

August 3, 2022

Prince William Board of County Supervisors
1 County Complex Court
Prince William, VA 22192

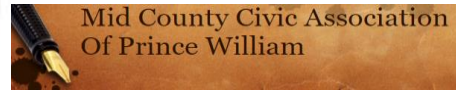
Dear Supervisors,

We applaud your endorsement of the staff proposal for an overlay district to protect the Occoquan Reservoir in mid-county (the Occoquan Reservoir Overlay). This concept has been included in the Comprehensive Plan for decades, and our organizations have lobbied for it for many years. This overlay will help to ensure the future safety of this drinking water supply for many and recreational asset for all county residents.

However, we don't understand why one of the most important parcels of land in the entire overlay area (the "Delaney Tract"), was removed from the protective overlay by the Board during a work session. This 661-acre parcel is the largest undeveloped parcel in the overlay area, and features some of the most environmentally sensitive land in the area. The attached brief PowerPoint has additional details and visuals.

Even more puzzling is why, in another work session, the recommended maximum housing density on this particular parcel was increased over the existing Comprehensive Plan recommendation by 370 percent on the north portion and 800 percent on the southern portion. The maximum would be 1373 homes rather than the 264 under the current plan. It would be ten-times the density recommended as part of the overlay area (132 homes). It's unclear why this particular parcel was singled out for this type of intense development, more dense than the surrounding community. If there is a rational basis for this action, county residents at least deserve to know the reason(s) behind the decision.

This Board adopted a new Strategic Plan (SP) last year, and imposing this kind of density in this area on this sensitive parcel is counter to the goals of that plan in at least two Focus Areas: Sustainable Growth (SG) and Environmental Conservation (EC). The objectives in EC deal with the preservation and expansion of tree cover, improved protection for streams and other water bodies, and protection of green open space. In SG, the objectives include the sustainable consumption of energy and natural resources, the protection of rural areas and preserving cultural resources. Focusing future growth into activity centers with access to transit is a key Action Strategy for the Sustainable Growth goals- it's our best strategy to control carbon emissions. The lack of realistic transit here means adding up to 13,600 daily vehicle trips to this area, which is counter to those Strategic Plan goals.



Please reconsider this action by the Board and add the Delaney Tract back into the Occoquan Reservoir Overlay as the consultant and staff have recommended. The removal of this key undeveloped parcel doesn't make sense, and will undermine the county goals of environmental protection and sustainability. The reason for the Overlay, which is the protection of the integrity of the Occoquan Reservoir as a water supply serving over 700,000 people, could be seriously undermined without its inclusion.

Addendum: We feel that it's vitally important for the Northern Virginia Regional Commission to conduct a simulation using the Occoquan Watershed and Reservoir Model on proposed changes to the Comprehensive Plan.

Respectfully,

Lynda Silverstrand, Woodbridge Potomac Communities Civic Association

Lynda Silverstrand

Jack Kooyoomjian, Lake Ridge Occoquan Coles Civic Association

K. Jack Kooyoomjian

Martin Jeter, Mid County Civic Association

Martin Jeter