



Supervisor John T. Stirrup
Gainesville District

THE GAINESVILLE EXPRESS

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Dear Gainesville Resident,

The Prince William Board of County Supervisors will have many important issues coming before us in the next several months. We are currently in the review process for the FY 2007 County Budget. Two important issues for the Gainesville District and western Prince William County are the funding to professionally staff the Heavy Rescue Unit located at the Gainesville Fire Station and the development of the Transportation Road Improvement Program (TRIP). The TRIP program, if approved, will allow each Supervisor more funding for small transportation road improvements in their respective districts.

On Thursday, March 30, 2006, I will hold the first Quarterly Gainesville District Town Hall Meeting of 2006. This meeting will be an informational meeting on the proposed Brentwood Development. This proposed development site is approximately 1,500 acres, located east of Gainesville, between I-66, Wellington Road, Linton Hall Road and Devlin Road. The project includes approximately 6,800 residences with 2.788 million square feet of non-retail commercial, and 8.75 thousand square feet of retail. Several guest speakers will attend the town hall meeting, including representatives from the Prince William County Planning Department and the Virginia Department of Transportation.

The Prince William County Planning Commission will hold a Public Hearing on the Brentwood Development on April 12, 2006 at 7:00 PM. The Prince William Board of County Supervisors' public hearing on the Brentwood Development is scheduled for June 27, 2006. Both the Planning Commission's and the Board of County Supervisors' public hearings are held in the board room at The McCoart Building, 1 County Complex, Prince William. Citizens should attend these meetings to hear presentations from both County Staff and a representative of Brookfield Homes (the applicant) and may voice their opinions on the proposed development.

If you have any questions, please contact my office at (703) 792-6195.

Sincerely,

John T. Stirrup

Next Town Hall Meeting:

The next Quarterly Gainesville District Town Hall Meeting will be held on Thursday, March 30, 2006, from 7:30 to 9:30 p.m. at the J. W. Alvey Elementary School located at 5300 Waverly Farm Drive, Haymarket.

Gainesville District December 2005 Town Hall Meeting



Brentsville District Supervisor, Wally Covington; Prince William County Long Range Planning Chief, Ray Utz; Virginia Department of Transportation Manager, Helen Cuervo; Gainesville District Supervisor, John Stirrup; Prince William County Road Bond Branch Chief, Khattab Shammout; Prince William County Transportation Management Analyst, Adam Brown

Recap of the December 8, 2005, Town Hall Meeting:

Dear Gainesville Resident,

I would like to thank all those who attended our last Town Hall Meeting on December 8, 2005 at Glenkirk Elementary School. While the turnout was light due to inclement weather, we still had approximately 30 people in attendance. Mr. William Reeder, Dean of the George Mason College of Visual and Performing Arts, spoke about the new Performing Arts Center to be built at the Manassas Campus of George Mason University. Helen Cuervo, Transportation Manager of the Virginia Department of Transportation (VDOT), spoke about regional transportation issues while Adam Brown, Prince William County Transportation Management Analyst, and Khattab Shammout, Prince William County Road Bond Branch Chief, gave a presentation on local road projects. Raymond Utz, Prince William County Long Range Planning Division Chief, was also present and spoke on the proposed Brentwood project.

Dean Reeder spoke on the new Performing Arts Center to be located at the Manassas Campus of George Mason University. The Community Performing Arts Center, at a cost of \$56 million dollars, will be constructed through a partnership with Prince William County, the City of Manassas and George Mason University. It will consist of three state-of-the-art venues. The project's centerpiece is a 1,100-seat four-level multipurpose

performance hall, designed to evoke the European opera houses of the 19th century. The other performance venues are a two-story rehearsal and performance space with seating for up to 100 and a theater with flexible seating for 300. Connecting all three venues will be a 10,000-square-foot, multilevel grand foyer that can serve the region's entertaining and conference needs, as well as private events. The center will also include support facilities such as dressing rooms, practice studios, a scene shop, wardrobe areas, and administrative offices. George Mason University expects construction of the Center to begin in the summer of 2007. If you would like more information on the Community Performing Arts Center or would like to donate to the Center, please visit the following website: <http://www.communityperformingartscenter.com>.

Helen Cuervo, Transportation Manager for VDOT gave a presentation concerning the major road projects in the District. The largest project was the Gainesville Interchange. Because of the large cost associated with this project, it was broken down into smaller projects. The first phase is the widening of I-66 from Route 234 Business to Route 29. The widening of I-66 from Route 234 Business to Route 234 Bypass has already begun. The widening of I-66 from the Route 234 Bypass to Route 29 is expected to begin later this year. The plans for the second phase of construction are underway as VDOT is currently acquiring the necessary property needed for the Interchange. University Boulevard, the first step in VDOT's plan to alleviate congestion, is currently under construction and is expected to be completed this summer. The final project Ms. Cuervo discussed was the widening of Linton Hall Road from two to four lanes. This is an interim project intended to reduce congestion. This project should begin in the spring of 2006 and be completed by the spring of 2008. Ms. Cuervo also mentioned that VDOT is placing emphasis on finishing those projects, which currently have funding. In the question and answer period, residents asked Ms. Cuervo if VDOT is talking to the developers of Brentwood. Ms. Cuervo replied that VDOT was communicating with the builders to assess the development's impact on the road system; however, there is not enough information for a full analysis at this time.

The next speaker was Ray Utz, Long Range Planning Division Chief, who gave a brief presentation of the proposed Brentwood development. The proposal would include approximately 6,800 residences with approximately 3,000,000 square feet of office space. Because of its magnitude, the project is referred to as a "development of regional impact." For this reason, outside consultants have been retained to assess the impact on the surrounding area. It is expected that the Planning Commission will look at the application in early spring of 2006 with public hearings to begin in late summer of 2006. Because the proffer package offered by the developer is incomplete, Mr. Utz was unable to address any specific questions about the project.

Our final speakers were Adam Brown, Prince William County Transportation Management Analyst and Khattab Shammout, Road Bond Branch Chief, who gave a presentation on the County Road Bond Projects in the District. Adam Brown explained that projects recommended to be built through an issuance of bonds go through an examination process. The County assesses current and future Levels of Service through the County's transportation network model. This process includes examining each candidate's consistency with the County's Comprehensive Plan, Strategic Plan, and Capital Improvement Program and assessing recommendations from Public Works, Police and Fire & Rescue. The County looks for projects with partial funding from the Federal or State Government from developers or through proffers. The County also considers geographic distribution of improvements to ensure that each area of the County benefit from these improvements. The final project of the current bond is the widening of Route 15 from I-66 to the intersection of Route 234. The 2006 bond referendum is expected to include improvements to Heathcote Boulevard, from Old Carolina Road to Route 15. The 2010 bond referendum is expected to include the Route 234 Bypass from I-66 to Route 234 (Sudley Road) with Balls Ford Road from Wellington Road to Route 234 Business and Route 15 from I-66 to Route 29 listed as alternate projects.

I want to thank all who came out to participate at this meeting. Please join us at J. W. Alvey Elementary on the 30th of March for the next Town Hall Meeting. The Town Hall Meetings are always advertised on my website at <http://www.gainesvillesupervisor.com>.

BUDGET MEETING DATES:

The following dates represent the County's FY07 Fiscal Plan meeting/work session calendar. These dates are subject to change.

- Public Hearing for FY07 Budget, Monday, April 3, at 7:30 p.m. at the Dr. A.J. Ferlazzo Building.
- Public Hearing for FY07 Budget, Wednesday, April 5, at 7:30 p.m. at Stonewall Middle School.
- County Executive's Budget Recap, Tuesday, April 11, at 2 p.m. in the Board Chamber of the McCoart Building.
- Board of County Supervisors Budget Markup, Tuesday, April 18, at 2 p.m. in the Board Chamber of the McCoart Building.
- Board of County Supervisors Adopts FY07 Fiscal Plan and FY07-12 CIP, Tuesday, April 25, at 2 p.m. in the Board Chamber of the McCoart Building.

Copies of the FY2007 Fiscal Plan are available at all area libraries and on the County's Web site at www.pwcgov.org/budget.

TRANSPORTATION UPDATE:

Wellington Road

Construction is continuing and moving along to widen Wellington Road from Limestone Drive to Balls Ford Road and to realign the intersection at Wellington Road, Devlin Road and Balls Ford Road. The anticipated completion date is July, 2006. The realignment of this intersection should be complete in the next several weeks!

Status on Route 55/Catharpin Road

The County site plan has been approved to construct the required turn lane for this intersection. The county is still hopeful that this project can be ready for construction by the spring of 2006. A gas line will have to be relocated and acquisition of right-of-way will have to be completed. It is estimated the construction time for the turn lane will be approximately six to eight months.

Potomac Rappahannock Transportation Commission (PRTC)

PRTC offers bus services for commuters. The route starts at the Virginia Gateway Shopping Center at Linton Hall Road and Route 29, then continues along Linton Hall Road, Devlin Road, Balls Ford Road, the Route 234 Bypass and I-66 before arriving at its last stop – the West Falls Church Metro Station. The reverse route is in effect for the afternoon. For more information, call 703-730-6664 or visit their Web site at <http://www.prtctransit.org/omniride/metrodirect.php>

UPCOMING LAND USE CASES IN GAINESVILLE

May 2, 2006

Racetrac Petroleum, Inc. (Gainesville)

SUP PLN2006-00171

GPINS: 7697-23-9789

Purpose: This is a Special Use Permit request for construction of a new motor vehicle retail fuel station and convenience retail facility (B-1/REC)

Location: The site is located at the southwest quadrant of the intersection of Sudley Road and Coverstone Drive

June 6, 2006

Dominion Valley Country Club (Gainesville)

PLN005-00197

S99-12-462, 7299-55-498, 7299-4-9203, 729-38-1403,

7298-39-3586, 7299-75-1337, 7299-88-0253, 7299-68-5929, 7299-78-9006

Purpose: To rezone A-1 to A-1 with proffers (317 AC=19 Single Family Dwellings & 123 acres dedicated to PWC for public uses); a-1 to rpc (26 ac); and Rezone #01-095, dvcc (2073.52 ac), to convert 595 units to age restricted & add 355 units to previously approved 2,800 units.

Location: On the west side of James Madison Highway, generally between a point 4500' South of Waterfall Drive & a point 500' North of Old Carolina Road. Additional land is located at Western Boundary of the Dominion Valley CC and North side of Antioch Road at its intersection with Thoroughfare Road

June 27, 2006

Brentswood (Brentsville)

REZ PLN2005-00357

GPINS: 7497-11-3702; 7496-58-6173; 7497-11-9149; 7497-11-6921; 7497-10-2628

7496-29-2826; 7496-19-4118; 7496-17-7731; 7496-37-4872; 7696-37-4872

7496-25-2464; 7497-62-6700; 7497-62-6700; 7496-65-3842; 7496-65-3842

7497-10-2628; 7496-19-4118; 7496-68-3749

Purpose: To rezone 1,499.87 Acres from A-1 (999.22 AC), M-1 (448.73 AC), M-2 & M/T (51.93 AC) to PBD (34 AC), PMD (319.82 AC) & PMR (1146.06 AC) to develop 2 town centers; waivers and modifications to development standards.

Location: 1500 feet southwest of the intersection of Balls Ford Road and the Route 234 Bypass

Brentswood (Brentsville)

CPA PLN2005-00215

GPINS: 7497-62-6700

Purpose: To change the long range land use for approximately 1,499 acres from ER, EI, FEC & SRL to ER, REC, SRL, SRM & SRH to allow for a maximum of 6,800 residential units (mix of Single Family Dwellings, Town Homes, & Multi Family Dwellings) plus a maximum of approximately 3.8 mil SF of nonresidential uses

Location: approximately 1500 FT SW of the intersection of Balls Ford Rd & the Route 234 Bypass

Brentswood (Brentsville)

SUP PLN2005-473

GPINS: 7496-37-4872; 7496-58-6173; 7496-65-3842

Purpose: To allow a Town Center

Location: Southside of Wellington Road, beginning with the intersection of Wellington Rd with the westerly line of Piney Branch Lane

Copies of the above Planning Office files may be viewed at the Office of Planning in the McCoart Building, One County Complex Court, Prince William, VA. Staff reports are generally available online the Friday before a public hearing, at: <http://www.pwcgov.org>. E-Mail address: planning@pwcgov.org; home page: <http://www.pwcgov.org>



Supervisor John Stirrup; Staff Assistant Scott Chambers and Assistant to the District Supervisor Nancy McDonnell

ANNOUNCEMENTS:

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