

Prince William OKs major development plan in Woodbridge

By: DAVID SHERFINSKI
Examiner Staff Writer
May 19, 2010

Prince William County supervisors approved major development plans between Interstate 95 and Route 1 in North Woodbridge, the culmination of more than half a decade of planning.

The 164-acre "master plan" features hundreds of thousands of square feet of office and retail space, between 2,500 and 3,500 multifamily residential units, a 260-room hotel, a marina, a heritage trail and open spaces throughout the area.

Supervisors hope the redevelopment plan will help revive the county's portion of Route 1, one of the oldest interstate highways in the country, which has devolved into a melange of strip malls and vacant properties in some spots.

"North Woodbridge will become a destination framed by high-quality development, beautiful natural resources such as rivers and trails, with places to shop, eat, work, play and live," said Supervisor Frank Principi, D-Woodbridge.

On the drawing board

Goals for the North Woodbridge Urban Mixed Use Area Master Plan:

- » Office: 500,000 to 750,000 gross square feet
- » Residential: 2,500 to 3,500 multifamily units
- » Retail: 250,000 to 500,000 gross square feet
- » Hotel: 260 rooms
- » Recreation: Occoquan Marina, Potomac Heritage National Scenic Trail, usable public open spaces

Source: Prince William County

Hilda Barg, who previously represented the Woodbridge district, said the approval sends the message to potential developers that the supervisors comprise a "pro-business" board.

"I know it's been six years in the making," she said. "It's just time that we get this done."

Board Chairman Corey Stewart, R-at large, said the redevelopment of the Northern Woodbridge has been "vital" to the county's economic development.

Board Chairman Corey Stewart, R-at large, said the redevelopment of the Northern Woodbridge has been "vital" to the county's economic development.

"There are challenges all the way along the Route 1 corridor, all the way down to Florida, and we've got to continue to make progress," he said.

Stewart cited the recent announcement of the location of the Wartime Museum -- which will honor veterans of wars since World War I -- as an example of economic activity along the corridor. The museum will be near the intersection of I-95 and Dale Boulevard in the southern part of the county, and officials expect it to open in November 2014.

"There's a lot going on in that corridor," Stewart said. "But there's a lot of work left to do."