

**Town of Occoquan, Virginia**  
**Land Use Diagnostic Questionnaire**

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The questions appearing below represent the initial step in the review and critique of the Occoquan comprehensive land use plan. The questions are designed to gain insight and perspective regarding the planning issues and challenges currently facing Occoquan and the land use opportunities and threats Occoquan may face in the future.

**CITIZEN RESPONSE SUMMARY**

1. As you consider life and living in Occoquan, what 3 things make you Occoquan proud?

Our sense of community is very strong.  
Occoquan is a friendly and neighborly community.  
Occoquan's location on the river is a major asset as is the town's history.  
Occoquan's downtown features a nice mix of shops, stores and dining options.  
Occoquan's development pattern, especially in the downtown, has been reasonably managed.  
Occoquan is a walk-able community; especially in the downtown area.  
Occoquan is an attractive town with a distinctive and active downtown.

2. Similarly, what 3 things bug you when you think about life and living in Occoquan?

Cut-through traffic is a major community challenge.  
The lack of parking in downtown is a major problem.  
Property upkeep on the part of some downtown businesses is poorly done. Some buildings in the downtown need improving. A greater commitment to overall aesthetics is needed.  
Businesses complain about the lack of parking for shoppers in the downtown yet owners and their employees choose to park on downtown streets.  
Townhouses seem to be popping up everywhere in and near the downtown.  
The lack of communication and a common development agenda among merchants and downtown business owners fuels uncertainty.  
We need to preclude development near Rockledge Manor.

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3. As you think about the pattern of land uses in Occoquan, what are the top 3 land use issues/problems/challenges currently facing the town?

Develop/redevelop the riverfront but keep it open to the public.

Finish the Riverwalk the full length of Mill St. and develop a plan for the marina on Mill St.

Maintain the town's historic character and feel.

Keep Occoquan "green" ...don't cut down every tree and build on every square inch of town.

Improve/enhance the streetscape in the historic district.

Address the town's parking problem.

Expand the town's commercial/business district but keep the businesses we have where they are.

Bring needed new businesses to town.

Protect our historic buildings and motivate "some landlords" to improve the appearance of their property. Some store fronts are shabby looking.

Storm water management along Tanyard and Washington and flood control along Mill St..

Limit additional residential development in the business district by cutting back on townhouses.

Encourage mixed use development with businesses on the ground floor and residential uses on the upper floor(s).

Too many residential developments are being built without accompanying parking and without regard for adding to our traffic problem.

Maintain a woodland buffer between Occoquan and Prince William County.

Allow non-historic structures to be replaced with structures that are architecturally compatible with the town's character. This would improve the town's appearance.

Strengthen the town's environmental safe guards and develop a plan for the new park.

4. As you think about the pattern of land uses in Occoquan, are there land uses that should not be changed? Please be specific with your response.

Keep Mamie Davis as a park.

Keep the streets downtown one-way.

The boardwalk (riverwalk) should be a public use and not the province of private business.

Keep a park at the end of Mill St.

Enhance/maintain the business district as it is. Limit/deny additional residential uses in the district.

Do not permit private (residential) dwellings along Mill St.

Permit higher density development outside the business district.

Develop the waterfront but allow public access.

Limit cut-through traffic. Address the parking issue.

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5. In like fashion, are there land use patterns in Occoquan that need to be changed? Again, please be specific with your response.

Solve the parking issue. Limit/manage cut-through traffic.

No more townhouses in the business district. Mixed uses as the way to provide for housing.

Keep the streetscape up on Mill St. New development along Mill St. should be of a mixed use nature.

Future residential development in the historic district should provide parking.

Make sure Occoquan retains its green space, its open space and respects its natural environment.

6. Thinking 5 years into the future (2020), what land use issues will dominate as opportunities for Occoquan?

We will need alternative forms of mobility..Bike-racks downtown, boat docks downtown, a bus shuttle for downtown and out to the I-95 park and ride and rail station.

Maintain the river as a resource and as a magnet for smart development.

Consider friendly annexation east along the waterfront toward the PW marina and along Washington toward Old Bridge.

Make sure the public has access to the river for recreational use and business use.

We will need a redevelopment/enhancement plan for the business district.

We will need a parking strategy for downtown. For example, if a structure is removed due to neglect, the space should be used for parking.

We will need to decide how we will accommodate additional growth while retaining our small town character and not losing our open spaces/green space in the process.

We need to bring needed businesses to town such as a grocer, overnight lodging, and other enterprises.

We should develop a partnership with PW County and Fairfax County focused on joint border area planning including cut-through traffic.

Complete the riverwalk.

We need to be a designated stop on the bus route.

We need to strengthen/revise the zoning ordinance. We need an implementation schedule in our new comp plan and we need to follow it.

We need a storm water plan and plan for flood control.

We must limit future residential development in the historic district and we must limit the conversion of businesses into townhouses.