



## COUNTY OF PRINCE WILLIAM

5 County Complex Court, Prince William, Virginia 22192  
(703) 792-6830 Metro 631-1703, Ext. 6830 FAX (703) 792-4758  
Internet [www.pwcgov.org](http://www.pwcgov.org)

PLANNING  
OFFICE

Steve K. Griffin, AICP  
Director of Planning

July 6, 2007

### Staff Report

#### **Public Facility Review #PLN2007-00711, Powells Creek Scenic Trail (Woodbridge Magisterial District)**

**Planning Commission Public Hearing: July 18, 2007**  
**Staff Recommendation: Consistent**

#### **I. Background:**

- A. Request – Pursuant to the Planning Commission’s request, this is a public facility review (PFR) for the construction of a public trail along the proposed alignment of the Potomac Heritage National Scenic Trail, from US Route 1 toward Leesylvania State Park.
- B. Location – The trail crosses property identified on County maps as GPINs 8290-71-3861, 8290-72-1105, 8290-90-6071 and 8390-10-9536 along Powells Creek. Two previously advertised GPINs, 8390-30-1353 and 8390-30-3120 are no longer part of this application.
- C. Comprehensive Plan – The site is designated Parks and Open Space (P&OS), and Environmental Resource (ER) on the Long-Range Land Use Map.
- D. Zoning/Acreage – The site is zoned A-1, Agricultural and R-6, Suburban Residential, and consists of approximately 200 acres.
- E. Surrounding Uses – Properties to the north are zoned R-6 and R-4, Suburban Residential, and developed as townhomes and single family detached dwellings. Properties to the east are zoned M-1 and are part of Leesylvania State Park. Properties to the south are zoned PMR, Planned Mixed Residential, and PMD, Planned Mixed Development, and are part of the Harbor Station development currently under construction. Properties to the west and southwest are zoned R-16, Urban Residential and R-6, and developed as multi-family units and townhomes.

## **II. Current Situation:**

- A. The Office of Planning Recommendation – The Office of Planning recommends a finding of consistency of PFR #2007-00711, Powells Creek Scenic Trail as shown on the plans signed June 29, 2007 (see Attachment B - Staff Analysis).
- B. Planning Commission Public Hearing – A Planning Commission public hearing has been advertised for July 18, 2007.

## **II. Issues:**

- A. Comprehensive Plan
  - 1. Long-Range Land Use Map – Is the proposed public facility consistent with those uses intended by the P&OS and ER designations?
  - 2. Parks – How does the application meet the recommendations in the Parks Chapter?
  - 3. Potomac Communities Revitalization Plan (PCRP) – How does the application meet the recommendations in the PCRP?
- B. Community Input – Have members of the community raised any issues?
- C. Legal Uses of the Property – What uses are allowed on the property? How are legal issues resulting from Planning Commission action to be addressed?
- D. Timing – When must the Planning Commission take action on this application?

## **III. Alternatives beginning with the staff recommendation are as follows:**

- A. Find the Powells Creek Scenic Trail consistent with the Comprehensive Plan.
  - 1. Comprehensive Plan
    - a. Long Range Land Use – Pedestrian trails are appropriate uses in the P&OS and ER land use designations.
    - b. Parks – The proposed alignment is consistent with the alignment adopted in the PHSNT Implementation Plan.
    - c. PCRP – The proposed alignment is consistent with the alignment adopted in the PHSNT Implementation Plan.

2. Community Input –The Planning Office has not received any public comments as of the date of this report.
3. Legal Use of the Property – A finding of consistency would allow the trail to be constructed as proposed. Legal issues resulting from Planning Commission action are appropriately addressed by the County Attorney’s office.
4. Timing – A finding of consistency of this application would meet the requirement that the Planning Commission decide this case within 60 days of receipt of the Planning Director’s recommendation. The Planning Commission must take action on this case by July 18, 2007 to meet the 60 day deadline. Failure of the Commission to act by that time will be deemed a finding of consistency.

B. Find the Powells Creek Scenic Trail inconsistent with the Comprehensive Plan.

1. Comprehensive Plan
  - a. Long Range Land Use – Pedestrian trails are appropriate uses in the P&OS and ER land use designations.
  - b. Parks – The proposed alignment is consistent with the alignment adopted in the PHSNT Implementation Plan. A finding of inconsistency may delay implementation of the trail.
  - c. PCRP – The proposed alignment is consistent with the alignment adopted in the PHSNT Implementation Plan. A finding of inconsistency may delay implementation of the trail.
2. Community Input – The Planning Office has not received any public comment as of the date of this report.
3. Legal Uses of the Property – A finding of inconsistency would prohibit the construction of the trail as proposed. Legal issues are appropriately addressed by the County Attorney’s Office.
4. Timing – A finding of inconsistency on this application would meet the requirement that the Planning Commission decide this case within 60 days of receipt of the Planning Director’s determination. The Planning Commission must take action on this case by July 18, 2007 to meet the 60 day deadline. Failure of the Commission to act by that time will be deemed a finding of consistency.

July 6, 2007

Planning Commission Staff Report

Page 4

**IV. Recommendation** is that the Planning Commission accept Alternative A, which finds the proposed Powells Creek Scenic Trail as shown on the plans signed June 29, 2007, consistent with the Comprehensive Plan.

Staff: Pat Thomas, x7058

Attachments:

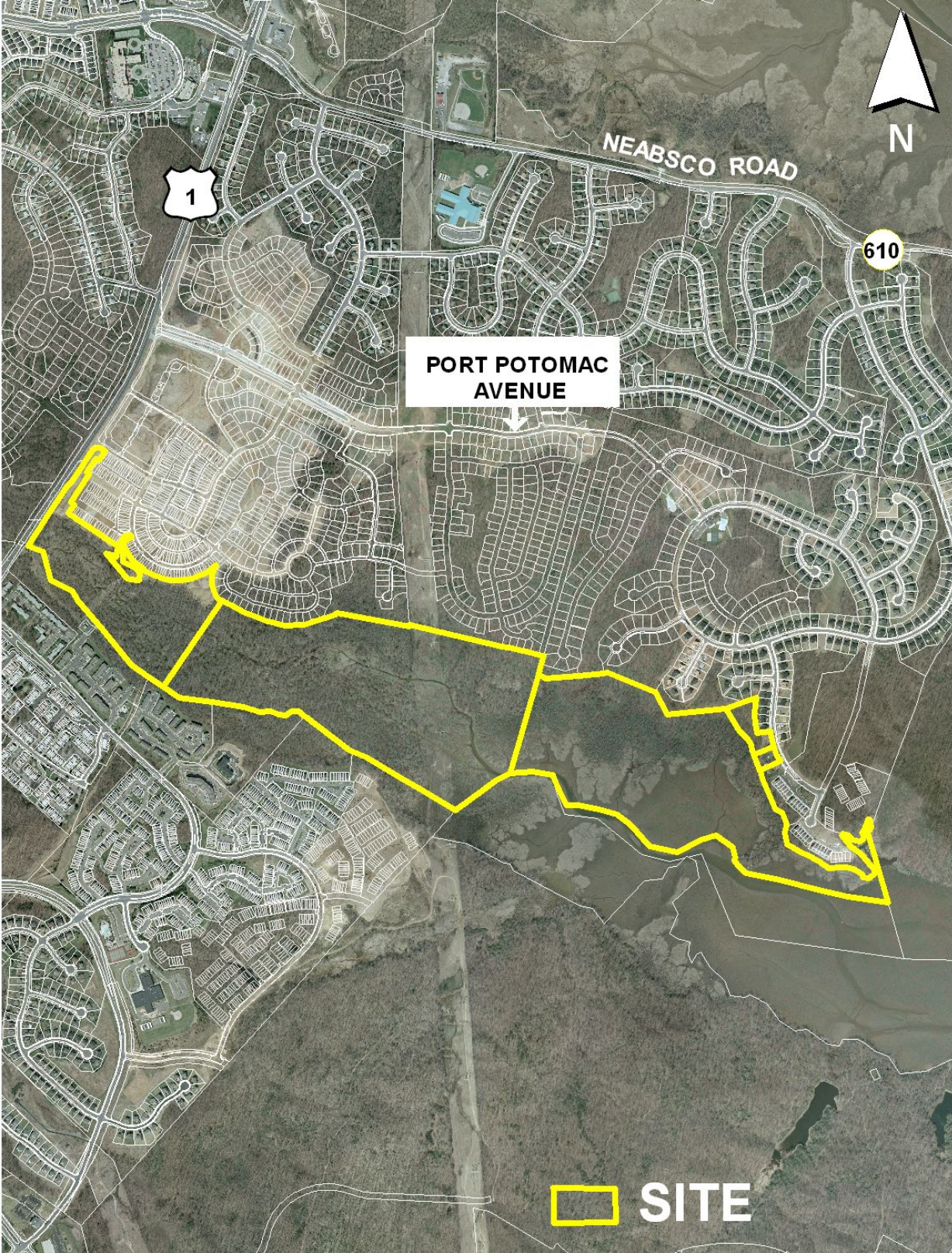
- A. Area Maps
- B. Staff Analysis
- C. Public Facility Review Plan
- D. Response to Questions from Planning Commission
- E. DEQ/ACOE Permits

**Attachment A – Maps  
VICINITY MAP**

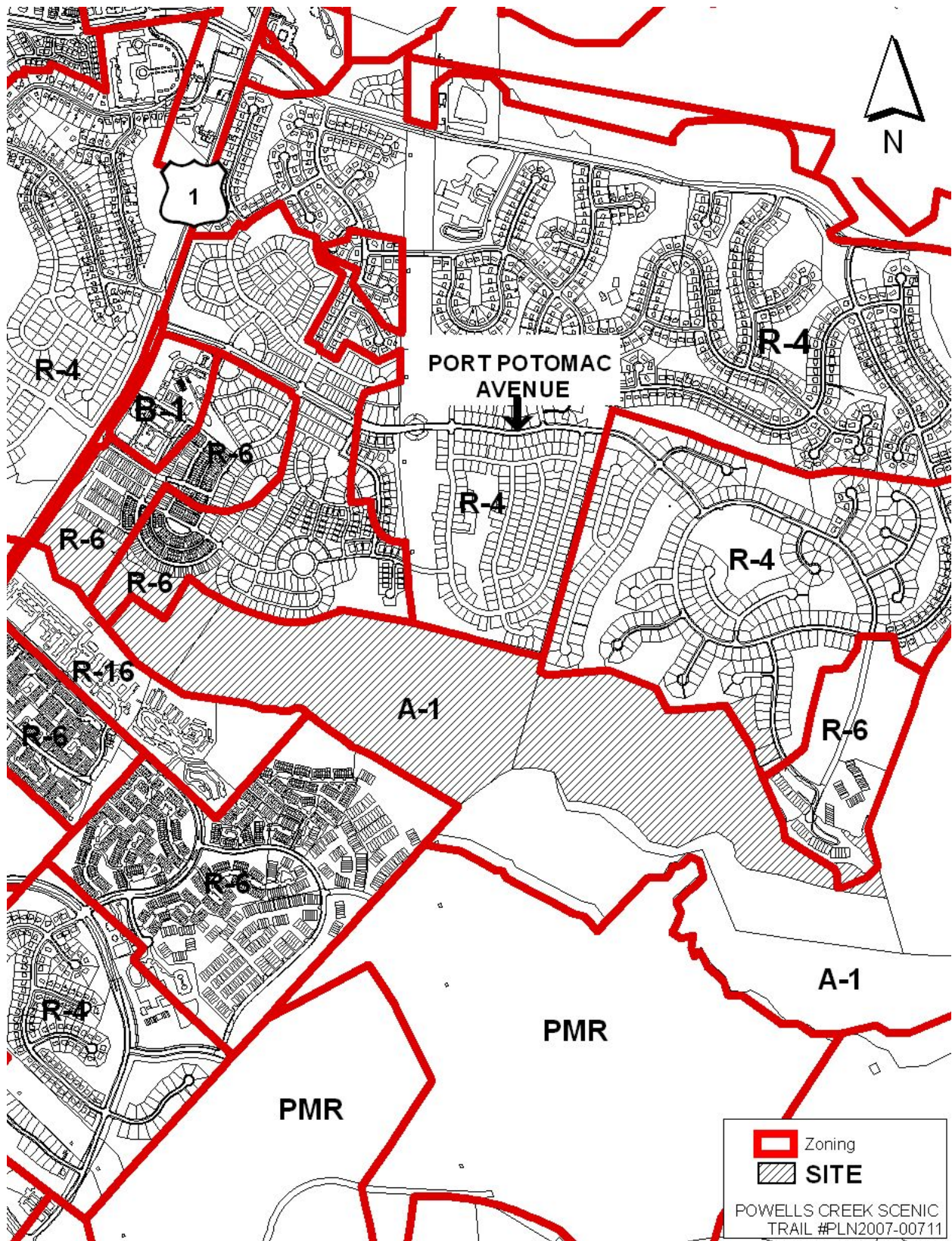


**POWELLS CREEK SCENIC TRAIL #PLN2007-00711**

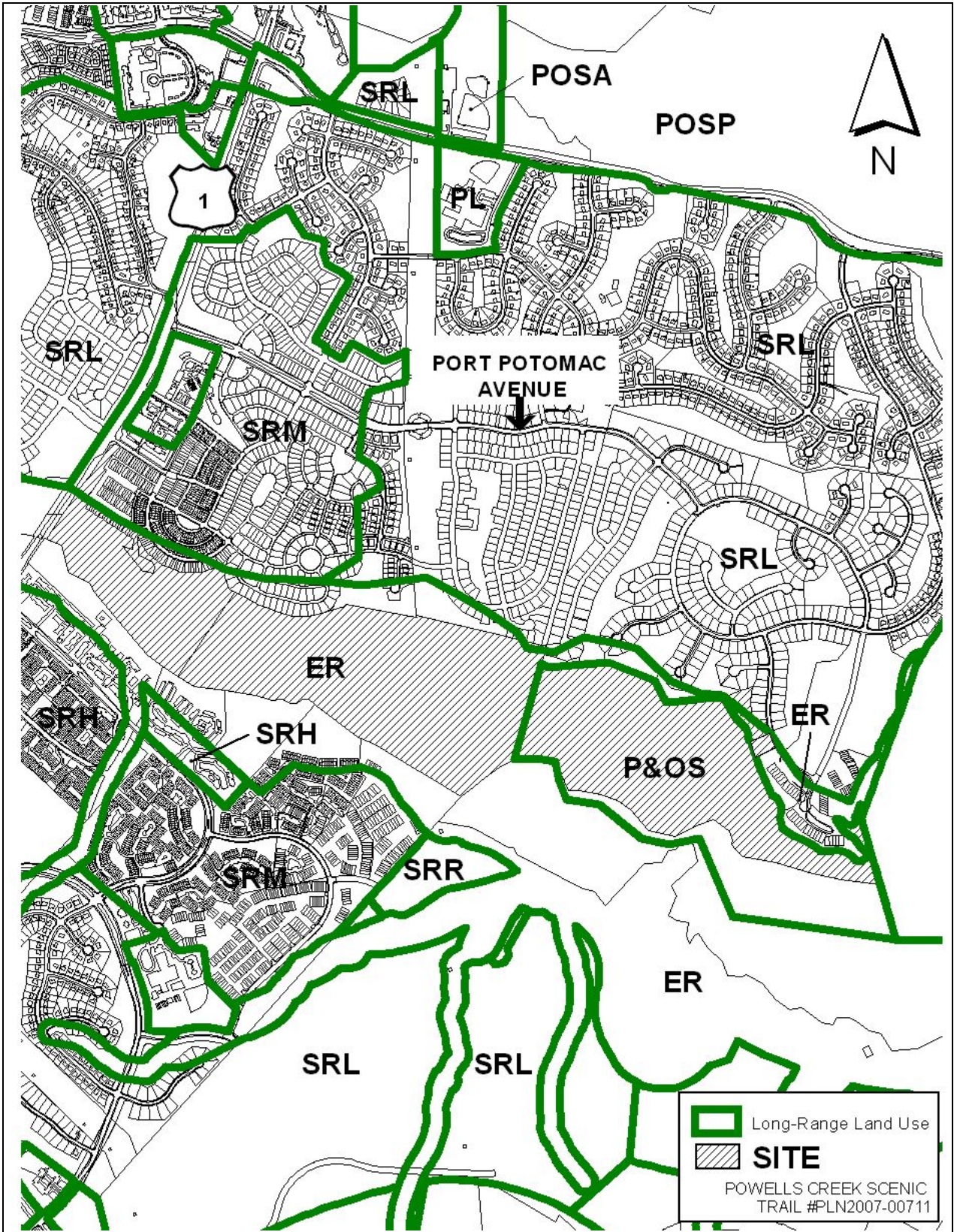
Attachment A – Maps  
AERIAL MAP



Attachment A – Maps  
EXISTING LAND USE & ZONING MAP



Attachment A – Maps  
LONG-RANGE LAND USE MAP





**II. Comprehensive Plan Consistency Analysis**

**I. Proposal**

| <b>PFR Case</b> | <b>Proposal</b>            | <b>GPIN</b>    | <b>Comprehensive Plan</b> | <b>Zoning</b> | <b>Acreage</b> |
|-----------------|----------------------------|----------------|---------------------------|---------------|----------------|
| 2007-00711      | Powells Creek Scenic Trail | 8290-71-3861,  | ER                        | R-6           | 32.31          |
|                 |                            | 8290-72-1105,  | ER                        | R-6           | 0.93           |
|                 |                            | 8290-90-6071 & | ER                        | R-6           | 90.82          |
|                 |                            | 8390-10-9536   | P&OS                      | A-1           | 76.52          |

**II. Summary of Comprehensive Plan Consistency Analysis**

**Long Range Land Use: Consistent**

- **Environmental Resource** – Provides guidance for the development of environmentally sensitive areas.
- **Parks & Open Space** – Illustrates existing parks and recreational areas of the County.

The trail segment is proposed through open space in the Port Potomac development and through County property. As proposed, this trail segment provides part of the desired connection between Leesylvania State Park and Prince William Forest Park. If adopted as part of the larger Potomac Heritage National Scenic Trail, the segment becomes part of a local and regional trail system providing views to the Potomac River and its tributaries and connects natural, cultural, historic and recreational assets in Prince William County. Due to the environmental sensitivity of the area, a woodchip trail, rather than an asphalt surface, is proposed.

**Environment: Consistent**

- **EN Policy 3** – Improve air quality within Prince William County
  - Reduce pollution from vehicles by encouraging the use of advanced technology and alternative modes of transport – including public transit, van/carpooling, bicycles, light rail, and pedestrian paths. Encourage the use of alternative fuels (such as natural gas and/or electric power) for public transit and school buses.

As proposed, this trail provides part of the desired connection between Leesylvania State Park and Prince William Forest Park. It also provides a pedestrian connection from the Port Potomac neighborhood to Leesylvania State Park as an alternative to the existing vehicular connection along US Route 1 and Neabsco Road.

**Parks & Open Space: Consistent**

- **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

## Attachment B STAFF ANALYSIS

- **Action Strategy 1** – Promote the implementation of the Park Authority’s trails and greenway 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.
- **Action Strategy 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.
- **Action Strategy 14** – Encourage the construction and maintenance of trails and greenways within private developments that feed into the countywide trails and greenways system.

As proposed, the trail implements a segment of the proposed Potomac Heritage National Scenic Trail, as adopted by the Park Authority and the Board of County Supervisors. Specifically, this segment is a portion of segments 10 and 11, shown on Map 2 of the “Implementation Plan for the Potomac Heritage National Scenic Trail in Prince William County,” adopted December 2002.

These segments are described as follows:

#10 - Private property. Easement being sought from KSI (now Kettler) the entire distance of Powells Creek to Prince William County property, as well as north along the utility right of way (for the Leesylvania Loop Trail).

#11 – Public land. Parcel owned by Prince William County. A very small private parcel exists between this parcel and Leesylvania State Park.

The majority of this trail segment is proposed as an 8’ woodchip trail within a 20’ easement, however, 3 segments, totaling 325 linear feet, are proposed as boardwalk.

### **Transportation: Consistent**

- **TR Policy 3** – Minimize the adverse impacts of the transportation system on the County’s environmental and cultural resources.
  - **Action Strategy N3.1** – Promote the creation and utilization of nonmotorized transportation facilities – such as pedestrian and bicycle facilities – that reduce impacts on air quality.
- **TR Policy 7** – Promote and coordinate with area local governments, regional and federal agencies, VDOT, and the private sector on transportation issues and the development of new facilities.
  - **Action Strategy N7.1** – Encourage extension of the Prince William County Park Authority Trails Plan to effectively connect with countywide trails.

**Attachment B**  
**STAFF ANALYSIS**

**Potomac Communities Revitalization Plan: Consistent**

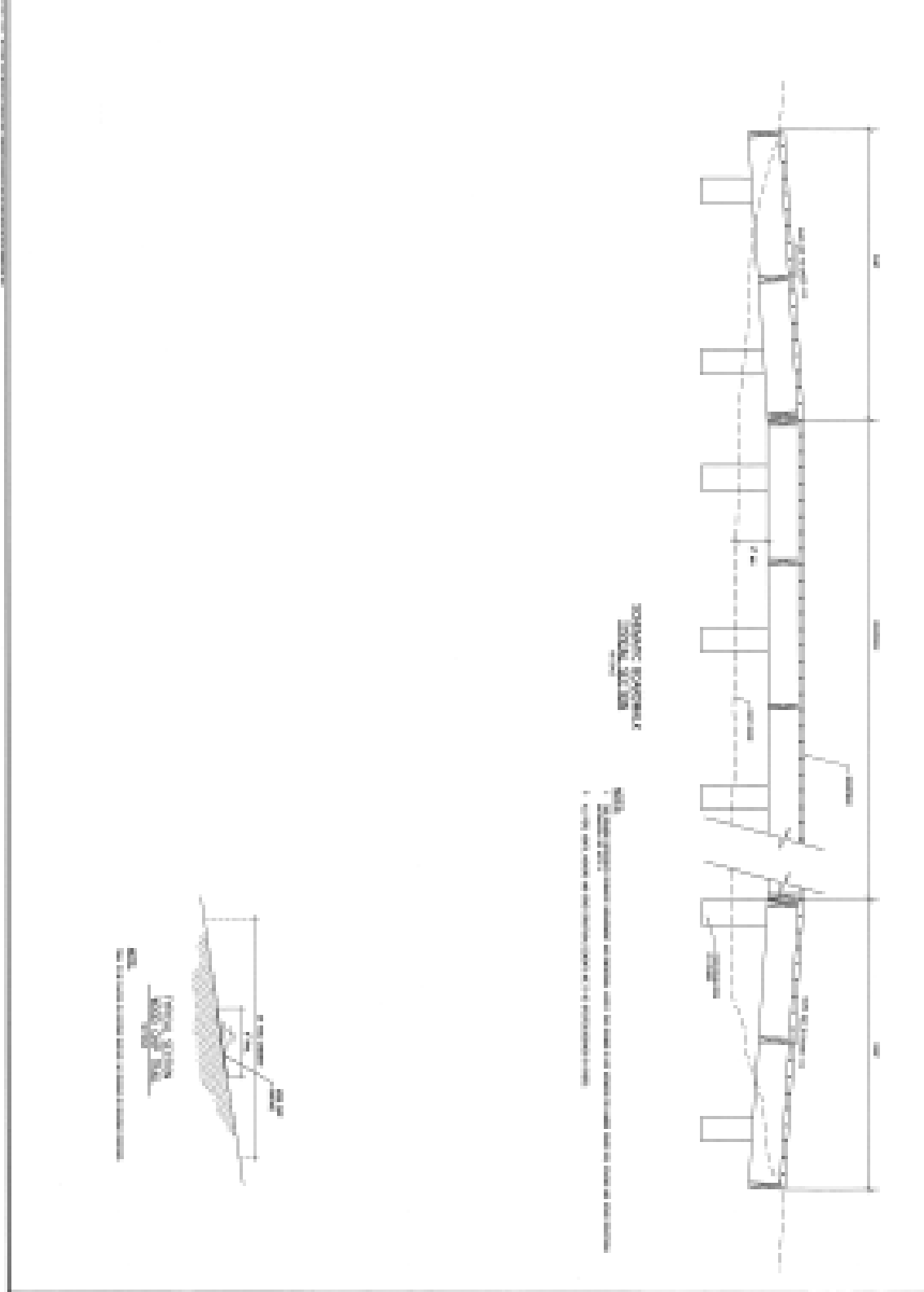
**REC-1** – Coordinate the necessary easements, property dedications and/or acquisitions to implement the Potomac Heritage National Scenic Trail, as adopted by the Park Authority and endorsed by the Board of County Supervisors.

See analysis under Parks & Open Space, above.

**Staff Recommendation: Determination of consistency with the Comprehensive Plan**

A finding of consistency does not equate to approval of the site plan as submitted. The site plan will go through the normal administrative review, comment and revision cycles until all requirements are satisfied.

**Attachment C  
SITE PLAN, TRAIL DETAIL**



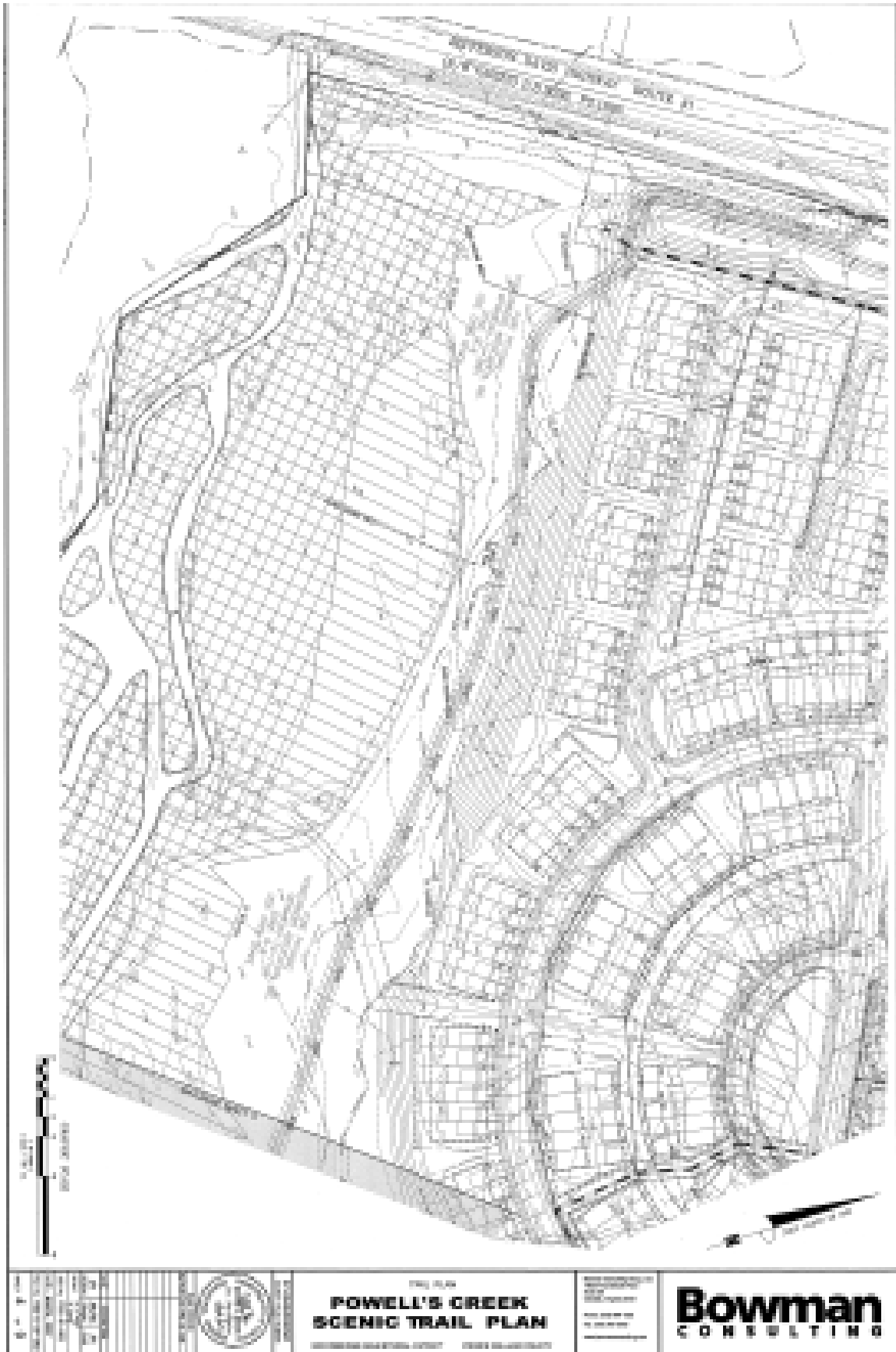
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| NO. | DATE    | DESCRIPTION           |
| 1   | 10/1/07 | ISSUED FOR PERMITTING |
| 2   | 10/1/07 | ISSUED FOR PERMITTING |
| 3   | 10/1/07 | ISSUED FOR PERMITTING |
| 4   | 10/1/07 | ISSUED FOR PERMITTING |
| 5   | 10/1/07 | ISSUED FOR PERMITTING |
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| 7   | 10/1/07 | ISSUED FOR PERMITTING |
| 8   | 10/1/07 | ISSUED FOR PERMITTING |
| 9   | 10/1/07 | ISSUED FOR PERMITTING |
| 10  | 10/1/07 | ISSUED FOR PERMITTING |

SCALE  
**POWELL'S CREEK  
SCENIC TRAIL PLAN**

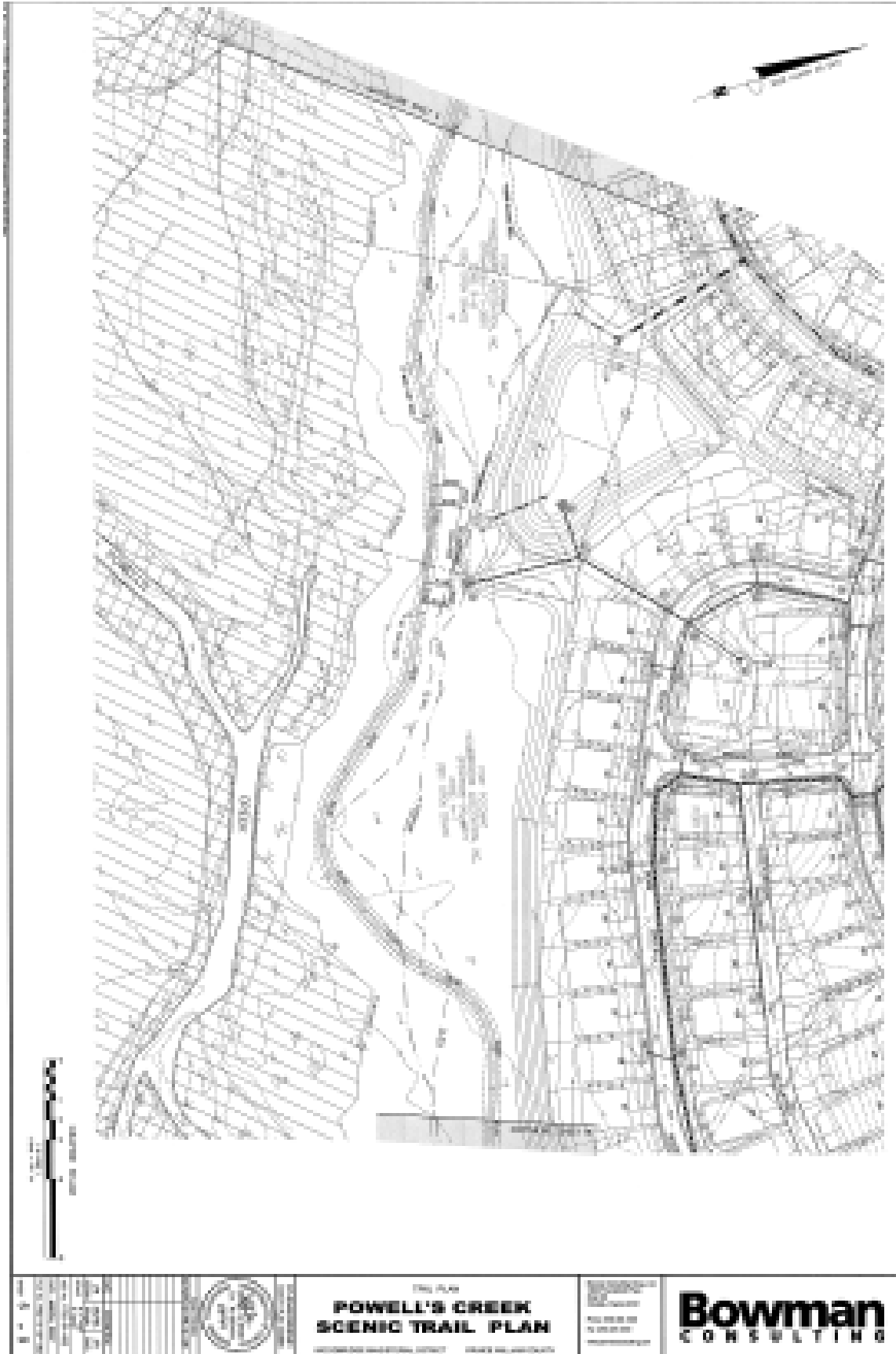
PROJECT NO. 07-0711  
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DRAWN BY: [Name]  
CHECKED BY: [Name]



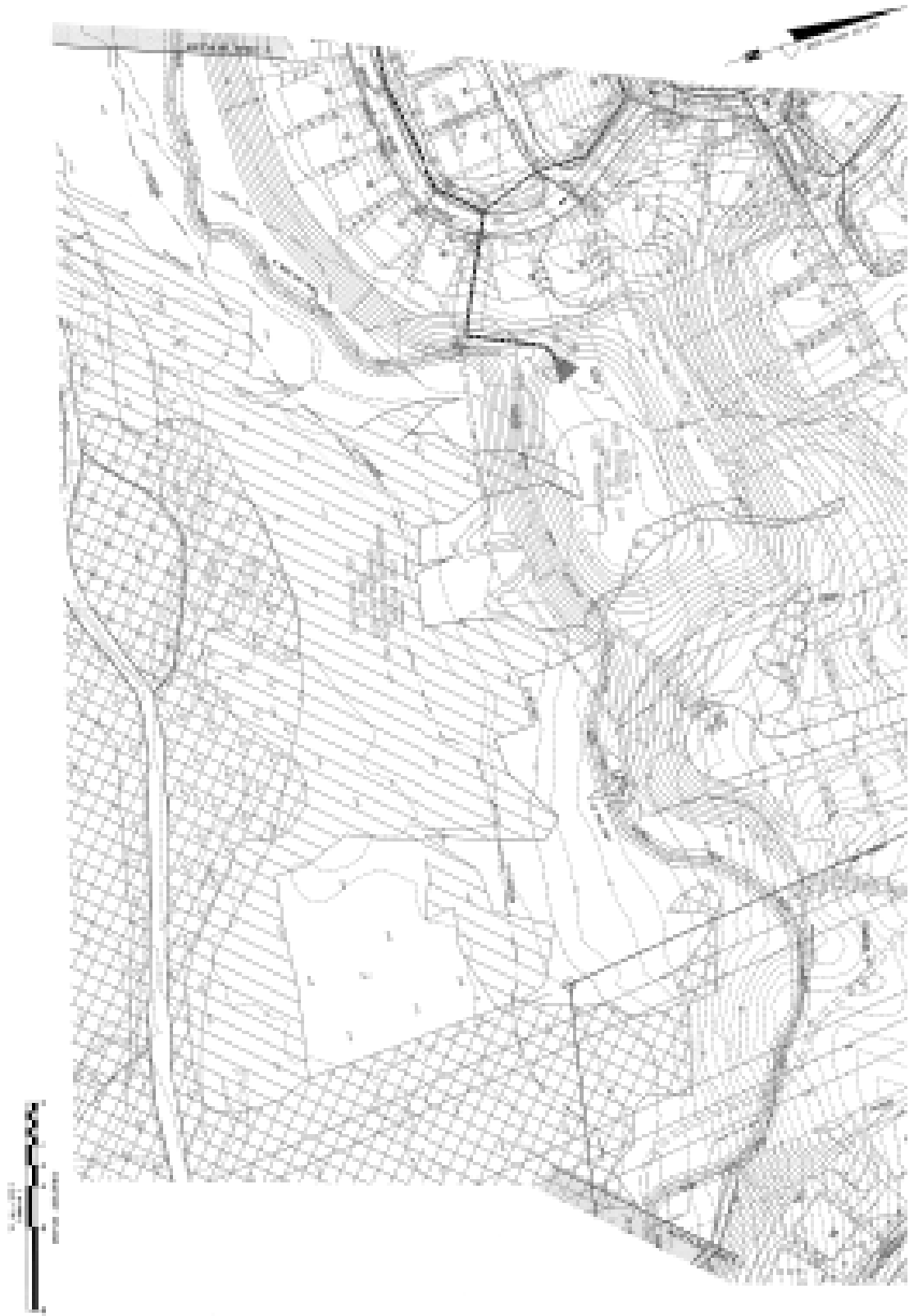
Attachment C  
SITE PLAN, TRAIL LOCATION





Attachment C  
SITE PLAN, TRAIL LOCATION

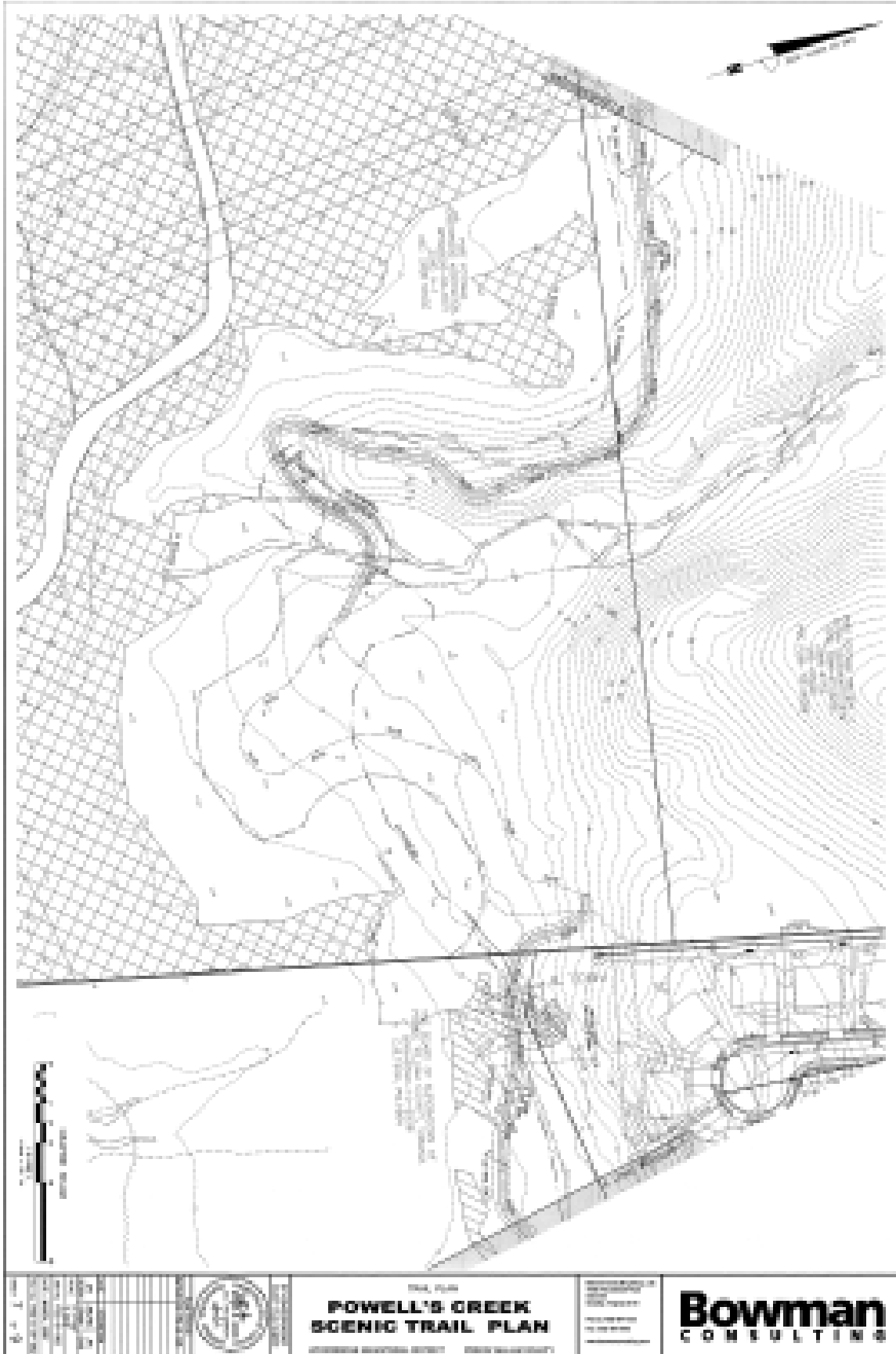


Attachment C  
SITE PLAN, TRAIL LOCATION



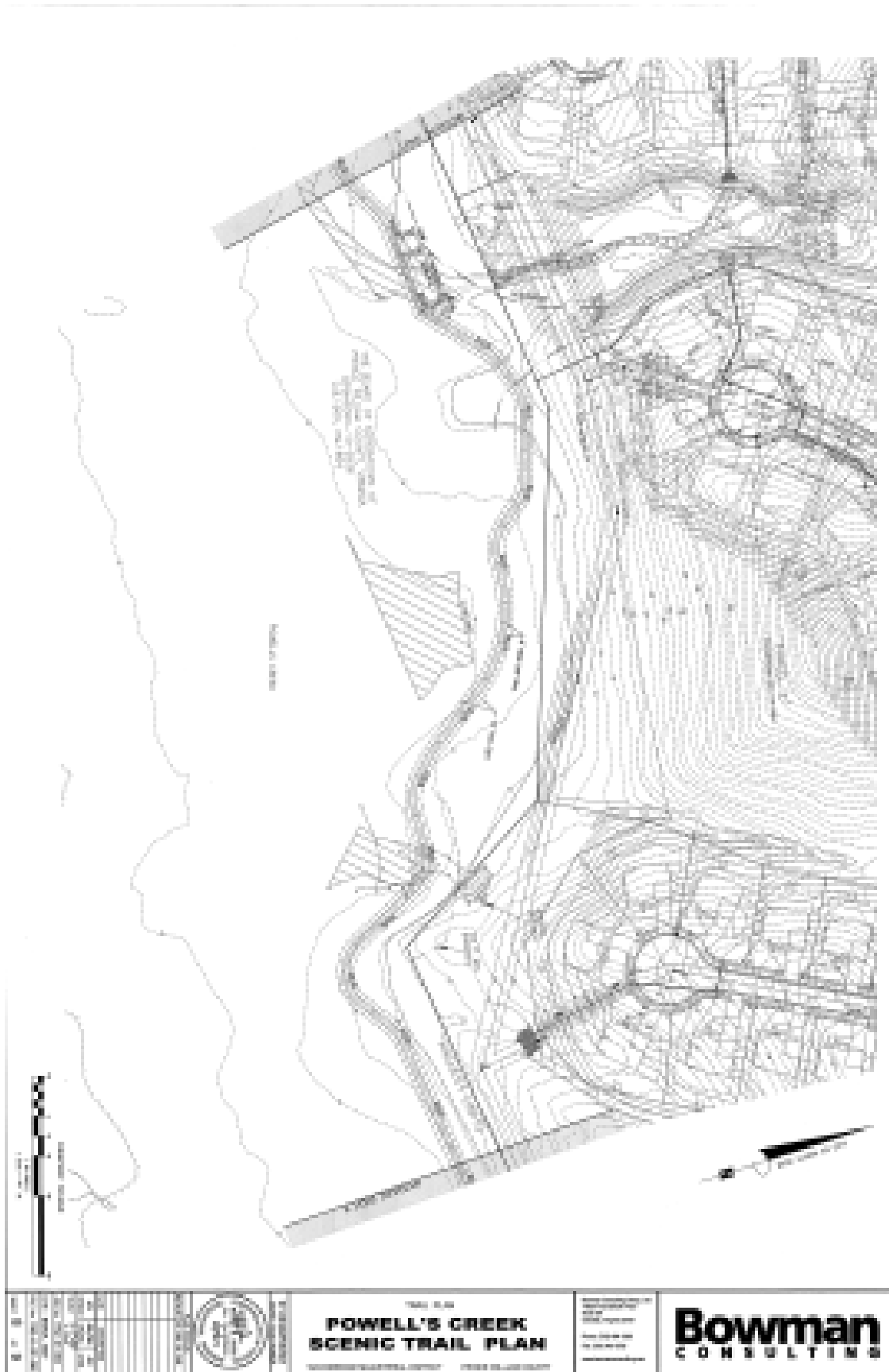
|  |   |   |  |   |
|--|---|---|--|---|
| <p>DATE: 07/11/07<br/>SCALE: 1" = 100'<br/>PROJECT: POWELL'S CREEK SCENIC TRAIL PLAN<br/>DRAWN BY: [Name]<br/>CHECKED BY: [Name]</p> |  | <p>THE PLAN<br/><b>POWELL'S CREEK<br/>SCENIC TRAIL PLAN</b><br/>APPROVED FOR THE CITY OF POWELL</p> | <p>DATE: 07/11/07<br/>SCALE: 1" = 100'<br/>PROJECT: POWELL'S CREEK SCENIC TRAIL PLAN<br/>DRAWN BY: [Name]<br/>CHECKED BY: [Name]</p> |  |
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Attachment C  
SITE PLAN, TRAIL LOCATION

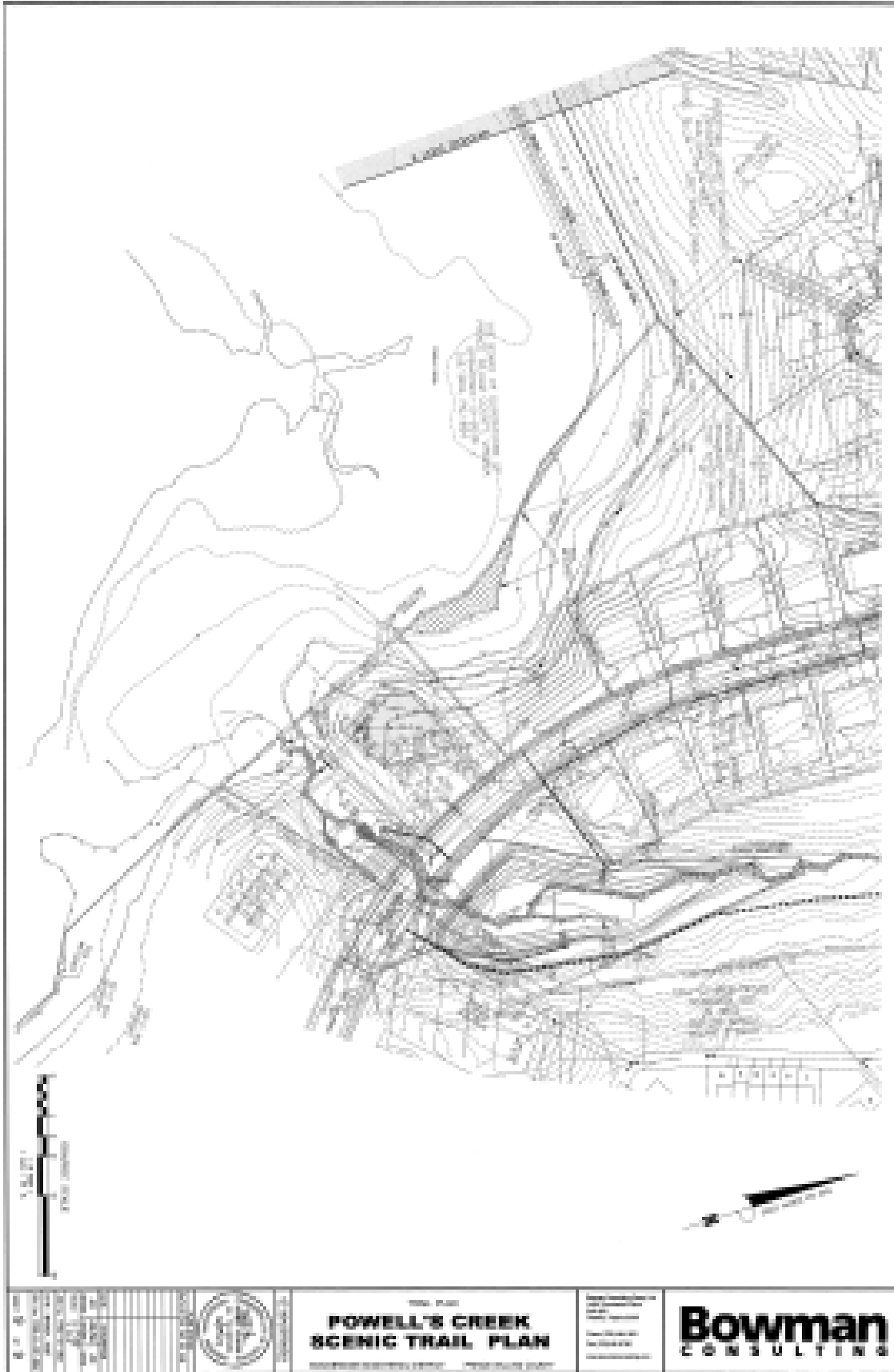




Attachment C  
SITE PLAN, TRAIL LOCATION



Attachment C  
SITE PLAN, TRAIL LOCATION



**Attachment D**  
**Response to Questions from Planning Commission**

**(1) What were the comments from local and regional partners, including**

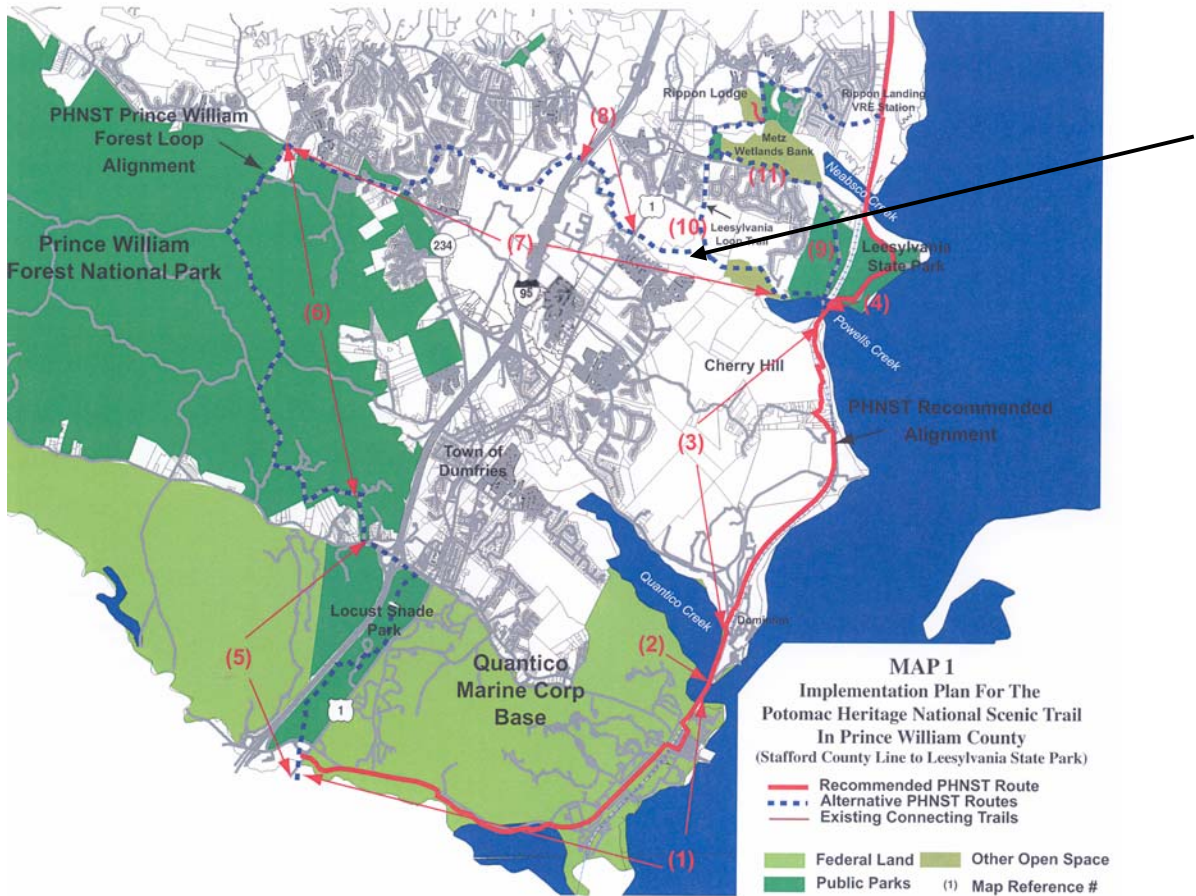
- **Doug Pickford, NVRC**
- **Don Briggs, NPS Superintendent for the PHNST**
- **Ric Franke, PHNST Association**
- **Bob Hickman, PWFP**
- **Patti Pakkala, PWCPA**
- **Leesylvania State Park**
- **Jim Klakowicz, Friends of Leesylvania State Park**

With the exception of the Park Authority, the PFR was not submitted to any of the individuals or agencies listed above for comment. Patti Pakkala, PWCPA, reviewed the draft determination letter and stated that they had no comments or objections to the content. It is staff's understanding that both Doug Pickford, NVRC, and Don Briggs, NPS, support implementation of the PHNST alignments as adopted. The Park Authority has coordinated this alignment with Leesylvania State Park.

**(2) Several years ago, quite a few people spent a lot of time participating in meetings and on-the-ground reviews to determine the trail alignment for this section of the PHNST. Although the map you provided is very small, the current proposed alignment appears to be significantly different. Can you provide a map showing why that original trail alignment, which was supposed to be a natural surface trail, is no longer possible?**

At this time, staff does not have access to a map of the alignment you reference. The adopted alignment for this segment is represented by the dotted line (*see the arrow*) on the following graphic. The alignment proposed accommodates the stormwater ponds in Port Potomac and minimizes impacts, to the extent possible, to wetlands and floodplain.

**Attachment D**  
**Response to Questions from Planning Commission**



**(3) Significant portions of the current proposed alignment appear to be located within floodplain and/or tidal wetland areas. Can you provide information showing the environmental constraints for the trail corridor, including steep slopes, wetlands, RPA and floodplain? Also, it would be helpful to know if any waivers and/or environmental permits are required as well as which portions of the trail would be expected to be periodically submerged and for what period of time.**

The site plan for the proposed trail shows the location of the steep slopes, wetlands, RPA and floodplain. No waivers have been requested. Permits have been obtained from the Army Corps of Engineers and the Virginia Department of Environmental Quality (see Attachment E). The trail is located within RPA and floodplain; staff cannot speculate as to the portions of trail that might be submerged or for how long that may occur. The boardwalked sections are those that would most likely be wet during a storm event if left at ground level.

**Attachment D**  
**Response to Questions from Planning Commission**

- (4) This proposed segment is a critical link in the trail that connects Leesylvania State Park and PW Forest Park. It would be helpful to have information on how both ends of this proposed trail segment connect to relevant areas of the PHNST, including the crossing at Route 1, as well as information on the status of the other segments of the trail in this area, including stream crossings.**

To my knowledge, no work has been done to date with reference to crossing US Route 1. It is my understanding that Leesylvania State Park will be responsible for completing the connection to the Park. With respect to other segments in this area, the Board of County Supervisors approved an alignment of the trail segment from Belmont Bay to Leesylvania State Park in July 2004. That alignment will require some stream and wetland crossings, but no specific engineering has been done to date.

- (5) How will the general public access this trail segment, including planned parking areas.**

Pedestrians could access the trail from US Route 1, or from any of the adjacent neighborhoods, or from Leesylvania State Park. As planned, the PHNST connects many existing public facilities that already provide public parking. It is anticipated that those parking areas will also serve as parking for the trail. In this case, public parking is available at Leesylvania State Park; no new public parking is planned specifically for this trail segment.

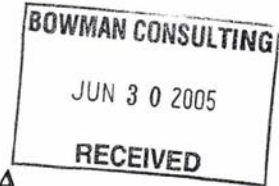
- (6) Who would own the trail corridor? If the county would not own the trail corridor, would the county hold an easement and, if so, what portion of the trail corridor will be included in the easement?**

The respective property owners (Port Potomac HOA and Prince William County) will retain ownership of the trail corridor. The 8' wood chip trail will be within a 20' public access easement, to be conveyed to the Park Authority.

- (7) Who would be responsible for maintenance after the trail is constructed?**

Maintenance will be the responsibility of the Park Authority.

Attachment E  
DEQ and ACOE Permits



COMMONWEALTH of VIRGINIA  
DEPARTMENT OF ENVIRONMENTAL QUALITY

W. Tayloe Murphy, Jr.  
Secretary of Natural Resources

Northern Virginia Regional Office  
13901 Crown Court  
Woodbridge, VA 22193-1453  
(703) 583-3800 fax (703) 583-3801  
www.deq.state.va.us

Robert G. Burnley  
Director

Jeffery A. Steers  
Regional Director

June 29, 2005

Mr. Thomas Hardy  
Port Potomac Associates, L.L.C.  
8081 Wolfrap Road  
Vienna, Virginia 22182

RE: Virginia Water Protection Individual Permit No. 92-1530  
Port Potomac, Prince William County, Virginia  
Approval of Constructing a Scenic Trail within Port Potomac's Conservation Easement

Dear Mr. Hardy:

The Virginia Department of Environmental Quality (DEQ) has received your Pre-Construction Notification dated June 23, 2005 and received June 24, 2005, proposing to permanently impact 0.048 acre of waters of the United States, consisting of 0.037 acre of palustrine forested wetlands, 0.007 acre of palustrine scrub-shrub wetlands, 0.003 acre (20 linear feet) of perennial stream channel and 0.001 acre (10 linear feet) of intermittent stream channel associated with the construction of a scenic trail within the conservation easement associated with the Port Potomac subdivision. The scenic trail will follow Powell's Creek, extending from Jefferson Davis Highway (Route 1) to the existing trail located on property owned by Prince William County and located south of Powell's Landing subdivision in Prince William County, Virginia.

Because the impacts within the recorded conservation easement are minimal and in accordance with the provision in Paragraph 2 of the Declarations of Recordation, DEQ approves the construction of the Powell's Creek Scenic Trail within Port Potomac's conservation easement.

If you have any questions, please do not hesitate to contact Sarah Sivers at 703-583-3898 or [sksivers@deq.virginia.gov](mailto:sksivers@deq.virginia.gov).

Sincerely,

A handwritten signature in black ink, appearing to read "Sarah K. Sivers".

Sarah K. Sivers  
VWP Permit Writer & Inspector

cc: Ms. Jessica Fleming, Bowman Consulting Group, Ltd.  
Ms. Theresita Crockett-Augustine, U.S. Army Corps of Engineers, Dumfries Field Office

Attachment E  
DEQ and ACOE Permits



DEPARTMENT OF THE ARMY  
NORFOLK DISTRICT, CORPS OF ENGINEERS  
FORT NORFOLK, 803 FRONT STREET  
NORFOLK, VIRGINIA 23510-1096

REPLY TO  
ATTENTION OF:

July 28, 2005

Northern Virginia Regulatory Section  
05-R1541 (Powell's Creek Scenic Trail)

Port Potomac Associates, LLC  
c/o KSI Services, Inc.  
8081 Wolftrap Road  
Vienna, Virginia 22182



Gentlemen:

This is in response to your pre-construction notification to perform certain work in waters of the United States located adjacent to U.S. Route 1 and Powell's Creek, north of Dumfries, in Prince William County, Virginia. Your proposal has been reviewed.

We have determined that your request to construct a 2-mile scenic trail (Powell's Creek Scenic Trail) along Powell's Creek from U.S. Route 1 through the Port Potomac development to an existing trail within the Powell's Landing subdivision satisfies the criteria contained in the Corps' Nationwide Permit Number 42 (copy enclosed). You are authorized to impact approximately 30 linear feet of stream and 0.044 acres of jurisdictional wetlands associated with the clearing of a 10-foot wide path according to your plans dated June 2005.

The Corps Nationwide Permits were published in the Federal Register (67 FR 2020) on January 15, 2002 as corrected by Federal Register (67 FR 6692) on February 13, 2002 and Federal Register (67 FR 8579) on February 25, 2002 and the regulations governing their use can be found in 33 CFR 330 published in Volume 56, Number 226 of the Federal Register dated November 22, 1991. Enclosed is a "Compliance Certification" form, which must be signed and returned within 30 days of completion of the project. Your signature on this form certifies that you have completed the work in accordance with the terms and conditions of the Nationwide Permit Program. Provided your proposal is carried out in accordance with your pre-construction notification and the stated contingencies and enclosed "General Conditions" are met, an individual Department of the Army permit will not be required. Any additional impacts to wetlands or other waters of the United States within the current project area or any additional parts or parcels thereof may require an individual permit.

You must also adhere to the 401 certification conditions issued by the Virginia Department of Environmental Quality (DEQ) outlined in their letter of March 29, 2002 or obtain an individual permit from DEQ. The Corps' Nationwide Permit conditions and 401 certification conditions are attached. Also, a permit may be required from the Virginia Marine Resources Commission and/or your local wetlands board, and this verification is not valid until

## Attachment E DEQ and ACOE Permits

2


you obtain their approval, if necessary. You may contact the Virginia Marine Resources Commission at (757) 247-2200 for further information concerning their permit requirements.

This authorization does not relieve your responsibility to comply with local requirements pursuant to the Chesapeake Bay Preservation Act (CBPA), nor does it supercede local government authority and responsibilities pursuant to the Act. You should contact your local government before you begin work to find out how the CBPA applies to your project.

This verification is valid for five years from the date of this letter, unless the Norfolk District Engineer uses discretionary authority to modify, suspend or revoke this verification. The Chief of Engineers will periodically review the nationwide permits and their conditions and will decide to either modify, reissue or revoke the permits. These nationwides are scheduled to expire on March 18, 2007. If the nationwide permit(s) verified in this letter are reissued without modification or if your activity complies with any subsequent nationwide permit, the expiration date of this verification will not change. However, if the nationwide permit(s) verified in the letter are modified or revoked so that the activity listed above would no longer be authorized and you have commenced or are under contract to commence the work, you will have twelve months from the date of that permit change to complete the activity. Activities completed under the authorization of a nationwide permit which was in effect at the time the activity was completed continue to be authorized by that nationwide permit. It is your responsibility to remain informed of changes to the nationwide permits. We will issue a special public notice announcing any changes to the nationwide permits when they occur.

If you have any questions, please contact Ms. Theresita Crockett-Augustine in the Northern Virginia Field Office at 18139 Triangle Plaza, Suite 213, Dumfries, Virginia 22026, (703) 221-9736.

Sincerely,

  
Bruce Williams  
Chief, Northern Virginia  
Regulatory Section

Enclosures



**Attachment E  
DEQ and ACOE Permits**



**U.S. Army Corps  
Of Engineers**  
Norfolk District

**CERTIFICATE OF COMPLIANCE  
WITH  
U.S. ARMY CORPS OF ENGINEERS' PERMIT**

Permit Number: 05-R1541

Name of Permittee: Port Potomac Associates, LLC

Date of Issuance: July 28, 2005

Permit Type: Nationwide Permit Number 42

Within 30 days of completion of the activity authorized by this permit, sign this certification and return it to the following address:

U.S. Army Corps of Engineers - Norfolk District  
Northern Virginia Field Office  
18139 Triangle Plaza, Suite 213  
Dumfries, Virginia 22026  
Attn: Ms. Theresita Crockett-Augustine

Please note that your permitted activity is subject to a compliance inspection by an U.S. Army Corps of Engineers representative. If you fail to comply with this permit you are subject to permit suspension, modification or revocation.

I hereby certify that the work authorized by the above referenced permit has been completed in accordance with the terms and conditions of the said permit.

\_\_\_\_\_  
Signature of Permittee

\_\_\_\_\_  
Date