

You've been lied to about the Stone Haven residential development

(area Between Jiffy Lube Live, Linton Hall, and Devlin)

- **What is Stone Haven?**
 - Proposed housing development, 1,650 new homes, 5,000 more people behind Jiffy Lube Live
 - Soon to follow – Prince William Station, 2,000 homes, 6,000 people next to Stone Haven
- **Who's Lying?**
 - Residential developers & their supporters
 - Developers' bought-off allies on the Board of County Supervisors (BOCS; more than \$1M in developer campaign funding)
 - County Planning Commission (appointed by BOCS), some of whom, including the chairman, are developers
- **What are some of the lies being told to sell Stone Haven?**
 - Developers are giving you a school
 - No serious impact on traffic
 - New tax revenue to the county
 - Generous proffers to taxpayers to offset costs
 - BOCS & Planning Commission members are all fair, impartial representatives of the public
- **What's the truth?** (see reverse side)
- **What can you do?**
 - E-mail all BOCS members. Tell them NO MORE:
 - ✓ overcrowded roads and schools;
 - ✓ high taxes -- because big residential developments are almost never tax-positive; they're also currently unneeded (~30,000 approved-but-not-yet-built houses);
 - ✓ needless elimination of green/open space;
 - ✓ corruption, abuse of power. (See #6 on reverse side)
 - Here are the BOCS members' e-mail addresses: Chair Corey Stewart (now a yes vote) cstewart@pwcbg.org; Bristow-Area's Wally Covington (yes vote, if seat not vacated) wcovington@pwcbg.org; Marty Nohe (now a yes vote) mnohe@pwcbg.org; Maureen Caddigan mcaddigan@pwcbg.org (probable no vote); Pete Candland gainesville@pwcbg.org (definite no vote); John Jenkins jjenkins@pwcbg.org (now a yes vote); Mike May mcmay@pwcbg.org (likely no vote); Frank Principi fprincipi@pwcbg.org (swing and probable deciding vote; position unknown).
 - Attend 7 Oct BOCS hearing, 7:30 pm at McCoart Building (on the PW Parkway, mid-county) and speak against Stone Haven. If you let us know, we'll sign you up to speak.

Please contact us at admin@pwcbg.org if you'd like to receive alerts on Stone Haven, Prince William Station, and other important county land use issues that affect school overcrowding, traffic congestion, taxes, open/green space and quality of life. We promise to keep you apprised. We've lived in Bristow for over 14 years (in NOVA for over 30) and have nothing to gain from our work to keep you informed (and to keep the pressure on local politicians) but a better community.

Ralph & Kathy Stephenson

Prince William Citizens for Balanced Growth (PWCBG)

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for more info on county supervisors' conflicts of interest, voting records, and Stone Haven, see:

<http://pwcbg.org/SupervisorPositions.html> and http://pwcbg.org/Stonehaven_Brentswood2.html

You've Been Lied to About the Stone Haven Residential Development

Background on Stone Haven, soon-to-follow Prince William Station -- Residential developers and their allies on the Prince William Board of County Supervisors (BOCS) and Planning Commission (appointed by the BOCS) have cultivated a thicket of lies around **Stone Haven**, the high-density residential development that will place 1,650 houses and 5,000 people behind (south of) Jiffy Lube Live. Soon to follow and next door to Stone Haven will be at least 2,000 houses (per BOCS Supervisor Mike May's office) and 6,000 people at **Prince William Station**. *Are you ready for 11,000+ new neighbors in a 2 sq mi+ area, increasingly overcrowded schools and roads, much higher taxes than necessary, and less green space -- with 5'-wide side yards, population density twice that of Bangladesh, and slummification perhaps just a few years down the road?*

LIE #1: *You're getting ANOTHER SCHOOL! TRUTH:* You're getting an empty piece of land. Then you, the taxpayer, will likely pay at least \$100 million to build the new school. Yet building of schools never even nearly catches up with development, does it? It's as if residential developers are saying: "I'm a developer and I promise you a school, so I can build 5,000 more houses. Then you'll need one or more schools to cover that and other nearby development. So I promise you another school, so I can build 5,000 more houses." And so it goes, on and on. According to BOCS Supervisor Frank Principi (Woodbridge), "elementary classes in Prince William have climbed to an average of 23 students and secondary school classes [have] topped 30, making them the largest in Virginia and in the Washington region... Smaller class sizes reduce the achievement gap, especially with low-income and minority students." Principi notes that the BOCS has so far ignored his proposal to make "reducing classroom size a [budget] priority."

LIE #2: *Per Planning Commission Chairman Austin Haynes, as reported in Bristow Beat, the County SCHOOL BOARD "UNANIMOUSLY APPROVED OF" Stone Haven. TRUTH:* Well, not quite. Our School Board representative Gil Trenum told us (Prince William Citizens for Balanced Growth, PWCBG) that he supported Stone Haven "under duress" as a "less bad alternative necessitated by overly rapid residential growth in the area and a history of sub-par school land proffers from developers as compared to surrounding jurisdictions." Gil noted that "individual opinions on the School Board are diverse and range in their level of support for Stone Haven."

LIE #3: *Silence or change of topic by developers and allies regarding impact on TRAFFIC. TRUTH:* No serious secondary or primary road improvements to reduce congestion are planned; nevertheless, assuming 2 cars per house, there'll be 7-8,000 more cars in the area. Too bad for us; and good luck even getting to/from I-66 during rush hour, much less then being able to move on I-66, which will have more traffic than ever, much more.

LIE #4: *Stone Haven will bring in more TAX REVENUE and thus help strengthen the county tax base. TRUTH:* A house has to be worth about \$450,000 to generate as much in real estate tax revenue as it costs the county in services (for police, fire, roads, schools, parks, libraries, etc.) But in recent years the county's median home value was only \$331,700. How does it make you feel to know that Stone Haven and other tax-negative residential development not only forces you to pay much higher taxes, but also brings you overcrowded schools and roads, less green space, sometimes even lower property values, etc. (See: http://pwcgbg.org/Proffers2014_RSSpeech_PWC100.html and http://pwcgbg.org/RS_BP_EMailExchange_Stewart_MediaRpts.html).

LIE #5: *Stone Haven helps taxpayers because of generous PROFFERS (developer "gifts" to offset part of the cost to taxpayers of new roads, schools, police, fire, etc.) TRUTH:* The 91.2 acres donated by Stone Haven for the school site are valued by the developer at \$24,250,000 or \$265,899 per acre, even though the land is empty, zoned for agricultural use, and not yet linked up to any services or roads. Even more curiously, the 196.1 acres for parks & recreation are valued by the developer at \$34,735,744, or \$177,133 per acre, with no dissent from county planning staff, even though this "park land" is directly under high-tension power lines, adjacent to a swamp, and, in reality, virtually worthless.

LIE #6: *The Board of County Supervisors (BOCS) and Planning Commission are objective judges of land use issues and FAIRLY, HONESTLY REPRESENT YOU. TRUTH:* Four of the eight BOCS supervisors have received large campaign contributions from Stone Haven's developers/realtors and are currently firm "yes" votes for Stone Haven and/or active shells for it. The four should recuse themselves from voting for Stone Haven and the BOCS should also choose the ethical, democratic path and postpone the 7 Oct final vote until lame-duck Wally Covington's replacement in the Brentsville District (Bristow), where Stone Haven is located, is formally seated and allowed to vote, after being chosen 1 October 2014 at a Republican mass meeting. (There is no Democratic or Independent candidate.) No taxation -- or lawmaking that harms local citizens -- without representation.

BOCS Supervisors receiving developer \$ from and supporting Stone Haven (their districts)	Political donations to BOCS Supervisors voting on Stone Haven (what PWCBG's found; see vpap.org)			
	EV Hunter Trust Edith Hunter Rameika, Berryville (land owner) (705) 750-2611	RK Realty / BruniPeters (realtor) (703) 656-6162 brunipeters1@aol.com	Brookfield Homes (likely builder; though others could be substituted with similar results) (703) 270-1400 info.calgary@brookfieldrhp.com	Total Developer \$ received
Stewart (at-large)		\$21,500	\$6,500	\$759,841
Covington (Bristow area)	\$1,500	\$5,000		\$108,150
Nohe (Coles)	\$2,500		\$2,500	\$109,984
Jenkins (Neabsco)	\$1,000		\$900	\$105,271
TOTALS	\$5,000	\$26,500	\$9,900	\$1,083,246

LIE #7: *If Stone Haven is not developed as residential now, something worse will be put there instead. TRUTH:* It's currently zoned agricultural. Only if our elected representatives on the BOCS intentionally choose to zone it as "something worse" and we, the voters and citizens, passively allow that to happen can it be rezoned as "something worse." However, would leaving it agricultural for the foreseeable future or possibly developing much of it later as commercial (with buffers like those between the Sudley Manor Dr. Safeway and surrounding communities) be worse than ~11,000 more people and ~10,000 more cars in a two sq mi area that's already very congested? Note that Stone Haven already includes over 1 million sq ft of commercial development.