood Parks:</b> General Definition: Relatively small local parks designed to serve its immediate neighborhood <del>densely populated areas and that includes</del> specialized equipment and facilities. <u>HOA facilities may, and are encouraged to, meet the neighborhood park need of a community. County-owned neighborhood parks should be located to serve those areas developed at a density greater than 1 unit per acre not served by HOA facilities.</u></p>	<p>Acknowledge the contribution of HOA facilities to neighborhood park needs.</p>



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Parks and Open Space**

<b>Proposed Changes</b>	<b>Comment</b>
<ul style="list-style-type: none"> <li>• Acres/1000 persons: ----- 1.0 acres</li> <li>• <u>Minimum</u> Size:----- 5 to <del>20</del> acres</li> <li>• Service Area: ----- <del>1.5 to 2 miles</del> <u>1 mile</u></li> <li>• <del>Population served: ----- 3,000 – 7,000</del></li> </ul>	<p>Decreased the service area to 1 mile.</p> <p>Eliminated the “population served” standard. Parks in more densely populated areas would have to be designed in a way that can accommodate a more intensive use.</p>
<p><b>Community Parks:</b> General Definition: Larger recreation parks designed to serve <del>several neighborhoods urban and rural residents</del> and that include wider range of equipment and facilities.</p>	
<ul style="list-style-type: none"> <li>• Acres/1000 persons:----- 4.0 acres</li> <li>• <u>Minimum</u> Size:-----<del>20 to 100</del> acres</li> <li>• Service Area:----- <del>2 to 10</del> <u>5 miles (at a density &gt; 1 du/ac)</u></li> <li>• <del>Population served: ----- 7,000 – 17,000</del></li> </ul>	<p>Eliminated the “population served” standard. Parks in more densely populated areas would have to be designed in a way that can accommodate a more intensive use. Clarified the service area standard.</p>
<p><b>Regional Parks:</b> General Definition: Large parks designed to serve a wide geographic area with a diverse range of equipment and facilities.</p>	
<ul style="list-style-type: none"> <li>• Acres/1000 persons:----- 6.0 acres</li> <li>• <u>Minimum</u> Size:-----<del>100+</del> acres</li> <li>• Service Area:----- 10+ miles</li> <li>• <del>Population served: ----- 17,000</del></li> </ul>	<p>Eliminated the population served standard.</p>

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Parks and Open Space**

<b>Proposed Changes</b>	<b>Comment</b>
<p><b>Special Use Parks:</b> General Definition: Highly specialized parks designed to serve the entire County with unique facilities and activities, such as marinas, historic areas, recreation centers, golf courses, equestrian facilities, <del>greenway and</del> equestrian trails, <u>multi-use trails</u> and similar facilities and may be included in community and regional parks.</p>	
<ul style="list-style-type: none"> <li>• Acres/1000 persons:----- 2.8 acres</li> <li>- <u>Minimum Size</u>:-----Dependent on activity/use</li> <li>• Service Area:----- <u>Countywide/20+ 10 miles</u></li> <li>• Population served:----- 25,000+</li> </ul>	<p>Eliminated the population served standard.</p>
<p><b><del>Standards for Neighborhood and Community Park Facilities:</del></b></p> <p><del>_____ PWCPA Std. _____ (facility/pop. served) _____ ACTIVE FACILITIES _____ PLAYFIELDS _____ Baseball _____ Little League _____ Softball _____ Football 1/ _____ Soccer _____ COURTS _____ Tennis _____ Basketball _____ Volleyball 1/ _____ OTHER _____ Gymnasium 1/ _____ Fitness/Trail 1 mi. _____ Playground/Tot Lots _____ PASSIVE FACILITIES _____ Nature Centers 1/1 _____ Nature/Greenway Trails 1 _____ Amphitheaters (stage and seating for approx. 300) 1/1</del></p>	<p>Facility standards have been separated from park land standards and have been relocated to Policy 2, AS 1.</p>
<p><del>2. Create and maintain records of participation rates and demand for services for use in future park analysis.</del></p>	<p>This strategy is facility related and therefore was relocated to Policy 2, AS 2.</p>
<p>2. <u>Neighborhood park sites and facilities should be provided primarily by HOAs and other community organizations and built to Park Authority standards. An elementary school, middle school, community park, regional park, or special use park shall be considered to meet the definition of neighborhood park when considering service area.</u></p>	

**Attachment A – Text Amendment  
Parks and Open Space**

<b>Proposed Changes</b>	<b>Comment</b>
<del>3. Create and maintain an inventory of existing private sector and other jurisdictional parkland and facilities for use in future park analysis.</del>	This strategy was moved to Policy 2, AS 3.
<u>3. At the time of rezoning and special use permit, ensure adequate pedestrian access to the nearest neighborhood parks.</u>	Added to reinforce neighborhood park connections to development.
<del>4. Apply current and future population data by Metropolitan Washington Council of Governments (MWCOC) Analysis Zones to determine needs analysis based on individual park LOS, rather than by magisterial district. Provide current and updated demographic data relevant to parks and facilities to the Park Authority on a regular and ongoing basis.</del>	Completed.
<u>4. At the time of rezoning or special use permit, ensure that new residential development with a density greater than 1 unit per acre is within one mile of a neighborhood park, or provide such facility within the proposed development</u>	Added to reinforce neighborhood park connections to development.
<del>5. Assist the Park Authority in soliciting funding from appropriate governmental agencies for the purpose of acquisition, development, renovation, and maintenance of County parks, trails, open space, and recreational sites and facilities.</del>	This strategy was moved to Policy 5, AS 1.
<u>5. Develop a drive-time model for community, regional, and special use park service areas and migrate the park LOS standards to drive-time standards rather than service area standards.</u>	New policy to provide a more accurate method of determining park service area.
<del>6. Coordinate, where feasible, park and facility planning with the recommendations of the Virginia Outdoor Plan, to optimize the informational gains and other benefits associated with coordinated intergovernmental planning.</del>	This strategy is replaced by new policies in Policy 5, AS 3.
<u>6. During rezoning and special use permit applications, accept land dedications and/or monetary contributions adequate to offset the impacts of the proposed development on the park system.</u>	
<del>7. Coordinate interagency planning efforts to implement a Countywide, comprehensive trails and greenways system—including trails for pedestrian, non-motorized vehicles, and horses under saddle and on harness. Connectivity between parks via trails, sidewalks, greenways, and linear corridors shall be encouraged.</del>	This strategy is superseded by the new Policy 4 on trails and Policy 5 on coordination.
<u>7. Land dedications for public parks should meet the location, access and use needs of the park system</u>	

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Parks and Open Space**

<b>Proposed Changes</b>	<b>Comment</b>																														
8. <u>Periodically update the Policy Guide for Monetary Contributions to reflect accurate costs for land acquisition and facility construction.</u>																															
9. <u>Locate, where possible, community and regional parks on major collector and arterial roadways, to minimize the potential traffic impacts on residential neighborhoods.</u>																															
<p><b><del>POS REC-POLICY 2: Acquire and maintain park acreage and facility development at a rate consistent with population growth and in accordance with adopted standards, through the development process and other means, as appropriate. <u>Active recreation/facilities policy – Meet the established LOS standard to ensure adequate facilities to carry out an effective park and recreation program.</u></del></b></p>																															
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<p><b>Standards for Neighborhood and Community Park Facilities:</b></p> <p><b>PWCPA Std. (facility/pop. served)</b></p> <p><b>ACTIVE FACILITIES</b></p> <p><b>PLAYFIELDS</b></p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding-left: 20px;">Baseball</td> <td style="text-align: right;">1/6,000</td> </tr> <tr> <td style="padding-left: 20px;">Little League</td> <td style="text-align: right;">1/4,000</td> </tr> <tr> <td style="padding-left: 20px;">Softball</td> <td style="text-align: right;">1/4,000</td> </tr> <tr> <td style="padding-left: 20px;">Football</td> <td style="text-align: right;">1/15,000</td> </tr> <tr> <td style="padding-left: 20px;">Soccer</td> <td style="text-align: right;">1/2,000</td> </tr> </table> <p><b>COURTS</b></p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding-left: 20px;">Tennis</td> <td style="text-align: right;">1/5,000</td> </tr> <tr> <td style="padding-left: 20px;">Basketball</td> <td style="text-align: right;">1/5,000</td> </tr> <tr> <td style="padding-left: 20px;">Volleyball</td> <td style="text-align: right;">1/10,000</td> </tr> </table> <p><b>OTHER</b></p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding-left: 20px;">Recreation Centers</td> <td style="text-align: right;">1/50,000</td> </tr> <tr> <td style="padding-left: 20px;">Gymnasium</td> <td style="text-align: right;">1/35,000</td> </tr> <tr> <td style="padding-left: 20px;">Fitness/Trail</td> <td style="text-align: right;">1 mi./10,000</td> </tr> <tr> <td style="padding-left: 20px;">Playground/Tot Lots</td> <td style="text-align: right;">1/5,000</td> </tr> </table> <p><b>PASSIVE FACILITIES</b></p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding-left: 20px;">Nature Centers</td> <td style="text-align: right;">1/100,000</td> </tr> <tr> <td style="padding-left: 20px;">Nature/Greenway Trails</td> <td style="text-align: right;">1 mi/2500</td> </tr> <tr> <td style="padding-left: 20px;">Amphitheaters (stage and seating for approx. 300)</td> <td style="text-align: right;">1/100,000</td> </tr> </table>	Baseball	1/6,000	Little League	1/4,000	Softball	1/4,000	Football	1/15,000	Soccer	1/2,000	Tennis	1/5,000	Basketball	1/5,000	Volleyball	1/10,000	Recreation Centers	1/50,000	Gymnasium	1/35,000	Fitness/Trail	1 mi./10,000	Playground/Tot Lots	1/5,000	Nature Centers	1/100,000	Nature/Greenway Trails	1 mi/2500	Amphitheaters (stage and seating for approx. 300)	1/100,000	Relocated from Policy 1.
Baseball	1/6,000																														
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1. <u>Update the number of persons/dwelling unit size coefficient within the Design and Construction Standards Manual to reflect figures derived from the Prince William County population forecasts for MWCOG.</u>																															

**Attachment A – Text Amendment  
Parks and Open Space**

<b>Proposed Changes</b>	<b>Comment</b>
1. <u>The Park Authority should create and maintain records of participation rates and demand for services for use in future facilities park analysis</u>	Relocated from Policy 1, AS 2.
2. <del>Update periodically the property value coefficient—upon which the calculation of fair share contributions is based—to more accurately reflect existing and varying property values throughout the County.</del>	
2. <u>The Park Authority should create and maintain an inventory of existing private sector and other jurisdictional facilities for use in future park facilities analysis.</u>	Relocated from Policy 1, AS 3.
3. <del>Encourage voluntary monetary contributions from developers where land dedications would not meet minimum acreage standards for each park category.</del>	
3. <u>Renovate and expand, where possible - in accordance with the guidelines of the Community Design Plan – existing park acreage and facilities to address identified demands.</u>	
4. <del>Accept only those dedications of public park sites and facilities that are readily accessible to the general public and not just to residents of the proposed development.</del>	
4. <u>Upgrade and expand facilities to meet the population expected to be served by such facility.</u>	
5. <del>Encourage the use of conservation easements or restrictive covenants—as appropriate—by private landowners, in order to protect and preserve historic sites and sensitive environmental areas.</del>	Moved to POS 3 – open space
6. <del>Encourage the use of public-private partnerships for the purposes of acquiring, constructing and/or operating parks and park facilities.—</del>	Moved to POS 5 - coordination
7. 5. <u>Encourage developers incorporating pools in new developments to construct 25-meter, six-lane community pools designed to meet the needs of community and competitive swimming.</u>	
6. <u>Update the DCSM to establish facility standards for Home Owner Association parks to meet the neighborhood park needs.</u>	
7. <u>Account for private recreational facilities when evaluating facilities LOS needs.</u>	
<b><u>RECPOS-POLICY 3: Promote and encourage the establishment of a countywide system of open spaces to meet the passive recreation needs of county residents and to preserve important natural and cultural resources.</u></b>	

**Attachment A – Text Amendment  
Parks and Open Space**

<b>Proposed Changes</b>	<b>Comment</b>
1. <u>County parks should have about 50% of their area in open space or passive recreation.</u>	
2. Consider incorporating scenic vistas and natural viewsheds – identified through the Cultural Resources and Environment chapters – into the parks and open space <del>trails and greenways</del> system, as appropriate.	Moved from Policy 4, AS 12, updated terminology.
3. Encourage the use of conservation easements or restrictive covenants – as appropriate – by private landowners, in order to protect and preserve historic sites and sensitive environmental areas.	Moved from Policy 2, AS 5.
<b><u>RECPOS-POLICY 4 3: Ensure that park sites are located and designed in a manner that optimizes their accessibility, safety, and usefulness to the populations intended to be served. Promote and encourage the establishment of a countywide system of biking, hiking, equestrian, and water trails.</u></b>	
<b>ACTION STRATEGIES:</b>	
1. <del>Locate, where possible, community and regional parks on major collector and arterial roadways, to minimize the potential traffic impacts on residential neighborhoods.</del>	Moved to Policy 1, AS 12.
2. 1. Provide convenient, well-marked, well-defined entrance points of access for trails within the Countywide trails and greenways system. Where possible, locate these entrance points at activity centers—such as park locations, public facilities (schools and libraries), public transit, residential communities, and private businesses—and where such trails and greenways have been provided through voluntary conveyance or are on public property.	
3.2. Utilize the Crime Prevention through Environmental Design (CPTED) practices of the Prince William County Police Department for points of access to trails and greenways and in trail and greenway designs.	
4.3. Increase access for boating, fishing, and beach activities along the Potomac and Occoquan Rivers and along other public waters in the County.	
5.4. Assist and support state efforts to locate and develop public fishing access sites in Prince William County.	
<u>5 Link public property and the County's natural/historic/recreational resources, neighborhoods, employment centers, transit facilities, and other public facilities</u>	

**Attachment A – Text Amendment  
Parks and Open Space**

<b>Proposed Changes</b>	<b>Comment</b>
6. <del>Coordinate with the Prince William County Area Agency on Aging to ensure that there are adequate park facilities located in the proximity of senior citizen centers to serve the specialized needs of senior citizens.</del>	Moved to Policy 5, AS 6.
6. Include existing utility and conservation easements, abandoned railroad beds, and other appropriate sites as potential trail and/or greenway segments	
7. <del>Collocate parks and schools to optimize the shared use of facilities.</del>	Moved to Policy 5, AS 7.
7. <u>Establish environmental, recreational and heritage corridors consistent with the corridors plan as shown on map B.</u>	
8. <u>As part of the rezoning and special use permits process seek land dedication to implement identified environmental, recreational and heritage corridors.</u>	
9. <u>The Park Authority should maintain a set of standards for corridors and trails including topographic standards, environmental concerns and trail destinations recognizing the need for consistency, connections, accessibility, maintenance and liability</u>	
10 <u>Update the DCSM standards governing the construction of trails including materials widths, access points, lighting, environmental conditions, and ADA accessibility.</u>	
11. <u>Promote connections between existing and planned trails/corridors (work on)</u>	
12. <u>Coordinate regional trails development including the Potomac Heritage National Scenic Trail and the East Coast Greenway, and other regional trails identified through cooperation with adjoining localities.</u>	
13. Assure the construction of Class I and Class II bicycle trails within the public right-of-way as development occurs and/or as roadways are upgraded. Encourage linkages of these trails with established trails in accordance with the Transportation Plan	Moved from Policy 4, AS 9.
14. Encourage developers to collocate – where appropriate – trails and greenways within sewer line easements, utility corridors, utility easements, and buffers alongside stream valleys and roads, to minimize land acquisition and disruption of the natural environment	Moved from Policy 4, AS 13.
15. Encourage the construction and maintenance of trails and greenways within private developments that feed into the Countywide trails and greenways system	Moved from Policy 4, AS 14.

**Attachment A – Text Amendment  
Parks and Open Space**

Proposed Changes	Comment
<b><del>REC-POLICY 4: Promote and encourage the establishment of a Countywide system of biking, hiking, and horse trails and greenways, consistent with the Park Authority’s Parks and Open Space Map and Trails Plan.</del></b>	Replaced by Policy 4, AS 5.
<b><del>ACTION STRATEGIES:</del></b>	
<b><del>1. Promote the implementation of the Park Authority’s trails and greenways system with the assistance of citizen groups, the development community, and the Virginia Department of Transportation in order to link public property and the County’s natural/historic/recreational resources, neighborhoods, employment centers, transit facilities, and other public facilities.</del></b>	Replaced by Policy 4, AS 5.
<b><del>2. Include in planning for the trails and greenways system and working with the various public and private groups assisting the Park Authority in implementing that system all floodways existing utility and conservation easements, abandoned railroad beds, and other appropriate sites as potential trail and/or greenway segments.</del></b>	Replaced by the new Map 2 and Policy 2, AS 7.
<b><del>3. Create designated stream valley (linear) parks to be incorporated into the Countywide trails and greenways system, to be provided through voluntary contributions by landowners or through Park Authority purchase of the land within the proposed stream valley park.</del></b>	Replaced by the new Map 2 and Policy 2, AS 7.



**Attachment A – Text Amendment  
Parks and Open Space**

<b>Proposed Changes</b>	<b>Comment</b>
<p><del>4. Coordinate efforts between the Park Authority and the County to establish standards and guidelines for the dedication of land and the acquisition of easements from private property owners for the Countywide trails and greenways system. Such standards should recognize that the system will provide a variety of benefits including recreation, environmental protection, economic development and non-motorized transportation. These standards shall address:</del></p> <ul style="list-style-type: none"> <li><del>• Topographic standards for trail construction, including maximum slopes and drainage.</del></li> <li><del>• Environmental concerns for wildlife, water quality, and plant life.</del></li> <li><del>• Trail destinations and connections.</del></li> </ul> <p><del>Such standards should recognize that the system will provide a variety of benefits including recreation, environmental protection, economic development, and non-motorized transportation. Such standards should include, but not be limited to, the following:</del></p> <ul style="list-style-type: none"> <li><del>• <b>Consistency</b>—The acquisition of alignments for additional trails and greenways should be consistent with the County’s Long Range Land Use Plan Map and the standards established for the Park Authority’s Parks and Open Space Plan Map.</del></li> <li><del>• <b>Connections</b>—Proposed land or easements to be dedicated should provide connections to existing or future trails or greenways.</del></li> <li><del>• <b>Accessibility</b>—Proposed land dedications and easements should serve multiple needs and be accessible to the general public. Potential sites and easements should be judged on location criteria that include linkages to existing trails, trip origins, service to the greatest number of users, and linkages to public and private facilities.</del></li> <li><del>• <b>Maintenance and Liability</b>—Responsibilities for maintenance and liabilities associated with the type and use of a trail should be clearly defined, prior to construction of each segment.</del></li> </ul>	<p>Replaced by Policy 1, AS 9.</p>
<p><del>5. Maintain and update standards governing construction of trails. Standards should consider, but not be limited to, the following factors:</del></p> <ul style="list-style-type: none"> <li><del>• <b>Surfaces and Widths</b>—Trail surfaces and widths should be appropriate to the expected user types, intensity of use, and maintenance levels expected.</del></li> <li><del>• <b>Access Points</b>—Frequency and location of access points should relate to activity centers and transportation facilities.</del></li> <li><del>• <b>Lighting</b>—Adequate lighting should be provided where trails traverse security risk areas and serve users of public transit facilities.</del></li> <li><del>• <b>Environmental Conditions</b>—Trails should be designed and constructed with minimal impact to the County’s environmental, cultural, and historic resources.</del></li> </ul>	
<p><del>6. Encourage the use of tax benefits as an incentive for property owners to provide trails and greenways and/or restrictive and conservation easements to promote connections between existing and planned trails and greenways where such facilities are identified on the Long Range Land Use Plan Map.</del></p>	

**Attachment A – Text Amendment  
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<b>Proposed Changes</b>	<b>Comment</b>
<del>7. Cooperate with local, state, regional, and federal planning agencies to seek private donations of land or other voluntary means and conveyance of public property to develop the Potomac Heritage National Scenic Trail corridor along Prince William County’s eastern boundary as a segment of a regional trails and greenways network.</del>	
<del>8. Provide — through private donations of land or other voluntary means and conveyance of public property — trails and greenways for passive recreational purposes along the Occoquan Reservoir and Lake Manassas, to provide for passive recreation needs, with the added benefit of protecting the public drinking water supply.</del>	
<del>9. Assure the construction of Class I and Class II bicycle trails within the public right of way as development occurs and/or as roadways are upgraded. Encourage linkages of these trails with established trails in accordance with the Transportation Plan</del>	
<del>10. Promote cooperation with surrounding jurisdictions and regional planning authorities, to provide an inter-jurisdictional trails and greenways system through the cooperation and participation of the private and public sectors.</del>	Replace by Policy 5, AS 3&4.
<del>11. Work with local citizens and private organizations with an interest in trails and greenways, to assist in encouraging private participation in and maintenance of the trails and greenways system.</del>	Moved to Policy 5, AS8.
<del>12. Consider incorporating scenic vistas and natural view sheds identified through the Environment Plan into the trails and greenways system, as appropriate.</del>	Moved to Policy 3, AS2.
<del>13. Encourage developers to collocate — where appropriate — trails and greenways within sewer line easements, utility corridors, utility easements, and buffers alongside stream valleys and roads, to minimize land acquisition and disruption of the natural environment.</del>	Moved to Policy 4, AS14.
<del>14. Encourage the construction and maintenance of trails and greenways within private developments that feed into the Countywide trails and greenways system.</del>	Moved to Policy 4, AS15.
<del>15. Consider conveying to the Park Authority any unused rights of way or other unused, abandoned County land.</del>	Moved to Policy 5, AS9.

**Attachment A – Text Amendment  
Parks and Open Space**

<b>Proposed Changes</b>	<b>Comment</b>
<p><b>REC-POLICY 5:</b> <u>Optimize the use of existing parks and related facilities. Ensure the consistency and coordination of interagency planning techniques to provide for an appropriate quantity, variety, and quality of open space, park sites and facilities.</u></p>	<p>Added a new policy and associated action strategies to emphasize coordination of park and open space planning, acquisition, construction, and maintenance.</p>
<p><b>ACTION STRATEGIES:</b></p>	
<p><del>1. Utilize, where possible, monetary contributions to provide needed facilities to existing park sites.</del></p>	
<p>1. <del>Assist</del>The Park Authority should solicit grants and other funding opportunities for the purpose of planning, acquisition, development, renovation, and maintenance of parks, open space, and trails, and recreational facilities.</p>	<p>Moved from Policy 1, AS 5.</p>
<p><del>2. Renovate and expand, where possible—in accordance with the guidelines of the Community Design Plan—existing park acreage and facilities to address identified demands.</del></p>	
<p>2. <u>Coordinate park and open space planning with the recommendations of the Virginia Outdoors Plan, the Virginia Wildlife Plan, and the Virginia Natural Heritage Resources Assessment, and the Virginia Department of Historic Resources’ Cultural Resources Inventory.</u></p>	
<p>3. <u>Coordinate park and open space planning with the plans for Quantico, PWF, Manassas Park, Leesylvania Park, Conway Robinson, Bull Run Mountain Conservancy, NVRPA, and the Occoquan Bay and Featherstone National Wildlife Refuges.</u></p>	<p>Replaces, with Policy 5, AS4, Policy 4, AS10.</p>
<p>4. <u>Coordinate park and open space planning with adjoining jurisdictions and with the towns of Occoquan, Quantico, Dumfries, and Haymarket.</u></p>	<p>Replaces, with Policy 5, AS4, Policy 4, AS10.</p>
<p>5. Encourage the use of public/private partnerships for the purposes of acquiring, constructing and/or operating parks and park facilities, and open space.</p>	<p>Moved from Policy 2, AS 6.</p>
<p>6. Coordinate with the Prince William County Area Agency on Aging to ensure that there are adequate park facilities – located in the proximity of senior citizen centers – to serve the specialized needs of senior citizens.</p>	<p>Moved from Policy 3, AS6.</p>

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<b>Proposed Changes</b>	<b>Comment</b>
7. Collocate parks and schools to optimize the shared use of facilities.	Moved from Policy 3, AS7.
8. Work with local citizens and private organizations with an interest in <del>trails and greenways</del> <u>heritage, environmental, and recreational corridors</u> to <del>assist in encouraging</del> <u>encourage</u> private participation in <u>planning</u> and maintenance of the <del>trails and greenways system</del> <u>corridors</u> .	Moved from Policy 4, AS11. Clarified text.
9. Consider conveying to the Park Authority any unused rights-of-way or other unused, abandoned County land <u>or land intended as open space that meet land, facility, or corridor needs identified in this chapter or the Park Authority Comprehensive Plan.</u>	Moved from Policy 4, AS 15. Policy broadened to include non-county-owned land that may be available to meet park and open space needs.

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Parks and Open Space**

<p><b>APPENDIX A – LEVEL OF SERVICE STANDARDS FOR PARKS AND OPEN SPACE</b></p>	
<p>New development presents demands for Countywide parks and open space facilities. It is important that Prince William County provide both current and future residents adequate recreation services that meet current and future demand according to established levels of service. The future demand for parks, open space, and recreation facilities must be measured and means must be identified for maintaining the established Countywide level of service for these important services after new development occurs.</p>	
<p>All applications for a rezoning or special use permit for residential dwelling units shall contain the following information:</p> <ul style="list-style-type: none"> <li>• Number and types of dwelling units proposed.</li> <li>• Number of new residents anticipated in the proposed residential development.</li> <li>• Number and type of recreational facilities or number of acres of parkland to be provided on site (i.e., within the proposed development).</li> </ul>	
<p>The following represents LOS standards for parks, recreation, and open space:</p> <ul style="list-style-type: none"> <li>• Parks/population served (sizes and types)</li> <li>• Service area (i.e. travel time boundaries).</li> <li>• Facility/population served (sizes and types).</li> </ul>	

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**Parks and Open Space**

<p>It shall be determined that LOS standards have been met if the following conditions are met:</p> <ul style="list-style-type: none"> <li>• <u>The applicant is within the service area of an existing facility that meets the neighborhood park needs of the proposed project, or the applicant has provided facilities within the project that meet the neighborhood park needs of the proposed project; and</u></li> <li>• The applicant has provided a monetary contribution in an equitable amount to provide park and recreation facilities, at the established LOS standards contained in the Parks and Open Space <u>Chapter of the Comprehensive Plan</u>. Alternately, the applicant can dedicate a park site or park sites, dedicate park facilities, provide adequate recreation sites and/or facilities on-site to address the identified shortfall, or provide funding for parks and park facilities, or a combination of one or more of these alternative mitigation measures, so long as that mitigation is acceptable to the Park Authority.</li> </ul>	<p>Defined how neighborhood park LOS is determined for new development.</p> <p>Clarification.</p>
<p>Rezoning and/or special use permit applications that are found by the <del>Prince William County</del> Park Authority to generate a shortfall between the new demand and existing and projected and already funded parks and park facilities without committing to mitigation measures that are acceptable to the Park Authority shall be found inconsistent with the Parks and Open Space <u>Chapter of the Comprehensive Plan</u>.</p>	<p>Clarification.</p>
<p>The methodology for determining equitable monetary contributions for new development is outlined in the <i>Policy Guide for Monetary Contributions, Prince William County Planning Office</i>.</p>	

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<p><b>APPENDIX B – Corridor Plan</b></p> <p><u>The Prince William County Corridor Plan is an attempt to identify those recreational, environmental, and heritage corridors that are the primary linkages to parks and open space. These corridors are intended to form the backbone of a parks and open space network that connects county residents to park and open space resources. This plan is the start of an effort that must include several parts:</u></p> <ol style="list-style-type: none"> <li>1. <u>Develop design standards for each corridor.</u></li> <li>2. <u>Map existing and possible future location and extent of corridors.</u></li> <li>3. <u>During the rezoning and special use process, seek preservation and possible donation of land needed to implement the corridors. Also seek construction of improvements to meet corridor design standards.</u></li> </ol>	
<p><u>Recreational corridors are areas that connect parks and open spaces through a network of trails and/or bicycle facilities. Bicycle trails along major roads are already designated in the Transportation Chapter. The following recreational corridors are identified on Map B:</u></p> <ul style="list-style-type: none"> <li>• <u>Multi-Use Trails</u> <ul style="list-style-type: none"> <li>○ <u>Broad Run</u></li> <li>○ <u>Catharpin Creek</u></li> <li>○ <u>Flat Branch/Bull Run</u></li> <li>○ <u>Innovation</u></li> <li>○ <u>Little Bull Run</u></li> <li>○ <u>Nokesville</u></li> <li>○ <u>Occoquan/Lake Ridge/McCoart</u></li> <li>○ <u>Potomac Heritage Trail</u></li> <li>○ <u>Powell’s Creek</u></li> <li>○ <u>Western Prince William Multi-use Trails (equestrian, hiking, biking)</u></li> </ul> </li> <li>• <u>Blueways (Water Trails)</u> <ul style="list-style-type: none"> <li>○ <u>Bull Run</u></li> <li>○ <u>Occoquan</u></li> <li>○ <u>Potomac</u></li> </ul> </li> </ul>	<p>This appendix, along with Map B, represent the proposed corridors plan.</p>

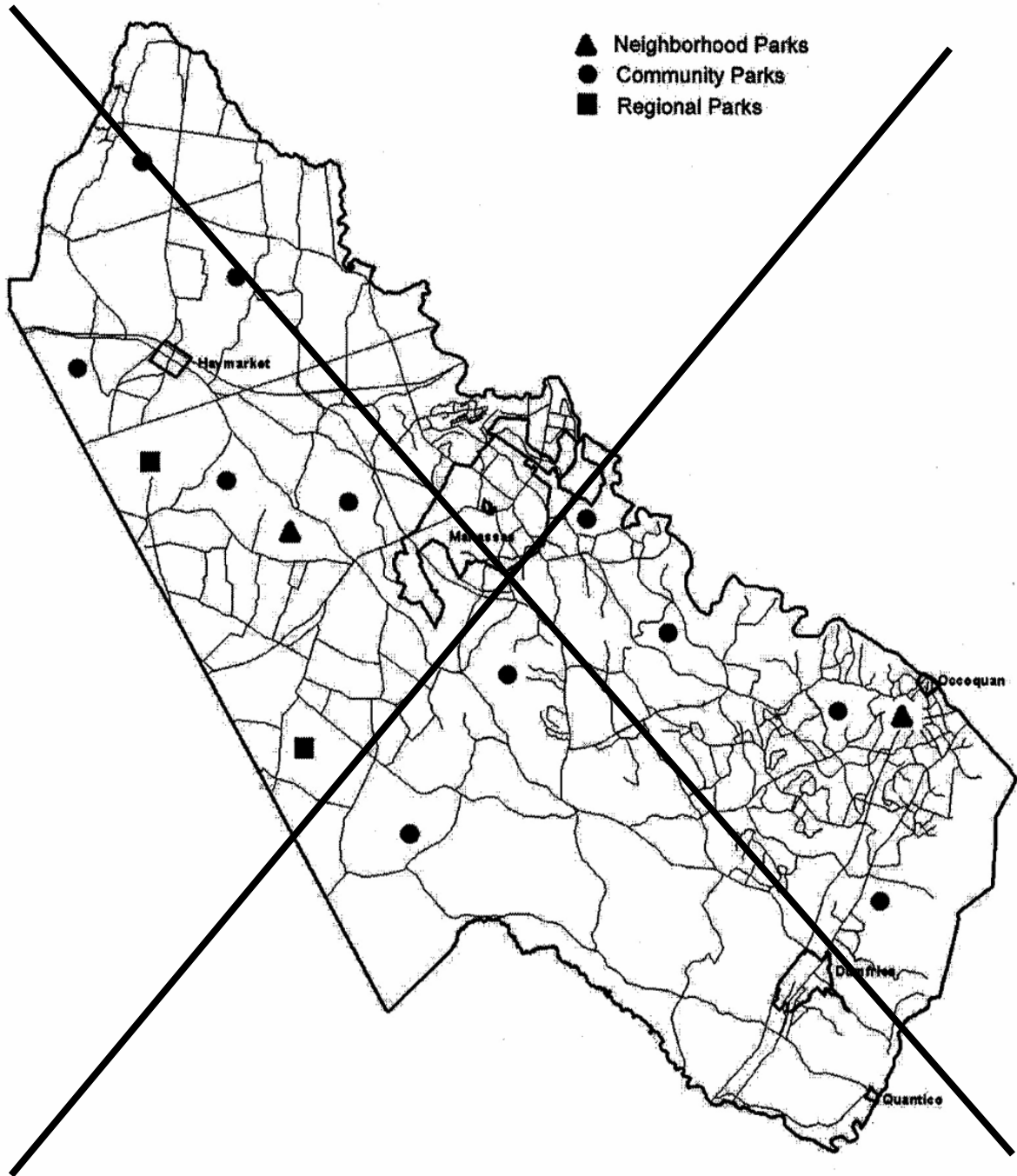
**Parks and Open Space**

<p><u>Heritage Corridors are areas that connect or contain resources of cultural significance and consist of trails and/or roadways with interpretive signage. The following heritage corridors are defined on Map B:</u></p> <ul style="list-style-type: none"> <li>• <u>Bristow and Brentsville</u></li> <li>• <u>Manassas National Battlefield Park</u></li> <li>• <u>Potomac Heritage National Scenic Trail</u></li> <li>• <u>Route 1 (Washington-Rochambeau/King’s Highway)</u></li> <li>• <u>Route 15</u></li> </ul>	
<p><u>Environmental Corridors are areas of natural landscape that are permanently protected. The primary purpose of an environmental corridor is environmental protection. Other secondary opportunities such as recreation, education, and cultural resource protection will be pursued where possible. The following environmental corridors are identified on Map B:</u></p> <ul style="list-style-type: none"> <li>• <u>Bull Run Mountain</u></li> <li>• <u>Andrew Leitch Park/Neabsco Creek</u></li> <li>• <u>Featherstone/Occoquan Wildlife Refuges/Leesylvania State Park</u></li> <li>• <u>Cedar Run</u></li> </ul>	



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Figure 1 — Current Park Needs by Park Type



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**TABLE 1**

**PROJECTED PARK LAND NEEDS BY  
EXISTING AND PROJECTED POPULATION**

Park Type	Standard	Existing Acreage	Proffered Acreage	2000 Population 280,113 Additional Acreage Needed Other Contributing Acreage	2010 Population 363,300 1 <sup>st</sup> Qtr. 2006 Estimated Population 367,466 Additional Acreage Needed	2025 Population 416,700 2030 Forecast Population 556,300 Additional Acreage Needed
Neighborhood	1.0 acre/1,000 population	<del>255</del> 259	75	6,629	108	297
Community	4.0 acres/1,000 population	<del>625</del> 662	40	838	806	1,562
Regional	6.0 acres/1,000 population	1,261	0	0	944	2,077
Special Use	2.8 acres/1,000 population	<del>747</del> 798	246	5,429	231	760
Leased	No standard	270	0	n/a	n/a	n/a
<b>Total</b>	<b>13.8 acres/1,000 population</b>	<b><del>3,158</del> 3,250</b>	<b>361</b>	<b>12,896</b>	<b>1,821</b>	<b>4,427</b>

Notes:

- (1) Source: PWC Planning Office Employment, Population, and Household 5-year forecasts (2000-2025 Employment, Population, and Household Round ~~6.3~~ 7.0 (staff) forecasts
- (2) Existing acreage reflects only property owned or leased by PWCPA
- (3) Sums have been rounded to the nearest whole number.
- (4) ~~Table assumes that all proffered acreage is part of the Park Authority's land inventory by December 31, 2014~~ Other contributing acreage includes HOA land in neighborhood parks, 733 acres of school land plus 105-acre Signal Hill Park in community parks, 4,078 acres of private golf courses plus 1,351 acres of Quantico MCB parks and open space in special use parks.
- (5) Projected park land needs for neighborhood parks may be reduced after evaluation of HOA facilities that meet neighborhood park standards.

Environment

Proposed Changes	Comment
<p>GOAL: Preserve, protect, and enhance the significant environmental resources and features of the County, including air quality, topography, soils, ground and surface water, biotic communities (stream corridors, forests, and wetlands), sensitive plant and animal species, and natural viewsheds.</p>	
<p>EN-POLICY 1: Consider environmental concerns at all levels of land use-related decision-making.</p>	
<p>7. Ensure that <u>natural</u> open space is maintained in the County and that a minimum of 39 percent of the total land area in the County will be retained as open space by buildout of the Comprehensive Plan, through appropriate amendments to the Zoning Ordinance to increase open space requirements.</p>	
<p>8. Amend the <u>natural</u> open space requirements in the Zoning Ordinance to ensure preservation/provision of open space within all developments.</p>	
<p>EN-POLICY 8: Ensure the protection of the County's groundwater and aquifers.</p>	
<p><u>14. Consider locating open space where it can best protect groundwater/ aquifer recharge areas.</u></p>	<p>Add action strategy to coordinate open space preservation and groundwater protection.</p>
<p>EN-POLICY 10: Ensure the high quality of public drinking water sources, such as Lake Manassas and the Occoquan Reservoir.</p>	
<p>6. Promote open space uses and—where practical—acquire land along the Occoquan Reservoir for special use parks that are designed to promote an appreciation of the natural environment and facilitate passive recreation (such as fishing, hiking, and nonmotorized boating).</p>	<p>No change proposed. This existing action strategy supports the park land, open space and corridor policies proposed in the Parks and Open Space chapter.</p>
<p>EN-POLICY 11: Preserve natural vegetation—especially existing and mature trees—and provide for the replacement of trees.</p>	
<p>7. Consider acquisition of select sites for public parks/forests and/or encourage the dedication of such sites by private property owners.</p>	<p>No change proposed. This existing action strategy supports the open space policy of the proposed Parks and Open Space chapter.</p>
<p>EN-POLICY 12: Identify, manage, and protect all ecological communities and wildlife—especially critical habitats—as well as endangered and threatened species, and species of special concern, as identified in official Federal and State lists.</p>	

**Environment**

<p>4. To protect the biological diversity, processes, and functions of natural habitats, identify a network of preservation corridors or large woodland areas to be incorporated into an overall habitat protection network.</p>	<p>No change proposed. This existing action strategy supports the environmental corridor policy in the proposed Parks and Open Space chapter.</p>
<p>5. Investigate the benefits of establishing a private conservancy fund for the purpose of purchasing privately held lands for preservation purposes and seeking perpetual conservation easements to preserve open space.</p>	<p>No change proposed. This existing action strategy supports the coordination policy in the proposed Parks and Open Space chapter.</p>

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**Cultural Resources**

<b>Proposed Changes</b>	<b>Comment</b>
GOAL: Identify and protect Prince William County's significant historical, archaeological, architectural, and other cultural resources—including those significant to the County’s minority communities—for the benefit of all of the County's citizens and visitors.	
CR-POLICY 2: Protect cultural resources that are important for documenting or demonstrating the prehistory or history of the county.	
<u>16. Identify opportunities to use open space preservation or acquisition as a means of protecting cultural resources.</u>	Added action strategy to coordinate open space preservation with cultural resource preservation efforts.
CR-POLICY 3: Enhance the awareness of Prince William County's history and the importance of the County in the historical development of the Commonwealth of Virginia and the United States.	
<u>11. Coordinate the development of heritage corridors as identified in the parks and open space policies.</u>	Added action strategy to coordinate development of heritage corridors with other cultural resource preservation efforts.
CR-POLICY 6: Encourage preservation and maintenance of known or discoverable cemeteries and gravesites, whether marked or unmarked.	
<u>6. Identify opportunities to protect cemeteries and grave sites through open space acquisition and/or preservation.</u>	Added action strategy to coordinate cemetery preservation with open space preservation.

## Comprehensive Plan Analysis

The following is a staff analysis of the proposed amendment to the Comprehensive Plan.

### Background

The Code of Virginia § 15.2-2223 recommends that a comprehensive plan include the designation of areas for conservation and active and passive recreation. Also recommended is a designation of a system of community service facilities such as parks, sports playing fields, forests, playgrounds and community centers. The bulk of the policies addressing these topics are found in the Parks and Open Space chapter of the Comprehensive Plan. Additional guidance is found in the Park Authority's comprehensive plan as well as in the Capital Improvement Plan. Other chapters provide policies which supplement the Parks and Open Space chapter, including the Environment, Cultural Resources and Long-Range Land Use chapters.

### Comprehensive Plan Vision

The Prince William County 2003 Comprehensive Plan seeks to ensure a high quality of life for all County residents and heighten the County's image by providing large amounts of open space, particularly in preservation and conservation areas (INTRO-1). Key to furthering this goal is the development of a parks and open space system. When the American Farmland Trust and Chesapeake Bay Foundation issued their report "Conserving the Washington-Baltimore Region's Green Network: The Time to Act is Now", the Board, prompted by the findings of this report, directed the Planning Office to take a close look at the open space policies in the comprehensive plan. The first step in this process was development of a database of open space in the county. This in turn forced a re-evaluation of what was meant by the term open space. Though many definitions arose through the course of the Planning Office evaluation, citizen surveys and citizen forums, for comprehensive planning purposes, it made the most sense to define open space as natural, undeveloped land that fell into two categories: passive recreation and conservation areas.

### Comprehensive Plan Goals

Parks are made up of active and passive recreation. Passive recreation space includes the natural portions of county parks that are used for activities such as hiking, biking, horseback riding, picnicking, fishing and other unprogrammed activities. In some cases land set aside during the subdivision process and given to a home owners association meets passive recreation needs of the residents in that subdivision. Conservation areas include areas permanently protected from development by a number of means including conservation easements, national wildlife refuges, wetlands banks, historic preservation easements or designations and ownership by conservation entities like the Virginia Outdoors Foundation. These definitions allowed for a more comprehensive evaluation of the County's parks and open space and a major revision to Map 1

of the Parks and Open Space chapter of the 2003 Comprehensive Plan to add thousands of acres of open space that had not been previously identified.

The new focus on open space prompted an extensive re-evaluation of the Parks and Open Space chapter, which was found to be heavily biased toward active recreation and parks. To remedy this bias, a new policy was added to the chapter to set a goal of developing an open space system. The goal to provide a quality park system was retained and the goal to provide adequate recreation facilities was moved into a policy supporting the parks goal. The goal change cascaded through the chapter and provided an opportunity to realign the policies with the new set of goals and to reorganize the existing action strategies.

### Parks and Open Space Policies

The original goals in the Parks and Open Space chapter were supported by five policies:

- **REC-POLICY 1:** Ensure the consistency and coordination of interagency planning techniques to provide for an appropriate quantity, variety, and quality of park sites and facilities.
- **REC-POLICY 2:** Acquire and maintain park acreage and facility development at a rate consistent with population growth and in accordance with adopted standards, through the development process and other means, as appropriate.
- **REC-POLICY 3:** Ensure that park sites are located and designed in a manner that optimizes their accessibility, safety, and usefulness to the populations intended to be served.
- **REC-POLICY 4:** Promote and encourage the establishment of a Countywide system of biking, hiking, and horse trails and greenways, consistent with the Park Authority's Parks and Open Space Map and Trails Plan.
- **REC-POLICY 5:** Optimize the use of existing parks and related facilities.

Reflective of the goals, these policies focused on parks and recreation, not open space (even the prefix for the policies reflected this bias). Through literature research, citizen input and planning analysis the Planning Office identified three major themes that needed to be addressed in updating the policies of the Parks and Open Space chapter. First, the policies should continue to provide adequate active recreation facilities, particularly ball fields, but also provide more passive recreation opportunities. Second, the policies should provide better connections from neighborhoods to parks and between parks and open spaces. Third, the policies should promote better coordination between the various entities responsible for parks and open space. With these three guidelines and the new goal for open space, the following policies were developed:

- **POS-POLICY 1:** Acquire and maintain park acreage at a rate consistent with population growth and in accordance with development standards through the development process and other means as appropriate.
- **POS-POLICY 2:** Meet the established LOS standard to ensure adequate facilities to carry out an effective park and recreation program.
- **POS-POLICY 3:** Promote and encourage the establishment of a countywide system of open spaces to meet the passive recreation needs of county residents and to preserve important natural and cultural resources.

## Attachment B – Staff Analysis

- **POS-POLICY 4:** Promote and encourage the establishment of a countywide system of biking, hiking, equestrian, and water trails.
- **POS-POLICY 5:** Ensure the consistency and coordination of interagency planning techniques to provide for an appropriate quantity, variety, and quality of open space, park sites and facilities.

The main change is the addition of POS-POLICY 3, which is specifically directed at meeting the open space goal. However, action strategies that further the development of the County's open space system are found under all five policies.

### **Parks and Open Space Action Strategies**

Most of the existing action strategies in the Parks and Open Space chapter were retained and supplemented with additional strategies related to the new open space goal. Using the new definition of open space, park land level of service standards were revised under POS-POLICY 1 to include open space as well as active recreation land. The revised strategies acknowledge that Homeowner Association lands and school grounds can contribute to park land needs. Additionally, the accessibility and proximity of park land were addressed.

In POS-POLICY 2 dealing with facilities, strategies were added to acknowledge the fact that school, HOA, state, federal and private recreational facilities contribute to facility level of service standards.

In POS-POLICY 3 identifies the strategy to provide 50% of park land in open space. Existing strategies regarding open space were relocated under this policy.

POS-POLICY 4 presents the concept of corridors to be used in planning trails in the form of recreational corridors, planning and maintaining heritage corridors, and creating a new planning tool related to the development of an open space system – environmental corridors. These last two planning tools required some minor revisions to the Environment and Cultural Resource chapters as well.

Action strategies regarding coordination among agencies were collected under POS-POLICY 5 with some additional emphasis on coordinating open space system planning efforts with state and federal agencies.



Attachment C – BOCS Initiating Resolution

**MOTION: CADDIGAN**

**June 6, 2006  
Regular Meeting  
Res. No. 06-583**

**SECOND: BARG**

**RE: INITIATION OF COMPREHENSIVE PLAN AMENDMENT – PARKS  
AND OPEN SPACE PLAN – ALL MAGISTERIAL DISTRICTS**

**ACTION: APPROVED**

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

**WHEREAS**, if the Board decides to initiate consideration of such an amendment, the Planning Commission must hold a public hearing on that amendment after its referral to the Planning Commission by the Board; and

**WHEREAS**, the Planning Director, through the County Executive, recommends an amendment to the Parks and Open Space, Environment, Cultural Resources and Long-Range Land Use chapters of the Comprehensive Plan; and

**WHEREAS**, the general welfare and good planning practice are served by initiation of the proposed amendment to the Comprehensive Plan;

**NOW, THEREFORE, BE IT RESOLVED** that the Prince William Board of County Supervisors does hereby initiate an amendment to the Comprehensive Plan to amend parks and open space goals, policies and strategies.

**BE IT FURTHER RESOLVED** that additions to the parks and open space plan may take place on public property within the public right-of-way or on private property through voluntary donations by citizens who are through negotiating proffers from landowners and/or development community as development occurs. Private property owners are not obligated to participate in the corridors program.

**Votes:**

**Ayes:** Barg, Caddigan, Connaughton, Covington, Jenkins, Nohe, Stewart, Stirrup

**Nays:** None

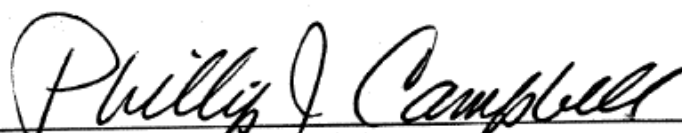
**Absent from Vote:** None

**Absent from Meeting:** None

**For Information:**

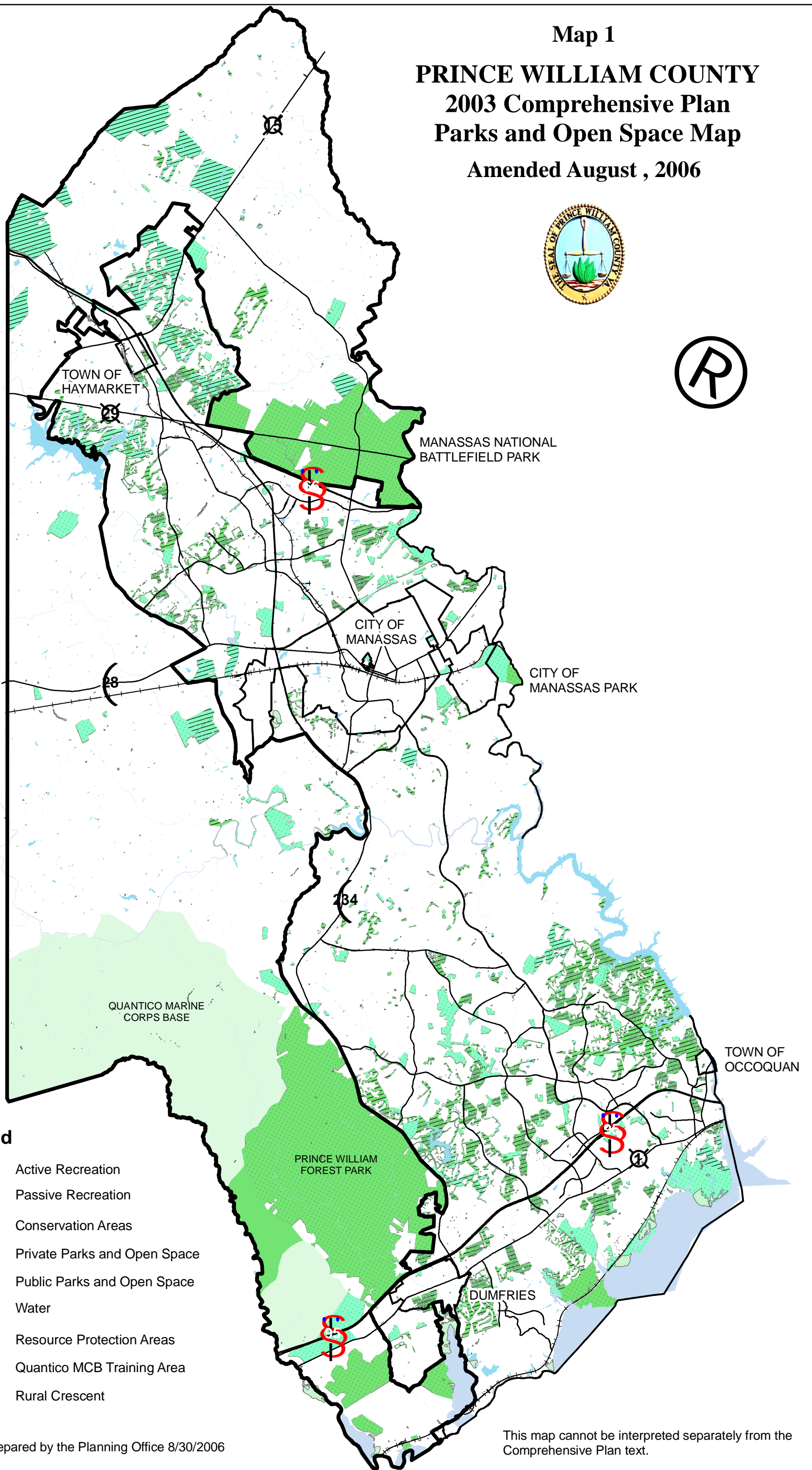
Planning Director

**CERTIFIED COPY**










  
Clerk to the Board



**Map 1**  
**PRINCE WILLIAM COUNTY**  
**2003 Comprehensive Plan**  
**Parks and Open Space Map**  
**Amended August , 2006**



**Legend**

-  Active Recreation
-  Passive Recreation
-  Conservation Areas
-  Private Parks and Open Space
-  Public Parks and Open Space
-  Water
-  Resource Protection Areas
-  Quantico MCB Training Area
-  Rural Crescent

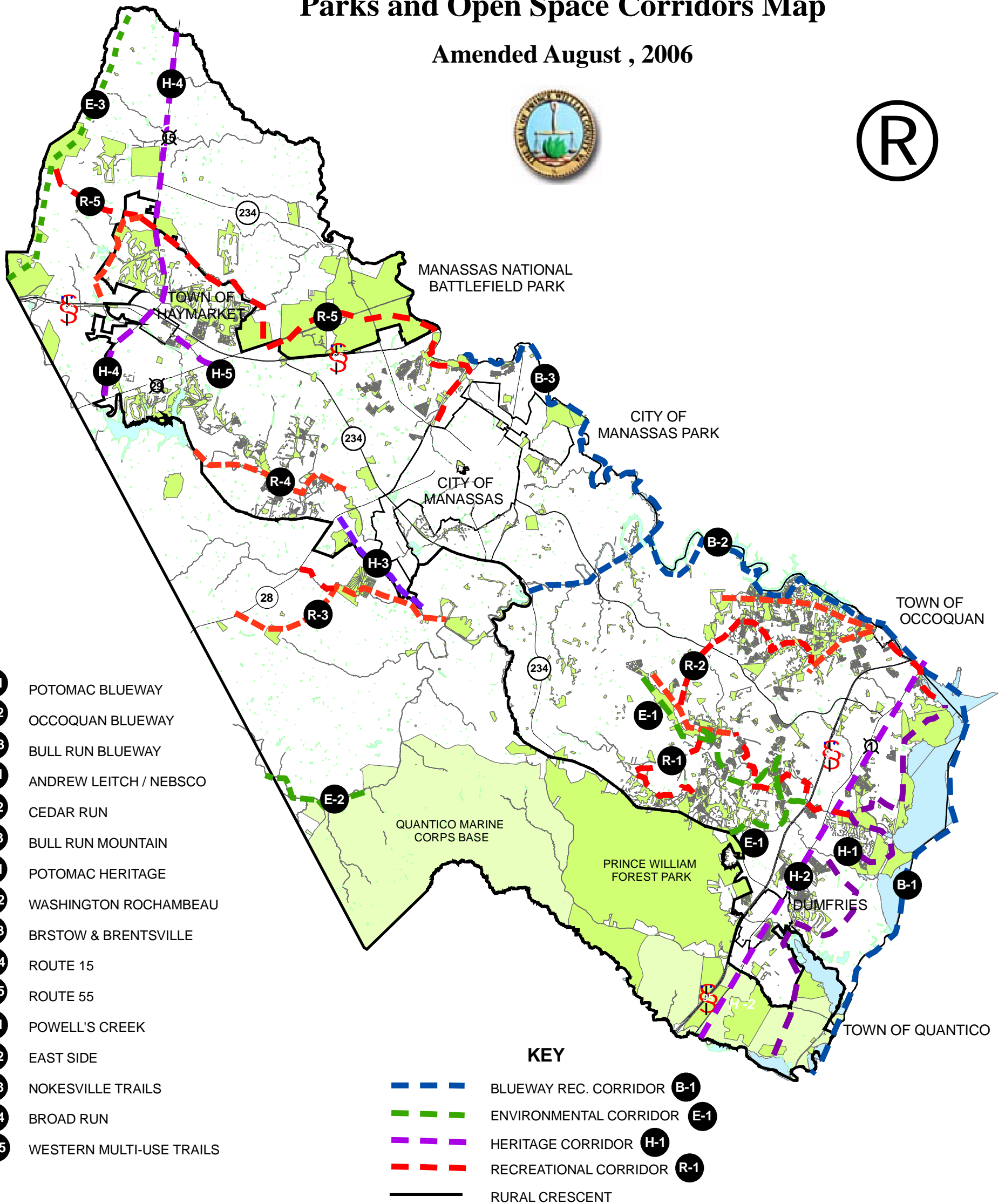
# Map 2

## PRINCE WILLIAM COUNTY

### 2003 Comprehensive Plan

#### Parks and Open Space Corridors Map

Amended August , 2006



- B-1** POTOMAC BLUEWAY
- B-2** OCCOQUAN BLUEWAY
- B-3** BULL RUN BLUEWAY
- E-1** ANDREW LEITCH / NEBSKO
- E-2** CEDAR RUN
- E-3** BULL RUN MOUNTAIN
- H-1** POTOMAC HERITAGE
- H-2** WASHINGTON ROCHAMBEAU
- H-3** BRSTOW & BRENTSVILLE
- H-4** ROUTE 15
- H-5** ROUTE 55
- R-1** POWELL'S CREEK
- R-2** EAST SIDE
- R-3** NOKESVILLE TRAILS
- R-4** BROAD RUN
- R-5** WESTERN MULTI-USE TRAILS

#### KEY

- BLUEWAY REC. CORRIDOR **B-1**
- ENVIRONMENTAL CORRIDOR **E-1**
- HERITAGE CORRIDOR **H-1**
- RECREATIONAL CORRIDOR **R-1**
- RURAL CRESCENT