CPA2020-00004
Triangle Small Area Plan

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The Board of County Supervisors initiated a series of Small Area Plans on August 3, 2016:

- North Woodbridge
- The Landing at Prince William
- Dale City
- Innovation Park
- Independent Hill
- Route 29
- **Triangle**
- Yorkshire
- Fairgrounds/New Dominion
Triangle Study Area Overview

- Study area covers a total of 376 acres.

- **Opportunities** include:
  - Gateway into PWC
  - Strategically situated near regional attractions:
    - Marine Corps Base-Quantico emerging Potomac Defense Corridor.
    - Proximity to three County Parks
    - Town of Dumfries
    - Access to I-95
    - Infrastructure improvements

- **Challenges** include:
  - Struggle with unique identity in the County.
  - Food & retail desert
  - Auto-centric community
Triangle SAP Status

- Conduct background research
- Meet with internal stakeholders
- Interview external stakeholders
- Visioning/Design charrette -2 day
  - Develop plan recommendations
- Draft Plan Published on Project Webpage
- Planning Commission Work Sessions
- Revisions to draft based on feedback
- Planning Commission Public Hearing
- Board of County Supervisors Public Hearing
Small Area Plan

1. Vision and Thematic Principles
2. Placetypes
   • Transect Map
   • Future Land Use Plan
3. Design Elements
4. Mobility Plan
   • Road
   • Transit
   • Bicycle
   • Pedestrian
5. Green Infrastructure Plan
6. Cultural Resources Plan
7. Economic Development Plan
8. Level of Service Plan
Implementation Plan
Purpose and Intent

- Establish long-term vision for future growth
- Create a sense of place focused on walkability, connectivity, neighborhood businesses
- Provide greater emphasis on
  - detailed planning,
  - visioning, and
  - design
- Incentivize Economic Development
- Support integrated residential opportunities
- Protect Environmental Resources
- Capitalize on the abundance of open space, recreational, and educational assets
Vision:

Triangle, the Southern Gateway to Prince William County, is a diverse, pedestrian-friendly and vibrant community that brings together three distinctive regional assets—Marine Corps Base Quantico, Prince William Forest Park, and the Town of Dumfries—to create robust employment opportunities, unique cultural experiences, and a welcoming place for residents to live, work, and play.

VISION: Triangle, the Southern Gateway to Prince William County, is a diverse, pedestrian-friendly and vibrant community that brings together three distinctive regional assets—Marine Corps Base Quantico, Prince William Forest Park, and the Town of Dumfries—to create robust employment opportunities, unique cultural experiences, and a welcoming place for residents to live, work, and play.

PLACETYPES: Create a thoughtfully designed, distinctive and interconnected community offering a balanced mix of residential and employment opportunities. Enhance the community’s role as Southern Gateway to Prince William County by creating a sense of place and improving connectivity of residents and visitors to local Triangle assets and broader regional destinations.

MOBILITY: Create a multimodal network that leverages, connects, and expands the community’s mobility hubs.

DESIGN: Create and implement flexible, appropriately detailed design standards for human-scale to ensure a well designed, pedestrian-friendly community.

GREEN INFRASTRUCTURE: Ensure that Triangle’s ecosystem is both sustainable and resilient by building a connected network of greenways, trails, and open space throughout that provides connectivity to local destinations and helps create a healthy and welcoming environment for all.

CULTURAL RESOURCES: 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 the County’s citizens and visitors.

ECONOMIC DEVELOPMENT: Incentivize economic development to attract targeted industries to become part of the Potomac Defense Corridor, and capitalize on the significant impact of MCB Quantico and other regional assets to build an interconnected, innovative and welcoming community that has the distinction of being the southern gateway into Prince William County.

LEVEL OF SERVICE: Ensure an adequacy of public facilities including high-quality schools, fire stations, police facilities, libraries, and other government buildings.
Ten Smart Growth Principles

1. Mix–Use
2. Compact Design
3. Diversity of Housing
4. Pedestrian-friendly
5. Strong Sense of Place
6. Preserve Open Space
7. Use Existing Infrastructure Investments
8. Multimodal
9. Fosters Investment
10. Community Engagement
Existing Zoning & Long-Range Land Use Map
Multimodal Planning

- Link Land Use and Transit
- Identify Transects
- Multimodal Network
- Transit Supportive Densities
The overall density in the Plan has been reduced:

- **T-4** along the west side of U.S. Route 1 and the north side of Joplin Road. (CMU & HDN)
- **T-3** includes the norther portion of the study area and the east side of Route 1 corridor. (CMU, OMU, URM, SN, NMU, VMU, PL)
- **T-2** located along Quantico Gateway Drive and portions of Moyers Road as well as the Old Triangle Road corridor. (URL, VMU)
- **T-1** includes the Parks & Open Space. (POSA, POSP)
Proposed Land Use Plan

Land Use Designations:
1. Community Mixed Use (CMU)
2. Office Mixed Use (OMU)
3. High Density Neighborhood (HDN)
4. Suburban Neighborhood (SN)
5. Neighborhood Mixed Use (NMU)
6. Urban Residential Low (URL)
7. Urban Residential Medium (URM)
8. Village Mixed Use (VMU)
9. Parks & Open Space Active (POSA)
10. Parks & Open Space Passive (POSP)
11. Public Land (PL)
Proposed Illustrative Plan

The Proposed Plan features:

A. Gateway feature at Route 1 and Fuller Road.

B. Park - Green Infrastructure connections.

C. Mixed Use Center - Commercial activity node planned along northside of Fuller Heights Road and east side of Route 1 corridor to serve both residents and employees in the area.
Mobility

The Proposed Plan features:

- Improve connectivity throughout and around the study area to amenities & attractions.
- Enhance access to existing and planned VRE stations.
- Explore BRT station along Route 1 (Springfield to Quantico Public Transportation Feasibility Study).
- Establish network of shared use paths linking east-west.
- Plan for safe routes to schools.
The proposed plan features:

- Restore Little Creek on both sides of Route 1
- Implement streetscape green infrastructure best practices
- Create interconnected network of trails and open spaces
- Balance open space preservation with new opportunities for gathering spaces and recreation
Cultural Resources

- **Policy:** Identify, document or preserve, and interpret pre-contact Native American archeology sites, historic archeology sites, and minority sites and history.
- Amidon-Lunsford Cemetery
- Iwo Jima Memorial
- Marine Corps Museum
- Weems-Botts Museum
- Prince William Forest Park.
**Economic Development**

- **Goal**: Incentivize economic development to attract targeted industries to become part of the Potomac Defense Corridor and capitalize on the significant impact of MCB-Quantico and other regional assets to build an interconnected, innovative and welcoming community that has the distinction of being the southern gateway into Prince William County

- **Target development in focus areas:**
  - East of Route 1 and along Fuller Heights Road
  - The portion of Quantico Gateway Drive that abuts Route 1
  - Portions along Inn Street

### Target Industry

<table>
<thead>
<tr>
<th>Federal Government Contracting</th>
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<tbody>
<tr>
<td><strong>Target Industry</strong></td>
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<td><strong>Existing Business Presence</strong></td>
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<td><strong>General Requirements</strong></td>
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<td><strong>Opportunity Ranking</strong></td>
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<td><strong>Supportive Actions to Grow Industry within Small Area</strong></td>
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Level of Service

• Safe & Secure Communities
• Community Education
• Parks, Recreation & Tourism
• Broadband Needs/Communication Gaps
• Transportation
## Implementation Plan

<table>
<thead>
<tr>
<th>Timeframe</th>
<th>Goal</th>
<th>Action Item</th>
<th>Coordination Agencies</th>
<th>Implementation Strategies</th>
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<tbody>
<tr>
<td>Mid-term</td>
<td>Land Use/Placetypes</td>
<td>Create attractive and green “horizontal” mixed-use areas (lower-density clusters of different types of single use spaces), where residents and visitors can shop, dine, and spend time with friends and family.</td>
<td>PWC; Private Partners</td>
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<tr>
<td>Mid-term</td>
<td>Land Use/Placetypes</td>
<td>Create places that provide features, services, and amenities to attract a substantial share of MCB Quantico contractors, mixing uses whenever feasible</td>
<td>PWC; MCB Quantico</td>
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<tr>
<td>Short-term</td>
<td>Land Use/Placetypes</td>
<td>Create safe places for people to gather, play, and socialize that are easily accessible by foot and by bicycle</td>
<td>PWC</td>
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<tr>
<td>Mid-term</td>
<td>Land Use/Placetypes</td>
<td>Build on the Potomac Defense Corridor along Route 1 to maintain a focus on establishing provisions to support MCB Quantico by developing supplemental residential, retail, and office space, and connecting each element to create a series of cohesive, pedestrian-friendly neighborhoods.</td>
<td>PWC; MCB Quantico; Private Partners</td>
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Planning Office recommends adoption of Comprehensive Plan Amendment #CPA2020-00004, Triangle Small Area Plan for the following reasons:

- Plan provides detailed guidance and implementation strategies for the Triangle Area
- The Plan emphasizes on Triangle’s role as the Southern Gateway to Prince William County along the Route 1 corridor by encouraging better placemaking with attractive amenities
- The Plan capitalizes on the abundance of open space and recreational assets to create an area focused on walkability, connectivity, neighborhood businesses, supported by a mixture of integrated residential opportunities.
- The Economic Plan builds on the Potomac Defense Corridor along Route 1 to maintain a focus on establishing provisions to support MCB Quantico by developing supplemental residential, retail, and office space, and connecting each element to create a series of cohesive, pedestrian-friendly neighborhoods.
- Use green infrastructure tools to increase green/natural spaces and enhance aesthetics along Route 1 corridor.
- The Plan supports and furthers the County Smart Growth Principles in accordance with the Comprehensive Plan.
- The Plan reflects extensive feedback from the community from the public participation process.