

# 8008 Devlin Road

Community Presentation

January 29, 2020

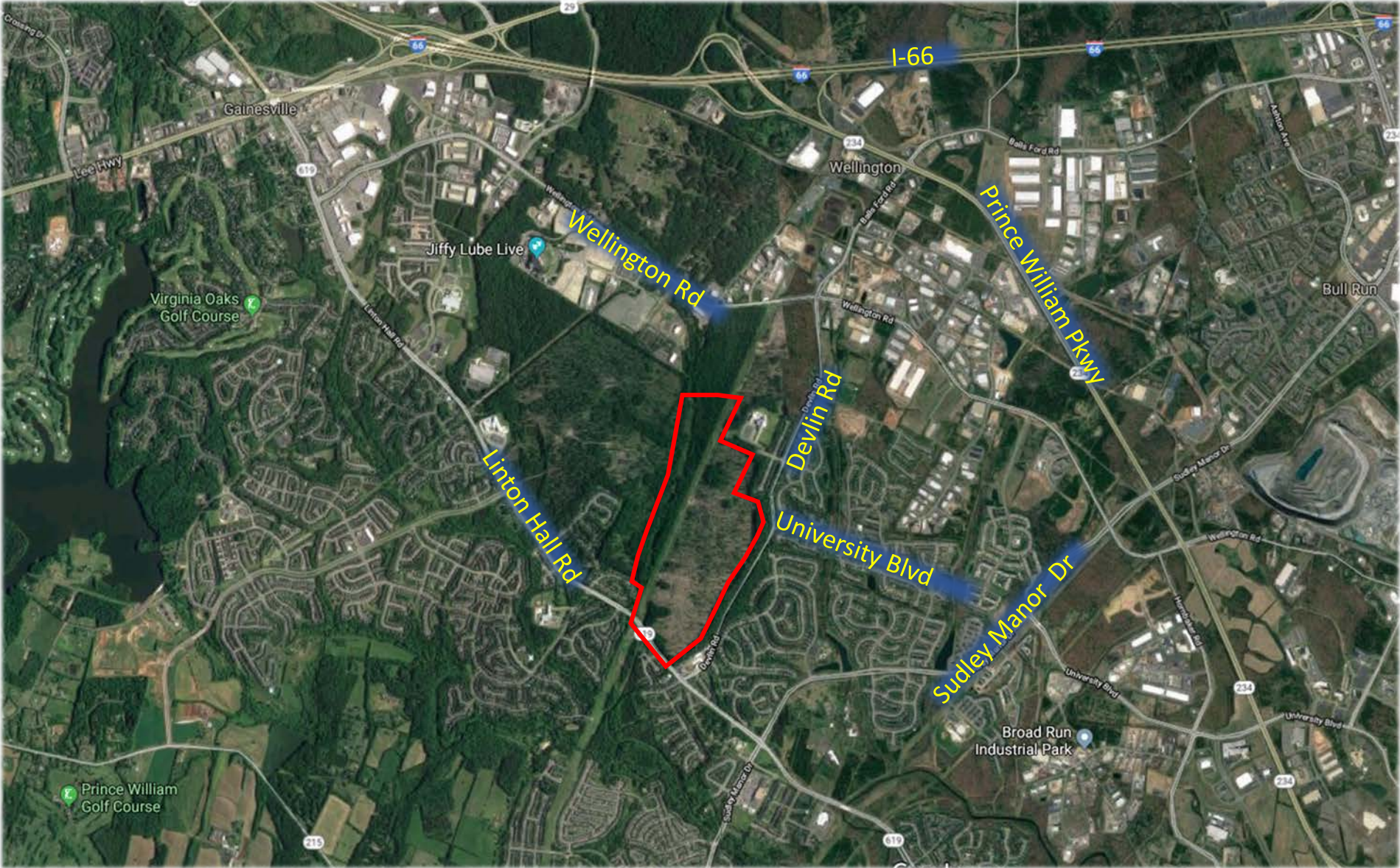
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**STANLEY  MARTIN**

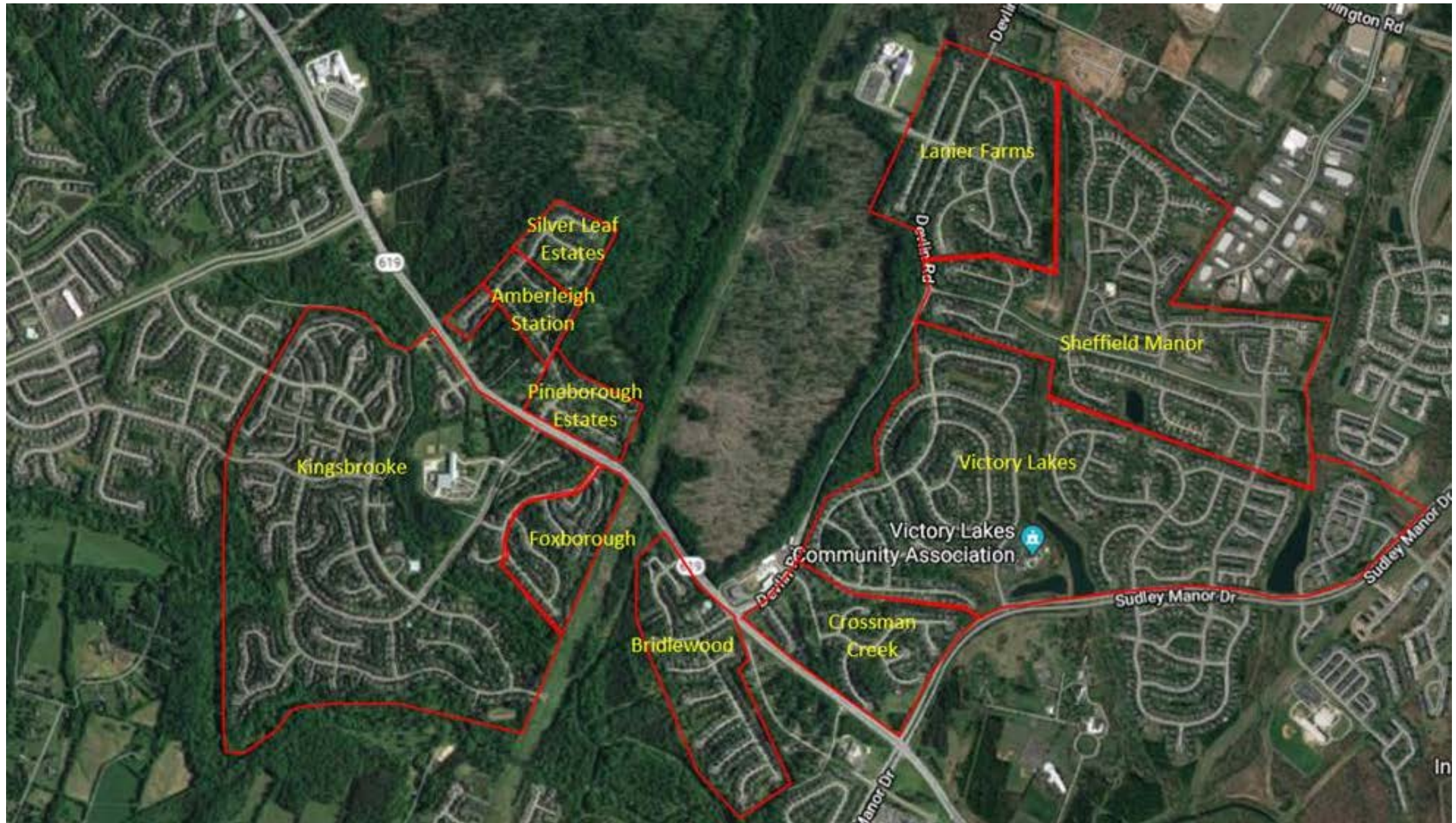
*Your Life is Our Blueprint*

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# Community Location



# Surrounding Communities



# Plan Changes After Planning Commission Approval

- Lower Overall Density – 551 units reduced to 516 units
- Increase in Number of 10,000 SF Lots from 14 to 31
- Transportation Proffer increased to \$13,000,000 which is to be paid in two lump sum payments rather than completing improvements to Devlin Road (which the county is proposing to construct)
- The net result is an additional \$13,000,000 for other transportation improvement projects.
- Addition of a natural surface trail along Devlin Road, between University and Linton Hall Road
- Addition of a vehicular inter-parcel connection to the Bristow Commons Shopping Center
- Addition of an additional pedestrian connection to Chris Yung Elementary
- Additional protection of existing trees along Linton Hall Road
- Removal / Relocation of most of the homes that backed up to the powerline easement
- Addition of a 50' buffer along the edge of the powerline easement
- Increased Open Space to over 30%, excluding the powerline easement

# Proposal Summary

## Application Description

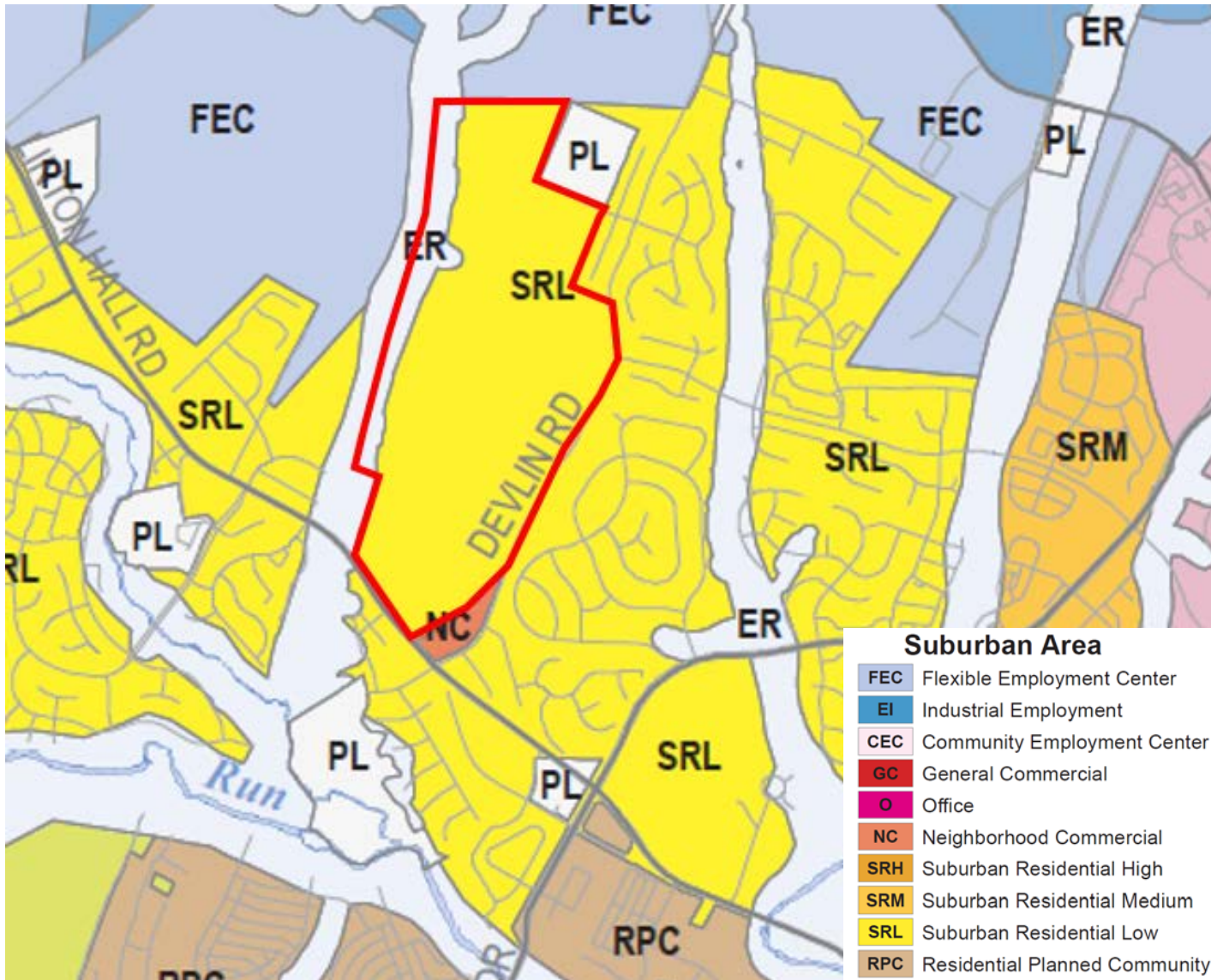
- Property Location – 8008 Devlin Road
- Property Size - 270 Acres
- Current Zoning - Agriculture (A1)
- Comprehensive Plan Designation - Suburban Residential Low (SRL)
- Comprehensive Plan Density – 1-4 Units Per Acre
- Proposed Zoning – Planned Mixed Residential (PMR)
- Proposed Density – ~~551~~ **516** Units / ~~2.04~~ **1.91** Units Per Acre
- Proposed Open Space – Approximate 100 Acres including 38 acres of preserved wooded area with existing mature trees

## Attributes of Application

- High Quality Single Family Detached Homes
- Landscaped Boulevard Entryways
- Amenities that include:
  - Programmed community open space throughout the site: park areas, passive open space, neighborhood open space and recreation facility to include pool and clubhouse
  - Multiple Parks and Active Recreation Play Areas
  - 16.6 Miles of Public and Private Pedestrian Trails and Walkways with connections to Linton Hall Road sidewalk, Devlin Road and Bristow Commons
- Over **\$27,500,000** in monetary proffer payments for transportation, schools, parks, libraries, affordable housing, fire and EMS



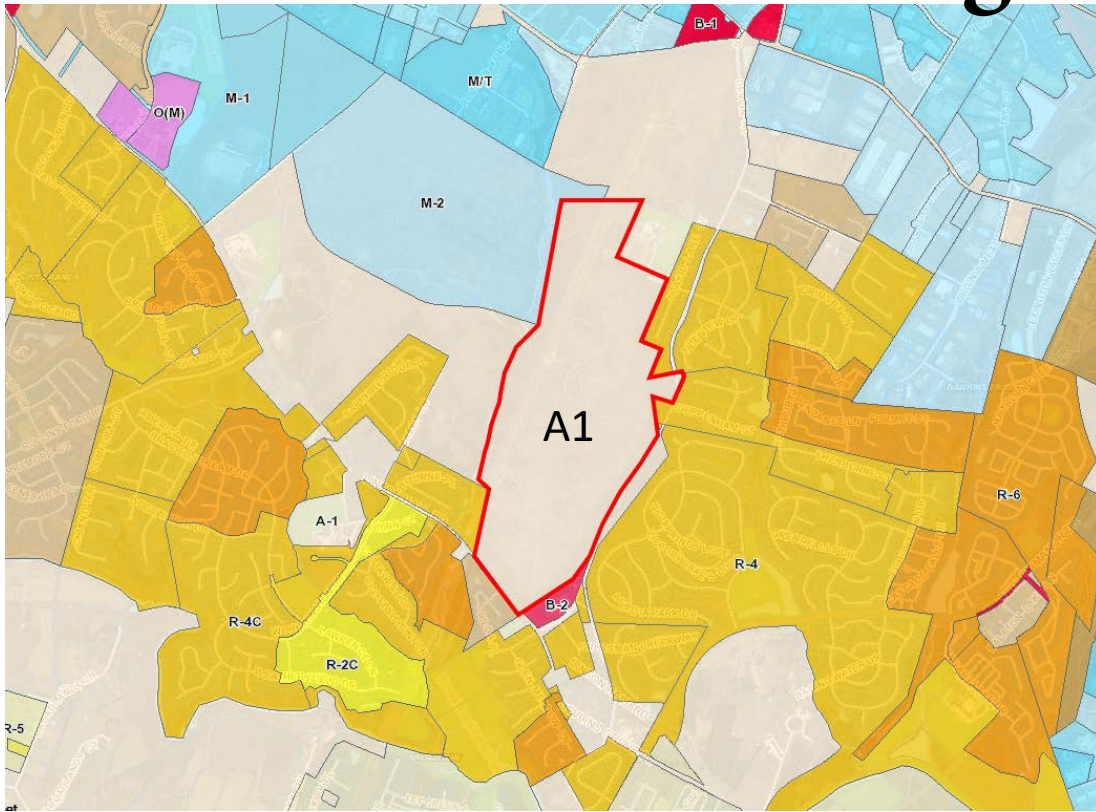
# Comprehensive Plan



**Suburban Residential Low (SRL).** The purpose of the Suburban Residential Low classification is to provide for housing opportunities at a low suburban density. The housing type in this classification is single-family detached, but up to 25 percent of the total land area may be single-family attached. The density range in SRL projects is 1-4 units per gross acre, less the ER designated portion of a property. Cluster housing and the use of the planned unit development concept may occur, provided that such clustering and planned district development furthers valuable environmental objectives as stated in EN-Policy 1 and EN-Policy 4 of the Environment Plan, the intent stated in the Cultural Resources Plan and preserves valuable cultural resources throughout the County.

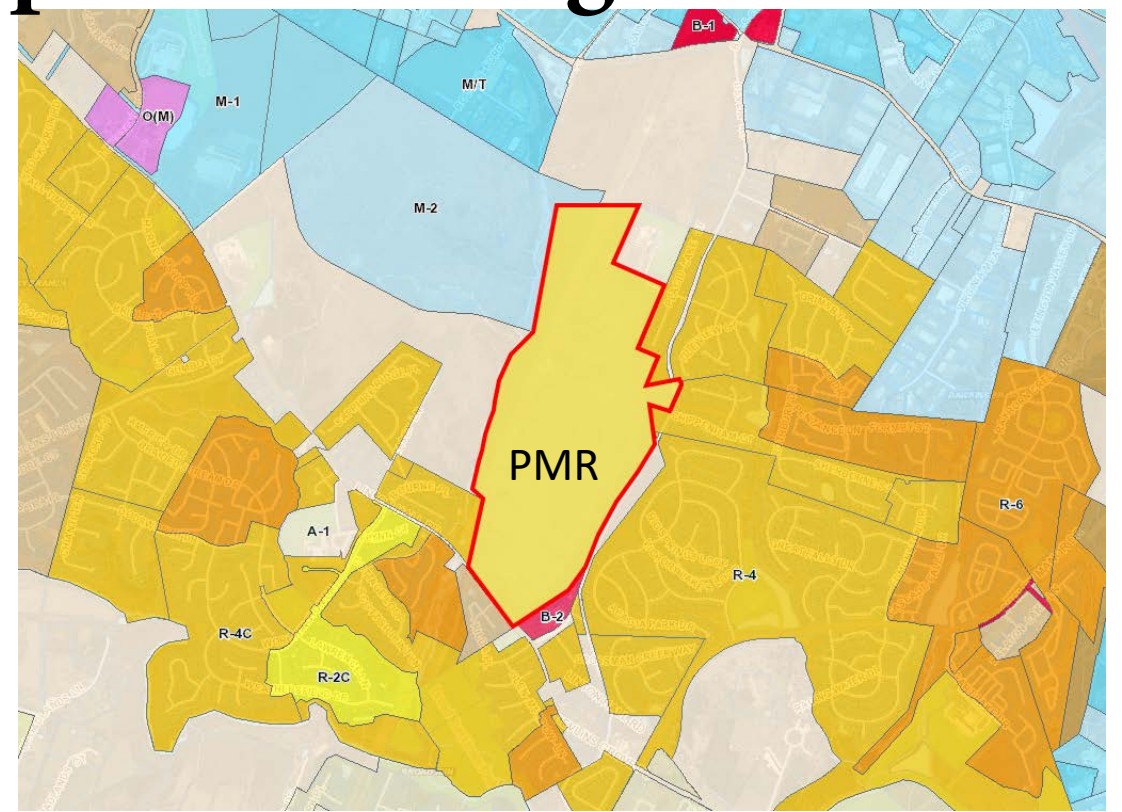
**Proposed Density – 2.04 1.91 Units Per Acre**

# Existing / Proposed Zoning



The A-1, Agricultural Zoning District is intended to implement the agricultural or estate classification of the Comprehensive Plan.

- The A1 Agricultural Zoning District does not implement the County's current Comprehensive Plan Designation for the Property



The PMR, Planned Mix Residential District is intended to implement the general purpose, intent, goals, objectives, policies, and action strategies of the Comprehensive Plan by promoting residential development consistent with the suburban residential low, suburban residential medium, suburban residential high, and community employment center land use classifications of the Comprehensive Plan in planned developments. The maximum residential density of each PMR District shall be established by reference to the Comprehensive Plan.

- The PMR Zoning District does implement the County's current Comprehensive Plan Designation for the Property

# Project Timeline

- Rezoning Application Approval 2020
- Site Plan Review and Approval 2021
- Site Development Start 2021
- Home Sales and Construction 2021- 2030
- First Home Occupancy 2022

# Home Types



# Home Types



# Community Amenities



Trail System with Multiple Trailheads

Upper Activity Park

Community Entryway

Central Recreation Park

Lower Activity Park

Community Entryway

Eco Park and Tot Lot

# Community Entryway



## LEGEND

- PROPOSED GRAND ENTRANCE
- PROPOSED SECONDARY ENTRANCE
- PROPOSED MINOR ENTRANCE
- UNIVERSITY BOULEVARD ENTRANCE
- PRIVATE TRAVELWAY
- A** ENTRY ROAD "A"
- B** ENTRY ROAD "B"
- C** ENTRY ROAD "C"



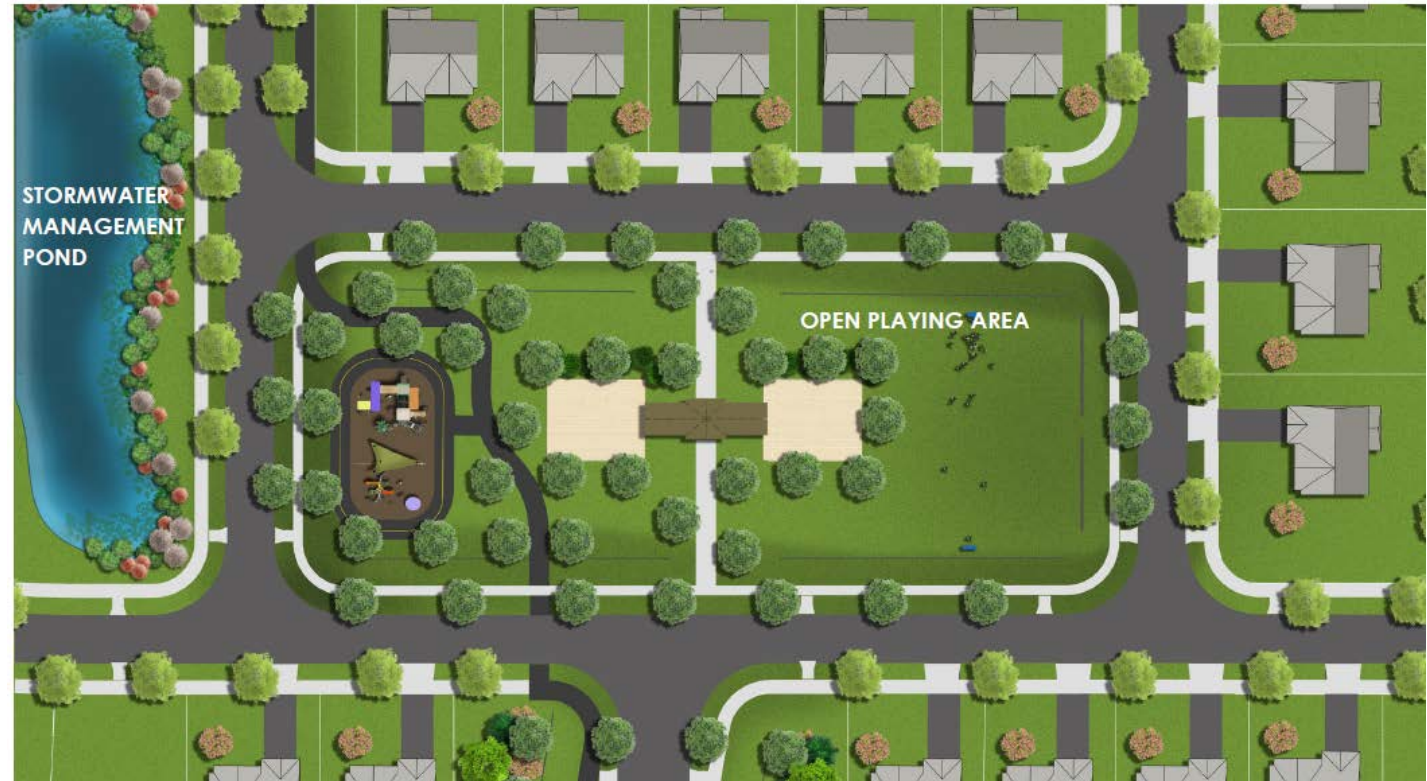
# Natural Trail System

## LEGEND

-  PASSIVE COMMUNITY OPEN SPACE
-  SCENIC COMMUNITY TRAIL
-  PRIMARY TRAILHEAD
-  SECONDARY TRAILHEAD



# Upper Community Park



# Central Recreation Park



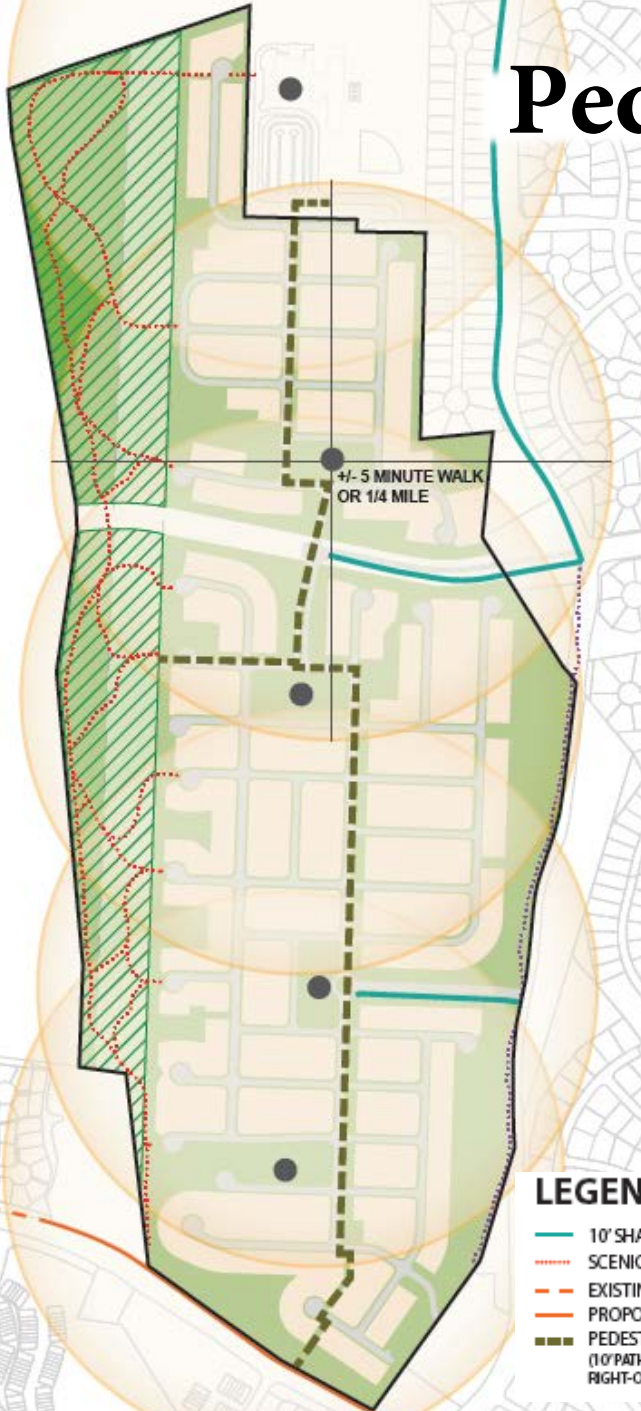
# Lower Activity Park



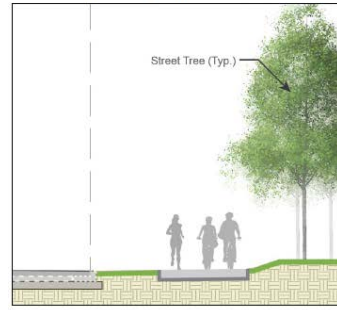
# Eco Park and Tot Lot



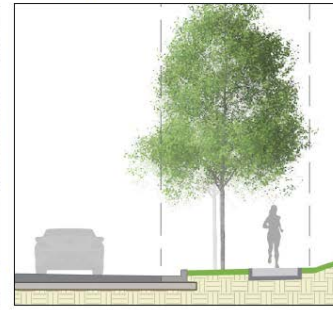
# Pedestrian Trails and Walkways



10 FT SHARED-USE PATH



5 FT PEDESTRIAN SIDEWALK



SCENIC COMMUNITY TRAIL



13.2 Miles of Sidewalk






2.4 Miles of Scenic Community Trail

1 Mile of Shared Use Paths

.5 Miles of Devlin Natural Surface Trail

**16.6 Miles of Pedestrian Trails, Sidewalks and Walkways**

## LEGEND

-  10' SHARED USE PATH
-  SCENIC COMMUNITY TRAIL
-  EXISTING 5' SIDEWALK
-  PROPOSED 5' SIDEWALK
-  PEDESTRIAN PROMENADE (10' PATH INSIDE OR OUTSIDE OF RIGHT-OF-WAY)

## LEGEND

-  PASSIVE COMMUNITY OPEN SPACE
-  GENERAL NEIGHBORHOOD SPACE
-  COMMUNITY PARKS
-  PEDESTRIAN PROMENADE






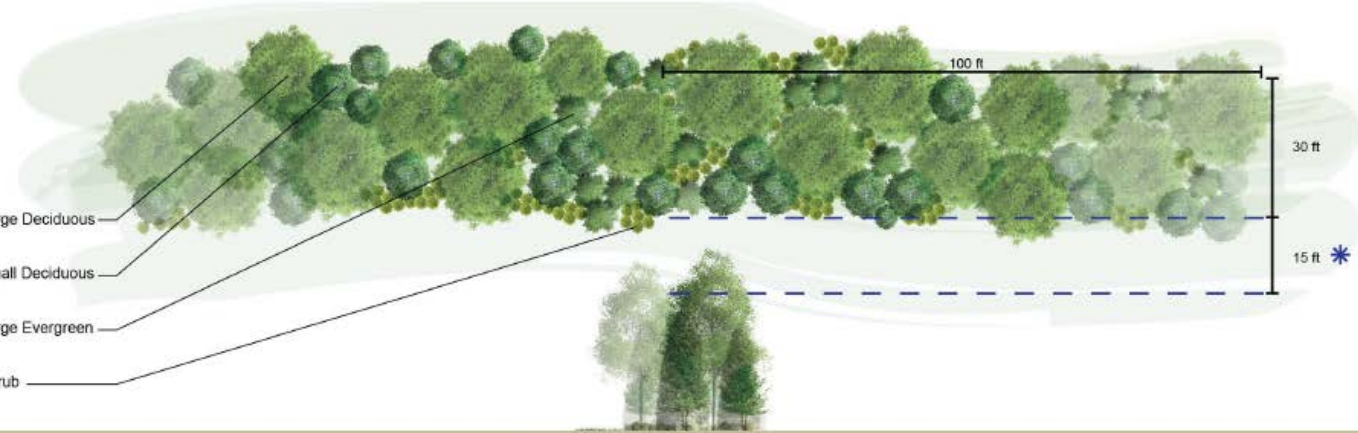
# Landscape Buffers



- LEGEND**
- █ 30' TYPE B PLANTED BUFFER
  - █ 30' TYPE B PRESERVED BUFFER
  - █ 50' TYPE C PLANTED BUFFER
  - █ 50' TYPE C PRESERVED BUFFER
  - - - 15' UTILITY EASEMENT PROPOSED

**LEGEND**

-  Large Deciduous
-  Small Deciduous
-  Large Evergreen
-  Shrub



NOT TO SCALE **30' TYPE B PLANTED BUFFER** \* 15 ft Utility Easement 30 ft Buffer

**LEGEND**

-  Large Deciduous
-  Small Deciduous
-  Large Evergreen
-  Shrub



NOT TO SCALE **50' TYPE C PLANTED BUFFER** 50 ft Buffer

# Existing Tree Canopy





# Schools Analysis

## Current and Projected Student Enrollment & Capacity Utilization - Schools in same attendance area as Proposed Rezoning

Under the School Division's 2018-19 school attendance area assignments, students generated from the Proposed Rezoning will attend the following schools:

School	Available Space			2018-19			2023-24			2028-29		
	Capacity 2018-19 <sup>1</sup>	Capacity 2019-28 <sup>2</sup>	Portable Classrooms	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)
Yung ES	1,041	839	0	661	380	63.5%	790	49	94.2%	872	-33	103.9%
Gainesville MS	1,233		7	1,422	-189	115.3%	1,420	-187	115.0%	1,463	-230	119.0%
Stonewall Jackson HS	2,409		7	2,475	-66	102.7%	3,081	-672	127.9%	3,663	-1,254	152.1%

<sup>1</sup> Capacity on which available space is calculated for the 2018-19 school year.

<sup>2</sup> Capacity on which available space is calculated for the 2019-20 through 2028-29 school years.

## Current and Projected Student Enrollment & Capacity Utilization - Schools in same CIP Planning Area as Proposed Rezoning

School	Available Space			2018-19			2023-24			2028-29		
	Capacity 2018-19 <sup>1</sup>	Capacity 2019-28 <sup>2</sup>	Portable Classrooms	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)
Bristow Run ES	795	828	0	657	138	82.6%	637	191	76.9%	667	161	80.6%
Cedar Point ES	874	838	0	541	333	61.9%	538	300	64.2%	649	189	77.5%
Ellis ES	481	492	3	523	-42	108.7%	537	-45	109.1%	585	-93	118.9%
Glenkirk ES	839	823	0	764	75	91.1%	753	70	91.6%	787	36	95.6%
Nokesville School	659	651	0	624	35	94.7%	684	-33	105.1%	825	-174	126.7%
Piney Branch ES	965	946	0	806	159	83.5%	812	134	85.9%	848	98	89.7%
Victory ES	935	891	0	647	288	69.2%	771	120	86.5%	828	63	93.0%
Wood ES	998	950	0	915	83	91.7%	918	32	96.6%	960	-10	101.1%

<sup>1</sup> Program Capacity on which available space is calculated for the 2018-19 school year.

<sup>2</sup> Program Capacity on which available space is calculated for the 2019-20 through 2028-29 school years.

# Schools Analysis

## Current and Projected Student Enrollment

– Schools in same attendance area as Proposed Rezoning, including the effect of students generated from proposed rezoning

School	Available Space			2018-19			2023-24			2028-29		
	Capacity 2018-19 <sup>1</sup>	Capacity 2019-28 <sup>2</sup>	Portable Classrooms	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)	Students	space Available (+/-)	Util. (%)
Yung ES	1,041	839	0	661	380	63.5%	941	-102	112.1%	1,023	-184	121.9%
Gainesville MS	1,233		7	1,422	-189	115.3%	1,504	-271	122.0%	1,547	-314	125.5%
Stonewall Jackson HS	2,409		7	2,475	-66	102.7%	3,197	-788	132.7%	3,779	-1,370	156.9%

## Prince William County Schools Capital Improvement Plan 2019-2028

- Addition to Stonewall Middle School in 2019 (added capacity of **357**)
- New 13<sup>th</sup> High School opens in 2021 (adds capacity of **2,557**)
- New Rosemont Lewis Elementary School opens in 2022 (adds capacity of **1041**)
- Addition to Bull Run Middle School in 2022 – 11 Rooms (added capacity of **231**)
- Addition to Gainesville Middle School in 2022 – 11 Rooms (added capacity of **231**)
- Addition to Marsteller Middle School in 2022 – 11 Rooms (added capacity of **231**)
- New 14<sup>th</sup> High School opens in Mid County in 2024 (adds capacity of **2557**)

# Schools Analysis

## 13th High School - Enrollment Projections

Opening School Year: 2021-22

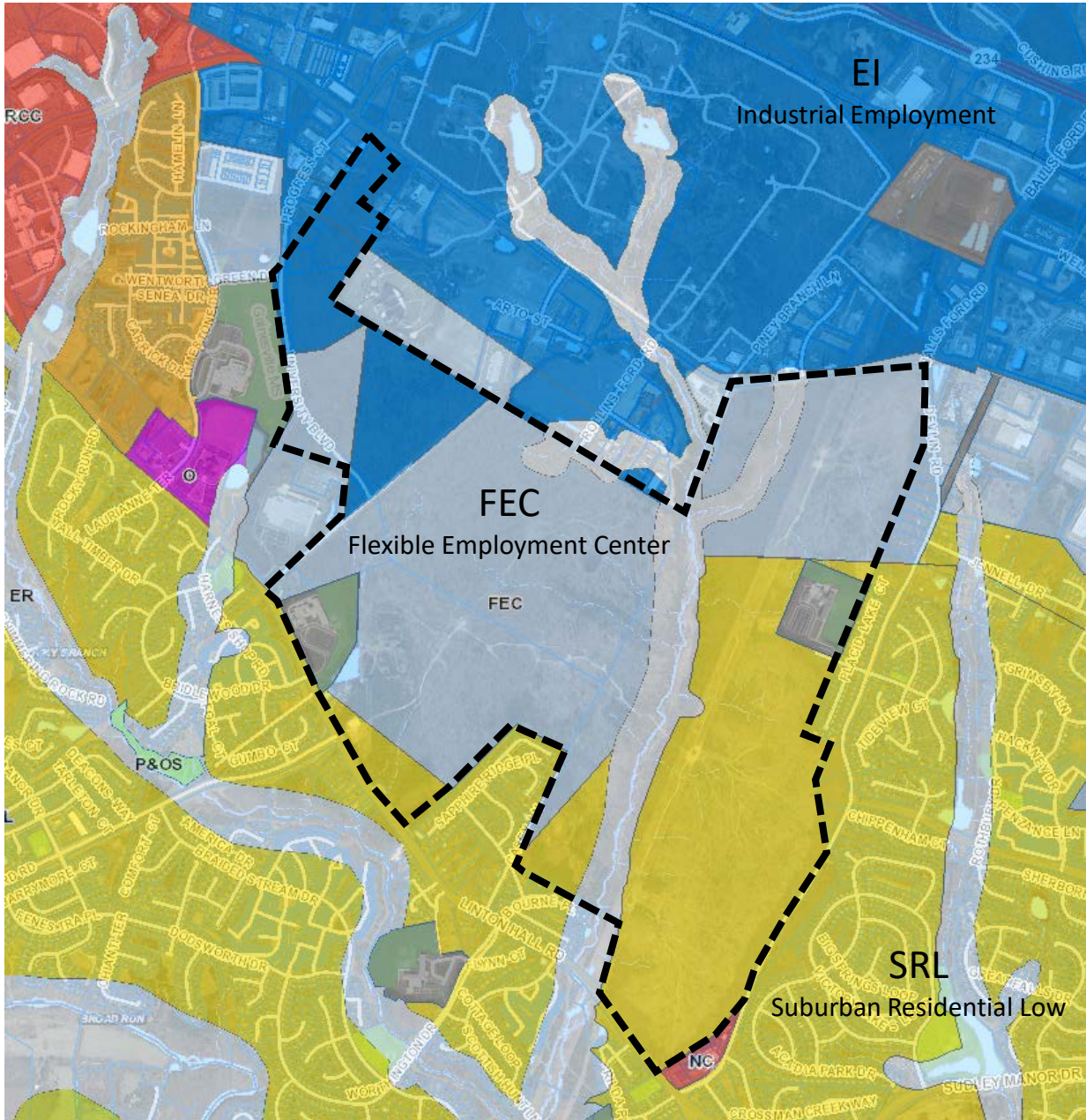
### Current Boundaries

High School	Facility Data		2021-22		2022-23		2023-24		2025-26		2027-28		Demographics		
	School Capacity	Portable Classrooms	Total Students	Pct. of Capacity	Total Students	Pct. of Capacity	Total Students	Pct. of Capacity	Total Students	Pct. of Capacity	Total Students	Pct. of Capacity	Pct. LEP	Pct. Econ. Disadvantaged	Pct. Minority
13th HS															
Battlefield HS	2,053	18	3,059	149.0%	3,046	148.4%	3,058	149.0%	2,910	141.7%	2,949	143.6%	1.7%	9.9%	41.0%
Patriot HS	2,053	20	2,735	133.2%	2,698	131.4%	2,669	130.0%	2,607	127.0%	2,655	129.3%	2.6%	12.1%	47.4%
Stonewall Jackson HS	2,409	7	2,822	117.1%	2,899	120.3%	3,081	127.9%	3,290	136.6%	3,528	146.5%	18.7%	50.7%	80.8%
<b>Total</b>	<b>6,515</b>	<b>45</b>	<b>8,616</b>	<b>132.2%</b>	<b>8,643</b>	<b>132.7%</b>	<b>8,808</b>	<b>135.2%</b>	<b>8,807</b>	<b>135.2%</b>	<b>9,132</b>	<b>140.2%</b>	<b>7.7%</b>	<b>24.4%</b>	<b>56.6%</b>

### Plan 1 (Adopted by PWCS Board)

High School	Facility Data		2021-22		2022-23		2023-24		2025-26		2027-28		Demographics		
	School Capacity	Portable Classrooms	Total Students	Pct. of Capacity	Total Students	Pct. of Capacity	Total Students	Pct. of Capacity	Total Students	Pct. of Capacity	Total Students	Pct. of Capacity	Pct. LEP	Pct. Econ. Disadvantaged	Pct. Minority
13th HS	2,557		1,968	77.0%	2,583	101.0%	2,635	103.1%	2,632	102.9%	2,731	106.8%	4.0%	18.7%	55.5%
Battlefield HS	2,053		2,279	111.0%	2,024	98.6%	1,995	97.2%	1,836	89.4%	1,826	88.9%	1.0%	5.3%	35.1%
Patriot HS	2,053		2,188	106.6%	2,001	97.5%	1,982	96.5%	2,010	97.9%	2,077	101.2%	1.7%	11.6%	44.9%
Stonewall Jackson HS	2,409		2,181	90.5%	2,035	84.5%	2,196	91.2%	2,329	96.7%	2,498	103.7%	24.1%	61.0%	89.2%
<b>Total</b>	<b>9,072</b>		<b>8,616</b>	<b>95.0%</b>	<b>8,643</b>	<b>95.3%</b>	<b>8,808</b>	<b>97.1%</b>	<b>8,807</b>	<b>97.1%</b>	<b>9,132</b>	<b>100.7%</b>	<b>7.7%</b>	<b>24.4%</b>	<b>56.6%</b>

# Parent Parcel Land Uses



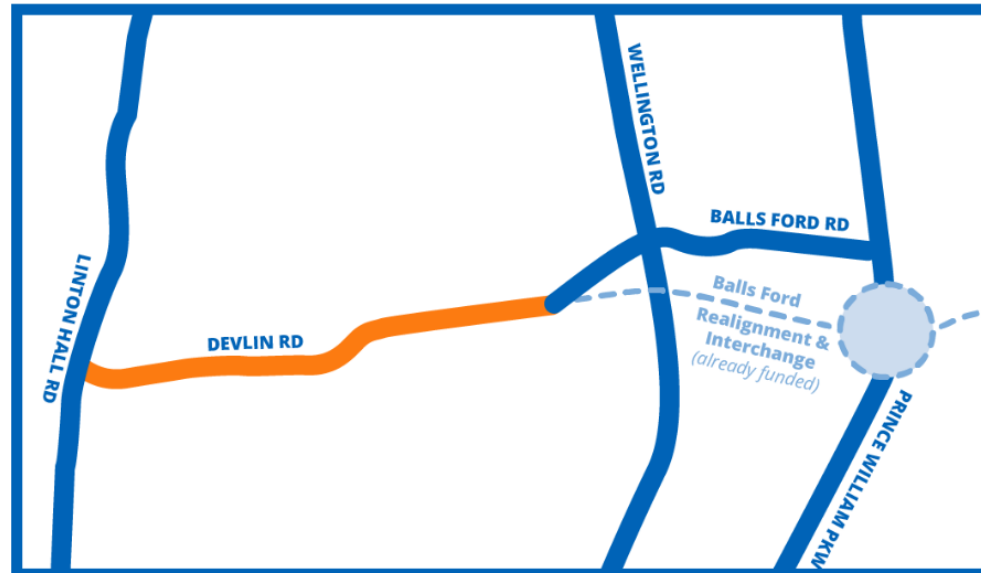
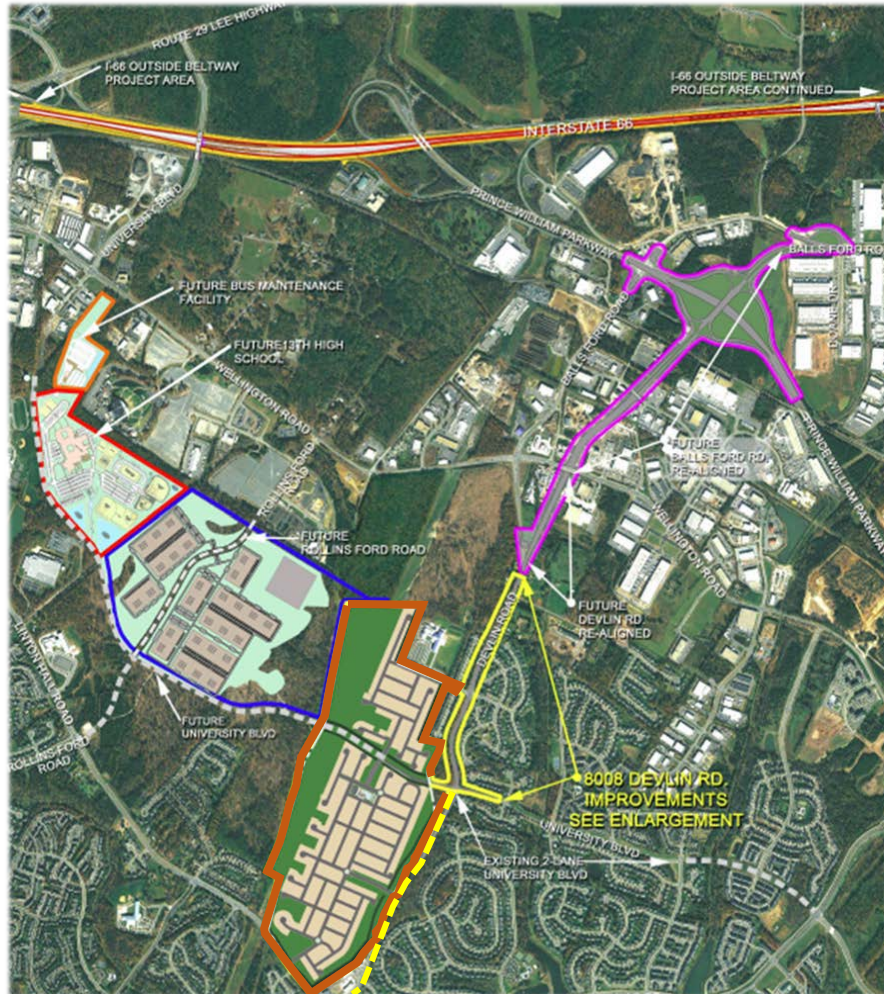
# Transportation

## State / County Improvements

- I-66 HOT Lane Project – Underway
- PW Parkway / Balls Ford Road Interchange and Devlin Road Re-Alignment
  - \$145MM Funded
  - Construction Start 2019/2020
  - Construction Complete 2023
- Balls Ford Road Widening - PW Parkway to Sudley Road
  - \$67MM Funded
  - Construction Start 2020
  - Construction Complete 2021/2022

### Devlin Road Widening: \$50 Million\*

The project consists of widening Devlin Road from two to four lanes between Linton Hall Road and Wellington Road/relocated Balls Ford Road. The total project length is approximately 1.8 miles. The project will connect to the Balls Ford Road/Route 234 Interchange and will improve access to the Route 234 and Interstate 66 corridors. The project will also include a shared-use trail along the length of the project.



### Devlin Road Widening

- The voters in Prince William County authorized the Board of Supervisors to issue bonds (borrow) \$50,000,000 to widen Devlin Road from the new Balls Ford Road Interchange to Linton Hall Road
- SMC has proffered to pay \$13,000,000 of the cost to complete this work.
- This will reduce the County's need to borrow by 26%

# Monetary Proffer Commitments

Schools LOS Contribution	\$20,694 Per Unit	\$10,678,104
Parks and Recreation LOS Contribution	\$5,591 Per Unit	\$2,884,956
Transportation LOS Contribution	\$25,194 Per Unit	\$13,000,000
Libraries LOS Contribution	\$812 Per Unit	\$418,992
Fire and Rescue LOS Contribution	\$1,053 Per Unit	\$543,348
Affordable Housing LOS Contribution	\$250 Per Unit	\$129,000
Environmental LOS Contribution	\$75 Per Acre	<u>\$20,250</u>
<b>Proposed Monetary Proffer Commitment</b>	<b>\$53,633 Per Unit</b>	<b>\$27,674,650</b>
County Recommended Level of Service	\$45,219 Per Unit	\$23,183,880

Proposal provides \$4,341,520 more than the County Proffer Transportation Level of Service Recommendation

# Project Summary

- Conforms with the Prince William County Comprehensive Plan
- Provides over \$27,500,000 in Proffer Commitments
- Significant Transportation Improvements That Enhance The Local Travel Network
- Annual Student Generation Planned For and Enrollment Addressed With County Capital Improvements Plan
- Extensive On Site Community Amenity Package



# Thank You

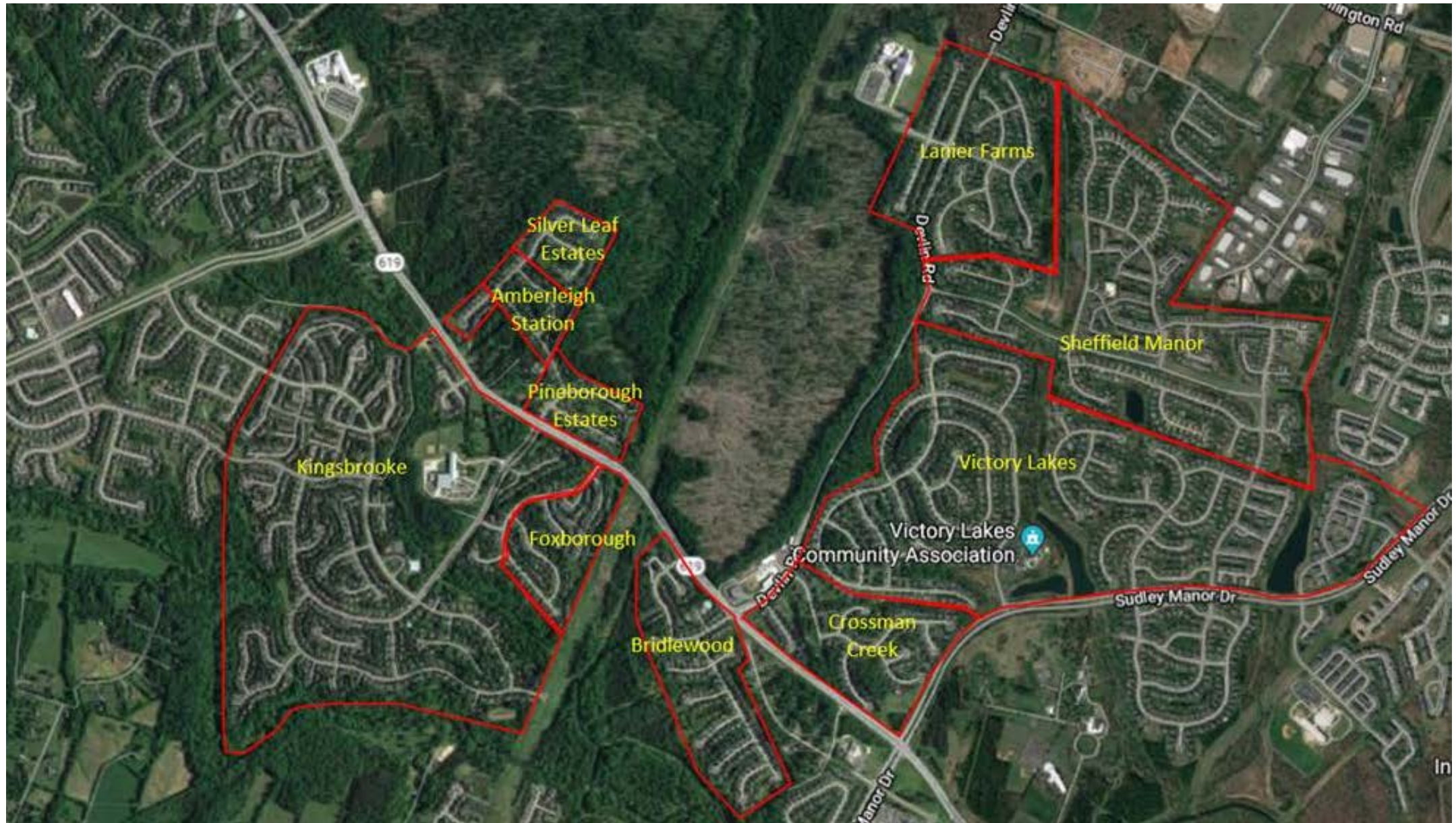
Questions?

## Contact Information

Truett Young  
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Stanley Martin Homes  
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(703) 636-9230

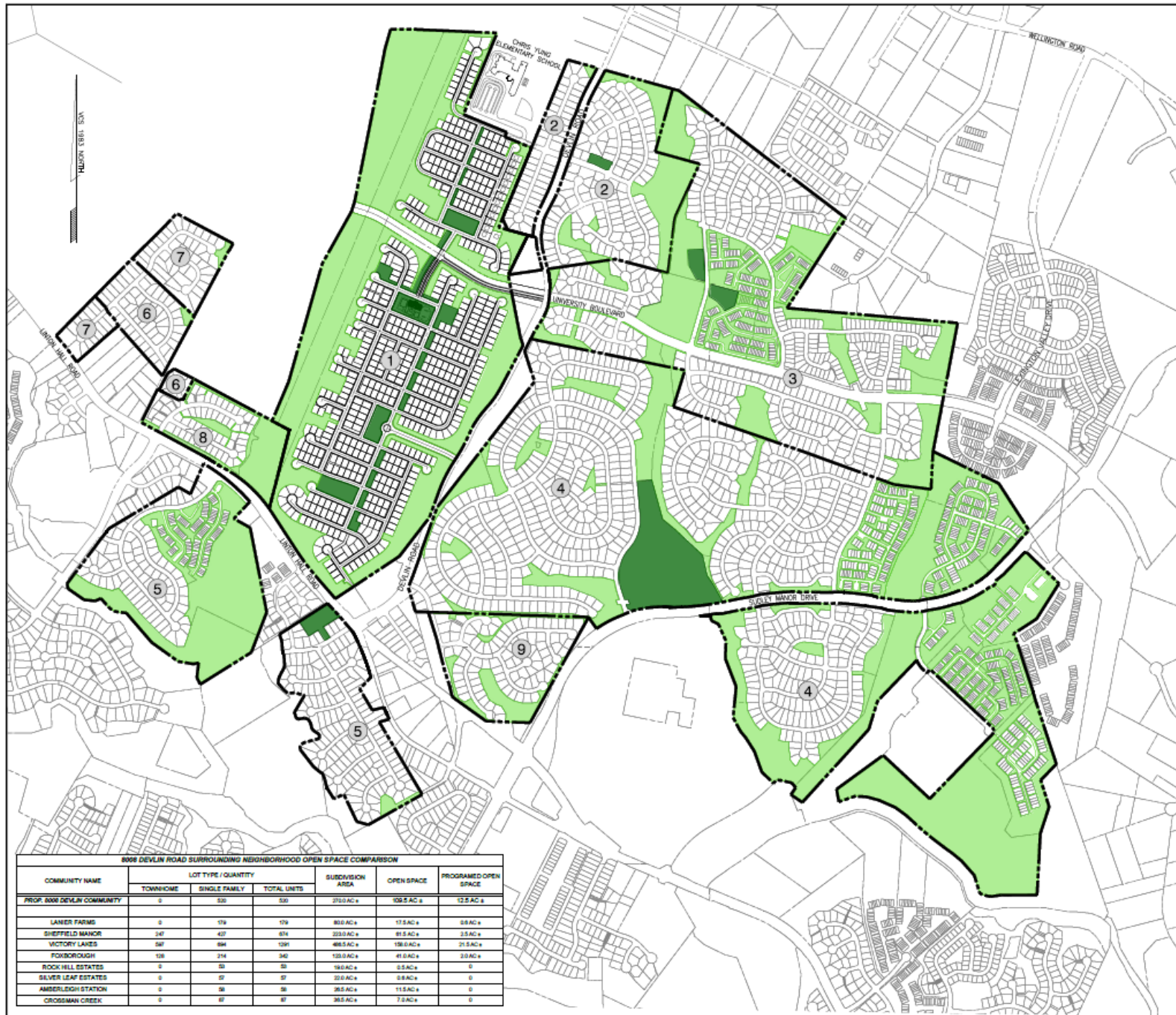
Marian Harders  
Land Use Planner  
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[mharders@thelandlawyers.com](mailto:mharders@thelandlawyers.com)  
(703) 680-4664

# Surrounding Communities



# How Does The Devlin Road Open Space Compare With The Surrounding Communities

<i>Community Name</i>	<i>Subdivision Area</i>	<i>Open Space</i>	<i>% of Total Community</i>	<i>Programmed Open Space</i>	<i>% of Total Open Space</i>
<b><i>PROP. 8008 DEVLIN COMMUNITY</i></b>	<b>270.0 AC ±</b>	<b>109.5 AC ±</b>	<b>41%</b>	<b>12.5 AC ±</b>	<b>11%</b>
LANIER FARMS	80.0 AC ±	17.5 AC ±	22%	0.6 AC ±	3%
SHEFFIELD MANOR	223.0 AC ±	61.5 AC ±	28%	2.5 AC ±	4%
VICTORY LAKES	486.5 AC ±	158.0 AC ±	32%	21.5 AC ±	14%
FOXBOROUGH	123.0 AC ±	41.0 AC ±	33%	2.0 AC ±	5%
ROCK HILL ESTATES	19.0 AC ±	0.5 AC ±	3%	0	0%
SILVER LEAF ESTATES	22.0 AC ±	0.6 AC ±	3%	0	0%
AMBERLEIGH STATION	26.5 AC ±	11.5 AC ±	43%	0	0%
CROSSMAN CREEK	36.5 AC ±	7.0 AC ±	19%	0	0%



**LEGENED:**

- ① 8008 DEVLIN ROAD
- ② LANIER FARMS
- ③ SHEFFIELD MANOR
- ④ VICTORY LAKES
- ⑤ FOXBOROUGH
- ⑥ ROCKHILL ESTATES
- ⑦ SILVER LEAF ESTATES
- ⑧ AMBERLEIGH STATION
- ⑨ CROSSMAN CREEK
- PROGRAMMED OPEN SPACE
- OPEN SPACE

**NOTES:**

1. SURROUNDING NEIGHBORHOOD PARCEL LINEWORK AND COMMUNITY BOUNDARIES ARE FROM PUBLICLY AVAILABLE GIS INFORMATION FROM PRINCE WILLIAM COUNTY.
2. PROGRAMMED OPEN SPACE AREAS FOR SURROUNDING NEIGHBORHOODS ARE FROM THE AVAILABLE PARKS AND RECREATION INFORMATION ON THE PRINCE WILLIAM COUNTY MAPPER WEBSITE.

**8008 DEVLIN ROAD SURROUNDING NEIGHBORHOOD OPEN SPACE COMPARISON**

COMMUNITY NAME	LOT TYPE / QUANTITY			SUBDIVISION AREA	OPEN SPACE	PROGRAMMED OPEN SPACE
	TOWNHOME	SINGLE FAMILY	TOTAL UNITS			
PROP. 8008 DEVLIN COMMUNITY	0	53	53	313.0 AC ±	100.5 AC ±	12.5 AC ±
LANIER FARMS	0	179	179	803.0 AC ±	13.5 AC ±	0.8 AC ±
SHEFFIELD MANOR	247	427	674	233.0 AC ±	81.5 AC ±	2.5 AC ±
VICTORY LAKES	587	994	1391	485.0 AC ±	138.0 AC ±	21.5 AC ±
FOXBOROUGH	128	214	342	123.0 AC ±	41.0 AC ±	2.0 AC ±
ROCKHILL ESTATES	0	53	53	190.0 AC ±	0.5 AC ±	0
SILVER LEAF ESTATES	0	57	57	22.0 AC ±	0.8 AC ±	0
AMBERLEIGH STATION	0	38	38	76.0 AC ±	11.5 AC ±	0
CROSSMAN CREEK	0	87	87	283.0 AC ±	7.0 AC ±	0

**8008 DEVLIN ROAD**  
SURROUNDING NEIGHBORHOOD OPEN SPACE  
COMPARISON EXHIBIT

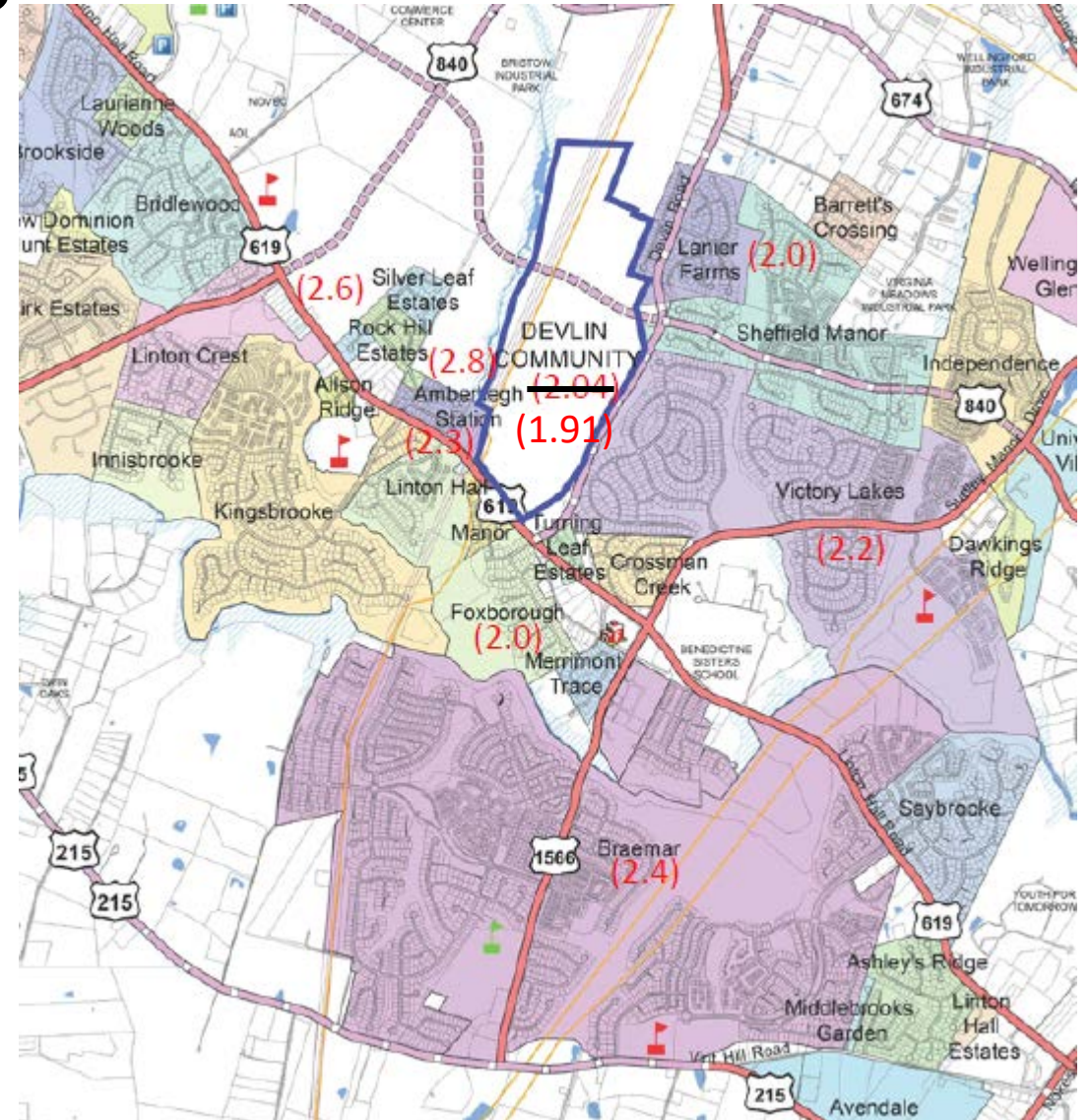
DATE: OCTOBER 15, 2018

SCALE: N.T.S.

# How Does The Devlin Road Density Compare With The Surrounding Communities

## Number of Units Per Acre

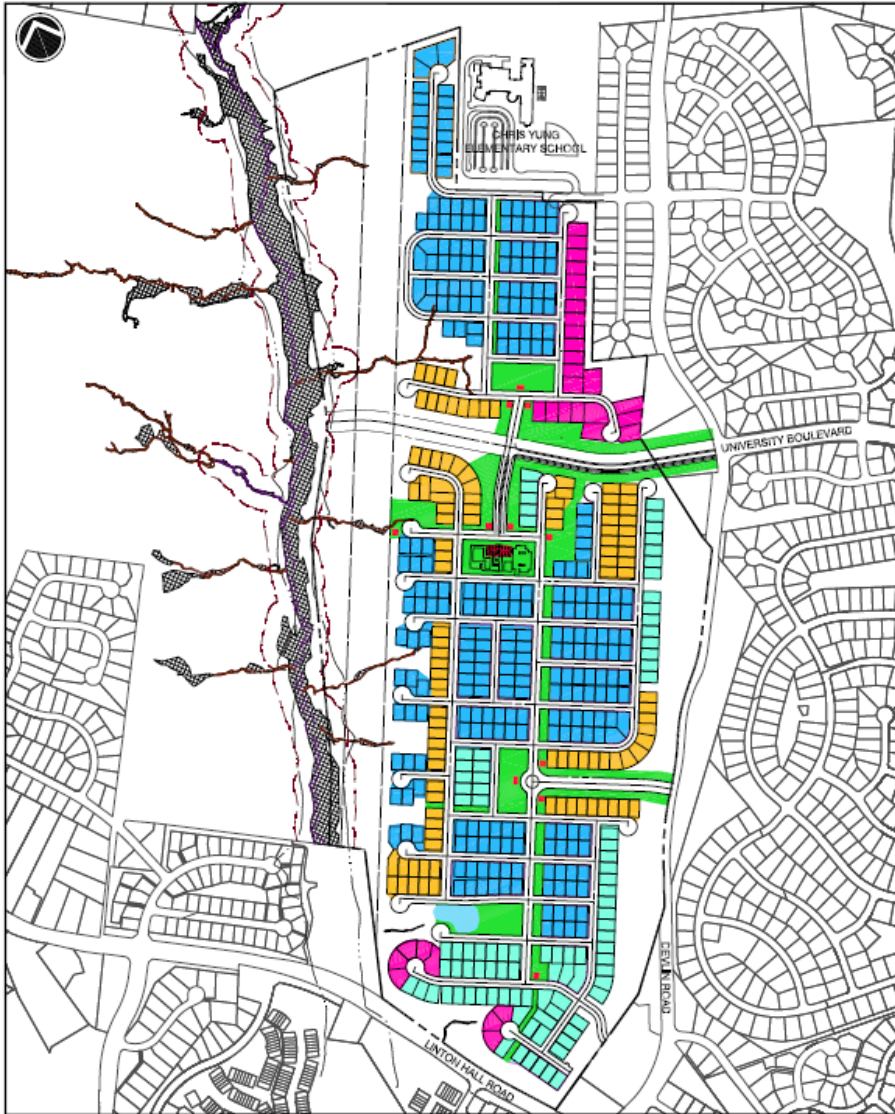
Amberliegh Station	2.3
Braemar	2.4
Foxborough	2.0
Lanier Farms	2.0
Rock Hill Estates	2.8
Silver Leaf Estates	2.6
Victory Lakes	2.2
<b>Devlin</b>	<b>1.9</b>



# How Do The Devlin Road Lot Types Compare With The Surrounding Communities

<i>Community Name</i>	<i>Lot Type / Quantity</i>				
	<i>Townhouse</i>		<i>Single Family</i>		<i>Total</i>
<b><i>PROP. 8008 DEVLIN COMMUNITY</i></b>	<b>0</b>	<b>0%</b>	<b>516</b>	<b>100%</b>	<b>516</b>
LANIER FARMS	0	0%	179	100%	179
SHEFFIELD MANOR	247	37%	427	63%	674
VICTORY LAKES	597	46%	694	54%	1291
FOXBOROUGH	128	37%	214	63%	342
ROCK HILL ESTATES	0	0%	53	100%	53
SILVER LEAF ESTATES	0	0%	57	100%	57
AMBERLEIGH STATION	0	0%	58	100%	58
CROSSMAN CREEK	0	0%	87	100%	87

# How Do The Devlin Road Lot Sizes Compare With The Surrounding Communities



## LEGEND:

CLUSTER HOUSE- 'A' (TYP. SIZE 80FT X125FT) -



CLUSTER HOUSE - 'C' (TYP. SIZE 70FT X110FT) -



REDUCED SETBACK HOUSE (TYP. SIZE 71FT X100FT) -



VILLAGE HOUSE 'A' (TYP. SIZE 65FT X 110FT) -



## LOT TABULATION:

HOUSE TYPE	PROPOSED
CLUSTER HOUSE "A"	31 (6.0%)
CLUSTER HOUSE "C"	94 (18.2%)
REDUCED SETBACK HOUSE	286 (55.4%)
VILLAGE HOUSE "A"	105 (20.4%)
TOTAL	516

	Width	Depth	Square Feet	No. Units	Total SF
Cluster House A	80	125	10,000	31	310,000
Cluster House C	70	110	7,700	94	723,800
Reduced Setback House	71	110	7,810	286	2,233,660
Village House	65	110	7,150	105	750,750
				516	4,018,210

Average Lot SF

7,787



10,000 SF

10,000 SF

10,000 SF

Townhouses

5,500-6,500 SF

6,000-7,000 SF

Townhouses

10,000 SF

10,000 SF

10,000 SF

Townhouses

Townhouses

Townhouses





# Stormwater Management

Pre-Development

Post-Development

SWM Facility Locations

