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Prince William Board of County Supervisors Meeting — Work Session, Tuesday, December 9, 2025

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- Official Board of County Supervisors page (Prince William County): <https://www.pwcva.gov/departments/board-county-supervisors>

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[00:00:00] Let us begin, and we will start with a moment of silence. All right, thank you.

[00:00:16] All rise, if you are able, for Pledge of Allegiance. The United States of America, to the Republic for which it stands, one nation, under God, indivisible, with liberty and justice for all.

[00:00:38] All right, thank you very much. We are moving on now to agenda item number three, and that is public comment time. So while I wait for the sign-up, I just want to give people some information from public comment time. We will be standing at the back. Always adjust the microphone because we can't always hear you.

[00:00:56] You start with your name, where you generally reside, and we have got no one in person. All right, then I'm going to kick it over to Supervisor Bailey to see who we have online. Thank you, Madam Chair. My, only one day I was gone. Good afternoon, everyone.

[00:01:12] Are we ready? Good afternoon. Yes, we are. First speaker is Stephanie Buffington. Thank you. Ms. Buffington, please begin. Good afternoon, Supervisors. My name is Stephanie Buffington, and I'm a resident of the Braymar community, specifically not in court.

[00:01:31] I'm here today to speak about Dominion Energy's proposed no-spill-Bristow transmission line, particularly Route 5 to Blue Line. This route would not only cut through the heart of Braemar community, but it would run directly through my backyard. I'm also a mother of four boys, ages 11 to 3.

[00:01:48] Needless to say, we spend a lot of our time outside. When we bought our home, we did so with the understanding that nothing would be ever built behind us and that the protected wetland in Braemar is, in fact, or was, in fact, protected. Now we are being told otherwise if Dominion is allowed to move forward with route five blue line they would be eliminating the woods and the nature trails that are central to our community and taking away the very space that my children and so many others use to explore imagine build create and simply be kids on any given day you can look behind our home or anywhere along our

[00:02:25] street and see children playing in the woods there's a tire swing a soccer goal and countless baseballs, tennis balls, and footballs lost in the woods from neighborhood pickup games. At a time when so much of our children's lives and days are spent in front of screens, losing this natural space and the opportunity for unstructured, healthy outdoor play would be devastating, not just for my family, but for the character and well-being of our community.

[00:02:51] So today I'm asking you as our elected supervisors to tell Dominion No to the Noakesville-Bristow transmission lines, specifically Route 5, the blue line, before they have a chance to file their proposal with the SEC. You have the power to stop this now, and we are counting on you to protect our homes, our community, our children, and their futures. Thank you. Thank you, Ms. Buffington.

[00:03:14] Next speaker, please. Next speaker is Catherine Murphy. Ms. Murphy, you can begin. Good afternoon, supervisors. My name is Catherine Murphy, and I'm located in the Brentsville District. I live in Braemar along the proposed Dominion Energy Blue Line route, and I am fortunate enough to have lived in the same home and been resident of Prince William County for my entire life.

[00:03:40] I recently graduated from the University of Tennessee with a degree in architecture, an interest first brought to my attention during my time as a student at Patriot High School. Additionally, I chose to minor in environmental studies, which was also an impact of the wonderful teachers at Patriot. I cannot imagine how different my life would be had I lost the opportunity to learn from the educators that I did.

[00:04:00] Implementing power lines adjacent to the school property poses health risks to students and teachers alike. Wonderful teachers, such as those who shaped me into who I am today, will either face health concerns due to the presence of the power lines or choose to relocate elsewhere. While we absolutely must consider the student, we must also consider the educator and their exposure over the course of an entire career.

[00:04:21] During my time as a student and athlete at Patriot High School, I was a proud member of several extracurriculars of all kinds. My sister, best friend, and I spent countless hours outside on the softball field beyond those required as students, simply for the joy of being together. You now ask student athletes and members of clubs to do the same, knowing that in those extra hours spent by choice at school, they are increasing their risk of long-term health impacts.

[00:04:45] While they would be forced to endure the risks of exposure during mandatory school hours, they face even more for the sake of representing their school in Prince William County as active community members, leaders, and athletes. So far, the basis for many arguments has been about the

health impacts on the academic student at their most basic level. This includes 1,200 school hours per year times six years of elementary school at T. Claywood and another four years at Patriot High School, which is already at minimum 12,000 hours of exposure to the high electrical currents of the power lines. I ask that you also consider all of the other ways in which those who go above and beyond at Patriot High School,

[00:05:23] Tee Clay Wood Elementary School and for their community are impacted by the significance of this decision. I ask that you follow the instructions set on page 16 of the Guidelines for School Facilities in Virginia's Public Schools, which states that location of schools near electric power transmission lines or other environmental hazards should be avoided.

[00:05:42] I ask that you form your stance on the issue in a way that encourages long-term success for adults and children alike, and I hope that this issue is handled with the seriousness and urgency it deserves. Thank you. Thank you, Ms. Murphy. Next speaker, please. Our next speaker is Rachel Ellis. Ms. Ellis, please begin. Can you hear me? I can. All right. Good afternoon, Chair Jefferson and supervisors. Rachel Ellis, Gainesville District. I just wanted to comment on agenda item 6B, redevelopment is key to Prince William's future growth. Throughout this presentation,

[00:06:21] it uses the words land assemblage. It is even asking for \$250,000 for a dedicated consultant to develop land assemblage strategies. I would like clarity during this presentation to be put in writing what exactly this board means by land assembly. What direction will the board give them to acquire assemblages? And I ask this because last night, the current Brentsville District School Board member, also former chief of staff for Supervisor Gordy, was holding a Zoom meeting to put together an assemblage in the Gainesville District. The same attorney, Mark

[00:06:59] Looney, who was president for the meeting last night, was the same attorney who approached these same homeowners earlier in the year with Pete Canlan and Corey Stewart. Same story, \$500,000 per acre to tear down homes for higher density housing, forcing a quick decision and pitting neighbor against neighbor. If you don't sign on, we will build around you. The homeowners said no earlier this year, but here they are again being approached by a sitting school board member, same attorney, the one that is known for only doing data center deals in this county, and being told they need to decide by the end of January. A heavy decision to make through the holidays. While this is a school board member and not a supervisor, the school board has frequently

[00:07:39] told developers that they can redistrict to accommodate the excess density that will be add it to a district with their housing. We heard that a couple weeks ago at the Strathmore rezoning, and I'm sure we will hear it again tonight with the three Stanley Martin rezonings. When currently elected officials are working with former elected officials to engage in predatory land practices, it is concerning and it reeks of corruption. As a county resident that has neighbors receiving these predatory land letters for assemblages, I would like clarity as to what land assembly, driven by our Economic Development Department, actually is.

[00:08:16] I ask that it to be clearly written in this presentation and or future presentations so that all residents can understand this definition. And as a side note, when predatory land assemblage businesses are offering \$500,000 per acre for housing, what do you think that does to actual real estate developers trying to buy land in this county?

[00:08:37] Thank you. Thank you, Ms. Ellis. Next speaker, please. Our next speaker is Greg Reeder. Mr. Reeder, please begin. Hi, thank you very much. My name is Greg Reeder. I'm also a resident of the

Braemar community, and I've met with several of you already, and I thank you for that.

[00:08:56] And I know you face tough land use decisions. There's a lot of pressure on you from all angles, but I came with some good news, and I sent this to the clerk earlier today, but there's action you can take to alleviate the Dominion Energy problem that faces you. The segment I'm talking about is Route 5 through Braemar that would destroy more than a mile of forested green space.

[00:09:17] So I looked into the State Corporation Commission filings and I uncovered a unique legal reality about this project that I thought you might find useful. There is a prevailing belief that the county must wait or people must wait until Dominion files with the SEC. That is not true.

[00:09:33] The SEC's precedents show that waiting actually surrenders a lot of county authority because you're the property owners. Dominion's maps show that all three of the routes go across multiple easements of land owned by the county as broad-run linear park. This gives you a powerful authority that none of us have as private citizens.

[00:09:52] Under Virginia Code, the Dominion Energy cannot take land from a public entity like Prince William County. They're blocked from taking the land, which means you have to give them an easement. You probably know that, but you're not legally required to grant one.

[00:10:08] More good news is you can signal that today. you don't have to wait. This is based on two past cases. There was a Hornbaker case that was recently decided, and in that case, Dominion stated that they chose not to pick a route because the Board of County Supervisors, or in this case, elected officials, indicated that they weren't going to approve it. So there was no lawsuit, this acknowledgment of the county's rights, and Dominion took that route off for consideration. Second was the Haymarket case. That was in 2017. The board actually passed two resolutions that told dominion that this route was not acceptable across county

[00:10:43] county land so that is a misconception that you need a public hearing to establish an easement that is also incorrect you can say no to an easement you just have to have a public hearing to say yes to granting one you can submit a resolution of denial like you did in 2017 i submitted those documents to the clerk that shows you as a county you've done it before at least twice in the past and you can do it today you don't have to wait on a lawsuit you don't even have to delay so we've been asking for this to be brought up in the past and i just wanted to reiterate that we're here to help provide any more information and research but this single act will

[00:11:21] protect the open space it'll also protect the comprehensive plan which you're legally required to uphold and this shoots a hole in it if you don't turn it down so we're counting your leadership And we appreciate all you've done so far, and I look forward to any other questions or ways we can help with this matter as well.

[00:11:40] Thank you very much. Thank you, Mr. Reeder. Next speaker, please. Our next speaker is Jessica Grove. Ms. Grove, please proceed. Good afternoon, Chair Jefferson and board members.

[00:11:57] My name is Jessica Grove. I live in the Gainesville District, and I also would like to comment on Agenda Item 6B, which is talking about redevelopment is key to Prince William's future growth. And while I agree to that statement on its surface, I am really concerned about the language that is being used with develop land assemblage strategies.

[00:12:26] I'm sure, like what you heard in Rachel's statement, that there are hundreds and hundreds and hundreds of acres of land that is being predatorily asked to sign into contracts for a developer.

[00:12:46] Nobody knows who, nobody knows why, everybody's getting different stories. And I am really concerned because the lawyer, Mark Looney, who is part of the Compass Data Center and Digital Gateway, kept referring to, this board is looking to make changes. This board would like to see changes in redevelopment. And I don't understand why people who have lived here for two years, three years,

[00:13:22] 30 years, 40 years, 50 years, 60 years, are being preyed upon to sell their land and pack up and move at some undetermined date. How is this working? How is the board allowing this to happen?

[00:13:45] People who have worked their entire lives are being asked and given, well, when we sign contracts, you'll have 30 days to pack up everything you've acquired for 82 years. Pack it up and GTFO. How is this okay? I also want to see how these land assemblage strategies are going to work. I want it in writing to know that you are not preying upon people who have been here for a long time

[00:14:16] to try to move somewhere else, find new doctors, find new friends, find new communities. Because while you are trying to build communities for people to move into the county, the people who have been here deserve to be able to stay without this kind of stress, especially before the holidays, especially. And Kenny Bode, you wrote on your Facebook page something about if we want more housing choices, better jobs, and less traffic without paving over what we have left

[00:14:56] of our green space, we have to rethink the places we have already built. Our next speaker is Rishondo Wilburn. Please proceed. Ms. Wilburn. Thank you, esteemed assembly, or I'm sorry, county representatives and to I guess my peer citizens. My name is Roshonda Wilburn and I am

[00:15:28] currently an active citizen in the city of Woodbridge, Virginia and I am exactly who the last speaker is talking about, actively experiencing what homelessness and unhoused looks like, the ability for the county to actually neglect. I guess the strategies and the programs

[00:16:07] that are built to actually sustain citizens is not working. A lot of us are actually being told that we need to move out and go elsewhere instead of being able to have a better living, provide a better living, living conditions, better wage jobs, and also, as I stated, housing.

[00:16:30] Housing and land development has been a huge, huge big deal, so much so that nobody actually talks about the impact of the people that actually are experiencing unhoused and or the ability to secure housing. And after developments are actually created, programs like the HCV are predatory and they are not used well or actually put in practice

[00:17:00] by representatives. Also, homeless prevention does not actually prevent homelessness. It's almost as if the actions of having people recognize that we are in a huge problem in dealing with the discussions we're having right now, and we're not actively providing solutions to you all, but actually getting that feedback.

[00:17:34] I did send a letter to you, my representative, and I'm looking to actually have a meeting with the executive board or team to actually work on solutions. I should not have to be pushed out of my community. My children shouldn't have to leave their schools. I should be able to secure housing without predatory developers raising the cost so high that you can't even secure housing.

[00:18:04] Homelessness should not be a thing where the working class are also homeless and working. And then you're talking about, hey, we need to develop more programs or build better businesses, but not offering the opportunity for people to actually capture the best.

[00:18:25] Thank you very much, Ms. Wilbur. Our next speaker is Chris Wetzel. Thank you. Please proceed. Can you guys hear me? Yes, we can. All right. Thank you guys again for letting me join the meeting and time.

[00:18:41] I am a resident of the Braemar community, and my property actually backs up to the proposed blue line route. We just moved in here, family, six, seven months ago, and we moved here from Manassas to get away from the data centers.

[00:19:00] And we knew, moving over here, that the gas easement behind us was something that you couldn't build a house on, you couldn't put a road through. We never anticipated there being a possibility of power lines. So I'm asking the county board of supervisors to do what they can in their power to vote this down, work with Dominion, find another route, find other options instead of the blue route.

[00:19:32] Thank you, Mr. Wetzel. Next speaker, please. Madam Vice Chair, there are no more speakers. Okay, thank you for your help. That's it. Madam Chair. All right, thank you. We do have one person who came in who wanted to speak, Ashley Stunham.

[00:19:51] Thank you, Chair Jefferson and members of the board. Good afternoon. My name is Ashley Studholm in the Occoquan District and representing Prince William Conservation Alliance. And I'm here today on behalf of PWCA, an environmental grassroots nonprofit that has worked for more than 20 years to advance equitable, sustainable communities in Prince William County.

[00:20:20] Earlier this year, PWCA has, earlier this year, PWCA released our smart growth vision for the county called the three R's of reaching our potential, reimagine, reinvest, and redevelop.

[00:20:39] We want to reimagine smart growth, so that includes drinking water. We want to reinvest in existing communities and our natural assets. And we want to redevelop areas where infrastructure already exists, creating walkable, vibrant, work-we-live-play communities rather than continuing to sprawl out into the rural and forested parts of the county. Today I want to share something exciting that reinforces this vision. The Interstate Commission on the Potomac River Basin, a non-regulatory interstate agency authorized by Congress in 1940, and it represents Maryland, Pennsylvania, Virginia,

[00:21:17] West Virginia, and D.C., just released a conservation priority map identifying lands most important to protect drinking water supplies. Their analysis incorporates numerous environmental and watershed metrics, and when you zoom in on Prince William County, something striking appears.

[00:21:49] And what is that striking thing? Okay, there is a strong independent alignment between PWCA's vision in the ICPRB's drinking water priority areas. The forest belt showed in green and the agriculture and arts overlay district shown in yellow both emerged as high priority areas for drinking water protection. This map makes one thing clear. We should not be building the same everywhere. Instead we have an opportunity and a responsibility to ensure that each part of the County functions at its highest potential. Our red areas where infrastructure already exists

[00:22:27] should be thriving culturally rich walkable mixed-use communities. The forest belt should remain lower density with strong protections of tree canopy and limits to impervious surface and our ag

and arts overlay should be allowed to evolve into the best version of itself supporting agriculture, arts, and rural enterprises while also serving its vital role in protecting our drinking water resources. PWCA is not alone in this analysis and this independent study confirms that protecting these landscapes is essential to our drinking water and I welcome the opportunity

[00:23:03] to continue this conversation. Thank you. Thank you so very much and that concludes public comment time. We are going to move on to agenda item number four and that's county executive time. Mr. Shorter, the floor is yours. Thank you very much, Madam Chair.

[00:23:18] Good afternoon, members of the board. A few updates before I ask Mr. Scott Anderson to come up for a presentation associated with item 4A. Madam Chair, we got a really good update just a few earlier today around the CRC, and I wanted the board and the community to hear this update.

[00:23:40] So I'm going to ask first that Lisa Madron come up. I want to invite her up to provide an update to the board on the CRC. Good afternoon, Madam Chair, members of the board. Thank you very much for the opportunity.

[00:23:57] Since the adult CRC opening on the 28th, which was a soft opening of just referrals from CSBs, hospitals, and law enforcement, we do not yet have the license for walk-ins yet, and the youth opening with the same referrals in place on December 1st, we have seen evidence that the model has been very successful, particularly in lowering the out-of-placement for individuals under emergency custody orders and temporary detention orders.

[00:24:29] You may recall that we've been in the 40-ish percentile, previously 42 percent, and that rate of out-of-region placement has been lowered to 4 percent since the CRC opening.

[00:24:45] The adult CRC has served 167 individuals in their 23-hour observation, and 91 have gone on to utilize the crisis stabilization residential, which is higher than the percentage anticipated, and I think it speaks to the acuity of the individuals that are coming through.

[00:25:07] And for the youth, we have had six that have been served in the 23-hour, and four that went on to youth this crisis stabilization unit we actually received one call from a private hospital that we utilize and typically our CSB places approximately 20 individuals in their psychiatric unit out of region and they called us after about a month of the CRC being opened at this level and asked if something was wrong that they did because they hadn't received any any referrals from us, and we told them we opened our CRC, so just wanted to share that

[00:25:47] with you all. Thank you. Thank you very much, Lisa. You can imagine, Madam Chair, when I got that update, I was very excited and very excited about the sort of really sudden progress. We just opened the CRC in October, and we are already seeing these kinds of results. So really speaks to the need and wanted to express my appreciation certainly to Lisa and the entire team at the community services. A few more updates, Madam Chair, before we get to

[00:26:21] the presentation. There was one. Okay, sure. Madam Chair, may I please? Supervisor Bailey. Thank you very much. I'm sorry. I'm excited and everybody on the board should be excited. Thank you, Lisa, for that wonderful news um the board is we worked very hard to come together and make sure that this happens for our community and for our region and so thank you to the county exec for that wonderful news i know i'm interrupting our meeting but that's something to shout about y'all up here

[00:26:55] i'm sorry so thank y'all for your support and thank you for um just understanding that uh when we heal minds we heal the land thank you madam chair thank you all right there was one directive issued at our last meeting, as you may recall, this was to have staff review Loudoun County's updated trust fund policies and any other applicable documents and provide an update and recommendations to the newly adopted housing trust fund policies and guidelines as appropriate.

[00:27:26] As part of that directive, staff was to update the draft housing trust fund policies to align with the AFDU ordinance as an administrative process for county staff to review, evaluate, score, and approve housing trust fund loan applications based on the board approved policies and guidelines. This directive was assigned to the Office of Housing and Community Development.

[00:27:52] There were no directives closed within the last week. And with that, Madam Chair, I'd like to invite up Mr. Scott Anderson with Cherry and Beckert. They have been working with staff to work on our 2025 annual external audit and ACFER, and I want to have him come up and do this

[00:28:16] presentation now. I'll turn it over to you, Mr. Anderson. Thank you for having me here today. I am pleased to report on the status of our audit of your fiscal year 25 annual comprehensive financial

[00:28:48] report. We have not issued our audit yet, but we are on track to issue our audit by December 15th, next Tuesday, which is the deadline in Virginia for submitting the annual comprehensive financial report to the Auditor of Public Accounts. We anticipate issuing an unmodified opinion on those financial statements. An unmodified opinion is the highest level of assurance that we can provide.

[00:29:20] meaning that we believe that your financial statements are fairly stated in accordance with generally accepted accounting principles and that they can be relied upon by a third-party user of your financial statements now in addition in addition to issuing an audit opinion on your financial statements we also will issue a report in accordance with generally accepted government auditing standards otherwise known as yellow book that report will describe our scope of testing of internal controls. We review internal controls as a means for designing our audit procedures,

[00:29:54] however we do not express an opinion on internal controls. Nevertheless, if we do identify a deficiency in internal controls, this report will report those deficiencies as well as management response to those findings. Inside that report, two different types of findings are described: material weakness, meaning that internal control deficiency exists that would not prevent or catch a material misstatement to the financial statements. Significant deficiency is one less severe than a material weakness, yet important enough that we believe that those charged with

[00:30:31] governance should be aware of such a deficiency. As of now, at this point in our audit, we do not have any deficiencies that we intend to report in that yellow book report. An important part of being your auditor is that we are independent. As part of maintaining our independence, we evaluate any non-attest services that we provide the county. We do provide some non-attest services. However, we do put in place safeguards to ensure that we are able to maintain our independence as your external auditor. I also want to just cover a few of the things that our professional standards

[00:31:11] require us to communicate with you, negative assurances, if you will. We encountered no significant deficiencies in dealing with management, in performing and completing our audit. We did not have any disagreements with management that were not resolved to our satisfaction.

[00:31:31] We noted no matters that are difficult or contentious for which the auditor consulted with outside outside of the engagement team we are not aware that management consulted with other accountants we generally discuss a variety of matters including the application of accounting principles and auditing standards with management each year these discussions occurred in the normal course of performing our audit and not as a condition of our retention as of this date we

[00:32:05] have not noted any fraud or illegal acts or violations of laws required to be reported and we are not aware or have no substantial doubt of the county's ability to continue as a going concern and with that i am available for any questions that you might have related to the status of the audit all right i know some of us on audit committee had a chance to look at this earlier i don't see any questions all right thank you very much mr mr anderson i just wanted to say

[00:32:39] Madam Chair that this comes to us at the end of each year with a lot of work as you know from staff and want to give just a really big acknowledgement to Mr. Anderson and his team and certainly to our finance team. We do this in partnership with the schools so want to acknowledge the schools as well. So to Lisa Weldon and to Terry Witt who does a lion's share of the work to make this possible. Just want to acknowledge that work. Thank you very much.

[00:33:11] And finally, Madam Chair, as a follow-up from last week's Finance and Budget Committee meeting, just want to remind the board that we are still accepting CIP requests up through to tomorrow.

[00:33:28] And so I'm happy to answer any questions related to the CIP if needed. And with that, Madam Chair, That is all for me. All right, thank you. I'm looking at the queue. I'm trying to see if anyone's putting their name in. No one's putting their name in the hat, so that is okay.

[00:33:44] We will keep this moving. I'd like to go on now to the county attorney. Thank you, Madam Chair, members of the board. This afternoon in closed session, there will be consultation with legal counsel and briefings by staff members regarding legal advice and personnel discussion regarding the following pending internal audits on procurement cards and commercial site inspections and record keeping, where discussion in an open meeting would adversely affect the litigating posture, bargaining position, or negotiating strategy of the public body.

[00:34:11] These items are appropriate for closed session pursuant to 2.2-3711A1 and 8 of the Code of Virginia. Move for approval. Second. All right, let's go ahead and take our vote. Vote unanimous.

[00:34:33] All right, thank you so very much. I'm going to turn it over to Mr. Shorter, who's going to call everyone up for our work sessions. Thank you very much, Madam Chair. members of the board. With our first presentation, item 6A, I'm going to be asking Ms. Kay Wallace to come forward. You all have heard me talk about how proud I am of the work that is now happening, actively happening around our strategic plan implementation.

[00:34:58] Kay Wallace is leading that work. So very excited about and proud of the work that she's doing. She's going to start us out with an introduction and a reminder to the board of what we are doing in terms of strategic plan execution. And then she'll introduce the two strategic goal teams that are here.

[00:35:18] I want to express, again, my appreciation for all the staff involved who have volunteered their time to participate on a strategic plan goal team. And we can get to hear from two today. So with that, Ms. Wallace, I'll turn it over to you. Madam Chair, I'm sorry, County Executive Sergeant, it's a slow your roll, and you have great flow going.

[00:35:38] But before we do that, both Supervisor Angry and I have to read our koyas. Madam Chair, before the presentation and discussion of item 6A on the strategic plan goals, I need to declare a personal interest in this matter. My wife is a school's employee.

[00:35:53] As a school's employee, my wife and I are members of a group which is affected by this matter. I will be participating in this matter because I'm able to do so fairly, objectively, in the public interest. Thank you, Madam Chair. Madam Chair, before the presentations and discussions on item 6A on the strategic plan goals, I need to declare a personal interest in this matter. My wife is a school's employee. As a school's employee, my wife and I are members of a group which is affected by this matter. I will be participating in this matter because I am able to do so fairly objectively and in the public interest. Thank you, Madam Chair. Thank you. Good afternoon, Madam Chair, members of the board.

[00:36:33] My name is Kay Wallace and I'm the County Strategic Plan Coordinator. We're here this afternoon to give you all an update on implementation of our county four-year strategic plan. First, I will briefly remind you all about our implementation process, and then two of our strategic goal teams will present sample portions of their actionable work plans so that we can show you all how we plan to achieve the objectives in our four-year plan over the next several years. This slide here shows the vision statement and the goal areas for our current strategic plan. We do have eight goal

[00:37:11] areas. Those are education, environment, government, mobility, quality of life, safe and secure community, service delivery, and smart growth. And the board as well as the community can view the full strategic plan as well as our key performance indicators on our county strategic webpage. As far as the execution timeline, the board adopts its four-year strategic plan, as you all know, by calendar year. However, the plan will be actually executed according to our operating cycle, which is the fiscal year. So this chart shows you, for example, that for year one of the strategic plan,

[00:37:51] the adopted year is January 1 through December 31st, 2025. However, the execution year for year one will be July 1, 2025 through June 30th, 2026. As far as the implementation process, You all adopted the strategic plan on July 25th of this year.

[00:38:15] This time around, Mr. Shorter and executive management wanted to be much more intentional and focused with our approach as far as implementation. So we formed cross-functional teams made up of staff from across the county organization. This new approach will allow us to stay aligned, break down silos, and move in the same direction together.

[00:38:36] This new approach, we also established the six teams, and they are comprised of about 10 to 13 people per team. Those are the core members, but then we also have additional contributors and partners that the team members reach out to as needed.

[00:38:54] Every team includes representation from key departments and partners and subject matter experts. To prepare for this implementation process, all teams in April of this year participated in training with our strategic planning consultants.

[00:39:11] And in that training, they were given a framework, a clear framework for building actionable work plans. Since May of this year, our teams have been working diligently for creating detailed action plans that will guide our work over the next several years.

[00:39:31] Since our four-year strategic plan has 41 objectives, the teams were instructed to create 41 work plans, and that's a lot of work for them, so each objective has an actual work plan attached to it.

Development of each plan takes multiple meetings plus extra time in between to gather data and input from our contributors and partners.

[00:39:54] Each action plan translates its objective into clear annual steps. The plans outline specific projects, initiatives, and activities with timelines and identify the agencies responsible for carrying out each part of the work.

[00:40:12] Our target date to complete all of the action plans is late January of next year, so we're almost done. These action plans are designed to be flexible. Every year, teams will reassess progress and update the one-year timelines based on what's moving faster, what's taking a little bit longer, and what circumstances may have changed that would require us to reassess those action plans.

[00:40:35] The good news is that once we finish this first go-round of creating the action plans, future ones or future updates to the plans for years two, three, and four will be much faster because we've already laid the foundation by creating these initial action plans.

[00:40:51] This slide here shows the goal teams that we've currently formed to address all the goals in the strategic plan. Today, you all were here from goal team number one, which is education and quality of life, as well as goal team number four, the mobility team.

[00:41:10] So now I would like to introduce Ms. Jennifer Patterson, who's the director of library services and one of the co-leads for the education and quality of life goal team. Good afternoon, Madam Chair, members of the board. Again, I'm Jennifer Patterson, Library Director, and also the goal sponsor of Strategic Goal Team 1, Education and Quality of Life.

[00:41:44] This is a list of the team members. I won't read them aloud to you, but as you can see, this has been a collaborative effort across multiple departments, and it has been an honor and also a privilege to lead this dedicated team of public servants. Today we will be covering one of the education goal objectives. So the education goal statement is advanced high quality learning

[00:42:22] opportunities that enrich residents and build and strengthen an educated and skilled workforce. We will be covering number five today, engage with existing and new county businesses to expand workforce options that attract and retain residents and help businesses be successful.

[00:42:46] The objective owner is economic development and tourism. And so now I'll invite Clarice Grove, senior business development manager to expand on this objective good afternoon madam chair members of the board it's always a pleasure to talk to you about existing businesses and new businesses here in prince william county again my name is clear east grove i am our senior business engagement manager for the department of economic development and tourism so today as jennifer mentioned we're going to be talking about some of the initiatives that we're going to be addressing in the strategic

[00:43:25] plan that you all laid out for us. I'm really happy to say that as we're reading through your well-thought-out strategic plan, that a lot of the initiatives that we have in the pipeline already align with a lot of the strategies and objectives that you outlined here.

[00:43:43] Some of the strategies that were listed, organize educational programs and mentor opportunities for new business owners, provide support to existing businesses and scaling and sustaining to expand the workforce options available to residents, and three, engage the local chamber of commerce and the Northern Virginia Economic Development Alliance to develop robust new business cohort

training and network programs. So as Kay mentioned, we have a work plan that we've all been working on which really spells out current projects that the county has happening already that we're

[00:44:23] actively pursuing, but also it allows for us to think ahead to the years ahead and different programs or new programs that we can implement. I'm really happy to share that our list of current projects is very long. We have a lot of exciting things happening in the county, but today I'm going to highlight three major projects that we're doing to support existing and new businesses here in the county. So the top three that we're going to mention today are the Calibrate Small Business Committee, the Calibrate Small Business Conference, and the Calibrate at

[00:45:01] Chin Business Center. There's some repetition here if you follow along. So here in this photo, I'd like to kind of give you a little bit of backstory. In 2023, the county did a business barriers to success study that helped the county understand the challenges and opportunities for small businesses here in the county and how the how staff can take these recommendations and create a comprehensive programmatic brand or identity for programs here within the county to support

[00:45:36] businesses here in this picture here we have our small business advisory committee that helped in that study they advised the department of economic development and tourism to really make sure that when we had this consultant you know that they were on track with their recommendations they were on track with their findings so this was the committee that's kick-started a lot of our initiatives back in 2023 so as we concluded that study in 2023 we identified as a department

[00:46:11] that having businesses actively engage with our team in the strategic planning of all of our initiatives was really important so we continued to keep this advisory committee we have now called the committee the calibrate committee and this is our way of this is our our way to actively engage small business leaders and community outreach collaborative problem solving and the development of initiatives that address real challenges facing county businesses another initiative that we have

[00:46:50] here in the county that we're really excited to share with our community is the Calibrate Conference. This is our 2024 Calibrate Conference. And as you can see, we are packing rooms. We're running out of event space here in the county, and that's a great problem to have. The Calibrate Conference is a free one-day small business education conference for existing businesses to troubleshoot their business strategy, identify solutions, and overcome present obstacles.

[00:47:25] When we do this Calibrate Conference, we really try to tackle two strategies, one of which is obviously education, providing that technical assistance to help businesses scale and sustain here within the county. But the second piece is also really important, which is the connection.

[00:47:42] So this provides an opportunity for businesses to network and find mentors for growing here within the county. And then the last project that I'm going to kind of dive in today is Calibrate at Chin. Again, if you see in some of our pictures from our programs, we are filling rooms, we are filling seats, and we're running out of space.

[00:48:05] And so we have to be very innovative in how we meet the needs of our business community. So this is probably my most exciting project that I'm excited to share with you all today. So as I mentioned earlier, in 2023, we did the Barriers to Success Study.

[00:48:23] And one of the recommendations of this study was to have a central hub for business resources here within the county. There's so many different things happening. And where can be a central location

to point businesses to to get everything that they need. So this study came out in 2023.

[00:48:41] And in 2025, we are now announcing the Calibrate at Chin Business Center, which will be Chin Park Library's newest or most recent construction. This is a great initiative. As you know, economic development partners very closely with Prince William Public Libraries.

[00:48:59] We work very closely with them to support businesses, small businesses within the county to provide resources, research. So this really made sense to do this partnership with the libraries. So again, it's the county's swift response to the Barriers to Success Study.

[00:49:17] This provides a one-stop business hub strategically located within a diverse neighborhood here within the county. So again, those are three of our top projects here happening within the county to support new and existing businesses.

[00:49:35] But I did just want to highlight some other things that are happening within the county that also support this objective. As you know, we have the Mason Small Business Development Center as a partnership with George Mason University. We have an Accelerate series and conference.

[00:49:52] We have One Million Cups, which is a weekly networking session for all of our entrepreneurs. We have a Start Smart series in partnership with Virginia Cooperative Extension. Small business one-on-one, the list goes on of all the many resources here within the county.

[00:50:10] So hopefully this is a great overview for a lot of the initiatives. We hear you in the strategic plan, and we're taking swift action to make sure that our business community feels supported i will now turn it over to amanda fink thank you for your time good afternoon madam chair and members of the board my name is amanda fink and i am senior business services analyst with the department of development services and also the goal team champion for the mobility

[00:50:41] strategic plan goal team this slide shows our team members our goal sponsor is rick canazales with the department of transportation and i am the goal champion we have several team members from various departments um we've all worked together as a team very well over the last nine months and i'd like to just take a moment to recognize everyone for all their hard work if everyone on the mobility team who's here could stand up please thank you our goal statement is to foster

[00:51:18] an interconnected and accessible transportation network that advances the county's mobility infrastructure broadens transportation choices and enhances safety we have five objectives that that we've worked together on over the last nine months. And today we will be discussing objective two, which is to support improving, expanding, and using the county's transportation network.

[00:51:38] And number five, work with the community and stakeholders to identify and implement multimodal mobility solutions to improve access, safety, and connectivity. And with that, I will hand the presentation off to Rick Cannizales, who will discuss these objectives in more detail.

[00:51:55] - Thanks, Amanda. Madam Chair, members of the board, Rick Canizales here, Director of Transportation here, talked to you a little bit about our mobility strategic plan.

[00:52:11] What we're going to talk about today or what I'm going to talk to you about today is number two that you see in there, which is supporting, improving, expanding, and using the county's network, right? So what that means to us is it means multimodalism and where we put our money, right? So we're going to

take a look at some strategies there where we're going to be looking at how we can leverage development coming into the county to take care of some of these things.

[00:52:35] We're taking a look at some infrastructure and how we get connectivity to the rest of the network around northern Virginia, the rest of Virginia and the DMV. And we're also looking to promote and incentivize the way to do this all in an environmental sustainable way and make sure that we have options that make us environmentally sustainable, which gets to our multimodalism.

[00:52:56] What we are doing right now, well, we are collaborating with our public agencies. We talk to PRTC, VRE. We're literally in talks with them right now about budgeting, budgets and stuff like that. And, and, and we make sure that we collaborate with our partners, that we put grants in together. You're going to get grant applications that are going to say that we support PRTCs and VREs, federal grants, that kind of stuff. So we continue to do that kind of stuff. We also coordinate internally, right? We coordinate with planning. We coordinate with DSS. We coordinate with all our agencies here, but we wanted to talk about getting together with planning to make sure that we're meeting the needs of the land uses that planning has out there and making sure

[00:53:33] that as transportation, we have a transportation network, an entire multimodal network that takes care of these needs and these land uses. And then, you know, obviously we talked a little bit about sustainability earlier, but we need to get more in touch with sustainability and how we do that and get together with the group to make sure that we continue to have regular meetings with them.

[00:53:53] We continue to understand what those needs are and we identify where we can be collaborative in those efforts. So we want to continue to do that. Some of the new stuff we're getting into and some of the new stuff that we want to do as part of this plan, and that's establish a transportation funding working group.

[00:54:09] This gets us together with our transit partners, with our internal partners, and finding out the needs and prioritizing those needs and making sure we have the ability to go after and get money for these needs or where we can get them or develop strategies of where this funding comes from.

[00:54:26] We also would like to establish a transportation project prioritization process where we're looking not only at the needs all around, but our personal needs as a county. Develop in how we prioritize the things within our comprehensive plan, within our small area plans, and making sure that we are able to fund those in appropriate times.

[00:54:46] And then finally, establish a funding process through grant development. So this, we would like to talk through with planning and budget and make sure that we are, As we're looking at our grants, that we are being the most efficient we can. We're putting in the grants that have the highest chance of being gotten.

[00:55:05] The projects that we can put in have the highest chance of being picked by these grant opportunities that we have. As you know, and as I've mentioned to our budget groups, those grant opportunities are starting to slim down. Federal funding is not as much as it used to be. The grants are becoming more competitive, and things are becoming a little harder and tighter to get.

[00:55:26] So with this, I'm hoping to better our chances and continue to have us be very successful, as we have been in the past, in getting grants and continuing our transportation program. With that today, I want to focus on trying to get this established as funding working group.

[00:55:41] Why am I focusing on this today? Because that's the basis of all the other stuff we just talked about, right? We've got to establish a working group that we have the experts in the room, the transportation guys, the transit guys, multimodal guys in the room, to be able to work together as well as our jurisdictional partners that are around us to be able to understand what our needs are and be able to prioritize appropriately and collaborate as we need to.

[00:56:05] We also need to establish a transportation working group to be able to work through these areas that you see listed up there in making sure that we are covering all the bases of not only meeting our transportation needs but also where we're getting this funding from, the legislation necessary that we need to be able to make these things happen And how, you know, we have to balance that operational capital, that transit operational capital versus our capital needs and how we do that.

[00:56:35] Because right now, obviously, you know, we have a lot of funding priorities. We have a lot of needs. We have a lot of funding needs. But it's coming from two different sides. It's coming both from transit and from our capital side. And we're almost fighting each other for the same funds now. And we shouldn't be doing that.

[00:56:51] we should be able to have a multimodal system that works. So with that said, we should be trying to use some legislative authority for additional transportation funding, and that's already been laid out for us, right? That's already been laid out for us through the CNI tax, and we have it out there. I bring it up every year.

[00:57:06] I know I don't get listened to every year, but at least I have to bring it up every year to let you know that there is funding out there that doesn't have to be shared with the schools, that doesn't tax our residents, and that it goes all directly to transportation capital that's needed to even get further in economic development than we are. But again, that's just my pitch. And then the use of general funds for transportation, I mean, that's where we're headed to if we don't do something, right? We're headed to the point where I think the last time we used general fund for transportation was we gave PRTC \$300,000 back in the 2000s, 2005 timeframe. We really haven't gotten into general fund for transportation.

[00:57:46] We've always had our dedicated sources, and I think we should continue to do that and not get into that aspect of it. But if we continue to do and not balance out our capital and transit needs, we will be getting to that point where we will be requesting that from you. With that said, I'd like to get Paulo Bolida up here, who's going to talk to you about something else we thought you'd be really interested in, which is safety.

[00:58:07] We know that there's a lot of talk about safety, so we wanted to go beyond the one. On our group, we wanted to present two to you to let you know what we're doing on the safety front of us. Thank you, Rick. Madam Chair and members of the board, Paolo Belita with the Department of Transportation.

[00:58:23] As Rick said, we wanted to mention a very prioritized objective for the board, which is safety. So objective five is to work with the community and stakeholders to identify and implement multimodal mobility solutions to improve access, safety, and connectivity.

[00:58:43] With this objective, we're going to work with our police department partners, fire and rescue, and community safety. Really the goal here is to start implementing some of the projects identified as part of the Traffic Safety Action Plan. And we want to use some of these measures and improve automated enforcement as well as we create that program.

[00:59:01] And lastly, we want to start prioritizing projects focused on bike, ped, and safety using data to find ways to identify projects that is very well needed. In terms of existing projects, the board took action to make the automated photo enforcement pilot program for school zones permanent.

[00:59:19] So that's one of our projects I'll highlight shortly. The other is the comprehensive traffic safety action plan. I know Richard Wyman is here. He's our traffic safety session manager. He was very heavily involved. So these are existing projects and initiatives, and the board took action on these recently.

[00:59:35] New projects. One is to create a safety action plan working group. now that we have a plan, let's put some of these projects in motion. Let's create a working group, let's create ideas, let's implement some of these ideas that would develop as part of the plan. The other is the second half of default enforcement. It is the automated traffic enforcement for red light cameras. Our goal is to start moving that forward. As you know, we're the first jurisdiction in the county outside of cities that will be implementing red light cameras in the Commonwealth. So a lot of the new policies we're creating with VDOTN and we'll be the first jurisdiction to do so.

[01:00:08] The other is improving our engagement with the bike bed community. We have a strong contingent of bike bed users. We want to make sure we're communicating and working with them as part of our mobility efforts. Going back to the automated traffic safety enforcement, this is our existing project for school zones.

[01:00:26] Some key actions have taken place in June. The board did take action to make the program permanent. Our intent moving forward for the rest of the fiscal year is to implement the two remaining school zones, Hattie Mae and Washington Reed as well as Benton and Coles. The intent is to get that up and running this year. There's some new standards that Richard and his team are dealing with but we are going to make sure we implement the school zones shortly. Next steps with our program now that we have a permanent program is to come back to the board and request a staffing plan and or adopt a staffing plan and request to create a traffic safety fund so more to come on that. One of the things we also

[01:01:03] want to do as part of this program is not only implement photo enforcement at school zones but also construction sites. We have a lot of major projects. We have Devlin Road. We have many of them on Prince Wayne Parkway. We have Parkway at Old Bridge. A lot of projects we know there's a lot of speeders going through these construction sites. And if the Traffic Safety Fund is approved we'll look to come back to ask for a staffing plan to advertise and hire FTEs. With that I'll hand it back over to Rick. As I mentioned earlier we wanted to bring a couple of the different things we were doing here to you. We thought they were both important to the board. I think we needed to

[01:01:42] talk a little bit about funding, but I think most importantly we needed to talk a little bit about safety and making sure how we're moving forward in the safety front for the board here. With that, we're happy to take any questions on this. Thank you. Alright, I don't see anyone lined up, so I just want to make a couple observations. So, Kay, you've done a wonderful job. I know this has been a lot of work. And what I really appreciate is making sure that we're reaching out to the community and having that type of civic engagement and community input. So it isn't so much our plan, but their plan as well.

[01:02:16] And that really, I think those have been really great. I just want to highlight a couple things about small business development, because that's so critically important. Just comments. You don't need to run unless someone wants to come up. I really do like the program, Calibrate at Gen. That's such a great opportunity.

[01:02:35] And I really like that it's located centrally, or at least centrally for, you know, almost as centrally as you can be, but it's a great hub, and where it's located in such a diverse area. And also, the Mason Small Business Development Center, I mean, these are really good things. Small businesses are the backbone of our economy. Most businesses are small businesses, and particularly what's going on right now with the economy, it's great that people are looking to start their own business, you know, filling gaps in services and goods that they see people need.

[01:03:08] So I really want to highlight that. Obviously, transportation, you know you're good. Rick, you're the man. I ain't got much to say. All right. With that, I'll turn over to Supervisor Vega. Thank you, Madam Chair. Thank you, Kay. Thank you, everyone, for all of the hard work that you all have done and all the time and effort put into this.

[01:03:28] Given the time constraints, I'm just really curious in regards to what the actual process will be for public input. Public input regarding, I'm sorry, I don't understand. So on slide 26, we talk about the objectives and action plans.

[01:03:46] Will there be any additional public input? The action plans are developed as a result of the strategic plan, so we were not planning to look for any additional input on the action plans. Those are just the work plans to show you how we plan to execute the strategic plan.

[01:04:02] Gotcha. That's the only question I had, Madam Chair. Thank you. All right, Supervisor. And I know you were talking to one of our slides. Ma'am, I do want you, we continue to get public input on a continual basis. We only were able to talk to two of our five objectives. But if you note on objective three, we talk about increasing awareness and understanding of transportation options to support residents and finding best mobility options.

[01:04:33] We talk a lot about community and outreach there. And we do talk about our outreach plan, how we plan to get up to the community, not only specifically for projects, but as in general for transportation and what their needs are. Is that slide 23? That would be slide 23, ma'am, yes.

[01:04:48] Okay, thank you. Yes, ma'am. Sorry. Okay, because we didn't do it for the first team. Is it okay if we ask the members of the Education and Quality of Life Goal Team to stand as well?

[01:05:05] Oh, yeah. There are about 12 of them, too, so only a few of them are able to make it. But thank you all very much for your time. Oh, wait, no, I've got more. Sorry. Supervisor Bailey. Thank you, Madam Chair, and I echo what Madam Chair said.

[01:05:25] You've done an impeccable job, Kay, so hang in there with us. The pages are thick, but that means you're working really hard, so thank you so much. I have a couple questions. One is regarding the mobility goal, particularly Objective 2, how will the newly proposed transportation funding workforce group ensure that the funding priorities across OmniRide, VRE, and county transportation and local jurisdictions remain aligned with the long-term mobility outcomes?

[01:06:00] Madam Chair, Supervisor Bailey, great question, and we actually addressed that. What you don't see here, and we give you more of a generalized sense of what we're doing, is the fact that we are moving ahead on this stuff. This year what we want to do is we want to establish this group, establish this group's mission, which is actually talking about some of the stuff that you're actually saying to us right now.

[01:06:22] You're actually just, we can just go back to this meeting. Here's some of what our mission is going to be, correct? So we're going to be establishing that mission and that thought and that scope in this coming year. So as we're doing that, we will take everything you just said into consideration, ma'am. Thank you. Don't move. Yes, ma'am.

[01:06:38] My other question is, how will the board receive updates, you know, on safety outcomes, especially in the school zones and construction area? We talked about that as well, but to ensure that the strategies are achieved, measurable in pedestrian and driver safety zones because we even had some concerns with those.

[01:06:59] I think, as you know, ma'am, and as all the board members here know, we meet with you on a monthly basis. We hope to get you all the information from your district and what we're doing countywide through that. But I did want to point out the last slide talks about noting throughout this process, action plans will be reassessed and updated annually.

[01:07:19] So we'll be reassessing these plans annually and coming back specifically about what we're talking to you about today on an annual basis, making sure you're aware of what we update. But as I mentioned, it is my goal and intent to be able to update you on these things as I update you on a monthly basis. Okay. Monthly. Okay. Thank you.

[01:07:36] Thank you. Thanks, man. All right. Supervisor Bode. Thank you, Madam Chair. Rick, since you're there already. Yes, sir. Thank you. I want to again thank everyone who's been part of this so far. I want to again commend and thank the county exec for his leadership on this. I will say this every single time we have one of these presentations, to see the de-siloing of so many different agencies, so many people that we rarely see even in the room together, in the chambers, knowing that they've collaborated to get to this point, I think is really telling and is commendable.

[01:08:08] So I wanted to highlight and raise that. But Rick, I wanted to really commend you and your team. I know that you and I, we have conversations all the time about how your team and the teams you touch are sort of in an inflection point, right? You're making this transition from reimagining our transportation network from one that's really auto-centric, and how do we get people out of the county and back?

[01:08:28] So how do we get people around? Yes, sir. And it isn't just in their single occupancy vehicle. It's buses, walking, biking. Like you said, and Paulo said it during his presentation, really getting people into bikes and ped and all those things. And I really wanted to highlight the fact that it's clear that you're all in on that.

[01:08:44] And I wanted to thank you for it as much as we can as a board continue to support you in that, especially as we talk about funding, right? Because it's one thing to say these are our goals and the fact that you have a great team that you're putting together to really look at the funding needs there. But we, frankly, as a board, have to support you in that because we can't build a multimodal network on just dreams and hopes alone, right?

[01:09:06] We actually need resources to do that and hopefully leverage our state and federal partners to get some of that done, too. So I wanted to highlight that and thank you for that. In terms of the previous presentation in regards to the business development, education, what have you, really, one, I will echo Madam Chair's point that, you know, a calibrated chin, really looking forward to that.

[01:09:30] Really looking forward to it also being a blueprint, how we can, like we talked about before, co-locate resources in existing facilities and really revamp what we're offering. You know, a library isn't just a place you go to get books, right? We have maker spaces in some of these areas.

[01:09:47] We have recreation. We have all these other things. So to know that we have just down the street a library, which isn't only a library, to actually allow business leaders to avail themselves, small business owners, what have you, to have access to not just spaces but also personnel, right?

[01:10:04] The whole thought is going to be mentorship there. All these things we talk about doing I think is important. And the last thing I'll say is, and I'll say this every single time we talk about this too, the fact that Kay, under your leadership and the county exec, this is a living, mobile strategic plan.

[01:10:21] This isn't something that we just adopted at the beginning of the end of last year or beginning of this year and said, hey, great, it's now going to sit on a shelf and there were great goals that we have. The fact that you have teams meeting, coming up with this work plan, looking to have the work plan done and not so far in the future now, really speaks to the ability and the thought that you had around, hey, we're going to have something that is actually going to be actionable.

[01:10:46] Because at the end of, you know, two years from now, near when we get to that sort of last sort of quarter of this plan being in place, to be able to reflect back and say, hey, we actually did these things. We actually had real action arms that really moved the ball forward. And to your point on reassessment points, Vice Chair Bailey, had assessment points to say, where could we tweak?

[01:11:08] Where can we adjust? What have you? To me, that's how real strategic plans roll out and actually make a difference as opposed to being an aspirational goal or words on a paper. So just wanted to say all those things. Wanted to thank you for your continuing efforts. And again, please make sure that all of us on this board continue to support you in that.

[01:11:26] Thank you, Madam Chair. Well, I was going to say, I don't think she needs to make sure that we all will support her because we already do. But Supervisor, angry. Thank you, Madam Chair. I didn't have any questions. I just really wanted to comment you or commend you, because I remember when you started the whole strategic plan, you weren't even, like, I don't think you were full-time then, right?

[01:11:47] I mean, yeah. I was not. Right. Well, I wore two hats. I was two full-time people. Yeah, and I just want to say, because I remember the beginning, it was a very challenging process, and then we get here. So the second command is you, Chris, because now what you've done with this strategic plan and really involving staff, and I've seen some staff grow.

[01:12:11] I won't call out any names, but just watching this whole process has been pretty amazing. And it really is now tying together all of what we kind of went through four years ago, and you continually update for us to do this. Because everything you talked about, I've got questions, concerns, especially when it comes to transportation and our automated systems and really utilizing that.

[01:12:35] So I love where we are with this. I do. I truly love it, and I'm just kind of wanting to see where we go from here and come back with this so we can actually start seeing the results that we sit up here and talk about every Tuesday or every other Tuesday, whatever Tuesday that is.

[01:12:50] So I just want to thank all of you. This has been truly really cool to watch. So thanks. Thank you. All right. Thank you so very much. And thank you everyone who's involved with this strategic plan.

[01:13:06] Thank you all. So Mr. Shorter. Madam Chair, I don't know that I have to say much. I would typically sort of give a shout out to the team, but you all have definitely done that. For many of the folks who presented today, not all. This is their first time presenting in front of the board.

[01:13:22] So this is, yeah, this is. So this is this is just absolutely phenomenal. So thank you, big thank you to the team. What you will see, board members, as now we move into the next calendar year, these presentations will evolve slightly, where we'll be talking less process and more action, more programs, more initiatives, a bit of what we did today and saw today through economic development.

[01:13:51] So, Madam Chair, members, thank you for that. And teams, thank you all very much for volunteering your time and energy to this work. All right, with item 6B, Madam Chair, we're going to ask Christina Wynn, our Director of Economic Development and Tourism, to come up and present on redevelopment and all the critical work happening around the county around redevelopment.

[01:14:15] I will say that the board has issued several directives on redevelopment. This plan certainly addresses many of those directives. You'll hear through these slides. And so with that, Christina, I'll turn it over to you. Thank you. Good afternoon, Chair Jefferson, members of the board, Christina Wynn, Economic Development and Tourism.

[01:14:35] I wanted to first kind of kick off this presentation by saying I'm super excited. Redevelopment is my favorite subject. So I love talking about this because there's so many possibilities and so many opportunities. The second point I want to make is the intention of redevelopment when we get to that slide and we talk about where this program started in 2019, was focused on the areas identified in the comprehensive plan as redevelopment areas.

[01:15:06] So I want that to be in context when folks are talking about assemblages and things like that. We are talking about Route 1, Sudley Road, Corridor, et cetera. That is the intention and the context of this presentation.

[01:15:22] Thank you for the clarification. What's that? She said thank you for the clarification. You are welcome. I was actually going to ask you a question related to that, but go on. Yes. I figured it would be better so that you could also understand as I'm talking about these things. That's where I want your mind to go to is those areas, okay?

[01:15:42] So here I go. I was trained earlier on the mouse, so hopefully we will not have any problems. Yay. So why is redevelopment important? Well, first of all, redevelopment really touches all of these different items identified on the screen, and it really drives forward a lot of the things that you've already talked about in your strategic plan.

[01:16:06] So it advances the tax base, placemaking, quality of life for residents, and so it hits everything. And it really focuses on connecting land use economic development with community needs.

[01:16:24] As I mentioned, in 2019 is when the county's redevelopment program was in economic development and tourism when it was officially launched. Unfortunately, right when it was launched, the pandemic happened.

[01:16:40] And so we had started to get some of the infrastructure and thinking about kind of the assessment and analysis and figuring out what does Prince William County's redevelopment program look like. And we had kind of some fits and starts because we had to pivot quickly to help our small businesses.

[01:16:59] The good news was is that because of the pandemic and the microgrants that we had stood up, we were able to really build relationships very quickly with a lot of these small businesses within the redevelopment areas. In 2023 and 2025, as we started to come out of the pandemic and back to normal, we really started focusing on getting knowledgeable and educated.

[01:17:29] So we had several different market studies underway. We had the grocery study. We had the Fetter Park study. And we were really focused on getting data and trying to understand.

[01:17:45] We also did a retail inventory study looking at all of our shopping centers to figure out which ones were healthy and which ones might be ripe for redevelopment. But where are we going from here? And this is what I want to talk to you about is 2025 and beyond.

[01:18:02] We have a really good baseline understanding of what it would take to really make redevelopment happen. And so we want to focus on how do we knock down those barriers? and create opportunities for a redevelopment toolkit and moving forward to make investment happen in Prince William County. I wanted to include this slide because as Chris and Mr.

[01:18:34] Shorter had mentioned, the board has made a couple of directives, one of which is only directly associated, says redevelopment in the actual directive. But I wanted you to understand how all of these directives are not done in isolation. It's all tied, it's all integrated together.

[01:18:51] And so, you know, when we're working on these directives and responding to them, it's affecting other things. And so we want to make sure that we're doing it strategically, thoughtfully, you know, and intentionally. And so you have the first one, which is really about the redevelopment tools, which is really, this presentation is responsive to that.

[01:19:14] but we have the target industry study where we're looking at emerging technologies. One of that target industry study will hopefully be kicking off in the new year, but that could really play a major part in creating employment opportunities in these redevelopment areas.

[01:19:34] So when we're writing the scope of work and engaging the right consultant to bring on board, We want them to be thinking not just in our traditional areas, but redevelopment. What are some of those industry sectors that would make sense for those areas?

[01:19:50] The revolving loan fund is geared towards housing and small business. That is looking at working with Prince William Water and using water sewer credits as to help offset risk and costs for small businesses and redevelopment.

[01:20:09] This, again, can apply in redevelopment areas and be very instrumental in helping to offset some of those barriers. The last one, the allocate the \$250,000 for consultant on land assembly strategy, that is already, you already made a decision about that.

[01:20:27] That is in our budget for this fiscal year. After this presentation and getting your feedback, we will be moving forward with hiring a consultant so that we understand truly the scope of work that we're asking them to do in looking at that land assemblage strategy.

[01:20:45] One of the things also, and, well, my planning department people left, but I saw them earlier, is there's always, I don't want to say confusion, but sometimes I think folks go to planning and sometimes they go to economic development.

[01:21:04] We work very comprehensively together, but just I wanted to kind of set the stage that really planning sets that vision and the zoning. They're the ones that are working on the small area plans and looking at all of that stuff, and they conduct that community engagement at the ground level to get that feedback from the community.

[01:21:25] Then we take those plans, and we're essentially implementing them into reality. So we're trying to execute on them while telling the county story. So planning makes the map. We fill it in. Here are some of the barriers that hold back redevelopment.

[01:21:46] Redevelopment is hard. It's risky. It's expensive. That's why it takes a really long time. These things aren't done overnight. And so you have, when we talk about assemblage, think about parcels in some of these areas where there might be a vacant lot or an underutilized building or a building that's been sitting there, but there's an opportunity for it to be combined with the parcel next door to create a bigger parcel that somebody could actually redevelop it.

[01:22:20] That is what we're talking about when we're talking about assemblages. And so that's really challenging. It's really costly. You may have landowners in these areas that don't want to sell or maybe it's being held in a trust or something. So it takes a long time to actually acquire and put these small, tiny little parcels together to make a one or two acre lot that you can actually put new housing or a hotel or something in. The resources, and a lot of times too, is when you're thinking about redeveloping, the underlying zoning may be something like a B1

[01:22:58] that's office or retail general commercial, right? But they want to do something more grandiose like mixed use. Well, they might have to go through an entitlement. And so this, it takes a long time there's a lot of costs associated with that they have to a developer actually has to take that into consideration and because you're going into an existing neighborhood you have more opportunities for that community engagement and so you have to really that developer has to spend a lot of time really engaging with the communities make sure that they're proposing the right type

[01:23:32] of project so it takes longer the other piece is the tax taxes as soon as a property gets rezoned that that project then gets taxed at that higher category and but it still may take years before you can actually get that project out of the ground and then when you look at a pro forma especially if it's something like office or housing it takes three four years once it the project has opened for them to actually start to break even so you may be three four years into

[01:24:11] entitlements a couple years into construction another three years into absorption so you've got 10 years into this project that you aren't making a cent and you're paying carrying costs on this land and the construction that's a huge barrier and so that's one of the pieces the other challenge is that in our redevelopment areas a lot of that land is zone being one which is primarily office retail commercial kind of and there's limited demand there's there's not that singular retail um unless they're fast food right which is not what i think any of us are

[01:24:48] really envisioning um we want to see bigger projects that are combined that create a sense of place um and so one of the things is is that zoning maybe does not really help in um encouraging the type of redevelopment that we were looking for and then back to just financing overall redevelopment's hard so coming up with more creative ways of financing and helping to incentivize projects is really key to moving redevelopment forward the other piece I want to hit on is so a lot of times when people think about redevelopment they're thinking about more

[01:25:26] of the placemaking aspect the lifestyle the destination developments but I think what's really important when we look at these redevelopment areas identified in the comprehensive plan is creating employment, creating good paying jobs for folks. And so that has to be a major part of the strategy is we are looking for employers to actually redevelopment. So not just housing, but also employment as well. And I talked about some of these challenges with the

[01:25:59] zoning the inventory a lot of your um industrial buildings are very you know old um that are in these areas and that makes it challenging that you're only you're not going to attract high quality employers if you have old buildings so the idea that dabney road dawson beach the belmont logistics project i mean that's a perfect example of where they took down an old building put up a brand new 100,000 square foot distribution building, and it was completely leased before it was finished. And that's what we'd like to see more of, taking down some of the old

[01:26:38] centers and putting up new stuff to actually attract the employment that we want. So one of the things is really creating a redevelopment toolkit. And there's five um potential tools on here um that for the long term um ideally it would be great if we had all of these tools because each one of these tools do something different and they activate and they

[01:27:13] help to move something forward um i was asked if which ones would i prioritize i would definitely prioritize the economic revitalization zone and the redevelopment opportunity fund. Those would probably be the two that we should go after first. But I already talked about the revolving loan fund which goes towards affordable housing and small businesses. We had a pilot project that we did with the La Quinty Inn in Yorkshire that was instrumental where they had gotten stuck

[01:27:49] in the pandemic and construction costs and basically the IDA provided them a loan for the water sewer credits and they've already paid off that loan. They're doing great and they're actually looking at future opportunities already. Technology zones are something that are used throughout the entire state. Prince William County does not have one. All of our other employers have them. There are certain tools within the legislation that you generally have to do with your gross receipts, your BPOL tax, as well as permit fees. But that can, while it

[01:28:24] doesn't always necessarily drive a financial need, what it does do is it signals to the market that we want technology, we want tech employers. And that's why that's an important tool. The facade improvement program, another, sorry, I guess I do a lot in Yorkshire.

[01:28:46] The Yorkshire project, Maniport Plaza, was our first facade improvement program. I don't apologize. I love doing projects everywhere, so sorry. Why do I keep apologizing? Okay. The facade improvement program, we worked with Maniport Plaza and provided them an eat-off to redo their facade, add some safety measures and so forth.

[01:29:10] Doing more of that to smaller businesses and some of these retail centers that are still viable, but they just don't really are up to, I guess, maybe the architectural standards that we would like to see them. So that would be an important.

[01:29:27] An economic revitalization zone. This is a state within the state code. Fairfax adopted theirs about five years ago. It took two years for them to implement or to go through the ordinance. But this essentially is an amazing tool that allows the locality to hold the base assessment tax stable for a number of period, for a number of years, whatever that locality's ordinance is defined.

[01:30:02] So 1, 5, 10, it could even be a sliding scale. And so the increased assessment from the improvements is what gets abated for that period. And that's huge because when I talked about the pro forma, and then it may take many years before a development can start to actually even break even, that helps to cut costs, and it helps to reduce a lot of that risk in the beginning years.

[01:30:30] The Redevelopment Opportunity Fund, honestly, the Redevelopment Opportunity Fund can actually go, depending on how it gets defined, not only for purchasing some of these small parcels of land so that we can assemble property, but it can help with the facade improvement program, and it can help to attract some targeted industries, maybe not within our standard target industry program.

[01:31:01] So that could be a very flexible tool that would be able to help move this along. So we talked a little bit about placemaking and retail. That is super important. While you're focused on the infrastructure of redevelopment, most of our residents, and well, all of us personally, we feel redevelopment in the places where we like to eat, shop, and experience the place.

[01:31:28] And so this is very much part of our strategy, working towards trying to work with other higher-end retailers to attract them, looking at placemaking strategies. We continue to try to work with developers about pop-up events and other events that we can draw people into the area that don't come there normally so they can see the excitement.

[01:31:57] That is one of the reasons why we actually moved the Make Your Mark event to the east side of the county so we could bring a whole other population that maybe doesn't get too experienced to the east side of the county to show them that this is an amazing venue and place that they can do.

[01:32:16] One of the pieces that I do want to point out is that right now we do not have technically a retail attraction program. That's a special set of brokers and developers that work in retail. So our program is reactive, meaning if somebody calls us, we're responding to it, but we don't have the resources to actually go out proactively and attract retail.

[01:32:45] Another piece, and I think I've gotten very good at telling the county's economic development and tourism story, but I think there needs to be special emphasis on our redevelopment areas.

[01:33:01] And so really that storytelling, telling the story of our businesses and these neighborhoods and the communities within these areas. So having more resources to do special campaigns like we did at Innovation or the Make Your Mark series but actually focused on redevelopment will be really key.

[01:33:25] I think also creating more of those events and those spam tours. About three years ago, we brought all the staff from the GSA Mid-Atlantic region to see all of the county's opportunity sites on the east side of the county to show them that, hey, we could be a location for a federal employer.

[01:33:51] That was amazing because while we arranged for the bus to pick them up downtown, half the people actually got on in Prince William County because they lived there. So being able to do more of that type of work and just showing people what's happening is huge.

[01:34:12] With all programs, obviously KPIs are super important. So as we're establishing and continuing to build out and if we add some more tools to our toolkit, These KPIs are going to be important to measure that construction under, all that development under construction, all the new jobs and, you know, the paychecks that are being handed out to new residents, you know, because they have new jobs.

[01:34:44] And just the overall confidence in consumers and residents being able to shop and experience the area. So lastly, it's basically the framework for the county's Economic Development and Tourism Redevelopment Program focuses on creating modern employment centers, retail and placemaking, hopefully creating a future redevelopment toolkit, proactive promotions, all tied with a pretty bow in tracking that progress so that we can continue to be agile

[01:35:20] and adjust as needed, as the market changes, and as we learn more about what it takes to make redevelopment happen. And so with that, let's transform potential into progress. What a very good ending. So first of all, I love this presentation. Thank you so very much. I think that this is something that this board has really been interested in learning more about and figuring how to make things happen. How do we make fetch happen? Yeah. And on Wednesdays, we wear pink.

[01:35:51] all right um so i want to go to a couple things when you were talking about assemblages obviously you're saying that you're talking about the route one corridor and suddenly corridor i've heard a lot of people are also concerned about gentrification can you touch a little bit about how do we develop without necessarily pushing existing residents out yeah that is a that is a challenge that every community that is involved in redevelopment faces, right?

[01:36:22] And so I think being thoughtful in the planning and identifying the redevelopment areas and having when you're working with that development community, right, think about incentives as a carrot and a stick.

[01:36:38] So if a developer is coming in and says, I want to redevelop this area, but they are going to be displacing some folks or maybe displacing businesses. That's one of the tools that you can use with incentives is being like, hey, we'll give you this or we'll help you do this if you help to take care of these folks and these people.

[01:37:04] But you have to put thought into it. You have to think about it. You have to go through legal to make sure that what you're doing is correct and so forth. But I think that's the way when you're working with those developers is they need the locality to make these projects happen.

[01:37:23] And so that's an opportunity for us to make sure that as part of that program's criteria that they're not displacing people. All right. Thank you. I actually just want to talk about page, I'm sorry, slide number six, some of the barriers.

[01:37:47] Oh, I'm out of time. You know what? i'm going to come back to myself later because i have a lot more to say and i'm running out of time so supervisor bode thank you madam chair and i'll echo much of what chair jefferson just said thank you christina for this presentation this has been a long time coming and i i know all of us are very excited i'm in particular very excited i know we've had a lot of conversations over the years about getting to this point and that's having real policies and resources and things actually get it you know jumpstart so i appreciate that um you've done a lot and said a lot about how these things overlap with goals that we have, sort of the vision behind it, but can you drill

[01:38:25] down a little bit on how we may include affordable housing targets, workforce housing components, or community benefit agreements into the work you're doing here? Yeah, I think, thank you for that question, Supervisor Bodie. So in terms of, I think there's a couple ways that we can go about it. So as I mentioned, if we had a redevelopment opportunity fund, we can define what that redevelopment opportunity fund is used for and that criteria. And so if affordable housing,

[01:38:59] workforce housing is an important component of that, then we include that as part of the criteria. I think with, and again, if you set up this revitalization zone, it can apply or not apply to housing and affordable housing and so those are the ways that you use those tools to leverage what you're trying to get out as outcomes appreciate that and that's i like the zeroing in on that um and then you had that great slide and you started talking about kpis you know and i think this is great because we just are off on the heels of the strategic plan conversation we just

[01:39:39] had so if you want to could you add a little bit more color about what those kpis might look like how you can tie those to the community benefits, to really not only set forth a vision, but frankly hold folks accountable, because unlike an internal strategic plan like we're doing that we just talked about, this actually relies on our development partners, industry partners, nonprofits actually fulfill their end of the bargain, too, for us to hit those KPIs.

[01:40:02] So can you talk about that a little bit? Yeah, my approach would be to look at these redevelopment boundaries and get that baseline data. how many jobs how many housing how many what what are the demographics kind of within that and then be able to attract these this progress throughout again but the challenge that and I want to manage expectations redevelopment is hard so you're not going to see this year to year you're going to probably see a lot of up and down and bumpiness because it takes a while for projects

[01:40:40] to get off there's a lot of fits and starts um and so but i think looking and defining the redevelopment areas i think also um as the county you know when we talked about planning and planning office has a lot of these small area plans we just got done with the fetler park area are there other areas that should be also identified as redevelopment areas um and so So that's also an opportunity, but I think each one has to almost stand on its own because it has its own market and its own kind of timetable.

[01:41:17] That makes a lot of sense. Thank you for that. And then on the other side of it, you know, say we begin rolling, we know that there are folks that can use these things in the opposite direction. So how are we really going to look at and making sure that there's not going to be speculators on holding properties indefinitely that have these incentives around them and delaying redevelopment as opposed to accelerating redevelopment?

[01:41:40] So all of our incentives are all structured as paper performance. So they don't get it if they don't perform. And generally that means that they have to have footers in the ground, so not just a plan approved.

[01:41:57] For our, if the county owns the land and is able to kind of drive the investment that way, all of our purchase sale agreements, again, are structured that they have to build within a certain time frame. Otherwise, we have a first right of refusal to purchase it back.

[01:42:15] Appreciate that, because we don't want just concept of a plan and what have you, right? No. We want things to move forward. Appreciate that. And you mentioned something else that we talk about often, which is cutting edge industries, targeted industry lists, what have you. And you started to go down talking a little bit more about what we can use to do that to bring more folks in and flex sometimes with these incentives.

[01:42:35] Can you talk a little bit more about that and bring these new sort of future-proof technologies and employers into the area? Yeah, absolutely. I mean, I've long had a belief that especially the Route 1 I-95

corridor could become the Potomac Defense Corridor.

[01:42:54] It's anchored between Quantico and Fort Belvoir. With that is generally your knowledge workers. Those are the types of employers that would associate your government contractors and so forth. So I think when we're looking at these emerging technologies, are there new technologies and clean energy or, you know, so beyond the defense that also fit into this kind of mold?

[01:43:25] But with that, you know, target industries aren't just picked out of the sky. There's back, there's data. These are data-driven decisions about do we have the right workforce, the right infrastructure, you know, the right building product to actually support these target industries.

[01:43:42] And so that would be our intention is to look at some of these, especially the small area plans, what are these opportunities to create employment in there? All right. Did you want to go do it all at once?

[01:43:58] want to continue or continue and then we'll move on sure thank you um a couple more so you already sort of answered this in a different way which is if you had to prioritize two or or so and go from there and as you know i have a directive i'll be giving later today on it'll help us get to one of those but um from the demand side because to me all of these tools are sort of more supply side but from the demand side investors are looking to frankly like you said earlier at signals that Prince William County is ready and has arrived in that regard what what tools do you think speaks

[01:44:32] most to investors and has the greatest impact on investor confidence um again back to the back to the the two that I already named the economic revitalization zone and as well as the redevelopment opportunity phone zones because the revitalization zones helps to uh mitigate risk and cost while you're under construction entitlement over development but then the redevelopment fund is saying that hey this locality this government they are wanting to invest in redevelopment

[01:45:06] themselves as well and so both of those kind of uh tick a box with with the investment community appreciate that and another one um you spoke to it quite a bit near the end where you talked about us shifting from a reactive stance especially as it pertains to retail to a proactive sense I know that's myself and Supervisor Gordy talk about it quite a bit, how we are able to practically bring in folks who are going to implement the vision that we set as opposed to just having to respond to a proposal or a rezoning or whatever it is.

[01:45:37] So can you talk a little bit more about that? And as pertains to that, what role the county may take in approaching underutilized parcel owners about these opportunities? Absolutely. I mean, I think, you know, we took the first step, especially with our retail inventory study where it went in and looked at all of the county's 23, 26 million square feet of retail, not just in the redevelopment areas, analyzed the occupancy and then kind of the age of the building.

[01:46:12] and so rated kind of a b c d and so now taking the next step is looking at that retail gap analysis because when we identify and we did a little bit of that with the grocer study where we identified that um there is there's definitely money being left on the table because residents are going someplace else to get their their food their Trader Joe's and and Whole Foods I I assume that where we would find the same thing in retail but which categories right so where are those

[01:46:52] opportunities because you can then take that and now start talking to some of these retail owners as well as going to ICSC the big retail show developing those relationships but all of that takes time to develop those relationships and those partnerships appreciate that the last one madam chair and thank

you christina for all the work and all the the questions and all the all the efforts so far um i know we had a long conversation about this a couple years ago in regards to the facade improvement program but it sort of is a larger sort of conversation of when we think facade improvement people frankly just thinking about you know the frontage of

[01:47:30] buildings the physical appearance what have you but i know that we had a really great discussion about how do we make these retail centers especially in these more centralized urban areas more walkable because i know we talked we zoomed in on a shopping center i think was on the sudley corridor that there are no actual walkways into you have to walk on the shoulder or walk on the grass from a neighborhood the sidewalk ends and then you have to walk on the grass or walk on the road to get into shopping so and also activated space and all these other things that we want to take us from this really sleepy suburban style shopping center to more this is an activated space where people actually exist and are doing things so we can talk about that so the evolution of

[01:48:09] facade improvement program to that end as well yeah i think yeah i appreciate that question you know facade improvement um really is born out of main street programs where it was about uh the storefronts and um taking down boarded up windows in old um old towns and historic districts but i think as you you just said it very well facade improvement programs are moving on not only beyond the facade itself but um placemaking features where you see a lot more benches and colorful art

[01:48:43] and interactive you have the walkability of of creating those safe places but also safety are is there lighting is there you know are there dark corners and so what are they what are we doing to mitigate that because you want people to come to these um shopping centers and and and really when you're attracting the right tenants there is that opportunity to kind of create that um placemaking of the outside dining and so forth i see that a lot in false church mclean

[01:49:18] where uh federal realty has gone gone in and redeveloped a lot of their strip centers and they don't look like strip centers anymore and that's what i'd like to see our facade improvement program really go towards amen thank you so much all right and supervisor stewart hi miss winn hi uh so as it pertains to uh slides three and four and i know you spoke about this when you initially uh came up um this word assemblages and i know you referenced it around

[01:49:52] route one in the i-95 corridor um my district is facing i'll just call it a situation uh when it comes to um that word and i what i what i really like you to do is to just really clarify because i don't really see the difference in what you're saying and especially like when it pertains to uh to slide four when it says allocate a quarter of a million dollars um for assemblage strategy

[01:50:23] um if can can you unpack that for me yeah yeah thank you supervisor stewart uh so i will say what what we heard in public comment time i would describe that as greenfield assemblages completely different that's greenfield development that's that's stuff that hasn't generally been developed there's maybe a house or a farm or something and when um developers or land speculators are assembling property to create these sites that's what that's about that

[01:51:02] that this presentation nothing to do with that this is about redevelopment which is usually existing buildings vacant underutilized properties typically it's not applying in Prince William's case, but it generally applies to blighted areas. That's a negative connotation, but I don't want anybody to think that we have blighted areas. We have opportunities that we can get higher and better uses. This funding, the \$250,000 already was approved in the budget.

[01:51:41] It is to hire a consultant. So think about it this way. If a one acre parcel on long route one is say a million dollars and you have we have like a three million dollar incentive fund an eat-off fund if you have three million dollar incentive fund right or a read-off fund you're not going to use a million dollars and um on buying that one parcel so part of that strategy is figuring out how do you leverage whatever if there is if the board wants to create a

[01:52:19] Redevelopment Opportunity Fund, how do you leverage that to get the most out of it, to be able to strategically buy properties along in our redevelopment areas, in our designated redevelopment areas in the comprehensive plan, to leverage those funds, to get the most out of it? That's what that strategy is about. Okay, got it. But I do want to clarify that it's, I think, it's not about a single house or a single farm this is about a group of houses and farms that that are being um

[01:52:55] that are being targeted the perfect sorry to interrupt let me illustrate this actually because in north woodbridge we already did this so you had um the developer that that had bought station plaza in 2019 2020 um which is about 130 000 square foot shopping center and they had indicated they wanted to eventually redevelop that to carry out the vision that is in the North Woodbridge small area plan, which is meant to be the heart of the town center.

[01:53:34] We had brought to them, hey, there's this six acre vacant parcel, which was a former Coles Ford dealership or lot or something, and it's vacant and it's just sitting there. How about you guys purchase that property, assemble it, so you've got 13 acres where the shopping center is, six acres where this vacant parcel is.

[01:53:57] Now you have a 20-acre site, and you can really make an impact in delivering this small area plan. And they said, yeah, we can't afford that. That's non-income producing land. There's no rent on that. So all you're doing is carrying costs.

[01:54:13] So we came in and the board approved a \$750,000 economic development opportunity fund incentive to help that developer assemble that property. That plan has now gone through entitlement and it has been approved. The building plans are approved and phase one will hopefully be breaking ground in 2026.

[01:54:34] That is illustrating what I'm talking about. Okay, got it. And if you want one more question, right, shifting gears here. As it pertains to slide number nine, you mentioned that there is not a retail attraction plan, right?

[01:54:53] Is there something being implemented around that or developed for implementation around that? So we have a business attraction program. We have a business retention program. We have a small business program.

[01:55:10] We do not have a retail attraction program. Which means that there's dedicated resources and staff to that. So right now, my redevelopment team, as well as my small business team, are the ones that are responding to retail inquiries.

[01:55:29] But none of that team is actually proactively going out and recruiting retail. and they're going to working with the developers or pitching, you know, the new chicken and pickleball or whatever new, whatever that is.

[01:55:48] Yeah, they're not, we're not, we're not, we're not doing that. So it is, it is, we're fitting it in as part of the job because we understand that the community, the residents and the board, you know, everybody wants a Trader Joe's, right? So we know that, and we're working on that, but I don't have somebody dedicated or resources specifically dedicated to advertising and attraction and going to the conferences where you actually meet all of these corporate site selectors that specialize in retail.

[01:56:23] Completely different site selectors in that world than it is in the world that we traditionally work in. Got it. And will you have somebody that eventually does that in the foreseeable future? There is no plan for that right now.

[01:56:38] Okay. Thank you. All right. Supervisor Gordy. Thank you, Madam Chair. I want to go back to something that Supervisor Bode alluded to. And I'll tell you one of the concerns I have is with venture capitalist firms coming in, buying something, squeezing cost out of it, and then trying to turn around and sell it for a profit.

[01:57:03] but really just leaving us holding a really devalued property, essentially, so that they could maximize their profits. And so I think you answered part of that is how do we ensure that as we're trying to look at this redevelopment, that we're getting the right partners, that we're not just going to be taken advantage of from this profit-seeking type of industry that's really not looking at things for us for the long term.

[01:57:33] Correct. Yeah, no, absolutely. And I think it's if the board wanted to move forward with creating any of these tools, it's it is spending that that extra time up front thinking about all of those scenarios so that you're trying to mitigate those opportunities or those situations and those scenarios.

[01:57:53] And then also, you know, I will say Prince William County, I've just been very impressed, you know, my six years of being here, that the way that they have structured the incentive agreements and land sale agreements, it's already almost built in to the standard that we're mitigating this risk on the front end because we, I guess we've lived and learned.

[01:58:22] In terms of, we're talking about redevelopment, but, you know, we hit, just take the Lent Hall corridor, for instance. We've got federal realties come in, they purchased a gateway, doing a phenomenal job of doing their own efforts at elevating retail, bringing in, you know, making sure that they're staying full.

[01:58:46] But then it, to some extent, it kind of cannibalizes against other facilities along the corridor or even down maybe even 29. How do we make sure that we don't, that when we start to get the indicators that something may not be, you know, that an area may be starting to go into decline, that we're monitoring that and start developing it so that it's, we get ahead of it so that it's not, we're dealing with blight.

[01:59:17] because once we get that that that period right before blight means we're getting crime we're getting you know all the other problems associated which now is costing us as a county a lot of money and it's creating a lot of problems for the community so that that we get these indicators of all right we need to step in we need to act we need to go start working this area do we have a plan to kind of help us monitor what's happening to get ahead of those things early rather than waiting until things have failed so um i'm going to say yes and no um so we did the first retail

[01:59:57] inventory study which i think is a great you know uh baseline and so having a plan that that is continuously updated because that's going to identify which of the year which of the um properties may have lost vacancy or the tenants have changed or you know etc and so that will help you hone in on where those those challenges might exist so i think having a plan to continue to update that and monitor so that we have a good inventory of what those shopping centers are and

[02:00:35] that we're being mindful and watching them from a redevelopment perspective one of the reasons why we had that original baseline done is so that we could identify those shopping so we're already watching those and we're trying to outreach to the property owner to find out what their plan is I mean, some of the challenges is some of these shopping centers are owned by institution money.

[02:00:57] And as long as they're generating a rent roll, they have no desire to redevelop it. And so it takes a lot more to be creative about thinking about how can we make change happen there. Yeah, and that kind of gets back to the earlier point is that, you know, making sure that, you know, trying to get these folks to understand our long-term interest as opposed to just their long-term financial gain.

[02:01:24] Yeah. You know, and, you know, like, you know, a grocery store can sign a 15-, 20-year lease, go out of business in five years, and it sits empty for 15 to 20, you know, years. And they don't – they will not pull out of the lease because they don't want another grocery store going in.

[02:01:39] Right. And we already have that along 29. Yep. And so that kind of hamstrings us and hamstrings you in trying to figure out how do we revitalize a shopping center when the anchor is stuck in a lease and sitting empty. And can't do anything, yep. Yeah. To go to the zoning conversation.

[02:02:00] Do you want to go into your, you want another five? Oh, that was fast. Yes. Thank you. So when we go and when we take a look at the zoning, and I've talked about this, even looking at some of the industrial areas in Hornbaker and trying to find the right type of zoning for businesses who can't afford to go into M1 and MT, but just because they've got a little bit of outdoor storage, they've got to go into the heavy industrial.

[02:02:26] Yeah. And so looking at, you know, how we start to look at that the zoning that better aligns to helping us solve these problems. And I think that gets back to our looking at our targeted industry list and in putting that together and say, if we're going to target these people, this is the type of zoning we need.

[02:02:47] And we need to target this zoning within these certain areas. So I think this sort of helps take this to a more strategic approach. So ready, willing and able to. Yeah, you said it well. All right, very good. And then, let me see what else.

[02:03:04] It was one other thing. And then, you know, you get to addressing on page nine right there, you talk about the higher-end retailers. What's the big limiting factor for getting higher-end retailers? You know, that's a challenge.

[02:03:24] I really do think it has to do with product and placemaking because our incomes are here and the demographics are here. Already we know folks are going to Tyson's and Fair Oaks and Reston and downtown to get the services that they can't get here.

[02:03:45] So I think part of that, I can't fully answer that question because since we're not proactive, we haven't been able to really dive into, truly defining what is, what is preventing them from really investing in Prince William County. And so we get excited when we get a Whole Foods or Sprouts or, you know, some

of these newer businesses, because if they do well, then that builds confidence. And I think so, I think probably one of the biggest challenges is just really at this point like reputation and confidence because we don't have those types

[02:04:25] of retail businesses here already there were not we're being overlooked and so um until there's some level of confidence with those high-end retailers they're they're not going to invest in our area and and i would you know maybe even offer the fact that you know we are as a reputation a bedroom community which means little daytime business yeah so until we get after the employment center approach to this uh which is what i'm putting you know when we start looking at our at the redevelopment we we have to look at this from a standpoint of employment centers where

[02:04:58] we got bringing businesses bringing jobs so that we create the daytime um traffic that help will sustain these businesses um is something i think that has to happen and my last question and i mean when i look at a county mapper at a lot of these facilities it's a sea of parking that's sitting empty yeah and i look at that from a standpoint of you know when we start looking at mobility and we look at how do we revitalize some of these areas i think we really have to take we need to

[02:05:34] have a serious conversation of what parking really requires and if in looking at what are the possibilities of creating we've tried to create mixed use communities by starting with housing and we never got the mix now that we have the retail outlets what's the possibility coming into these areas and adding housing to help create that traffic and that walkability um and and some of the density that some of these businesses are looking for um and so i think that's also something that we need to look at and have a serious conversation, you know,

[02:06:10] to help us solve some of this, what I call the parking balkanization, particularly along Sudley Road, where each business has its own parking lot and you can't move from one to the X without having to go back out to Sudley. So just things to think about I would also offer as something else to add to that conversation.

[02:06:31] Thank you. Thank you. All right, and Supervisor Bailey. Thank you, Madam Chair. Kristina, thank you for this wonderful presentation. And you're right, we came around the same time, six years, but we're here. We're here. I've got four questions, I think.

[02:06:50] One is, the one question I have, when you talk about your redevelopment incentive toolbox and the re-evolving loan fund that you mentioned in that toolbox, How can we assure that there's equity as it relates to resources, especially with small businesses and minority-owned enterprises and adaptive resource projects in historically under-invested corridors?

[02:07:22] Because that's what I'm experiencing in Potomac. Help me out. Sure. Help everybody out. So with the Revolving Loan Fund for the Small Business and Affordable Housing, I would say about 90% of the program is ready to go, but we have a challenge that we're working through with Prince William Water.

[02:07:50] The criteria that was established for who could receive these potential funds or what we were recommending to the board was actually based on the small businesses criteria for the Restore Retail Grant and the Micro Grant within the pandemic.

[02:08:12] And so that criteria was then opportunities for everyone. And it was really geared more truly at the small business, the retail owners, restaurants, and so forth, no matter where you're located.

[02:08:33] And that was how the program was. We were going to recommend it to the board. Okay. So that could be an opportunity for us going forward as well. Absolutely. So the other question that I have, you know, we had an excellent dance when it came to assemblage with a project that we were working on.

[02:08:54] And so talk to us a little bit about that piece and how it can be simplified so that it is, when you talk about a historical district, how that could be an advantage moving forward with a tight process.

[02:09:15] Absolutely. Because sometimes you don't even know where the owner is living. So how do we do that? What does that process look like? Thank you for that, Supervisor Bailey. So we did have a dance with an assemblage down in the Triangle area.

[02:09:31] So one of the things, if the board is not aware, Economic Development and Tourism has partnered with Department of Transportation. And as the Department of Transportation finishes off road projects within Route 1, they generally have slivers of surplus or residual land available.

[02:09:54] And so instead of just letting that land kind of go to the first buyer that comes in the door, is the idea was to market that for assemblages.

[02:10:09] So if we have a lot of times the land is not developable, there might be easements. But if you add it to a parcel next door, then that investor could get potentially more density, which makes that project actually doable.

[02:10:25] So in terms of efficiency, well, we've been working with the amazing county attorney's office and the Department of Transportation. And I think we've learned a lot in terms of when land was purchased, how it was purchased through these road projects.

[02:10:45] And really, I'm just kudos to their office because they're setting up kind of that process. And we're trying to do things proactively when transportation is buying future projects so that we're hopefully eliminating steps in the future.

[02:11:01] But we've all learned, and I think we understand now the timelines associated with it. And then what we're hoping to do is actually, as transportation is closing out sections of projects where there'll be multiple parcels of land, that we're collectively kind of going and doing it all at once.

[02:11:23] And so instead of having to do these piecemeal pieces, which makes it very inefficient. So we've learned a lot. We're definitely on top of it. We're putting in those processes. It takes time. But I think moving forward, setting up realistic timelines with the investor is going to be key, making sure that they understand that there's a process that we have to go through that it's, you know, and it's required.

[02:11:54] Okay. All right. Thank you so very much. Madam Chair, can I have my other five minutes, please? Oh, you want to go? Okay, sure. Thank you so much. I appreciate it. So the other question that I have is in relationship to branding. Branding, yes. Let's talk about branding. Okay.

[02:12:09] So when we talk about redevelopment and revitalization, is that a component as well in terms of strategy? and what we're trying to put where. Going back to something that Supervisor, when we were talking about this yesterday, Supervisor Gordy said, in terms of strategy, is the branding component essential also when we're selling what we're selling?

[02:12:35] I would say when you're talking about redevelopment and think about some of your favorite places, or just even think about like D.C. D.C. has all these neighborhoods, Noma, D.C. Triangle, Logan Circle, the wharf southwest when you say these names people generally know where they are in terms

of redevelopment that's what we need to move towards with branding is identifying kind of um oh supervisor franklin's here not there but you know good bridge the good bridge neighborhood

[02:13:12] in woodbridge you know right or some of these different areas um that become almost a destination in itself because it's recognized and people know exactly what you're talking about so that's where branding comes into play is that neighborhood identity so last question i have is as we explore the creation of local economic related revitalization zones and technology zones along the i-95 corridor what's what is the projected impact on long-term tax base and how will we

[02:13:48] a safe core community character while pursuing economic diversification. So I would say that to answer your question first is if the board wanted to move forward with that, I would anticipate that the finance department would actually be taking the lead in creating that zone and we would work and surprise, oh no, sorry.

[02:14:15] But creating that organism and us and planning would work together with them. The way that the everybody's ordinance is going to be structured to fit their needs. But I will tell you the way the Fairfax ordinance works and we could use as a model is that because it's holding the real estate, the baseline real estate assessment value stable for I think in Fairfax's case for 10 years.

[02:14:46] So those taxes that are collected are the same taxes that would be collected. So the county is not losing anything. They're only abating the increased assessment due to the redevelopment, so the increased value.

[02:15:02] And that's what would be the impact to the county taxpayers. So, in a sense, why communities find this tool attractive is because you're not foregoing any existing tax base. You still maintain that tax base.

[02:15:20] It's just the increased abasement. Of the use. Okay. Thank you. Thank you, Madam Chair. All right, Supervisor Bailey. Actually, when you were talking about branding and storytelling, it reminded me of something I was thinking about talking about. And, again, I like what you said about identity and placemaking, neighborhood identity.

[02:15:35] That's actually something my team, we started kind of putting together some thoughts on paper that hopefully soon I'll be able to, you know, invite other members of the board, county supervisors, and the public to weigh in. We need a central identity in Prince William County. That's one of the reasons why, you know, when I first came in, I know you guys had done a lot of work on branding, and I just felt like I wanted to slow it down a bit because we need to have a better identity.

[02:16:00] Who are we? Like, who is Prince William County? You know, we know what some of our assets are, but how are we really leveraging that? So stay tuned for more conversations around that. Definitely going to be working with planning, economic development, and some others. Because I think that that's something that this board is uniquely positioned to do.

[02:16:19] And I think tying together the various directives into what it is we want the county to look like and who we want to be, I think that's a really important first step. But I just want to name that real quickly. And thank you so very much. Can I comment on what you just said? To that, the reason why I brought up the branding piece is because that's something when we first came to the board that you were working on.

[02:16:43] And so I want to explore that again to what Madam Chair is saying. Well, I think it might be better for you guys to talk offline because this is something I have. This is my own initiative that I'm going to share with others. Sure. I was just bringing it to her attention that we haven't forgotten.

[02:17:02] She knows, I'm sure. All right. Thank you so very much. Again, very good presentation. Mr. Shorter, I know we've got two more lined up. Yes, Madam Chair, thank you very much. With item 6C, the presentation really is a countywide litter abatement.

[02:17:18] And this is, again, at the Board's request presentation. It really covers and updates on all the work happening around the county around litter control. And with that, I will turn it over to Katab Shmute, who is the Director of our Public Works Department.

[02:17:36] and he will lead us through this discussion. Madam Chair, members of the board, good afternoon. Katab Sharmucha, Director of Public Works. I'm not doing anything.

[02:17:53] Brandy. I'm pleased to be here to talk about our letter control program and provide you with an update since the last time we were up here maybe a few months ago.

[02:18:22] Solid Waste Division update, and this is the agenda for today's discussion. We are going to talk about the letter crew responsibilities, regional programs, staffing update, operational improvements, focus area for cleanups, before and after footage, service level gains, dumpster day events, successes and ways forward, communication and outreach. So we start with litter crew responsibilities. It's very simple to keep our freeways and our highways in the county free of debris and free of litter

[02:18:58] to the best of their ability well how do we do that we do that by focusing on roadway right away for major roads in the county crew responsibilities include routine roadside litter collection according to our rotating schedule we have a set schedule we have three crews right now and they're doing a great job support community cleanup events as dumps today which will be setting up for the 2026 very soon by providing, you know, sit down with your aides and with the board members to really schedule those and schedule whether they're going to have one event or two events

[02:19:35] for the year. Collaborate with other departments and community organizations. Comparing our litter crew efforts in Prince William County versus the neighboring jurisdiction, we have a robust really litter crew process and litter crew program. We have three full-time litter crews that really traverse, and we were going to see in the slide, many miles of roadways within the county. If you compare that with Fairfax and Loudoun, they really don't have a full-time, to my understanding, staff that actually do that. They do a lot of volunteer work,

[02:20:15] And you also have a non-profit partner, which we also do, that does really perform the cleanup in the counties. For Keir County, the Office of Adult Court Services has a program that uses court-ordered community service labor to collect litter.

[02:20:31] As far as Stafford, the Arabahannock Region Solid Waste Management have two staff members, but the litter collection is also performed by jail inmates and probationers as well. Litter crew staffing update. In FY25, the board voted to provide a third litter crew to our process or to our system and to our function, and we're very thankful for that.

[02:21:02] It cost about \$417. Part of it is a one-time, and some of it is really for the full-time employees that were added. In FY25, when it was approved, of course, we did not have the full staff staffed up by

then. In FY26, the slide shows 92% were at 100%.

[02:21:22] We were able to fill that one missing position by the time we actually removed that. In FY24, when we only had two crews, we managed and walked about 150 miles of roadways in Prince William County.

[02:21:40] The rotation for the two crews used to take about six months before they finished it. That covered 970 miles. If you take 150 miles, four lane divided, six lane divided, it comes up to about that much. And per lane mile, they've collected about 164 pounds of litter from these roadways.

[02:22:02] In FY25, when the board approved a third litter crew, but we were still partially staffed, they were able to increase that rotation from 150 miles to 189 miles in total, which totals about 1,435 lane miles of roadways.

[02:22:22] And they were able to collect a lot of poundage here at an average of 116 pounds per lane mile. And currently in FY26, we've actually moved that up a notch from 189 to 194 with our three crews that almost staffed at that time when we created the slides.

[02:22:41] And the rotation took from two months down to five weeks to complete the entire rotation. And the reason for the quickness of doing that is because the more you do it, the less trash you're actually collecting as you walk through. So the process kind of goes a little faster.

[02:22:58] And we've collected 112 pounds per lane mile. And you look at the numbers, and you go from 164 to 116 to 112. So what exactly happening here? I mean, I'd like to believe some of it is behavior. But I think a lot of it is the quicker you remove trash, the less that trash will weigh.

[02:23:18] It's not going to have the sediment. It's not going to have that moisture. It's not going to have maybe even, you know, plants growing through it. So the weight actually is reduced as you collect it a little faster. Then the roadways on the two columns to the left are what we used to do before we went to the three crews.

[02:23:39] And the column on the right-hand side, highlighted in blue, are all the roadways that were added to the rotation with the addition of the third crew. And this is just a picture that shows how we find the site before we actually do the cleanup to how we actually leave the site.

[02:23:59] That's the same tree, but it's just zoomed up a little bit. So you will see how we leave it in good shape. And, again, litter cleanup is a moment in time kind of thing. I may clean it right now, and all of a sudden we get some of that. So it's a continuous kind of operation.

[02:24:15] And, really, some of the litter that we see there is not because the team is really not doing a great job. I see them, and I drive those roadways a lot. It's my commute to work. And, you know, I will call if there's an issue or if there's a situation.

[02:24:31] But, really, they do a good job. But again, it's a highly traveled roadway, Route 1 is, over 50,000 vehicles per day. You know, a lot of commuters coming from out of town. So it's a continuous effort. Service level gains, increased service level, have been achieved since the board approved the third letter crew in FY25.

[02:24:56] Examples, increased coverage. The time required before to go through one rotation was six months, took it down to two months, now down to five weeks. So we're really going into the roadways and cleaning them as we go much faster. And targeted focus, high visibility roadways like Route 1, like 234

Dumfries, and Dumfries especially is because of the landfill, got a lot of trucks, a lot of people hauling stuff, are getting more attention faster.

[02:25:26] You know, even though the rotation is five weeks or two months before the five weeks, on Route 1 and on 234, we're getting to it every three weeks. All the crews leave everything out of, you know, on their hand off and they jump on Route 1 and Route 234 to make sure that they are clean all the time.

[02:25:44] And we are experiencing reduced, it's not totally no complaints. There are definitely some complaints and we really attain to that and try to correct them and try to take care of them. But they're much more reduced than it used to be before. Dumpster day events.

[02:26:03] This is what happened in 2025. We held a spring and a fall events. And those are the litter that was collected at each one of those events. You will notice that the Gainesville is always going to be a little higher. They're more to the west, so they tend to advertise it more to the communities.

[02:26:23] And, you know, they bring in a lot of furniture, a lot of metals and stuff like that that actually weighs. As well as they have a shredding event. And most of the board members now are starting to get into that shredding event because it does attract more people to the event. Some of our crew members, you got Sean Hayes with us here, and he is the lead for litter control.

[02:26:49] Optimized litter collection crews adhere to set collection schedule. So we got a set schedule, and we're not ready to sporadically hit and miss everywhere. We have a rotation, we follow it. We will drop and go to attend to a situation if it's an emergency, if it's something really requires.

[02:27:08] Like today, I drove 234, and I saw a bag of clothes kind of on the side of the roadway. I told, and he said, yes, we're on top of it. We will get it done. Enhanced community engagement. In FY26, there will be opportunities for dumpster day events to be hosted alongside community cleanup through KBWB and Public Works Environmental Management Division because they do a lot of stream cleaning.

[02:27:33] So we will coordinate that to increase community participation. So it's all about, really, outreach. It's all about communication, and the more we do it, it's never really an end story. We will continue to do this. The more we outreach, and the more you clean roadways faster, the less it's going to be inviting for people to really throw trash.

[02:27:54] With that, I'm going to turn to my co-presenter, Renad Uri, to walk us through the communication and the outreach piece of it. Thank you, Renad. Madam Chair, members of the board, thank you so much for having me.

[02:28:12] I'm so excited to let you guys into my program. I'm the county's recycling program manager, and me and the communications analysts do a lot of this work along with county communications, so thanks a lot to them. All right, so in FY25, me and my team had 3,000 touch points.

[02:28:34] These touch points were in schools, events. We get invited all the time to retirement homes, and we have little sessions to talk about recycling and litter control. These partnerships are really important to us so if you ever need us to come out somewhere to speak we're happy and excited to do so. Trashy, man of the hour.

[02:28:56] Trashy by the numbers. Trashy has seen a lot of traction online this year. We got 49.5 thousand impressions. That means likes, comments, shares and then 53.8 views. 58.3 thousand views. Again all thanks to County Communications and their efforts, they're bringing Trashy in, they're taking him out to

the field, and they're asking us and inquiring about what are our nuisances and they're kind of shaping these videos to cover topics that affect us. So there's two new Trashy videos since the last time you guys saw us in October. Is it okay if I play both?

[02:29:33] Okay.

[02:29:55] Cover your load is a very important topic for us.

[02:30:43] Not only is this a regulation in our code, but I'm sure we see it all the time, especially on the way to the landfill. That's why 234 is one of our main routes. people not covering their loads not securing their loads their stuff getting everywhere so this was a really important piece for us because we want to try to get that word out there

[02:31:04] we want more and more folks to cover their their truckloads of trash second video that's not nice

[02:31:38] you should pick up after yourself and put the trash in the can i'm not here to clean up i'm - I'm here to enjoy nature. - So are we, that doesn't mean we can trash the place.

[02:31:59] Seriously. - Mama Raccoon, what's your excuse? - So the intention behind that video was to also talk about litter and public spaces.

[02:32:18] It's not all about the roadways, it's also our parks, areas we share, and yeah, we wanted to shed some light on public spaces and what we're exposing our children to. So for future engagement, we have a lot of plans.

[02:32:37] One of the main things that we're going to start working on is a toolkit that HOAs, communities, organizations, civic associations will have access to. This will be all-inclusive litter prevention, talking points, flyers, posters, whatever they would need to put it out in their community, to put it on their business doors, whatever it is that they have access to, we're giving them the tools to try to push out this information.

[02:33:03] County communication is also helping a lot with social media posts. So they have things to share, put on their Facebook, and things like that. And continuation of what I'm doing now is youth education and school partnerships. This will continue.

[02:33:19] We're working with Prince William County Schools Sustainability Group to try to get us into more classrooms, to go to more events. I'm speaking to 85 fifth graders on Friday. So we do our best to try to target and get to as many people as possible.

[02:33:35] Our kids are our end to these households. They'll call their parents out. So I try to focus all my efforts in schools. And something that might be coming in is the county tax mailer. Usually they offer us that piece of real estate to put in a message of some sort.

[02:33:53] Last year we did batteries. This year we're planning to do litter prevention. So once that comes through, I'm sure you all will be seeing it in your mailboxes. More future outreach coming from County Communications alongside us. So much more on social media.

[02:34:10] Make sure you all are following the county on Instagram and Facebook. More videos are coming out targeting specific issues that we see at the landfill. Big one right now is batteries, but always it'll go alongside what that causes when it's being thrown out inappropriately.

[02:34:29] And other outreach that we're doing is we're paying for ads to go on Facebook. So they're targeting different age groups, different zip codes. So we're trying to reach as many people in the community as we can. We did recently get a landfill tour bus, and there's more things coming in the pipeline for that.

[02:34:47] but we are wrapping it, and it'll have Trashy all over it. So once you pass the landfill, you'll be able to see Trashy with his litter messaging all over that yellow box. Dumpster Day outreach, so something that we did this year is we started posting about our dumpster days on Facebook and Instagram.

[02:35:04] We did Facebook events. That usually helps get more attendance and engagement. Other Camino events, we take every opportunity we get. Any invitation we get, we attend, and we have these conversations. And more programming with Keep Prince William Beautiful is also coming.

[02:35:22] They actually were just awarded a pass-through grant from Virginia Department of Environmental Quality. And they're going to increase their Adopt the Spot. So that's going to be really great. More businesses and corporations are going to be able to cover more miles around the county.

[02:35:41] And that's all. Thank you so much. All right. Thank you so very much. Before I get on to the serious questions, I just had a quick question. are you familiar with trashed panda no so that poor little raccoon broke into a liquor store and handled oh yes yes i did see that actually yes while it's a well our trashy is a good raccoon comparatively and while it may be slightly off brand i don't know if there's any social media around new year's about don't get trashed and so i just want to throw that out there you know i don't want to throw that out there so with that i'll

[02:36:19] go to supervisor angry for real questions thank you madam chair um well first i just i really have one well maybe it's you could talk because i love the service um that that she's providing i was i was going to talk about outreach and i think she's just mentioned a lot of that now this is just a um maybe this will be something i i don't know if you're aware of this but even when we do our dumpster days you know we do well for folks to bring the trash to us but i'll use neapso district as a classic example i have a very lived-in district with a lot of seniors that

[02:36:56] live in these homes and they're basically a hoarders um which they can't bring the trash to me or to you and i'm thinking i'm always trying to think about a way that i can get a truck to them you know where we can then go to some of these homes and i know that's coordinated attack But I think there's a lot of what we see in our districts of trash and just things around the homes that we want people to throw out, that the only reason it's still there is because they can't get it over to us, to either the landfill or these dumpster days we have.

[02:37:28] So I just pose that to you for food for thought. Maybe we can work on that and talk about a way. I don't even mind. I take my truck sometimes and take people's stuff and take it over to the cans itself. But I know there's a bigger issue there, and there's something there that we can work on. So I don't know what that is.

[02:37:44] I just want to leave that with you as food for thought. Now, my question for you is, on your little crews, you said you have three. Like, how many little crews do we have? And what makes up a little crew? Four people? Exactly. We have three.

[02:37:59] Four-person crews. Time little crew. Each has four. I literally would want to see that grow to, like, ten. Because even though you're doing great work, I know each one of us calls. You get a call from,

well, they get a call from every district with some form of trash that rolled off the back of someone's truck or whatever, sitting on the side of the road, and they're all over the county to get those.

[02:38:21] So I just want to advocate for you that even though I love the work and you showed the numbers of what they're doing, I think you need more little crews, and so we should really be focused on that. So I just want to leave that out there. And then the videos, the trashy videos, just for you maybe, I haven't seen those.

[02:38:38] do you send those around to the offices I would love to share those on my sites for you as well because that is one thing I want us to work on is curbing the behavior of people throwing trash out and your videos say it very well and what you're doing says it very well I just hadn't seen those in my office so I would love to okay we'll definitely do that yeah okay thank you to all board members I mean it's I mean you know when I say they're doing a great job we're always going to continue on this. It's not a one-time thing. You know, you clean the roadway in half an hour, it may get dirty. So it's just, we're going to go at it. But we think on Route 1 and 234,

[02:39:15] the three weeks period is really a sweet point. This is a good time because if you do it any more than that, then you start really walking and not really collecting much, right? So you end up spending a lot on labor time and not really the actual effective work that you're trying to do.

[02:39:33] And we will continue working with we will work. And again, thank you very much for Sean and for Renaud to be part of this. I've added to the team. We had a change in management. I've added to the team, Kathy, Holtzlander. Also, that's going to be overseeing that, coordinating that with you alongside Renaud and Sean to help in the process because it's all about communication. It's all about getting the word out.

[02:39:59] And, you know, I drive, like I said, Route 1 on a daily basis, and I see it looking better and better every day. Supervisor. All right. Speaking of Route 1, Supervisor Franklin.

[02:40:17] Thank you for the presentation. Thank you to the litter crew. I see some people in the audience. So thank you for all the work that you all do. Just wanted to talk about particularly the trashy campaign because I do think that that's incredibly important. And I like that you all are planning to do paid ads because one of the things I was going to suggest is doing digital ads on social media and even on some streaming sites because I think there needs to be a full-blown campaign for this because you guys do a good job but I think the point is to reduce the amount of work the crew has to do

[02:40:54] and we can only do that via public awareness and so some of the things that I was just thinking is there needs to be some type of visibility on our major roadways whether it's 234 I mean you list a bunch of sites that you guys clean pretty regularly, some messaging up and down those roadways that basically people see as they're sitting in traffic or as they're at a red light or things of that nature. That's one thing. Billboards, utilizing our billboards to get the message out about, you know, throw away or clean your trash or whatever it is. And then I think you all probably

[02:41:31] already do this but a lot of us i think all of us have newsletters and so making sure that you know every single newsletter whether it's physical or via email we're sending information out about this um and then you know i feel like there almost has to be some type of ambassador for this program and to be honest we as electeds maybe we can be the ambassadors when we go out to these community meetings when we host town halls we're speaking about the importance of this program and how, Hey, we get the

phone calls. So help us help the community. Um, and so, you know, I'm just thinking that, you know, we kind of need to, I think we're doing a great job, but ramp it

[02:42:08] up, um, to where there's a all out campaign, um, to help kind of reduce the amount of trash, uh, in our communities. We do a good job. I have family in town, um, this past, um, graduation season and, you know, they were quite frankly shocked by how clean, um, Prince William County was um and and i appreciated that and it helped to reset my mind um because of course as you all know i'm always making phone calls um calling in neighborhoods and streets but i do think that we can uh ramp up kind of the public education portion of it um and so just kind of curious

[02:42:43] as to any thoughts on that of course thank you thank you we will do that definitely all right supervisor gordy thank you madam chair i i just quickly wanted to say last wednesday morning as I was driving down Aiden Road to the Kelly Leadership Center for our joint meeting with the school board and our legislators.

[02:43:04] The litter crew was on Aiden Road, and going towards Kelly Leadership, they were close to the independent school. And then by the time we were done, which was about a little over an hour, they had already crossed Cedar Run, and it was making their way down to Aiden Grocery.

[02:43:23] So, um, they move, uh, along those roads and there was bags of trash all along the way. So, uh, just commend, I mean, it's, and it was cold. I just, that last Wednesday morning was a very, very cold morning. Uh, so I, I just want to thank them for, I mean, they're out there, uh, apparently regardless of whether or not, but I guess when it snows, what do you, what do they do?

[02:43:47] Well, I mean, if they're still on the ground, it's really difficult for you to, to clean that, but, uh, they, you know, they have a rotation. and for our rotation and thank you very much for your management on that yeah yeah and then you know one of the things i've noticed you know particularly uh sort of in the innovation district is is when we get high winds there's a lot of trash that blows out of the parking lots of the of the shopping centers over onto the other side um and so when we get those weather events those high wind weather events does that sort of change your planning or you just stick to to the

[02:44:24] plan that you have and then circle back you know later when you can get to those areas that may have a higher propensity of being impacted by those weather events. I mean if we get a if we get a call on something you know some significance and stuff usually the supervisor will actually sometimes visit and sometimes actually take care of the issue. Again mobilization takes time so anytime you pull a team and put them somewhere else to do this I mean unless it's really something of, you know, emergency nature or something like that, we would like to keep the rotation.

[02:44:58] But if it's needed and we get a call, you know, a lot of times they just responded to me and went ahead and done it. So if you get that, and again, the quicker you take the trash out of the way, the less is going to blow around and stuff like that. That's part of a quicker rotation help also with lesser trash on the roadway.

[02:45:16] All right. Thanks, Katal. Appreciate it. All right. That's it for the queue. Thank you so very much. And, again, we love Trashy. Thank you for everyone who is involved. It is so cute and it's so clever. I see you, Nikki, in the back. Thank you.

[02:45:32] All right, Chris, our last presentation. All right, thank you very much. Thank you, Katab, and the entire team for all the work. Inviting Matt Villarreal to come down now and the team. I will say a lot of

work has gone into this project.

[02:45:48] This is really the first conversation. We expect that there will be many more. This is a 20-year Horizon presentation. Matt is going to introduce the Dewberry team, who have done great work with us, to get to this point.

[02:46:03] So with that, Matt, I'll turn it over to you. Need more practice. Madam Chair, members of the board, Matt Villarreal, Director of Facilities and Fleet Management. I am here to talk about the Countywide Space Master Plan.

[02:46:21] It's a tough act to follow, Trashy the Raccoon, but I will do my best. So in August of 24, Dewberry began developing the master plan of the government center complex. So that was this complex, also along with the 48.7 acres that we had purchased next door, as well as the property where Station 26 and Central District Police Station are located.

[02:46:46] We were tasked with looking at the master planning of these entire properties. Originally, we were focused on utilizing the new property to meet the growing space needs of the agencies in leased spaces, particularly those that are within the city of Manassas, but then we expanded their scope to include looking at all the agencies that are in this government center complex and what their space needs will be over the next 5, 10, 15, 20 years. And then we also included having them doing a facility condition assessment of all the buildings that are existing in this complex, as well as next door with the fire station and the police station, with the goal of just having a

[02:47:25] better idea of what condition our facilities are in so that when we're making these plans five ten to twenty years down the road what makes sense to renovate what makes sense to at some point take down um so with that i'm going to turn it over to uh haran shah he is the uh project lead for dewberry and he will be presenting today thanks thank you matt uh good afternoon madam chair and members of the board of county supervisors um as yeah matt said it's going to be hard to follow

[02:48:01] trashy and we should probably include a video like that i don't have any videos like that in our presentation uh first of all i want to start with uh i do uh command uh county for authorizing this study i guess two years ago probably uh instead of doing kind of a temporary solution, bandit solution, instead of that authorizing this study and looking at this long-term solution. I do want to thank Matt and his team. We have Chris Phillips, Eric Brunner and Ali Haddad in Matt's team for continuously providing

[02:48:41] support to to help us get the data collection from different departments whether it's on the buildings or surveys or conducting interviews and all that stuff. I also want to thank Mr. Shorter and Executive Cabinet for meeting us a couple of times, making it a collaborative effort instead of just doing it by ourselves.

[02:49:05] They kind of helped us. We had a couple of long meetings. They helped us and guided us into the right direction, taking the master plan in a direction where it aligns with county's priorities. With that, as Matt said, I'm here to present this kind of comprehensive findings that we've done for over a year, which kind of resulted in a roadmap, which is a master plan which will serve the county as being an accessible, future-ready campus for the residents.

[02:49:42] Quick question on this. Just the next button is this, right? Okay. With that, I'm going to just jump into the agenda. The presentation, we have only 20 some slides, but I just want to point it out that since we've been working for over a year, we have collected a lot of data. There is a long report also. This is

just one report, which is around 200 some pages. And on top of that, we have all the data collected and submitted to the county, which

[02:50:15] is a thousand plus page total with appendices. We tried to follow not to be trashy and not printed, didn't print the entire report, just printed this main report. If any one of you need a printed copy, let us know and we'll provide the copy to you. You should have received the digital copy. The presentation we have divided and condensed into three main segments.

[02:50:41] First segment is space needs study, just to show you the process we followed to collect the data, analyze that data, and then we did the site planning study. And then finally, we created a master plan for the entire campus from the collected data and with the help of our planner designers.

[02:51:02] And at the end of this presentation, we were also asked to recommend phasing for this master plan. So I'll go through that as well. This is just a slide for Project Goals that we had set, our FFM team had given us initially.

[02:51:22] And this is like a basic language, like what we were going to do or what we were going to include in our scope. We were supposed to include basically initially, as Matt said, 35 some agencies, and then 25 more agencies on this campus were added to our scope later on.

[02:51:42] Our scope included meeting those agencies and collecting data from them, identifying their current needs, and then projecting their future needs. Then our other scope was provide design that meets the county needs and create a master plan for all these agencies that we reviewed and met with.

[02:52:07] And then in the end, we are asked to provide a recommendation on phases. Before we started the study, as I said, our master plan, we had Matt with the executive cabinet and the rest of the FFN team.

[02:52:24] On our first design charrette, also we created this kind of guiding principle for us to follow in doing this master plan. And this was basically to make sure the master plan aligns with the priorities that you guys have identified.

[02:52:40] Whether it's in your comp plan or for for this campus basically that you have vision for this campus Couple of them. I'll just list it over here. The first one was to create a walkable civic campus over here the second one was making sure that the programs Have good operational kind of adjacencies that are met in each building and then also reduce the reliance on the Lee spaces The other one was to make sure it's flexible and can also meet the future growth.

[02:53:14] So those were the principles we started looking into it when we started developing the master plan. I'm going to walk you through the details of the scope we've covered. Again, as I said earlier, 35 total agencies that were outside this campus and 25 total agencies we interviewed which are located on this campus.

[02:53:36] A lot of these agencies are spread across throughout the county. The second scope, Matt mentioned, we did the facilities condition assessment of the four of the buildings on this campus, McCord Building, Development Services Building, Central Police, and the Owens Building.

[02:53:54] We do have a full report in our main appendices where we have identified each building broken down into construction-specific institute divisions, division three is concrete and then identified whether they are good fair or critical conditions and just to kind of understand if any of this building if we

propose whether renovation in our master plan or demolition in future or what is the lifespan remaining for this buildings

[02:54:27] We started our study by sending out the survey forms to each department. There's 35 departments in the beginning and then 25 other.

[02:54:44] This is to collect data of what those departments had in mind for their space needs or their current staffing needs. We sent these forms to them and then after that we also interviewed each department head, met with them, collected their information, took the interview notes.

[02:55:03] Then we went back, we also toured each facility and just to understand what was in those survey forms and what was said during the interviews also kind of we understand better. So we toured each facility and documented those, the information on each facilities.

[02:55:22] Once we had all that data, our master planner, Chris Monsma, he's also a statistician. he used that data and he uses the six different models to do projection on the staffing. We had identified the current needs based on all this six data and then projected 20 years from now what would be the staffing needs based on six different models.

[02:55:47] Some of the agencies had all six models data available. Some of them had three or four available. So whatever the data was available, he used that data to come up with the staff projection in 2044 for each of the departments that we reviewed. Based on that, we used the county standards for space standards to come up with the space needs for each of these departments.

[02:56:14] On this slide, as you can see at the bottom, you can see the total current existing square footage for combined for all the departments and agencies we reviewed. Currently, they have 583,000 approximate square footage, and based on the projection we did on the staffing side, 20 years from now, they would need around 1 million total square footage 20 years from now.

[02:56:41] That puts you at around 422,000 square foot deficiency based on the staffing projection that you would have in 20 years from now. One quick question. How do I go back also on this one? Oh, thank you. The reason I wanted to come back to this slide is we also looked at other data points.

[02:57:04] On the bottom right corner, you can see it's a smaller slide, but we also looked at two other surrounding counties and their kind of square footage of county government. On the left side, you can see is the bar chart where you can see left side is the Fairfax County, the right side is the Loudoun County, and in the middle is the Prince William County.

[02:57:26] The point I want to make over here is the total amount of square footage they have per county capita is significantly higher than Prince William County has right now.

[02:57:41] So in the pie chart, you can see we've summarized it. The blue is 12.26, which is the Fairfax County, and Loudoun County is 12.56 square footage per capita of their population. And Prince William County currently, with the current space, is only 5.46.

[02:58:00] Now, we are not saying that you should use this as a reference point and build 12.56 square foot per capita for your government. But this gives you just a reference point to see that there is a deficiency in space for Prince William County.

[02:58:18] Based on our study and our projections, we are coming up with 1,005,000 square foot requirements for the 60 agencies that we reviewed. Now, if I put that into that same number per capita, if I

extrapolate the numbers, this number would come out to be around 9.5 square foot per today's population.

[02:58:40] And if I think about from 20 years from population, that'll bring it below nine square feet per capita, basically, for only the 60 departments. I'm not looking at the entire Prince William County government. Does that make sense?

[02:58:56] I'm gonna go to the next slide. Once we had all the space requirement for each of these departments, we also had collected information on adjacency requirement for each of these departments when we did the surveys and when we did the interviews of each of these departments.

[02:59:14] Now, based on that information, we started grouping these departments together. This is just an example of how we use this adjacency matrix to group them together. And once we identified which departments can be grouped together, there could be different reasons.

[02:59:31] They wanted the adjacency. Some of them had public-facing agencies, and they all wanted to be together, things like that. We identified different buildings and put them in different building types. These are all the different building types that we are proposing that could go on this campus.

[02:59:51] The building footprints are just blocks right now based on the building type that they are. For example, if it is an office building, the ideal footprint would be 120 feet by 200 feet, whatever it is, but 100 to 125 feet wide.

[03:00:08] if it is a logistic building, it could be one or two story only. Office building could be four to five or six stories. So based on all that information, we came up with this diagrams and blocking diagrams. And also we looked at the county requirements for parking and we assigned parking for each of this building in our study.

[03:00:29] The next phase of our scope was doing site investigation, basically site planning. We had multiple different team members on site. We had aerial surveyors, we had field surveyors doing surveys of different items.

[03:00:46] We had wetland experts over here, utility designation. They all prepared their own plan, and then we overlaid each of this on one single drawing and created this buildable versus non-buildable plan on this 231 acres that county owns.

[03:01:02] And this is that plan on the right side. That was our starting point for our master planning exercise. And then at this point, when we had this billable area map, at that point, we also met with the county executive.

[03:01:19] We got their input and we created those guiding principles so we can connect them. Whatever we design, they basically follow those guiding principles. Once we had the meeting with county executives, we also had our own internal design charrette. So whatever data we collected, whatever the information we got from the executive cabinet, we took it back to our designers, architects, planners.

[03:01:41] and then ask them to kind of evaluate their data and then provide their feedback on the opportunities on this site or constraint on this site and different design ideas basically we can work with based on their experience. They all provided their input. We took their data. We asked our designers to put that on paper and come up with different designs. They all came up with different designs. Then our team, internal team, decided to review that and come up with three different designs that were either, they were

distinct from each other, as well as incorporated all the guiding principles that we had identified in meeting with FFM and the county executive.

[03:02:21] And then we went back to the county executive and presented three different schemes. And those are the three schemes that we presented to them. We had, again, long discussion with them. Each of the schemes we presented, they provided their feedback, which one is good, which one is bad, what is good in which scheme and then we took that feedback and went back to drawing board again and then we came up with one single scheme which is this one on screen right now. Any questions so far? Nope I'll go through it and I got a few more slides and I'll go through it and then we can start

[03:02:58] the question. So this is 20 years from now this master plan so this could look like this 20 years from now if we meet the future needs that we've identified during programming phase. Now there are multiple buildings proposed here, new buildings, as well as there are a couple of renovations and addition to existing buildings as well.

[03:03:21] But we know that you can't build every single of this building together. So as we said earlier in our scope, we also had a phasing requirement that we needed to recommend you. To do that, we went back to drawing board and we created this phasing prioritization matrix. And the factors in this we use is the comments we received from the executive committee or interviews with different departments. For example, there's a public-facing factor.

[03:03:53] If the building is public-facing, that needs a higher priority or gets a higher score than something that is way behind hiding behind the corner. Then there is also a lease factor, Because there was another comment we received from multiple people from your side that you wanted to reduce or reliance on the lease facilities, especially if you have a 422,000 square feet deficiency.

[03:04:22] And if you're going to either go build new or rent it, leasing would not be a priority for you guys. Building would be new, building would be more priority. So some of them, leasing factor, lease cost factor was another factor.

[03:04:38] Based on all that, we came up with total score for each of these buildings we identified in previous planning. A couple of buildings had higher score, civic building, government support building on the civic core. We had separated the entire site into two main cores, basically, mainly due to that operation.

[03:04:55] One is civic core, and the second one is public safety core. And the Public Safety Corps includes Fire and Police Department, and Civic Corps is the government, all the Prince William County government, the rest of the Prince William County government. So on Public Safety Corps, logistic building ranked the highest.

[03:05:13] On the Civic Corps, the civic building and the government support building ranked the highest. Now, this gives you a total score, but we also had a couple of other factors that we couldn't quantify it, or logistic challenges, site or infrastructure related.

[03:05:30] so we based on the information we had we recommend that this is the phase one five years from now we have divided all our phases into five-year increment so total four phases in phase one on the lower right corner you can see that's the civic core we are recommending civic building to go first this civic building currently includes s program it includes a lot of public facing agencies, as well as this chamber, executive committee offices, board of board

[03:06:08] me offices, finance, there are a couple of other groups that are public facing. A lot of public facing agencies will go on the lower floor, non-public facing agencies or offices can go on the upper floor. One of the factors we had identified during meetings with FFM and also executive cabinet is you guys wanted to build dense buildings over here or make this site a little bit denser instead of making single-story, two-story buildings and surface parking.

[03:06:42] We had identified during our original design survey that you wanted to build higher, taller buildings and put parking in the parking structures. So on this phase, we are recommending going with civic building around five to six-story office building and then parking garage right next to it which could be shared between DSP and the civic building.

[03:07:04] On the public safety side, we are proposing or recommending go with public safety logistic building. It's around 137,000 logistic buildings shared between police and fire, as well as there is also admin space in that as well.

[03:07:23] There are a few other phases. Second phase, we are recommending going with the internal services support building, which was ranked also higher in our matrix. One of the reasons we are proposing this in the later phase, to get here, you will have to do the road network and site infrastructure also, as well as in this phase, 10 years from now, DSP building will need renovation, expansion at some point.

[03:07:51] and to do this if you build a civic building first the program that is currently located in McCord building called move into the civic building at that time McCord building will be empty and you can use McCord building as a swing space to renovate the DSP building so you McCord building is old but it still has a few years left and there's a few years life left so we are recommending that you use McCord as a swing space while you are building other buildings around it and also do the other site work, site infrastructure-related activities around it.

[03:08:28] There are a couple of other departments would go in the Internal Services Support Building when that one's built, but their final location is actually going into the replacement of McCord Building 20 years from now. So those are the kind of things that we are recommending, Civic Building first and then Internal Support Building second.

[03:08:50] On the public safety side, we are recommending addition to the existing central police. It's a police-related, it will become basically public safety headquarters building. Going back to, sorry about that, going back to phase two, at this point you are developing this site enough that you will also need another stormwater pond on this site also for the future, the existing or 10-year phase buildings, as well as future buildings that would go on this

[03:09:26] site. Phase three, I'm just going to quickly go through it, includes DSB expansion, which basically you will run out of space to grow DSB building and the functions that go into DSB building. You will need an expansion at that time. Accord building would be at the end of its lifespan.

[03:09:44] You could demo that building and build a new building in place of it. And that gives you, at the same time, one of the priorities we had identified during our meeting, original meeting, was to make this campus walkable and also provide amenities for general residents of the county.

[03:10:00] And so we are recommending at that point you also redevelop the plaza between these buildings and expand that plaza a little bit and provide amenities, a little bit open, Currently, your plaza

works, but it's still smaller, and it's restrictive for a lot of activities during weekend.

[03:10:22] It still gets packed whenever you have event, but this will give you an opportunity to make it a little bit larger and also a more attractive plaza for county residents. On the public safety side, at that point, we are recommending a parking garage to house a lot of police department vehicles, as well as they will also in future share as a parking for the public safety core.

[03:10:48] And then the last phase we have is fourth phase, 20 years from now. We are currently working on the human services buildings, the program that would go into human services building, which is basically suddenly north right now. We are working with the departments to collect their data, but we are proposing the location approximate right now.

[03:11:08] And then also at that point, do it building. So your OWENS building, where DOIT and CID is located, will need expansion. We are locating them to the public safety core because of their function. They'll be better served over there in the public safety core.

[03:11:27] We are proposing to build a new building for them 20 years from now. And at that point, the OWENS building will be empty, but it still has life left. And we would ask you to move, we are recommending to move your IT department in there because they already have some servers in the basement and they could take over the entire building at that point.

[03:11:49] And this is how it could look like 20 years from now. I'm going to zoom in just for your reference. Again, this is the Civic Core. On the lower right corner, it's a Civic Building.

[03:12:06] Parking Garage, Phase 1. Top left corner, Internal Services Support Building will be Phase 2. DSP Expansion, Phase 3. Parking Garage 3 is also Phase 3, and then the Human Services will be Phase 4 over here. Public Safety Logistic Building will be Phase 1 over here.

[03:12:29] And then the Central Police Addition, which is the County Public Safety Headquarter, Phase 2. Parking Garage will be Phase 3, and Owens Building Phase 4. In our master plan study, we have also provided rough cost estimates for each of these phases.

[03:12:49] This is phase one. We have separated it in civic core, public safety core. We have given cost estimate for each building, also per square footage, as well as in the main appendices. You have a detailed cost estimate as well per CSI divisions, and we've also given cost estimate, future cost estimates for phase two, three, and four.

[03:13:25] That's our full presentation, and if you have any questions, let me know. All right. Thank you so very much. Supervisor Stewart. Hi. Thank you very much for your presentation.

[03:13:42] So, you know, just in looking over this, I'm seeing places like Warren, Fairfax, Loudoun, Chesterfield, you know, places that you even pointed out that have considerably a larger staff than Prince William County.

[03:14:00] They're all in the process of moving six buildings into one. James City County just spent \$189.5 million taking six buildings and moving that into one building. Why are we going in the opposite direction and spending money along the way for buildings that don't last quite as long, but then we then have to demolish or repurpose or things like that?

[03:14:28] Building plazas that inside of 20 years, we'll figure out, well, this plaza no longer works inside of 20 years, So let's spend some more money to make a plaza that works versus just getting it all done

immediately. You know, like when you go to the DMV, you know, just to cross the building without going outside to go to another line is annoying.

[03:14:51] Now I have to get my 10,000 steps in to go to another building that should be in the same building. Why are we just not all doing this in one building that can be a longer term use, that can be modular so that as the county's needs grow, we can easily add on to that building and have that building just be larger and keep everything logistically tight and way more cost effective?

[03:15:27] It's going to be hard to do that size building, looking at the square footage. And this is just the 60 agencies that we interviewed, a million square feet building. Plus, you already have a few buildings on site that we are trying to reuse.

[03:15:45] If I understand correctly, you want to combine all of them into one building altogether? As much as humanly possible. So I also need you to unpack that statement for me to say that it's going to be difficult to build a building that large.

[03:16:02] I'm from New York City. We build buildings at large, right? So, you know, as the old saying goes, we have the technology. Why can't we? Well, so one challenge would be funding from your end. If you do 1 million square foot building, I'm just throwing out.

[03:16:20] If it is an average 700 square foot of building, that's \$700 million, \$800 million at one time. When you break it down, we are going in smaller numbers now. It will be much more easier for you to fund it also in future. Plus, since you have a public safety core separate from the government itself, you don't want public safety to be mixed with the general public, basically.

[03:16:40] And that was one of the comments we had received from the police and fire department as well. So that makes it another challenge, basically, if you combine all of them together. You don't want safety is another concern, that you don't want public safety to be mixed with general public. And one single building on the government itself, again, you could do it, but it's going to be really expensive and challenging to build one building.

[03:17:03] Got it. So speaking about expensive, does your budget forecast take into account how much the final phase would be in a 15-year budget?

[03:17:20] Like it would be cheaper now than it would be in 15 years. So are you saying like in 15 years this is how much it will cost then? Yes. Are you using today's dollars or 15 years from now dollars? So each phase recommendation or cost estimate is for that year. So we have a middle of construction date identified for each phase.

[03:17:39] And it's that year it's going to cost you this much. So it includes the escalation costs, contingencies like design contingencies, construction contingencies, and all that in that cost estimate that we have for each of this phase. So let me go back as an example.

[03:17:56] I can show you. Even phase one, as you can see, we've identified in the second center column that it's September 2029, and we have included 19.37% escalation cost for phase one itself.

[03:18:14] And so as it continues for phase two is also included in that cost estimate, and phase three and phase four. So phase four, if it is 2040, it's cost estimate for 2040 right now. And not all the buildings, there's another factor to it is also, you also don't have priority to build everything right now, I guess. So that's another item. There is a priority of certain program that needs to be either they are in lease space and you

need to bring it over here or it needs additional space. They are out of space basically right now. Although taking to

[03:18:51] the account inflation, it would just be fiscally more responsible because it would be at a lower cost to do it now. I'm just... I see what your point is. Yeah. All right. Does anyone else want to jump in or we're gonna move on all right supervisor gordy just the the number on your square footage uh you said right now we're at five below six five plus something square foot per person is that what i yeah i can go back to that slide yeah five and a half somewhere on um based

[03:19:27] on the data we have and so we're looking at trying to get figure out i'll try to get to to somewhere around nine we're not trying to use that as a number as a deciding factor our deciding factor is the study we did we conducted we met with each and every single department in a report we have identified each department's need their projected growth based on the six model that i've showed you earlier so well and then i just apply that number to the per capita then it comes down to be eight and a half to nine basically square foot per person well i you know i have chickens and to

[03:20:03] keep chickens happy they need 10 square feet in the run so i can't imagine how in the world we're keeping our folks happy at five square feet uh per per person um and so yeah that that's that's concerning in terms of of the amount of uh you know part of our challenge is how do we adequately provide for you know ergonomically and and uh keep our staff uh feeling like they don't have folks on top of them so um that that was a little concerning to me i would like to clarify that i think you are thinking per portion of the staff now this is per capita of the county

[03:20:41] population oh i'm sorry okay all right that that makes better sense to me that that was uh very troubling that you know that we were you know okay thanks for the clarification that so thank you no problem the other i'm sorry uh there's another point i wanted to make on this one also So it's lease spaces versus owned spaces.

[03:21:04] So if you look at those three bar charts, I have also identified over here lease spaces for each county, surrounding neighbors, and how much is that of the percentage of the total county facilities. So if I put it in numbers, for Fairfax County, they're around 8% to 9% of their total facilities is lease space.

[03:21:25] For Loudoun County, they are 13% to 14% of the total facilities is leased space. And they're building more already. They already are in the works of building more facility, county-owned spaces. And currently, Prince William County is above 16% of their total facility, which is leased space, based on this data.

[03:21:43] So that's another factor you might want to consider also. All right. Thank you very much. I just had a quick question about, you know, as this is being built out, you know, how is it going to impact employees and the citizen experience? you know, coming to the county complex?

[03:22:02] - That was one of the consideration we had, our main point, we had the experience coming into this campus basically. The goal is, as we identified in the beginning basically, we needed to make this a walkable civic campus and bring in as many agencies as possible that are public facing close to each other.

[03:22:24] So if a county resident comes into this campus basically, they can conduct their business by walking distance. So let's say if somebody's coming for some work in DSB, they can park in the parking

between DSB and the proposed parking between DSB and Civic Building and go to the DSB building as well as Civic Building.

[03:22:44] And those two will have majority of the public-facing departments. They can conduct their business and then walk back to the parking lot. One of the other things we considered here is if you are coming to this campus right now, we've heard we heard a lot of people saying that you have to park really far away sometimes let's say for example if they are coming to the chamber meeting they might have to go all the way to that Richter Way parking lot to park over there and then the meeting could go on till like nine o'clock sometimes when you have a second session seven to nine and now if snowing or something they have to walk back all the way to that corner parking lot this kind of brings

[03:23:22] everything close to the central plaza and also provides more dense kind of development that will help with the either it's the general public coming to this campus or or the county staff basically working on this campus does that answer your question thank you so very much i appreciate that we don't have any other questions in queue so thank you for this presentation and if you have any other further questions or please let us know we can come to your office or matt and his group also can come to your office for further explanation.

[03:23:58] All right. Thank you so very much. Matt, I don't know if you wanted to say anything more in terms of just kind of next steps. So Matt Villareal, Director of Facility Management. I guess our next steps is to develop, I guess, CIP based off of this master plan and put that forth to the board to make a decision if some of these projects are something that you want to move forward with.

[03:24:29] That's kind of how this kind of process works. We've done this with the Judicial Center Complex. We've done this with the Potomac Library, Woodbridge Senior Center as well. So that's kind of how our next steps would be with this process.

[03:24:46] I want to take the opportunity to thank Chris Phillips from Facilities and Construction Management, Eric Brunner from Facilities and Construction Management, and Ali Hadid, my Deputy Director, for the work on this. They put in a lot of time and effort into it, so I do appreciate their work. Thank you. Thank you, and I want to extend appreciation to you as well.

[03:25:04] So I appreciate you acknowledging your team, and I want to acknowledge you for all the work to get to this point. Obviously, this is not the end of the conversation. If there were any specific concepts, ideas that board members want to hear more about or have questions about, we are certainly open to those conversations one-on-one.

[03:25:25] And with that, Madam Chair, that is all for the presentation. All right. Thank you so very much. This was a great afternoon, lots of information, lots of things to discuss, and good discussion. So we are moving on to agenda item number seven. That is supervisor's time.

[03:25:40] Let me see who's ready. I will start with Supervisor Bailey. You ready? I am ready, Madam Chair. Good, yeah, it's good evening, I guess, to everyone. Thank you so much. I hope everybody had a great Thanksgiving. On the 18th of November, I participated in the Economic Development Revaluations Program in Dumfries to talk about highlighting the three anchor districts, Gateway District, Main Street Commons, and the Waterfront District, and it was fabulous.

[03:26:15] And they did that with the Chamber of Commerce. On the 20th of November, I was honored to participate in the Prince William County Chamber Military and Veteran Women's in Leadership for

Veterans Day.

[03:26:31] On the 20th, thanks to my staff for attending the NAOP Awards dinner for me. The event celebrated the region's top commercial real estate projects and leaders that helped shape the Northern Virginia area. And then on the 22nd, thanks to my staff and for my volunteers, my little people, for participating in the Dumfries Parade.

[03:26:54] And I said they had a great time at the Dumfries Polar Express Holiday Parade. On the 22nd as well, I had the honor, along with my colleagues, to attend the joyful and spirited celebration marking the beginning of our 11th pastor at my church, Pastor Reverend Dr. Sandra K. James, starting her leadership as our pastor at First Mount Zion.

[03:27:23] So, Reverend James, congratulations to you, and we look forward to serving with you. On the 22nd was National Adoption Day, and my staff participated in National Adoption Day. So congratulations to the five families who finalized the adoption of seven children.

[03:27:39] We do a remarkable job in finding homes for our children. And then on the 2nd of December, thanks to my staff for attending IDIA Industry Day at George Mason, The event was designed to bring together industry leaders, government representatives, and university community to support transdisciplinary digital innovation and support workforce development of what we talked about today and we do need.

[03:28:08] The joint legislative breakfast was held on the 3rd, and my staff supported that for me, and thank you to my colleagues in my absence for being there representing my stance with my staff. I appreciate you all. On the 5th, K-PAC's Black Nativity.

[03:28:26] I heard it was phenomenal. Congratulations to Ms. Denise McPhail for her support in the local arts, youth involvement, and community engagement. And to my colleague, Supervisor Vega, who had her annual Christmas tree lighting.

[03:28:42] I'm not going to steal your thunder with that, but Ms. Karen had a great time with you. So thank you so much for allowing us to come and participate. Upcoming events. On the 10th, we will be having the Potomac Shores community meeting to discuss with our county and our police department better safety, local safety, and concerns that are happening in the Potomac Shores.

[03:29:06] There was a specific concern, and so we will be having a town hall to talk about that. And then lastly, I'd like to give my notice of intent for Jesse Citizens, who will be on our Trails and Blue Ways Council. Jesse, thank you for saying yes.

[03:29:22] We look forward to working with you. And then lastly, Madam Chair, and to my friends, my colleagues here on the board, thank you so much for your warm hugs and calls and texts and everything and the loss of my mother. I am doing well.

[03:29:38] My family is doing well. She will be missed. tremendously her name was mama peaches right pam mama peaches and so uh i uh i will miss her but thank you so much for all of your prayers all right thank you so very much um supervisor stewart thank you madam chair um i just want to announce two upcoming events um so at the gainesville office this friday there will be a holiday open house um all are welcome um from 5 to 8 p.m and Haymarket, the town of Haymarket

[03:30:17] is having their holiday bazaar in the town of Haymarket. If you've never been there, come see it. It's a beautiful spot. And that is from 2 p.m. to 6 p.m. Thank you very much. Thank you, Supervisor Brody. Thank you, Madam Chair.

[03:30:32] A couple of events that have gone on over the past couple of weeks. This past Friday, I went to the ribbon cutting for Sola Salons, which is in the Target's shopping center over off the parkway. Always great to see minority and women-owned businesses not only establishing themselves, but actually creating space for other minority and women businesses in the area.

[03:30:55] So I was really happy to join the chamber and the business owners there for their grand opening. A couple weeks back, I had a chance to join the Lake Ridge Occoquan Coal Civic Association, also known as LOCA. I was able to present to them on a lot of the park going-ons in the Occoquan district, including the progress on the Occoquan Greenway and the Charlie Boone Memorial Park.

[03:31:16] As was mentioned before, this past week we had our joint legislative meeting with the school board and delegation. Always happy to sit down with our shared elected official space so we can talk about joint initiatives and shared concerns. Was also able to have my family join me as per our now annual tradition of going to the town of Occoquan Tree Lighting a couple weekends back.

[03:31:39] Always a great time. They open up all the shops over there. They have hot chocolate. They have a great dining and, of course, the tree lighting itself. So thank you to Mayor Ernie Porta, the entire town council, their staff and everyone else who was able to make that another successful event.

[03:31:55] Now, Madam Chair, I do have a directive that I sent out to the board last week, so I will go over and go ahead and read that now. Over the years, the board has expressed interest in various tools to incentivize redevelopment and revitalization along significant corridors and strategic parts of the county.

[03:32:13] Last year, during our October 22nd, 2024, board meeting gave a directive, Directive 2447, on behalf of Chair Jefferson, to have staff update the board on redevelopment, revitalization, and reinvestment strategies currently in progress within targeted communities and commercial corridors throughout the county.

[03:32:30] On December 2nd of 2024, the county exec provided a memo that updated the board on various directives given to the Department of Economic Development, included the option to explore the establishment of local economic revitalization zone ordinances. Without objection, I would like to direct the county executive to work with staff and the county attorney to research, review, and evaluate the provisions of Virginia Code 15.2-1232.2, which allows the creation of local economic revitalization zones and Virginia Code 58.1-3219.4, which provides for partial tax exemptions for the properties designated in redevelopment

[03:33:08] conservation areas of rehabilitation districts, all with the purpose of providing recommendations on the establishment of a local economic revitalization zone ordinance. Thus, research and recommendations should, where applicable, include proposed timelines, potential fiscal impacts, other pertinent information for board considerations.

[03:33:27] The county attorney office is directed to review the information and recommendations for any legal issues. When the research and work is complete, the county exec should report back to the board with the research and recommendations during a board meeting or by memorandum as appropriate.

[03:33:44] Thank you. Thank you. Supervisor Angry. Thank you, Madam Chair. The county arts community is growing at a fast pace, creating an opportunity to explore a new organizational model for harnessing the creative energy and investments of artists and art partners to accelerate the county's strategic plan goals.

[03:34:10] The existing Arts Council structure is not conducive for nimbly advancing arts programming and education at the pace and scale appropriate for a community the size of Prince William. A private-operated model without a county administrator layer will narrow the gap between program providers and their target audiences.

[03:34:33] Therefore, without objection, I direct the county executive to bring the board a resolution on the December 16, 2025 board meeting date to dissolve the Arts Council to be made effective December 30, 2025. The resolution should encourage current art council members to consider the formation of an independent entity which can avail itself to existing funding opportunities such as the arts grant panel and a community partners program subject to meeting all applicable requirements.

[03:35:04] Furthermore, the resolution shall include a plan for transitioning Art Council signature events such as the Arts Alive Seed Felt Awards and in the company of laureates to private productions with the possibility of county co-sponsorship.

[03:35:31] The county attorney's office is directed to review the information and recommendations for any legal issues. When the resolution is finalized, the county executive should add it to future legislative agenda for board considerations.

[03:35:48] Now, I would just like to kind of quickly go over a few things that occurred. I want to thank INOVA, Woodbridge Health Center. They just did a ribbon-cutting, and welcome to Prince William County. Very excited about the opportunity there for the new facility.

[03:36:07] Later, the COG membership, I want to congratulate all the award winners for the 2025 COG membership award reception. Also, President Greg Washington, George Mason University, I didn't make the holiday party. I had a situation I had to get out to the airport, but I understand it went very well.

[03:36:25] But I did get to spend some time with the president at the George Mason University 2025 Celebration of Giving, which was a great event. So I want to thank George Mason for all that they do. Also, the Greater Manassas Christmas Parade, I didn't make that, but I understand that went well also.

[03:36:46] I did attend Supervisor Vega's Christmas tree lighting, which I'm sure she's going to mention. But I just got to say, that's always a beautiful event. And so I'm learning that I need to get a Christmas tree in the Yapsville District. We'll work more on that with Seth in the park. So we're going to work on that.

[03:37:03] Also, so let me get here. Let's go to that. Upcoming events. So December 11th, we have the DPSC Sessions 54 graduation and promotion ceremony here at Board Chambers to recognize the achievements of our public safety professionals.

[03:37:19] And then December 15th, we have the MVTC, VRE, and PRTC Annual Legislative Forum, which is always a great event. So we'll learn a lot about transportation. We're looking forward to that. And then the PWCS Elevate 2030 Strategic Plan unveiling.

[03:37:36] That's going to be a school board event, so looking forward to that as well. And that evening, we've got a Fire and Rescue Volunteer Recruit Class 26036 graduation, where we'll be bringing in our

newest volunteers joining fire and rescue system. And then, lastly, on December 16th, Tuesday, I'll be attending the Polar Veterans Care Center grand opening ceremony, and that's going to be a significant addition to the Commonwealth Network of Veteran Support Services.

[03:38:07] And that will do it. Thank you, Madam Chair. Thank you so very much. Supervisor Gordy. Thank you, Madam Chair. I want to thank you for joining us last night at the Noakesville Firehouse for our town hall meeting. I had a really good turnout, a lot of lively discussion, and appreciate everyone who came out to share their perspectives on the issues facing the Brentsville District.

[03:38:34] I know he's not leaving quite yet, but I do want to congratulate Dan Alexander on his achieving a new role. And we will certainly be missing him, but I want to publicly congratulate him on this new achievement for him.

[03:38:50] On Thursday evening, December the 11th, the Parks Foundation will be holding their annual fundraising reception at Windy Knoll Farm on Kettle Run Road in Noakesville. And I want to invite folks to come out and to support our Parks Foundation. They've been doing a great job of helping us achieve some great things for our parks.

[03:39:12] And so I want to just remind folks about that. And lastly, I'd like to take this moment to provide notice of my intent to appoint Jen Donnelly to the Parks and Recreation Commission. My staff has sent over her resume and contact information to the clerk.

[03:39:28] Thank you, Madam Chair. Thank you. Supervisor Franklin. Yes, thank you. On December 3rd, I participated in a joint legislative meeting along with my colleagues, with the school board and the general assembly. So I just want to thank everyone for coming to discuss our legislative priorities.

[03:39:45] Later that same afternoon, I made remarks at the ribbon-cutting for the Inova Health Center on Gideon and Telegraph. The opening of the Inova Woodbridge Health Center is a real investment in the health and well-being of our neighbors. So thank you to Inova Health for their strategic investment, and thank you also to economic development.

[03:40:02] for helping to kind of bridge the gap there. On the 4th, I made remarks at the opening of our annual Holiday Walk of Lights at Neabsco Regional Park. This year features an expanded light display with an entirely new wing of holiday lights for guests to explore.

[03:40:19] We've also added festive artwork created by various county agencies, beautifully displayed along the path. I just want to thank Parks and Recs, as well as other county agencies, for continuing to enhance this experience. We've gotten several calls and feedback from constituents who just absolutely love the display.

[03:40:40] On December 7th, I want to acknowledge that on December 7th, the graduation ceremony for the Two-Family Clinic Training Center, sponsored by the Association of Salvadorans United in Virginia.

[03:40:57] Some upcoming. Oh, and then also I also attended Supervisor Vega's holiday lighting event, which showcased Santa Claus and a myriad of different things like hot chocolate as well as coffee and a nice Christmas tree that lit up when you count down.

[03:41:21] it actually lit up on time and so i appreciated that and they did have s'mores uh and an entire bonfire so you know myself and supervisor angry we stopped by just to see what we needed to do to enhance what was going on in our districts but uh we got we took away some notes from that so we'll see

what happens next year on some upcoming events december 11th i will be participating in the installation of new officers and special awards celebration for the prince william Association of Realtors. On the 12th, I will be hosting our annual senior holiday luncheon at

[03:41:56] the Woodbridge Senior Center. And on the 12th, I will also be speaking at the 19th anniversary celebration and conference of the Centro de Apallo Familia, a nonprofit that is a HUD-approved housing counseling agency, which provides free educational workshops and a wide range of housing counseling services including pre-purchase assistance foreclosure prevention and rental guidance thank you all right thank you so much supervisor vega i have nothing gosh i almost want to follow that but i'm not all right i'm going to be quick though so um it was a great town hall

[03:42:35] last night with supervisor gordy it was a tough conversation a lot of people had questions a lot of people are nervous but there was one lady who really stood out to me and honestly her comments kind of kept, they kept me up late. She was saying that people were afraid to speak out because if they say they don't like a project, you know, like for instance, they didn't like housing around Linton Hall, they're going to get worse. They're going to get data centers. And that was a real concern. And I didn't have time to address that comment, but I just want to speak to it generally because we're going to, you know, go through some land use cases along Vent Hill later tonight.

[03:43:14] You know, I don't want anyone to think or feel that what we're doing is retaliatory. we are looking at the cases ahead of us or in front of us we're trying to think about how it is we want to grow we're trying to align with a comprehensive plan that was passed with the last board you know we do have certain constraints we're also trying to balance that really with the demand for us to grow I think it's exciting that we're a growing county but if people aren't feeling that if people are not understanding that I I'm going to take some ownership it's you know

[03:43:51] us on the board who need to continue to do the outreach and continue to talk to people and I think by and large we have but I'm going to say that you know more needs to be done and I'm going to be putting it myself out there I've done you know quite a few events this year but as I gear for next year my team and I are looking for more ways to engage and reach out to people I think that overall this board you know we definitely have our policy differences and sometimes our meetings are spirited but I don't think anyone ran with the intention of bringing harm to any communities. And I want the public to understand that this job does take a lot out of us, that we

[03:44:29] do put a lot into this work, and that we do care about the people that we represent. So that comment really hit me hard. And I definitely want to continue to have conversations with that community and other communities as we talk about how we continue to move forward and making sure that we're hearing people. But in no way is what we're doing with an ill intent. We have differences, But it's not done with mental intent.

[03:44:56] So I just had to say that because that was really weighing on me greatly last night. But with that, this is not the favorite part of the meeting, which will come much later. Hopefully, we won't be here until ODOC 30. But we are now going to go into closed session.

[03:45:11] I am looking at people, if you need to take a quick break, take that quick break. But I hope I don't have to come find you in 15 minutes. So let's take five and let's roll into closed session.

[03:45:33] We are back from closed session. I would like to call the vote to certify closed session. So moved. Second. All right, so we're probably moved and seconded. Let's take a vote. Question passes.

[03:46:03] Supervisors Franklin and Stewart absent from vote. All right, and we have one thing to report out. Supervisor Bailey. Thank you, Madam Chair. Madam Chair, I move to accept the following internal audit reports, procurement cards, and commercial site inspections and record keeping.

[03:46:21] Second. So we're probably moved and seconded. Let's go ahead and take our vote.

[03:46:33] Vote unanimous, Supervisors Franklin and Stewart absent from vote. All right, we are in recess until 7 o'clock.

[03:46:45] We are back from recess.

[03:47:45] We are going to start with item 9A, and that is a rezoning, hot throw, and a kettle run. What I'm going to do is I am going to have the applicant, since they are all related cases, present all three cases. After that, we are going to have the county do their response to all three cases.

[03:48:07] Now, between those, I'm going to let supervisors ask questions. After the county does their presentations, I will open it up for the public. I see a lot of new faces. So just to give you guys an overview of what's happening, and some of you may have gone to Planning Commission.

[03:48:27] You may not have spoken then. We're going to get a sheet, a sign-up sheet. I'm going to call everyone, groups of five. You will go to the back. You will have nine minutes total to speak on these cases. It's three minutes each case, so you'll have nine minutes total.

[03:48:44] If you are a nonprofit recognized by the board, you get up to 15 minutes. You don't have to take the whole time. Right over there is a screen. It will have a countdown for where you are. And then after we have the public hearing, you know, in person, we go to online.

[03:49:04] Then we close it out. We'll have a chance, based on what we've heard, to ask any additional questions of either the applicant or the county. And then at that time, we will begin our discussions. With a motion, we'll begin our discussions. So with that, I would like to invite the applicant up to present.

[03:49:24] Thank you. Good evening, Chair Jefferson and members of the board. My name is Jonelle Cameron with Walsh, Colucci, Lubelai, and Walsh here on behalf of the applicant, Stanley Martin Holmes.

[03:49:44] As you mentioned, Chair Jefferson, I will be giving my presentation on agenda items 9A, 9B, and 9C all together. With me, I have Truett Young with Stanley Martin. the civil engineering teams, transportation team, environmental team, land design team, and Marion Harters, also with Walsh Colucci. As a roadmap, I'm going to give you a high-level overview of all three projects and explain how they have been integrated as one, although they are three separate applications. I will then review the Hawthorne application, Alderwood,

[03:50:16] and then finally Longleaf. This is a slide that shows the development. Here is Hawthorne at Kettle Run, here is Alderwood at Kettle Run, and here is Longleaf at Kettle Run. All three projects are approximately 1,123 acres. The proposed units are 1,058. That's 855 single-family detached units, 136 single-family attached units, which is a density of about 0.94 dwelling units per acre.

[03:50:53] The open space on the site is 711.74 acres, which is 63.7% of open space. With these projects, the applicant is also dedicating acreage to Prince William County for parks and recreation purposes, a fire

station site, and a public school site that can accommodate an elementary school, middle school, or a combination of the both of them.

[03:51:18] As we are going through the proposal, you will see that there are significant amounts of open space in tree-saved areas being proposed. The applicant has committed to placing areas within each project into a conservation easement. In the presentation, you will hear me refer to two conservation easement areas.

[03:51:37] The first is forested conservation. Forested conservation are the areas of existing tree cover that will be saved in a conservation easement. The second is agricultural conservation. The agricultural conservation areas will also be within a conservation easement, but allows for agribusiness to be located within them.

[03:51:57] In total, approximately 249.16 acres will be forested conservation and or preservation, and a little less than 220 acres will be agricultural conservation. In addition, the applicant is proposing to dedicate 93, a little over 93 acres to the county for parks and rec purposes.

[03:52:16] The sites were designed to be coherent and be one as you are driving down Vent Hill Road. This slide is an overall of the landscaping plans that are compatible. From a pedestrian connectivity standpoint, a total of 10.10 miles of trails, all which will have public access easements on them if they are outside of the areas owned by Prince William County.

[03:52:39] There are a little over 23 miles of pedestrian sidewalks or shared use paths within all three developments. Again, for compatibility, all of the developments will have similar entry features as you are driving down Vent Hill Road. Signage will also be the same throughout the projects as proffered in the design guidelines.

[03:53:02] And the first project I am going to dive into is Hawthorne. Hawthorne is located on Vent Hill Road between Kettle Run Road and Reed Lane and is a little less than 462 acres in size. It is owned A1 Agricultural and comprehensively planned C-Res 1B.

[03:53:21] The CRES 1B calls for a density of 0.5 dwelling units per acre and 60% open space. The applicant is seeking to rezone the property to PMR, plan mixed residential, and A1 to remain.

[03:53:38] And the portion of A1 to remain is this portion here that has the existing Burnside Farms on it. The proposal aligns with the comprehensive plan. This slide shows the comprehensive, I'm sorry, this slide shows the concept plan. The applicant is proposing 233 units, which is a density of 0.5 dwelling units per acre and, again, is compatible with the comprehensive plan.

[03:54:04] The proposal is 134 single-family detached units, which are located here and here, and 99 single-family attached units, which are located in this area here. 24 of these units are proffered to be affordable units.

[03:54:23] 12 of the units will be made available to people earning up to 80% AMI, and 12 of those will be made available to people earning up to 120% AMI. And Burnside Farm will remain on the property and will have an agricultural conservation easement on it. The applicant is proposing 77% of the site as open space, of which a little less than 137 acres will be undisturbed open space. The applicant is proposing both forested conservation areas and agricultural conservation areas. The forested

[03:55:01] conservation area, again, is approximately 137 acres, and the agricultural conservation area of Burnside Farms is approximately 110 acres. In addition, the applicant is proposing to dedicate approximately 59 acres to the county for parks and rec purposes, and that is the area that's outlined in yellow here. In the next few slides, I'll review with you each of the open space areas.

[03:55:30] This is the neighborhood open space area that has a playground for ages 2 through 12, a community gathering areas, as well as seating. This area is the signature open space area. This is the main amenity area that will have outdoor recreation opportunities with multi-use courts and fields. The applicant has proffered that these amenities will have a public access easement over them as well. And in the next few slides I will briefly review with you the housing types and housing designs that can be found in the design guidelines. For all of these designs we are

[03:56:08] seeking a waiver to allow for uncovered and covered stoops, landings, and the like to be permitted in the front setback. These housing types will be the same in the Hawthorne application, Alderwood application, and Longleaf application. So I'll go through these here and then when we get to those applications will run through those pretty quickly. The first housing lot type is the cluster type.

[03:56:31] This cluster type is a minimum of 7,500 square feet, and there will be on-lot landscaping for each housing type. This slide shows the cluster elevations. For all of the building elevations, the applicant has proffered that 30 percent of the facade will be brick, stone, masonry, cementous siding, or cultured stone. This lot type is the village lot type. It has a minimum lot area of 6,000 square feet. These are the village elevations. The next lot type is the villa design.

[03:57:07] These are the single family attached units. These units are wider and deeper than your traditional townhomes that are usually three levels. These are two level single family attached units. For the villas, the applicant designated high visibility units that will have upgraded architectural features on them to include a mix of siding brick masonry natural or culture stone similar to the materials that are used on the front of the building the applicant also committed to two architectural features or windows and the high visibility units are the ones that you see with

[03:57:44] the red dots in each one of the developments the applicant has provided street trees that will be along the streets there are hierarchy of these street trees that will be inside or outside of the right-of-way and those are shown in the proper design guidelines. From a pedestrian connectivity standpoint, about 4.6 miles are sidewalks and then a little over two miles are natural surface trails and again the natural surface trails will have public access easements over them. For each project

[03:58:23] there are both internal and external road improvements. This slide shows the internal road network the applicant will also need to make improvements along vent hill road there are currently seven projects under review by the county supervisor gordy made it very clear that each of these projects needed to not only look at their impacts of their project individually but also needed to look at the impacts holistically vent hill road is planned for four-lane widening in the comprehensive plan the collective applications are delivering their

[03:58:59] proportional fair share towards the long-term plan for this four-lane road. Individually, each case would only trigger frontage improvements and turn lane improvements along Vent Hill Road, but collectively more is needed. In order to do this, the developers looked at the total project and the transportation improvements along Vent Hill Road that will need to be made and agreed to enter into a joint development agreement to ensure the construction of Vent Hill Road.

[03:59:26] This slide shows the Vent Hill Road improvements. Ultimately, Vent Hill Road will be widened between Sudley Manor Drive and Silas. There will then be a roundabout at Silas, and there will be a two-lane past Rollins Ford Road. As part of the Longleaf application, they will be straightening out the curve on Vent Hill Road.

[03:59:50] And this slide shows the Vint Hill Road cross section. That's the four-lane section between Sudley Manor and Silas Drive. And what you see are the two lanes. There will be a landscaped median. There's a shared use path on both sides of the road.

[04:00:08] There's a utility corridor and then a 50-foot landscape buffer on both sides of the road as well. There is a lot of information on this slide. It is a flow chart to walk through the proffers that are provided. There are three scenarios for transportation improvements. The first scenario assumes that only one development is approved.

[04:00:35] In this case, the applicant is responsible to do those improvements needed for their development, get Vint Hill Road ready, which means that's clearing, grading, and utility relocation along the Vent Hill Road frontage, provide right-of-way dedication along Vent Hill Road, and provide a monetary contribution of \$17,000 per unit. The second scenario assumes that all of the projects are approved. In that case, the applicant has to do all of the improvements required for their development, pay the \$17,000 per unit monetary contribution, get Vent Hill Road ready. There's

[04:01:13] also a phasing plan that will be done to ensure that the transportation improvements are completed in a timely manner and do not degrade the levels of service along vent hill road in the third scenario only some of the projects are approved in that scenario a phasing analysis is needed to determine what vent hill road improvements are needed and the timing for those improvements and the second two scenarios a running tabulation is required for each site plan to determine the number of units that are constructed to ensure that the improvements are done in a manner that can accommodate the additional capacity. In addition, in the second two scenarios, the county

[04:01:52] has the option to decide to do the work themselves. So in that instance, the \$17,000 would go to the county instead of to the escrow per the joint development agreement. The specific transportation improvements needed for the Hawthorne project include restriping one of the existing southbound left turn lanes to create a southbound through lane on Sudley Manor Drive, adding an additional southbound left turn lane on Sudley Manor Drive from the existing median, providing a 30-foot receiving lane width on Vint Hill Road for the dual southbound lefts on Sudley Manor Drive,

[04:02:33] modifying the traffic signal to add a fourth leg, constructing an eastbound right turn lane and a westbound left turn lane on Vint Hill Road. And then on Vint Hill Road, the improvements include turn lanes in and out of the site getting vent hill road ready providing the seventeen thousand dollars per unit and then right-of-way dedication along vent hill road for hawthorne this slide shows the monetary contributions proposed for the project the next development is alderwood

[04:03:09] alderwood is located on vent hill road west of reed lane and east of owls nest road it is approximately 335 acres in size. It is zoned A-1 agricultural and comprehensively planned C-Res 1C and C-Res 1B. C-Res 1C calls for two dwelling units per acre and 50 percent of open space. The area that is designated as C-Res 1B, which is this area here, will be dedicated to the county for public school purposes. This proposal also aligns with the comprehensive plan. This

[04:03:49] slide shows the concept plan. There are 397 single-family detached units proposed, which is 1.18 dwelling units per acre. The applicant is dedicating 45 acres for the public school site and creating Alderwood Fields, which is this area here. That will be the agricultural conservation area to allow for UPIC and or community support agricultural. The area is a little less than 110 acres in size. Approximately 31.65 acres will remain undisturbed. At the Planning Commission,

[04:04:27] there were concerns regarding buffer widths adjacent to residential. For properties that have homes within 100 feet of the property line, a 50-foot wide landscape area was added to the plan. The applicant is proposing 182 acres of open space, which is 54.51 percent of the entire property. There will be forested and agricultural resource areas as part of this proposal. This slide shows the neighborhood open space area, which includes a playground, shade structure,

[04:05:03] and open fields. This slide shows the community open space area, which includes trails, trailheads, and seating areas. This slide shows the neighborhood open space area, which is a playground open field trail network. And this slide shows the signature open space area, which includes the clubhouse, pool, outdoor sports courts. And this slide here shows the Alderwood Fields open space area that will have the agribusiness opportunity on it. With the Alderwood development, they are also

[04:05:40] proposing the cluster lot typical that you saw previously, which is a minimum lot size of 7,500 square feet. The village lot typical, which is a minimum lot area of 6,000 square feet. Here in Alderwood, the reduced setback house is also being proposed, which has a minimum lot area of 7,000 square feet. This development will also have street trees within and outside of the right

[04:06:13] of way. From a pedestrian connectivity standpoint, there's over seven and a half miles of sidewalks and over two miles of natural surface trails and asphalt trails. Again, all of those will be placed in a public access easement for those natural surface trails. This slide shows the internal street network. Here is a reminder of that Vent Hill Road Improvement Plan. This plan has been proffered with all three applications. Specifically for the Elderwood project, the road improvements

[04:06:50] include the \$17,000 per unit, right and left turn lanes in and out of the site, right-of-way dedication on both Vint Hill Road and Lonesome Road, and again getting Vint Hill Road ready, which is the clearing, grading, and utility relocation. And this slide here shows the monetary contribution for transportation, affordable housing, and environmental. For this specific project, there are not affordable housing units that are being provided, but there's a \$2,500 per unit monetary contribution, which is a little less than a million dollars that would go to the

[04:07:27] housing trust fund. Finally, Longleaf is the last application that I will review with you all. Longleaf is on the north and south side of Vint Hill Road.

[04:07:46] It is located between Rollins Ford Road, which is here. It is zoned A1 and comprehensively planned C-Res 1C, C-Res 1B, and residential neighborhood T2.

[04:08:01] The C-Res 1C calls for two dwelling units per acre and 50% open space, and the RN2 calls for one to four dwelling units per acre. This area here, that is the CRES 1B, that is the area that would be dedicated to the county for fire and rescue purposes.

[04:08:20] This proposal also aligns with the comprehensive plan. The applicant is proposing 429 units, 325 single-family detached units, which are located here and here, and 104 single-family attached units.

[04:08:42] 43 of these units will be made as affordable dwelling units, and again, that will be half made available to people up to 80% AMI, and then half of that 10%, so 5%, made available to people earning up to 120% AMI.

[04:08:59] A little less than 171 acres of open space is proposed, which is about 52.5% of the site. Of the existing trees, 67.36 acres will remain.

[04:09:18] This slide shows the overall areas that will be open space. The applicant is also proposing that Longleaf Nature Preserve, which is outlined in yellow, which is about 25.35 acres, will be dedicated to the county for parks and rec purposes.

[04:09:39] This slide shows the signature open space area, which includes the pool, clubhouse, and sport courts. This slide is the neighborhood open space area, which includes the playground and seating. this is another neighborhood open space area that includes seating and trails this is a neighborhood open space area that has a playground and the trail network and this slide is another community open space area that has a linear park again you all have seen these housing types so there's the

[04:10:14] cluster housing type which is a minimum lot size of 7,500 square feet the village lot type is proposed here as well which is a minimum lot area of 6,000 square feet and then we have the villa lot typicals. For the villas for this project, there are also high visibility units that will be upgraded. There will be street trees inside and outside of the right-of-way within the development. And this slide shows the internal street network. Over six and a half miles of

[04:10:54] sidewalks are proposed and over two miles of natural surface trails. This slide shows the internal transportation network, the Vent Hill Road Improvement Plan that is proffered, and specifically for the longleaf project the monetary contribution is seventeen thousand dollars per unit the applicant has proffered to realign vent hill road so straighten out the curve in this area here they will be providing turn lanes in and out of the site and at the vent hill road and

[04:11:32] rollins ford road intersection constructing a southbound left turn lane on rollins ford road to turn onto Vent Hill Road and re-striping the existing left turn lane to make that a through lane. Constructing an eastbound right turn lane and a westbound left turn lane on Vent Hill Road at the intersection of Rollins Ford and modifying the traffic signal to add a fourth leg. The applicant is also providing right-of-way dedication on both Vent Hill Road and Owl's Nest Road and again getting Vent Hill Road ready. And this slide shows the monetary contribution for the

[04:12:11] longleaf project and that concludes my presentation i can answer any questions when it's my time all right thank you so very much i'm going to allow the board to ask questions real quick between before we go to the county and i see supervisor franklin yeah thank you for that um on the affordable housing piece i know that you all are giving money towards the fund but can we just talk a little bit about why we're not actually creating units i'll have trutt answer that question for

[04:12:45] you? Good evening, supervisors. I'm Truett Young with Stanley Martin Homes. We're actually creating units on two of the sections, and on one of the sections, which is Alderwood, they're all single family detached homes. During the process, when we moved all the attached product, which are generally small enough and affordable enough that they can be constructed as ADUs, they all went to the outside by the traffic nodes, and we moved all the single family detached to the center of the property okay so explain that to me a little bit more when you say are you literally when you use

[04:13:22] the term adus you mean literally an accessory dwelling unit or as opposed to affordable dwelling unit i'm sorry yeah so there are affordable dwelling units in this section here and this section here as part of the attached product and the center section of alderwood does not have any attached product and it's all single family so that's the only portion without any adus but you have them at Longleaf and Hawthorne? Yes, ma'am. Okay. Thank you. Thank you for the clarification.

[04:13:50] Supervisor Bailey the Booty. Thank you, Madam Chair. Just real quick. Can you go back to the slide? I just want to know for the affordable housing piece for the trust fund, the amounts that you show to us, just very quickly. And I've got the second one at 9925. \$992,500. Okay. Okay.

[04:14:19] That's all I had, Madam Chair. Thank you. All right. Vega, get yourself out. Okay, hold on. Kenny, did you take, because you just disappeared. Okay, then Bodie, Vega. Thank you, Madam Chair. Very quickly, thank you for the presentation, Janelle.

[04:14:36] Just to confirm, I know the answer to this question, but I just want it set for the record. All of these products for this, these three, are going to be on public water and sewer, correct? Correct. So all of these projects will be on public water and sewer. Appreciate that. Can you talk a little bit more, and this might be also a question for Mr. Young, the walkability of this community and how it integrates with the other nearby developments?

[04:14:59] That is a great question. I actually have a slide. I hate to make you all dizzy. I apologize.

[04:15:19] There we go. So this slide shows all seven of the developments that are along the Vent Hill Road corridor that have either been approved or are going through the process today.

[04:15:40] And they really were designed to have overall integration and walkability. So the areas that you see in yellow are the trail networks, and then the light blue are the road sidewalks. So along Vent Hill Road, if you remember, there was that picture that showed a shared-use path, and then there's a trail network that will connect and or sidewalks through each development.

[04:16:04] Thank you for that. And then on the same sort of overall concern about transportation, can you talk about how the added density to this may open up the possibility for transit in the future? Yeah, absolutely. So initially with some of the projects they had discussed with OmniRide, is there a need?

[04:16:20] There's not a need today, but there's nothing along the corridor that is prohibiting transit here. So if in the future OmniRide decides that they could come here, they could do that. Appreciate that. And last question for me, Madam Chair. Thank you for indulging me. You know, we're talking a lot these days about allowing folks to install solar panels on their rooftops, right?

[04:16:41] Will there be any incentives or restrictions on homeowners seeking to install solar panels on their roofs? So within the HOA guiding documents, there is nothing that prohibits for Stanley Martin projects the use of solar.

[04:16:57] It does require HOA approval, but it will not prohibit solar from being added by any of the homeowners. Appreciate that. And EV charging infrastructure, what does that look like? Yes, so for EV charging infrastructure, the applicant has proffered that they would make that an option.

[04:17:12] So for all of the Stanley Martin homes, the box is already set up if somebody wanted to do it later, but they also have the option to purchase the connection or the plug in order to do that in the garage. Great. Thank you so much. You're welcome. All right, Supervisor Vega.

[04:17:29] Thank you, Madam Chair. Jonel, can you state the amount of the contribution in regards to, can you repeat that number that Supervisor Bailey asked? For the affordable housing, for Alderwood, it was \$992,500. Okay.

[04:17:45] Now, what happens if, whether we want to call it affordable housing or workforce housing, what happens if that unit is not under contract within six months? It would convert to a market rate unit. It would convert to a market rate unit.

[04:18:01] And what does that mean in regards to the contribution to the trust fund? So then what happens in that case, and I'm going to pull up just the relevant proffers so you can. So I'll use Hawthorne, for example. That's probably the best one, but it says the same thing for both.

[04:18:18] So there's a marketing period of six months from the start of construction or until the ADU is sold. If the ADU is not sold within that marketing period, then what happens is whatever that base price would be, you would take the sales price, deduct that essentially from what the sales was of the home, and then the housing trust fund would get half of that.

[04:18:48] And that for Hawthorne is proper 5C2. Yeah, and so that would be 50% of the \$992,000 if that were the case. So explain that. Okay, so for Alderwood, I'm sorry, for Hawthorne.

[04:19:05] Yeah, I'm going in order. Okay, so for Hawthorne, this only applies for Hawthorne and Longleaf. It does not apply for Alderwood. Alderwood, there are no units, so they just get that straight monetary contribution per unit. So for Hawthorne, if a home does not sell within the marketing period, Prince William County proffer account would get 50% of the difference between the market rate and the base sales price.

[04:19:39] Yeah. Do you have a figure? No. So if it's the 80%, how it's calculated is it's based on a four-person household on the HUD chart for our region.

[04:20:00] So it would be 80% times, and a person can only pay 30% of their income. So, for example, and I can, if you, when staff is doing it, I can give you an actual mathematical equation. I'll pull up what today's, we'll assume it's today, but you have to go by whatever the chart is in the future when the homes sell.

[04:20:22] But I can get you an example of what it would be today, if that's helpful. It would be. Okay. Yes, ma'am. That's all I have for now, Madam Chair. I'll have more later. Supervisor Franklin. Yeah. In terms of the conversion for the affordable units, I mean, I'm assuming this project, if approved, will be built within the next, like, five to seven years-ish.

[04:20:45] We've seen how kind of the housing market has been for the past five years pretty hot. So, I guess, are you guys assuming that these units will be kind of picked up rather quickly? That's what I would assume based on the market.

[04:21:02] the market and i think especially if they're cheaper units yes and what the problem was in the past with other units is um for other jurisdictions so for example fairfax they have a list of people that are qualified so they will say here's your list of qualified people here are the new projects and we can identify them prince william county didn't have that previously with the housing trust fund and what you all have provided it will make it a lot easier for these homes to sell and for um the builders and developers to be able to identify people for the

[04:21:36] homes to sell fast thank you you're welcome supervisor vega thank you madam chair and while i appreciate the assumption i think that i'm in every right to also assume i'm gonna get right that that may not be the case and so when we're presenting something under the guise of we're going to get affordable housing that doesn't always translate so the reason for my questioning madam chair and for my colleagues on this day is is for us to have an understanding that while it may be presented as such the reality is that that might not be the end result and so it can go both ways i don't need a response i just wanted to share my opinion and why i'm asking the questions

[04:22:12] that i'm asking all right i don't see anyone from the queue thank you so very much of the county alex if you can come up and present good evening um members of the board my name is alex venegas from the planning office, and this evening I have Vanessa Watson, who's the case planner

[04:22:49] for these three applications, as well as David McGettigan. I have representatives from the review agencies, transportation, and environmental services here to help with any questions that you answer, any questions that you may have. So I'm going to go through each case individually, although we did look at them collectively.

[04:23:08] We did work with Supervisor Gordy's office in looking at all the applications together and how they could impact the area. And we evaluated each application based on its own merit as well as collectively with all the applications along that corridor.

[04:23:29] So this is an overview of the three Vent Hill Road corridor rezonings on the south side of Vent Hill. First, I'm going to go over Hawthorne at Kettle Run. then move to Alderwood at Kettle Run, and then Longleaf as the last application.

[04:23:50] So as I mentioned earlier, we looked at all these applications to try to create a theme, a sense of place. So we looked at having the applicants create some sort of design elements that are consistent along the corridor, know both with the the shared use path sidewalks along vent hill the entrance features as well as burns and the type of fencing that would occur within each application we also worked with transportation to look and the

[04:24:29] applicant to look at expanding vent hill road the applicant went through that in a little more detail but this is just an overview of what we looked at when we were talking about expanding vent hill road with all the applications on both sides of vent hill road again we looked at connectivity pedestrian connectivity is very important we wanted to make sure that there was connectivity throughout each of the own each of the applications as well as

[04:25:02] connectivity between the applications. So for Hawthorne, this is a request to rezone the properties from A1 agricultural to PMR plan mixed residential. There are waivers associated with it.

[04:25:20] This particular case has 133 single-family detached village and cluster and 99 single-family attached villa dwelling units. And then it also has one separate five-acre parcel, So a total of 233 dwelling units associated with the Hawthorne application.

[04:25:43] Staff is recommending approval for this application. The comprehensive plan designation for this particular application is Conservation Residential 1B, which allows one dwelling unit per two acres.

[04:26:01] we have the A1 zoning district, which allows one dwelling unit per 10 acres. So an overview, this is 461.95 acres.

[04:26:18] They're changing it to planned mixed residential. This is a breakdown that I just went over 233 units. Of those, in this Hawthorne project, we have 24 single-family taxed units making up the affordable units for this project, 12 units, as was mentioned previously, are for 80% AMI income or less.

[04:26:44] And then 12 units for the household will be the workforce housing, which is up to 120% of the AMI. So with all the applications, we received design guidelines that were consistent throughout the corridor.

[04:27:02] In particular, each application has its own set of design guidelines and the applicant committed to these design guidelines with minor adjustments allowed at final plan. Each application, this application has 85% of the plantings must be native to Virginia.

[04:27:23] They do have the street trees per the design guidelines. They have a section that's forested conservation resource area, which is approximately 54 acres in this application. And then we have agriculture conservation resource area with the Burnside Farm maintaining its agricultural use as a bona fide agricultural use, which allows farming, agritourism, and conservation uses, prohibits any type of intensive recreation use on this area.

[04:27:57] Some of the proffered commitments made with this application is consistent amongst all of the other applications. The Vent Hill Road improvements, which the applicant went over. There are intersection improvements, turn lanes associated with it.

[04:28:13] We also have a phasing of the transportation improvements, monetary contribution of \$17,000 per residential unit towards the Vent Hill improvements deposited into an escrow account and the joint development agreement between all applications they got a share their their pro rata share of the improvements that they will make with each one of the applications that's approved this application is consistent with the comprehensive

[04:28:47] plan i put down some of the land use policies associated with it integrated open space into the design of the conservation residential communities to provide accessible recreational amenities, community gathering places, and natural areas, create a connected network of roads, trails, and pathways, and sidewalks, linking the homes to open space conservation areas and surrounding destinations, as well as expanding housing options and increasing affordability by encouraging a range of housing types on smaller lots within the conservation

[04:29:22] residential communities including both single-family detached as well as single-family attached. The Burnside Farm, that will remain an existing farm A1 zoning district. It will be a bona fide agricultural use and the area should be placed into the property with a deed restriction committing the use to agricultural purposes in order to permanently preserve and protect this area for that particular use this is an overview of the application this is vent

[04:29:58] Hill Road you can see the different land bays this is Burnside farm land bay D land bay C will be a conservation area so there's C res 1b allows one dwelling unit per acre with a recommendation of 60% open space this proposal that was previously mentioned by the applicant is 0.5 dwelling units per acre with a 78% open space.

[04:30:27] This shows the overall open space and trail network. Again, this promotes a diversity of housing, which is needed in the county. We have two different types of uses, different types of units, single-family detached, which will be village and cluster style, and then the single-family attached, which

is referred to as villas. I'm not going to go through what they look like the applicant already did that but the villa units will have three different widths and footprints one will be 20 foot wide 28 foot wide and 32 foot wide and again there's affordable dwelling

[04:31:05] units as well as workforce units dispersed throughout the villa home area and these options provide a variety for a variety of income lifestyles an opportunity of choice which is important element of our housing chapter in the comprehensive plan so the planning commission did recommend approval with this application but they had several recommendations one of them is that the applicant would work with planning office board of county supervisors school board regarding

[04:31:40] the intention to implement new attendance districts that will send the kettle run project students to schools that can absorb those. The applicant will consider including a hydrology study proffer to understand the development impacts associated with the watershed. The applicant did proffer to that and the applicant to look for areas for additional buffer along property lines, which Janelle referenced that in the proffers and the MZPs. The applicant is also to consider

[04:32:16] public access easements to selected recreational areas which they did do that as well and that's included in the proffers um let's see here um but i just wanted to point out too that the the schools did comment and their comment is that nooksville school does exceed 100 of the capacity however the combined capacity is derived from uh they have 10 additional uh 10 classroom additions at the the Noakesville School and Marsteller Middle School is underutilized.

[04:32:51] Proximate schools are anticipated to address the overcrowding at the elementary and middle school levels. Current and projected enrollment at the Brentsville District High School indicate available space for the anticipated students generated from this application and the impact of the multiple residential development rezoning projects in attendance area if all are approved cumulatively they'll have an impact that could exceed available capacity in all the schools therefore space constraints at surrounding schools

[04:33:28] are being monitored by the school for available space to accommodate the anticipated students if multiple rezonings are approved in the next four years so the school is monitoring all these applications we do work closely with them so they're looking at this as each case if it gets approved how they're going to have to look at that and address the impacts for the schools and

[04:33:58] if redistricting is an option they will look at that as well okay so the next application is Alderwood the kettle run again this is the application that's in the middle this one does not have an affordable component instead they're providing a proffer for monetary contributions to the housing fund this

[04:34:37] application they are providing a site for elementary school and they do have a conservation area the Alderwood fields as part of that application so this is a request to rezone the property from a one agricultural to PMR this application has 397 single-family residential dwelling units it's on 335 acres it is it does have both C res 1c and 1b the 1b is the school property and staff is

[04:35:16] recommending approval for this application as well this is the comprehensive plan classification. You have the CRES 1C, which comprises the single family dwelling units. The CRES 1B is where the school site that's being donated with this particular application with the understanding that it will be donated if all three applications are approved. Project

[04:35:50] overview 335.38 acres up to 397 residential units these again are all single-family detached units they are providing a monetary contribution of \$2,500 per residential unit to the Prince William County housing proper fund and these are some of the commitments that they made the design guidelines they will commit to the Alderwood design guidelines again they we do have language in there that allows minor adjustments at a final site plan

[04:36:24] landscaping they do have they must conform to the open space and buffer plan that they included with this application they did commit to the 85% of new plantings to be native there is a forested conservation residential resource area within the application it's identified on the Alderwood conservation exhibit and the area will be permanently protected through a deed restriction and or a conservation easement a deed restrictions kind of an akin to a conservation easement because it limits the uses that could occur

[04:37:00] within that on that portion of the property agricultural conservation resource area again they've committed to the area that's for agricultural use and public enjoyment and it also is protected through a deed restriction or conservation easement and they will have permitted activities include agricultural and horticultural uses as well as wholesale horticultural and greenhouse operations sod farm and landscape tree production and these areas may also provide opportunities for educational and community-based

[04:37:38] agricultural activities these are the road improvements similar to the other to applications as mentioned that the widening does occur along from Vent Hill Road from Southerly Manor up to Silas as that's the majority of the four lane improvements and applicant is providing \$17,000 per residential unit and this is part of the joint development agreement that the application applicant has committed to again these are similar consistency with the land use

[04:38:16] comprehensive plan land use chapter policies this is an overview this is the Alderwood fields which will consist of the agricultural conservation area this 45 acre area will be dedicated to a future school site again this the majority of this application is C res 1c which allows two dwelling units per acre with 50% open space. This particular proposal has 1.37 dwelling units per acre and 63% open

[04:38:51] space. This is an overview of the areas that are related to the conservation areas as well as the reforestation, replanting up to 10 acres on this particular property. This is the Alderwood fields that the applicant went over, but it primarily just shows you the use. There will be farm stand building community event space garden fields and tree orchard as some of the examples of what could be done there this is the 45 acres dedicated

[04:39:27] for a future school site and the Planning Commission also had the same request that the applicant consider these four elements which the applicant addressed most of those the only one we didn't necessarily address is working you know the the school board but we do intend to continue to work with the school because we know we have other applications along that corridor and the

[04:39:55] applicant has committed to continue to work with them okay and then the last application is longleaf at kettle run this is this area up here on the north side of the area it so longleaf at kettle run they do have both they've

[04:40:32] committed to a site for a potential fire station as well as a natural preserve area or reserve area I'm sorry again they committed to these consistent design elements along the corridor to develop that

sense of place and as well as the road improvements pedestrian connectivity within the application itself as well as well as connectivity between the three applications. This particular application

[04:41:09] is CRES 1C and the zoning district is A1. So they did proffer to the longleaf design guidelines. They did commit to substantial conformance to the open space and buffer plan that's part of this application. 85% plantings will be native to Virginia. They do have the, again, forested conservation area and reforestation, in this case, 18.2 acres within the RPA area, and then a

[04:41:43] dedication of 10 acres on Land Bay H to be dedicated for a fire and rescue facility. This, they also committed to the same road improvements with the other, similar to the other applications, including a phasing.

[04:42:06] And I don't have the three different options, but, you know, we did look at it working with the applicant, our transportation department, what if, you know, only one application gets approved how they would provide their their meet their commitments to the road improvements we looked at it if multiple applications if all the applications are approved and then partially if just some of them are approved so the county does have a game plan to address you know different

[04:42:38] scenarios associated with the road improvements again this area on the north side is rn2 Which allows one to four dwelling units per acre they're proposing one point three three dwelling units per acre with thirty nine percent open space This area on this side, which is our into Requires a thirty percent open space. So they're meeting that requirement This ten acre parcel will be dedicated for a future fire and rescue station

[04:43:10] And then the remainder of this application is C res 1c which allows two dwelling units per acre with 50 percent open space This proposal is proposing 1.39 dwelling units per acre and 56% open space.

[04:43:27] That density is below the comprehensive plan range. And in addition, they are providing in this application as well as the Hawthorne, they're providing affordable and workforce units and not getting a bonus density for that.

[04:43:47] I think that's important to mention. This is the RPA area that they committed to replantings, so it's approximately 18 acres, and then you have this area as well, which has a trail through it that is committed open space.

[04:44:06] Again, these are the comprehensive plan land use policies that show its consistency with this application, and again, these are the four things that the Planning Commission asked us to have the applicants work on, And three of them, they did address in the proffers.

[04:44:26] But again, the first one, working with the schools and the school board is something that we do intend to continue to do. And the applicant is also working with the transportation staff to implement solutions for that natural surface trail connection on the south side of Vent Hill from Owl's Nest to Rollins Ford to connect the fragmented shared use path section since this improvement didn't run all the way up to Rollins 4.

[04:44:58] And with that, we will gladly take any questions. All right, thank you so very much. If I can have Paula or someone from transportation come up. So obviously you just turned off the mic.

[04:45:24] So obviously there are a lot of questions, you know, about transportation. That's a big thing. Tom, you know, supervisor Tom Gorey and I did a town hall. in the area, and I just want to see if you could

speak to some of the challenges along Vent Hill as it currently stands today, and are any improvements needed?

[04:45:43] Like, if we did not touch Vent Hill, are any improvements needed? And if we do have this, you know, how will it impact Vent Hill? Madam Chair, members of the board, Paolo Belito with the Department of Transportation. In terms of Vent Hill as it currently stands, we've looked at the crash analysis.

[04:46:00] We've worked with our traffic safety team. Yes, there was a fatal. Fortunately, in the past five years, there was one fatal. A lot of the incidents were fixed object off-road, so a lot of roadway departure. So we're seeing some patterns. A lot of it is related to speeds and potentially behavior.

[04:46:17] So in terms of near-term improvements, there could be potential improvements to reline some of the roadway. But in terms of capacity needs, capacity needs will be eventually needed in the future, but not specifically at this time. All right. list, but the project, how much more traffic will it create? What all the developers are talking about with their road improvements, will it make it a better, I guess, for lack of a word, a thorough affair, a better way to get through that community? Great question. So we looked at the developments individually on its own merit, as well as looking at the developments collectively. We confirmed that

[04:46:54] the interim improvements proffered for each development mitigate their impacts as a standalone and development. If you start looking at all seven developments, that's where it gets very complicated. What we did is we worked with the developer on a potential corridor-wide improvements. They developed what they call the Vent Hill Corridor Plan. It's a modified minor roadway, a four-length section with two trails on each side. It's not a full widening from Rollins Ford to Studley Manor, but the widening is focused between Owls Ness and Studley Manor Drive. The reason we have that section widened is you have eight intersections at that location, and as you go west towards Rollins-Ford, you have several intersections.

[04:47:32] So we work with the applicant on a proffer that allows the development of this corridor and using the three different scenarios that's mentioned earlier. So the \$17,000 per unit contribution will go towards the JDA account to complete these improvements as a whole.

[04:47:51] And in the situation where you get partial approval of developments, that also covers that as well. So we should cover all the different scenarios. All right. I just want to also know, I have a couple of questions about Route 28 and Route 66.

[04:48:10] You know, can you speak to some of the analysis? You know, would this be, you know, how much cut-through traffic are we expecting on Vent Hill? We did an analysis of some origin destination patterns. So you do currently have traffic coming through Vent Hill, whether it's local traffic or traffic east and west of the area.

[04:48:29] When the TIA was completed, it accounted for certain assumptions of that. We have an inherent growth as the region grows. So when we looked at the traffic impact analysis, we did see negative impacts to the intersection of 28 and Vent Hill. And that is covered as part of the corridor plan to create a triple left lane improvement at that location.

[04:48:49] So that was taken into consideration. The TIA doesn't go beyond the study area. There were 38 intersections studied, but it doesn't go beyond the Vent Hill corridor. All right. Thank you so much.

Supervisor Gordy. Thank you, Madam Chair. Alex, just a couple of questions.

[04:49:07] So what is your understanding? You know, they've got, on Alderwood, there's the school site. If that site is not, we already have a site further down Vent Hill Road that was proffered for schools. The schools have never taken the site.

[04:49:23] It's now the Grizzly football field. What do you understand will happen to this parcel if the schools do not take it? So, just excuse me, can you give me just one minute while I go through that?

[04:49:39] So, it will be dedicated to the county subject to reservation and easements running the benefit of the applicant.

[04:50:21] So, I mean, my understanding is that it will be dedicated to the Board of County Supervisors for a public use of the land as either an elementary or middle school.

[04:50:37] So I think, you know, we probably need to have some additional language that gives us a little more flexibility. But, I mean, if it's dedicated for school, then, you know, that would be the preferred use for it. Okay. Do you have recommended language as something that potentially that we could use to – because, again, we've already got a school in the corridor school site that the schools have yet to take.

[04:51:04] um and um and so if if they're not going to end up taking it um and right now they're not putting anything in their capital improvements program uh for additional schools within uh within this area other than adding some classrooms to marcell or an oaksville school um that we can you know make sure that that it can be used for a public use other than a school if it is not taken by the school system.

[04:51:31] So I think we need to just verify, let me verify with the applicant, but I think the issue is we've got to show what it's mitigating. So that's the challenge. Just for background information, so when the applicant originally proffered this site for the schools, the school staff actually had to look at the site, give a presentation to Prince William County school boards for them to approve and say, yes, we want the site.

[04:52:00] Understanding the concern at what happened, where the Grizzlies are, there's a site there that has not been taken. The applicant is willing to add a proffer that says, in the event Prince William County Public Schools decides they no longer want the site, it can be used for another public use as the county deems necessary or appropriate.

[04:52:19] And we can work with planning staff during public comment time to draft that. Madam Attorney, I don't want to put you on the spot, but that's good. I'll see the language. Okay. All right. Sounds good. And then going back to the fire station site, so in speaking with both Chief LaBelle and with the applicant, I understand that that is an ongoing conversation, and they're absolutely committed to this.

[04:52:46] And just for situational awareness, we have a nine-minute response time in this area, which is five minutes more than what is expected. And given the fact that most of this area, particularly those that are not going to be part of this development, are not on fire hydrants.

[04:53:07] There needs to be a place for the trucks to be refilled so that they can get back to the site. But I just want to confirm with you that your understanding is that the fire chief or the fire department is fully on board with this profit.

[04:53:23] Supervisor Gordy, we did have conversation with the fire chief and the fire department, And they're in support of this being dedicated to the fire and rescue department. Okay. And again, as we

discussed last week in our capital improvements program recommendations, this was an additional fire station in this area was one of our number one points of discussion.

[04:53:47] And so I hope that my colleagues will continue to support that as we move the CIP forward. And on that note, we're also dropping and working with transportation a request to add to the CIP the full – it's Vent Hill Road so that that becomes into the CIP and eventually into the six-year plan so that we can ensure that this gets prioritized for funding both from the developer and as well as any other grants and sources that we can obtain to ensure full widening from Sudley Manor all the way to the CIP.

[04:54:22] to Rawlings Ford Road and with that I'll yield back thanks Madam Chair all right thank you so very much I just have one quick question about the small area plan because that was something that was hit on you know why are you looking at a small area plan when this is already going to rezoning the way I looked at it is that the small area plan is taking this consideration and creating kind of a framework can you just talk a little bit more about the role of the small area plan Sure, yes. David McGettigan from the planning office. The small area plan is taking in a wider area than these three projects. These three projects and the other projects on the corridor

[04:55:01] are contributing to the existing conditions, the path that the small area plan is taking. And so there's other land that can be identified.

[04:55:17] We also have other public facility infrastructure needs that we can look at and study with a small area plan. And also to make sure that we provide guidance for the other land that is consistent with the design guidelines that these projects have come together jointly to have a look and feel along the corridor, or that those are memorialized in plans for future development other than these projects.

[04:55:47] All right, thank you so very much. I appreciate that. I have Supervisor Stewart and Bodie. So who do I ask about the hydrology study?

[04:56:07] Yeah, David McGett again and again. So they have proffered a hydrology study. I think they can explain more about that. Is that what you're asking about, the proffer? Yes. Has that, well, just has the study been done? No. The hydrology study has not been completed.

[04:56:28] it's pretty extensive. So we do it during the site planning process because it involves a lot of back and forth with the watershed department to ensure that it's done correctly and make sure that, because the point of the hydrology study is to identify areas of concern and that should, you know, would be done in consultation with not just our consultant, but with the watershed department here also. Got it. So currently, just to use the language in the slide, We don't understand the impact of the watershed yet.

[04:57:00] We generally understand the impact of the watershed because we're not actually taking from the aquifer because we're not actually drilling wells for this project. It's all public water and sewer. There should be no impact to the watershed. There's always a concern about the level of impervious area in this type of development in general, but these sites are all at least 56% to 70% open space.

[04:57:27] and even more from an impervious or pervious standpoint so we don't think there's going to be any impact but just to be sure to give people comfort because it is a concern when people have their private wells around the outside of our property we are going to go the extra step and do the study work to ensure ensure that we're correct thank you supervisor verdi thank you madam chair i just have to um actually piggyback off of supervisor stewart let's go back to water for a second storm water management

what have you we know we have folks that have written to us concerned about salinity and the impervious surfaces and put into the uh the the watershed

[04:58:03] i don't know if it's staff or the applicant who wanted to speak to the environmental plan analysis in in the staff report and so the findings there and what it spoke to in regards to that so we have clay moores here to answer that question good evening everybody i'm sorry i didn't quite get all the questions sure so the environmental plan the environmental plan part of the staff report talks about the storm water management the reforestation the other things that the applicant is doing to sort of mitigate any concern about water quality?

[04:58:42] Can you talk about that a little bit? They are taking, though, of course, the stormwater will be per the requirements for stormwater. There were areas of reforestation that have been offered, and they have done some things. There was some negotiation and an appreciation of one particular area of forest that we requested be looked at, and they moved out of it.

[04:59:06] Now, there's another area that we would also like additional removal from. But on hand, it's been between the RPA, the reforestation, the standard stormwater. They've been some improvements. Appreciate that. My last question is nothing to do with water, so thanks, Clay, for that.

[04:59:24] I know that during the presentation, Alex, you talked a little bit about schools. I don't know if the applicant wanted to talk more about sort of the school projections and how that impacts some of the questions there. I'll talk broadly about schools.

[04:59:43] and the challenges around schools for projects of this type uh as indicated by the planning staffs or the school there you go thank you very much alex uh as indicated by prince william county school staff these people these projects are currently districted for nooksville k-8 and brentsville nooksville k-8 clearly has a capacity issue uh mainly because of the districting lines are based on the current use of the property.

[05:00:13] When that changes, there will be a need, and I think that that's been acknowledged by both the school board and school planning staff, that redistricting is going to have to take place. We were tasked early on with figuring out where the capacity is for these types of projects that are in schools that are approximate to each of these different sections.

[05:00:36] Between us and the other two developers that are developing on this corridor, We hired a consultant to go through and create an analysis of all the existing schools in the Linton Hall corridor. One of the challenges with Prince William County Schools right now is that people having 2.5%, 3% mortgages aren't moving out of their homes, as is normally the case.

[05:00:55] So those homes aren't turning over. Those children are growing up, moving out of elementary school, moving out of middle school, and now moving out of high school. So you have some schools along the Linton Hall corridor that are severely or significantly under capacity. So there's adequate capacity in the area.

[05:01:10] It's just not in the place where these projects are currently districted because those district lines are based on the existing zoning, not the proposed zoning. We created a roadmap as a what if for schools to prove the point and determine between not just our sites, but also the other sites along the 28 corridor that were recently approved that aren't included in the Vent Hill Road corridor, but are, you know,

going to be impactful with regard to schools, put them into an analysis using the same school student generation rates and capacities that Prince William County Schools uses in their CIP analysis

[05:01:47] and created a roadmap of where our kids could go to schools without displacing the existing student population. Thank you so much. All right, does anyone else on the dais have any other questions?

[05:02:03] I am saying none. so I'm letting Andrea come over and bring I am going to go ahead and open the public hearings for agenda item number 9A 9B I'm sorry oh I think she's waiting all right I'm sorry the county attorney is going to meet some folks in the hall all right she's a county attorney so it's not going to be bad all right I'm opening a public hearing for 9A 9B 9C it's all going to be legal stuff so as I previously stated I'm going to call people in groups of five please go to the back

[05:02:41] um start by saying your name where you generally reside if you're with an organization and again on the screen it will be your countdown um people have nine minutes unless they are with a previously recognized um organization so i have elena schlossberg um clancy mcquigg paul short vita

[05:03:06] carol and angela klein so if you guys can all go to the back you guys and gals and you may begin

[05:03:25] thank you can I get um Elmo please thank you good evening my name is Elena Schlossberg I'm in the Gainesville district and I would like I'm with the coalition to protect Prince William and I'd like 15 minutes please first I want to start out by saying you know you got to point out the good when it's good and I just want to say that the report today on the crisis receiving center was

[05:04:03] awesome. And congratulations. That's great news. So I was super happy to hear that. Now on to why I'm here tonight. So honestly, this is an unforced error. And obviously, there's going to be a lot of people who are concerned about the level of density. First, I'm going to speak to what this is not. This is not conservation residential. This is planned mixed residential.

[05:04:38] The only actual definition we have for conservation residential is from the only plan that was professionally done by the county, which was the Rural Preservation Study, which people participated in ad nauseum, multiple hearings, many planning sessions, stakeholder meetings.

[05:05:01] So conservation residential is, Conservation Subdivision District is intended to provide a rural cluster what you all saw today that is not cluster that's just houses put together um cluster zoning for the purpose of permanent conservation of protected open space within appropriate areas of the county the district is designed to require preservation of the natural environment in order to facilitate a connected open space and trail network between rural and

[05:05:38] development areas. So here's the part about density. To agricultural and forested rural character area, minimum density, one dwelling unit per five acres. To incentivize clustering, real clustering, the permanent density is one dwelling per five acres. The open space requirement is 60%. Then you go down to estates and subdivision, minimum density, one dwelling per three acres.

[05:06:05] So we start out with the plan this evening with an explanation of one home per two acres, and then suddenly that goes out the window, and now we're talking about villas and square footage of each housing. That is not cluster and is definitely higher density in A1 areas.

[05:06:27] And I want to make it really clear. I am not trying to remove the possibility of somebody's dream home, okay? I believe in smart growth. And I appreciated some comments made today by

Supervisor Bode about where we can have that higher density housing that is actually affordable in those areas that need redevelopment.

[05:06:54] So let me go on with my comments. I want to point out a couple things, but Supervisor Bode, don't be too happy yet because I'm going to point out something I think is backwards, what you said. You asked about transportation and omnibus.

[05:07:11] And basically what you asked was, so if we build the density, we can get the buses. You and I both know that is not how smart growth is supposed to work. It's the inverse. It's supposed to be the transportation exists, and that's where you put the housing.

[05:07:28] We are recreating an entire community here in green space. And I have to brag about Ashley for a moment, which is, wasn't she amazing earlier this afternoon? that map she had, which identified, where we actually are in alignment to protect our green spaces, our natural, we're already doing it. But the problem is that we are on the precipice of doing something really stupid. And what that is, is that's incentivizing higher density development,

[05:08:03] not appropriate in agricultural areas, which is also incentivizing something really crazy, which is now what I am hearing, is that our county has to choose between either data center development or stopping data center development by doing higher density housing in green spaces.

[05:08:24] What that tells me is that this board is actually not the ones leading the vision in Prince William County. That we are being told by developers, here are your choices. You can have higher density housing in agricultural areas, or you can suffer the industrial blight, which is actually triggering the transmission line, one of many, that people are upset about.

[05:08:48] So I'm going to put this little graphic up because here's how I feel. We are about to do a Charlie Brown, okay? I drive in to Haymarket every day, and what do I see blocking my vision? A massive data center.

[05:09:03] I don't see the mountains anymore. We are in a really unique place in Prince William County. We have beautiful mountains somewhat blocked now. We have the Occoquan Reservoir. we have really unique natural resources that we are going to put at risk because we are not developing in the right way. I want to talk a little bit about Vent Hill and the school site and what got us there and this overcrowded school, which is Noakesville. That was the realignment of

[05:09:40] Vent Hill Road. And that realignment of Vent Hill Road opened up that end of the rural crescent. so it would have been 20 homes was now 200 and to get that passed you know what they did they had kids show up begging for that grizzly field and they proffered a school site do you know who didn't want the school site the school board they said we don't don't give us that trade we don't want it it's a bad development and in some ways i feel like we are here again now i'm going to say something sort of nice uh to trutt which is i imagine you know in the days where you would

[05:10:16] you would put the hierarchy of of bad loans and bad mortgages and and it was the worst one on the bottom and the less worst one on the top that is that is this development it's the least bad on the top but there are still problems and the biggest problem is that i understand that this was a part of the comp plan and so you will have to do something but there are issues with this and my concern is that you're going to move forward without addressing those issues um let's see what

[05:10:50] else did I have? Oh, the hydrology study. Once again, here's the barn and there's the horse. It's not just Truett's project. It's not just these three projects. It's all of that Ventile corridor. It's all of those applications. And I'm going to tell you, when you're on well and those impervious surfaces are accumulating, that cumulative impact, and you worry about your well, that's real. And that we have not done that study first, I think that is abdicating your

[05:11:28] responsibility to those citizens who are already living in that corridor. Ann Wheeler actually said something I agree with. She said, you know, we've already developed in so much of the watershed. In fact, the data center overlay is in the watershed. I'm like, yeah, it is. So why are we doing more? The fact is, we don't understand the impacts of what this development and the other five developments will have on those communities that are already there. Let's see. Okay, so we are

[05:12:07] not going to have, I understand, Supervisor Rody, that you wanted to implement a TDR program. Do you know what you have to have to have a successful TDR program? A successful PDR program. But what we are doing is we are already allowing density bonuses, and that's what you have to promise with the TDR program.

[05:12:29] So I have another graphic that I made. Wait. Why would developers either direction be incentivized to participate in either a TDR program and the other side of that have those large lot landowners participate in a PDR program?

[05:12:57] We're already giving it away. We are already promising density bonuses. There's no incentivizing. And I guess what I'm going to say in closing, because I know you don't want to hear me talk the entire time, we are moving in the wrong direction.

[05:13:15] We are not actually protecting open spaces in a comprehensive manner. We are allowing higher density housing in areas where it is not compatible, where instead we should be focusing on those areas that need our attention. So, yes, I was a little bit nervous when the word assemblage was included in Christina Wynn's document about revitalization and redevelopment.

[05:13:41] But I have been assured that those parcels in the Gainesville district that are being assembled are actually speculative, speculative parcels, speculative development. But what we aren't doing is we aren't incentivizing the areas where we should see that redevelopment.

[05:13:59] We are missing opportunities to really protect large swaths of what remains of our open space. We're moving in a direction that I think only gives citizens one choice, and that's data centers or higher-density housing development.

[05:14:15] And I hope that you defer if you're not going to deny. Thank you. Next speaker, please. Good evening. I'm Clance McQuig from the Lakewood-Jacaquan Civic Association.

[05:14:33] I testified at the Planning Commission hearing, and I'd like to bring up some of the issues we brought up then that I don't see being addressed yet. First of all is fire safety. We asked that you look at putting non-combustible material between the houses on these single-family clusters that you're building so that the fire from one building isn't going to transmit itself to the next building over.

[05:15:03] The second thing is to put fire screens on all facing windows. So if a window on the side of the house faces the side of another house, that you could put like a fire screen, think of a fireplace screen type of material over the window so that the heat won't radiate out if they get a fire there.

[05:15:27] I've been involved in doing outside firefighting since 1961 when I was a youngster working in Southern California dealing with the big fires out there, and I was up in South Lake Tahoe dealing with the fires up there. I think you're going to, the forested areas are a wonderful thing, but what you've got to understand, and what California is just now beginning to understand, is that you have to limb up those trees to 40 or 50 feet to keep crown fire from moving rapidly across the whole thing

[05:16:04] and eating your residential areas like they did that in Los Angeles and like they did in Hawaii. So, and I don't see anybody paying any attention to that either. The other thing I'd like you to think about is traffic calming.

[05:16:22] With Senate, Mr. Bode is dealing with that on Old Bridge Road, and I guarantee you Vent Hill Road will turn itself into Old Bridge Road. And the way you could control, you've got to look at traffic calming, And the best way to control traffic calming on a road that can turn into 95 south or 95 north or 66, if you think about it, out there is to put traffic circles at the intersections along Vent Hill Road.

[05:16:53] If you design the traffic circles in now, then the daggum developers will clear the land for it and it will be appropriate. They don't have to be that fancy. They just need to slow people down to, say, 25, 30 miles an hour.

[05:17:08] And they won't come down the hill at 65 miles an hour like they do on Old Bridge Road now. So that's another thing to consider. And, you know, Fairfax County is pretty smart about their affordable housing. They actually manage getting residents to sign up for it.

[05:17:27] Here, it's wild, wild west. But consider this, and I don't want to say anything bad about Stanley Martin, but they have no incentive whatsoever to get people in those houses. If the county doesn't take and start a register of people who want affordable housing and you provide the customers for them, then they might sell them.

[05:17:50] But if they've got six months to just sit on their hands and suddenly the house goes back on the market, we aren't doing that down here, and that's not a good idea. If we're going to have affordable housing, then the staff here needs to figure out something to hook up people who can afford affordable housing with the people who are proffering it.

[05:18:13] Because everybody who proffers it knows they've got six months to do nothing, and then they get it back and they can sell it at market rates. I think that's called a conflict of interest in some parts of the world. other than those minor things i would i would really like to see you do something about the fire exposure uh especially house to house fire exposure and uh and how well the other thing you may think about is when you have say 10 or 15 of these units together somewhere in the middle of

[05:18:48] that you should have not fence to fence on a 7 500 square foot lot people are going to be building their fences at the fence line and that doesn't give you any corridor for the firefighters to get From the front of the house to the back of the house, you have a fire in the back of the house.

[05:19:04] So maybe every three or four houses, you should make sure that there's at least a five-foot-wide path for the firefighters to get around back. Get a hose back in there and protect the property. Thank you very much. Thank you.

[05:19:22] The next speaker is Mr. Paul Short. You're next. And then after him, Vida Carroll and Angela Klein, if you guys want to stay back. Be careful. Someone's behind you. I have been a resident out here in

the Brentsville-Noakesville district for 22 years.

[05:19:56] I have made friends with many neighbors and talked to many people over the years, including the House family, whose Longleaf and Alderwood project is being proposed tonight. Originally, they were asking for data centers about 10 years back. The county prior board declined that at that time.

[05:20:14] Dominion Power did run a transmission line down the south side of Brent Hill Road to their opposition and against them so they could bring power into the Lake Manassas substations, Wheeler substation, and another substation, I don't know the name of it, I'm sorry, because they wanted to bring more power into the Gainesville and Nookfield District.

[05:20:41] The power coming to this area now is not coming from being generated here in Virginia. It's coming from down south, out west. We are going to, I've heard there's talk about a new nuclear reactor at Lake Anna, but the fish coming out of that lake right now are yellow.

[05:20:57] So I don't want radioactive fish so I don't go down there. The rezoning of this district, so as under the prior Board of Supervisors, to change a new comprehensive plan to mixed residential or residential conservation one is not conservation.

[05:21:20] This is cluster urbanization. Too much density, too fast. one applicant concurrently running a steam line railroading the process of three applications all through at one time is excessive is not what is deemed necessary for the aquifer and yes they have not checked test the aquifer and when they could talk to people in silence they said no we're not going to give any commitments what we'll tell you what we'll look into it we'll do something

[05:21:55] about it but we won't do anything about it so it's all a smoke screen it's too much with no no valid commitments. And same as the ADU units. If you all have no application, then nobody's going to get into them. Then they're going to convert back to the builder. It's just his more profit. Well, then what is the purpose, Tom Gordy? As you said, you want workforce housing.

[05:22:20] You have a daughter graduating. Well, if we have kids graduating from this area and they can't live or maintain or reside in this area because of the unaffordability, and if we give \$992,000 to the housing fund, which already has millions of dollars in its coffer, to my understanding, but yet we're not building any affordable housing anywhere in the county, then all this money is just sitting there.

[05:22:44] And once again, the janitors, the school bus drivers, the police officers who we can't hire, the firefighters we can't hire, and the school teachers we cannot retain are not going to be able to live and reside in this county. So what is the purpose of cluster urbanization?

[05:23:04] Yes, the project looks nice, and yes, it's too much. And what happens when we destroy the aqua filter system of what is or was or once deemed the rural crescent. So when we have no water in Prince William County, which also supports Fairfax County and Loudon or Stafford, I'm not sure which way it goes, there are agreements on the books about the water.

[05:23:31] There's not enough sewer. There's no increased sewer capacity. There's no infrastructure to support this development. There's no water. We've had less than two inches of rain in the last six months in Noakesville, Princeville District. It is non-existent. Where's it going to come from? There's no pressure.

[05:23:47] There's no power. Where is the next? We can't do a nuclear, a mini nuclear reactor in our area, but we could. But we have to have water to cool the reservoir down. And we're not going to put water back

into Lake Manassas to drink and make it all turn yellow and be radioactive.

[05:24:05] So when, so the prior board of supervisors changed the zoning, changed the comp plan to, they call it, residential conservation.

[05:24:20] It's not conservation. It's not residential. It's cluster urbanization. too much density which is going to fill the aquatic water for of the whole brentsville noakesville yes rural crescent district as it was at is known and what's going to happen when we can't have water and there's no water for any anywhere in the city and are we going to become a ghost town this happened in the midwest back in the 1800s the reality is that there's there's not enough support and then tom said well we're going let's take four lanes down to a traffic

[05:24:59] circle at Silas Owls Nest, but let's widen Owls Nest to go back to Lonesome. But then let's make it, how does four lanes dump into a two-lane traffic circle and then go to a two-lane road? Yesterday, I had three idiots pass me and I was in a vehicle with a friend. We were going down to see how 3.3 miles of development on both sides of the road, half a mile wide, up to a mile wide going down Lonesome. It's just unprecedented and it's too much. So based upon recognizing

[05:25:39] the wrong that was done by changing the Rural Crescent zoning to agriculture farmland that please amend and reverse the wrong zoning previously done by the other board so as to preserve Brentsville, Noakesville, and the western Prince William County as it needs and as it should be. And this is just, it's too much, it's too wrong, and it's too excessive. And they will not

[05:26:17] commit to doing the road improvements we have parkland now that the county can't even put a ball field in on rollins ford there's no dog park there's no senior park there's i'm sorry there's no affordable housing that's really affordable because if it doesn't sell in six months it reverts back to the profitability of the stanley martin so then if we can't bring firefighters and teachers and nurses and organ class people in and how who's in a gna at 30 000 or firefighters

[05:26:53] at 40. Arlington just went to 90, I heard last night. But if we continue to destroy the county and oversaturate everything in the county and overbuild and over destroy, then we're not going to have enough infrastructure to take care of it. Where's all this sewer going? Where's the water coming from? Where's the power coming from? What about a hydrogen plant or somebody else recommended a solar plant in Alderwood? And who's going to take care of all this open land? Who's going to maintain it? It's obviously going to be suburbanites that are moving into this community because they

[05:27:30] don't run bush hogs and they don't mow with tractors so i ask that we really look at we really look at this as as being unprecedented and unnecessary and that we deny deny deny not not moving on because the land could be used for many other purposes there's something called farmland llp.com there's um tom gordon was saying where there's a density rights where the county can buy the land and we can put more higher density into manassas or somewhere else and then we can own the

[05:28:09] own the land outright. The land can be leased to other farmers for agricultural purposes. There are so many other viable options, and the small area plan has not been incorporated as to include or to take into consideration. There are too many unanswered variables and too many unknown two lanes to four lanes, two lanes to four lanes. Well, the last applicant on the other side said, Strathmore says, I'm not giving no land. Paolo, I stood in front of two planning commissions paulo brought nothing to the table deferred for 90 days they brought nothing new

[05:28:47] we're not even going to give a school site and everything here is a conditionality the school sites condition both school sites alderwood and longleaf condition chairman barbara la bar and princeville school district lady i'm sorry sir um but your time is up thank you we're gonna have But the next speaker is going to be Vida Carroll, then Angela Klein.

[05:29:13] Somebody left an Apple Pencil back here. So I'm going to give it to the clerk. Okay. Vida Carroll, Brentsville District.

[05:29:33] So this is the tract of land that when I come out of my driveway, the sign for this rezoning is pretty much right there. And it's the tract of land that, well, there are two things that drove me to speak the first time in this room.

[05:29:52] That was a combination of this, one of these tracts of land and the former Gainesville supervisor announcing he was signing on to the Digital Gateway CPA. So the combination of those two things caused me to come out.

[05:30:09] So, you know, I just want to make it really clear that I don't want my concerns or the community's concerns to be reduced down to something that they're not.

[05:30:25] It's not a community afraid of change or it's not a community afraid of townhomes or a community afraid of affordable housing. This is a community that loves where they live and moved to Prince William County and Brentsville because they love it and because they want to be here.

[05:30:53] And, you know, housing, I think there's nuance to housing. Housing isn't inherently bad or good. this project, I want to commend the applicant for doing a lot of really good work with this project and for hearing concerns. Owl's Nest is my point of access. And it's a heck of a dangerous intersection. There was a fatality there over the summer and it was horrible. There's accidents at that, not just fatalities, there's just regular accidents at that intersection all the time.

[05:31:24] It's a horrible intersection. And a traffic circle will be a vast improvement, housing or not. But there are some things that this application just does not do. And one of them is it doesn't meet the demands of the schools.

[05:31:43] You know, cumulatively, by the school board's projections, this application will add over 700 students to our local schools. And you cannot redistrict your way out of 700 students. I don't care what y'all want to just kind of put out into the universe.

[05:32:04] This will put TNS K through 5 at a 216% capacity by 2029. And I just, I think land for a school that may not even be land for a school anymore and \$0 towards schools for over 1,000 houses, 10 times what is allowable by right is unacceptable.

[05:32:27] That's a non, that is not mitigating the problem. The other issue I have with this is this is not conservation residential. Okay, two of the applications, they may look like conservation residential, but I'm concerned about the proffer language.

[05:32:44] And I'm concerned about those tracts of land continuing to be privately held, Burnside Farm and the Alderwood farms that they have back on the back half of Alderwood. Those parcels, yeah, they look green and undeveloped on the map, but they're going to be privately held.

[05:33:04] And I understand Burnside Farm is a gem on this side of the county. in the entire county. And it's going to be privately held. And unless that proffer language is ironclad that those two tracts of land will

100% be in conservation easement forever, who's not to say that 10 years down the line, the landholder decides, eh, I don't want to farm this land anymore. I'm going to submit for a proffer amendment and flip it. If we do not have ironclad proffers today to protect the community and to enforce the

[05:33:41] conservation residential easements, then we do not have a true conservation residential zoning. And we are doing a disservice to this county and to this zoning. Kettle, which one is it? Longleaf, the one up by Rollins Ford. I mean, you can't even call that residential rezoning. That's sprawl, y'all. The land he's conserving is RPA. He can't build on it anyway. So those are my two primary concerns with this application these three applications a thousand acres and and the last

[05:34:20] thing i want to speak about is you know it's notable the lack of community that's here tonight everyone thought it was going to be a long night i mean it's a thousand acres of formerly rural crescent if i'm allowed to say that but this is what it looks like when a community lacks leadership and this is what it looks like when last night we heard at a town hall a community is afraid and a community fear fears retaliatory rezonings and just two weeks ago when strathmore was

[05:34:59] approved it was said in this room that on linton hall road there was data there we fought housing and we got data and and yeah it does and you know what i stood up at the town hall and i said no we shouldn't be afraid I tried to encourage the community I said there there should never be retaliation in local government because if there is retaliation if you feel retaliated if you fear feel fearful that is not representative government and the process is broken and I try to encourage

[05:35:33] people and yet I continue to feel retaliated against and I think the community does have a lot of fear and the community does feel discouraged and the community does feel like this is a done deal. And so that's why I think nobody's here tonight. I want it to be on the record. So many people I talked to last night, we know how crowded it is. I mean, I should FOIA the sign and sheets just to see how many people were there last night. The room was standing room only. And I think that

[05:36:07] room holds 75 seated. So it was well over a hundred people there. And so many of them said, what's the point in coming? Are you going to be there tomorrow? And there was almost three dozen people at Planning Commission. It went hours and hours into the night. And you know what? Brentsville had no representation that night. And I mentioned already that this tract is personal to me because of where I live. But this is also the rural crescent, whether you think it exists or not, it is personal to me as well. When I have a baby, actually two babies in a stroller on election day

[05:36:45] under a tent handing out campaign material for someone that says they're going to protect the rural crescent it does become personal to me and my family and it does become you know we're going to be a little more critical of how things are handled and you can't say the rural crescent exists on your campaign material in 2023 and then sit here in 2025 and says the rural crescent is dead and if you're afraid of change that's on you because i'm not afraid of change i embrace change When we bought our house, we used to live in the Linton Hall corridor.

[05:37:19] And when we bought in Noakesville in 2019, first off, we probably bought where I live for well less than any of these houses are going to begin pricing at. But when we bought, we were so happy to be in Prince William County. It was so important for me to stay in Prince William County. And now, man, I wish we bought in Falk here.

[05:37:41] Because we, you all, this board, the last board, the board before, and dare I say the future board has let down an entire community of people and you know some of you may vote the way i want tonight and some of you certainly won't but i still feel like i have no one who truly represents what i believe when it comes to land use in this county up on this dais and that's unfortunate because there are a lot of people who feel like me and if you are going to approve this which i know you are i hope that tonight you issue a directive to abolish the vent hill small area

[05:38:15] plan because it is a waste of taxpayer money. And as a fiscal conservative, which I am, I object to that and also give us our dignity back. So I would like to issue a verbal FOIA for the entire statement of work for the Vent Hill small area plan. And I just want to see how much it costs because we do not deserve to be dragged through that process when it's already a done deal. Thank you so much. Thank you. Next speaker, Angela Klein. And then after her, I have a couple more people, Ashley Studholm and Julie Flanagan.

[05:38:48] Good evening. I am Angela Klein. I'm from the Brentsville District as well. And I really appreciate the opportunity to speak tonight. I had a set plan and then kind of hearing the remarks and how the conversation was going, I think I'm going to deviate a little bit.

[05:39:07] I do want to say that I live on Silas Drive. So that is right on the corner, right across from Alville's Nest, right in the middle of all of these projects. And I wanna compliment the applicant, Truett, because he came out to meet with us specifically, along with a lot of the other developers, and we really appreciated that and taking the time to come out and meet with residents in the area, just in regards to traffic, as well as well studies.

[05:39:37] This is a lot of growth. I'm really gonna talk about the two things that affect me and the Silas Drive community the most, which is traffic infrastructure, as well as the affordable house commitments and just kind of the overarching guise of these plans. So for the traffic infrastructure, we really would love to see a better analysis of the full TIA for the Vent Hill Road Improvement Plan. We see bits and pieces in all of these applications, but we don't see the full analysis. And I would love to see

[05:40:11] where we can have that if that can be publicly provided just so we understand what is going on with the vent hell quarter um i think we also and i was happy to um hear um supervisor gordy say that the biggest concern from the community is that we're not going four lanes from um rollins ford to suddenly manor drive the traffic circle is much appreciated but at the same time it took me just tonight at 5 30 30 minutes to get from suddenly manor drive all the way to owls nest and

[05:40:49] silas drive because we were backed up by all the cars going on that um on vent hill road so just understanding that's the current what we see every day and with the impact of these thousand plus homes what is it going to look like i understand there's been a lot of you know investigation by people who understand traffic more than I do, but we see the real day, the real life. So definitely would love to see the four-lane improvement along Vint Hill. And negotiations with Fakir, too. I know it's going to be a little hard to get them to push for traffic anywhere, but Greenwich and

[05:41:29] leading on to their county is also a nightmare during the rush hour times. I also think it's really, really important to look at the secondary access routes as well for traffic studies. I know that the traffic planners said that they only look like, I think they said, a five-mile radius when they look at new housing development plans, but understanding what the impacts are to Linton Hall, what the impacts will be to

people getting on to 66 to 28 to 29 for their daily commutes as well and how that will grow. We talk about affordable dwelling units. I want to say

[05:42:07] that my husband and I bought our home on Silas Drive because it was affordable at the time. We were looking in Loudon. We actually lived in Aldi, and those homes were very outpriced for a couple in their late 20s, early 30s. So we bought in Prince William, and we bought a couple acres of land, which is what we wanted. And it was a fixer-upper, and we've been fixing it up since we moved there, and we love it. I don't see these houses coming in at affordable pricing,

[05:42:43] let's say. A lot of the houses around us are selling for a million plus. I think Silas Drive is one of the only roads, it's a dead-end road, that housing on Zillow and Redfin are still going for under \$500,000 or a little bit above \$500,000 in the area. And that will greatly increase according to my conversations with some of the developers that are coming in. They have a positive aspect on it because it will improve our overall housing and investment in our current

[05:43:19] house. So for affordable dwelling units, I really thought, you know, the ordinance that the county adopted, the board adopted in December 20, in June 2025, excuse me. I thought that was a great start. But I was doing some research. So I went on Fairfax, I went Loudoun County's websites and tried to look at how easy would it be for me to apply for an affordable dwelling unit? How easy would it be for me to apply for or understand how a workforce house unit went? And it was really simple. The guidelines on Fairfax's site and Loudoun's were very self-explanatory for somebody

[05:43:59] who hadn't looked into that before. On Prince William's site, I was so confused. I just don't understand how these affordable dwelling units and how these worker housing units will actually come to fruition, especially within the six-month period that they have for actually marketing them.

[05:44:19] Like when it says the definition in the proffer, they start marketing at the start of construction. is that when this gets passed and that is their land, because it's really hard to get a loan for a piece of land as a regular individual, not, mind you, somebody who doesn't have all of that income coming in to get that loan for land. And then you have to get the housing aspect as well.

[05:44:44] So when does that start? And then the six-month period, if we can't, if we don't have a registrar, if we don't have a way to provide guidelines to just the normal day-to-day person on how to get this housing, how are people going to actually attain this housing? I think it's fantastic that we have the affordable dwelling, the affordable dwelling units and the worker house, but how can we actually make that a thing, like actually have that come to fruition instead of after the six months, it goes back to market rate and then they put the 50% of the deviation from the market rate

[05:45:23] to what the, you know, affordable housing rate would be. It just seems as if that's just the fluff on top of this cake, right? So I don't think we can call these, in a sense, luxury subdivisions with a lot of luxury villas and townhouses affordability and providing affordability for the county.

[05:45:44] I think we need to, teachers, first responders, service workers deserve to have affordability in any part of the county and to pick their choice of home anywhere. But we need to make it an actual reality instead of just saying some words and then having the money go into the housing fund. So I'd love to see a little bit more of that action and a little bit more of a game plan, whether it's the developer, you know, and Truett's team working with the county on

[05:46:17] something that can be more attainable. So overall, again, I think this is not my land. This is somebody else's land. If they want houses, fantastic. That's fine. I'm not opposed to the land being necessarily developed. What I'm opposed to is just the aspect of affordability that this will bring down housing prices throughout the entire county, let's say, by flooding the market with additional housing because we're not taking into account also interest rates real estate taxes hoa

[05:46:52] dues um all of these other factors that the board has no control over really um and housing appreciation going up and up so real estate taxes even though they get lowered it we pay more because our housing uh price increases um but overall it's just i think there can be a better plan and i think that there's a better version for this so i definitely um would um urge the board to defer so that there can be a better a better plan in place for these residential projects

[05:47:29] thank you all right next speaker please good evening chair jefferson members of the board my name is ashley studholm occoquan district and representing the prince william conservation Alliance. Could I please have 15 minutes? So Prince William Conservation Alliance is a an environmental grassroots nonprofit that has been working for over 20 years here in Prince William County to create equitable and sustainable communities. And as you all know, I came earlier

[05:48:09] in the day. Earlier this year, PWCA released our smart growth vision for Prince William County. So That's the three R's for reaching our potential, re-imagine, reinvest, and redevelop. And so I'm here tonight just to, within that framework, say that these developments in Long Print Hill are counter to that vision.

[05:48:34] Rather than focusing on development in areas where there's already infrastructure, we're continuing to push suburban sprawl further out into the Occoquan watershed and encourage sprawl further out from the urban core of D.C. While there are some improvements here to what we have seen in sprawl in previous decades, and the intentions to protect open space are certainly improvements, fundamentally this is still business as usual sprawl. This type of development like

[05:49:11] Smith Crossing, Strathmore, upcoming Holy Square, Maple Valley Grove, and new CPAs like the Buckland preserve are a continuation of a trend that we have seen in this county. Developers targeting forested and agricultural lands because it's easier and more profitable to do so. Now previously when the rural crescent was in place that still happened but it was contained providing a basic framework to build on. Now unfortunately we didn't take full advantage of that framework when it was in place

[05:49:46] and now without our urban growth boundary we are seeing it everywhere and um you know i think that if we want to incentivize redevelopment which i think we all do um then continually updating comprehensive plan to accommodate more development like this and initiating and improving cpas that do the same, makes it incredibly difficult for redevelopment to compete in a meaningful way that truly creates those work, live, play communities that are near existing transit hubs.

[05:50:26] And lastly, I would like to encourage that we prioritize natural open space, not just open space, in discussing what it is that we are protecting, and working to design these developments to best protect the forested areas that are there beyond the RPA, since those are already protected, and cluster developments to protect contiguous land while encouraging opportunities to protect and maybe encourage agricultural uses. And then the other last thing

[05:51:02] that I think was something that Truett mentioned, and there was something in the proper language, And I agree with some of the limitations of the proper language that Vida Carroll pointed out. But also that the proper language states that they'll reforest up to 10 acres.

[05:51:20] And I think if I'm interpreting that right, they could technically do zero and satisfy the proper language. So I just wanted to point that out. And thank you so much. Next speaker, please.

[05:51:37] I'd like to use this little doohickey over here. or is there, all right, do I turn it on, or are you somebody down there? There it is. My name is Julie Flanagan. I'm a 20-year resident of the Brentsville District, although I have recently retired, sold my property, and I'm now living nomadically, so technically I'm not a resident of Prince William County, but I can tell you I spend more time here than I do in Florida, where I'm now technically a resident. So my concerns, this first graphic points out the

[05:52:16] outline of the conservation residential district that is we're talking about tonight and if you can see the black area that's alder wood most of my comments are going to center on alder wood but some of them may apply across the board to all three rezonings the biggest environmental problem with the applicant's design for alder wood is that it's proposing to clear the largest contiguous mature forest area on that site. So you see up at the upper left hand, that is a large block and

[05:52:53] one of the largest blocks. I think it's the second largest block of contiguous forest in the entire CRS. 85% of that area on site for the alderwood development is proposed to be cleared. 85% of that mature hardwood forest, which you will not get back in another hundred years. And actually because it's developed, you won't get it back ever. The conservation residential is intended to preserve areas like this mature hardwood forest and not to clear it. And so this application is failing in that regard. It's inconsistent with the founding concept behind the conservation

[05:53:30] residential. I'm sorry, can you adjust the microphone? You're hard to hear. Oh, okay. Thank you. Is that better? Okay. The board, therefore, should reject this and redesign so that they can, If they need to move their housing, I would suggest they move it down into where they are proposing open field agricultural in the south central part of the site because that is already disturbed land and you're simply not going to get that forest back once you clear it.

[05:54:03] So that's about 57 acres of forest, 85% of which is going to be cleared. Unlike the related Hawthorne rezoning, Alderwood has no commitment to a agricultural user in the open fields. And housing makes more sense so that housing just makes more sense.

[05:54:27] Let's see. Then the next thing I want to talk about is some of the proffers and the graphics. The board has obviously a responsibility not to stick our communities and future property owners with proffers that conflict with one another.

[05:54:46] and graphics that are vague or conflicting also. So I want to point out specifically some of the problems here, and these are all under the Alderwood development, although they may translate to the others as well. Proffer 11 pertains to the forest conservation resource areas.

[05:55:06] It does not adequately commit to preserving the forested areas as forested areas. It refers to these areas as, quote, protected open space, which is a term that's not found in the county code. Open space can be any number of things, including stormwater management ponds, sidewalks, ball fields.

[05:55:26] So by calling it protected open space, it's not actually preserving it as forest. Instead, the proffer should be revised to refer to the area as natural open space. That is defined in the zoning ordinance, and it does refer to preservation of natural resources, such as specifically forests.

[05:55:50] I have some sample language which I can offer to the board. Proffer 11C, there it talks about protection of existing flora and fauna. You don't want to commit to protecting the existing flora and fauna if that flora is non-native.

[05:56:08] So you want to change that language so that the word existing is struck and instead you use the word native. That's a workable proffer. Proffer 11D calls for the Soil and Water Conservation District to prepare a conservation plan for the forested areas to be conserved.

[05:56:29] So who's going to fund the implementation of that plan? They can get it done for free, but who's going to actually pay for its implementation? It's a proffer that seems to have a lot of show but no reward.

[05:56:48] Proffer E in the introductory paragraph for Proffer 11 allow development of these protected areas. This is probably one of the bigger ones. for a variety of disturbances such as clearing and grading for ponds, utility rights of way, and stormwater management, stormwater drainage. I couldn't find any improvements on the MZP or the design guidelines other than a natural surface trail, so we really don't need that, all those other things to be allowable.

[05:57:14] There's a conflict between Proffer 11E2 and Proffer 11C. These directly conflict with each other. Proffer E3 mentions demolition of the existing farm structures but does not commit to it. That's just a non-proffer.

[05:57:30] It's not actually committing to doing anything. Proffer 12 pertains to the agricultural conservation resource areas that would allow clearing of a substantial amount of ostensibly forest conservation area for use in agriculture. This connects with conflicts between graphics.

[05:57:47] So there are graphics. If you could show that overhead. This graphic shows the striped area, which is an agricultural conservation area. It stripes right over top of the forested areas.

[05:58:05] The proffers for the agricultural areas actually refer to them being used for agricultural purposes, which would include things like clearing forests in order to put in fields. There's nothing that would prevent all those forested areas from being cleared. This is a conflict. It's contradictory language and contradictory graphics.

[05:58:25] The conservation exhibit designated, that's what you're looking at right now, shows that area cleared. Let's see what else we got here. Proffer 21 pertains to reforestation and it refers to the conservation exhibit, which is this exhibit. There is no reforestation shown on this exhibit. So if they're going to do 10 acres as shown, up to 10 acres as Ashley pointed out, as shown on this exhibit, there's no reforestation shown on the exhibit. I know the watershed management has proposed a graphic that does show areas within the RPAs for reforestation

[05:59:05] but that has not been included in this proposal. Revegetation, by the way, just so you're wondering, that kind of mustardy green color is revegetation, which has nothing to do with reforestation. Also, the areas that are shown on this graphic, you'll see this line is the floodplain.

[05:59:29] One of the major pollutants of our streams and the Chesapeake Bay is agriculture that is done within the Chesapeake Bay RPAs or within floodplains. This has both of those as being agricultural use. So

that's proffered and should be revised so that all those areas are taken out of agricultural use and at best reforested, or at least reforested.

[05:59:56] The land use and layout plan, I don't have a graphic for that, but this is Land Bay D is what you're looking at here. And the land use layout plan shows Land Bay D as agricultural, completely, 100% agricultural conservation.

[06:00:12] There's no mention of the forest conservation. It's not shown. Proffer number one commits to development within substantial conformance of the land use and layout plan. Conflict where the land use layout plan and the proffer number one say that this would be used not for forest conservation, but for agriculture.

[06:00:30] The design guidelines also have the same errors in their graphics. And I hope you realize that the things I'm pointing out today cannot be fixed tonight. They need to be looked at. They need to be redesigned. The language of the proffers needs to be redone.

[06:00:46] And they need to take time to do that in which your staff, particularly your watershed staff, looks at that and helps the developer get it right. The other thing I'd like to mention on behalf of my former colleagues is that the hydrologic study was mentioned earlier.

[06:01:02] Watershed management has no expertise in aquifer hydrology. They never have. It's not their purview. That's the health department. The purview of the watershed management. I'm sorry, but thank you so much for coming out today. At this time, I don't have anyone else sign up for in person, but you can go up, just go make sure you say your name, because I want to write it down, and where you live.

[06:01:31] Thank you so much. I did write my name on the paper that's still out here, just not on the one that's with you. Sarah, I'm sorry, quickly, is there still anyone up there? Do you guys have anyone up there? Yeah, so we have a couple different signs.

[06:01:58] Just, what is your name, ma'am? My name is Amy Crosby, and I live in the Bristow area, right where this is going to be developed. Do you need my address? No. Okay. Um, I came when y'all approved the Strothmore that night and it was very informative. It was my first county meeting with you. I'm going to pick up right away where the previous lady left off. Watershed versus water, drinking water. Those two things I think are being used interchangeably, but they're not the same thing. Because when y'all talk about watershed, you talk about pollutants to the Occoquan. I'm so sorry y'all have been sick. To the Occoquan or to the Potomac River. However, comma, apostrophe, I'm going to talk about the water.

[06:02:37] those are the same thing we get our drinking water in prince william county it doesn't come from an aquifer these homes these thousands homes will not be sucked out of the ground out of a well through a well with an aquifer system they will come from the occoquan reservoir which also services fairfax county and they will come from the potomac river which that's that's huge so you don't get to separate them in the sense of not knowing which one is which but you need to know which one is which and you can separate them when you're forgetting that this is your drinking water as well so i had did not hear anything touched on tonight or with the strothmore about how you're

[06:03:14] going to service a thousand extra homes with the drinking water um and then when in terms of runoff when you have a house on an acre of land and you have you know just development as far as data centers and things like that. It's 20,000 gallons worth of runoff that's a total different. We don't have aquifers here. We have 300 feet of iron beneath us. We're not sucking from that. Private wells do and those

cost \$10,000 to \$15,000 to be dug. I would love to see the impacts of what that looks like to theirs when you do have to, I don't even know. I'm going to switch gears though because

[06:03:52] I'm going to sound contradictory in the sense that I also believe that this development needs to take place. It is an amazing location, but not having water quality reports in that area is important. The reason I say it needs to take place is because in my definition of what urban sprawl is or what I thought it was, was you're going, people are randomly like here and they're there and then they're over there and they like their space between their homes. I live in Braemar.

[06:04:20] it's an incredible community yes it is a subdivision but there's 2800 homes there we have land behind us we're broad run river like it's a beautiful area but it's also well thought out and better laid out sudley manor is not the same thing as vent hill vent hill is going to take a drastic change that is more like linton hall and the traffic um transportation gentleman he said that they did not run any studies outside of the vent hill corridor that is significant because you're right you're going to have 28 you're going to have 15 29 you're going to have 66 you're going to have people coming there that work in the three-letter organizations within fairfax dc

[06:05:00] loud and etc what is that going to look like it's not going to be marine corps families that live at quantico they can't afford those houses i'm a former marine wife i would know you're not going to have people that are living in faulk here that want those horse farms and things of that nature they're going to stay where they are. If you do look at Brookside subdivision, that is in Fauquier County. Those kids go to Kettle Run High School. When we moved to Prince William from Fauquier County, we were two miles from the county line and my kids had to switch from Kettle Run to Patriot. Drastic difference for these kids. However, it didn't change the fact that I fell

[06:05:37] in love with Prince William. I love our school districts. I attend those meetings. I talked to my other son is at T. Clay Wood. That's important too. I see the donation of land. I love what the lady just spoke about. And she said, Hey, y'all don't need to cancel it. You need to rethink it because there's a lot of language in there that's saying, Oh, we're going to donate land for a school. We're going to donate land for a fire department, but that's been done and it's not being used. When Braymar came in, T. Clay Wood was built. Cedar Point was built. Those areas brought the schools and because they were planned into it. I just want y'all to consider that too.

[06:06:13] And before I'm out of time, so sorry, the housing, talking about the affordable housing units, I don't feel, I don't understand, let me put it better that way, the need for a busing system in that area, but I also, maybe I just don't understand it, but I guess it would be nice to have, I don't know many people that still use the buses.

[06:06:37] I would love a study to be done on that, how much of the bus system or transit system is being used, because I'm pretty sure people Uber or Lyft everywhere they go. However, there is a grocery store that is less than two miles away from the Sudley Manor. Harris Teeter's there. There's pizza.

[06:06:52] There's everywhere right there. So I do think that it's good for that. However, what I don't think it's good for is with the housing, the six-month thing. I caught that too. I made it late to the meeting, but I was watching and listening in my car on my way here. And six months is not a long time because it's six months from the start of construction.

[06:07:11] What does that look like? I don't think they'll deliberately sit on their hands and then hem-haw around the developers. But I do believe that things will come up because it's just life and they will have to pause construction because they got to meet this permit. Or they have to pause construction because this next inspection has to hold off for whatever it didn't meet.

[06:07:31] Those things and those languages need to be added to this because they're saying, oh, six months. Heck, that money just, you know, if it didn't sell for affordable housing, we're just going to keep that money. and y'all can have a little bit of it county just so you know just a little and then lastly i want to talk about with the housing part is the online now this doesn't necessarily talk about strothmore and hawthorne and all of these things but it does talk about account a bigger county thing that i've been investigating personally through my own reasons the housing authority in prince william county there's one person that you contact one one person there's not a board there's not other

[06:08:09] supervisors. There's not administrators that you can help. There is one person listed on the public housing administration website for Prince William County. That is an issue. When you look at the zip code allotments that are done for the housing choice voucher program for Loudoun, Fairfax, and Prince William, Haymarket, which is Prince William, 20169, is the highest paid for a four bedroom house, higher than Loudoun, higher than Fairfax. That's a big deal. \$4,500 is what this county, actually up to 5,100, is what this county gives for a five-bedroom housing choice voucher.

[06:08:45] That's a lot of money in the Haymarket area. Maybe it deems that. Maybe it needs that. However, why is one person controlling that? If you want this to have a better website so you can get people to come in and streamline the houses and make sure that we have people that are on the affordable dwelling units and they're already lined up ready to go the way that Fairfax has, I haven't done that study. I just heard someone say that. Then you need to make sure that we have more than one person running this department because billions of dollars is going into it and i don't understand that so um again we it's just something i was thinking about so i do hope that y'all just

[06:09:23] reconsider don't cancel the plans i love it actually but there's some changes that need to be made and specifications and if you guys don't think that you can do it bring someone in on your team not the builders team to give you those back and forth maybe it's the county attorney maybe it's more of the community i love that you did a um would you say you had the other night madam chairman it was something where you and gordy had gone to it was like a meeting a town hall town hall the town hall was incredible i didn't know about it i live in braemart not even half a mile from this location how else can we find out about these things without going on the county website you

[06:10:02] know is it facebook is it social media can we get text alerts i'm not really sure but informing your residents more if there's 2800 people in braemar you could have had a lot more than 100 people there so because this will impact them too lastly before i go 55 seconds transportation needs to contact fock here county and talk to them about the vent hill corridor as well i think that should be a thing that needs to be done a lot of people from fock here come to prince william through that vent hill road so those are my thoughts thank you so much have a great night thank you so very much um and we are now going to go on to um supervisor bailey for remote comments thank you

[06:10:40] very much madam chair are we prepared are we ready i'm sorry okay thank you very much who do we have first please our first speaker is rachel ellis miss ellis you have nine minutes good evening

did you hear me miss ellis i can can you hear me yes you have nine minutes okay thank you hopefully I won't use that.

[06:11:12] Rachel Ellis, Gainesville District. Some thoughts for you to consider regarding these three rezonings. What is the actual cost of housing in these developments? Have we heard that yet? The few units of affordable housing does not have a real impact on the number of residents that cannot afford \$600,000 homes, \$750,000 plus homes that the majority of these units will actually be.

[06:11:41] Instead, these developments, along with all the others on Vent Hill Road, will flood the market with more \$700,000-plus housing options. And by the way, there is not a shortage of housing over \$700,000 in Prince William County.

[06:11:56] This is not about residents not wanting any housing, that we are all NIMBYs. Residents want smart growth. Growth that protects their current wells and their drinking water for Northern Virginia. Growth that protects current infrastructure, not that requires sitting in traffic for years and years while the county catches up to what they have approved.

[06:12:20] Growth that has appropriate proffers so that residents do not foot the bill of infrastructure while developers make millions off a project. Growth in appropriate places that actually embodies truly affordable housing options, creating walkable communities near existing transportation hubs.

[06:12:38] Not everyone has reliable transportation, especially in a household with two working adults and young adult teen drivers. And I'd like it to be noted, like my husband and I, we share a car. Sorry, two young adults each can have a car in reliable transportation to and from work, college.

[06:12:55] So this is a real situation that county residents face. Let's touch on the buzzwords that you will all point to while touting what a great project these are. Affordable housing units. Is this area close to local transit? No.

[06:13:12] And by the way, let's get transit to Linton Hall before we talk about transit to Vinton Hill Road. Is this area within walking distance to shopping? No. And let's talk about the HOA dues for these developments. Are they going to be waived for those in the affordable housing units?

[06:13:29] No. Stanley Martin HOA dues vary depending upon the community. Village at Manassas Park, HOA fees are \$326 a month. Woodland Estates, HOA fees are \$108 a month. Greenwood Farms, \$117 a month.

[06:13:46] My point is there will be a monthly HOA fee that people qualifying for affordable housing will be committed to pay. Once Stanley Martin builds out, the HOA will probably be turned over to a management company, and from that point forward, the needs of that community will dictate the HOA fees.

[06:14:02] According to Ms. Cameron, during the Planning Commission meeting, there will be one HOA with sub-associations. There will be two clubhouses and two pools. Guess what? Those will cost money within an HOA to run. One thing is for sure, each year that that amount can continue to go up, and each homeowner will be required to pay that.

[06:14:22] Is that truly the spirit or intent of affordable housing? To saddle financially struggling families with another couple hundred dollars a month. As for the property being proffered on the school site, isn't the majority of that on a floodplain?

[06:14:40] We all know what's going to happen here. It will pass, and this board will talk about we need housing, and at least it's not data centers. And if that's going to be this board's talking points, because literally that is all this county has to offer, either high-density housing or data centers, it is failed leadership from all of you that has made it only these two choices.

[06:15:04] So, like, I'm not going to tell you, I mean, ideally, I love the idea of waiting and deferring it and doing some more work on this. So many of the speakers had great points regarding some of the proffers in the language that is missing.

[06:15:20] So I would ask you to defer, and thank you for listening to me. Thank you, Ms. Ellis. Next speaker, please. Yes, our next speaker is Jessica Grove. Ms. Grove, you have nine minutes to speak. Good evening, Commissioners.

[06:15:38] My name is Jessica Grove. I live in the Gainesville District. It's really terrible to have to speak after Julie Flanagan. She had amazing points. And I, there's no point in me going over all of the same things that Vida and Elena and Rachel and Julie had to say. All of them are very important. The affordable dwelling units, I agree with Rachel 100% that how affordable are they actually once you add in all

[06:16:16] of the amenity costs that are included with something like this. I'm also very concerned for the people surrounding the area for their wells. I know at the planning commission meeting a lot of people talked about the traffic and their well water and I think their well water is something to be very concerned with. Not that these homes will be taking from the aquifer that is below them but the water runoff and also something that I think I don't know if anybody has considered this

[06:16:53] But the amount of pesticides and fertilizers and PFAS people that people put on their lawns, because HOAs require every lawn to look amazing, it saddens me to think that that is kind of a requirement for a development such as this.

[06:17:19] I think the houses look nice. I'm super, I really appreciate that. That's great. But this is not conservation residential. This is the the seven communities all put together ends up just being sprawl and it saddens me that this is the best that Prince William County has to offer um i'm just i saw how many people showed up at the small area plan they're all concerned for a multitude of reasons and all of those reasons stem from the decisions that this board makes um and yet there's barely anybody here tonight and i

[06:17:59] don't really know why i didn't it's not that i took a poll but i think it goes to show that i think people are tired that they come out they voice their concerns and it doesn't seem to matter so i wanted to have that on the record that i don't feel like the leadership is listening to what the constituents have to say um and your job is to represent us and do what is best for us

[06:18:32] and i hope that i hope that you will defer i know you won't but i hope you will because there's obviously some room for improvement i know that they i know that this has been polished up a lot i know i have heard that Truett has done a lot of work and i do appreciate that but i think there's still room for improvement so thank you very much for your time and have a good night thank you miss grove have a good night next speaker please yes our next speaker is Chris Carroll Mr Carroll you

[06:19:05] have nine minutes great thank you Chris Carroll Brentsville District um i signed up to speak tonight as i was not afforded the opportunity to be present at these cases hearings at the planning commission meeting um i know during the Strathmore hearing the Brentsville supervisor mentioned

multiple times that he tapped the brakes on the project held it up and it's disappointing that he did not give that same deference to the community to have proper representation on those cases. But seeing the treatment my wife received this afternoon, I'm not at all surprised. And

[06:19:41] considering a community meeting was held last night on these projects, it's just overall very disappointing. So there's a common refrain that people like to recite, and it's that the people will not be happy with anything. You know, I'm getting the project to 75% completion, and people are still just going to say no, no, no. And as a point of reference, when I was in school, 75% was an F. It's failing. It's not good enough. So it's not that the community is nimby. It's not

[06:20:14] no to housing. It's not no to affordability. It's not no to affordable housing. We're just saying no to this project iterations. We can do better and we expect leadership from our elected representatives to do the work, do the hard work for that last 25% to get the projects to an appropriate level for approval. And I think that's something we really strive to do at the planning commission to present these cases to the board to get them to that a plus level um so with that four things that i think kind of still are lacking that i think we still need to look at

[06:20:49] nail down and do the work to get over that finish line and the first of those items is density and i'm not going to beat the dead horse you know echoing elena said it perfectly earlier we're saying this is compatible with the comp plan but when this comp plan was decided by a straw vote at about 3 a.m in the morning with no planning review changed at the last second and you know how are we now going to say that well it's just it's in alignment with the comp plan the comp plan was never properly reviewed and i i get it now we need that density to support the cost of public water

[06:21:29] and sewer that's why that density is there but along with those changes not having a zoning ordinance for conservation residential is a huge issue. And this comp plan was established, what, three years ago now at this point? And we're still waiting for that updated zoning ordinance to capture cases like this so we know how to properly, you know, move these cases forward. And I don't want to say that we need all these houses for affordability. We have 1,000 homes and roughly 75, 100 will be affordable. And the 900 other homes will have starting prices of 700K,

[06:22:05] 800K, 900K. We can't build our way out of the affordability crisis, not until all other outside factors are resolved. And Trude kind of mentioned that with interest rates. So I think that's definitely something we need to consider and look at. The second point I think we still need to look at is schools. And a lot of people have talked about schools, and you cannot redistrict yourself out of 1,000 homes. The Brentsville supervisor has stated that on day one, you know, he's reached out to McDade. His chief of staff was the Brentsville school board member, or former chief of staff. And with all that, where are we? The exact same place we were on day one. And that's

[06:22:43] not a representation on, you know, the Brentsville office. It's not a representation on the board. But why are we at the same place two years down the road with no plan? Sure, the developers have a plan, but that plan doesn't take into account bus routes, transportation, students that walk to schools, nor does it take into account the 1,000 homes proposed on the 29 corridor, the 1,000 homes on the Sudley corridor, the hundreds of homes coming in around Route 28 and Lynn Hall. So is there capacity? Maybe. Is there room? Maybe. Maybe. And we're looking at these projects tonight with

[06:23:22] a maybe. Until the board and the school board come up with a plan, how are we going to move this forward with zero dollars to schools, especially even hearing now that the proposal tonight is

potentially to remove land for schools. So major concerns, major issues. Number three, transportation. I do want to commend the developers for coming together on all these projects and figuring out a plan to widen the hill between Isles Ness and Sudley Manor. You know, it's definitely something not really that I've ever seen before in the county. And I do want to

[06:23:56] commend the developers for working together on that piece. But the question is, and you know, this is, I think, a question for the board and county staff, but where are those cars going? when they get outside of that frontage. A couple of weeks ago, the board approved a speed bump on Hamlin Run Road. You know, low stakes. A lot of you probably asking, well, how does that impact here? Where is that road again? Well, that road is a cut through to Glen Kirk, which is a cut through up to Linden Hall, which is a cut through to 66. And right now that road is already

[06:24:29] overcrowded, speeding. We have to take measures to calm that road. Rollins Ford, also already facing improvements due to current issues. Greenwich drive down Vent Hill, that road is a disaster without adding further homes. So as a county, what are we doing to look at further improvements? And I don't think the answer is putting that cost on county residents.

[06:24:53] I heard tonight that we're going to look at further widening on Vent Hill to be a CIP project. I thought development pays for development. And now it seems like county residents are going to be on the hook for that price tag. County residents are going to have their land eminent domained. It's a lot of questions and we don't have the answers for it tonight. And I do want to bring up Proffer 28EI in Longleaf. That was something that I recommended we look at. That's the natural surface trail on the south side of Vint Hill between Rollins Ford and Owlsness Silas.

[06:25:33] And I think the community of the Vint Hill small area plan echoed that we need that connectivity all the way to Rollins Ford. And I definitely appreciate Truett for welcoming that, adding that proffer in. I think it's a very welcome change, but I hope that county staff and the Brentsville supervisor can talk tonight and explain to the public where we are in getting that authorization from Manassas City in order to lay that trail and really complete that portion of connectivity all the way down. Fourth point, conservation easements. Truett will attest, you know, this has been a major sticking point with me. I mentioned it every time I ask. I'm

[06:26:12] asking how the conservation easements are coming. I also don't agree that that land should retain in private ownership. And I think those proffers should be amended tonight to much match the precedent that was set in Preservative Long Branch, where those conservation easements were guaranteed and they were set formally in proffers to make sure we're conserving that land. And in terms of Alderwood Farms, you know, looking at a pick-your-own, to me, it's just lazy. It's overdone. How about this? You know, we're having a big conversation on land banking. The county is looking to acquire land. Why doesn't the county keep that land? Why don't we partner with someone,

[06:26:51] put in an education farm like they have in Loudoun, Fakir, Culpeper, set up an education farm to partner with all the local schools, students, grow farms through the local food banks. That's a win, win, win creative. And we can do it right now, tonight. It's in our grasp. We can make it happen with just a slight verbiage change.

[06:27:13] And so to close up, just want to have, read a quote. And that quote is, if the capacity can't handle it, then we might as well stop pursuing it. 800 homes do not protect the rural character of Noakesville. And as much as I'd like to take credit for it, that quote actually came from the Brentsville

supervisor when he was serving as planning commissioner on the topic of the comprehensive plan back in 2022.

[06:27:41] So, you know, when we look at this and, you know, we talk about being dealt a bad hand, when we're dealt a bad hand, you know, we fight and we come up with better solutions. We don't just take our vote with the people that gave us that bad hand.

[06:27:59] So, you know, I hope we'll remember some things. I hope we can defer this or work on this further tonight and get this project to an A-plus and where it needs to be. Thanks. Thank you, Mr. Carroll. Next speaker, please. good evening we have no more speakers okay thank you for your help and have a good evening back to you miss madam chair all right thank you so very much i am going to close the public hearing for agenda items number 9a 9b and 9c i see staff and the applicant are coming back

[06:28:33] i want to give you an opportunity to respond to any questions or comments so i will start i know i'm sorry everyone's rushing in i don't know for the applicant did you want to respond to anything or give us an update on what you're working on absolutely i'm happy to respond and if i can first start with answering supervisor vega's question that she asked at the very beginning of the meeting and hearing as it related to affordable housing and so for the affordable housing and i

[06:29:11] have in my notes an example for you so um just a reminder hawthorne has 24 units and longleaf has 43 units. The proffer reads that if the units are not sold under contract six months after the construction of the building, then it would convert to a market rate unit. The difference would be split between the county and the developer. And so, for example, 80% of the AMI

[06:29:46] today for a four-person household is \$106,800. You would multiply that by three to get the sales price. So the sales price would be \$320,400. Assume that the house sells at market rate at \$450,000. The difference is \$129,600 from what the market rate price sold for and what an affordable dwelling unit price would have sold for. You would then divide that by two and that

[06:30:22] would be \$64,800. And you would essentially do that for every unit. So it's not \$64,800 for all 24 units in Hawthorne or all 43 units in Longleaf. And that is only if they do not sell within that six-month time frame. There were a lot of questions and comments as it pertained to conservation residential and planning staff is probably best to supplement what I'm saying as they drafted the comprehensive plan but the comprehensive plan looks at both conservation

[06:30:59] of vegetation but also conservation of cultural resources which also includes farming so here what the applicant did they're not only conserving vegetation but they are also conserving and creating agribusiness and agritourism on the property specifically as it relates to the conservation easements these properties the forested conservation and the agricultural conservation will be placed and have a deed restriction the applicant cannot force a

[06:31:33] conservation trust to take the property and accept an easement the applicant has been in conversations with conservation trusts that are interested and the proffer reads that the applicant will create work on its best efforts to create that agreement and put these properties into the conservation trust even if there's not a conservation trust there is a deed restriction so not only the proffers but also a deed restriction that those areas have to remain

[06:32:02] in that conservation as outlined in the proffers heard a lot sorry from a transportation perspective for this specific project the applicant looked in their traffic impact analysis they assumed each

project individually and then the applicant also assumed that all seven of the vent hill road projects along the corridor were also approved and they looked at the traffic impact analysis holistically with all of those properties and projects so i did hear a comment that we

[06:32:40] didn't look at it holistically but that traffic impact analysis did that traffic impact analysis was reviewed by both vdot and prince william county transportation and accepted i don't know if i missed anything else but i'm sure if i did you all will ask me the questions well you know first of all i appreciate you talking about um conservation and third party because that was something that i neglected to ask earlier as one of my list of questions um i just had you know there were some people who mentioned that the area that you guys are not building on that you're

[06:33:12] conserving is not buildable it's not good land can you speak to that i think there are some comments made about uh some of the areas that we're donating to are not building on it's not buildable there is a significant number of environmental features in the area um there's also the entire treat area in longleaf that is absolutely buildable but it's the only set of mature hardwoods in the entire project so we saved uh 67 acres out of like 74 acres of that

[06:33:49] project of trees that were there by planting all the homes primarily in the areas that were former farm fields as that project was set up to be the focus on you know forestry conservation areas which is part of the park area in the longleaf section there's a i'm sorry the alderwood section there's obviously the 110 acres of the alderwood fields that is primarily trees and agricultural fields that's being preserved for agriculture that is probably two-thirds developable probably a third of it's in the floodplain, in RPA, so it's environmental features, but it's a good place for the use that we've set aside for it. So I would not characterize the areas that we're not

[06:34:29] developing as being undevelopable. In this type of development, when you've got a comprehensive plan that requires anywhere from 50% to 60% of open space, you're going to take some areas that would be otherwise houses and develop them, but you also are going to preserve a significant number of environmental features, as those are also important.

[06:34:52] All right. Thank you. I have a couple of questions more for staff, actually. One was brought up. I mean, we've already spoken about housing. You know, we're going to have a registry of affordable units. Can someone speak to that to give more perspective? And I believe it was a question that Angela Klein had asked.

[06:35:11] Right. So we are, of course, working with our housing and community development. We've also, the board has given housing and community development more staff as well as development services. Another staff person to track affordable housing, both from the affordable housing fund that the board set up and funded, but also those proffered affordable housing units that have been there.

[06:35:40] And the housing and community development will be creating lists of qualified applicants that they will be able to share with the developers. And also they're going to put on their website links to developers' sites so that people can get to the development site and find out more about the affordable housing options available for each project that's available.

[06:36:08] So those are things that housing and community development are doing. to make sure that this affordable housing from all that's been profited in past rezonings and from the affordable housing fund are matched with qualified buyers.

[06:36:29] All right, thank you. Supervisor Gordy? Go ahead and stay there, David. There were some questions about the definition of conservation residential. Can you speak to that from the comprehensive plan and what that definition, And from your perspective, having developed the comprehensive plan and evaluated these projects, do they meet the definition of conservation residential?

[06:36:56] Yes, they do. And I can just, for clarification, read our description of conservation residential in the comprehensive plan. Conservation residential areas are residential developments characterized by compact development patterns. These areas offer a range of housing types that are smaller than conventional rural and suburban homes and are located on smaller lots.

[06:37:19] Residential cluster development concentrates development on a limited footprint within the site at higher densities with the intent to permanently conserve surrounding natural resources, cultural resources, and open space. So it's not all natural resources, but it also includes cultural resources and open space.

[06:37:37] And it was intended to include farming as well. And affordable and workforce housing is encouraged countywide. So that's the description of conservation residential. This project fits that. And also the densities that are proposed are within the either equal to or lower than what's provided for in the comprehensive plan for conservation, which is a very low density.

[06:38:05] Thank you. And then another, someone mentioned from a transportation perspective that we've not evaluated things beyond the Vent Hill Corridor.

[06:38:21] Can we speak to that? Because as we were working on the comprehensive plan, all of this was evaluated in totality. Could someone speak to that? Chair Jefferson, members of the board, Kevin Weirock, Transportation Planning Manager.

[06:38:37] So the transportation traffic modeling we did during the comprehensive plan process took into account this land use along this corridor. And the four-lane section on Venn Hill is, you know, appropriate for the level of activity we plan to see along here.

[06:38:55] And that also includes the traffic we get from Fauci County as well. Fauci County does get an opportunity to review our comprehensive plan and provide comments. and they were happy with what they saw on this corridor, too. As far as the extended transportation network, whether that's Sudley Manor, Route 29, 28, 66, all of that is in that traffic cube.

[06:39:18] It's called the cube model for the comprehensive plan and takes it all into account. Thank you, Kevin, for that. And then you may have already addressed this in terms of the implementation of the conservation easements. jonelle um but she's working on something she's writing um and so but i think you already addressed that uh in your previous comments so the question was who would implement the conservation plan and the applicant would be the applicant would be responsible to implement the plan at the time of

[06:39:52] site plan yeah okay and then miss flanagan had comments as it relates to what's happening with the conservation easement and the treed areas and whether they are going to be preserved and showed a map that had everything hatched out but the maps that are that we have do not have those um hatched out and it's can you speak to how that is being separated the treed areas and forested areas are being separated out yes and i think it's the way that it was printed can i have

[06:40:22] this screen please no worries no so this slide here that you guys will see shows the alderwood conservation area and the area that is hatched is the agricultural conservation area but as you all can see on the screen that hatching is not over these green areas and the green areas are the existing tree canopy that are outside of the limits of clearing and grading so those trees are outside of what would be cleared as part of that agricultural conservation area you're welcome

[06:40:59] all right do we have any other questions all right then i'm going to go ahead and ask for a did you wait supervisor baker did you have questions no all right i'm going to go ahead and ask um for a motion to move this forward um madam chair uh given the fact that each of these uh proper statements have been updated uh given our concert our conversations this evening um i'll uh i will

[06:41:31] start with item 9A, which is Hawthorne. So in the Hawthorne, you have the copy, the update for the good of my fellow board members. The numbers for the affordable housing calculations

[06:42:05] have been updated um so that was the the change uh for hawthorne was there and i think um there was also uh one change related to adding um an interparcel connector to a home that currently exists was that the modification if it's helpful for you i can walk through the hawthorne change um so when we submitted the application it was asked that the a1 be clear that it's a1 agricultural to remain a one agricultural so you'll see that on the first sheet and the mzp

[06:42:39] that was submitted in part of your staff report was dated november 17 2025 um so that was um not there and then when we were talking about the sales price um working with planning staff the illustrative example was incorrect so the four person household um in that amount for an ex for the example is already at 80 on the hud chart so you wouldn't take 80 of that because that number is the hud chart number um and so that was that change specifically for hawthorne and then for

[06:43:14] alderwood um there was a request that the school site basically um state that in the event the prince william county school board has not taken affirmative action to request the public use site from the board of county supervisors five years from the date of final site plan approval on the property then the county may use the site for another public use as it deems appropriate and then for longleaf it was the same change to the example of how you would calculate the

[06:43:49] adu ordinance and then there are driveway accesses that are shown on adjacent parcels within longleaf and so proffer 33 was added that just makes it clear that the final location of those driveways and access points to those properties will be determined at final site plan subject to Prince William County and VDOT approval.

[06:44:16] So staff has reviewed those changes and is in support of it. We do have the executed documents in hand. Based on that, Madam Chair, based on that direction, I move to approve items 9A, B, and C with proffers dated December the 9th, 2025.

[06:44:42] Second. All right, it's been probably moved and seconded it. let's have some discussion all right supervisor stewart then angry all right so tonight there's been a lot of comments made um some of them for me were were were heartbreaking so um i'm never

[06:45:15] going to reduce the community's concerns and i would hope that as a board we would never do that i mean i can only speak for myself i'm here because i don't want to reduce the community's concerns. I want to amplify them. Also the statement that compared to the town hall last night that the community is

not here. Well, you know, up here we're supposed to represent the community. That's also why I'm here. You know, I'm not, the only thing I know for certain is that I

[06:45:54] don't know much, but I do know this. In America, we're supposed to represent the people who elected us. I got that in the third grade, right? So I've been inundated with text messages, phone calls, firewalls, smoke signals, carrier pigeons to not back this. And I'm not going to because that's

[06:46:29] what the community wants. A third grader can tell you that. There are some things about this project that I got to say that I like. I do. But it's not about me. I'm not here for me. I'm here for the community. And as my friend Forrest says, that's all I got to say about that. All right. Gordy, Did you have something, Professor Cordy?

[06:47:03] Yeah, Madam Chair, thank you for that. And I do want to thank the community. We've been working on these things for almost two years. We've gone to people's homes. We've gone to their neighborhoods. We've attended the public meetings that were held by the applicants.

[06:47:20] We've had our town hall meetings. We've had other meetings. I've listened to the planning commission meetings. And our job is to get the reality is we need housing. And I want to clarify, some people were putting words in my mouth I did not say.

[06:47:38] We did not threaten anyone with putting data centers here. The statement I made at Strathmore is that we had land in the residential area, in the development area, that people opposed houses. And then they pushed for data centers.

[06:47:58] And that's what's there now. That was not a fear tactic. It was understanding how we got here. So now we don't have land in the development area to meet our housing needs. and we have a housing crisis. And nowhere did I say that these houses are going to lower costs.

[06:48:21] They're going to help bring down the trajectory of growth of the price of housing. Because right now, there is no supply, none for single-family homes. When this project first came to me, it was 1,800 homes, a lot of townhomes. I told the applicant, start over. This isn't going to work. Came back, no townhouses. We came back with different types of houses that allow people who are currently in townhouses to have different types of houses to have upward mobility again

[06:49:00] in this county. Right now, upward mobility has come to a screeching halt and people are stuck in townhomes. They've outgrown those townhomes, but they can't afford to go anywhere, even if there was a house available. So we need to add supply to the market, but it's not just about one type of product. It's about different types of supply that allow us to create that different price levels so that people can continue to grow with their family and meet their family's needs.

[06:49:36] And yes, I have talked about the need for our young people in this county and their need for housing, but that's what we're looking at doing in the Sudley Corridor. We were able to keep data centers from going on land over there, and as a result, we're looking at how do we build affordable units, rental units, for our young entry-level workforce. We're looking at this holistically. We're looking at this from the standpoint of how do we create a better community for the long term. And when it came to this project, I mean, normally these things take

[06:50:16] about a year. We're now almost two years on this because I was working with the applicant to figure out what the right thing. I visited sites in Florida. I visited them in Loudoun County to figure out

how do we protect agriculture and maintain our rural area in this corridor. We've talked a lot about a transition zone. Well at some point we've got to create that transition zone and this is it. A conservation residential plan which goes back to the rural preservation study which

[06:50:51] was not adopted by this board by the way but yet we're applying the principles of that rural preservation study. I've talked to the farmers and about their concerns. I've talked to the farmers who've been frustrated that they can't continue farming because of the way 10 acre lots have been designed in this county. It has killed farming in many different places. Nonetheless, farming is a growing industry in Prince William County. Small farms, land is declining, but the number of farmers is increasing, which means these are people who are doing things, growing and raising food and

[06:51:30] other products for us to enjoy as a local community. It's not going to the commodity markets. It's being done at retail. And that's the only way you can make money in farming these days. and so why did we why did we keep the farming opportunities on these parcels we first of all we wanted to create the buffer between we wanted a neighborhood to know you're a farming community and if you complain about roosters crowing at five in the morning guess what you moved here you're gonna have to live with it and if somebody goat goat is running around on your property guess

[06:52:05] what you move to the rural area so we wanted the neighborhood to have a rural and agricultural element to it so that they know they are in the agricultural area. And I am going to end up putting, asking transportation to help us create signs, welcome to the agricultural and forestal reserve when we establish that so that people know this is a different way of life out here.

[06:52:28] And again, we've taken steps for the long term to establish an agroforestry reserve and able to be able to protect open space and encourage more conservation easements upon these properties.

[06:52:44] And so I know it's frustrating for a lot of folks, but we have been listening. We've taken your concerns. We've applied those. We've addressed those concerns through these proffers the best way we can.

[06:53:00] Again, the state limits us in certain areas, the things that we can and cannot do. But we've done what we can do to the best of our ability. And so I encourage and I hope my colleagues will support this.

[06:53:17] But again, I am not going to move a directive to get rid of the small area plan because I still think it's necessary. We have a lot of county-owned land in this area, and what do we want to do with that? I want the community to tell us what to do with that land that we currently own.

[06:53:35] And so I know I'm way over my time, but Madam Chair, I just wanted to share those things. And again, this was not about ignoring the community. I've been out and about in the community, listed to the community, the whole community. And so I just want to make sure that my colleagues understand that.

[06:53:56] I was about to ask Andrea to give you your other five minutes of time. Supervisor Vega, then Bodie. Thank you, Madam Chair. First off, thank you to the members of the community who showed up in person and to those who spoke virtually. I want to thank the applicant also.

[06:54:14] Supervisor Gordie did share with me prior to today's meeting that the applicant was very proactive. And I think that some members of the community that spoke also acknowledged that you were

proactive in reaching out and trying to address some of the concerns. And a lot of what you stated, Supervisor Gordy, I don't disagree with.

[06:54:32] I actually agree with. It's just how do we arrive at the end goal perhaps looks differently for each individual supervisor. And while I absolutely understand the need for housing in our community, I'm also a firm believer in protecting property rights and also in good conscience. I cannot support these applications for a primary reason that I mentioned during the Strathmore hearing. The request to convert nearly 462 acres of A1 agricultural land into a dense residential project is simply, in my

[06:55:08] opinion, asking for too much of our community, our environment, and our public infrastructure. We've had challenges when it comes to how we build and develop in Prince William County way before our time on this board, and it continues to happen in the sense that we have lagging infrastructure, however you want to look at it, and we continue to approve projects without addressing those needs, needs that needed to have been addressed a long time ago.

[06:55:35] I want to be very clear in regards to my opposition and why I'm opposed to these applications, and it is mainly rooted in two critical non-negotiable failures, in my opinion. With this application the very first one should not come to a surprise to anybody because again I mentioned it during the Strathmore hearing and that is the threat of eminent domain abuse this application as stated on page 24 proffer 32 contains an unprecedented and deeply troubling proffer the expectation that the county may use its sovereign power of eminent domain to secure right-of-way for the developers required off-site road improvements I asked those questions during

[06:56:11] the last hearing in regards to are these transportation improvements needed as it is today and they've been very clear. The answer is no. The chair asked that question today and the answer remains. If it were not for these developments there would not be a need for the traffic improvements that have been proposed. Again I can't stress it enough. This is not a project for the public good. It is a request for the county to condemn private property for the express benefit of a private developer at their expense. This is a perversion of public power and sets a dangerous precedent that undermines the very property rights that we are here to

[06:56:50] uphold. The second critical failure, and again I say in my opinion because we can have different point of views, is that this project proposes to permanently preserve large conservation areas, yet the profits contain a critical loophole by allowing grading, utilities, and storm drainage improvements that I understand are needed in order for construction to take place, but this is also within the so-called forested and agricultural conservation resource areas. The developer is effectively reserving the right to conduct significant harmful disturbance in the very areas they promise to protect. Furthermore, the offered environmental mitigation fee of a mere

[06:57:27] \$75 per disturbed acre is wholly insufficient, in my opinion, to compensate for the permanent loss of natural function within an environmental resource protection overlay and floodplain district. Is there a need for housing? Yes. Do we have an issue with affordability? Yes. But at the end of the day, we cannot pave every single inch of open green space in this county without thinking of the dire consequences that will inevitably follow.

[06:57:52] So for those reasons, Madam Chair, I will not be supporting these applications. Thank you. Supervisor Bodie, then Bailey. Yeah, thank you, Madam Chair. I wanted to thank the applicant, thank county staff for the work they've done on this over the past few years. I know that, as was stated in

different ways before, a big challenge here is we were trying to figure out a way to implement conservation residential, right?

[06:58:18] New land use type with a comprehensive plan. Supervisor Gordy has worked on both sides as a planning commissioner and as a supervisor towards what that might look like. and again to the point that he made earlier, the board, the previous board, we did not adopt the rural preservation study, but we're still trying to implement the parts of it that we think will help further the goals of it. Also want to thank the members of the community who came out. Ma'am, I forget your name, who spoke last time too. Amen to everything you said around the housing department. My office, you know, will tell you we've had the same concerns and complaints for years about the fact that there are a lot of localities around us have a lot more robust

[06:58:56] workforce outreach education and visibility around connecting uh those folks that would want to be in those affordable units with the affordable units itself so work in progress as mr mcgettigan said but i believe and i agree with you that we're behind and i've been complaining about it for a while so thank you for that um in terms of the project itself as was said before when this was first filed you know a couple years ago after we adopted the comprehensive plan there were hundreds and hundreds and hundreds of units more with these with the other ones so supervisor gordy has worked with the applicants for the past couple years to try to figure out

[06:59:35] and grapple with what conservation residential looks like that looks like as he said earlier that transition between your suburban neighborhoods where you clearly know that you're in a sub development where people don't expect to hear a crow's caw and see a tractor driving down the street or or be able to smell manure and other things to hey now you're in this sort of happy medium between you have just to your east suburbia amenities grocery retail but to your west you're now going to be living in semi-rural and rural life and this captures a lot of what was being discussed

[07:00:10] back when we were talking about the comprehensive plan but also still furthers our need to establish housing as he said earlier because frankly again until we're able to build more housing types that are more attainable to more people that are transitioning through their lives, we're sticking people who are high earners in middle class housing. We're sticking people that should be able to have that stepping stone to stay in their homes because they have nowhere else to go other than out of the county. I also commend Supervisor Gordy for securing a commitment to designate 10% of the homes and two of the developments to affordable housing. I know there's still work that needs to be done around, again, marketing that, making sure people get in there, but the

[07:00:48] fact remains those homes will be a lot more attainable to a group of folks who currently are not able to do so. I'm inclined to support these three-year zonings because the proffers offset the community impacts. We talked about that, right? There's meaningful opportunity here to really improve the road network here. We discussed that, the connectivity, the bike-ped connections, all of those things that we want to say. We talk about complete streets and complete communities. This will deliver. The developer has met with the school division. We talked about that quite a bit. Yes, it's a work in progress, but more work has been done about trying to figure out how to grapple with the schools over time than most other developments we talk about. And as

[07:01:28] we've heard from the school division and Dr. Lateef and his comrades several times, we have declining enrollments at those lower grades. The delta between where this will be and where the capacity

will be will actually get closer and closer over time because of the declining enrollments. This makes solid land contributions, including land for parks, a fire station, and perhaps schools that would serve existing and future residents.

[07:01:53] We've seen other opportunities like this in the past where because folks were so concerned about the immediate impact, they foregone school sites and public facility sites to only have the county then buy them later. We had an opportunity to have them at the outset at the developer's dime and not ours.

[07:02:09] We're avoiding that this time, so I wanted to say that. And finally, last but not least, with between 63.7% open space and much of that actually carved out for spaces for agriturism, agriculture, we have a true ability to continue to actually perpetuate and uplift agricultural and agriturism facilities and industry here, as opposed to styming it with 10-acre lots.

[07:02:34] So for those reasons, again, I'll be supporting this, and I appreciate the conversation that's been had. Thank you, Madam Chair. Supervisor Bailey. Thank you, Madam Chair. First of all, I do want to thank the applicant and staff for all of your hard work and working together collaboratively to get us to this point.

[07:02:54] Two years is a long time to work on a project, and it's probably been longer than that, but two years is when we can really kind of designate the time frame. But that's a long time when there's a need in the community.

[07:03:11] But I wanted to say thank you because it's hard work. And I want to say thank you to Supervisor Gordy for having the courage to take a turn. And I know it's a tough turn, but you have the courage to take a turn.

[07:03:28] Why? Because there's a need in the county. I respect and appreciate those that came out to give your voice, even those online. I really do. I think that we as a board, we're at a place where we are working together to really make decisions for the good of the county.

[07:03:49] Not to harm anybody, but to make good decisions. And there's a compromise with all of that. One may say, well, I put it on the east side. I heard that when I first started. And that's true. But we've got to have a balance with that.

[07:04:05] And the balance is doing what Supervisor Gordy did. Step back for a moment, take a look at what's going on, and build a partnership with the developer, with the staff, to make sure that it's a good product.

[07:04:22] So this is a good product because we're going in the direction where we're focusing on agritourism and agriculture. And how do we preserve that still and adhere to the fact that people want to live in Prince William County and want housing?

[07:04:38] It is a good product because we did take the time and look at the transportation. There was a road, and I couldn't remember the road, but there was a road that the developer took the time to correct when that was not the focus at the time where there were accidents on that road.

[07:04:58] But the developer took the time to correct that road to make sure that safety was there, and that was a part of the product. so it's a partnership that we're trying to build for the good of the county and for the fact that people really do want to live here in Prince William County as we do we want to stay and live

here so the processes that we're putting in place with the CIP with the comprehensive plan those kind of things have not been worked on for years and all of us know that all of us know that

[07:05:33] And so I think this is an opportunity where we can come together as a community, both the dais, the developer, and the staff, and make sure that we're doing the best for people that want to be a part of us. And so we cannot forget that when we're making these kind of decisions.

[07:05:51] One of the things that impressed me about this project was the fact that it focused on data for the schools. We've been talking about the schools, not using the schools, overcrowded schools, and they actually took the time to do that and collaborate with the school system to see how this could work.

[07:06:13] That's kind of the first time that that's been done at this depth to have data. So we need to explain that to the community more. We need to talk to the community about that more. Someone said, the wonderful lady, I love when you got up.

[07:06:28] Everybody's wonderful. Everybody's wonderful. But when you got up, you talked about the different ways that we could do things. That's the kind of thing, and the town halls. Madam Chair and Supervisor Gordy had the town halls. So what that looks like is us amplifying from our newsletters, from our social media, how do we get you there?

[07:06:50] But we want you to come. Once we put it out there, you got to come so that we can talk about these things. So we appreciate when you do that. And it's not going to always be 100% the way you might want it or we might want it.

[07:07:05] But as a community, the richness of living in Prince William County is as a community, we can work together to make it good for everybody because that's what we've always done. And so it's not going to be 100%. But there's opportunity for us to get as close to 100% as we possibly can.

[07:07:26] But I just want to assure the community that it's not out of any malice or us trying to intentionally do something to someone. And so I disagree with that premise because I think Prince William County is bigger than that. And I know we have different communities and different districts.

[07:07:43] I understand that. We all understand that. And so how do we come together as a community and make these decisions? So just want to put that out there. The last thing that I'm going to say is the housing trust fund. We've been working on the housing trust fund for four years almost and now we're at a spot where we're seeing come to fruition so that we can give a better quality for the community and for those who want to purchase homes and so I see that as a plus so I will be supporting it I will be supporting it but thank you for coming out tonight thank you for the developer and the and and whoever

[07:08:19] worked on the project and for my colleague that took the courage to to turn the key in a different direction I respect and appreciate that all right thank you so very much I'll just say a couple words um you know I appreciate listening to the community today listening to people who've emailed who've reached out to us and um having the town hall last night and I did say last night that I generally support housing um for a number of reasons I generally support housing because for me it's creating opportunity it's not just a home but it's creating opportunity it's creating opportunity to be a part of and build a community. And I know that it's hard. I know that a lot of

[07:08:58] people are nervous and fearful who are afraid of losing their quality of life. And I've said this in another project. Sometimes change is really good. Sometimes it may be what we need. And I hope that

people will be able to give it a chance. You don't know what change brings. You don't know what opportunities exist your child's next best friend or your next best friend may live in one

[07:09:30] of these communities i also want to speak to something i spoke to earlier about fear um one of the speakers vada carol mentioned that the community is in fear and that there's a feeling it's retaliatory you know and i had said that earlier we may have differences but i assure you that the votes aren't retaliatory i didn't run for office for any other reason than to create a place where we are more unified and to have a greater sense of community whether it's east west fit

[07:10:08] county wherever you live it's creating that sense of place in that sense of community i don't think that anyone on this board is running or or doing anything out of retaliation we may have different opinions different views there are some days some of us vote one way and the other you'll see a different coalition but it's really about how the county grows it's really how we want to direct that growth and how we want to see that growth you know i certainly welcome additional conversations about the rural areas, about how to best protect them, I certainly welcome those conversations.

[07:10:42] And again, I know that this is hard. I know that this is hard, and I'm hoping that we can continue to work together and that people see the opportunities in this development. I felt like I had to say something simply because I don't want to vote for something like this and not explain what my vote is. But as I've said, I generally support housing because it's something

[07:11:06] that we need it's an opportunity so with that i'd like to go ahead and call for the vote motion passes six to two supervisors stewart and vega voting nay all right and then the next thing is agenda item number two and that is public comment time so i will let people exit and those who want

[07:11:37] to speak if you can go and sign up all right for um those all right clancy's already there

[07:12:32] I have Clancy McQuig, Paul Short, Vida Carroll, Angela Klein, Amy Crosby, and you all get three minutes. Again, Amy, I know you're new to the game, but you seem like you're going to be a frequent flyer. Three minutes. And up there, you'll see on the screen the countdown.

[07:12:50] So with that, just state your name. You don't have to give your address unless you want me to show up for lunch or dinner. Just give your name and which ministerial district you reside. Good evening. I'm Clance McQuig from the Lake Ridge Harkon Civic Association. I have a suggestion for you for preserving the rural crescent for you all to think about.

[07:13:10] Since I've been working on that since it was initiated, I think what we could do is allow solar farms as a use by right in the rural crescent. That would make the land too valuable to turn into townhouses.

[07:13:26] And it would allow the people who wanted to continue farming or do with whatever land they don't want to use for solar farms to pay enough money to stay on the land. The second advantage is we have a huge shortage of electricity in this county, and before they start turning off the lights so the data centers can run, we could get solar farms built in the rural area to protect the property out there and to start providing the power we need to feed all these data centers that we've created.

[07:14:05] That's my first one. Second one is we need to do something about the noise on the streets. These kids running around demonstrating how fast they can go are not safe, but they do it to make noise and to draw attention to themselves.

[07:14:23] In Montgomery County, they put out sound sensors to, just like we put out, you know, the smog sensors on the side of the road that read your license plate when you go by, well, you could use exactly the same technology. You might even be able to use some of the smog sensors to do it because they know who's driving and they know when it was. And we could enforce the speeding that's going on as well as enforce the sound demonstration where you could hear a guy coming from five blocks away racing up the road. Route one is particularly bad. Dale Boulevard

[07:15:00] is particularly bad. I like to go 45 miles an hour on Dale Boulevard because it annoys these people and they go screaming around at 65, 70 miles an hour on Dale Boulevard, demonstrating that they don't have mufflers. The third thing I think we could consider is you get the school site. What do we do with the school site if it reverts to the county? I would suggest that we look at those, all those properties revert to the county as community garden sites you got 1100 houses here and a community garden would be a great thing to put on the the extra school site if the school

[07:15:40] system doesn't want to use it and that's it thank you very much next speaker please okay so i'm going to try to not even look at you guys because when i want to make eye contact then i slow down i lose my train of thought made good good notes number one hydrology study is the same thing as a hydrogeology study people don't understand when you hear hydrology what that is hydrogeology is the study of the earth but it's the water underneath the earth i think that needs to be done the impact of private wells versus doing county water i have prince william water i love

[07:16:17] it i think it's a great entity in indiana you're seeing so many poisons or pollutants to the water from wells gone bad people don't maintain them like you think they do and it's no diss to private landowners, but I think that's important that we do that. So hydrogeology study, a traffic study tonight. The gentleman that first spoke about the traffic or the transportation said that there was nothing needed, that there's no work that needed to be done on Vithill Road. That is not true. I have a picture on my phone. That's a live photo. You can see June of 2024, June of 24, where they are doing stuff already. Strothmore was like publicized. I took a picture and a video just

[07:16:57] so I could say, man, they're already grading. They're already doing site stuff. They're already tearing down trees. They're already putting in sewers. They're already preparing to widen this road that has been in place since June of 2024. So there is already work happening, regardless whether y'all approve or decline these things. Urban sprawl, still not sure about that.

[07:17:14] The electricity supply. I live in Braemar. We're having this big thing right now where they're trying to fight these trends. I don't even know what it is. We have gas lines that run under. Now they're trying to put up power lines. I don't see a single power line in my community for at least like a five-mile radius.

[07:17:30] Maybe that's exaggeratory. Maybe it's like a one-mile radius. When you leave Braymar, you see power lines. When you're in Braymar, you do not see power lines. So I just think that's interesting. What are we doing about the electricity? Who's going to fund that infrastructure? That is the one thing that I'll agree with all of you on.

[07:17:45] We need the infrastructure. Secondly, and last, or to say it, who owns these lands that you're building these subdivisions on? i heard someone say tonight private and then i heard another one say county-owned land i would love to help y'all tell you how county-owned land could go but these are private lands or so i assume i read an article about a gentleman's like yeah we farm for 75 years we don't want to

do it anymore so then who's selling the land and is the sale contingent on this all being approved because i'm pretty sure they're already last two weeks ago when i came for the very first one i think it was kettle run don't quote me on that um i stopped on my way here it was raining i don't

[07:18:23] know if y'all remember that stopped and i literally took pictures of them already tearing up cornfields on pioneer between pioneer and silas they've already got it graded they've already got rip wrap put down they've already got like environmental barriers and trees cut down because they were assuming that this was going to be approved i want this to be approved i just want it with modifications so um i've lived in the country and i've lived in the city and i've lived all like four different states collectively for more than two years i think it needs to come just needs to

[07:18:52] better than us so thank you thank you so much paul if you want to go to the back so have vita carol and angela klein if you're still here we we supervisors all know tom gordy's had a town hall meeting at brinsville high school or patriot high school what are we going to do with all the dirt

[07:19:28] are we going to bring down 2 000 dump truck loads of dirt per basement and dump it here at the court building where is this dirt going to go i i shot down i've had three neighbors bring dirt in And I have 50 or 100 dump trucks a day, dropping rocks as big as this table I'm standing at on the road that I had to stop my vehicle and physically, manually roll them off out of the highway.

[07:19:54] Dirt clods as big as this table also, because it was overflow. I've seen it with three of my neighbors, and then I finally went to VDOT, and the guy shut down one of my other neighbors, which was tearing up the little road called Crawford Lane. There needs to be other resolutions besides just, where are we going to do the dirt?

[07:20:16] Where is it going to go? Who is actually going to fund the highway? I don't think Prince William County has any business being in the road building business and that the builder or developer should fund it so that when there's overages, and then when you fund the new road and you go to the top of the hill at Silas on Van Hill Road, there's a new water line coming in from the Manassas Park community.

[07:20:38] Now the water line is on the left side where the easement is, where the power line is, where we're talking about building additional four lanes. And then it goes at the crest of the hill. The waterline was that shell. So they jackhammered for three weeks and did special augering to go underneath the crest of the road.

[07:20:56] The crest of that road is going to be lowered because you can't come over an incline and come to a traffic circle and rear-end everybody. I mean, are we going to have to redevelop that waterline? And at what depth is it now and at what depth is it going to have to go? How is it going to have to be designed or redesigned prior to the road being put in?

[07:21:18] Because you can't crest a hill, and it wasn't five years ago that somebody got killed there. It was two months ago. I explained to the Board Planning Commission or you guys 35 days ago that at my driveway, I've had one death, and I've had five accidents, two motorcycle incidents this year.

[07:21:38] My new neighbor's kid wrecked last year. I've had one death and five accidents, six accidents. And it's just, I like to see speed bumps on Al's Nest.

[07:21:56] I mean, they're doing 50 miles an hour down a 35-mile-an-hour road. I got a new officer who moved in from me, across from me, and I've had other officers move in and move out of the neighborhood

over the last 10 years. Why they don't stay, I don't know. And it's costing \$100,000 to train an officer.

[07:22:14] And if they don't stay at the academy in Nook Hill, I can't think of that road right now, carriage forward. If the officer comes in and we don't retain his recruitment, like if you don't retain your planning staff or your in-house staff that works here in this facility, then we're going to put \$100,000 out for a policeman who doesn't as a routine.

[07:22:42] I'm sorry, sir. Thank you. But your time is up. I appreciate you coming out. Thank you. I don't see the other two speakers, so I'm going to go ahead to go to virtual. Thank you, Madam Chair. Do we have anyone online?

[07:22:59] Good evening. Yes, we do. Our first speaker is Patrick Harders. Okay. Mr. Harders, if you'll go ahead, please. You have nine minutes. I'm sorry. Three. I beg your pardon. Okay, three's good. That's all I need.

[07:23:14] Sorry about that. Well, Patrick Harters, Gainesville District. I want to first start off by talking a little bit about, you know, some of the wisest words I ever heard come out of this board. It was from Chair Jefferson after AstraZeneca had not decided to build in the Gainesville District.

[07:23:35] And she had said, when you say yes to one thing, you're often saying no to everything else in the future. And after that, you heard a lot of changes with the data center talk, where the board started looking and saying, we have to have other options for data centers.

[07:23:50] And I think the same is true for housing. I had an opportunity to look at this proposal. I had an opportunity to talk with Truitt about it. And, you know, I really commend them. I think this is, it's a lovely community. It's something if I'm driving through, they really did a great job on it.

[07:24:08] I personally didn't like the location of it. I didn't like it going into the A1 area and continuing to expand. And that was my concern with it when I spoke with him. And, you know, the question I asked is, when does this stop? When does the sprawl or whatever you want to call it, development into the agricultural land stop?

[07:24:27] And he had said, this is it. This is where it stops. And, you know, my hope with the board is that's the case, that we look to stopping building out in the farmland and instead going back to preservation. And it's what we've seen in Montgomery County.

[07:24:43] You've heard a lot of talk about Montgomery County and what they've implemented from 2015. It's what the Rural Crescent really was set up for. The Rural Crescent was set up for smart planning so that you had a boundary, that you had a place where the supervisors had a tool to say no so that development can go into proper areas and redevelopment can go into proper areas.

[07:25:04] You've heard Supervisor Stewart talk a lot about this, about his vision. I saw Supervisor Bode write about this today, is how do we preserve the agricultural, the open space, and how do you build properly? How do you build with smart planning?

[07:25:21] While this went through tonight, what it didn't address was affordable housing. The first-time homebuyers is up to 40 years of age. The average home price in Prince William County is approaching \$600,000, and this did very little to affect that. I met with a large developer in Tyson's Corner in Fairfax, and they said, you know, I was standing in a condominium that they built that was 3,000 units, and this gave home ownership. You know, what's affordable in Tyson's Corner is totally different than here, but he

said an \$800,000 condominium in Tyson's Corner would be \$350,000 to \$400,000 in Prince William County. And so my

[07:26:00] encouragement is, I think we're moving in the right direction. I think the board is moving in the right direction i'm encouraged by that you know this was not a great uh over great victory here but i i'm hoping to encourage you know each of you to look at preserving our open space and really reinvesting in our communities for affordable housing thank you sir have a good evening is there anyone else uh yes vice chair there's uh jessica grove is our next speaker okay miss grove you may

[07:26:32] begin. Ms. Grove, Ms. Grove, are you on mute? Yeah, I was not able to unmute. Hold on. Okay. Jessica Grove, Gainesville District. I will just reiterate kind of what Patrick said. I think this is not the best use of this space, but I think we all know we do need more affordable

[07:27:04] housing, and I hope that this ends up being a project where families can build a life that they were hoping for. I hope that it does not impact the families who have been here for a very long time in a negative way. I think there are a lot of options and could have been a lot of changes to the plan to make it better. And hopefully we're moving in a direction where we can make

[07:27:35] each and every plan better than the one before. But I still don't, and I know, Chair Jefferson, you said that these are not retaliatory. I don't see, maybe the votes are not retaliatory, but I know from listening to the community also, no one wants to show up to a board meeting because they know they're not going to be listened to. So you may not think they're retaliatory and maybe

[07:28:10] they're not, but community members are, they're tired. They are tired of not being listened to. and I think this was a an example of it tonight you have a thousand acres being developed and you had less than a dozen speakers and I think that says something and I think every one of you should take should understand that and you should look at that and say what can I do better to listen

[07:28:48] to the constituents and do what they're asking me to do because you can do better I mean this there's only one way to go but up hopefully so good night again thank you for your time thank you Ms. Grove good night are there any others Madam Vice Chair there are no others have a great evening and thank you for your support that's all Madam Chair thank you so very much we are now I would like to ask someone for a motion to adjourn so moved second I'll give it to Gordy let's go ahead and take a vote

[07:29:24] thank you everyone our last meeting of the year is next week on Tuesday December 16th everyone get home safe thank you



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