

**Resolution of the Prince William County**  
**Democratic Committee**

**Regarding the Brentwood (Brookfield Homes) Development Proposal**

*Whereas*, Brookfield Homes has proposed to develop 1,500 acres to include 6,800 residential dwelling units and a reduction of some 670 acres of land currently available for employment uses, which will *worsen the current residential / commercial imbalance in Prince William County*, and

*Whereas*, the developer *fails* to make any commitment to provide, in the proposed non-residential portions of the development, an integrated work environment, so that new residents will not have to commute on crowded roads to jobs, and

*Whereas*, the proposed development *will not alleviate, and may actually exacerbate the current traffic gridlock* at the I-66/29 interchange, and throughout the Gainesville sector and western Prince William County; and there being no credible data from objective, independent sources that the developer's proposed road improvements to the affected area will provide relief from the already failing level of service "F" for these roads, and

*Whereas*, the proposed development *will add massive new, unfunded burdens on the public infrastructure*, including but not limited to, roads, schools, libraries, parks and recreation, police and other public safety capabilities, as well as the ongoing operational costs for such infrastructure and personnel, which will come from County taxpayer dollars, and

*Whereas*, the Brookfield Homes' *proffers condition the provision of most of the proposed transportation infrastructure for the project on the creation of a Community Development Authority* by the Board of County Supervisors and proposed issuance of CDA bonded debt. If the CDA is created, those bonds will commit the future residents and other property owners of the development, as taxpayers, to fund said infrastructure costs through a special assessment in addition

to their obligation to pay real estate taxes, rather than these transportation improvements being made by the developer at its cost, and

*Whereas*, the *proffers*, which are intended by law to be volunteered by a developer in addition to the legal requirements for development, appear to ***improperly tie transportation infrastructure and other public infrastructure improvements to CDA bonded debt, conditioned on non-existent agreements to utilize State and Federal resources derived from taxpayers***, instead of developer funds, and

*Whereas*, approval of the Brentwood development would result in a serious deterioration of the quality of life and environmental health of County citizens, would operate to the ***significant detriment of the fiscal soundness*** of Prince William County and its ability to maintain its AAA bond rating and, thereby its ability to borrow at favorable rates; and would place ***an additional burden of hundreds of millions of dollars*** on County taxpayers, and

*Whereas*, the County Planning Office and the Planning Commission have already recommended against approval of this proposal, and the County Planning staff has concluded that the proposed Comprehensive Plan Amendment and zoning applications do not meet the overall goals of the Plan, and

*Whereas*, it difficult to identify in the proffers and special use permit conditions, which ***enforceable*** commitments are being made by Brookfield Homes, and its successors, to address the magnitude of impacts on the County from this massive development, and

*Now, Therefore*, It Is Hereby Resolved that the Prince William County Democratic Committee, after reviewing the Brentwood development proposal, has concluded that approval of said development would be detrimental to the health, safety and welfare of the citizens of Prince William County, would unfairly and unnecessarily burden County taxpayers for decades to come, and for generations to come, and on balance, would result in a significantly adverse impact on Prince William County and its citizens, therefore, urges all members of the

Prince William Board of County Supervisors to act for the benefit of County citizens by *voting against* the Brentswood development proposal.

**Attest:** This Resolution adopted by majority vote of those members present at the Prince William County Democratic Committee (PWCDC) General Membership meeting on this 27 th day of April, 2006.

Recorded by: Victor D. Bras, Chairman, PWCDC

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Chairman's signature