



PRINCE WILLIAM
COUNTY

Belmont Bay Parks & Open Space



Prince William County Planning Office

4/26/2021

Belmont Bay Parks & Open Space Agenda



Platform: Zoom Meeting

Date: 04/26/2021

Time: 5:30 PM - 6:30 PM

I. Overview of the North Woodbridge Small Area Plan-Belmont Bay (Presentation Only)

II. Overview of the Belmont Bay-HOA: Vision for Belmont Bay (Presentation Only)

- a) Land Area 1- Riverfront
- b) Land Area 2- Park
- c) Other areas- Meadows Reforest

III. Facilitated Discussion

IV. Next Steps

V. Adjournment

Comprehensive Plan

Definition: Open Space & Parks



- 1. Open Space:** Land that is not dominated by man-made structures. It preserves natural or cultural resources, provides for passive recreation, is used for cultivated fields or forests, or exists in a natural and undeveloped state. Open space may include nature preserves, historic sites, farms, parks, forests, floodplains, wetlands, etc., and may include some structures, parking areas, roads, trails and facilities that support the use of the land.
 - a. Open space** should be of a size and quality to be meaningful, in order to be considered beneficial. Quality elements include location, configuration, and utility, with emphasis on *public access*.
- 2. Parks:** Lands set aside for recreation use and/or the preservation and management of natural and cultural resources. Parks consist of three main components: active recreation, passive recreation, and conservation areas.

Three Areas of Parks & Open Space

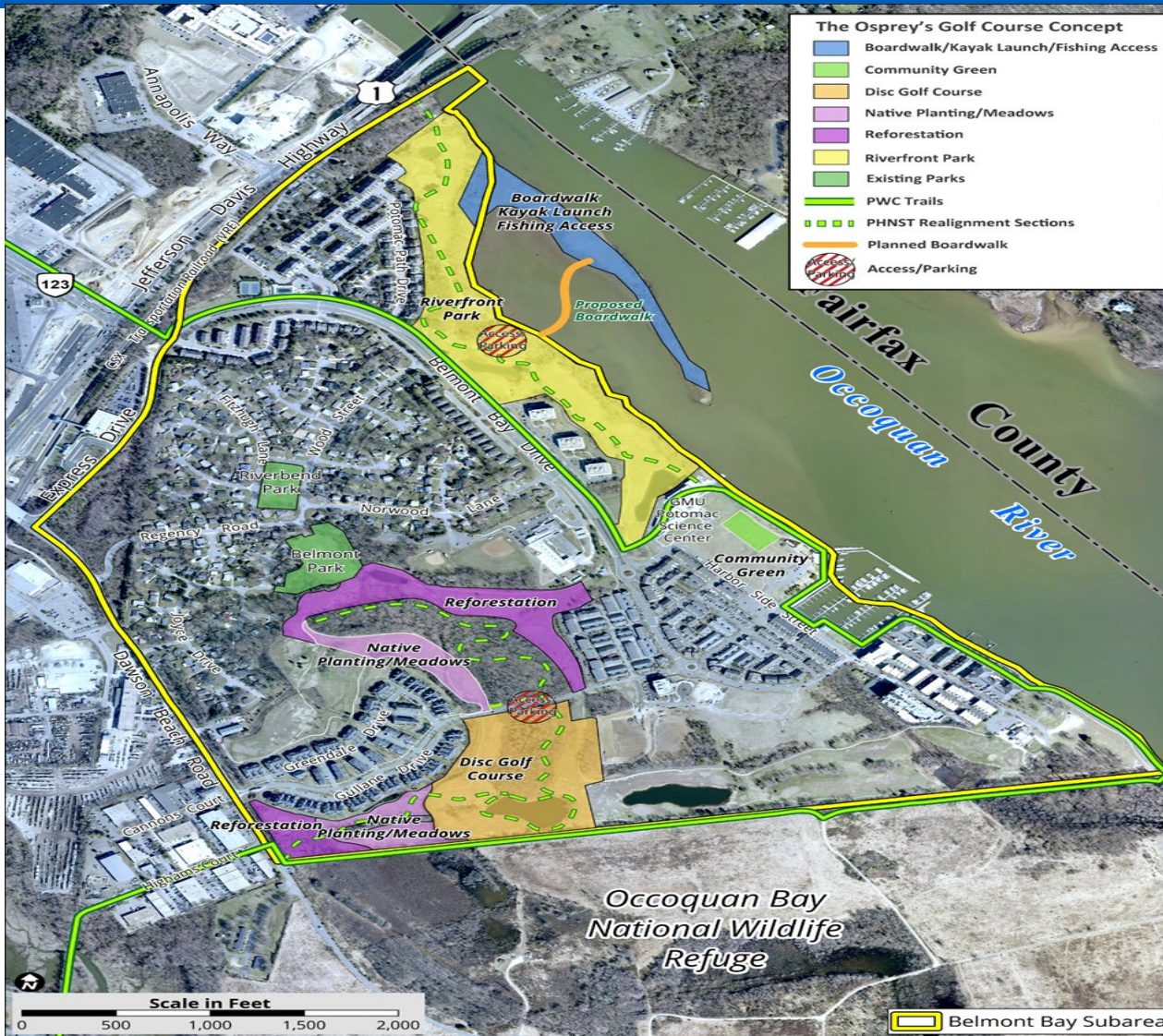


Belmont Bay Subarea North Woodbridge Small Area Plan



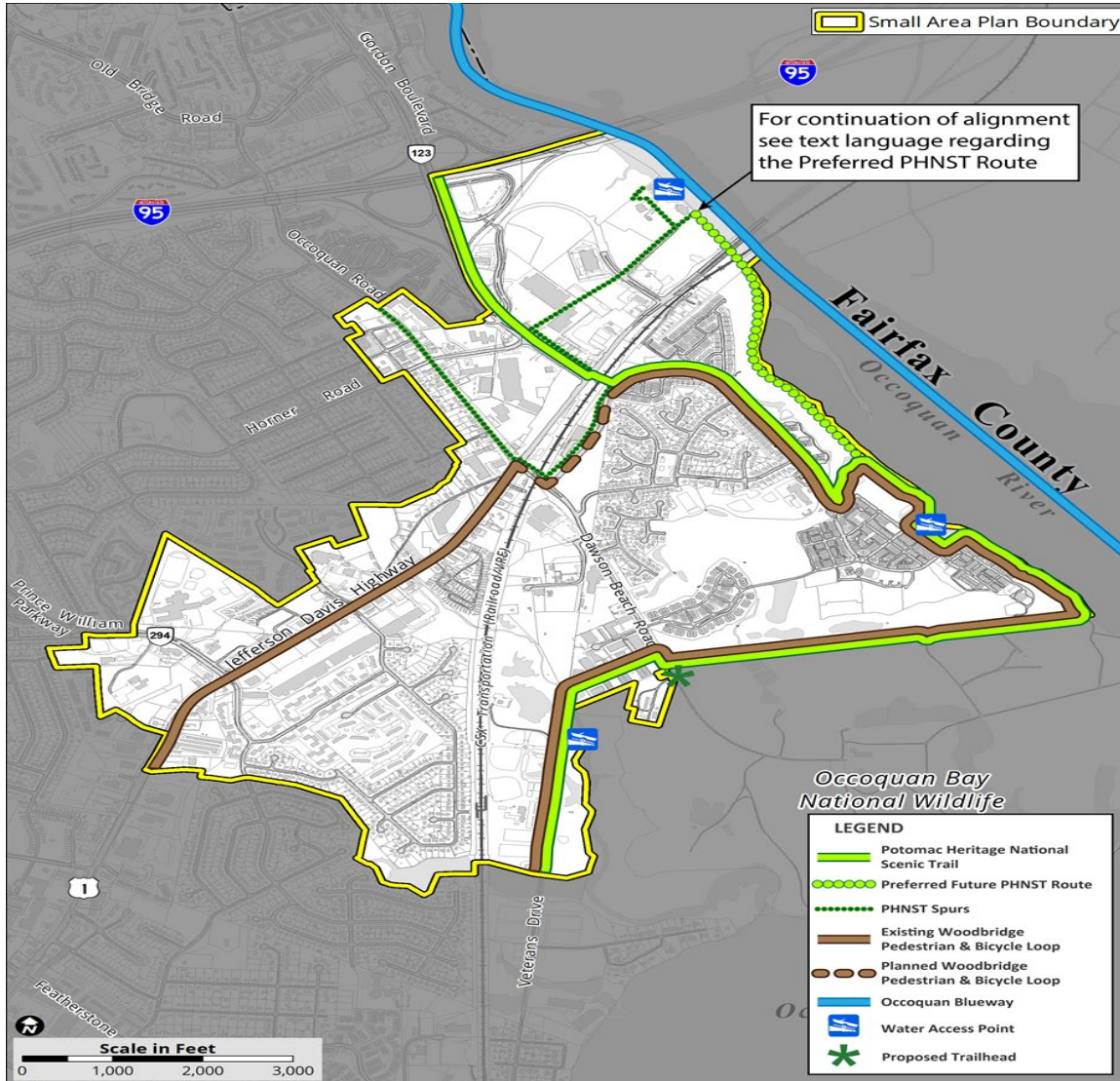
- Complete master planned land bay development
- Align PHNST along waterfront.
- Establish civic focal point leveraging science
- Consider incorporating golf course into Parks and Open Space.
- Capitalize on vibrant waterfront.
- Consider potential ferry location site
- Preserve existing residential communities.

Golf Course Redevelopment



- Expand recreational river access
- Enhance riverfront park
- Define Belmont Bay Community Green
- Develop Disc Golf Course
- Create lowland meadows for native planting
- Establish reforestation areas

Green Infrastructure/Trails



- Benefit both human and wildlife communities
- Connect regionally
 - PHNST
 - Occoquan Blueway
 - Occoquan Bay National Wildlife Refuge
 - Address local needs
 - Strategically placed pocket parks
 - Streetscaping
 - Steep slope protection
 - Leverage The Osprey's Golf Course redevelopment opportunities.

Proposed Belmont Bay HOA Community Development Strategy

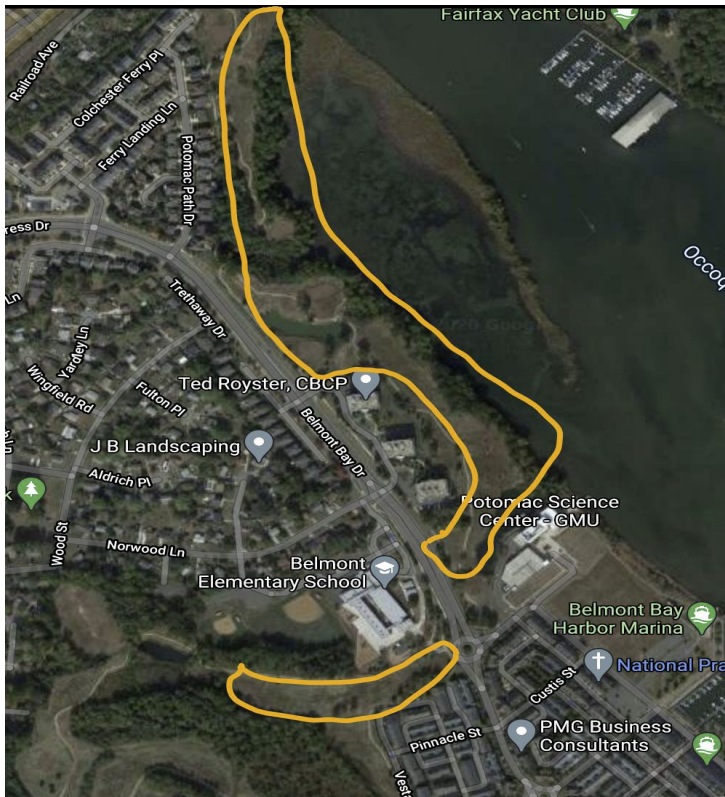
Presented by Belmont Bay Ad Hoc Community Development Group

January 2021

Strategy Overview

- Develop environmentally focused community amenities that emphasize and retain the uniqueness of Belmont Bay while enticing retailers and home buyers into the area.
- This will be accomplished by:
 - preserving and enhancing two parcels of land secured by a to be determined transference means by Caruthers Properties, LLC to the Belmont Bay HOA;
 - working together to attract healthy, environmentally conscious retail into vacant retail locations in Belmont Bay;
 - creating active partnerships with GMU, the Belmont Bay Elementary School, and the greater Woodbridge charitable organizations;
 - emphasizing the environmentally focused amenities as part of new residential development plans.

Proposed Belmont Bay HOA Parcels



Parcel 1

- Extends from the lake area abutting the GMU Potomac Science Center and the old 7th hole tee along the golf course behind Potomac Path Drive to the old 12th hole.

Parcel 2

- Extends from the old 13th hole concession stand, behind the Belmont Bay Elementary School to the lake at the end of the old 13th hole fairway.

Proposed Community Enhancements

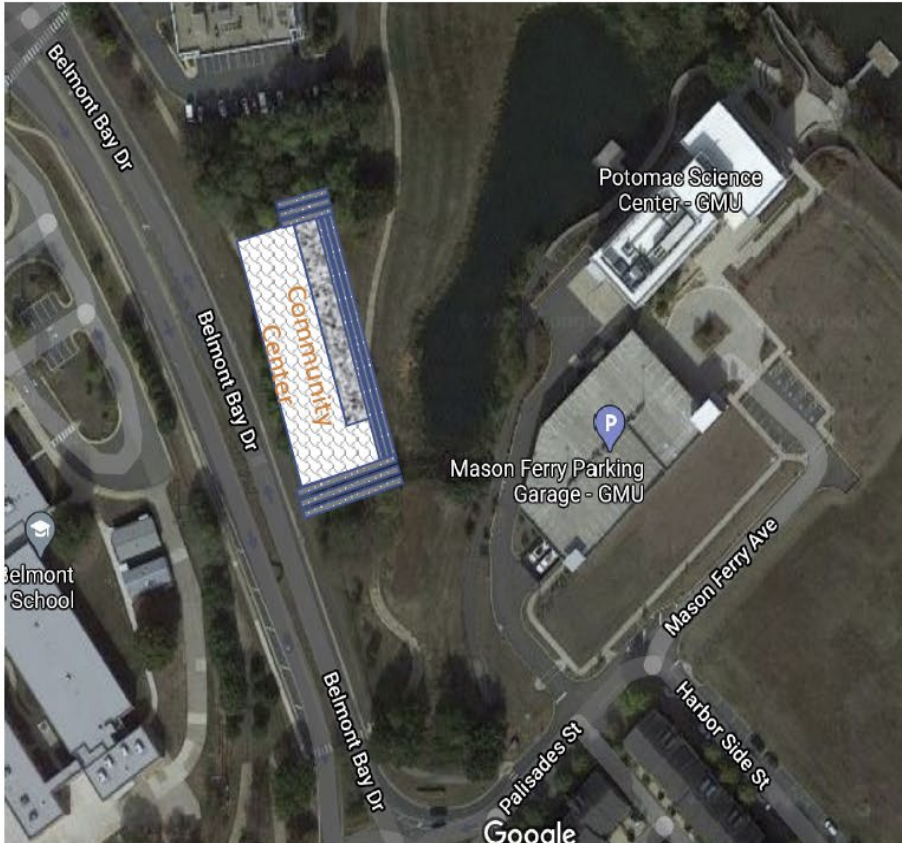
Parcel One will focus long term environmental quality of life for all inhabitants of Belmont Bay by:

- building a badly needed community center;
- partnering with GMU to establish an environmentally sustainable habitat using native plants for birds and small animals and using this for an additional partnership with Belmont Bay Elementary School for STEM learning activities;
- introducing or modifying walkways and benches to ensure a “respite zone” and Belmont Bay residents and visitors;
- developing displays focusing on both historic (indigenous people through modern times) and environmental uniqueness of Belmont Bay.

Parcel Two will provide community amenities by:

- creating self sustaining community residential gardens, including dedicated plots for Belmont Bay Elementary School STEM learning activities and plots for local area food banks;
- establishing a dog park to provide for dedicated off-leash exercise area for canines and social interaction opportunities for their humans;
- potentially allowing “no-use set aside areas” within this parcel to maintain community aesthetics.

Community Center




- Adjacent to Potomac Science Center GMU, the Belmont Bay Community Center will be used for community events and HOA management offices.
- Can serve as “starting point” for proposed community enhancements (displays, gardens, etc.) in Parcel 1 and Garden Club / Dog Park activities in Parcel 2.
- Parking at the GMU Parking garage.
- Center will include patio overlooking the pond and river.

Native Plant Project – Lake Adjacent to River Club Condo's



Native Plant Project – Fairways

- Fairway areas will be planted with a combination of native flowers, grasses, shrubs and trees to provide an expansive, sustainable, non-invasive plant habitat for wildlife in this area.
- Area will have walking paths, benches, scenic overlooks and displays interspersed throughout.
- Leverage existing parking garage infrastructure at GMU for community parking

 - native habitat areas



Garden Plots

96 x half garden club plots (phased approach to creating plots).
Annual paid membership to build, maintain facilities and plots.

2 school plots (to be further divided by school)
1 plot dedicated to food bank donation crops

Common areas with benches, tables, shade.
Additional common area for farmers market.
Tool Shed with equipment check out and maintenance, bathrooms, some club retail.
Water to be provided for plots

Dog Park

Benches for owners.
Bio-waste bags with receptacles.
Dog pond.

Entire area is fenced.



Tool Shed /
Farm House

Common Area
Farmers Market

Common Area

School Plots
Food Bank Plots

Club Plots

Club Plots

Vestal St

Vestal St

730
728
726
724
722
720
727 725 723 721
12



Strategic Advantage for our Community

- Establishing Belmont Bay Community as an environmentally active, health focused community will:
 - differentiate this community and increase the premium for investors to develop in this area;
 - attract health conscious and environmentally aware retailers (e.g. potential for a “small footprint” REI concept, organic food store, etc.);
 - serve as an example for other properties in order to increase the value of the company portfolio;
 - win favorable consideration within the Belmont Bay community that could help shape future development opportunities.

Open Space Focused Discussion

- During this session, the facilitator will ask questions to obtain responses from the participants in this group.
- Please feel free to respond using your microphone or the chat feature. Please feel free to share your thoughts and ideas that add to the discussion.
- When you are done speaking, please mute your microphone to reduce feedback.
- Please be considerate of the amount of time you use in your responses so that others may have an opportunity to share their ideas.

Question #1:

- **What are some of the park & recreational needs in the Belmont Bay community?**
 - **What are some of the passive and active uses?**
 - **Any specific activities that are missing?**
 - **Concerns?**



LARGE GATEWAY SIGNAGE

Question #2

- **What would you like to see as part of the open space areas in Belmont Bay?**
 - **Qualities of Open Space that are important to you.**
 - **Concerns?**



Question #3

- **Are their partnerships that the County should further consider in preserving the open space areas?**



Next steps

- Staff will review all comments, ideas and materials.
- Staff will conduct a field visit.
- Staff will make recommendations.
- Staff will need to have to have additional discussions with the applicant and community once an application is submitted.