



Via Certified Mail, Return Receipt Requested

August 12, 2021

The Honorable Ann B. Wheeler, Chair at-Large, Prince William County Board of Supervisors
1 County Complex Court
Prince William, Virginia 22192

Bill Milne, Chairman Prince William County Planning Commission, Neabsco District
c/o Prince William County Planning Office
5 County Complex Court, Suite 210
Prince William, VA 22192

Re: Road Diet: Belmont Bay Rezoning Application #99-0022 with Proffer and Special Use Permit (#99-0014) Amendments

Dear Members of the Board:

Belmont Bay Homeowners Association, Inc. ("BBHOA") Board of Directors submits its opposition to the proposed Belmont Bay Drive Road Diet as outlined in Belmont Bay LC's Rezoning #99-0022 Application with proffer and special use permit (#99-0014) amendments for Belmont Bay, specifically, in reducing Belmont Bay Drive from four lanes to two lanes with trees and adding side parking and bike lanes. The BBHOA would support adding traffic circles or other alternatives to alleviate speeding concerns.

The developers created the Road Diet to reduce excessive speeding on Belmont Bay Drive, improve the aesthetics on entering Belmont Bay, provide parking for the parks and Town Center, and add bike lanes. The lane reduction reflected a notion that they had scaled back and converted initial plans for commercial and a hotel to residential.

Many residents have voiced concern that reducing Belmont Bay Drive to two lanes will only increase traffic congestion as the predicted number of residents in our community roughly doubles. Already, we are seeing additional traffic from new residents, marina boating clubs, etc.

Rounding the curve today on Belmont Bay Drive to the proposed Road Diet area, you cannot help but see what is arguably one of the most beautiful open green spaces in Prince William County. This green space currently sends a message that you are entering some place special. Making that turn to see trees blocking that view and lines of cars parallel parked down the street either side would send a message, not of a well-planned community but of an overpopulated / overdeveloped community without adequate space to meet its parking needs. The Road Diet represents a subsidy to the developer to avoid off-street parking.

Public parking along Belmont Bay Drive is a bad idea. The developer's lots at The Ospreys and the Marina had to be locked at night because of loitering, noise, and illegal activities. Public parking along Belmont Bay Drive would result in the same afterhours security and nuisance problems, possibly into the park as well. Restricting parking is not possible because Belmont Bay Drive is a VDOT road. Anyone would be able to park there at any time as long as they like. It would repeat the problems of The Ospreys and the Marina Parking lots on the main entrance to our community, adjacent to residential areas and a park, with no recourse to close it off.

There is no evidence the Road Diet would slow traffic, but it will create safety challenges and hazards for cyclists, motorists and pedestrians. Parallel parking takes time and impacts traffic flow. Imagine impatient commuters being further slowed down as drivers maneuver into their parking spaces. Cyclists in their lane would be in constant fear of getting doored or hitting someone.

Speeding is a pressing issue. The only thing that slowed speeding down was stop signs the developers put in after a fatality. But VDOT removed them when the road was turned over, and speeding resumed. The proposed traffic circle would serve the same purpose as a stop sign. Perhaps a second traffic circle at River Club and Ospreys View Place would further help. If designed correctly, both could enhance the current view.



What we propose is a solution that enhances the natural beauty of our neighborhood, promotes safety by slowing down traffic, does not subsidize the developer by including on street parking on a beautiful landscaped thoroughfare, and does not reduce four lanes to two.

The BBHOA Board looks forward to hearing back from the Board on these concerns. Should you have any questions or require additional information, please contact Frim Nowicki, Chair, Belmont Bay HOA Civics Affairs Committee, at 703-497-5557 or nokap@erols.com.

Thank you for your time and consideration.

Sincerely yours,

KP Lau, President, Belmont Bay Homeowners Association Inc.

- cc: The Honorable Margaret Angela Franklin, Woodbridge District Supervisor, Chair Pro-Tem
The Honorable Victor S. Angry, Neabsco District Supervisor
The Honorable Jeanine Lawson, Brentsville District Supervisor
The Honorable Yesli Vega, Coles District Supervisor
The Honorable Pete Candland, Gainesville District Supervisor
The Honorable Kenny A. Boddye, Occoquan District Supervisor
The Honorable Andrea O. Bailey, Potomac District Supervisor

- Cynthia Moses-Nedd, Vice-Chair and Planning Commissioner, Woodbridge District
Don Taylor, Parliamentarian and Planning Commissioner, At-Large
Patti McKay, Planning Commissioner, Brentsville District
Joseph Fontanella, Jr., Planning Commissioner, Coles District
Richard Berry, Planning Commissioner, Gainesville District
Robert Perry, Jr., Planning Commissioner, Occoquan District
Juan McPhail, Planning Commissioner, Potomac District
Parag Agrawal, Prince William County Planning Director
Meika Daus, Prince William County Deputy Planning Director
Frim Nowicki, Chair, Belmont Bay HOA Civics Affairs Committee
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