

I-66/Route 29 Sector Plan
Citizens Advisory Committee

**Final Recommendations
to the
Prince William County
Planning Commission
and
Board of County Supervisors**

March 28, 2001

I-66/Route 29 Sector Plan
Citizens Advisory Committee

March 28, 2001

Sean Connaughton, Chairman
Prince William Board of County Supervisors
One County Complex Court
Prince William, VA 22191

Re: **I-66/Route 29 Sector Plan**

Dear Chairman Connaughton:

It is with great pleasure that the members of the I-66/Rt 29 Sector Plan Citizens Advisory Committee submit their recommendations to the Prince William Board of County Supervisors as charged under its Resolution No. 99-885. The submission is a rather lengthy one based on the extensive work the CAC has performed over the last 15 months and the significant citizen input. In the Addenda you will find an index of the substantive public comments and public meeting minutes on file at the County Planning Office, plus other support documents for your review and reference.

The CAC would like to acknowledge the invaluable assistance of the County Planning Office, especially John White. Planning Staff has enabled the CAC to conduct three public input meetings, survey existing uses, calculate housing inventories and produce mathematical comparisons of the potential development yield of the recommended Sector Plan with the existing 1998 Comprehensive Plan. We found these tools invaluable in our considerations and believe you will in yours also.

The Introduction to the Sector Plan provides a description of the Sector Area, a summary narrative of our process and the Plan's major goals. We trust you will find this Plan to be a reasonable approach to economic development and growth management in the Sector Area, one that balances the County's financial future with the desires of the local residents. We do not expect all members of the community to agree with all aspects of our recommendations. Clearly there are always differing perspectives – we have tried our best to reach wise compromises.

Our task has been a rewarding if sometimes challenging one. The public debate has been spirited and for the most part constructive. Members of the CAC – including local residents, property owners, business representatives and civic association representatives – have worked cooperatively and with great respect for one another. These

Chairman Sean Connaughton
March 28, 2001
Page 2


recommendations were adopted unanimously by the CAC, and its members will be happy to discuss them at your convenience.

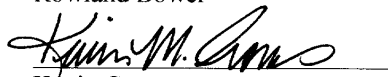
Thank you for the opportunity to be of service to you, our community and the County.

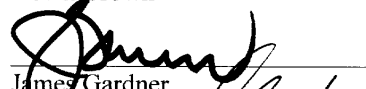
Sincerely,

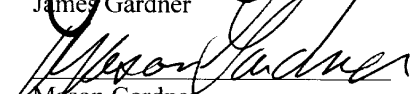

Peg Contrucci, Chair


Don Poe, Vice Chair

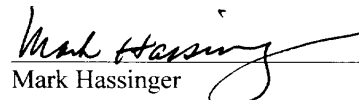

Rowland Bower


Kevin Crown

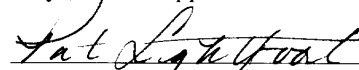

James Gardner

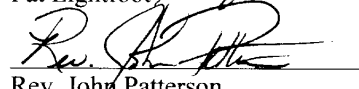

Mason Gardner

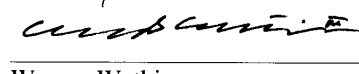
[ABSENT]
Chief Richard Bird


Mark Hassinger


Mayor John Kapp


Pat Lightfoot


Rev. John Patterson


Warren Watkins

CONTENTS

	<u>Page</u>
INTRODUCTION	1
LONG-RANGE LAND USE PLAN	5
TRANSPORTATION PLAN	16
ECONOMIC DEVELOPMENT PLAN	28
COMMUNITY FACILITIES PLAN.....	31
COMMUNITY DESIGN PLAN	34
HOUSING PLAN.....	38
CULTURAL RESOURCE PLAN.....	39
ADDENDA	A-1