



Residential Construction Tracking Dashboard

Contact Information:

For any questions on the dashboard, please contact Planning at Planning@pwcs.edu

Disclaimers:

1. The tracked developments are verified using PWC Planning data and are cleaned every third quarter before calculating student enrollment projections.
2. Attendance areas are kept up-to-date; if redistricting happens, the data will be updated when the new attendance areas are implemented.

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Overview

This dashboard/webpage has been prepared to provide visual analytics and information about residential development applications reviewed by Prince William County Public Schools (PWCS). PWCS Planning staff reviews residential development applications received from Prince William County (PWC) Planning Office and tracks each application through rezoning approval, site development, and project build-out and completion. Development details are provided for pending and approved residential rezoning applications and recently completed residential development projects. Tracking approved future residential development is an integral part of projecting student enrollment growth.

This interactive dashboard displays each residential development project, and an associated development impact statement is available to view for any application received since January 1, 2024. Development impact statements provide the following information:

- Projected student yields by school level (elementary, middle, and high) anticipated from the housing units described in the application
- A summary of the proposed mitigation provided by the applicant, if applicable
- The most recent September 30th snapshot of student enrollment, projected enrollment and projected capacity utilization at the assigned elementary, middle and high schools that are impacted by the proposal
- The number of portable classrooms at each of the assigned schools that are intended to mitigate overcrowding
- Projected student enrollment and capacity utilization at each of the assigned schools with the projected student yields anticipated from the housing units described in the application added to the respective assigned schools' projections
- PWCS capital improvements listed in the approved Capital Improvement Program that may directly, or indirectly, add capacity to the assigned schools
- School division comments and concerns

The contents of this dashboard/webpage will be updated quarterly. Additional information on residential development projects within PWC can be obtained through the [Development Application Processing Schedule \(DAPS\) webpage that also provides a link to case information on ePortal](#).

Definitions

- Application Status
 - **Rezoning Application Submitted:** This indicates that a formal request to change the zoning designation of a particular property or area has been officially filed with the relevant municipal or local government authority. The application is in the initial stage of review and consideration.
 - **Rezoning Application Approved:** This means the request to change the zoning designation of a property or area has been reviewed and accepted by the governing authority. The approval allows the applicant to proceed with the proposed changes according to the new zoning regulations.
 - **Under Construction:** This indicates that land disturbance or site development permits have been issued to commence physical work or construction activities are actively taking place on the property or project. It typically signifies that the project is in progress and moving towards completion.
 - **Built Out/Complete:** This signifies that development on the property or project has concluded according to the approved plans and specifications. The property is fully developed or built-out, and all necessary infrastructure or buildings are in place.
- Housing Types
 - **SFD: Single-Family Detached:** A single-family detached (SFD) home, also known as a single-family home or detached house, is a standalone residential building that

sits on its own lot and is not attached to any other dwelling. SFD homes typically offer more privacy and space compared to attached housing types.

- **SFA: Single-Family Attached:** A single-family attached (SFA) home refers to a residential unit that is part of a larger building or complex where each unit shares a common wall with one or more adjacent units. SFA homes can include townhouses, row houses, or duplexes, where each unit has its own entrance and often its own small yard or patio.
- **MFA: Multi-Family Attached:** Multi-family attached (MFA) housing refers to residential buildings or complexes that contain multiple dwelling units where each unit is typically attached to one or more adjacent units. MFA housing includes apartment buildings, condominiums, or other structures where several households reside within the same building or complex.

User Guide

I. Toolbar Options: The toolbar positioned in the upper left corner of the map canvas provides the following features:



Allows users to switch between different basemaps (e.g., satellite imagery, streets, topographic maps) as a background for their GIS data visualization. Users can select the basemap that best suits their needs.



Displays a key that explains the symbols and colors used to represent different layers of geographic data on the map. It helps users understand what each symbol or color on the map represents.



Provides a list of all layers currently added to the map. Users can turn layers on or off, change their order, or adjust their transparency. This widget helps manage and control the visibility and settings of different data layers.



Allows users to apply filters to data layers displayed on the map. Filters help users narrow down the data displayed based on specific criteria, such as attribute values or spatial relationships.



Enables users to create printable maps from the current view in the GIS application. Users can customize the layout, scale, and format of the printed map, including adding titles, legends, and other map elements.



Returns the map view to its initial extent or home position. This is useful for quickly resetting the map view after panning or zooming to different areas.



Provides controls for zooming in and out of the map view. Users can use buttons or a slider to adjust the map's scale, allowing them to focus on specific areas or view the map at different levels of detail.

II. Map Functionality



Allows users to search a residential development by entering the development name into the search bar. Individual residential developments can also be selected by clicking on an entry in the developments tab list on the right of the dashboard.

Pop-Up Box features will be activated by clicking on a development feature in the map to display attribute data associated with the development and the development impact statement prepared for any residential development projects reviewed since January 1, 2024. When selecting overlapping features, the feature displayed can be changed by clicking the next feature (>) and previous feature (<) buttons on the top of the Pop-Up window.

Pop-Ups Contents include:

- Developer Information
 - Application Status (see definitions above)
 - Housing Type (see definitions above)
 - Number of proposed housing units
 - Units Built
 - Units to be Built
- Elementary, Middle and High School Assignments
- Magisterial District(s)

Pop-Up Box Example

The screenshot shows a pop-up window titled "Grayson Overlook" with a close button (X) and a dropdown arrow (v). The window contains the following information:

Grayson Overlook	
Development Information:	
Application Status:	Rezoning Application Submitted
Housing Type:	Single-Family Detached
Number of housing units (proposed):	225
Units Built (as of July 1, 2023):	0
Units To Be Built (as of July 1, 2023):	225
School Assignments:	
Elementary:	Buckland Mills Elementary School
Middle:	Ronald Wilson Reagan Middle School
High:	Gainesville High School
Magisterial District:	Brentsville

III. Map Layers

- **Residential Developments** – This layer displays current new residential development construction in Prince William County.

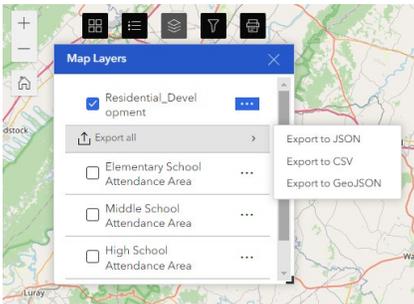
- **School Locations** - This layer displays the locations of PWCS schools.
- **School Attendance Areas**
 - **Elementary School Attendance Areas** - This layer displays the attendance areas for PWCS elementary schools. Residential developments can stretch across multiple elementary school boundaries.
 - **Middle School Attendance Areas** - This layer displays the attendance areas for PWCS middle schools. Residential developments can stretch across multiple middle school boundaries.
 - **High School Attendance Areas** - This layer displays the attendance areas for PWCS high schools. Residential developments can stretch across multiple high school boundaries.
- **Magisterial Districts** - This layer displays Prince William County Magisterial (Supervisor) Districts.

IV. Walkthrough Guide

This guide is intended to show the functionality of PWCS Residential Construction Tracking Dashboard. It is divided into two sections for map exploration and filtering residential developments.

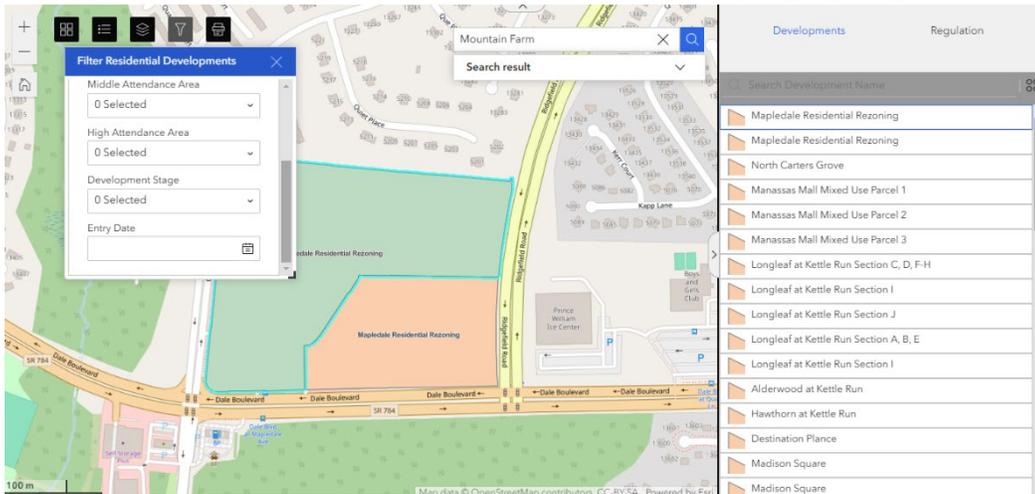
Map Exploration

1. Click on the Basemap Gallery  icon to change the basemap if desired. The default basemap is OpenStreetMap.
2. Use the “+” and “-” buttons in the top left corner of the map to zoom in and out.
3. Click on the Legend  icon to view the Legend for each of the visible layers.
4. Click on the Map Layers  icon to toggle individual layers on and off by selecting the radio button to the left of the layer name. Once a map layer is selected, its symbology appears in the Legend. Individual layers can be exported to JSON, CSV or GeoJSON by pressing the options button and then export all.



5. Click on the Print  icon to print the map with a custom title and page template. Note that the map extent can be the current visible extent or a custom value. Other layout options include:
 - a. Author
 - b. Copyright holder

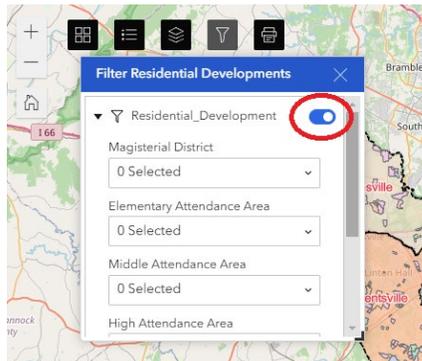
- c. Inclusion of legend and/or north arrow
 - d. Scalebar unit
 - e. Print quality
 - f. Inclusion of attributes
6. On the top right corner of the map, insert “Mountain Farm” into the text box and press the search icon . After clicking on the first option in the dropdown menu, the development will be highlighted.
 7. To select and zoom to a development, click on one of the development names in the list to the right of the map in the developments tab. Clicking anywhere on the map outside of the development polygon will remove the list selection and map highlighting.



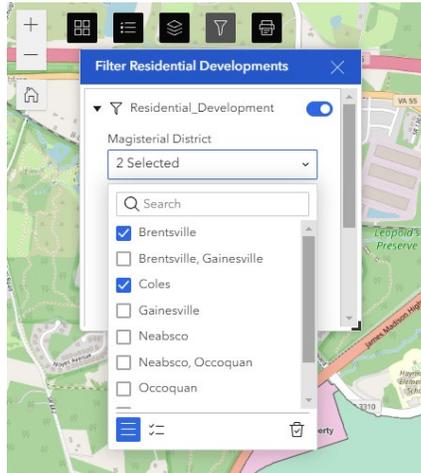
8. The regulation related to Residential Development Impact Statements can be found in the regulation tab to the right of the map.

Filtering Residential Development

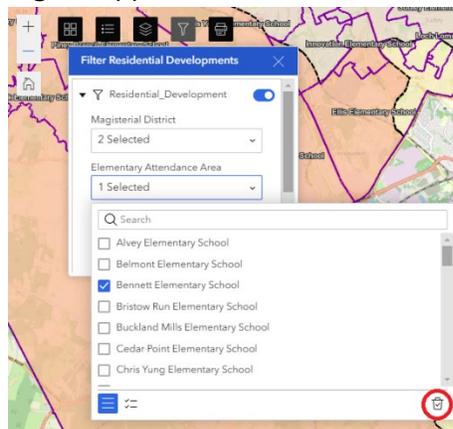
1. Click on the Filter Residential Developments  icon in the toolbar on the top-left corner of the map. This will display a list of the 6 Residential Development Filters.
2. Toggle the current filter on and off by clicking on the switch below the close button in the top right corner of the filter panel. The default is for the filter to not be activated.



- Filter by Magisterial District by selecting the dropdown menu under Magisterial District and selecting the radio button for Brentsville. This will update the map canvas to only display Residential Developments that are completely within the Brentsville Magisterial District. It will also filter down the list on the right-hand side of the page to only visible developments. If Coles is also selected, all Residential Developments within Brentsville or Coles would appear on the map canvas and list. Note that developments falling within multiple districts can only be filtered by selecting the option with both districts (Brentsville, Gainesville).



- Click on the dropdown menu under Elementary Attendance area and select the radio button next to Bennett Elementary School. This will remove all developments outside of the Bennett Elementary School Boundary from the map series and list. Now, only developments inside of the selected Magisterial Districts and Elementary School Boundary are visible.
- To remove a selection, click on the radio button again. Clicking on the clear selection button in the bottom right corner of the selections panel will remove all selections relating to a specific category. Refreshing the application will clear the filters from every category.



- The Entry Date filter takes a date and time, rather than an item from a dropdown menu. This filter selects all developments proposed after the provided Entry Date. To refresh this filter, you will need to refresh the application.

Notes

To project future students from new housing, PWCS student generation factors (SGF) are computed by housing type (i.e., single-family detached, single-family attached, multifamily) and by school level (i.e., elementary, middle, high). SGF are a mathematical representation of the relationship between the number of existing housing units in Prince William County and the number of students enrolled in PWCS on September 30 of each year. In other words, it is the number of enrolled students per total number of housing units by type. The anticipated student yields provided in the development impact statement are based on the SGF for the current school year in which the residential rezoning application is reviewed.