

# The Alliance

Development Services Newsletter For Industry Professionals

Prince William County Virginia

Volume 1, Issue 3, September 2010

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## Development Services Leverage Technology

This newsletter issue will highlight the technology used in Development Services agencies. Prince William County, with the support of the Board of County Supervisors, continues to implement new and innovative electronic services. These services are designed to provide the citizens and businesses of Prince William County with 24-hour access to information, services, and government officials.

In July, a significant upgrade was done to the County Mapper application. This was necessary to incorporate enhancements to the underlying technology as well as incorporate requests for improvements made by system users. County Mapper XM can be accessed at [www.pwcgov.org/countymapper](http://www.pwcgov.org/countymapper). An article on the new system can be found on page 4 of this newsletter. Also included in this issue is an article highlighting the types of information provided by the County Demographer. While a focus of the Demographer is to provide information and presentation material to the local, regional, and national government levels, it is also important to provide this information to local citizens and businesses.

Technology improvements can be found throughout the County's land development process. Citizens, businesses and developers may access a wide variety of information from the comfort of their homes and offices. Agencies are continuously making information and services available through the Prince William County webpages.

The Building Development Forms Management System provides easy access to all forms related to the Building Development process and the Virginia Uniform Statewide Building Code. In an effort to increase efficiency, the County has minimized its use of hard copy forms, and introduced the ability to complete electronic forms. The Building Development Division has now made all the forms "fillable" (including Permit Application Forms). This means that these forms can be filled in, completed

(Continued on page 2)

### Links to Agencies: Place cursor over link

Press CTRL key and click to follow

Department of Development Services  
[www.pwcgov.org/DDS](http://www.pwcgov.org/DDS)  
703 792-6930

Planning Office  
[www.pwcgov.org/Planning](http://www.pwcgov.org/Planning)  
703 792-6830

Department of Public Works  
[www.pwcgov.org/PublicWorks](http://www.pwcgov.org/PublicWorks)  
703 792-6820

Department of Transportation  
[www.pwcgov.org/Transportation](http://www.pwcgov.org/Transportation)  
703 792-6825

Department of Fire & Rescue  
Fire Code Compliance and Permits  
[www.pwcgov.org/FMOPlanReview](http://www.pwcgov.org/FMOPlanReview)  
703 792-6360

Office of Information Technology  
Geographic Information Systems Division  
[www.pwcgov.org/GIS](http://www.pwcgov.org/GIS)  
703 792-6840

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electronically and then printed out at on the user's personal computer, before submitting to the Building Development offices. Paper copies will still be available at the counters, or can also be printed out as a blank form. These forms can be accessed at [www.pwcgov.org/eBuildingDevelopmentForms](http://www.pwcgov.org/eBuildingDevelopmentForms).

Additional forms, policies and procedures associated with the Land Development Process can be accessed via the Land Development Documents web page, [www.pwcgov.org/LDDDocs](http://www.pwcgov.org/LDDDocs). It is here that citizens and businesses will find the Design and Construction Standards Manual, as well as, the Administrative Procedures Manual, Quality Control Checklist and forms relating to the bond and escrow process.

Customers can receive information about the services they need, WHEN they need it, and WHERE they need it. It is no longer necessary to call the County to check on the status of your project because a large amount of this information has been made available through our eServices sites. For example, Prince William County's ePlanStatus System extends plan review status services for both site and building review. Contractors, designers, owners and their representatives can use this system to rapidly check the plan review status and see reviewer comments right online. Additionally, businesses can electronically submit limited types of Permit applications online. The system is currently designed for Residential Trade Permits (mechanical, electrical, plumbing and gas permits) that do not require a plan review submission/approval. Builders and trade contractors can use this system to apply for residential mechanical, electrical and plumbing permits from a home or office.

The eInspection system offers the ability for customers to go online to request and check the status of a building inspection; however, customers may still call the Building Development Automated Inspection Scheduling System at (703) 792-6970 to schedule their inspections if they wish. The system also provides the Building Inspector's route and schedule to track the inspector's progress throughout the day and provides an added efficiency in approximating the time of the inspection.

Outside of eServices, Prince William County agencies have made other development information available online. The Planning Office prepares an annual Build-Out Analysis which can be viewed at [www.pwcgov.org/docLibrary/PDF/12367.pdf](http://www.pwcgov.org/docLibrary/PDF/12367.pdf). The report is based on occupancy permits, rezonings, special-use permits, and comprehensive plan amendments that have been issued or approved during the year. Additionally it shows the quantity of residential units built and an approximation of units yet to be built, commonly referred to as the "pipeline." Non-residential development is also analyzed in this report and includes estimates of residential and non-residential capacity in "revitalization areas" where existing development density or intensity is significantly less than that permitted by existing zoning.

Also available for public access is the Development Application Processing Schedule. This report shows all of the land development cases that are being processed by the Planning Office for public hearing before the Planning Commission. It includes cases that have been submitted for review and

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## Schedule of Upcoming Development Events

**Builders Developers Advisory Group**  
**Oscar Guzman, Planning Division**  
**Chief Dept. of Development Services**  
**Development Services Building**  
**Conference Room 202**  
**09/22/10 2:00 PM**

\*\*\*\*\*

**Planning Commission Work Session**  
**Roundabouts**  
**Deborah Bruckman,**  
**Current Planning Manager**  
**McCoart Administration Building**  
**Potomac Conference Room**  
**10/06/2010 6:00PM**

\*\*\*\*\*

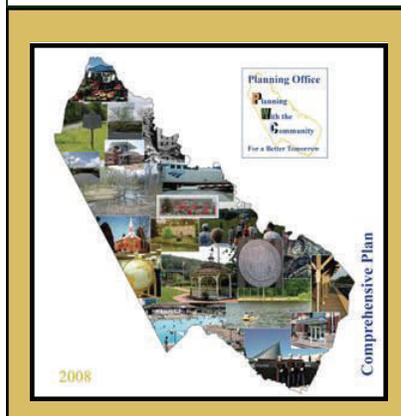
**Commercial Development Committee**  
**Wade Hugh, Director**  
**Dept. of Development Services**  
**Development Services Building**  
**Conference Room 202**  
**10/13/10 2:00 PM**

\*\*\*\*\*

**Planning Commission Work Session**  
**Amendments to the Design & Construction Standards Manual (DCSM)**  
**Oscar Guzman & Wade Hugh**  
**McCoart Administration Building**  
**Potomac Conference Room**  
**10/20/2010 6:00PM**

\*\*\*\*\*

**Board of County Supervisors Public**  
**Hearing ; Environment Chapter Update**  
**Scott Meyer, Planner**  
**McCoart Administration Building**  
**Board Chambers**  
**10/26/2010 7:30PM (tentative)**



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cases that have been withdrawn by the applicant or have had action taken by the Board of County Supervisors in the previous month. Click on the PLN# and case name to view the staff report from [www.pwcgov.org/DAPS](http://www.pwcgov.org/DAPS).

In summary, Prince William County is working continuously together with the Citizens, business and the development community to leverage technology and provide easy access to data and information about the land development proc-



## DCSM/Zoning Ordinance Advisory Committee

The Prince William Board of County Supervisors (BOCS) took action last fall to improve the structure of the various County boards, committees, and commissions. One of the actions taken by the BOCS involved the creation of an advisory group called the DCSM/Zoning Ordinance Advisory Committee. This new committee has all the functions and responsibilities previously assumed by the Zoning Ordinance Review Committee (ZORC) and the Policy and Standards Committee (PSC). In essence, the BOCS combined ZORC and PSC into one Committee. This action was taken to ensure the impacts of modifying each ordinance independently is being considered in a more deliberate and collaborative process.

The newly created DCSM/Zoning Ordinance Advisory Committee became effective on July 1, 2010. The new committee is comprised of 25 members including representatives from industry organizations and well as citizens from each magisterial district. The Director of Planning, or designee, will chair the committee when discussing Zoning Ordinance Amendments and the Director of Development Services, or designee, will chair the committee when discussing DCSM amendments.

For more information on the committee, see the DCSM/Zoning Ordinance Advisory Committee webpage at

<http://www.pwcgov.org/default.aspx?topic=040073003100006210>

### *The Alliance*

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Attention: Newsletter Editor

*Your input is welcome!*

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# PWC GIS puts a powerful new tool in Customer's hands

## Extreme Makeover

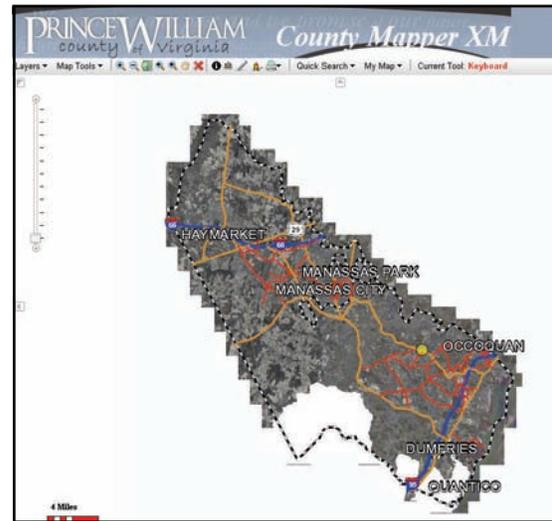
Maps portray a picture of the world in easy to understand terms. They are useful and powerful vehicles for integrating and communicating geographic information and contribute heavily in many business decisions. Since 1998, Prince William County GIS has given customers the ability to visualize geographic data online through the County Mapper application. County Mapper has gone through many changes over the past 12 years to adapt to new technologies, applications, customer types and business needs.

On July 12, 2010, PWC GIS launched the most recent upgrade to the County Mapper application to the public, **County Mapper XM** along with its sister application *Demographic Mapper*. Truly an extreme makeover from prior releases, County Mapper XM has a look and feel completely different from its parent application. So why the big change? The underlying technology used to build the online mapping system has gone through significant changes and improvements. The PWC GIS developers felt this was the perfect time to incorporate many suggestions and requests that the County has received from its faithful users over the years. These changes include faster performance, larger map canvas and removal of the "Apply Changes" button.

## Functionality is the Key

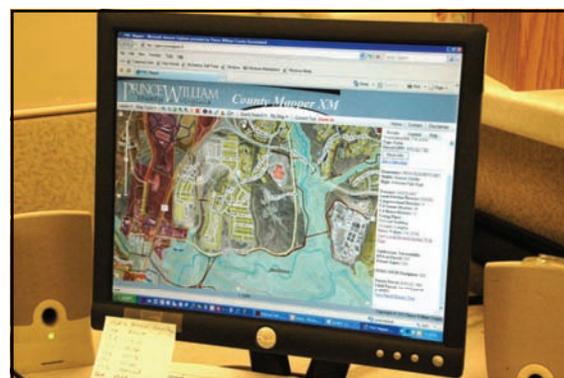
GIS staff has taken advantage of map caching services to improve performance when drawing and querying data which also results in a more rapid response to panning and zooming. The user interface incorporates multiple ways to navigate using slider bars, rubber banding, overview maps, and directional arrows similar to those found in Google Maps.

Users can enjoy a larger map canvas which has been increased up to 30% by relocating the data layer window to a tabular dropdown menu. These layers are grouped based on business use for optimal organization. Displaying data is made easy. Layers can be turned on and off simply by checking a box and it does not require a refresh of the map as in previous versions. The Layers menu also includes a new tool that will allow users to set the transparency so multiple polygon layers can be viewed simultaneously. For example, if a user turns on the zoning layer over the aerial imagery, they can use the tool to create a transparent zoning shade allowing for powerful visual analysis. "The new application provides users the capability of performing analysis and evaluating multiple scenarios. This is something that wasn't available in the past" says Kathy Prescott, GIS Division Chief. "We are excited to introduce this very useful enhancement to our customers."



Additional improvements in functionality have been made in identifying property and layer information. Previously, users could only display information from a single layer. With County Mapper XM, the *Identify* tool now allows users to select and return information from multiple layers in a single query. Keeping time saving in mind, developers also added a handy new tool under the Map Tools tab. The *Show Parcel Info* tool lets users display a property's GPIN and address information in a call out box just by placing the mouse over a property, similar to a tool tip.

While much of the Search functionality has remained the same, County Mapper XM provides quick and easy access to Prince William County geographic data that can be critical to business decisions. The application links to multiple databases and applica-



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tions within the County such as LandRover, Parcel History Tree, FEMA documentation and land development information, where applicable. It has a flexible interface that offers the user the ability to save custom extents and layers; add printable text and graphics to create dynamic maps and pass information to Google Streetview and Driving Directions.

Prince William County staff has been using the application internally for over a year. "I just love the larger layout," comments Danielle Lewis who uses County Mapper XM to assist in validating addresses. "The imagery and graphics are much clearer and I find it faster and easier to use." As with all new technology, there can be some apprehension. Ms. Prescott adds "We recognize that there is a learning curve for our long time users of previous releases, however, the initial reaction has been positive once users grasp the options that are provided with this new tool. We are here to help users through this transition period."

#### Want to learn more?

County Mapper XM can be accessed at [www.pwcgov.org/countymapper](http://www.pwcgov.org/countymapper) website or visit [www.pwcgov.org/eservices](http://www.pwcgov.org/eservices). The County Mapper (prior version) will remain available to the public through December 31, 2010 at which time it will be taken offline. Users are encouraged to frequently utilize County Mapper XM to increase their skills and ease of use. PWC GIS will be conducting free training seminars to the public twice a month in September and October 2010. Registration is required. For more information, email [pwcmaps@pwcgov.org](mailto:pwcmaps@pwcgov.org) or call the GIS Office at 703-792-6840. For those who are unable to attend the training session, a downloadable help document and training videos are available from the County Mapper webpage.

*Give it a try now!  
go to...*

[www.pwcgov.org/countymapper](http://www.pwcgov.org/countymapper)

## Zoning Map Books Now Available

The Prince William County Planning Office has made available printed versions of the countywide Zoning District Map Books. Zoning Districts cover all property in the County and identify use and development regulations that are applicable to the property.

The Map Books may be viewed during normal office hours the following locations within the Development Services Building at 5 County Complex Court in Woodbridge: the Planning Office Records Center (8 a.m. – 4 p.m., Monday through Friday) and the Zoning Office (8 a.m. – 5 p.m., Monday through Friday). In addition, the books are available at the Chinn Park Library's Management and Government Information Center (MAGIC) during normal library hours. If requested by a citizen, staff will be available for assistance in researching any proffers and other information about a property. The books show countywide zoning districts, the zoning classification of each parcel, the zoning case number of the last zoning map amendment approved by the Board of County Supervisors, and whether the zoning case has any associated proffers. Proffers are conditions controlling the use and development of a property that are accepted by the Board of County Supervisors in considering a zoning map amendment.

The books are a backup of the electronic version of the zoning districts, which are available by using County Mapper on the PWC website at <http://www.pwcgov.org/CountyMapper>. It is maintained by the Prince William County Planning Office.

## New Zoning Information on County Mapper XM

The new County Mapper XM allows more layers of information than the old County Mapper. This means more zoning information available on-line. All of the zoning overlay districts are now available on-line with the addition of the Historic Overlay District, the Redevelopment Overlay District, the Technology Overlay District and the Airport Safety Overlay District. More information on zoning overlay districts can be found on the County website. In addition, a new Planned Districts layer has been added that the Planning Office has begun populating with land bay designations from Master Zoning Plans from planned district rezonings. Other new layers from the Planning Office of interest to land development are the agricultural and forestal districts, the Comprehensive Plan sector plan areas, and the sector plan land use areas.



# Prince William County Demographic Resources

Prince William County's office of the County Demographer is part of the Prince William County Finance Department. The County Demographer serves as the chief economic and demographic resource for Prince William County as well as chief liaison for County interaction with the Bureau of the Census.

The County Demographer conducts economic, demographic and financial analysis from varying sources and prepares it for oral, written and presentation material for a wide range of audiences, including staff and members of Congress, businesses, citizens, local government and elected officials.

In addition, the County Demographer manages time-sensitive projects with a variety of personnel including the 2010 Prince William County Census redistricting efforts, County population and employment projections, and economic, demographic and financial analysis for bond rating agency visits, intra-governmental staff and private sector representatives.

Beginning, with the First Quarter of 2010, the **Prince William Demographic Fact Sheet and the Prince William County Economic Indicators Newsletter** have been combined into a single publication called the **Prince William Report**. The new publication keeps the major elements of both publications, with the result being a single quarterly compendium of local, regional and national economic/demographic topics of importance to Prince William County.

**To access the latest Prince William Report**

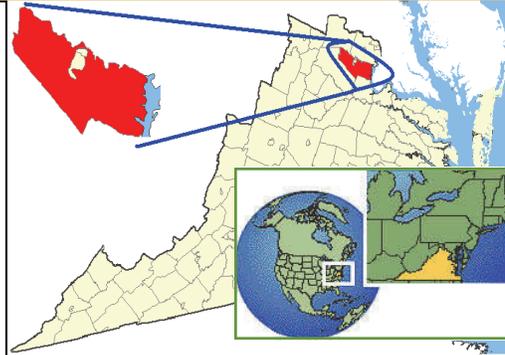
(Second Quarter of 2010)

[click here](#)

Prince William County also maintains a **Standard Data Set**, which contains much of the same information as the Prince William Report. The Prince William County Standard Data Set provides County staff with one consistent and accurate source of data for use in all County government work.

**To access the Prince William County Standard Data Set,**

[click here.](#)



## *Information included in the Prince William Report includes:*

### **Population**

Current population (June 15, 2010)  
398,183

Growth since 2000  
40.8%

### **Race and ethnicity (2008)**

White:	60.3%
Black/African American:	19.3%
Am. Indian/Alaska Native:	0.4%
Asian/Pacific Islander:	7.0%
Other:	8.9%
Hispanic Origin:	19.1%

### **Age (2008)**

17 years of age and under:	29.3%
18-64 years of age:	64.1%
65 years of age and older:	6.6%

### **Income (2008)**

Median Household Income:  
\$88,724

### **Employment**

Unemployment rate (May 2010)  
5.8%

At-place employment (4th Quarter 2009)  
103,411

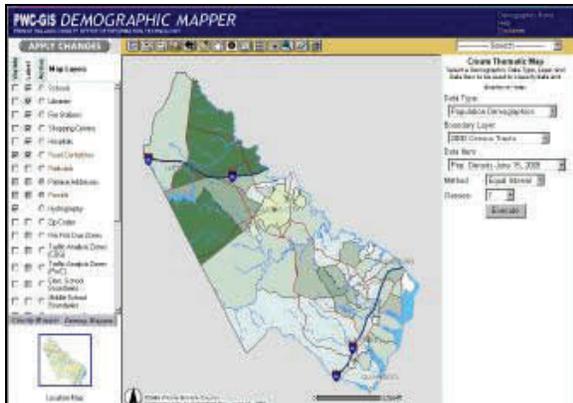
### **Housing market**

Avg sold price of a home (June 2010)  
\$291,371

# Prince William County Demographic Resources

The **Demographic Mapper** is an online mapping service that allows customers to interactively access demographic data and create demographic maps of Prince William County. Users can view the following data layers in the Demographic Mapper:

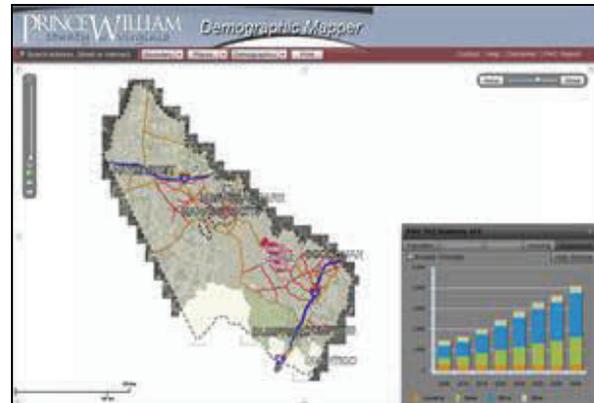
- Census Designated Places
- Census tracts, block groups, blocks
- Transportation Analysis Zones (TAZs)
- Metropolitan Washington COC TAZs
- Prince William County TAZs
- Election geography
- Election (Magisterial or “Supervisor”) Districts
- Voting Precincts



## Demographic Mapper (Prior Release)

The original Demographic Mapper is a viewer that allows users to display information from the 1990 and 2000 Census data.

Users should note that this application will become unsupported in the January 2011 and will no longer be available for public use.



## Demographic Mapper (New Release)

Built on the latest GIS Web technology, this version offers additional analysis tools not available with prior versions.

This site displays 2000 Census data only and will be updated with the 2010 Census data when it becomes available. The application contains a downloadable help document.

**There are currently two versions of Demographic Mapper available to the Public.**

Visit [www.pwcgov.org/demographicmapper](http://www.pwcgov.org/demographicmapper)  
to access these dynamic interactive mapping applications online today!