

North Woodbridge renewal plan approved by Prince William supervisors

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[North Woodbridge revitalization efforts](#) cleared a hurdle Tuesday when the Prince William Board of County Supervisors adopted a redevelopment plan that officials hope will help turn the blighted area into an economic engine for the county.

The comprehensive plan amendment, which the board passed 6 to 1, with one abstention and Supervisor W.S. Covington III (R-Brentsville) opposing, aims to turn 160 acres into a pedestrian-friendly area with homes, businesses and offices. It calls for 2,500 to 3,500 multifamily units, up to 750,000 square feet of office space, up to 500,000 square feet of retail development and a hotel.

"I think [the plan] has been worked as much as it possibly can be for the time," former Woodbridge supervisor Hilda M. Barg told the board Tuesday. "I think passing this plan sends the message that this board is indeed a proactive, pro-business board and that you are ready to work with those folks who are ready to invest in the north Woodbridge area."

The [plan](#) for one of Prince William's major gateways, which is saturated with car repair shops, vacant land and abandoned buildings, had been stalled over the past several weeks as supervisors debated how to phase in residential and commercial development. After debating three phasing scenarios, the board chose one that allows supervisors to evaluate each development to determine whether it aligns with three major goals: quality employment opportunities, mixed-use development and infrastructure to support that development.

The plan also requires that residential construction be balanced with "appropriate" levels of commercial construction. The developer's phasing plan must also consider the progress of two major road improvements planned for the area: the widening of Route 1 to six lanes and the construction of a Route 1 and Route 123 interchange. County officials said the Route 1 widening has received some funding but is \$17 million short of coming to fruition. No funding has been secured for the interchange.

"I think this is the right vision and the right plan at the right location and the right time," Prince William Supervisor [Frank J. Principi](#) (D-Woodbridge) said.

Covington, however, said he was concerned that the plan does not incorporate enough open space or place enough emphasis on road quality.