

SAY "NO" TO TRI COUNTY PARKWAY

AKA: BI COUNTY PKWY / OUTER BELTWAY / NORTH SOUTH CORRIDOR / BATTLEFIELD BYPASS

PROPERTY RIGHTS, RURAL CRESCENT & HISTORIC DISTRICT ATTACK BY VDOT & NATIONAL PARK SERVICE

COMMUTER ALERT!

Do you know what is going to happen within several years!?

- **Rt. 234 CLOSING** -from NVCC to Featherbed. VDOT relinquishes maintenance & gives it to the National Park Service
- **Rt. 29 Traffic Calming & Closures** with Manassas Battlefield By Pass
- Pageland Lane eliminated & abandoned w/TCP
- Sean Connaughton, Secretary of Transportation says construction could be as soon as several years, many pots of money for the construction. \$10 Million was approved for Preliminary Engineering and right-of-way acquisition last legislative session.
- Entire Gainesville community affected: TCP planned as *Toll Road*.
- Catharpin Road becomes major cut thru for traffic going to Gainesville.
- **All local & commuter traffic is diverted to I-66.**
- **Alert Eastern PWC residents! Rt. 234 will be just like I-81, with all the trucks traveling from I-95 to Dulles Airport.**

The Programmatic Agreement destroys the transportation network of Catharpin/Gainesville without providing necessary alternative roadways as stated in the Comprehensive Plan. *Without Pageland Lane, Featherbed Lane and Groveton Road become the only options for commuters.*

Property Rights Violated - Big Government at its Worst!

- TCP closes off residents' access to Pageland Lane and Route 29. Route 234 will be closed within the Battlefield.
- Who wants to live next to a major highway? No one! Our property values will plummet. When the land gets cheap enough, the Battlefield can take it at a huge reduction.

PWC Board of Supervisors voted to approve this route years ago. Now, they ignore their responsibility to stay informed and represent their constituents as evidenced by their lack of knowledge of road closures.

March 5, 2013 Secretary of Transportation, Sean Connaughton, met with residents of Pageland Lane and Delegate Tim Hugo. Sean Connaughton promised a letter guaranteeing access. Instead, a letter dated March 28, 2013 gave nothing to property owners. "If VDOT determines it must construct new roads to provide access to these properties, the design of such roads will need to be in consultation with the Virginia Department of Historic Resources, the Advisory Council on Historic Preservation, the National Park Service, and the County"

- The Battlefield plans to **control the road AND our property values** - creating a "wall" around the Battlefield - making our properties less valuable for the ultimate goal - absorbing our properties into the Battlefield.
- VDOT is giving \$3 million to the Battlefield to purchase property and conservation easements along to the Tri County Parkway and the Battlefield.
- **This is a sacrifice of privately owned land.** These properties are immediately devalued and unmarketable.

For More Information, Visit: www.facebook.com/SayNOtoTriCountyParkway

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BUSTING THE RURAL CRESCENT

6.5 miles of the Tri County Parkway go through Western Prince William County’s Rural Crescent

What is the rural Crescent?

- PWC created the rural crescent in 1998 in order to discourage spot development. In Western PWC, it accounts for approximately 10-15,000 acres, which states development is limited to minimum of 10-acre lots and no sewer can be extended in the area.

What will this road do to it?

- The impact of TCP will induce development and therefore “bust the rural crescent.”
- Eastern PWC needs to know, the rural crescent north of Prince William National Forest Park and Quantico would also potentially be “busted” with the six-lane cargo route to Dulles Airport.
- How long will the TCP portion remain just a four-lane road as proposed? It’s 6 lanes everywhere else.

HISTORICAL PRESERVATION COMPROMISED

Why didn’t the Park Service support an alternative that would have avoided the Battlefield and Historic District? In exchange for allowing the road in the Park VDOT provides \$3 million to buy property and conservation easements. **Voluntary conservations easements are not “voluntary” when you have road closures/restrictions leaving you no alternative**

At March 5 town hall meeting, the Superintendent of Manassas Battlefield stated, “sacrificing the perimeter of the Park is the lessor of the evils...it will allow Rt. 234 and Rt. 29 to be shut down to thru traffic and get traffic out of the center of the Park.”

Loudoun County Benefits, Not Prince William County!

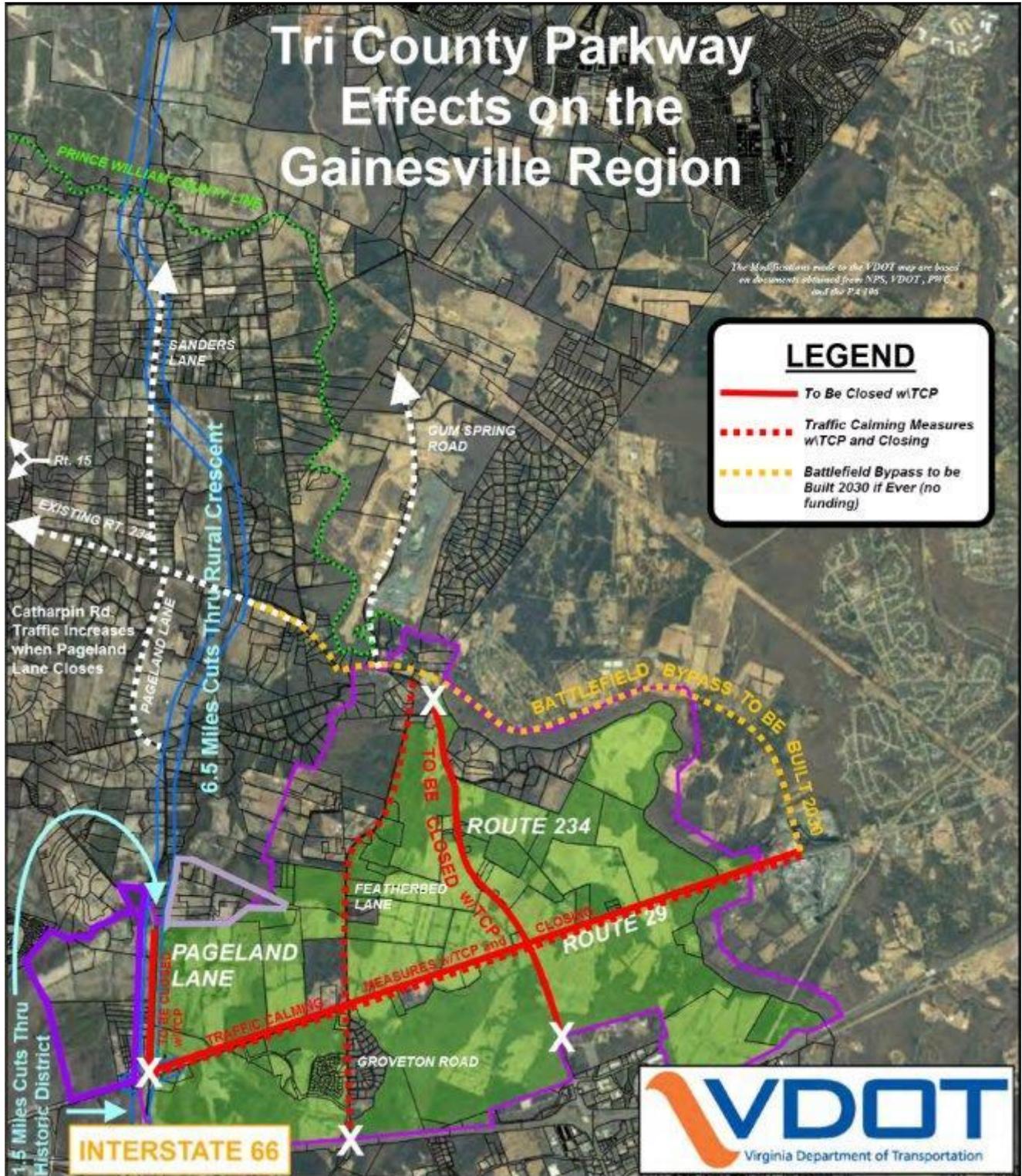
The BOCS claims this road will lead to Economic Development - ask them to explain how?

- Innovation is owned by Prince William County in a bad location. This road is not going to help.
- Innovation will only be successful when Loudoun County’s market is sold out or too expensive. Why throw good money after bad?
- TCP is a thoroughfare THROUGH Prince William County, NOT for Prince William County
- As one informed developer put it **“The TCP just gives the residents of PWC a quicker way to get out of PWC to go to work in Loudoun”**

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COMMUTER TRAFFIC ATTACK BY VDOT & NATIONAL PARK SERVICE



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WHAT HAPPENS TO ROUTE 29?

- VDOT will pay up to \$300,000 for calming devices to be installed 6 months prior to the opening of the TCP. There are no details given, but calming methods can include; reduction of lanes, lower speed limits, and speed bumps.
- The TCP access to Rt. 29 will be addressed under the Battlefield Bypass project; however, "VDOT shall design and construct the TCP at the Route 29 crossing to be grade-separated without connections to Route 29." **So, when the TCP is built, there will be NO access to Rt. 29 from the TCP.**
- VDOT *has committed to closing the Rt.29 and Pageland Lane Intersection*. This will have a very negative impact on the Gainesville/Catharpin networks by removing another commuter collector road.
- VDOT has committed to closing Route 29 when the Battlefield Bypass is completed and abandoning the roadway and conveying it to the NPS. There is no discussion of an alternative being in place for Route 29 other than the Battlefield Bypass, not scheduled to be built until 2035.

WHY ARE THEY CLOSING ROUTE 234?

VDOT wants to build the TCP and the Battlefield wants Route 234 closed through the Battlefield.

- The outcome would be a gated Route 234 south of Featherbed Lane to the NV Community College entrance.
- The homes on Poplar Ford Trail would have to agree to give up state maintenance and use an improved Featherbed Lane (a public road) for ingress/egress from their properties.

The Commonwealth Transportation Board (CTB) in February 2013 changed the language (1) to allow VDOT to close Route 234 to through traffic PRIOR to the completion of the Battlefield Bypass and upon completion of Tri County Parkway (2) CTB has committed to also abandon Route 234 and convey the Right of Way to NPS.

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WHAT DOES PWC SAY ABOUT ROUTE 234 CLOSING?

Under PWC Transportation Plan Road Policy 8, it states the following: “Preserve integrity and enhance visitor experience at the Manassas National Battlefield Park without compromising accesses that currently exist.”

- **(8.1)** As the **Battlefield Bypass is completed**, close 234 and 29 through the Manassas National Battlefield Park. Independently explore closing Groveton Road and Featherbed Lane to through-traffic.
- **(8.3)** Study an alternative for 29 that serves to maintain and improve existing local access via the existing 29/ 234 Business from residential and planned business areas north of I-66 in Prince William and Fairfax County... **Close Route 29 and Route 234 to through traffic within the park, once an alternative is built.**
- **(8.4)** During the development of the Manassas Battlefield Bypass and the TCP in the vicinity of the Park, coordinate with the Park, VDOT, and Fairfax County to plan the closings of Route 29 and Route 234 to through-traffic within the park.
- **(8.7)** As the roads within the park are transferred to NPS ownership, following the completion of the Manassas Battlefield Bypass and the TCP, coordinate with the Park to develop and implement a plan for continued park access and road usage.

In February 2013, the CTB committed to approve NPS’s request for the state to abandon and let them take ownership of Route 234 without the Battlefield Bypass being built. *It appears that the BOCS has ignored their responsibility to stay informed and represent their constituents as evidenced by their lack of knowledge of road closures.* VDOT shall no longer be responsible for the maintenance and upkeep of the abandoned sections.

HOW MANY PROPERTIES ARE BEING TAKEN?

- VDOT says only 21 residential units displaced for the TCP.
- Although the route hasn’t been precisely identified yet, most likely hundreds of homes along the TCP and the North-South Corridor will be affected.
- Along just the TCP (Pageland and Sanders) portion of the roadway, it looks like there will be over 100 properties affected, many of which will be totally taken and the remainder will have part of the TCP or it’s right of way go directly through their property.

Based on what we know now, the below figures are guesstimates in the 600-foot historical corridor:

- Over 100 properties taken from (I-66 to PW County Line) to include; Pageland, Sanders, Lolan, Richland, Sudley Road

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VOICE YOUR OPINIONS AND EXERCISE YOUR RIGHT TO BE HEARD

We are **citizens** who are willing to speak out and voice our opinions and our oppositions. We do extensive research to inform the public about the **facts**. We are informed, involved, and knowledgeable. We are citizens exercising our right to be heard.

Don't let anyone tell you this road is a done deal! It makes no sense... many savvy legislators have realized this.

Please take the opportunity to exercise your right and contact your local, state, and federal representatives.

HOW YOU CAN HELP

1. Send emails!

Congressman Frank Wolf

Senator Dick Black

Delegate Tim Hugo

Senator Chuck Colgan

Delegate Bob Marshall

Delegate David Ramadan

Supervisor Peter Candland

Prince William Board of County Supervisors

daniel.scandling@mail.house.gov

district13@senate.virginia.gov

delthugo@house.virginia.gov

district29@senate.virginia.gov

delbmarshall@house.virginia.gov

info@davidramadan.com

pcandland@pwcgov.org

bocs@pwcgov.org

2. “Like” the Facebook Page!

www.facebook.com/SayNOtoTriCountyParkway

3. Sign the Petition!

www.surveymonkey.com/s/35L2DLR

4. Speak out at Citizen’s Time at the Board of County Supervisor’s:

<http://www.pwcgov.org/government/bocs/Pages/BOCS-Landing-Page.aspx>

Check out the *Current Agenda* for their Tuesday meetings.