

3Rs of Reaching Our Potential

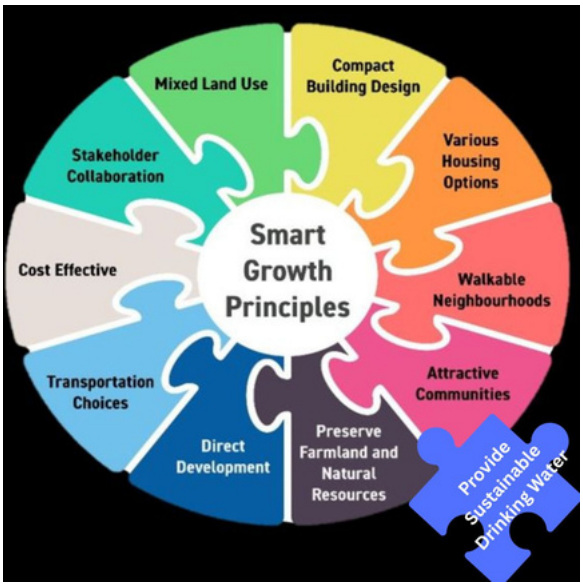
REIMAGINE • REINVEST • REDEVELOP

Our Challenge

Data center and residential development are spreading fast across Prince William County. Forests are disappearing and building is outpacing roads, schools, transit, and energy infrastructure.

Our Opportunity

We don't have to choose between growth and quality of life. Prince William is more than high-density housing and data centers everywhere. By reimagining what we have, we can reinvest in our natural resources, redevelop walkable work-live-play communities that incentivize a strong, resilient economy.



Smart Growth MUST consider drinking water

The quality and sustainability of our drinking water are directly tied to how and where we develop. Locally, drinking water is a limited resource. If we lose one source, we erode our resilience to drought and other risks and hazards. Protecting the sources we have is our best and most cost-effective option.

PRINCE WILLIAM CONSERVATION ALLIANCE

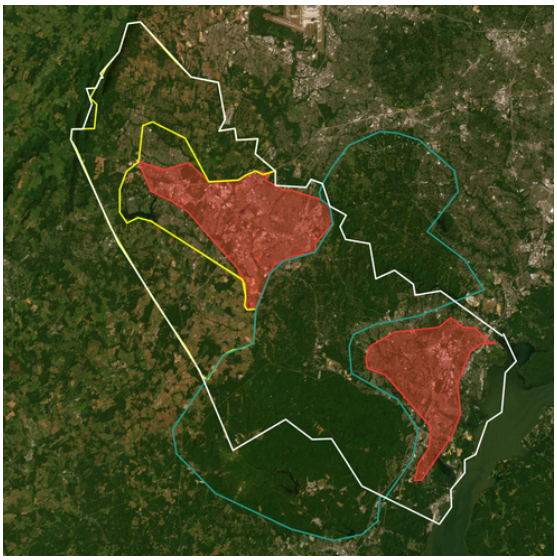
A Smart Growth Vision for Prince William County
pwconserve.org/3rs

Reimagine • Reinvest • Redevelop

Enhance What We Have

Prince William County boasts:

1. Forested Belt ***(GREEN)***
2. Ag and Arts Overlay (YELLOW)
3. Suburban/urban core ***(RED)***



Each area offers unique development opportunities with countywide benefits. Rather than building the same way everywhere, we can reimagine and reinvest in each area so it functions at its best, and redevelop where it makes the most sense.

Forested Belt

Protects the headwaters of streams flowing to the eastern end and spans the county from Prince William Forest Park through the Occoquan Reservoir, a critical resource for drinking water in the region. Here we can:

- Uphold the Occoquan Reservoir Protection Area
- Restrict development on steep slopes and sensitive soils
- Expand tree-save programs and conservation easements
- Connect green spaces through trails and wildlife corridors

This "environmental breadbasket" sustains clean water, biodiversity, and climate resilience.

Agritourism & Arts Overlay

Anchored on either end by our two National Parks, this area protects the Occoquan Reservoir, our groundwater, and the Marine Corps Base Quantico from development pressure. Here we can:

- Activate the Purchase of Development Rights (PDR) program to protect and incentivize our rural economy
- Support reforestation initiatives and protect intact forests
- Maintain low-density rural zoning (1 house per 10 acres) to limit impervious surfaces and protect streams and groundwater

Prince William County's rural lands hold the line against more suburban sprawl in the Northern Va. region.

Urban & Suburban Cores

Let's focus on growth, housing, and improvements where infrastructure already exists, including mass transit

- Redevelop aging shopping centers and underused lots to create walkable, mixed-use neighborhoods
- Increase tree canopy and upgrade stormwater systems
- Concentrate higher density near VRE stations and transit hubs

Centers near existing transit hubs attract talent and businesses, creating vibrant neighborhoods and economy.