

TO: PWC BOCS

FROM: Thunder Oak HOA Board

RE: Concerns related to proposed industrial development, high density housing, outer beltway encompassing the entire Pageland corridor and beyond in the Rural Crescent

November 23, 2021

Thunder Oak is the largest large-lot development in Prince William County. Our community is composed of 67, 10 acre lots that encompass almost 700 acres in the Rural Crescent. Our role, on behalf of our community, is to care for its infrastructure and associated finances. It is in this vein of responsibility that we write to you today to formally share our grave concern about the proposed development of the Rural Crescent.

Development continues to creep closer into the Rural Crescent via proposals like the application from the Lerner Developer for a data center (1-66) and Technology Park. As such, we have come to realize that this is likely the tip of the iceberg in terms of development proposals. It has been made clear by Chair Wheeler, and other members of the BOCS majority, through their voting record and rhetoric that development of the Rural Crescent trumps protecting its natural resources and rural assets.

Our primary concerns, related to data centers, required energy infrastructure, high density housing, the bi-county parkway and a myriad of other industrial uses in the Rural Crescent rest in the following areas:

➤ Water quality degradation

○ Every single homeowner in our community uses well water and septic. As a result we have a stark and vested interest in the water table. In the last year, at least two wells in our community have gone dry. Homeowners were met with considerable challenges finding new viable aquifers. It is erroneous to think of jeopardizing our groundwater supply as a potential consequence of further development. We are here to attest to the fact that it is currently in jeopardy and our community is living in that reality here and now.

○ As determined by FEMA, several of the properties within our Thunder Oak community are located in the 100-year floodplain. In June of this year, residents were notified that FEMA was making changes to the flood maps, and as a result, property values may be affected. In FEMA's notification, property owners were informed that the likelihood of flooding "increases with erosion, changes in land use, and weather patterns among other factors." The negative impacts of these factors are directly affected by the loss of impervious surfaces that comes with the urbanization of further development.

➤ Inadequate infrastructure – In addition to our above-referenced concerns about water quality degradation, the condition of our roadways in the Rural Crescent are not adequate to sustain the increased travel that comes with high density development. Our comprehensive plan and strategic goals are predicated on smart growth principles. Degrading the roads in the Rural Crescent will only require redirection of critical road infrastructure dollars to country roads that would otherwise be unnecessary.

➤ Impacts of climate change – The increasing impacts of climate change will affect every community, including ours. Developing millions of sq ft of impervious surfaces in our watershed will pollute our Occoquan Reservoir, intensify flooding, and impact our participation in mitigating climate change due to mature tree canopy loss. Not only will PWC residents feel that impact here at home, we will be modeling the opposite approach to responsible development patterns in this critical time. We believe Ms.

Horner when she shared there was 1,000 acres remaining in the overlay district. To develop our irreplaceable natural assets at this time makes no sense.

➤ Destruction of rural assets – Prince William County is a top 10 travel destination in the Virginia Commonwealth. Each weekend throngs of people flock to our county to enjoy its natural beauty, historic landmarks, and agritourism destinations. In 2019, it was estimated that \$643 million in tourism revenue was generated from the relaxing rural escape that we provide those who live in the high density communities of Northern Virginia. If the BOCS does not preserve the value of the investment that our rural assets provide they will disappear. Tourists will stop coming because no one wants to drink a glass of wine while gazing at a landscape of datacenters, or walk a trail next to high density housing.

It is for these grave concerns for our natural resources and our quality of life that we ask that the BOCs reject any development proposals of rezoning in the Rural Crescent for data centers and high density housing. Prince William County is a special place in the NOVA region. Survey after survey in this county shows that citizens love its diversity, not only in its people, but in its very landscape. We have areas still available for industrial development; don't sell off our green spaces when it is obviously not needed, or wanted.

Respectfully,

Thunder Oak HOA Board

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