

# INDEPENDENT HILL/ PARSONS BUSINESS PARK

## DEVELOPMENT TEAM:

### ELM STREET DEVELOPMENT

1355 BEVERLY ROAD, SUITE 240

MCLEAN, VIRGINIA 22101

CONTACT: JOE JACOBS

703-734-9730

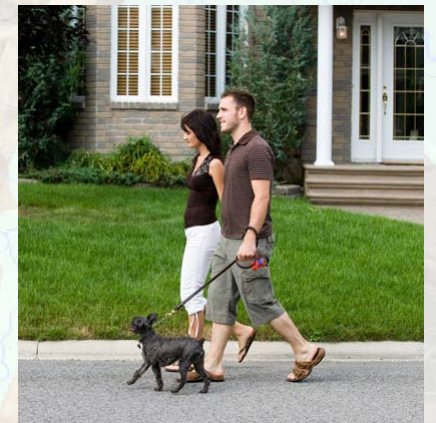
### MIKE GARCIA CONSTRUCTION

4320 PRINCE WILLIAM PARKWAY, #113

WOODBIDGE, VIRGINIA 22192

CONTACT: MIKE GARCIA

703-897-0900



Copyright  
Aerial Imagery © 2017 Commonwealth of Virginia

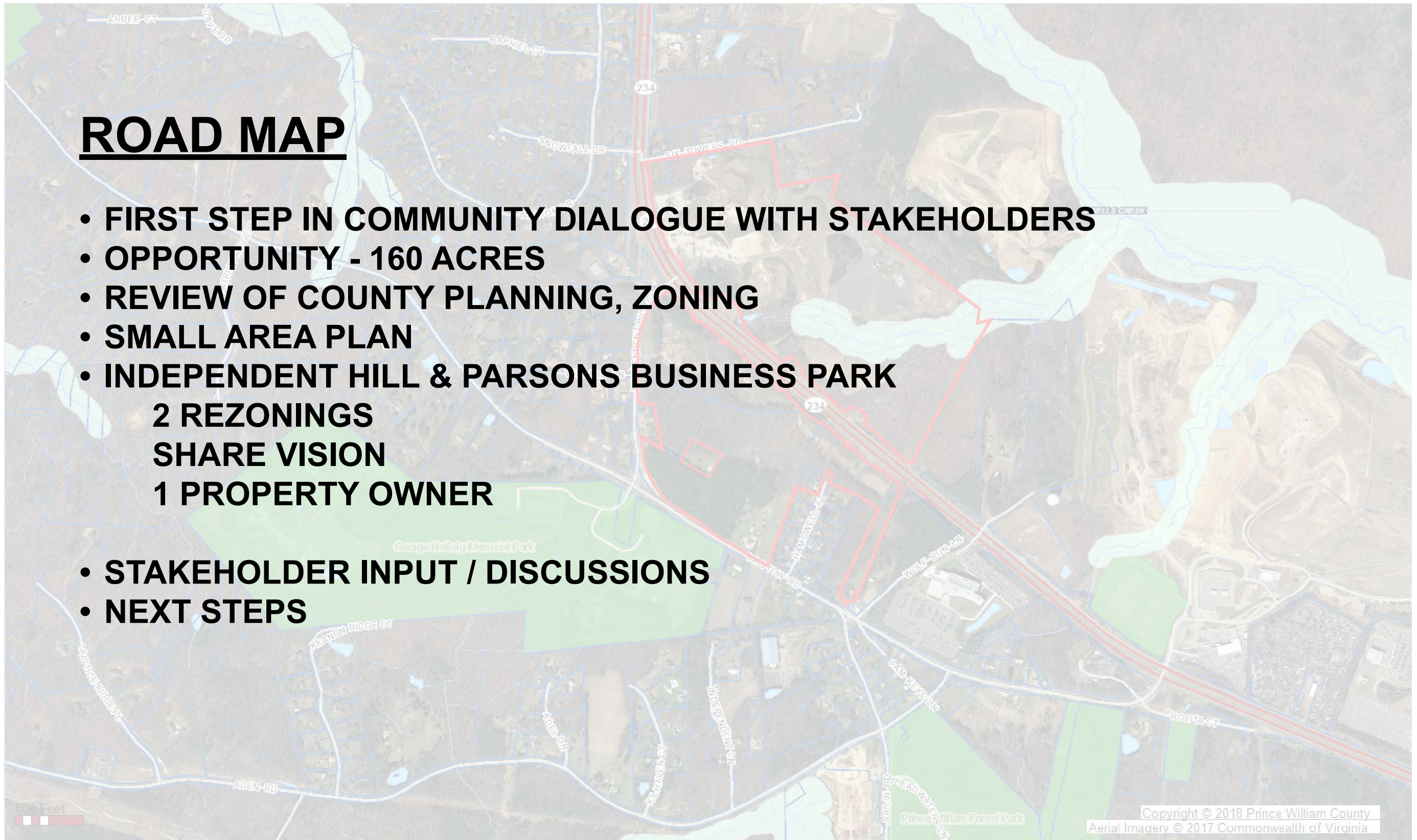


## DEVELOPMENT ROAD MAP

### ROAD MAP

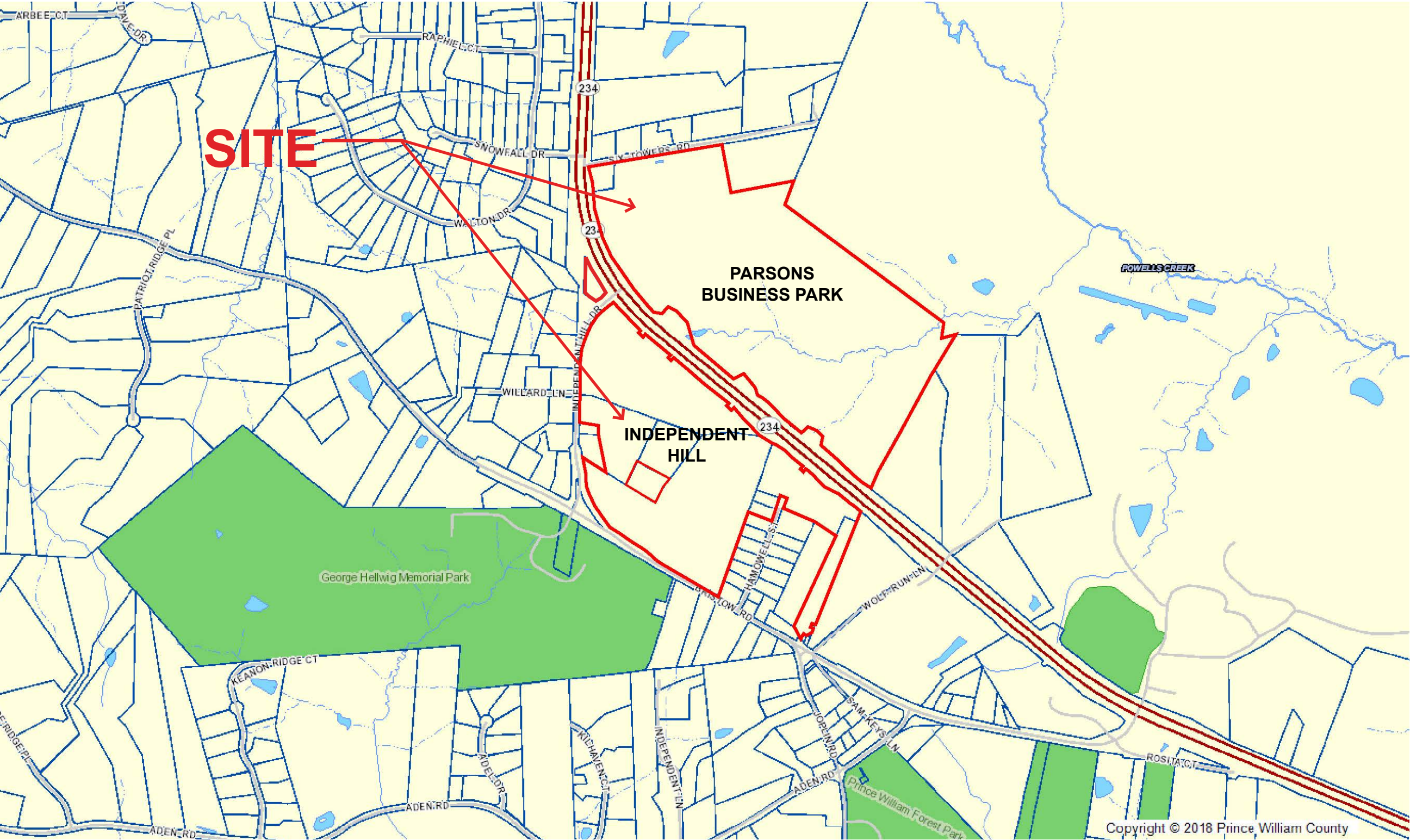
- FIRST STEP IN COMMUNITY DIALOGUE WITH STAKEHOLDERS
- OPPORTUNITY - 160 ACRES
- REVIEW OF COUNTY PLANNING, ZONING
- SMALL AREA PLAN
- INDEPENDENT HILL & PARSONS BUSINESS PARK
- 2 REZONINGS
- SHARE VISION
- 1 PROPERTY OWNER
- STAKEHOLDER INPUT / DISCUSSIONS
- NEXT STEPS

## INDEPENDENT HILL/PARSONS BUSINESS PARK





PROPERTY PARCELS



INDEPENDENT HILL/PARSONS BUSINESS PARK



AERIAL MAP



INDEPENDENT HILL/PARSONS BUSINESS PARK

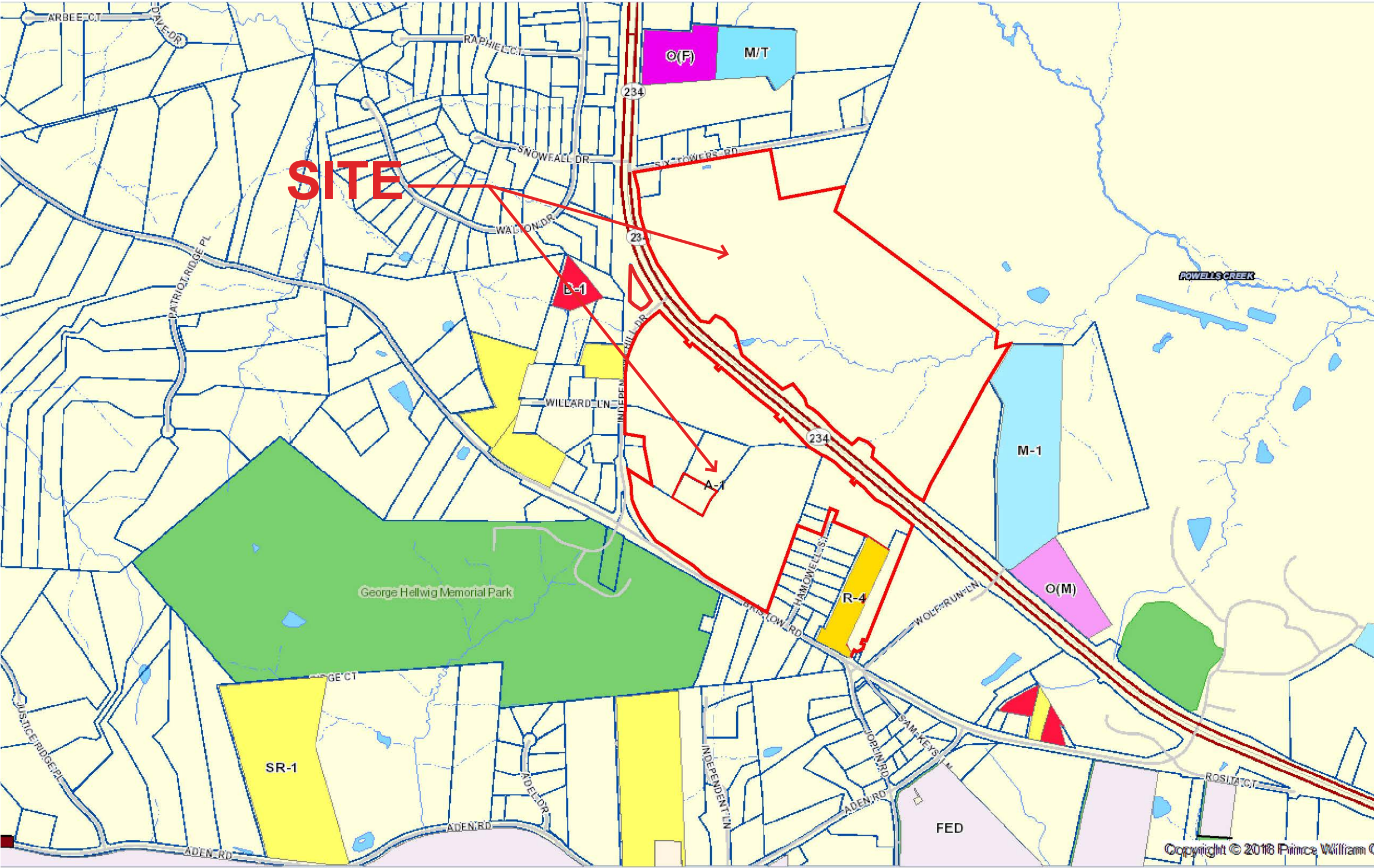




INDEPENDENT HILL/PARSONS BUSINESS PARK



EXISTING ZONING MAP



LEGEND:

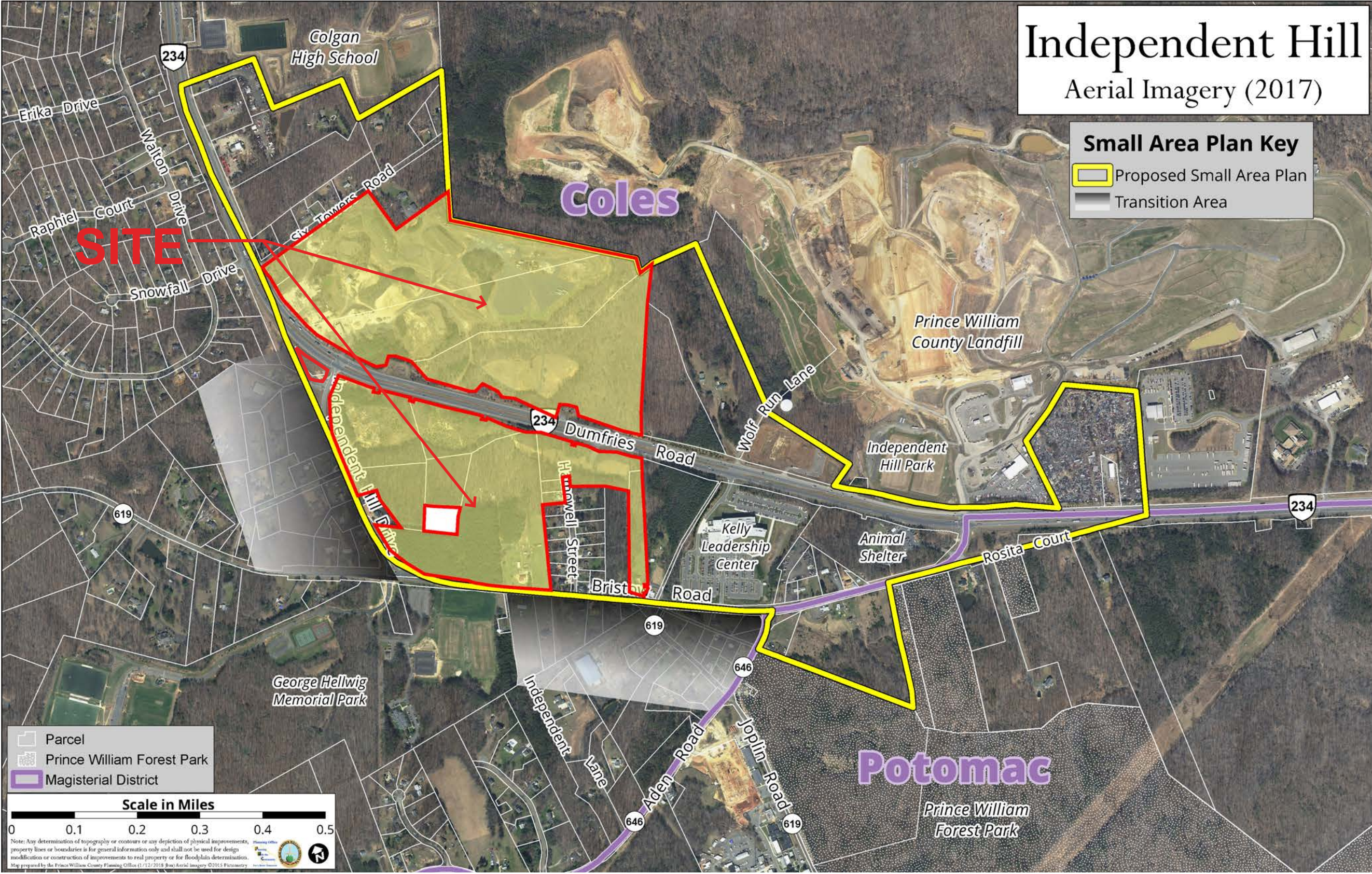
- A-1 Agricultural
- A-1C Agricultural Cluster
- B-1 General Business
- B-2 Neighborhood Business
- B-3 Convenience Business
- M/T Industrial/Transportation
- M-1 Heavy Industrial
- M-2 Light Industrial
- O(F) Office/Flex
- O(H) High-Rise Office
- O(M) Mid-Rise Office
- O(L) Low-Rise Office
- PBD Planned Business District
- PMD Planned Mixed District
- PMR Planned Mixed Residential
- RPC Residential Planned Community
- R-2 Min. Lot Size 20,000 sq. ft.
- R-2C Suburban Residential Cluster
- R-4 Min. Lot Size 10,000 sq. ft.
- R-4C Suburban Residential Cluster
- R-6 6 Dwellings per 1 acre
- R-16 16 Dwellings per 1 acre
- R-30 30 Dwellings per 1 acre
- SR-1 1 Dwelling per 1 acre
- SR-1C Suburban Residential Cluster
- SR-3C Suburban Residential Cluster
- SR-5 1 Dwelling per 5 acres
- SR-5C Suburban Residential Cluster
- V Village
- Cities
- Towns
- Government Tracts



INDEPENDENT HILL/PARSONS BUSINESS PARK



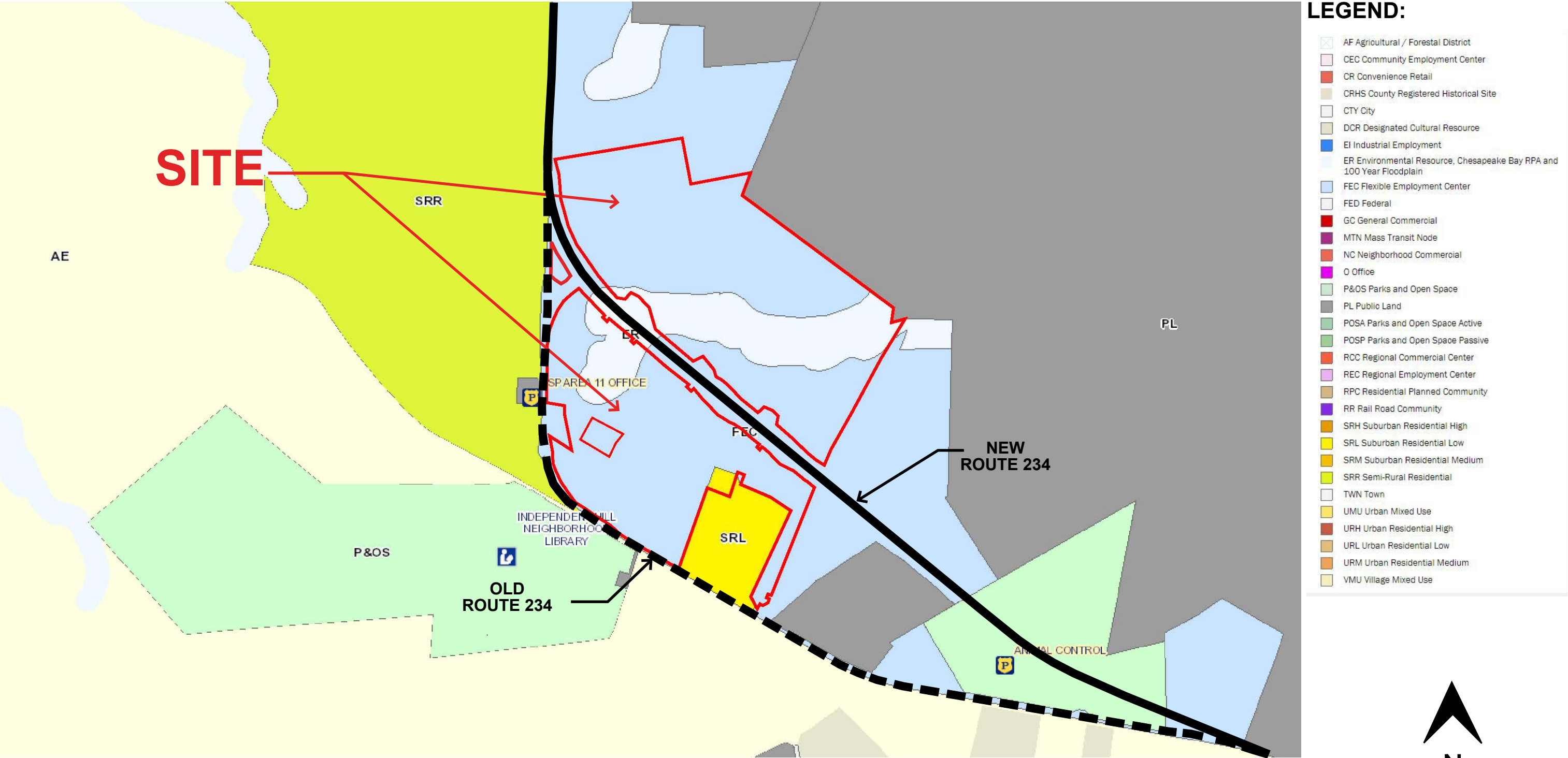
SMALL AREA PLAN



INDEPENDENT HILL/PARSONS BUSINESS PARK



PRINCE WILLIAM COUNTY COMPREHENSIVE PLAN - LONG TERM LAND USE



**LEGEND:**

- AF Agricultural / Forestal District
- CEC Community Employment Center
- CR Convenience Retail
- CRHS County Registered Historical Site
- CTY City
- DCR Designated Cultural Resource
- EI Industrial Employment
- ER Environmental Resource, Chesapeake Bay RPA and 100 Year Floodplain
- FEC Flexible Employment Center
- FED Federal
- GC General Commercial
- MTN Mass Transit Node
- NC Neighborhood Commercial
- O Office
- P&OS Parks and Open Space
- PL Public Land
- POSA Parks and Open Space Active
- POSP Parks and Open Space Passive
- RCC Regional Commercial Center
- REC Regional Employment Center
- RPC Residential Planned Community
- RR Rail Road Community
- SRH Suburban Residential High
- SRL Suburban Residential Low
- SRM Suburban Residential Medium
- SRR Semi-Rural Residential
- TWN Town
- UMU Urban Mixed Use
- URH Urban Residential High
- URL Urban Residential Low
- URM Urban Residential Medium
- VMU Village Mixed Use

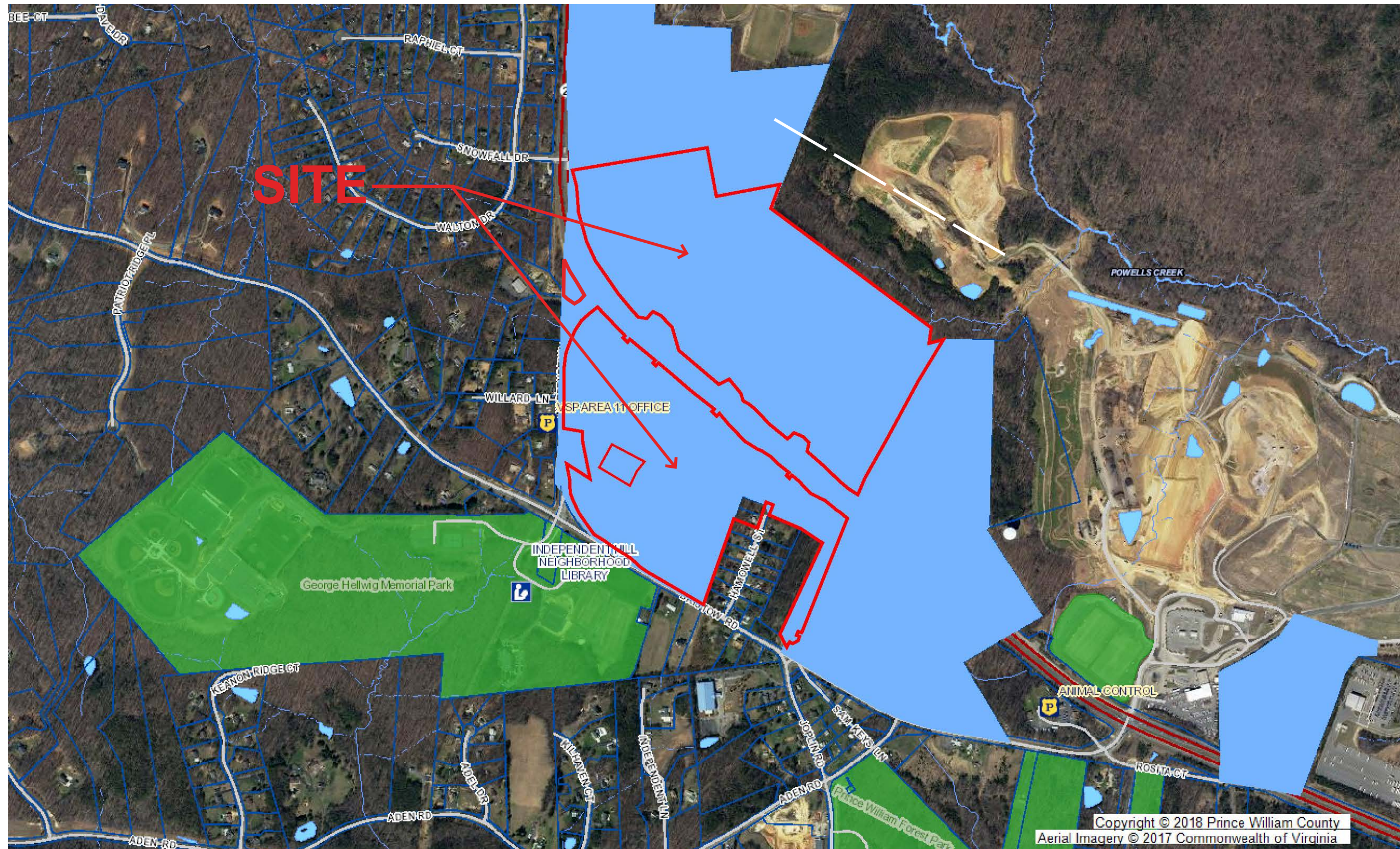


IMAGE SOURCE: PRINCE WILLIAM COUNTY AERIAL IMAGERY

INDEPENDENT HILL/PARSONS BUSINESS PARK



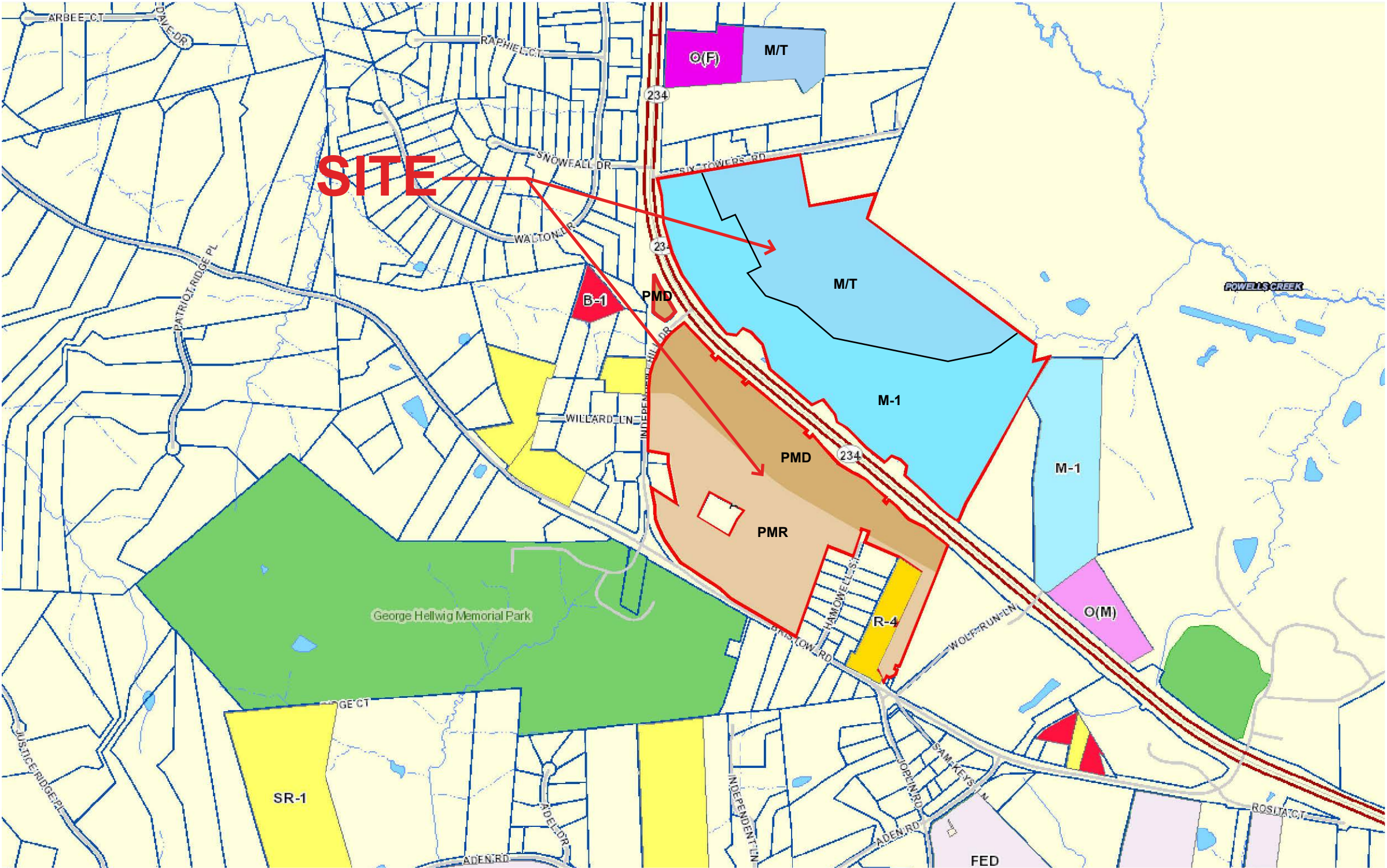
## DATA CENTER OVERLAY DISTRICT



## INDEPENDENT HILL/PARSONS BUSINESS PARK



PROPOSED ZONING



LEGEND:

- A-1 Agricultural
- A-1C Agricultural Cluster
- B-1 General Business
- B-2 Neighborhood Business
- B-3 Convenience Business
- M/T Industrial/Transportation
- M-1 Heavy Industrial
- M-2 Light Industrial
- O(F) Office/Flex
- O(H) High-Rise Office
- O(M) Mid-Rise Office
- O(L) Low-Rise Office
- PBD Planned Business District
- PMD Planned Mixed District
- PMR Planned Mixed Residential
- RPC Residential Planned Community
- R-2 Min. Lot Size 20,000 sq. ft.
- R-2C Suburban Residential Cluster
- R-4 Min. Lot Size 10,000 sq. ft.
- R-4C Suburban Residential Cluster
- R-6 6 Dwellings per 1 acre
- R-16 16 Dwellings per 1 acre
- R-30 30 Dwellings per 1 acre
- SR-1 1 Dwelling per 1 acre
- SR-1C Suburban Residential Cluster
- SR-3C Suburban Residential Cluster
- SR-5 1 Dwelling per 5 acres
- SR-5C Suburban Residential Cluster
- V Village
- Cities
- Towns
- Government Tracts

INDEPENDENT HILL/PARSONS BUSINESS PARK



# SITE CONCEPT PLAN



## LEGEND:

..... PROPOSED ROADS



## INDEPENDENT HILL/PARSONS BUSINESS PARK



# OVERVIEW LAND USE

## INDEPENDENT HILL

### ***EXISTING STATUS***

- 60 ACRES SOUTHSIDE OF DUMFRIES ROAD
- CURRENTLY ZONED A-1

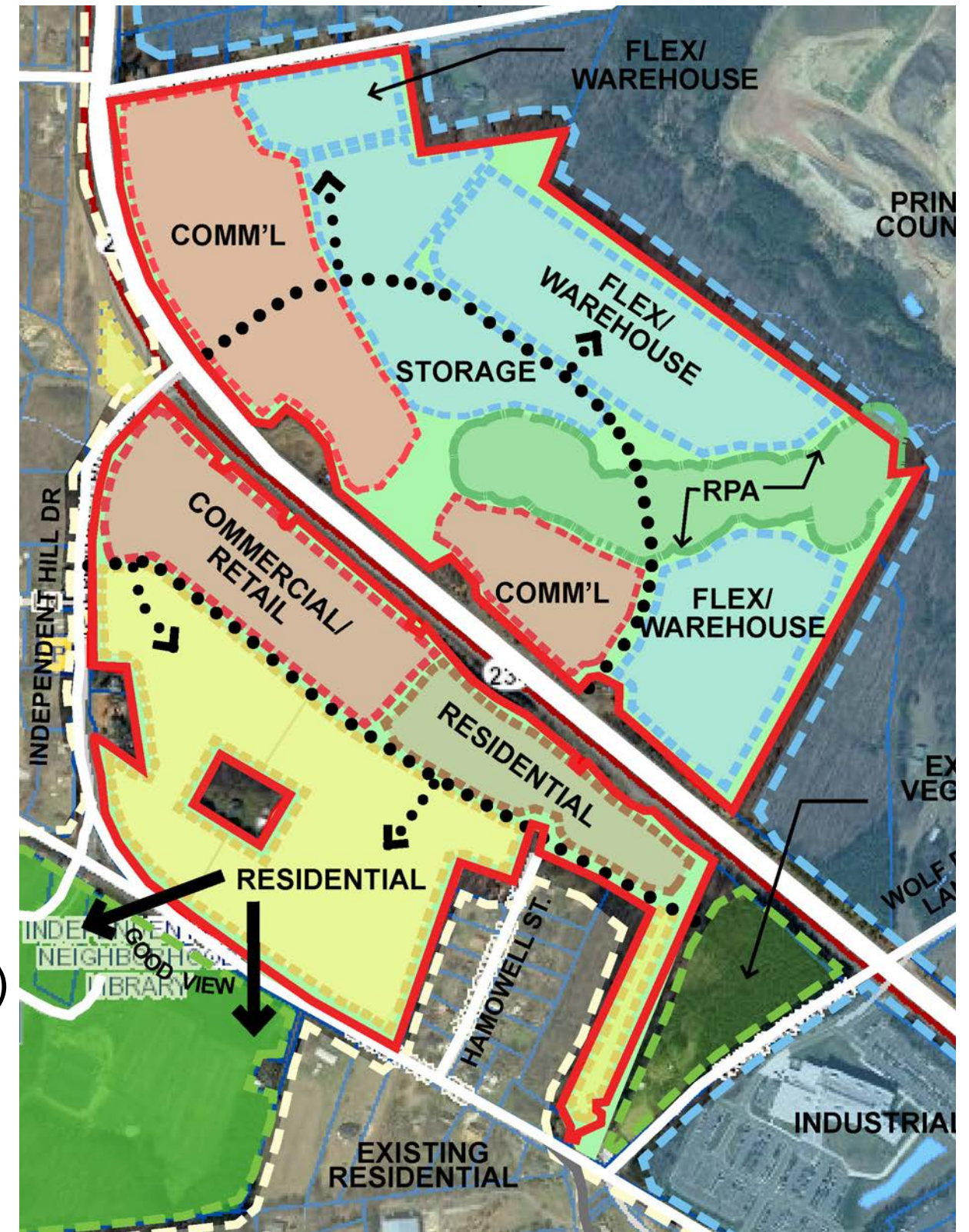
### LONG RANGE LAND USE:

(FEC) Flexible Employment Center

### ***PROPOSED LAND USE***

### MIXED USE: RESIDENTIAL & COMMERCIAL

- 34.9 AC TO PLANNED MIXED RESIDENTIAL (PMR)
- 25.1 AC TO PLANNED MIXED USE DISTRICT (PMD)  
Commercial



## INDEPENDENT HILL/PARSONS BUSINESS PARK



# **OVERVIEW LAND USE**

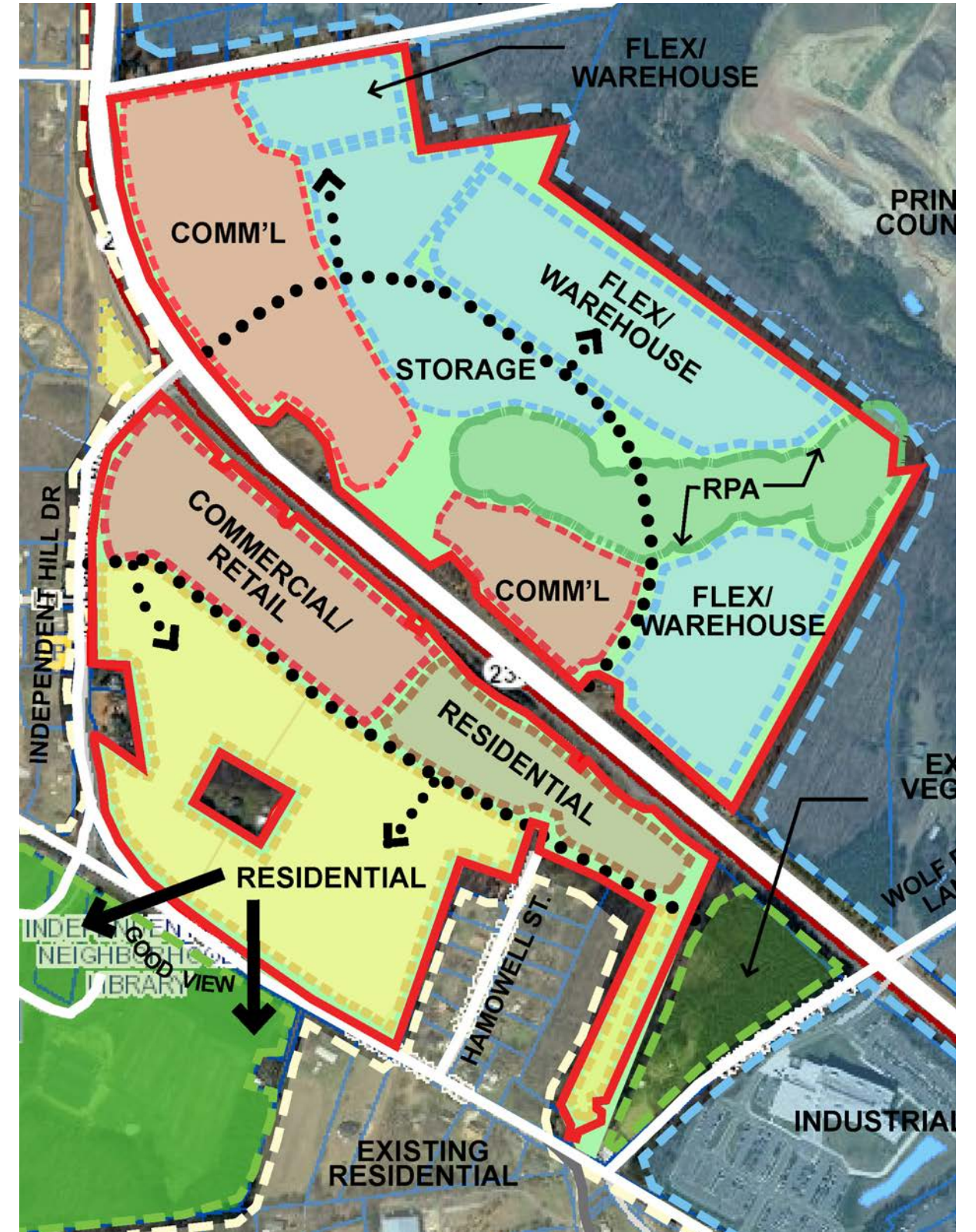
## **PARSON BUSINESS PARK**

### ***EXISTING STATUS***

- 90 ACRES NORTHSIDE OF DUMFRIES ROAD
- CURRENTLY ZONED A-1/ VACANT
- LONG RANGE LAND USE:  
(FEC) Flexible Employment Center

### ***PROPOSED LAND USE***

- 90 ACRES TO (M/T) INDUSTRIAL /  
TRANSPORTATION



INDEPENDENT HILL/PARSONS BUSINESS PARK



# STRENGTHS

- PROMOTES THE COUNTY'S OBJECTIVES IN THE PAST OF HAVING ROUTE 234 BEING THE DIVISION BETWEEN INDUSTRIAL-COMMERCIAL USE AND RESIDENTIAL.

Traffic stays to the north away from residential uses

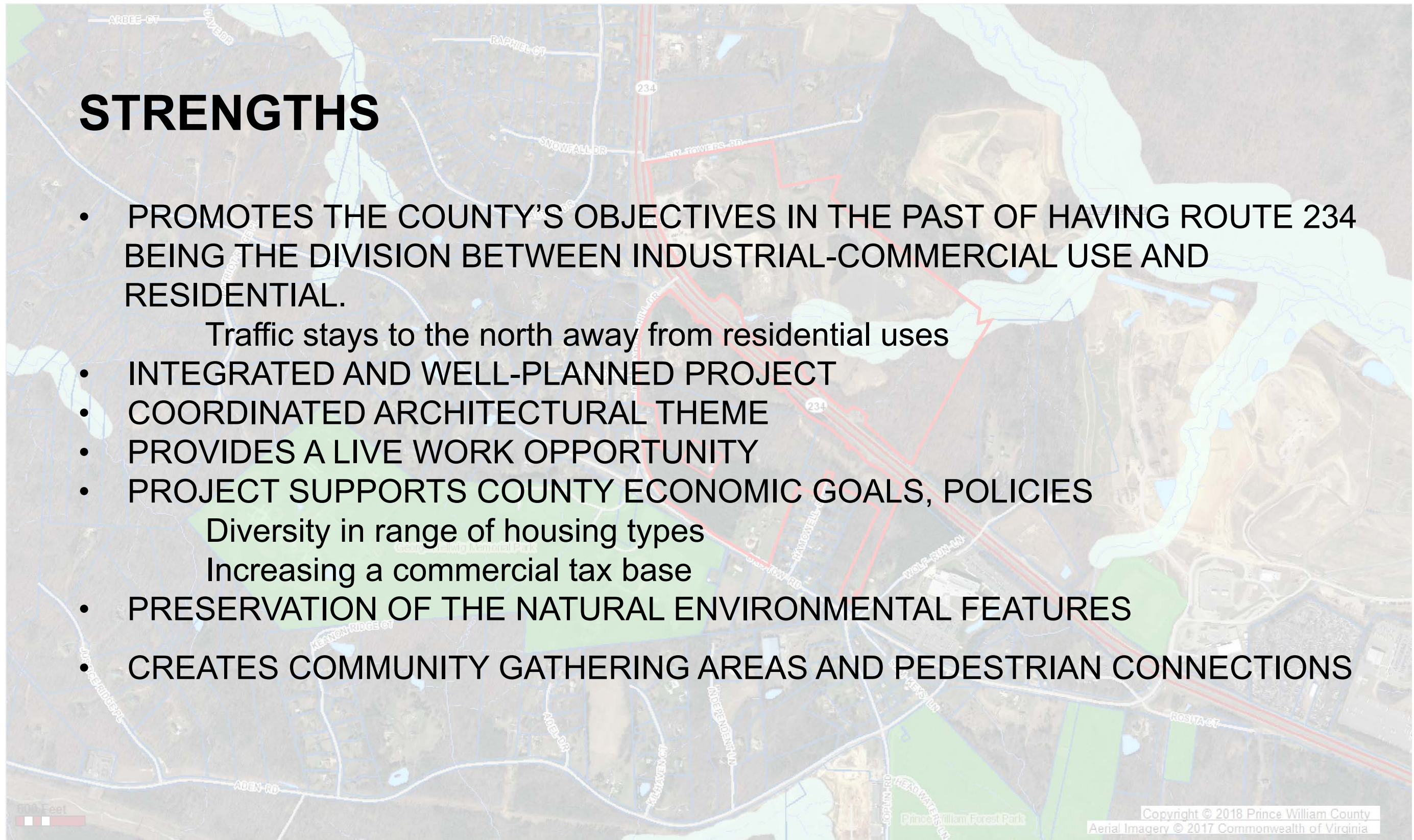
- INTEGRATED AND WELL-PLANNED PROJECT
- COORDINATED ARCHITECTURAL THEME
- PROVIDES A LIVE WORK OPPORTUNITY
- PROJECT SUPPORTS COUNTY ECONOMIC GOALS, POLICIES

Diversity in range of housing types

Increasing a commercial tax base

- PRESERVATION OF THE NATURAL ENVIRONMENTAL FEATURES
- CREATES COMMUNITY GATHERING AREAS AND PEDESTRIAN CONNECTIONS

## INDEPENDENT HILL/PARSONS BUSINESS PARK





**Independent Hill Community Meeting  
November 13, 2018**

**Comments and Notes:**

1. Study traffic along Bristow Rd. and Rt. 234 during school days and during weekends.
2. Proffer out certain uses in the industrial park.
3. No auto body or recycling plant uses in industrial park.
4. Concerns about providing sanitary sewer inside the rural crescent.
5. If sewer is installed, letting existing homes connect to future sewer lines.
6. What was the COMP plan of 30 years ago, and when did it get changed to FEC.
7. Is there viability to building a retail center?
8. What will the mix of uses be in the industrial park and in the retail center?
9. Can there be mixed use buildings with retail on ground floor and residential above.
10. Will there be HOA covenants and to what degree.
11. Will the county increase tax rates in the area.
12. How much/if buffer will be provided along existing homes on Hammowell St.
13. Will there be and where are the sidewalks and crosswalks going?
14. Hammowell St. needs to stay as a dead end.
15. Will there be a traffic light at Snowfall Rd.
16. What are the pre and post traffic counts along Independent Hill Rd.
17. Backups at the intersection of Aden and Fleetwood.
18. What are student population figures now and in the future.
19. Will there be/should there be entrances along Bristow Rd.