



# The Alliance

Development Services Newsletter For Industry Professionals

Volume 4, Issue 3 Fall 2013

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## Links to Agencies:

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)  
703-792-7615 \*

Zoning Office  
[www.pwcgov.org/Zoning](http://www.pwcgov.org/Zoning)  
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*  
<http://www.pwcgov.org/EMOPlanReview>  
703-792-6360

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

## Design and Construction Standards Manual (DCSM) Landscaping Standards Updates

The Zoning Ordinance/Design and Construction Standards Manual (DCSM) is currently being updated and will include revisions to the County's landscape standards. This is the third phase of amendments which were initiated by the Prince William Board of County Supervisors (BOCS). This phase deals with updates to interior parking lot landscaping and landscaping around stormwater management facilities. The BOCS initiated the changes at their August 6 public hearing. The amendments will be scheduled for public hearing before the Planning Commission and then the BOCS. The amendments are anticipated to take effect sometime in Spring 2014. Staff liaisons for the committee are [Oscar Guzman](#), Land Development Division Chief, 703-792-7071, from the Department of Development Services, and [Nick Evers](#), Zoning Administrator, 703-792-6861, from the Office of Planning. For more information about this committee, membership, and news updates click [here](#). To view the DCSM online click [here](#).



## The Planning Office Launches Three New Planning Studies

### Potomac Corridors Design Guidelines Study

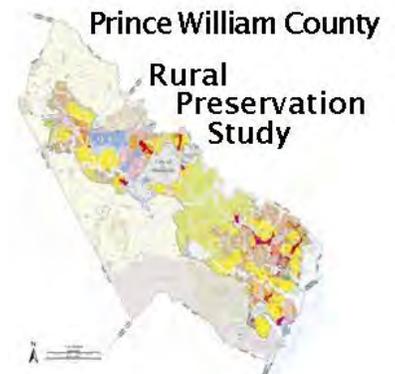
In a continuing effort to capture the full potential of the Route 1 corridor in eastern Prince William County, the Planning Office recently hired Parsons Brinckerhoff to complete the Potomac Corridors Design Guidelines Project. This study is a continuation from previous studies that have been incorporated into the County's Comprehensive Plan.



The Potomac Corridors Design Guidelines Study will consist of a three-pronged approach to accomplish the task of preparing guidelines of built urban design recommendations for the various segments of Route 1. Problem definition and research, stakeholder input and thematic design guidelines are all integral components of the project. The guidelines will be utilized by Planning Staff in negotiations with private industry as redevelopment proposals come forth. This project will serve as the foundation for the design of future development activity and land use controls along the Route 1 corridor. For upcoming meeting dates and more information regarding this study, please click [here](#).

### Rural Preservation Study

The Board of County Supervisors has directed the Planning Office to conduct research on appropriate planning tools to help in the preservation of open space in rural areas. The purpose of the rural preservation study is to provide an overview of the County's rural preservation policies and an evaluation of their effectiveness, identify additional rural preservation tools that may be appropriate and effective, and make recommendations regarding possible amendments to the County's land use planning policies. For upcoming meeting dates and more information regarding this study, please click [here](#).

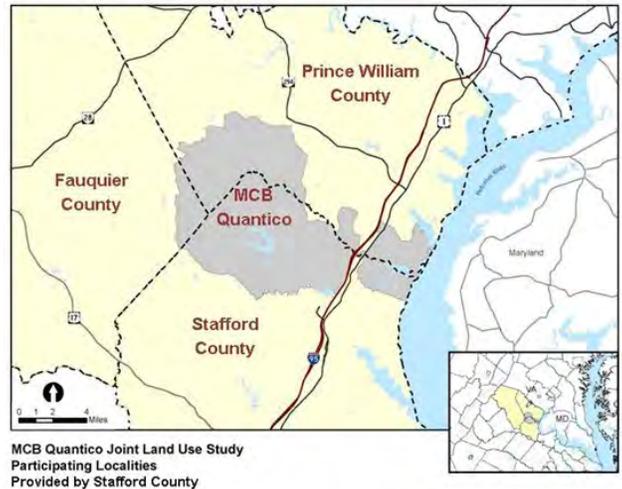


*continued on page 2*

*\*Please note the phone numbers for Planning and Zoning have been updated.*

### Joint Land Use Study

Prince William County has partnered with both the Counties of Stafford and Fauquier along with the Marine Corps Base (MCB) Quantico to develop a Joint Land Use Study (JLUS) to examine land uses in and around MCB Quantico. The JLUS partnership is currently working to develop recommendations encouraging collaboration and compatibility between the base and the localities that will examine the existing and future missions at the base, current and planned land use, as well as evaluate policies or proposals that impact the base operations on the localities. The JLUS is sponsored by the Office of Economic Adjustment (OEA) within the Department of Defense. The JLUS partners have contracted AECOM with Rinker Design Associates, P.C. and Travesky & Associates, Ltd. to lead the JLUS process. Public participation is highly encouraged and more information regarding meeting dates and information can be found on the JLUS website by clicking [here](#).



### Multi-County Committee Forming to Improve Underground Utility Regulation

The Development Community and Prince William County staff are working together to review concerns expressed by the development community related to the County's regulation of underground utilities. In an effort to address concerns in a comprehensive manner, including a multi-county approach to the issue, County staff from Development Services and Zoning are teaming up with representatives from the development community and utility companies to meet with Loudoun, Fairfax and Stafford Counties. We hope to obtain a better understanding of how these jurisdictions actually apply their underground utility regulations to glean ideas for improving our processes and to discuss how we might better coordinate these standards among these jurisdictions. We are just beginning this process, and further information will be provided as we progress. For more information contact Prince William County Zoning Administrator Nick Evers at [nevers@pwcgov.org](mailto:nevers@pwcgov.org).



#### *All Prince William County offices will be closed:*

- ◆ *Monday October 14, 2013 in observance of Columbus Day*
- ◆ *Monday November 11, 2013 in observance of Veterans Day*
- ◆ *Thursday & Friday November 28 & 29, 2013 in observance of Thanksgiving*
- ◆ *Thursday & Friday December 24 & 25, 2013 in observance of Christmas*

#### **The Alliance**

Prince William County Development Services Building, 5 County Complex Court, Suite 120  
Prince William, Virginia 22192

Phone: 703-792-6930 Fax: 703-792-5285 Email: [DDS@pwcgov.org](mailto:DDS@pwcgov.org) Attention: Newsletter Editor

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Michelle Prieto  
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## Addressing and Permits

Address validation by the Prince William County Department of Information Technology (DOIT) Geographic Information Services (GIS) Office is required on all commercial properties when applying for a permit. This ensures that the proper location and sequencing of numbers for tenant spaces or structures and that all of the permits obtained are issued under the correct address.

Staff verifies the address and space location with the use of approved site plans, tenant layout plans and recorded plats. Address verification is the first step in obtaining a PWC business license and when submitting for tenant layouts and modifications.

### How can I be sure that I am using the right address?

GIS will validate any address for a homeowner, business, engineer, architect or developer. A copy of the coversheet, lot and/or tenant layout may be emailed to [pwcmaps@pwcgov.org](mailto:pwcmaps@pwcgov.org) or by calling the DOIT GIS Office at 703-792-6840.



## Fire Rated Assembly Committee

With the ever increasing complexity of building technology and structural systems over the last 10 years, there has been an increase in the challenges with the installations of Fire Rated Assemblies in commercial structures. In response to Industry's concerns, the County established a process improvement team, the Fire Rated Assembly Committee.

The Fire Rated Assembly Committee adopted the following Mission Statement:

***“Review the technical requirements and propose improvements to Prince William County’s plan review process, inspection process and plan revision process for fire rated assemblies with specific focus on the continuity between fire rated walls and building structural members.”***

The Committee is happy to announce that it has completed its mission with the publishing of the new Building Development Policy 1.6.7 Fire Resistance Ratings Alternative Methods, which can be viewed by clicking [here](#).

If you would like further information please contact Eric Mays at [emays@pwcgov.org](mailto:emays@pwcgov.org).

Committee Member	Representing/Role
Bob Adkins (Prince William County/DDS)	Prince William County - Inspections
Steve Daves (RW Murray)	Commercial Development
Joe Cappuccio (Rolf Jensen & Associates)	Fire Protection Engineer
Jim Collins (Prince William County/DDS)	Prince William County - Inspections
Bill Daffan (Olde Red General Contracting)	Commercial Development
George Hasser (Bignell Watkins Hasser Architects P.A.)	Architect
Wade Hugh (Prince William County/DDS)	Prince William County – DDS Director
Wayne Klotz (I-95 Business Parks Mgmt)	Commercial Development
Eric Mays (Prince William County/DDS)	Prince William County - Building Official
William McBeath (Morgan, Gick, McBeath & Associates)	Architect
Andy Schneider (Koffel Associates)	Fire Protection Engineer
Siavash Shahrzad (Prince William County/DDS)	Prince William County – Building Plans Review

## Development Services Now Accepting Credit Cards

Community Development agencies located in the Development Services Building (DSB) are now accepting credit and debit cards for in-person transactions only. Any card bearing the Visa, MasterCard or Discover name and logo may be used as a form of payment for most development related fees. Some restrictions may apply. Cash and checks will continue to be accepted for all development related fees. For more information, please contact the Department of Development Services at 703-792-6930 or Email: [DDS@pwcgov.org](mailto:DDS@pwcgov.org)



# NOW ACCEPTING

**PAYMENT BY CREDIT  
AND DEBIT CARDS FOR  
DEVELOPMENT  
RELATED FEES.**

Excluding Proffers, Bonds, and Escrow payments.

**We will continue to accept CASH  
and CHECK for all Development  
related fees.**

Prince William County Development Services

## Upcoming Events

### Planning Commission McCoart Administration Building Work Session

*Chesapeake Bay TMDL -  
Impact of new state and federal  
watershed-related standards on localities  
Staff - Marc Aveni, Environmental Services  
Division Chief*

**McCoart Building,  
Potomac Conference Room  
October 16, 2013 at 6 p.m.**

### Public Hearings

**McCoart Building,  
Board Chambers  
October 16, 2013 at 7 p.m.**

*The agenda will be available October 9, 2013*

*For more information,  
Contact Teresa Taylor  
[ttaylor@pwcgov.org](mailto:ttaylor@pwcgov.org)*

**Commercial Development  
Committee  
Quarterly Meeting  
Development Services Building  
Conference Room 202 A&B  
October 9, 2013 at 2:30 p.m.**

*For more information,  
Contact Wade Hugh  
[whugh@pwcgov.org](mailto:whugh@pwcgov.org)*

**DCSM-Zoning Ordinance Advisory  
Committee  
Development Services Building  
Conference Room 107 A&B**

*The committee meets as needed to review pro-  
posed zoning text amendments and DCSM  
amendments. For more information,  
Contact Oscar Guzman  
[oguzman@pwcgov.org](mailto:oguzman@pwcgov.org)*

**Builder Developer Advisory Group  
McCoart Administration Building  
(Board Chambers)**

*For more information,  
Contact Oscar Guzman  
[oguzman@pwcgov.org](mailto:oguzman@pwcgov.org)*