



## Prince William Conservation Alliance

PO Box 6351, Woodbridge, VA 22195 ★ 703.499.4954 ★ [pwconserve.org](http://pwconserve.org)

October 15, 2015

Corey Stewart, Chairman  
Prince William Board of County Supervisors  
1 County Complex  
Prince William, VA 22192

Dear Chairman Stewart:

VDOT is ignoring the Prince William County Comprehensive Plan and threatens to transform the Rural Area of Prince William County, as part of its proposal to "transform I-66" and create High Occupancy Toll (HOT) lanes.

VDOT's proposed Park & Ride lot currently proposed for Antioch Road would replace a working farm in the County's protected Rural Area with a parking lot, in direct conflict with Prince William's Long-range Land Use Plan. The proposal also includes construction of a new segment of Heathcote Blvd. off Antioch Road to access the commuter parking lot. This would invite the extension of existing Heathcote Blvd., which is also not included in the County's Transportation Plan.

Extending Heathcote Boulevard and constructing a parking lot at the Antioch Road location encourages further sprawl away from our job centers, the opposite of cost-effective planning. Instead of solving current traffic congestion, HOT lane infrastructure west of Haymarket would encourage commuters to live further west and spur future demands for widening I-66/Route 55 in Fauquier County.

Back in 1998 the Board of County Supervisors responded to concerns about property tax increases, and established separate Development/Rural Areas in the Comprehensive Plan.

Abandoning that long-range plan, converting the Heflin family's working farm into a VDOT parking lot, and coping with future demands to rezone nearby properties and then build new public facilities to service fragmented development - you know what comes next; you have seen this pattern before. Allowing VDOT to provide the wedge for busting the Rural Area boundary will force future property tax increases affecting residents in all magisterial districts of Prince William County.

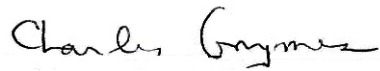
Prince William Conservation Alliance advocates that active farming in the rural area should be preserved, not removed through government action. Any new parking lots should be located in the

Development Area, synchronized with plans to improve bus and rail transit. We need to improve local traffic congestion by providing parking close to population centers.

The claim that this park and ride facility was addressed in previous public hearings is a fraudulent bait and switch effort. This undiscussed expansion should be excluded from the approval of the Constrained Long Range Land Use Plan.

We encourage you to protect Prince William from this effort by a state agency to ignore local planning, and we encourage you to support agricultural operations in the Rural Area.

Sincerely,

A handwritten signature in cursive script that reads "Charles Grymes".

Charlie Grymes  
Chairman

cc: Prince William County Supervisors