



COMPTON & DULING
Attorneys At Law

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RE: Invitation to a Community Meeting on January 19 at 7:30 PM
Buckhall United Methodist Church, Community Room
10251 Moore Drive, Manassas, VA 20111

Dear Neighbor,

As you recall, we held a community meeting on September 26, 2016, to provide an overview about a proposal for a new community. On behalf of the Stanley Martin Companies, Compton and Duling LC submitted a request for rezoning for an assemblage of properties having frontage on Prince William Parkway and Buckhall Road. A location map is attached. The property is currently designated as CEC Employment Center and Semi-Rural Residential. The Applicant proposes the designation of approximately 100 acres as a Center of Community which calls for many of the same considerations as a CEC but allows greater flexibility to allow lower density overall and provide a gradual transitioning across the property. The Center of Community designation allows the Applicant to prepare a rezoning proposal based on Smart Growth strategies outlined in the Comprehensive Plan and provide an integrated development plan.

The Application proposes approximately a maximum of 267,000 square feet of nonresidential commercial uses and 400 homes. A map showing the land bays and proposed building area for uses is also attached. Possible commercial uses will include neighborhood serving businesses such as grocery store, convenience store, restaurants, medical and business offices, retail, and/or a self-storage center. The maximum floor area ratio is anticipated to be 0.4 and the minimum open space will be 15 to 20 percent. The residential uses will consist entirely of single family homes and will not include multifamily housing (i.e. apartments, condominiums or 2 over 2 stacked townhouses). The overall development is planned to follow a compact pattern with a mixture of retail and professional services integrated with residential opportunities that transitions to lower density from commercial use located on the northern portion of the property to residential at the southernmost portion of the property.

The existing Comprehensive Plan designations for the property are CEC Employment Center and Semi-Rural Residential. The portion of the subject property that is currently designated Community Employment Center is 55 acres. The existing Comprehensive Plan suggests as much as 1.4 million square feet of commercial uses and up to almost 500 apartments. The density allowed in the current Comprehensive Plan would increase the amount of commercial land area in the Liberia/Parkway corridor by an additional 39%. The CEC extends along Prince William Parkway 1,880 feet south of Liberia Avenue. Under the existing Comprehensive Plan, 1,400 feet of frontage

along Prince William Parkway is currently planned for commercial and high density development. This means that the area across Prince William Parkway from all of the Arrowwood community and across the Parkway from a significant portion of the Hynson Knolls residential community (i.e. within three lots of Hynson Drive) is currently planned for commercial and high density residential development. The development proposed by Stanley Martin Companies is substantially less intense. The portion of the subject property that is designated SRR suggests densities of 1 to 5 acres per dwelling unit with an average of 0.4 dwellings per acre. This does not provide an appropriate transition between the northern portion of the property planned CEC and the southern portion of the property. The alternative proposed by the Stanley Martin proposal for the Kline Properties provides transitioning across the whole property, and encourages clustering and a mixture of uses at intensities that are more consistent with the surrounding land uses and is based on Smart Growth strategies outlined in the Comprehensive Plan.

Stanley Martin Companies is a regional homebuilder that is based in Reston, and has been building homes in the Metro DC market for 50 years. They have a strong commitment to Prince William County and have a history of developing communities that enhance the areas in which they are located by encouraging neighboring property owners to be involved in the process from the early stages.

The requested rezoning is under review by county and state staff at this time. Once staff has completed its review, the proposal will be the subject of public hearings by the Planning Commission and the Board of Supervisors.

At our meeting on January 19, we have new information and details regarding the proposal to share with you all. We appreciate the opportunity to have another community meeting at 7:30pm on January 19, 2017, to discuss the updated information. We want to ensure that we have enough tables, chairs, and light refreshments for those in attendance! Please RSVP to the community meeting one of two ways:

1. E-mail Lexi Jewell at anj@comptonduling.com with the number of people attending.
2. Call Lexi Jewell at (703) 565-5111.

Sincerely,
COMPTON & DULING, L.C.

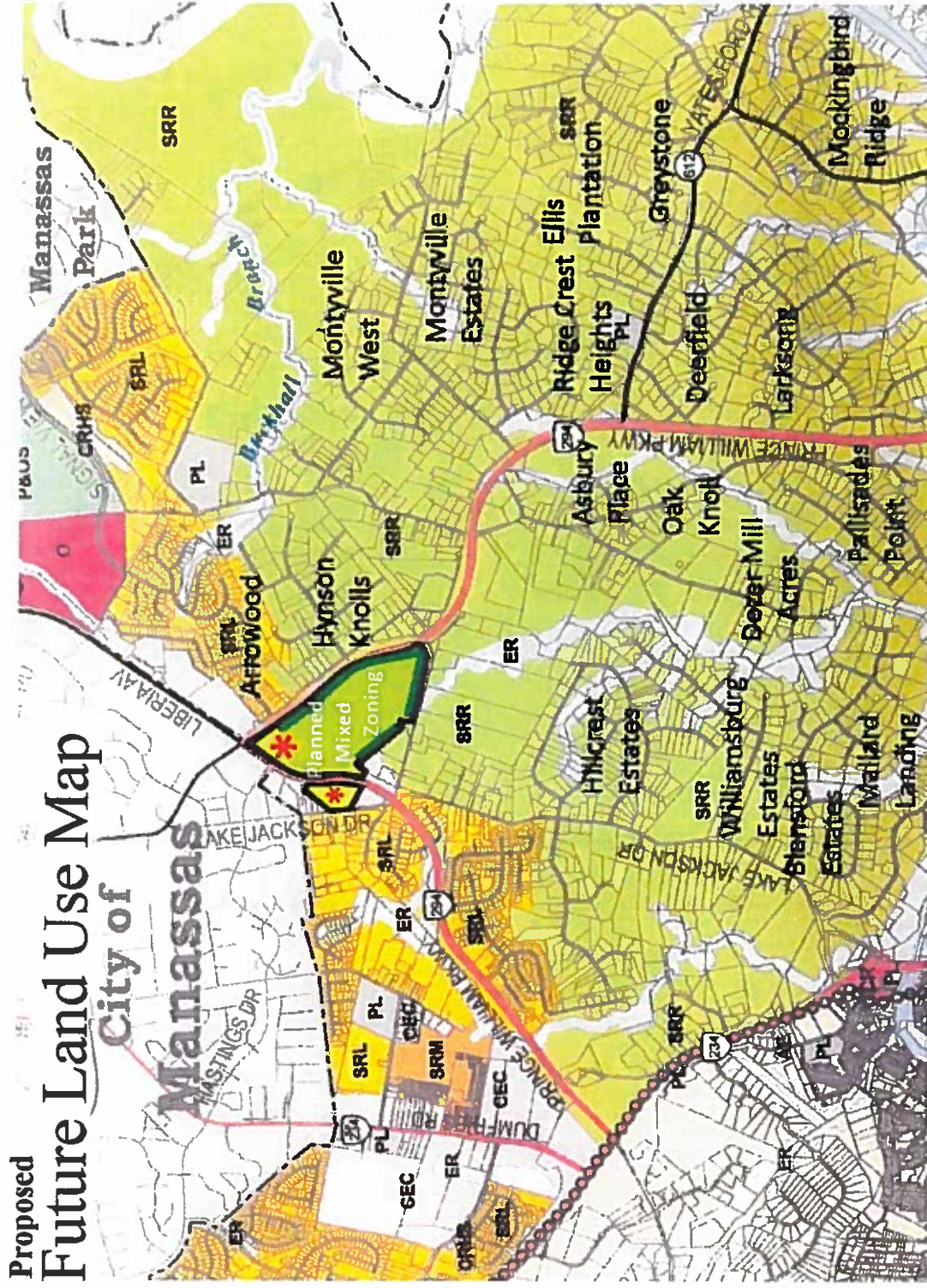


Sherman Patrick Jr., A.I.C.P.

Kline Property Planned Mixed Zoning

Proposed Future Land Use Map

City of Manassas



* Proposed Commercial Use

Proposed Landscaped Buffer

