



COUNTY OF PRINCE WILLIAM

5 County Complex Court, Prince William, Virginia 22192-9201
(703) 792-7615 FAX (703) 792-4401
Internet www.pwcgov.org

PLANNING
OFFICE

Christopher M. Price, AICP
Deputy County Executive/
Acting Planning Director

February 03, 2017

TO: Planning Commission

FROM: David McGettigan
Planning Office *jke*

RE: Public Facility Review #PFR2016-00006, PW Parkway Elementary School –
Occoquan Magisterial District

I. Background:

- A. Request – This is a request by the Prince William County (PWC) Public Schools for a public facility review (PFR) to determine consistency with the Comprehensive Plan to construct a new elementary school, Prince William Parkway Elementary School. The proposed elementary school will be constructed on approximately 14.9 acres of a ± 21.9 acre-site, which is located at the northeast corner of Trowbridge Drive and Prince William Parkway. The proposed elementary school will serve approximately 924 students and relieve overcrowding at Vaughan Elementary School, Kerrydale Elementary School, and other area elementary schools.

PFR Request: PW Parkway Elementary School	Permitted / Required	Proposed
Floor Area Ratio (FAR)	N/A	+/- 0.15
Building Height	60', generally with exceptions	$\pm 37'$
Access	N/A	One (1) two-way entrance / access onto Prince William Parkway across from Kenwood Drive.

Buffer	Type A – 15' peripheral landscape area (in accordance with Section 800 of the DCSM)	Type A – 15' peripheral landscape area (in accordance with Section 800 of the DCSM), 15' to 120' buffer along Trowbridge, and a 30' undisturbed landscape buffer between the proposed school site and adjacent 6.8 acre residue of the A-1 zoned property.
Setbacks	Min. 35' from the nearest public streets or rights-of-way; Min. 25' rear setback; Min. 15' side setback	±150' front ±150' rear ±180' side

- B. Location – The site of the proposed elementary school is located off Prince William Parkway, between Kenwood Drive and Trowbridge Drive, to the immediate northwest of Sycamore Ridge residential community and south of Chinn Park Regional Library, Chinn Aquatics & Fitness Center, and Chinn Regional Park. The subject site is comprised of a portion (±14.9 acres) of a ±21.9 acre parcel, identified on County Maps as GPIN 8192-68-5737 and is addressed as 4060 Prince William Parkway. See Attachment A for the reference maps.
- C. Comprehensive Plan – The subject site is designated NC, Neighborhood Commercial, O, Office, and POS, Parks and Open Space, in the Comprehensive Plan.
- D. Zoning/Acreage – The site for the proposed elementary school is zoned A-1, Agricultural and R-4, Suburban Residential. This site falls within the Prince William Parkway Highway Corridor Overlay District (HCOD).
- E. Surrounding Uses – The site is located near a heavily travelled corridor, Prince William Parkway, which consists of predominantly retail, public facilities, parks and open space, offices, and single-family dwellings. To the immediate north and east of the site are Chinn Park Regional Library, Chinn Aquatics & Fitness Center, and Chinn Regional Park. To the immediate south are Sycamore Ridge residential community, Valero fuel station, and an assisted living facility. To the west of the site across Prince William Parkway, offices, a fuel station (Sheetz) and single-family detached dwellings exist.

II. Current Situation:

- A. Planning Office Recommendation – The Planning Office recommends the Planning Commission find #PFR2016-00006, PW Parkway Elementary School, consistent with the Comprehensive Plan. See Attachment B for the Staff Analysis.
- B. Planning Commission Public Hearing – A Planning Commission public hearing has been advertised for February 15, 2017.

III. Issues:

- A. Comprehensive Plan – Is the proposed public facility consistent with the Comprehensive Plan?
- B. Community Input – Have members of the community raised any issues?
- C. Other Jurisdictional Input – Have other jurisdictions raised any issues?
- D. Legal Uses of the Property – What uses are allowed on the property? How are legal issues resulting from Planning Commission action to be addressed?
- E. Timing – When must the Planning Commission take action on this application?

IV. Alternatives beginning with the staff recommendation are as follows:

- A. Find the PFR consistent with the Comprehensive Plan.
 - 1. Comprehensive Plan – The subject site is zoned A-1, Agricultural and R-4, Suburban Residential, and is designated NC, Neighborhood Commercial, O, Office, and POS, Parks and Open Space, in the Comprehensive Plan. Schools, as with all public facilities, are appropriate land uses in all zoning districts of the County, subject to the public facility review process.
 - 2. Community Input – Notice of the application has been transmitted to adjacent property owners within 200' of the proposed site for the new elementary school. As of the date of this staff report, the Planning Office has received questions about this proposal related to environmental impact and the ±6.8 acre residue property fronting the Prince William Parkway. The Applicant held a community meeting on October 3, 2016 to share the PFR plan of the proposed elementary school and has had on-going discussions with the Sycamore Ridge community.
 - 3. Other Jurisdiction Comments – This project is not located near other jurisdictions.

4. Legal Uses of the Property – The proposed elementary school could be constructed on the site with an approved PFR. Legal issues resulting from Planning Commission action are appropriately addressed by the County Attorney's office.
5. Timing – A finding of consistency would meet the requirement that the Planning Commission should decide upon this case within 60 days of dispatch of the application package to the Planning Commission. The Planning Commission must take action on this case no later than April 4, 2017 to meet the 60-day deadline. Failure of the commission to act within that time frame will be deemed a finding of consistency.

B. Find the PFR inconsistent with the Comprehensive Plan.

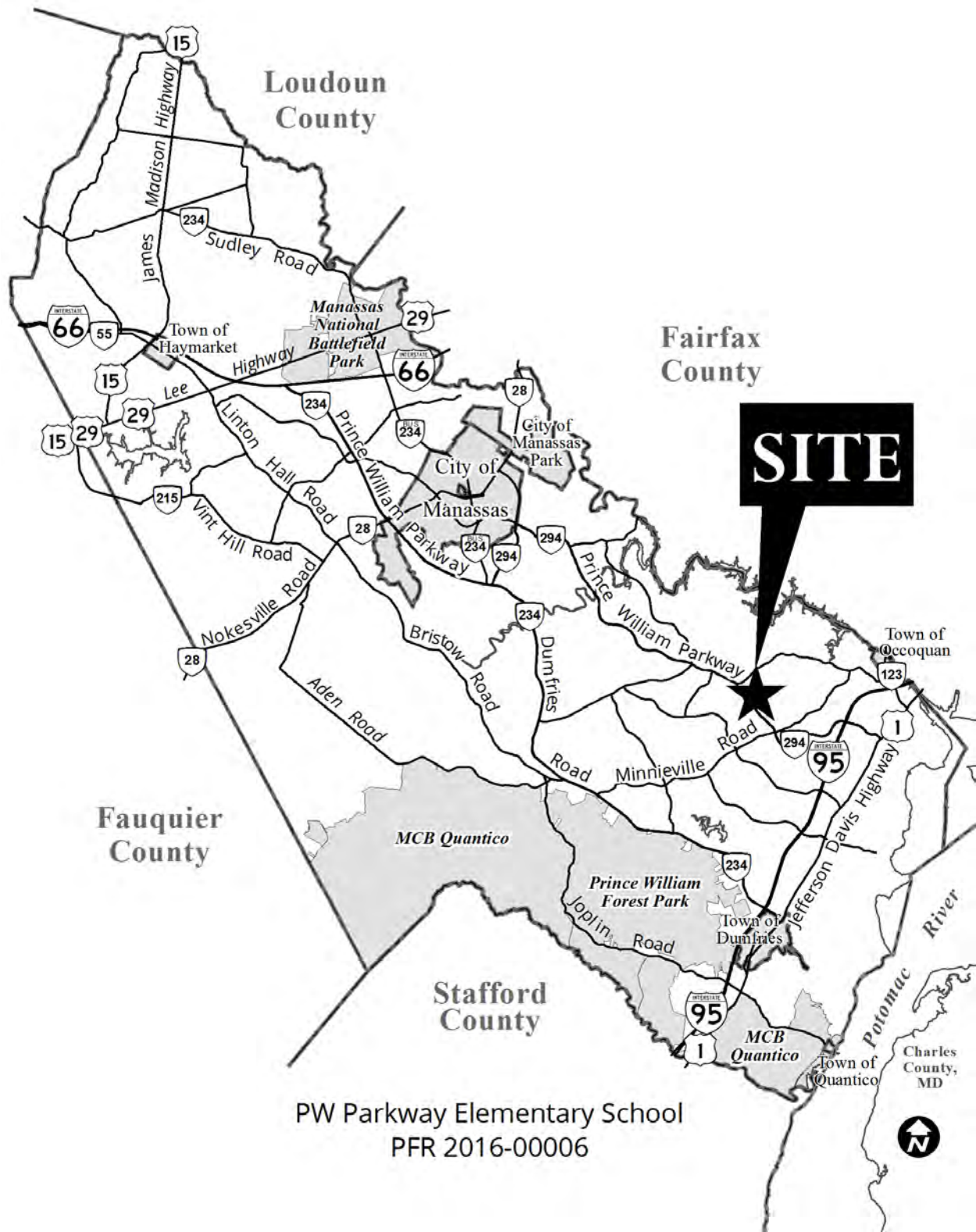
1. Comprehensive Plan – The School Board would have to find another location suitable for the elementary school.
2. Community Input – Notice of the application has been transmitted to adjacent property owners within 200' of the proposed site for the new elementary school. As of the date of this staff report, the Planning Office has received questions about this proposal related to environmental impact and the ±6.8 acre residue property fronting the Prince William Parkway. The Applicant held a community meeting on October 3, 2016 to share the PFR plan of the proposed elementary school and has had on-going discussions with the Sycamore Ridge community.
3. Other Jurisdiction Comments – This project site is not located near other jurisdictions.
4. Legal Uses of the Property – The proposed elementary school could not be built as presently proposed. Legal issues are appropriately addressed by the County Attorney's office.
6. Timing – A finding of inconsistency would meet the requirement that the Planning Commission should decide upon this case within 60 days of dispatch of the application package to the Planning Commission. The Planning Commission must take action on this case no later than April 4, 2017 to meet the 60-day deadline. Failure of the commission to act within that time frame will be deemed a finding of consistency.

V. Recommendation is that the Planning Commission accepts Alternative A and determines that the location, character, and extent of the proposed elementary school is substantially in accord with the Comprehensive Plan.

Attachments:

- A. Area Maps
- B. Staff Analysis
- C. PFR Plan
- D. Environmental Constraints Analysis (ECA) Plan Map
- E. Letter of Commitment

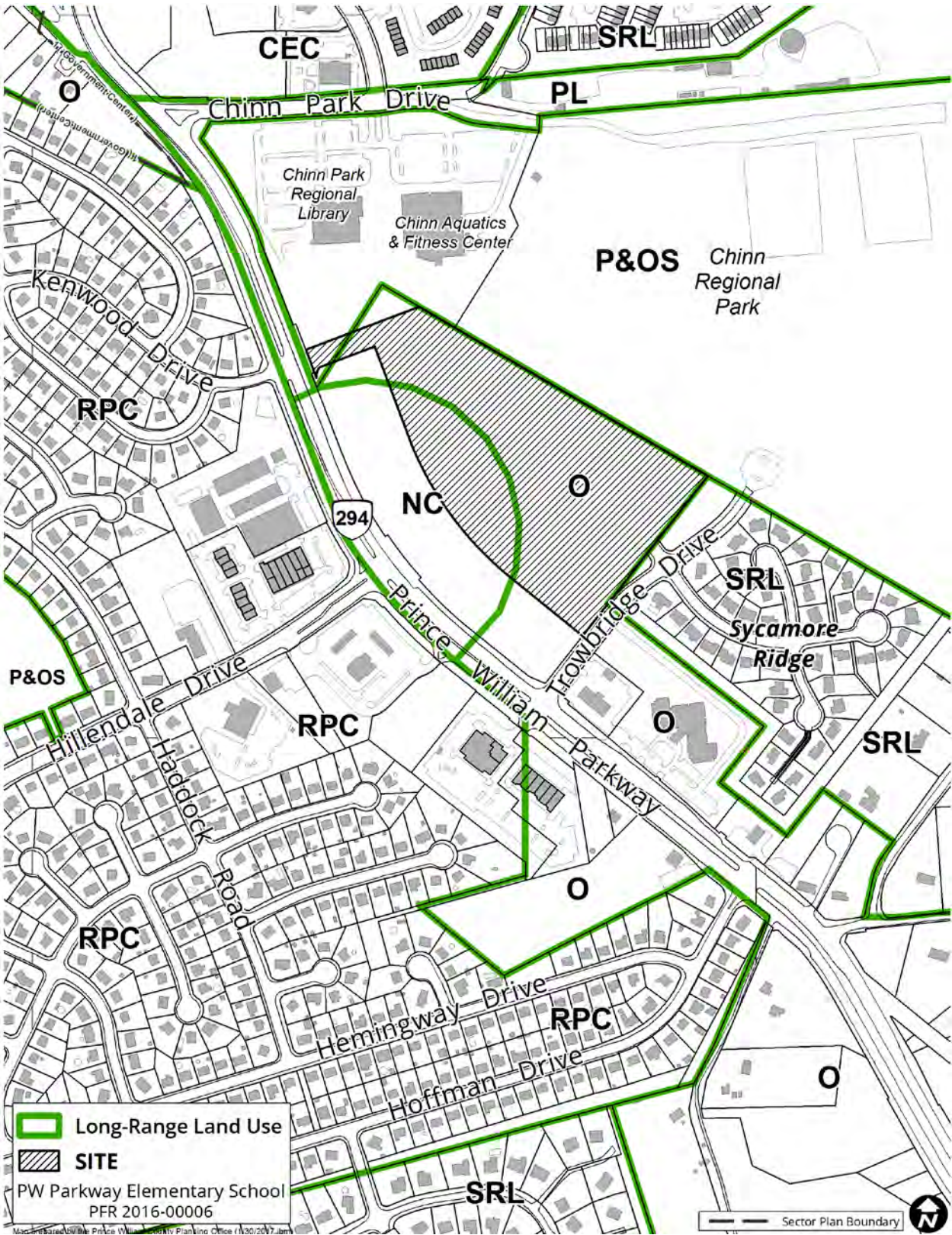
Attachment A – Maps
VICINITY MAP



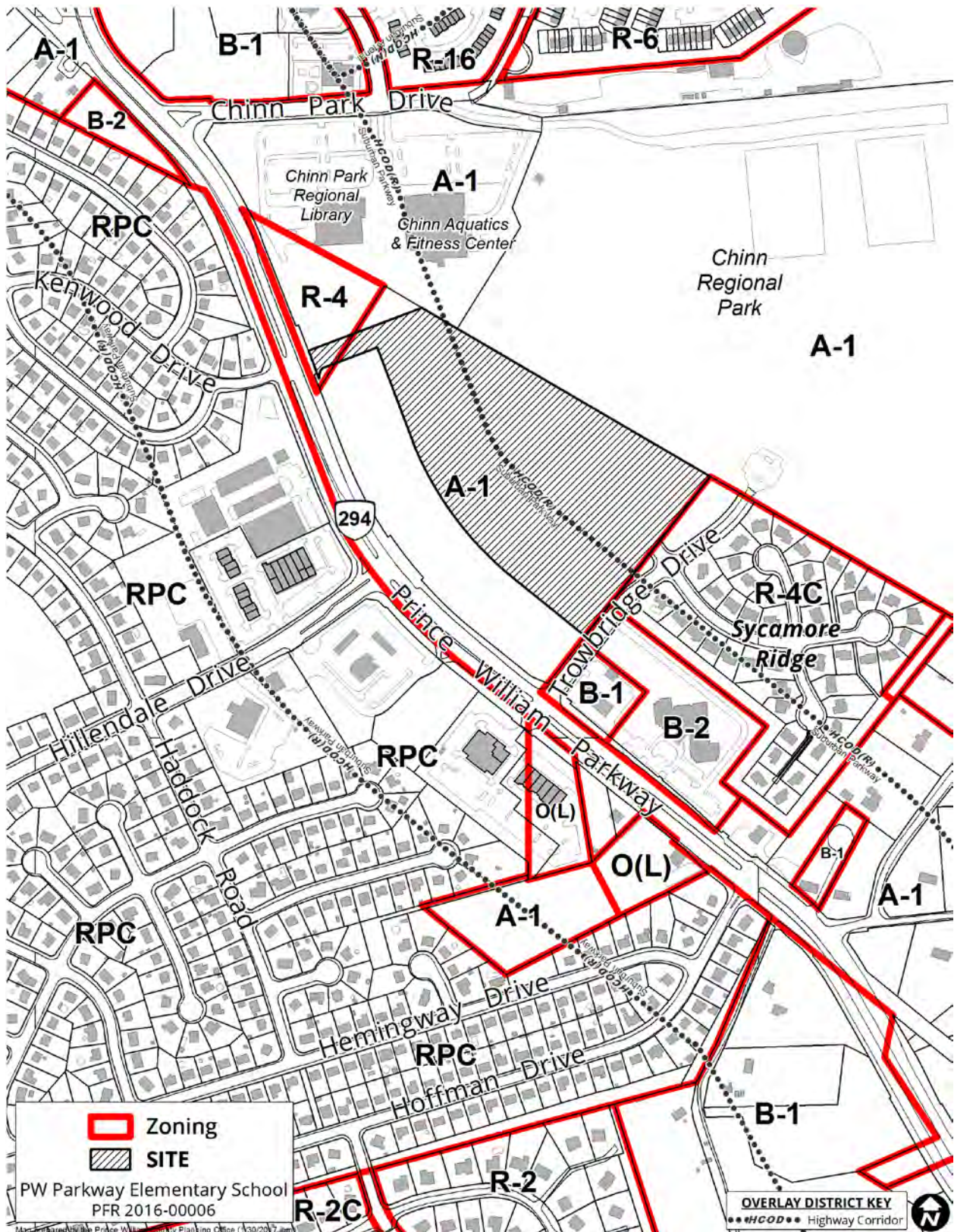
Attachment A – Maps
LONG-RANGE LAND USE MAP



Attachment A – Maps
LONG-RANGE LAND USE MAP



Attachment A – Maps ZONING MAP



I. Summary of Comprehensive Plan Consistency

Staff Recommendation: Approval

The application is a proposal by Prince William County Public Schools for a public facility review (PFR) to determine consistency with the Comprehensive Plan for a new elementary school to be constructed on approximately 14.9 acres of a ± 21.9 acre site, located to the immediate south of Chinn Park Regional Library, Chinn Aquatics & Fitness Center, and Chinn Regional Park. The elementary school will include the construction of two building areas connected by a corridor along with several play areas and recreational fields. One of the two building areas will be one story in height and serve as an administrative area with offices, cafeteria, kitchen, and a gymnasium. The remaining building area will be two story in height and will contain approximately 39 classrooms in addition to music, strings, computer, and a science lab. The total square footage of the two building areas will be $\pm 100,000$ square feet and these buildings will serve approximately 924 students. This analysis is based on the relevant Comprehensive Plan action strategies, goals, and policies. A complete analysis is provided in Part II of this report.

Comprehensive Plan Sections	Plan Consistency
Long-Range Land Use	Yes
Community Design	Yes
Cultural Resources	Yes
Environment	Yes
Fire & Rescue	Yes
Parks, Open Space and Trails	Yes
Police	Yes
Portable Water	Yes
Sanitary Sewer	Yes
Schools	Yes
Transportation	Yes

II. Comprehensive Plan Consistency Analysis

The following table summarizes the area characteristics (see maps in Attachment A):

Direction	Land Use	Long Range Future Land Use Map Designation	Zoning
North	Public facilities (Chinn Park Regional Library, Chinn Aquatics & Fitness Center, Chinn Regional Park, and VDOT facility)	P&OS	R-4 & A-1
South	Motor vehicle fuel station (Valero), assisted living facility, single-family detached dwellings (Sycamore Ridge Community)	O & SRL	B-1, B-2 & R-4C
East	Chinn Regional Park (Old Bridge Estates Trail)	P&OS	A-1
West	Prince William Parkway, Single-family detached dwellings, offices, retail, and a motor vehicle fuel station (Sheetz)	NC, RPC & O	RPC & A-1

Long-Range Land Use Plan Analysis

Through wise land use planning, the County ensures that landowners are provided a reasonable use of their land while the County is able to judiciously use its resources to provide the services for residents and employers' needs. The Long Range Land Use Plan sets out policies and action strategies that further the County's goal of concentrating population, jobs, and infrastructure within vibrant, walkable, mixed-use centers serviced by transit. In addition to delineating land uses on the Long Range Land Use Map, the plan includes smart growth principles that promote a countywide pattern of land use that encourages fiscally sound development and achieves a high-quality living environment; promotes distinct centers of commerce and centers of community; complements and respects our cultural and natural resources, and preserves historic landscapes and site-specific cultural resources; provides adequate recreational, park, open space and trail amenities that contribute to a high quality of life for county residents; and revitalizes, protects, and preserves existing neighborhoods.

This site is located within the Development Area of the County and is classified as NC, Neighborhood Commercial, O, Office, and POS, Parks and Open Space. The following table summarizes the uses and densities intended within the NC, O, and POS designations:

Long-Range Land Use Plan Classification	Land Uses Intended
Neighborhood Commercial (NC)	<p>Neighborhood Commercial (NC). The purpose of the Neighborhood Commercial classification is to provide commercial areas to serve surrounding residential neighborhoods. NC designated areas shall be planned and developed in a comprehensive, coordinated manner. NC projects shall not be nearer than one mile from any other NC area or project, or any GC or Convenience Retail (CR) area or project. The site orientation of an NC project shall be toward surrounding neighborhoods, with project access from primary neighborhood-serving roadways, rather than from roadways serving pass-through/pass-by traffic. Pedestrian access to and from the surrounding neighborhood, where appropriate, shall be encouraged. Primary uses in the NC classification are the retail and retail service uses permitted in the B-2, Neighborhood Business zoning district, and/or mixed-use buildings that combine retail/retail service uses on the first floor only and residential uses on no more than two additional floors, with a special use permit. In order that the neighborhood-serving function of NC uses can be maintained, maximum NC project size shall be 15 acres and the maximum size of non-residential uses shall be 120,000 gross square feet, with no single use (other than a grocery store, general store, or drug store) to be larger than 12,000 gross square feet.</p>
Office (O)	<p>Office (O). The purpose of this classification is to provide for areas of low-to high-rise, offices or research and development activities. Projects developed in this classification shall be for office use, with retail and retail service uses discouraged. Any retail and/or retail service uses shall be contained within the office or research and development building whose tenants and employees those retail/retail service uses would serve. Less intense O uses such as neighborhood-scale offices shall be located at the periphery of the O project, to act as a transition between the O project and adjacent residential areas. Office development in O areas is encouraged to be in accordance with the Illustrative Guidelines for Office Development, provided as a supplement to the Community Design Plan chapter of the Comprehensive Plan and available from the Planning Office. A minimum office building height of 3-5 stories is preferred.</p>
Parks and Open Space (POS)	<p>Parks and Open Space (POS). The purpose of this classification is to designate existing and projected parks and recreational areas of the County. The Parks, Open Space, and Trails Plan contains a complete inventory of existing federal, state, and local parks, and of planned parks within the County.</p>

Attachment B – Staff Analysis

The current proposal is to determine, via the Public Facility Review (PFR) process, consistency with the Comprehensive Plan to construct a new elementary school that may serve up to 924 students. Public facility reviews have a different standard of review than applications for rezonings or special use permits. Section 15.2-2232, Code of Virginia, ann. requires that the Planning Commission review the general location, character, and extent of all public facilities, including school sites, when the proposed facility is not already clearly shown on the Comprehensive Plan map. The purpose of the Planning Commission review is to determine whether the proposed elementary school is substantially in accord with the adopted Comprehensive Plan.

Proposal's Strengths

- Comprehensive Plan Consistency – Public facilities, in this case a new elementary school, are consistent and permissible in all parts of the County, subject to the Public Facility Review (PFR) process.

Proposal's Weaknesses

- None identified.

On balance, for the purposes of evaluating this proposal as a PFR, this application is found to be consistent with the relevant components of the Long-Range Land Use Plan.

Community Design Plan Analysis

An attractive, well-designed County will attract quality development, instill civic pride, improve the visual character of the community and create a strong, positive image of Prince William County. The Community Design Plan sets out policies and action strategies that further the County's goals of providing quality development and a quality living environment for residents, businesses and visitors, and creating livable and attractive communities. The plan includes recommendations relating to building design, site layout, circulation, signage, access to transit, landscaping and streetscaping, community open spaces, natural and cultural amenities, stormwater management, and the preservation of environmental features.

Proposal's Strengths

- Buffers – Pursuant to the letter of commitment, a 15' landscape buffer is being provided along the eastern perimeter of the site and a 15' to 120' undisturbed landscape buffer area is being provided along the southern perimeter of the site abutting Trowbridge Drive. A minimum of 30' undisturbed landscape buffer area is being provided between the proposed school site and adjacent 6.8 acre residue of the A-1 zoned property.
- Security Lighting – Security lighting on site will be directed downward.

Proposal's Weaknesses

- Lack of Pedestrian Access – No pedestrian access will be provided to Trowbridge Drive due to opposition from the Sycamore Ridge community.

On balance, for the purposes of evaluating this proposal as a PFR, this application is found to be consistent with the relevant components of the Community Design Plan.

Cultural Resources Plan Analysis

Residents of and visitors to Prince William County are aware of the important links of the County today with the rich heritage of the past because of the preservation and enhancement of our cultural resources. The Cultural Resources Plan sets out policies and action strategies that further the County's goal of identifying and protecting our historical, archaeological, architectural and cultural resources, including those significant to our minority community, for the benefit of citizens and visitors. The plan includes recommendations relating to the identification of assets, preservation through the use of federal, state, local and private initiatives, mitigation of negative impacts, and public education/awareness programs. Land use applications should include appropriate records review for prehistoric and historic resources, as well as Phase I, II, and III level archaeological studies, as appropriate.

The proposal went before the Historical Commission at their January 10, 2017 meeting. Based on the meeting discussions, the Commission recommended to conduct a Phase I cultural resources study, and, if warranted, Phase II evaluation and Phase III data recovery study. The Commission also requested that an interpretive sign be erected on northern corner of the school property near an existing 35-inch White Oak tree. The recommendation further stated that all artifacts from this site be donated to and curated with the County.

Proposal's Strengths

- Phase I, II, III Studies – The Applicant has committed to conduct a Phase I Archeological study, and if warranted, Phase II and Phase III studies at the site plan review.
- Curation – The Applicant has committed to curate, with the County, any artifacts recovered as a result of the Archeological studies.
- Interpretive Sign – The Applicant has committed to erect an interpretive sign on the northern corner of the school property near an existing 35-inch White Oak if cultural resource surveys find substantive history.

Proposal's Weaknesses

- None identified.

On balance, for the purposes of evaluating this proposal as a PFR, this application is found to be consistent with the relevant components of the Cultural Resources Plan.

Environment Plan Analysis

Prince William County has a diverse natural environment, extending from sea level to mountain crest. Sound environmental protection strategies will allow that natural environment to co-exist with a vibrant, growing economy. The Environment Plan sets out policies and action strategies that further the County's goal of preserving, protecting and enhancing significant environmental resources and features. The plan includes recommendations relating to the incorporation of environmentally sensitive development techniques, improvement of air quality, identification of problematic soil issues, preservation of native vegetation, enhancement of surface and groundwater quality, limitations on impervious surfaces, and the protection of significant viewsheds.

The Applicant submitted a Perennial Flow Determination (PFD) report along with the Waters of US Delineation and Resource Protection Area Evaluation. Based on the evaluation, no Resource Protection Area (RPA) is located on or within 100' of the Prince William Parkway Elementary School site. However, the evaluations have indicated the existence of several jurisdictional wetlands and other waters of the U.S. (i.e., streams). These waters of the U.S. include palustrine forested (PFO) wetlands associated with unnamed intermittent tributaries to the Occoquan River.

The Applicant also conducted a small whorled pogonia habitat evaluation on the school site and identified that the site qualifies as a "Medium-quality" habitat for the species present within the study area. However, the Applicant detected no such individuals after a thorough search.

Proposal's Strengths

- **Buffers** – Pursuant to the letter of commitment, a minimum of 15' landscape buffer is being provided along the eastern and southern perimeter of the site. Also, a landscape buffer with widths ranging from 15' to 120' is being provided along the perimeter of the site abutting Sycamore Ridge residential community to mitigate the impacts of the new school facility. A minimum of 30' undisturbed landscape buffer area will also be provided between the proposed school site and adjacent 6.8 acre residue property that is zoned A-1, Agricultural.
- **Evergreen Planting** – The Applicant has committed to provide supplemental evergreen planting either within or along the 50' minimum HCOD buffer abutting Trowbridge Drive to provide year-round screening of the school development.
- **Stormwater Management** – Stormwater Management (SWM) and Best Management Practices (BMP) will be accommodated by the existing off-site regional pond facility #5749, per a pre-existing agreement with the Department of Parks and Recreation. The Applicant has committed to document existing conditions of the channel at the start of the proposed elementary school construction and restore any damage caused by construction of the school.

Attachment B – Staff Analysis

- Stream Monitoring – The Applicant has committed to conduct stream monitoring prior to the start of construction (to benchmark its pre-construction condition), once a year during construction and once a year for two years following the completion of construction and final stabilization. Upon completion of each monitoring evaluation, the Applicant has committed to submit a report to PWC Environmental Services Division (ESD) documenting its findings. The Applicant has committed to implement any maintenance and/or corrective actions documented in the findings, including appropriate design plans, a monitoring plan, and construction.
- Maintenance Agreement with PWC Watershed – Pursuant to the letter of commitment, the Applicant commits to work with the County (PWC Watershed) to develop a maintenance agreement to include channel monitoring, evaluation, maintenance, and restoration. This agreement will be completed prior to construction of the school site.
- Water Quality Monitoring – The Applicant has committed to make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$75.00 per acre for water quality monitoring and/or drainage improvements and/or stream restoration projects.
- Specimen Trees – The Applicant has committed to protect specimen trees #337 and #346.

Proposal's Weaknesses

- None identified.

On balance, for the purposes of evaluating this proposal as a PFR, this application is found to be consistent with the relevant components of the Environment Plan.

Fire and Rescue Plan Analysis

Quality fire and rescue services provide a measure of security and safety that both residents and businesses have come to expect from the County. The Fire and Rescue Plan sets out policies and action strategies that further the County's goal of protecting lives, property, and the environment through timely, professional, humanitarian services essential to the health, safety, and well-being of the community. The plan includes recommendations relating to siting criteria, appropriate levels of service, and land use compatibility for fire and rescue facilities. The plan also includes recommendations to supplement response time and reduce risk of injury or death to County residents, establishment of educational programs, such as cardio-pulmonary resuscitation (CPR) training, automatic external defibrillators (AED), and encourage installation of additional fire protection systems such as sprinklers, smoke detectors, and other architectural modifications.

The nearest responding fire station would be Dale City-Hillendale Fire & Rescue Station #13. The site is located within the 4.0-minute response time for fire suppression and basic life support and within 8.0-minute response time for advanced life support services. According to the FY 2014 figures, this station's work load capacity was under capacity with two tactical units and 1,619 yearly first-due incidents.

Proposal's Strengths

- Level of Service – The Applicant has committed to make a monetary contribution to the Board of County Supervisors in the amount of \$0.61 per square foot of building floor area constructed on site.
- Response Times – The site falls within the 4.0-minute response time for fire suppression and basic life support and within 8.0-minute response time for advanced life support services.
- Fire Lane – The Applicant has committed to provide fire lanes at the site plan stage.
- Emergency Access – The Applicant has committed to provide an emergency access throughout the site.

Proposal's Weaknesses

- None identified.

On balance, for the purposes of evaluating this proposal as a PFR, this application is found to be consistent with the relevant components of the Fire and Rescue Plan.

Parks, Open Space and Trails Plan Analysis

The quality of life for residents of Prince William County is linked closely to the development and management of a well-maintained system of parks, trails, and open space. Prince William County contains a diversity of park, open space, and trail resources. These parklands, open spaces, and recreational facilities play a key role in shaping both the landscape and the quality of life of Prince William County residents through the conservation of natural and cultural resources, protection of environmental quality, and provision of recreational facilities. The Parks, Open Space and Trails Plan sets out policies and action strategies that further the County's goal of providing park lands and recreational facilities of a quantity, variety, and quality appropriate to meet the needs of the current and future residents of Prince William County. The plans include recommendations to preserve existing protected open space, maintain high quality open space, expand the amount of protected open space within the County and to plan, and implement a comprehensive countywide network of trails.

The proposed development is near the following area park, trail, and recreation facilities:

Type	Name
Regional	Chinn Aquatics & Fitness Center Chinn Regional Park
Trail	Old Bridge Estate Trail (Chinn Regional Park)

The development of this site will create additional active recreational facilities. The fields, playgrounds, and indoor gymnasium on the school site will be available to the community through the Department of Parks and Recreation scheduling. The Applicant has also committed to provide a separate gymnasium entrance in the design for community use during off-school hours. School restrooms, however, will not be accessible to outdoor users during off-school hours.

Proposal's Strengths

- Additional Recreation Facilities – The Applicant is willing to construct several outdoor and indoor recreation facilities such as fields, playgrounds, and an indoor gymnasium, which will be available to the community through the Department of Parks and Recreation scheduling.
- Soccer Field – The Applicant is also willing to construct a full, grass soccer field instead of the planned grass play area if additional land is provided by the County and field construction is requested during site plan review.
- Trail Construction – As provided in the letter of commitment, the Applicant has committed to construct a trail to the north of the proposed school to Chinn Park Regional Library and Chinn Aquatics & Fitness Center if requested during site plan review and maintained by the County.

Proposal's Weaknesses

- Minimum DCSM Standards – The proposed elementary school's outdoor facilities do not meet the minimum design standards set forth in section 903.8 of the DCSM.

On balance, this application is found to be consistent with the relevant components of the Parks, Open Space and Trails Plan.

Police Plan Analysis

Residents and businesses expect a high level of police service for their community. This service increases the sense of safety and protects community investments. The Police Plan is designed to promote Prince William County's public safety strategic goal to continue to be a safe community, reduce criminal activity, and prevent personal injury and loss of life and property, as well as to ensure effective and timely responses throughout the County. In order to maintain low response times and minimize the amount of crime, this chapter encourages funding and locating future police facilities to maximize public accessibility and police visibility as well as to permit effective, timely response to citizen needs and concerns. The chapter recommends educational initiatives, such as Neighborhood and Business Watch, and Crime Prevention through Environmental Design (CPTED), which encourages new development to be designed in a way that enhances crime prevention and effective. The chapter also encourages reliable public safety communications linking emergency responders in the field with the Public Safety Communications Center and ultimately to the public.

Attachment B – Staff Analysis

The nearest police station would be Gar-Field substation located at 15948 Donald Curtis Drive, Woodbridge, VA 22191.

Proposal's Strengths

- Police Crime Prevention through Environmental Design (CPTED) – Police Crime Prevention through Environmental Design (CPTED) principles will be incorporated, where possible, into the school site during final design.

Proposal's Weaknesses

- None identified.

On balance, for the purposes of evaluating this proposal as a PFR, this application is found to be consistent with the relevant components of the Police Plan.

Potable Water Plan Analysis

A safe, dependable drinking water source is a reasonable expectation of County residents and businesses. The Potable Water Plan sets out policies and action strategies that further the County's goal of providing an economically and environmentally sound drinking water system. The plan includes recommendations relating to system expansion, required connections to public water in the development area, and the use of private wells or public water in the rural area.

The subject property is within the Development Area of the County and is thereby required to utilize public water to develop. Public water is available to the property but requires the construction of off-site facilities. Specifically, public water is available from an existing 12-inch diameter water main located along Prince William Parkway at the terminus of Leaf Lawn Lane. The Applicant will be required to install a minimum 8-inch diameter main through the school site, connecting the existing 12-inch and the 8-inch stub out. The Applicant will be responsible for all additional water main construction, which may be required to mitigate the impact of the proposed irrigation system demands.

The Applicant shall plan, design and construct all on-site and off-site water utility improvements necessary to develop the subject property and the above listed requirements in accordance with applicable Service Authority, County and State requirements, standards and regulations.

Proposal's Strengths

- Water Connection and Service – The Applicant has committed to be responsible for all on-site and off-site improvements required to provide the water service demand generated by the development. The proposed elementary school will be serviced with public water that is available from an existing water main located along Prince William Parkway and an existing water main located at the eastern property boundary at the terminus of Leaf Lawn Lane.

Proposal's Weaknesses

- None identified.

On balance, for the purposes of evaluating this proposal as a PFR, this application is found to be consistent with the relevant components of the Potable Water Plan.

Sanitary Sewer Plan Analysis

Appropriate wastewater and sanitary facilities provide needed public health and environmental protections. The Sanitary Sewer Plan sets out policies and action strategies that further the County's goal of providing an economically and environmentally sound sanitary sewer system. The plan includes recommendations relating to system expansion, required connections to public sewer in the development area, and the use of either private or public sewer systems in locations classified as Semi-Rural Residential (SRR), as well as the rural area.

The subject property is within the Prince William County Service Authority area. Public sewer is available to the site from an existing 8-inch diameter gravity sewer main located in the eastern property boundary at the terminus of Leaf Lawn Lane but may require additional construction of off-site facilities.

The Applicant shall plan, design, and construct all on-site and off-site sanitary sewer utility improvements necessary to develop the subject property and satisfy all requirements in accordance with applicable Service Authority, County and State requirements, standards and regulations.

Proposal's Strengths

- **Sewer Connection** – The proposed school facility will be serviced with public sewer available from an existing 8-inch diameter gravity sewer main located in the eastern property boundary at the terminus of Leaf Lawn Lane. The School Division has committed to design and construct any necessary on-site, off-site, and sanitary sewer utility improvements necessary to develop the subject property in accordance with the Service Authority's USM, and County, and State requirements, standards and regulations.

Proposal's Weaknesses

- None identified.

On balance, for the purposes of evaluating this proposal as a PFR, this application is found to be consistent with the relevant components of the Sanitary Sewer Plan.

Schools Plan Analysis

A high-quality education system serves not only the students and their families, but the entire community by attracting employers who value educational opportunities for their employees. The Schools Plan sets out policies and action strategies that further the County's goal of providing quality public education to school-aged population. The plan includes recommendations relating to facility size and location, siting criteria, compatible uses, and community use of school facilities.

The Schools Plan establishes level of service (LOS) standards for schools countywide, based on available or projected program capabilities. The Schools Plan recommends that proposed developments ensure, through public and private expenditures, the timely provision of school sites and facilities that serve Prince William County school children countywide, in accordance with established level of service standards for location, cost, and program quality.

The proposed school development is near the following elementary schools:

School	School Capacity	2016 Enrollments (% Capacity)
Bel Air Elementary School	449	540 (120.3%)
Kerrydale Elementary School	345	511 (148.1%)
Old Bridge Elementary School	553	720 (130.2%)
Springwoods Elementary School	593	732 (123.4%)
Vaughan Elementary School	607	801 (132.0%)
Westridge Elementary School	710	760 (107.0%)

Based on figures presented by the Prince William County Public Schools on January 10, 2017.

The opening of Prince William Parkway Elementary School is scheduled for the fall of 2019 and is consistent with the School Division's 2017-2026 Capital Improvement Program (CIP). The new school facility will provide overcrowding relief at Vaughan Elementary School, Kerrydale Elementary School, and other area elementary schools. The proposed school will contain approximately 39 classrooms in addition to music, strings, computer, and a science lab. The total square footage of the proposed school will be ±100,000 square feet and it will serve approximately 924 students.

Proposal's Strengths

- Safe Access for Pedestrians – The Applicant has committed to provide access to existing trails on County property if requested by the County during site plan review and if the connecting trails on the County property are maintained by the County. This meets the design criteria listed under the Action Strategy 8, ED-POLICY 2 of the Schools Plan, which requires that the school sites provide safe access for pedestrians and motorized and non-motorized vehicles.

Proposal's Weaknesses

- **Minimum Site Size** – The proposed school site does not meet the minimum school site size of 20 acres per Section 903.02 of the DCSM and Table 2 of the Schools Plan. However, this site is adjacent to Chinn Park Regional Library, Chinn Aquatics & Fitness Center, and Chinn Regional Park, and the Applicant has committed to construct a full, grass soccer field instead of the planned grass play area if additional land is provided by the County and field construction is requested during site plan review.
- **Frontage Minimum and Access** – The proposed school site does not meet the frontage minimums and access for an elementary school, which is 750' on local street per Section 903.02 of the DCSM and Table 2 of the Schools Plan. However, the Applicant is providing adequate access to the site.
- **Maximum Student Capacity** – The proposed capacity of the proposed elementary school is 924 students but the maximum student capacity per school under Table 1 of the Schools Plan is 850 students. However, there is a pending Comprehensive Plan Amendment to adjust the maximum student capacity for Schools to meet the new approved school designs.

On balance, for the purposes of evaluating this proposal as a PFR, this application is found to be consistent with the relevant components of the Schools Plan.

Transportation Plan Analysis

By providing a multi-modal approach to traffic circulation Prince William County promotes the safe and efficient movement of goods and people throughout the County and surrounding jurisdictions. The Transportation Plan sets out policies and action strategies that further the County's goal of creating and sustaining an environmentally friendly, multi-modal transportation system that meets the demands for intra- and inter-county trips, is integrated with existing and planned development, and provides a network of safe, efficient, and accessible modes of travel. The plan includes recommendations addressing safety, minimizing conflicts with environmental and cultural resources, maximizing cost effectiveness, increasing accessibility of all travel modes, minimizing projected trip demand, and providing sufficient network capacity. Projects should include strategies that result in a level of service (LOS) of "D" or better on all roadway corridors and intersections, reduce traffic demand through transportation demand management strategies, dedicate planned rights-of-way, provide and/or fund transit infrastructure, pedestrian and bicycle pathways, and improved and coordinated access to transit facilities.

A traffic impact analysis (TIA) was completed and accepted by the Virginia Department of Transportation (VDOT) for this application. The following table provides information concerning the average number of vehicle trips per day (vpd) and levels of services of roadways important to this development:

Roadway Name	Number of Lanes	Current VDOT Count	Existing Daily LOS
Prince William Parkway	6	47,000 vpd	D
Kenwood Drive	2	3,300 vpd	B

The Applicant has committed to provide one site entrance from the Prince William Parkway at Kenwood Drive at existing traffic signal. The proposed site will be traversed by an extension of Kenwood Drive to the east.

The Applicant has committed to construct and dedicate left and right turn lanes, as well as an entrance road into the site. The Applicant has also proposed a land exchange with the County to secure a sufficient entrance road length.

PEAK HOUR LEVEL OF SERVICE (TIA) ANALYSIS

The results of a traffic impact analysis (TIA) provide an evaluation of the peak hour conditions of traffic under existing and future scenarios. The Applicant's traffic impact analysis evaluated the following intersections:

1. Prince William Parkway / Old Bridge Road (existing, signalized)
2. Prince William Parkway / Kenwood Drive (existing, signalized)
3. Prince William Parkway / Hillendale Drive (existing, signalized)

Existing intersection analyses show two (2) of the three (3) subject signalized intersections along PW Parkway currently operating at good "acceptable" (LOS=A-C) Levels of Service during the commuter AM (7:00-8:00am), SITE PM (3:00-4:00pm), & commuter PM (5:00-6:00pm) peak hours. Only the Prince William Parkway / Old Bridge Road intersection will operate at failing, unacceptable (LOS=E & F) Levels of Service during the SITE PM and PM peak hours, respectively.

With no area road improvements by Year 2018, "Background" (without site traffic) intersection capacity analyses indicate the same peak hour Levels of Service conditions at all three (3) intersections, but with higher delays. The proposed Prince William (PW) Parkway Elementary School "site", located on the east side of Prince William Parkway (Rt.294) opposite Kenmore Dr. (Rt.1992), is proposed to solely access PW Parkway (via a new Site Entrance opposite Kenmore Drive). As a "worst-case" scenario, the proposed PW Parkway Elementary School "site" (924-student capacity) is expected to generate up to 1,192 new one-way vehicle trips per day (vpd) with 416 vpd during AM peak hour, 259 vpd during SITE PM, and 139 vpd during PM peak hour. No "internal capture" or "pass-by capture" site trip discounts have been taken, thus representing a worst case" scenario.

Future Year 2018 "Total" conditions (with "buildout" site traffic) were analyzed utilizing the Synchro analysis package. Intersection analyses reveal that with the addition of "site" traffic, only the Prince William Parkway/Old Bridge Road signalized intersection will have significant changes in overall intersection LOS (from LOS=D to LOS=E in the AM peak hour & from LOS=E to LOS=F in

the SitePM peak hour) – with the PM peak hour remaining at LOS=F. The other two (2) intersections will continue with “acceptable” (LOS=A-D) levels of service at all peak hours.

Based upon the given parameters, the analytical evaluations and comparisons within the TIA have shown that traffic associated with the development of the proposed elementary school will have minimal impact during either the AM, SITE PM, or PM peak hours at the three (3) analyzed intersections, thus maintaining “background” Levels of Service for future Year 2018 conditions during all peak hours. Minimal “mitigation measures” (improvements) have been proposed and recommended to completely mitigate any impact.

The proposed elementary school’s entrance at Kenwood Drive is on a property owned by the County. As such, the Applicant has proposed a land exchange with the County to secure an entrance at Kenwood Drive.

Proposal’s Strengths

- Bike Racks – The Applicant has committed to provide a bike rack capable of holding at least ten (10) bikes to support the use of non-motorized network.
- Pedestrian-Activated Signal Controls – The Applicant has committed to provide pedestrian-activated signal controls at the intersection connecting to Prince William Parkway.
- Signal Modification Design Plan – The Applicant has committed to pay for the traffic signal modifications for the proposed access as approved by VDOT. Improvements will include priority control devices, pedestrian signal heads, and crosswalks at all four quadrants of the intersection. The Applicant has committed to submit a Signal Modification Design Plan at site plan stage.
- Travelway – Pursuant to the letter of commitment, the travelway to the proposed elementary school will include curb, gutter, and sidewalks.
- Truck Maneuvering – Pursuant to the letter of commitment, the Applicant will confirm that a truck can maneuver into the designated loading spaces at site plan.
- Trail Access – The Applicant has committed to provide access to existing trails on County property if requested by the County during site plan review and if the connecting trails on the County property are maintained by the County.
- Trail Construction – The Applicant has committed to construct a trail to the north of the proposed school to Chinn Park Regional Library and Chinn Aquatics & Fitness Center if requested during site plan review and maintained by the County.

Proposal's Weaknesses

- **Pedestrian Access to Trowbridge** – A pedestrian access will not be provided to Trowbridge Drive due to opposition from the Sycamore Ridge community.
- **DCSM Waiver** – Table 6-7, Minimum Turn Lane Requirements, of the DCSM requires a 250' left turn lane on Prince William Parkway to access the school site via Kenwood Drive. The Applicant is requesting a waiver of this DCSM requirement to allow the construction of a 215' left turn lane with a 200' taper on Prince William Parkway. Staff supports this waiver.

On balance, for the purposes of evaluating this proposal as a PFR, this application is found to be consistent with the relevant components of the Transportation Plan.

Materially Relevant Issues

This section of the report is intended to identify issues raised during the review of the proposal, which are not directly related to the policies, goals, or action strategies of the Comprehensive Plan, but which are materially relevant to the County's responsibilities in considering land use issues. The materially relevant issues in this case are as follows:

- The Applicant should follow the guidelines in Section 903.8 of the DCSM for outdoor facilities in the Schools' final design.
- The proposal could involve disturbance of several wetlands and streams. The Applicant will need to obtain all necessary state and federal permits.
- The proposed elementary school site is also located within the Prince William Parkway Highway Corridor Overlay District (HCOD). The Applicant will need to meet the requirements of the overlay district as part of the site plan review.
- As previously stated, since this is a Public Facility Review, the analysis is limited based on location, character, and extent. Therefore, staff's review and analysis is limited to the relevant parameters of this PFR request and many of the design and site layout matters remain unresolved.
- To mitigate some of the layout, design, and outstanding issues, Prince William County Public Schools is offering a Letter of Commitment, dated February 02, 2017, which is provided at the end of this report. This is serving as the Schools voluntary documentation to acknowledge and provide assurances of their intentions to address and mitigate concerns during the planning, site plan review, and building processes.

Minimum Design Criteria

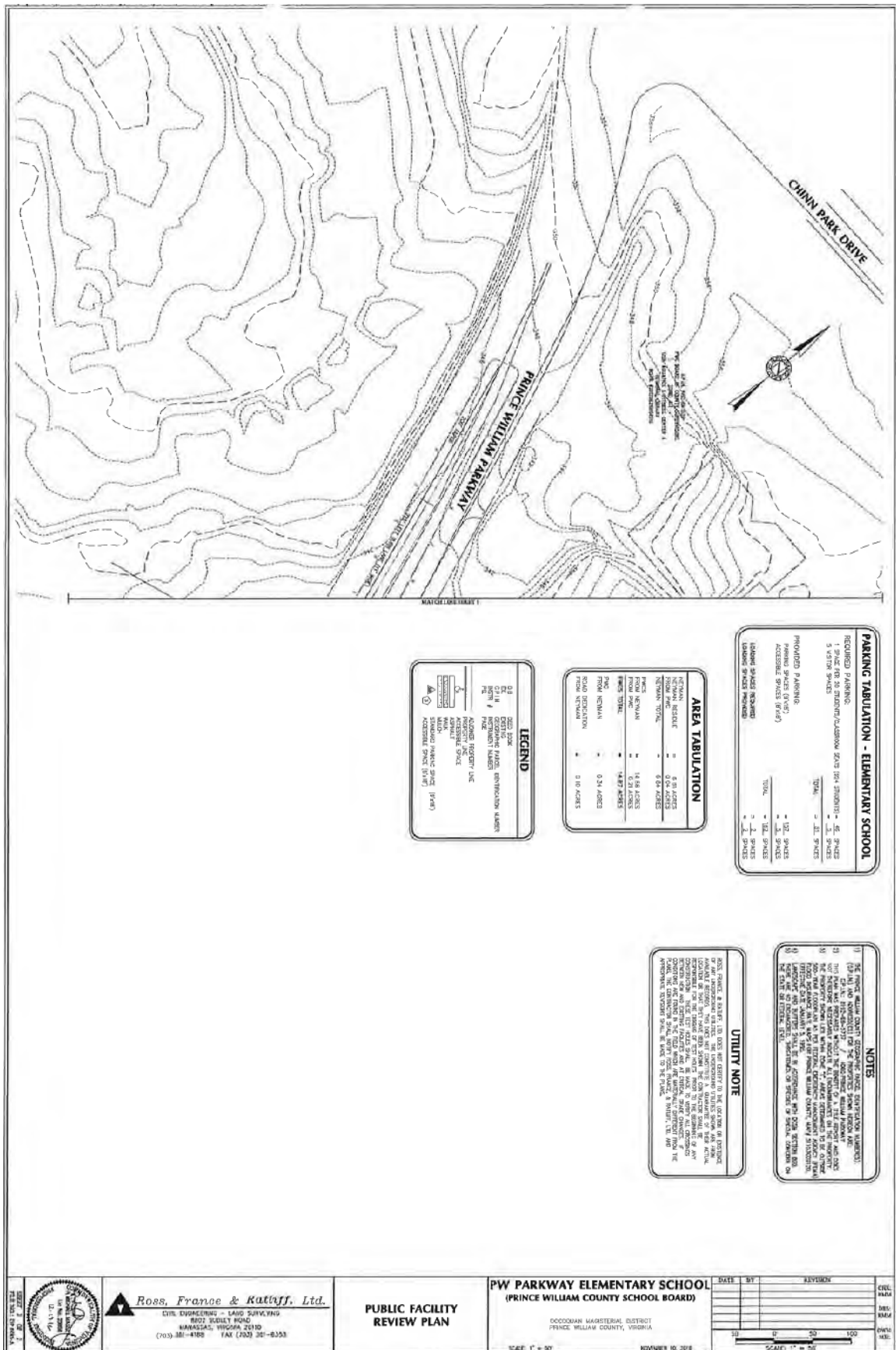
Staff and other agencies that have reviewed the proposal noted the following minimum design criteria. The development proposal will be reviewed for compliance with all minimum standards at the time that the Applicant submits detailed site development information prior to the issuance of construction permits. The listing of these issues is provided to ensure that these concerns are a part of the review record. Such issues are more appropriately addressed during site plan review.

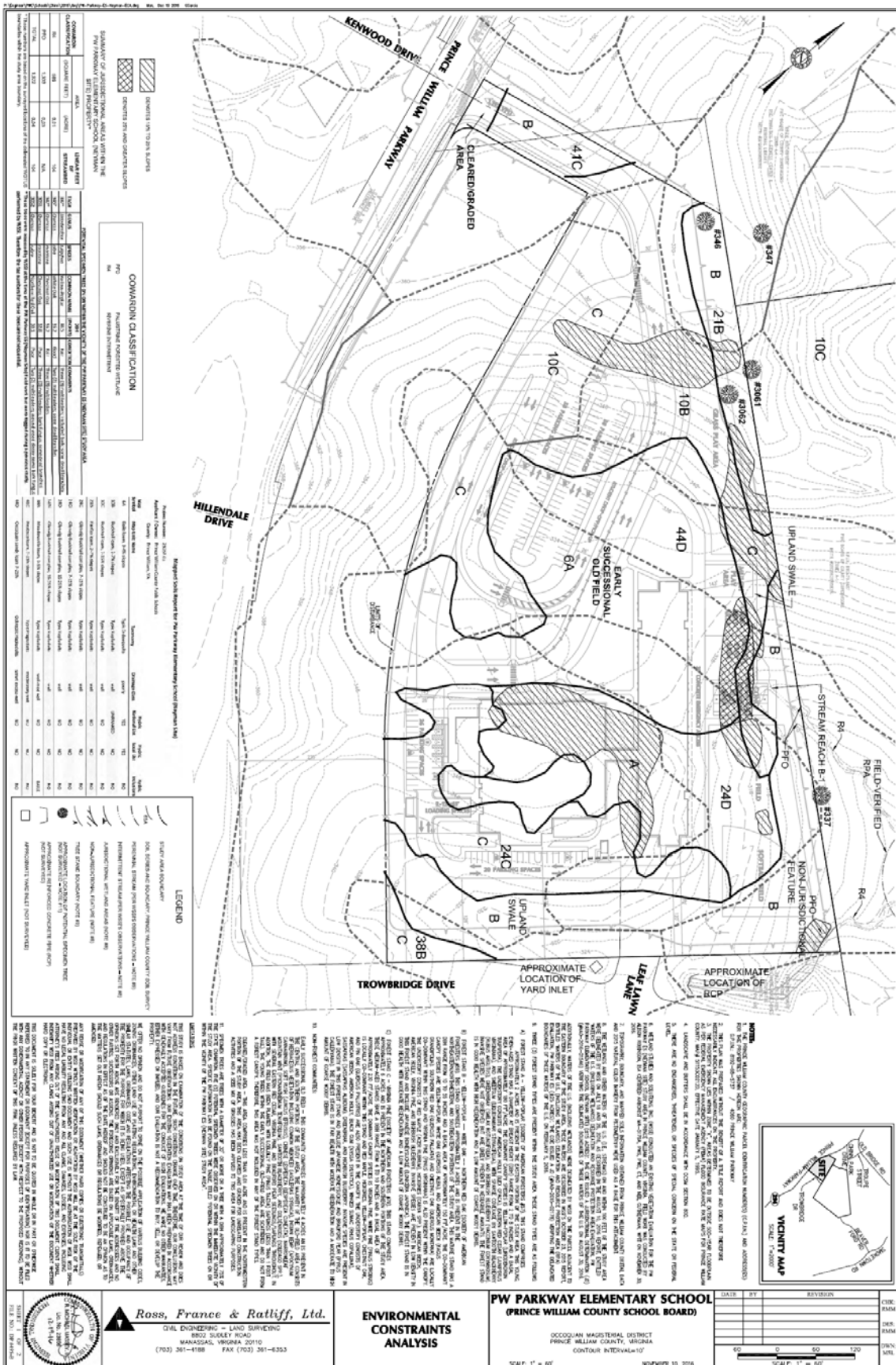
- DCSM and Zoning Ordinance requirements will pertain and must be satisfied. Many of the transportation and parks and recreation comments relate to DCSM standards, site plan layout, and design issues, which are relevant to the this particular PFR process.
- All site plan requirements will pertain, where engineering/design details are to be addressed.

Agency Comments

The following agencies have reviewed the proposal and their comments have been summarized in relevant Comprehensive Plan chapters of this report. Individual comments are in the case file in the Office of Planning:

County Archaeologist
Fire and Rescue
Historical Commission
Public Works – Watershed/Environmental Services
Planning Office, Case Manager
Police, Crime Prevention
PWC Service Authority
PWC Transportation
VDOT







Prince William County
PUBLIC SCHOOLS
Providing A World-Class Education

February 02, 2017

Jasmin Kim, Case Planner
Prince William County Planning Office
5 County Complex Court
Prince William, VA 22192

RE: PFR2016-00006, PW Parkway Elementary School
Letter of Commitment (4)

Dear Jasmin:

This letter of commitment has been revised in response to your comments dated January 11, 2017 and additional comments received January 31, 2017.

This Public Facility Review (PFR) proposes the construction of a $\pm 100,000$ square foot, 924-student elementary school off the Prince William Parkway between Kenwood Drive and Trowbridge Drive. Accompanying this letter are 5 additional copies of the revised PFR plan and Environmental Constraints Analysis (ECA) plan for the proposed school. The property is not yet under contract but the School division is engaged in bona fide negotiations for its purchase under threat of condemnation.

The PFR application proposes utilizing ± 14.9 acres of a ± 21.9 acre parcel for the construction of the school. The school is proposed to open in the fall of 2019 consistent with the School Division's 2017-2026 Capital Improvement Program (CIP).

The school will accommodate 924 students and provide overcrowding relief at Vaughan Elementary School, and Kerrydale Elementary School, as well as at other area elementary schools that may be overcrowded. The proposed school will be located at 4060 Prince William Parkway, (GPIN 8192-68-5737) in the Occoquan Magisterial District.

The following summarizes the commitments being made by the Prince William County School Division in response to Prince William County agency comments.

Public Notice - A community meeting was held October 3, 2016 to share plans. The Schools' website also publicized the school plans. The Schools made revisions to the plans in response to community feedback including on-going discussions with the Sycamore Ridge community. The first version shared at the community meeting showed the closest improvements 35 feet from the School property line. The submitted PFR plan is the third version, and this proposed design increases the distance to 120 feet. The School Division commits to leaving as much of this area undisturbed as possible.

Attachment E – Letter of Commitment

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PW Parkway Elementary School PFR

February 2, 2017

Revisions were shared with community groups prior to PFR application submission. Also, several School Division Facilities staff attended the PW Conservation Alliance Open House on Dec. 5, 2016 to share the proposed PW Parkway plans.

Archeology - The School Division commits to a Phase I Archeological study, and if warranted, Phase II and Phase III studies.

Any artifacts recovered as a result of Archeological studies will be donated to and curated with the County.

If cultural resource surveys find substantive history, the School Division commits to an interpretive sign (like a National Park Service interpretive sign, not an historical marker), to be erected on school property in the north corner of the property near the existing 35-inch White Oak.

Community Design - A minimum of 30' undisturbed landscape buffer area is provided between the proposed school site and adjacent 6.8 acre residue A-1 zoned property.

Security lighting on site will be directed downward.

Crime Prevention Police - Police Crime Prevention through Environmental Design (CPTED) principles will be incorporated, where possible, into the school site during final design.

The nearest police substation is the Garfield substation located at 15948 Donald Curtis Drive, Woodbridge.

Fire and Rescue - The school site falls within the recommended 4.0 minute response time of the Hillendale Fire and Rescue station.

The School Division commits to make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$0.61 per square foot of building area constructed on site.

2.01 Controlled fire department access will be maintained for the rear of the facility and will be addressed at site plan submission. Emergency access is provided throughout the site.

2.02 Fire lanes will be provided and will be addressed at site plan submission.

Historical Commission - The School Division commits to a Phase I Archeological study, and if warranted, Phase II and Phase III studies.

Any artifacts recovered as a result of Archeological studies will be donated to and curated with the County.

Attachment E – Letter of Commitment

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PW Parkway Elementary School PFR

February 2, 2017

Long Range Planning - The site is zoned A-1, Agricultural, and R-4, Suburban Residential, with Long-Range Land Use designations of O, Office, NC, Neighborhood Commercial, and POS, Parks and Open Space.

The proposed school facility is compatible with the adjacent park facilities and residential areas and will be built in general conformance with the Public Facilities Review plan dated January 10, 2017.

A diverse work force of approximately 75 teachers, administrators, kitchen and custodial staff, office staff, and guidance will be provided as part of the proposed school facility.

1.1 The School Division commits to provide pedestrian-activated signal controls at the intersection connecting to Prince William Parkway.

1.2 The School Division commits to providing a bike rack capable of holding at least ten (10) bikes to support the use of non-motorized network.

1.3 The School Division commits to construct a trail to the north of the school to Chinn Regional Library and Chinn Aquatics & Fitness Center if requested during site plan review and maintained by the County. This trail connection can provide an emergency pedestrian access.

1.4 The School Division commits to provide access to existing trails on County property if requested by the County during site plan review and if the connecting trails on the County property are maintained by the County.

1.5 The School Board has identified a public need for this school and will utilize its quick take condemnation powers pursuant to VA Code § 22.1-127 to acquire the subject 14.9 acres if it is not successful in negotiating the purchase of it under threat of condemnation. Therefore, the 6.8 acres residue parcel will not constitute an illegal subdivision in violation of the A-1 district minimum 10-acre lot size requirement. See Prince William County Code § 32-601.10 and § 601.40,

1.6 The School Division commits to construct a full, grass soccer field instead of the planned grass play area if additional land is provided by the County and field construction is requested during site plan review.

Parks and Recreation - The disturbed area has been reduced to provide increased buffer area per request of the Sycamore Ridge community. The play areas/fields shown on the PFR plan fit within the proposed area of 14.9 acres. School staff has reviewed the suggested guidelines for play areas and will keep the guidelines in consideration for final design.

Fields and playgrounds on the school site as well as the indoor gymnasium will be available to the community via Parks and Recreation scheduling.

Attachment E – Letter of Commitment

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PW Parkway Elementary School PFR

February 2, 2017

1. School restrooms are generally not accessible to outdoor users during off-school hours.
2. A separate gymnasium entrance will be provided in the design for community use during off-school hours.
3. Public sewer is available from an existing 8-inch diameter gravity sewer main located in the eastern property boundary at the terminus of Leaf Lawn Lane. A sanitary easement is not required on County property.

Service Authority - The School Division commits to design and construct any necessary on-site, off-site, and sanitary sewer utility improvements necessary to develop the subject property in accordance with the Service Authority's USM, and County, and State requirements, standards and regulations.

The sizing and configuration of on-site and off-site utility system improvements will be determined during the preliminary and final development plan review process, based on existing and proposed zonings of surrounding properties and the dictates of the County Comprehensive Plan and Service Authority planning documents, and will be supported by appropriate engineering analysis/modeling of affected existing utility systems and the proposed new School.

The proposed School will be serviced with public water and sanitary sewer:

Public water is available from an existing 12-inch diameter water main located along Prince William Parkway and an existing 8-inch stub out located at the eastern property boundary at the terminus of Leaf Lawn Lane. The School Division commits to install a minimum 8-inch diameter main through the school site connecting to the existing 12-inch and the 8-inch stub out.

Public sewer is available from an existing 8-inch diameter gravity sewer main located in the eastern property boundary at the terminus of Leaf Lawn Lane.

Transportation - Access is from the Prince William Parkway at Kenwood Drive at existing traffic signal. Dedicated left and right turn lanes, as well as entrance road into the site would be constructed. There is sufficient entrance road length to provide bus and car stacking on the school site and off the Prince William Parkway.

The location of the entrance at Kenwood Drive is on property owned by Prince William County. The Schools have proposed a land exchange with the County to secure this entrance.

The School Division commits to pay for the traffic signal modifications for the proposed access as approved by VDOT. Improvements will include priority control devices, pedestrian signal heads and crosswalks at all four quadrants of the intersection.

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PW Parkway Elementary School PFR

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The School Division understands no school zone signs will be allowed on the Prince William Parkway.

1.01 Average weekday daily trips have been added to the PFR plan. The roadway name PW Parkway is also noted on the PFR plan.

1.02 The distance of the school entrance to the nearest intersection in both directions is added to the PFR plan. The term ‘Handicap’ is not noted on PFR plan.

1.03 Parking tabulation is shown on the PFR plan.

1.04 The School Division will confirm that a truck can maneuver into the designated loading spaces at site plan.

1.05 The travelway to the School will include curb, gutter, and sidewalks.

1.06 A Signal Modification Design Plan will be required and submitted at site plan stage.

1.07 The maximum length of the left turn lane will be 215 feet with a 200 foot taper. A DCSM waiver will be requested for the reduction from required 250 feet.

2.01 Average daily weekday daily trips (AWDT) on the Parkway will be shown on site plan.

2.02 The dimensions for the Accessible Parking Spaces will include a minimum of 5 feet between the parking delineations and noted at site plan.

2.03 An autoturn analysis will be performed to confirm that a truck can maneuver into the designated loading spaces at site plan.

2.04 A typical section for the driveway will be included at site plan to include curb, gutter, and sidewalks on both sides.

2.05 A DCSM waiver will be requested at site plan to allow the construction of a 215’ left turn lane on Prince William Parkway.

VDOT - The Traffic Impact Analysis (TIA) was completed and revised, dated September 23, 2016. It has been reviewed and accepted by VDOT. Comments are included on comment sheet.

Watershed Management - The Perennial Flow Determination (PFD) report has been completed and submitted to Prince William County. The Waters of US Delineation and Resource Protection Area Evaluation, dated August 10, 2016, was included with the application and submitted to the U.S.

Attachment E – Letter of Commitment

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PW Parkway Elementary School PFR

February 2, 2017

Army Corps of Engineers with request for site review. Jurisdictional wetlands and other waters of the U.S. are present within the site, however, no RPA is located on the school site. A small whorled pogonia habitat evaluation and search was also completed on the school site. "Medium-quality" habitat for this species was present within with the study area, but a thorough search detected no individuals. The report was included with the application.

Specimen trees will be field located to identify the full extent of the trees with the site plan. The School Division commits to protect specimen trees #337 and #346 the best that can be accommodated with final design.

The School Division commits to make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$75.00 per acre for water quality monitoring and/or drainage improvements and/or stream restoration projects.

1.04 The ECA is included with this submission as requested.

1.09 The buffer area between school site and park land is identified with a minimum width of 15 feet on PFR plan.

1.06 Stormwater Management (SWM) and Best Management Practices (BMP) will be accommodated by the existing offsite regional pond. In 1991, the Park Authority entered into an agreement with the Neymans, the property owners of the proposed school site parcel, (and other offsite properties) that drained to the SWM pond. The agreement stated that the SWM pond would be designed to meet the SWM design requirements for the offsite properties. The Neymans paid an amount to the Park Authority for the SWM construction.

The Chinn Regional Park plan computations show the park pond was designed to provide storm water management and water quality practices for Neyman (School site) property. No additional SWM/BMP controls will be required. The School Division acknowledges "Adequate Outfall" protection for the receiving stream will be required and will be addressed at site plan.

1.02 Approximate limit of disturbance is shown on PFR plan.

1.01 The School Division commits to provide a 120' buffer along Trowbridge, except for the area next to the proposed softball field. The School Division commits to leave as much of this buffer undisturbed, only disturbing what is necessary to construct rear service lane and curb. The School Division has committed to work with the Sycamore Ridge community to develop plans for plantings that will help improve the density of the disturbed buffer.

1.08 The area of the school site is 14.9 acres as identified on the PFR plan.

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PW Parkway Elementary School PFR

February 2, 2017

As previously mentioned, the approximate limit of disturbance/clearing and grading is shown on PFR plan.

1.05 The School Division commits that any non-natural debris will be removed from buffer and the buffer area will be reestablished.

2.2 The ECA that was provided with the December 19, 2016 submission, has been revised to show the location of the habitat for the small whorled pogonia.

2.4 The DCSM requires a minimum 15' wide buffer between the proposed school use and recreational land. The 15' buffer is identified on the PFR plan. The School Division will take into consideration increasing the buffer from 15' feet if final design can accommodate.

2.3 The School Division's intent for SWM and BMP is to utilize an existing offsite regional pond, Facility #5749, per a pre-existing agreement with the Parks Department. PWCS is not the only contributor across the channel to the pond. The School Division commits to document existing conditions of the channel at the start of school construction and restore any damage caused by construction of the school.

To ensure that the development of the school site does not impact the downstream channel condition, the condition of the offsite stream, from the proposed stormwater outfall to the confluence, shall be documented by the School Division through visual inspection, photo-documentation and cross-sectional surveys. At a minimum, cross-section surveys shall be conducted at a rate of one cross-section per 300 feet.

The School Division commits to stream monitoring conducted prior to the start of construction (to benchmark its pre-construction condition), once per year during construction and once a year for two years following the completion of construction and final stabilization.

The School Division commits to work with PWC watershed to develop a maintenance agreement to include channel monitoring, evaluation, maintenance and restoration. This agreement will be completed prior to construction of the school site.

Upon completion of each monitoring evaluation, the School Division commits to submit a report to PWC Environmental Services Division (ESD) documenting its findings. If the report indicates impairment of the stream channel, the report shall identify the maintenance and/or corrective actions and include a maintenance and/or conceptual restoration plan. Upon approval of said plan by ESD, the maintenance and/or restoration shall be implemented including appropriate design plans, a monitoring plan, and construction.

Attachment E – Letter of Commitment

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PW Parkway Elementary School PFR
February 2, 2017

2.1 a. i. Supplemental evergreen planting will be provided either within or along the 50' minimum HCOD (Highway Corridor Overlay District) buffer to provide year round screening of the school development.

a. ii. The approximate limits of disturbance shown on the PFR will be abided to during construction.

b. The boundary of the 50' minimum HCOD minimum buffer has been identified on the revised PFR plan.

We look forward to the public hearing before the Prince William County Planning Commission on February 15, 2017.

Sincerely,



Maureen Harman
Supervisor, Land Acquisition & CIP Planning