



## MONTCLAIR PROPERTY OWNERS ASSOCIATION, INC.

Dear Members of the Prince William County Board of Supervisors:

I am writing to you on behalf of the board and the homeowners of the Montclair Property Owners Association, Inc., a community containing 3,857 homes and approximately 15,500 residents located in the Potomac District.

We are aware that PWC BOCS is considering a significant Comprehensive Plan Amendment (CPA) and subsequent rezoning of the area along Pageland Lane adjacent to Conway Robinson State Forest and Manassas National Battlefield Park Corridor to allow for industrial scale data center development and possibly other industrial uses.

As part of proposed development, the County will greenlight construction of the Bi-County Parkway, also known as “the Outer Beltway.” The Bi-County Parkway would create a truck route connecting the cargo facilities at Dulles International Airport to I-95. Route 234 would be a piece of the “connecting point” and would need to be widened in order to accommodate a massive spike in traffic. The additional truck traffic would negatively affect our community, which is already impacted by traffic using our main thoroughfare, Waterway Drive, as a cut-through on a daily basis and increases whenever traffic is detoured from I-95.

There are also serious environmental concerns associated with the rezoning, primarily the impact on drinking water from the Occoquan and Beaverdam Reservoirs.

According to the Prince William Conservation Alliance, the Occoquan Reservoir supplies about 40% of the clean drinking water for nearly 2 million people who live and work in Northern Virginia and, in an emergency, can supply the whole demand. Over half Prince William's total county population, located generally in the eastern portion of the county, depend on the Occoquan Reservoir for about 17 million gallons of clean drinking water each day.

We understand the County is NOT initiating in-depth studies on the environmental and health effects this proposal will have until after approval of the CPA. That will be too late.

The adverse impact of the Pageland Corridor on our local community will be irreversible, and for this, we respectfully ask that the PWC BOCS reject the CPA for the Pageland Corridor (aka the PW Digital Gateway) and any industrial rezoning of the Rural Crescent that would hurt our watershed and/or lead to the Bi-County Parkway.

Respectfully,

Tracy Hansen, President

Montclair Property Owners Association, Inc.