



## COUNTY OF PRINCE WILLIAM

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PLANNING  
OFFICE

Rebecca Horner, AICP, CZA  
Director of Planning

June 09, 2017

**TO:** Planning Commission

**FROM:** Jasmin Kim  
Planning Office

**RE:** Public Facility Review #PFR2017-00017, 13<sup>th</sup> High School – **Brentsville  
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 high school identified as the 13<sup>th</sup> High School. The proposed high school will be constructed on ±83.7 acres of a ±101.5 acre-site, which is located to the southeast of Progress Court and Wentworth Green Drive. The proposed high school will be two stories in height and serve approximately 2,557 students. The purpose is to relieve overcrowding at Battlefield High School, Patriot High School, and Stonewall Jackson High School.

<b>PFR Request: 13<sup>th</sup> High School</b>	<b>Permitted / Required</b>	<b>Proposed</b>
<b>Floor Area Ratio (FAR)</b>	N/A	+/- 0.11
<b>Minimum School Site Size</b>	80 acres (in accordance with Section 900 of the DCSM)	± 83.7 acres
<b>Building Height</b>	Maximum 60'	± 20'

<b>Access</b>	N/A	Two (2) full-access entrances on future extension of University Blvd.
<b>Buffer</b>	50' buffers along northern and eastern property line (in accordance with Section 800 of the DCSM)	50' buffer along both sides of the intermittent stream (in accordance with Section 800 of the DCSM), 50' buffer along the northern property line, abutting Jiffy Lube Live, 50' buffer along eastern property line, abutting 100' Prince William Electric Cooperative Easement, and a 20' undisturbed landscape buffer along University Boulevard.

- B. Location – The site of the proposed high school is located southeast of Progress Court and Wentworth Green Drive. The subject site is ±83.7 acres and is identified on County Maps as GPINs 7497-10-1931, 7496-29-2826, 7496-19-4118, 7496-37-4872 (portion of) and is addressed as 5738 Wellington Road, 5838 Wellington Road, 8225 Linton Hall Road, and 8227 Linton Hall Road (portion of). See Attachment A for the reference maps.
- C. Comprehensive Plan – The subject site is designated EI, Industrial Employment, and FEC, Flexible Employment Center in the Comprehensive Plan.
- D. Zoning/Acreage – The site for the proposed high school is zoned M-1, Heavy Industrial, per proffers of rezoning, #PLN2010-00309, Hunter Property (see Attachment F). This site falls within the Data Center Opportunity Zone and Airport Safety Overlay District.
- E. Surrounding Uses – The site is located along the future extension of University Boulevard. The surrounding uses consist of predominantly industrial, truck and auto repair, manufacturing, distribution facilities, a fitness facility, and public facilities. To the immediate north of the site are Jiffy Lube Live, United Parcel Service (UPS) freight facility, Western Transportation Facility, and Life Time Fitness. To the immediate south are Piney Branch Elementary School and Northern Virginia Electric Cooperative (NOVEC) electric substation. To the east is Gainesville Middle School, Gateway Bible Church, Holy Trinity Church, and Gainesville residential community. To the west of the site is the remaining portion of GPIN 7496-37-4872 (±182 acres) that is currently vacant and is under a review for a rezoning from the A-1, Agricultural District, to the M-2, Light

Industrial District, to construct a data center (REZ2017-00023, Aura Development).

## **II. Current Situation:**

- A. Planning Office Recommendation – The Planning Office recommends the Planning Commission find # PFR2017-00017, 13th High School, consistent with the Comprehensive Plan, in regards to location, character, and extent of the facility with the letter of commitment dated June 06, 2017, (see Attachment E).
1. Location – This application is to construct a new high school to relieve overcrowding at Battlefield High School, Patriot High School, and Stonewall Jackson High School. This location helps the School Division meet the Level of Service standards to provide sufficient school facilities to meet future projected needs.
  2. Character – The proposed high school will be consistent with the character of the area which consists mainly of large non-residential structures. The design and architecture of the proposed high school will be consistent with the design approved by the Prince William County School Board.
  3. Extent – The student capacity for the proposed high school will be slightly higher than the maximum student capacity (2,150 students) per school under Table 1 of the Schools Plan. However, the proposed high school meets the basic site standards for high school facilities, in terms of its minimum site size, frontage minimums and access, and the optimum shape, as described under Table 2 of the Schools Plan. See Attachment B for the Staff Analysis.
- B. Planning Commission Public Hearing – A Planning Commission public hearing has been advertised for June 21, 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 designated EI, Industrial Employment, and FEC, Flexible Employment Center 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 high school. Prince William County Public Schools (PWCS) held a community meeting on March 9, 2017, to share the PFR plan of the proposed high school and has posted presentations and site information online, which is available at [https://pwcs.edu/departments/facilities\\_services](https://pwcs.edu/departments/facilities_services). As of the date of this staff report, the Planning Office has not received any comments from the public on this proposal.
3. **Other Jurisdiction Comments** – This project is not located near other jurisdictions.
4. **Legal Uses of the Property** – The proposed high 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 August 8, 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 subject site is designated EI, Industrial Employment, and FEC, Flexible Employment Center in the Comprehensive Plan.
2. **Community Input** – Notice of the application has been transmitted to adjacent property owners within 200’ of the proposed site for the new high school. The Applicant held a community meeting on March 9, 2017 to share the PFR plan of the proposed high school and has posted presentations and site information online, which is available at [https://pwcs.edu/departments/facilities\\_services](https://pwcs.edu/departments/facilities_services).



As of the date of this staff report, the Planning Office has not received any comments from the public on this proposal.

3. Other Jurisdiction Comments – This project site is not located near other jurisdictions.
4. Legal Uses of the Property – Legal issues are appropriately addressed by the County Attorney's office.
5. 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 August 8, 2017, to meet the 60-day deadline. Failure of the commission to act within that time frame will be deemed a finding of consistency.

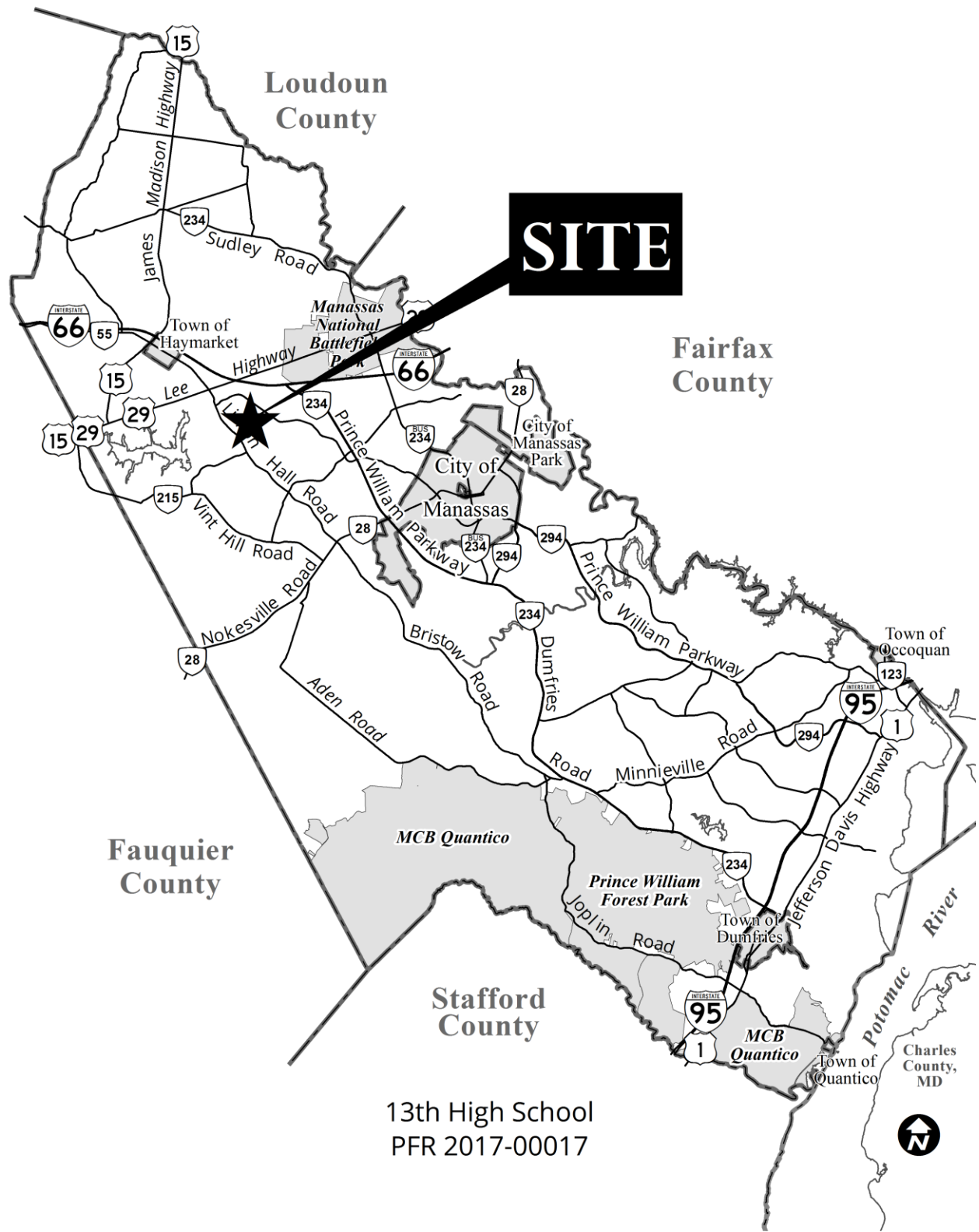
- V. **Recommendation** is that the Planning Commission accepts Alternative A and determine that the general or approximate location, character, and extent of the proposed high school is consistent with the Comprehensive Plan.

**Staff:** Jasmin Kim, x8132

**Attachments:**

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

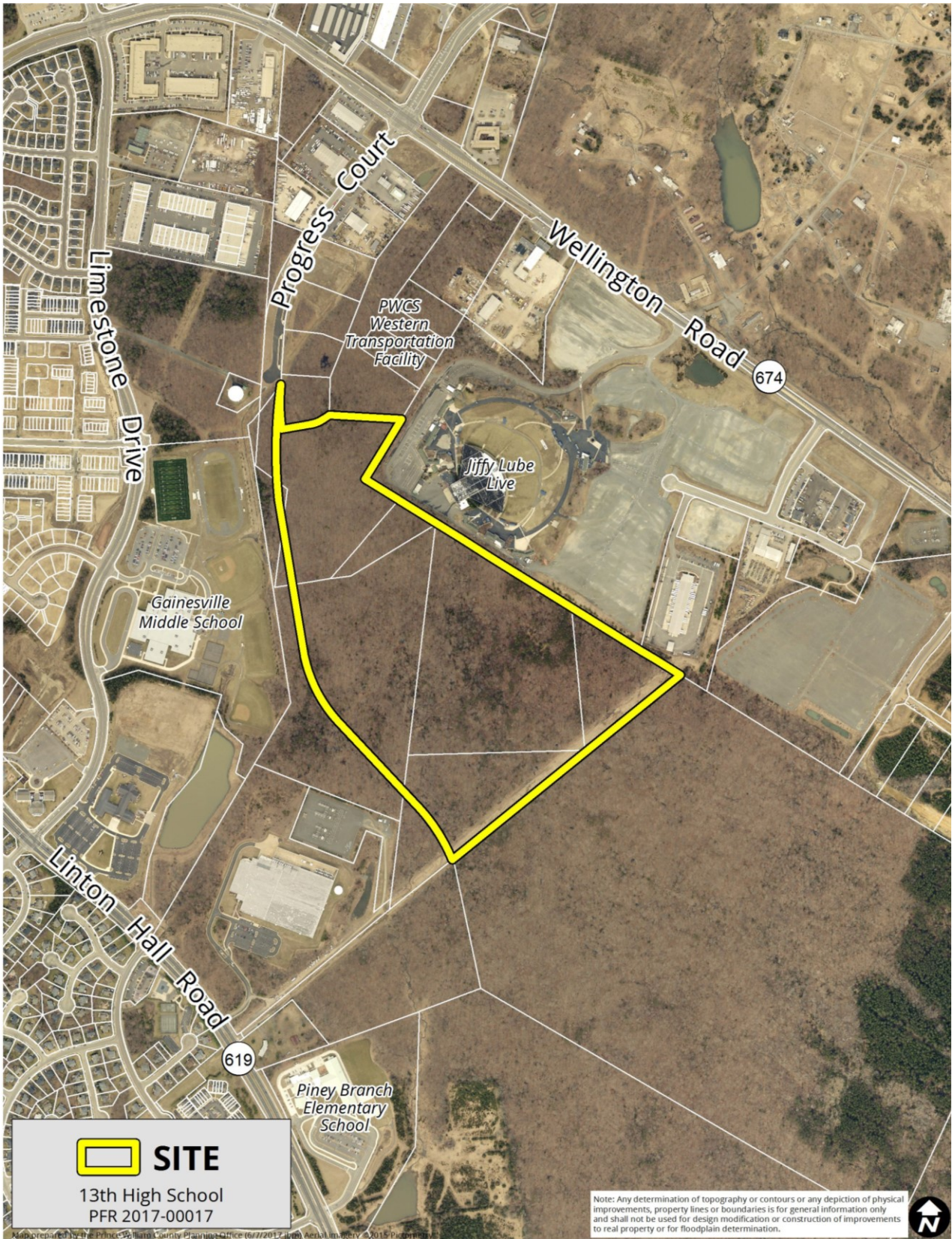
Attachment A – Maps  
VICINITY MAP



13th High School  
PFR 2017-00017

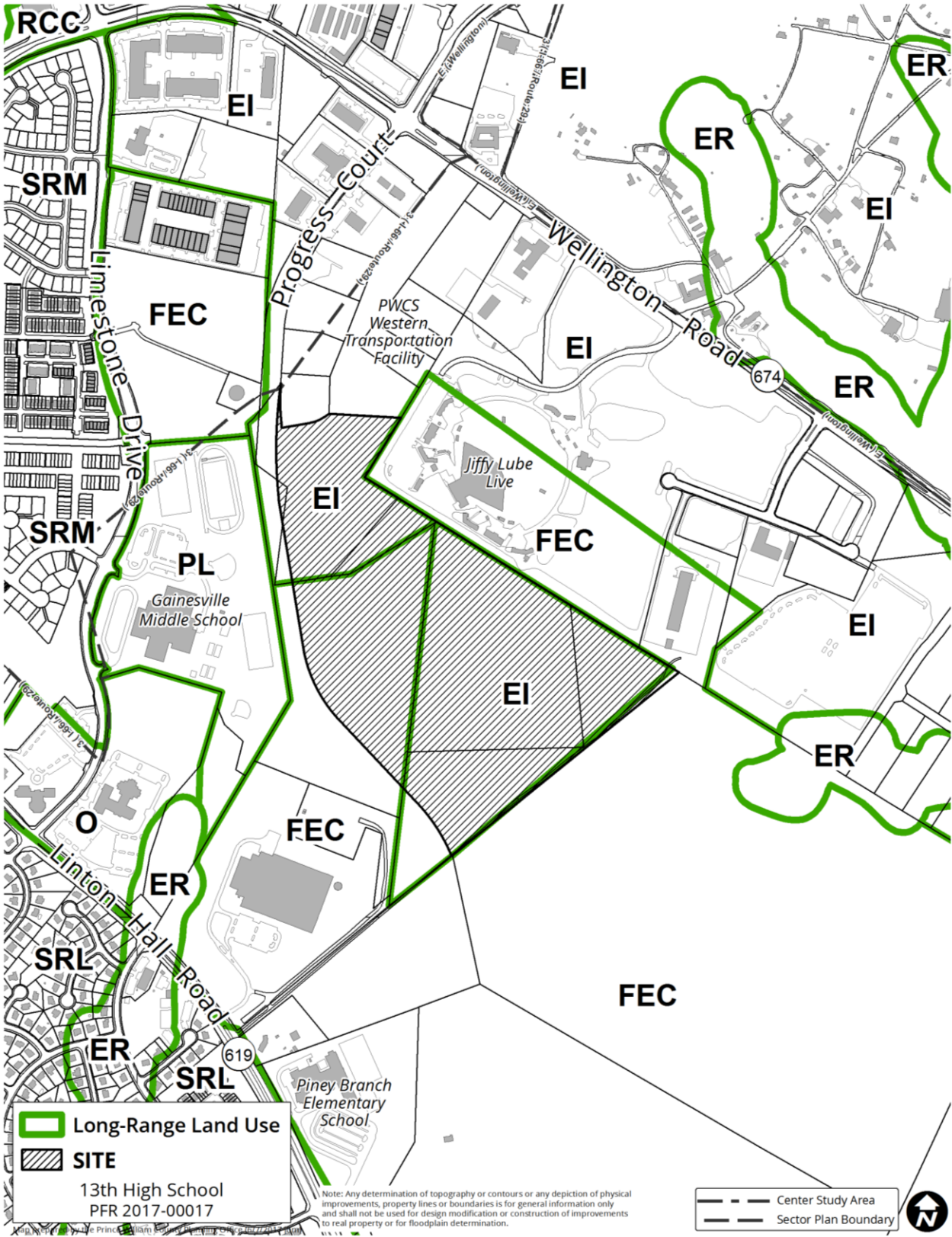


Attachment A – Maps  
LONG-RANGE LAND USE MAP



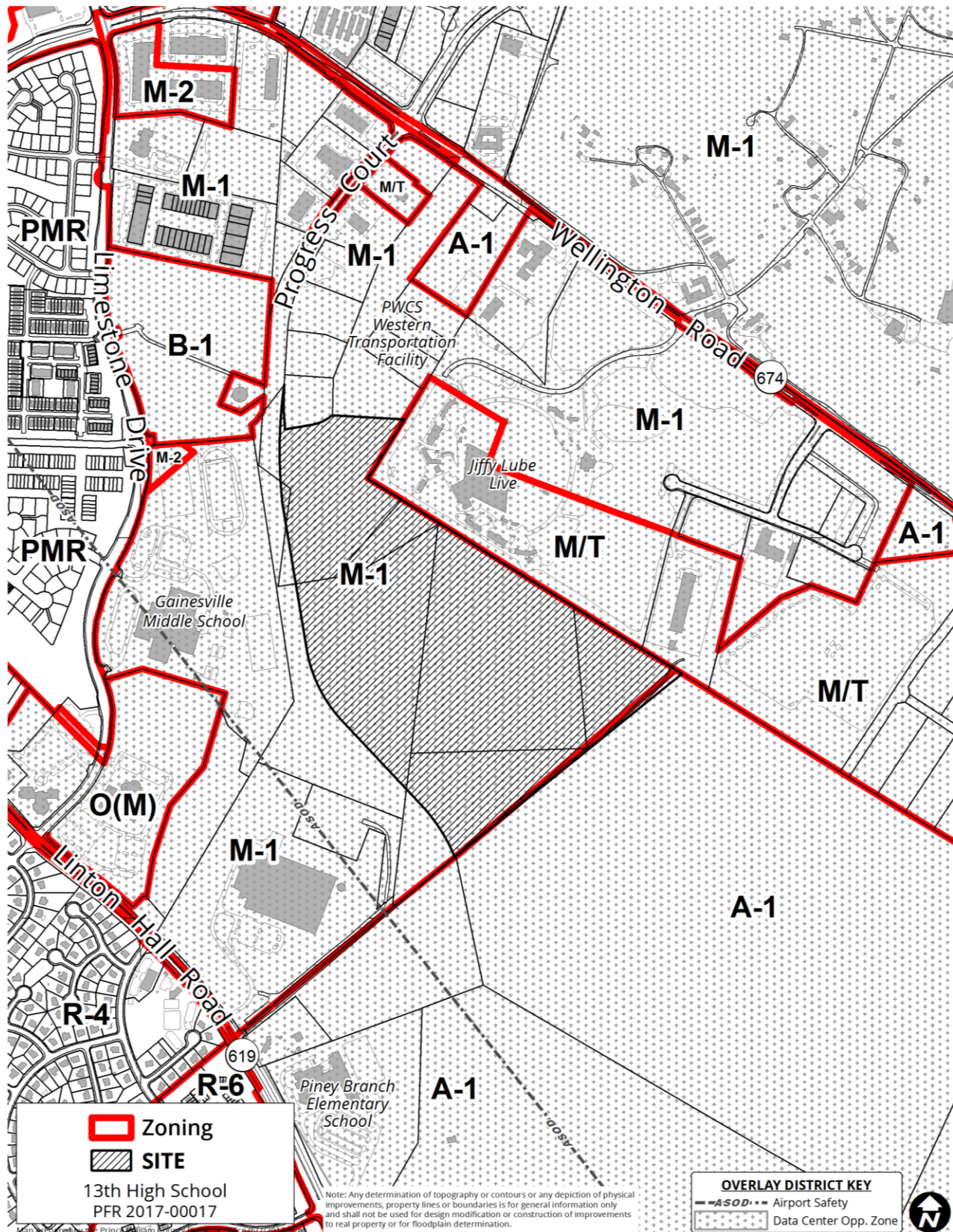


# Attachment A – Maps LONG-RANGE LAND USE MAP





# 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 public high school to be constructed on  $\pm 83.7$  acres of  $\pm 101.5$  acre-site located southeast of Progress Court and Wentworth Green Drive, east of Gainesville Middle School, and south of Jiffy Lube Live. The proposed high school will be  $\pm 348,000$  sq. ft. in size and include approximately 125 classrooms, administrative offices, auditorium, gymnasium, media center, career and technical education (CTE) space, and outside courtyard space for eating and education purposes. The proposed school will also include a full complement of practice and competition fields, concessions, press boxes, equipment storage, and double cafeteria/kitchen spaces at the entrances to the gym and auditorium in order to provide serving, gathering and overflow for various events. Additionally, a security apartment for a full-time on-site security resident will be provided.

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	Amphitheater (Jiffy Lube Live), Industrial, United Parcel Service (UPS) freight distribution facility, Life Time Fitness, and Western Transportation Facility	FEC & EI	M/T, M-1, & A-1
South	Piney Branch Elementary School and Northern Virginia Electric Cooperative (NOVEC) electric substation	FEC & ER	A-1 & M-1
East	Gainesville Middle School, Gateway Bible Church, Holy Trinity Church, and residential community	FEC & PL	B-1, M-1, & PMR
West	Vacant	FEC & ER	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 designated EI, Industrial Employment, and FEC, Flexible Employment Center in the Comprehensive Plan. The following table summarizes the uses and densities intended within the EI and FEC designations:

<b>Long-Range Land Use Plan Classification</b>	<b>Land Uses Intended</b>
<b>Industrial Employment (EI)</b>	<p><b>Industrial Employment (EI).</b> The purpose of the Industrial Employment classification is to provide for areas of economic base industries that must be screened and buffered from major transportation corridors and adjacent land uses. These screening and buffering requirements shall be as contained in the Zoning Ordinance and DCSM. Primary uses in the EI classification are manufacturing, industrial parks, truck and auto repair, wholesale/distribution facilities, warehouses, certain public facilities and utilities, and other industrial uses. Retail and/or retail service uses shall be considered secondary uses and shall represent no greater than 25 percent of the total EI gross floor area of the project. These retail/retail service uses shall be so located on a site that their primary purpose is to support the needs of those employed within that EI project. Within an EI designated area, the more intense uses shall be located in the core of the area and the less intense uses at the periphery, to act as a transition between the EI project and adjacent areas designated or developed for different uses. Performance standards for off-site impacts— such as dust, particulates, and emissions—are to be applied. Stand-alone office and office-like facilities that are primary uses within an EI designated area should be discouraged in any EI area.</p>
<b>Flexible Use Employment Center (FEC)</b>	<p><b>Flexible Use Employment Center (FEC).</b> The purpose of the Flexible Use Employment Center classification is to provide for areas of employment uses situated on individual sites or in campus-style “parks.” Primary uses in the FEC classification are light manufacturing, “start-up” businesses, small assembly businesses, and office uses (including government offices, particularly those for Prince William County agencies). Retail and/or retail service uses shall be considered secondary uses and shall represent no greater than 25 percent of the total FEC gross floor area of the project. These retail/retail service uses shall be so located on a site that their primary purpose is to support the needs of those employed within that FEC project. Warehousing, wholesale, storage and/or distribution uses shall also be considered secondary uses within any FEC project. Outdoor storage shall also be considered a secondary use and shall be limited to no more than 25 percent of the land area of the FEC project. Within an FEC designated project, the more intense uses shall be located in the core of the area and the less intense uses (excluding outdoor storage) at the periphery, to act as a transition between the FEC project and adjacent areas designated or developed for different uses. Office development in FEC 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.</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 high school that may serve up to 2,557 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 or approximate location, character, and extent of all public facilities, including school sites, when the proposed facility is not already a feature shown on the Comprehensive Plan map. The purpose of the Planning Commission review is to determine whether the proposed high school is substantially in accord with the Comprehensive Plan.

### **Proposal's Strengths**

- Comprehensive Plan Consistency – Public facilities, in this case a new high school, are consistent and permissible in all parts of the County, subject to the Public Facility Review (PFR) process.
  - Location – This application is to construct a new high school to relieve overcrowding at Battlefield High School, Patriot High School, and Stonewall Jackson High School. This location helps the School Division meet the Level of Service standards to provide sufficient school facilities to meet future projected needs.
  - Character – The proposed high school will be consistent with the character of the area which consists mainly of large non-residential structures. The design and architecture of the proposed high school will be consistent with the design approved by the Prince William County School Board.
  - Extent – The student capacity for the proposed high school will be slightly higher than the maximum student capacity (2,150 students) per school under Table 1 of the Schools Plan. However, the proposed high school meets the basic site standards for high school facilities, in terms of its minimum site size, frontage minimums and access, and the optimum shape, as described under Table 2 of the Schools Plan. See Attachment B for the Staff Analysis.

### **Proposal's Weaknesses**

- Data Center Opportunity Zone Overlay District – The site is located within the Data Center Opportunity Zone Overlay District. The overlay district was created for the purpose of promoting development of data centers within areas of the County where there is existing infrastructure that could adequately support the proposed use. If approved, the County will lose ±83.7 acres of industrial land that can be used for future development of data center or other types of industrial employment or flexible use employment center.

**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**

- Noise – The Applicant has committed to direct the speakers away from the Jiffy Lube Live venue at the proposed high school football stadium. The applicant has also committed to design the speaker system with varying degrees of volume.
- Pedestrian-Activated Traffic Signal Controls and Crosswalks – The Applicant has committed to provide painted crosswalks and pedestrian-activated traffic signal controls at signalized intersections if signals are warranted at the intersection of Limestone Drive and the future Wentworth Green Drive and at the intersection of future University Boulevard and the future Wentworth Green Drive.
- Pedestrian Connectivity / Access – The Applicant has committed to provide a 5' wide sidewalk on the northern side of future Wentworth Green Drive and a 10' wide shared-use path on the southern side of Wentworth Green Drive, as shown on the PFR Plan. The Applicant has also committed to provide a 10' wide shared-use path along University Boulevard frontage of the school site, ensuring pedestrian and bicycle access from the shared-use path along the southern side of future Wentworth Green Drive as shown on the PFR Plan. The internal sidewalks and crosswalks will be provided to ensure connectivity throughout the school facility site. The Applicant has also committed to provide lighting from the shared-use path to the school entrances.
- Pedestrian Connectivity from Gainesville Middle School – The Applicant has committed to enhance pedestrian connectivity from Gainesville Middle School to the proposed high school as identified on the revised PFR Plan. The proposed asphalt trail will connect to the existing trail at Gainesville Middle School and will extend to the second entrance at the high school. Furthermore, to prevent jay walking across University Boulevard, a fence along a portion of the trail will restrict pedestrian traffic to the trail so as to direct pedestrians to the crosswalk and pedestrian access at the main entrance of the proposed high school.
- Security Lighting – Security lighting on site will be directed downward and the school entrance will be lit. The Applicant has also committed to work with PWC Transportation on lighting options for shared-use path along the University Boulevard frontage.

### **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 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.

This project area was subject to a Phase I cultural resources survey in 2006 during the Brentwood rezoning. A report entitled *A Phase I Cultural Resources Survey of the Hunter Tract (Zawacki et al. 2006)* identified one archeology site, 44PW1599, on the proposed site.

The County Archeologist has reviewed this proposal and has requested that the Applicant commit to conduct a Phase II archaeological evaluation, if the site is proposed to be disturbed by school construction, and if warranted, conduct Phase III data recovery excavations at the site plan review. This proposal will go before the Historical Commission during their regularly scheduled meeting on June 13, 2017 meeting and comments will be provided at the public hearing.

### **Proposal's Strengths**

- **Curation** – The Applicant has committed to curate, with the County, any artifacts recovered as a result of the Phase II or III archeological studies.
- **Phase II or III Studies** – The Applicant has committed to conduct a Phase II archaeological evaluation, if the site, 44PW1599, is proposed to be disturbed by school construction, and if warranted, conduct Phase III data recovery excavations at the site plan review.

### **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, perennial and intermittent streams are present on and within 100' of the 13<sup>th</sup> High School site. Consequently, a Resource Protection Area (RPA) is present within the southwestern corner of the site, as described in the Preservation Area Site Assessment (PASA) that has been submitted with the application.

### **Proposal's Strengths**

- **Buffers** – Per proffers of #PLN2010-00309, Hunter Property (see Attachment F), the Applicant has committed to a 20' wide landscape strip along the future extension of University Boulevard and a 50' wide buffer on both sides of the intermittent stream. The Applicant has also committed to provide 50' wide buffers on the northern and eastern property line as identified on the PFR Plan.
- **Planting Density** – The Applicant has committed to increase the planting density to provide a minimum of 130 plant units per 100 linear feet within the landscape strip.
- **Specimen Tree** – The Applicant has committed to protect one specimen tree that has been identified on Proffer #21 of #PLN2010-00309, Hunter Property (see Attachment F).
- **Stormwater Management** – Stormwater Management (SWM) and Best Management Practices (BMP) will be accommodated on-site in accordance with current County regulations.
- **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.

### **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 Gainesville Fire & Rescue Station #4. The site does not fall within the 4.0-minute response time for fire suppression and basic life support but it is within 8.0-minute response time for advanced life support services. According to the FY 2016 figures, this station's work load capacity was under capacity with three tactical units and 2,250 yearly first-due incidents.

**Proposal's Strengths**

- Emergency Access – The Applicant has committed to provide an emergency access throughout the site and maintain the controlled fire department access for the Northwest corner area of the school facility and the sports fields.
- Fire Lanes – The Applicant has committed to provide fire lanes at the site plan review.
- 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 8.0-minute response time zone for advanced life support services.
- Traffic Management – The Applicant has committed to provide ingress/egress to the school that avoids the Wellington Road/Progress Court intersection as shown in the PFR Plan and has committed to work with the Fire Marshall's Office in developing a Traffic Management Plan to address emergency evacuation plans.

**Proposal's Weaknesses**

- Response Times – The site does not fall within the 4.0-minute response time zone for fire suppression and basic life support. The site is at least 2,500' away from the nearest 4.0-minute response time zone for fire suppression and basic life support.

**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.

### **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.

The nearest police station would be the Western District station located at 8900 Freedom Center Boulevard, Manassas, Virginia 20110.

### **Proposal's Strengths**

- **Fence** – In response to the security concerns of the Police Department in the void area between Jiffy Lube Live and the proposed school property, the Applicant has committed to construct a combination of a 10' high solid metal panel privacy fence, extending down tight to the ground and a 10' high chain link fence as shown on the PFR Plan. The fence will be installed on the school property, approximately 1' from the property line.
- **Security and Traffic Management Plan** – The Applicant committed to developing and submitting a Security and Traffic Management Plan that complements that of Jiffy Lube Live, at the site plan review. The plan will include traffic management along with physical and soft security measures and will be prepared in consultation with the Prince William County Police Department, the Prince William County Department of Fire & Rescue, and Jiffy Lube Live.

### **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 site from an existing 16" transmission main located north of the site on the amphitheater (Jiffy Lube Live) property, and from an existing 24" transmission main located northwest of the site along the proposed extension of Wentworth Green Drive. The Applicant will be required to install a minimum 12" water main from the existing 16" main through their site and then along the proposed extension of University Boulevard to connect to the existing 24" main to create a system loop closure. Provisions to include easements and/or stub-outs for a future connection with a future 30" transmission main along the extension of University Boulevard shall also be provided. The Service Authority may also enter into an agreement with the Applicant to oversize the proposed 12" water main in University Boulevard to a 30" diameter water main, the details of which will be provided at site plan review.

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 water system improvements required to provide the water service demand generated by the development. The proposed high school will be serviced with public water that is available from an existing 16" transmission main located north of the site on the amphitheater (Jiffy Lube Live) property, and from an existing 24" transmission main located northwest of the site along the proposed extension of Wentworth Green Drive.

**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 not available to the site. The closest available sewer main is an existing 8" diameter gravity sewer main located south of the site on the AOL property. A sewer study will be required to determine if the existing sewer collection system has adequate capacity to handle the projected wastewater flows. Alternatively, the Applicant can coordinate the subject site's sewer discharge with the proposed adjacent development project just east of the site (Rezoning Application REZ2017-00023, Aura Development).

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 on adjacent properties for connection. The Applicant 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, sitting 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



## Attachment B – Staff Analysis

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 high schools:

School	School Capacity	2016 Enrollments (% Capacity)
Battlefield High School	2,053	2,899 (141.2%)
Patriot High School	2,053	2,747 (133.8%)
Stonewall Jackson High School	2,409	2,560 (106.3%)

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

The opening of Prince William 13<sup>th</sup> High School is scheduled for the fall of 2021 and is consistent with the School Division's 2018-2027 Capital Improvement Program (CIP). The new school facility will provide overcrowding relief at Battlefield High School, Patriot High School, and Stonewall Jackson High School.

### **Proposal's Strengths**

- Frontage Minimum and Access – The proposed school site meets the frontage minimums and access for a high school.
- Minimum Site Size – The proposed school site meets the minimum school site size of 80 acres per Section 903.02 of the DCSM and Table 2 of the Schools Plan.
- Outdoor Facilities Open Space – The Applicant has committed to provide outdoor facilities and open space, such as athletic and recreational playfields, school bus loading and unloading areas, parking, and natural buffers as specifically listed in the Design and Construction Standards Manual (DCSM) for high schools and in conformance with the School Location/Design Criteria. 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 outdoor facilities and open space.
- Safe Access for Pedestrians – The Applicant has committed to provide safe pedestrian access such as crosswalks, pedestrian-activated traffic signals, sidewalks, and shared-use paths to the proposed school property. 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**

- Maximum Student Capacity – The proposed capacity of the proposed high school is 2,557 students but the maximum student capacity per school under Table 1 of the Schools Plan is

2,150 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 has been 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:

<b>Roadway Name</b>	<b>Number of Lanes</b>	<b>Current VDOT Count</b>	<b>Existing Daily LOS</b>
Wellington Road	4	15,000 vpd	A
Limestone Drive	4	5,900 vpd	A

The Applicant has committed to provide two full site entrances along the University Boulevard extension, south of the Wentworth Green Drive extension. The southernmost access point will serve as the main school entrance.

The Applicant has committed to the following mitigation measures:

- Construct University Boulevard extension as a 2-lane roadway to the southern site access; and
- Restripe the westbound approach on Wellington Road at Progress Court to allow a 300' bay with 200' taper; and
- Construct the eastbound Wentworth Green Drive right turn as a free flow turn into a dedicated lane that merges into one southbound lane at the intersection with University Boulevard; and

## Attachment B – Staff Analysis

- Signalize the intersection of Wentworth Green Drive with Limestone Drive, if warranted, and include a signal warrant study and signal design, if warranted; and
- Increase the maximum green time for the southbound approach of Limestone Drive at Linton Hall Road by 3 seconds, as determined by VDOT.

### 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. Wellington Road / Limestone Drive
2. Limestone Drive / Wentworth Green Drive
3. Limestone Drive / Linton Hall Road
4. Wellington Road / University Boulevard or Progress Court

Capacity analyses were performed at the intersections contained within the study area during the weekday morning peak hour, afternoon school peak hour and afternoon commuter peak hour, under the future scenarios with and without development conditions for 2021. Intersection capacity analyses were performed using Synchro Version 9 based on the Highway Capacity Manual (HCM 2000) data and methodology. The peak hour factors from the existing (2017) scenario were used, with a minimum peak hour factor of 0.92.

The results of the overall intersection capacity analyses for the post-development traffic scenario (2027) are summarized as follows:

Intersections	Am Peak LOS	PM Peak LOS	Commuter PM Peak LOS
Wellington Road / Limestone Drive	C	C	D
Limestone Drive / Wentworth Green Drive	B	B	B
Limestone Drive / Linton Hall Road	C	C	D
Wellington Road / University Boulevard or Progress Court	D	C	D

Based on the Prince William County level of service (LOS) criteria, it is desirable to achieve a level of service (LOS) D or better for each approach at an intersection.

The existing intersection analyses revealed that the intersections of Wellington Road with Limestone Drive, Limestone Drive with Linton Hall Road, and Wellington Road with University Boulevard all have at least one movement that operates below acceptable levels of service in at least one peak hour.

With no area road improvements nor development by Year 2021, the future intersection capacity analyses indicate that the intersections of Wellington Road with Limestone Drive, Limestone Drive

with Wentworth Green Drive, Limestone Drive with Linton Hall Road, and Wellington Road with University Boulevard will have movements that operate below acceptable levels of service.

With road improvements and development by Year 2021, and provided that the proposed school is anticipated to open in Fall 2021, the future intersection capacity analyses indicate that the proposed high school with a 2,557-student capacity will generate approximately 1,100 AM school peak hour trips, approximately 742 PM school peak hour trips, 333 PM commuter peak hour trips and 3,699 weekday total trips. In this analyses, mitigation measures taken into account were signaling the intersection of Limestone Drive with Wentworth Green Drive, and adding green time for the southbound approach of Limestone Drive at Linton Hall Road. With these mitigations, the study intersections would operate similarly to future conditions without any development.

When growth was applied to the existing through volumes on Wellington Road and on Linton Hall Road at a 2% annual growth rate for 11 years, with the addition of background development volumes, the proposed site trips, and a reassignment of a portion of vehicles travelling on Linton Hall Road and University Boulevard to the extended University Boulevard, the intersection capacity analysis showed that the intersections of Wellington Road with Limestone Drive, Limestone Drive with Linton Hall Road, and Wellington Road with University Boulevard all have movements that operate with unacceptable levels of service in the commuter PM peak hour. However, a two-lane section on University Boulevard would accommodate the anticipated volume of traffic with significant reserve capacity.

### **Proposal's Strengths**

- Bike Racks – The Applicant has committed to provide a bike rack capable of holding at least twenty (20) bikes to support the use of non-motorized network.
- Maximum Green Time – The Applicant has committed to increase the maximum green time for the southbound approach of Limestone Drive at Linton Hall by 3 seconds as determined by VDOT.
- Parking Spaces – The Applicant has committed to provide approximately 1,214 parking spaces, of which, 24 spaces will be used as handicapped/accessible parking spaces.
- Pedestrian-Activated Traffic Signal Controls and Crosswalks – The Applicant has committed to provide painted crosswalks and pedestrian-activated traffic signal controls at signalized intersections if signals are warranted at the intersection of Limestone Drive and the future Wentworth Green Drive and at the intersection of future University Boulevard and the future Wentworth Green Drive.
- Pedestrian Connectivity / Access – The Applicant has committed to provide a 5' wide sidewalk on the northern side of future Wentworth Green Drive and a 10' wide shared-use path on the southern side of Wentworth Green Drive, as shown on the PFR Plan. The Applicant has also committed to provide a shared-use path along University Boulevard frontage of the school site, ensuring pedestrian and bicycle access from the shared-use path along the southern side of future Wentworth Green Drive as shown on the PFR Plan. The

internal sidewalks and crosswalks will be provided to ensure connectivity throughout the school facility site. The Applicant has also committed to provide lighting to the shared-use path that connects to the school entrances.

- Pedestrian Connectivity from Gainesville Middle School – The Applicant has committed to enhance pedestrian connectivity from Gainesville Middle School to the proposed high school as identified on the revised PFR Plan. The proposed asphalt trail will connect to the existing trail at Gainesville Middle School and will extend to the second entrance at the high school. Furthermore, to prevent jay walking across University Boulevard, a fence along a portion of the trail will restrict pedestrian traffic to the trail so as to direct pedestrians to the crosswalk and pedestrian access at the main entrance of the proposed high school.
- Right-of-Way Dedication – The Applicant has committed to dedicate right-of-way of 128' along the school site.
- Road Construction – The Applicant has also committed to construct a half section (two lanes) of the planned four lane divided University Boulevard along the school site frontage, connecting with the existing cul-de-sac for University Boulevard (Progress Court). Additionally, the Applicant has committed to construct the eastbound Wentworth Green Drive right turn as a free flow turn into a dedicated lane that merges into one southbound lane at the intersection with University Boulevard.
- Signal Design – The Applicant has committed to signalize the intersection of Wentworth Green Drive with Limestone Drive, if warranted. The School Division has also committed to provide a signal warrant study and signal design, if warranted.
- Travelway – Pursuant to the letter of commitment, the travelway to the proposed high school will include crosswalks, shared-use paths, and sidewalks.
- Turn Lanes – The Applicant has committed to address the turn lane warrants as required per Section 602.07 of the DCSM for the following turn lanes: the eastbound left turn lane from Linton Hall Road onto Limestone Drive, the southbound shared left on Limestone Drive at Linton Hall Road, and the northbound left turn lane from University Boulevard onto Wellington Road at site plan. The School Division has also committed to the following:
  - Restripe the westbound approach on Wellington Road at Progress Court to allow a 300' bay with a 200' taper; and
  - Extend the eastbound left turn bay along Linton Hall Road at Limestone Drive approximately 240' to allow for a total storage length of approximately 490' with a 100' taper; and
  - Restripe the northbound approach on Progress Court to Wellington Road as far back as possible to accommodate the projected school traffic.

### **Proposal's Weaknesses**

- **Turn Lane** – The Applicant has not committed to address the turn lane storage deficiencies noted during peak hours in the TIA and as required per Section 602.07 of the DCSM for the following turn lane: the westbound left turn lane on Wellington onto Limestone Drive. The School Division is not proposing any improvements at this intersection because the high school traffic is not proposed to add any traffic to that turn lane.
- **Road Construction** – The School Division will not commit to but plans to construct Wentworth Green Drive as four lanes, undivided from the future Lifetime Fitness entrance to University Boulevard, thereby connecting Limestone Drive to University Boulevard.

**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 high school site is also located within the Transitional Surface of the Airport Safety Overlay District. The Applicant will need to meet the requirements of the overlay district as part of the site plan review and work with City of Manassas Regional Airport to meet all the requirements of the Federal Aviation Administration (FAA) no less than 45 days prior to construction.
- 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 June 06, 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**

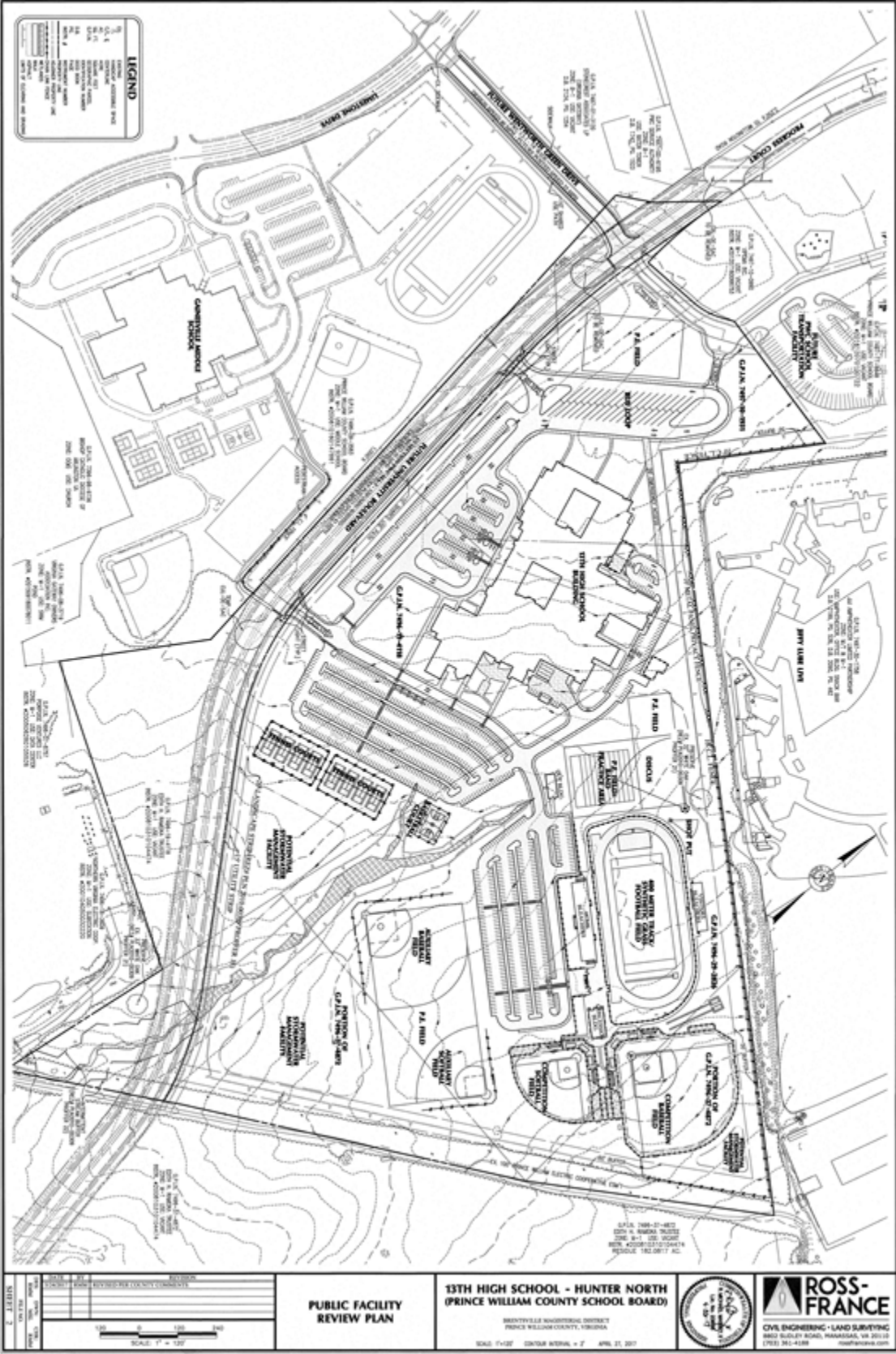
Staff and other agencies that have reviewed the proposal noted the following minimum design criteria. The development proposal will be reviewed for compliance with all minimum standards at the time that the Applicant submits detailed site development information prior to the issuance of construction 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, community design, and watershed 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.

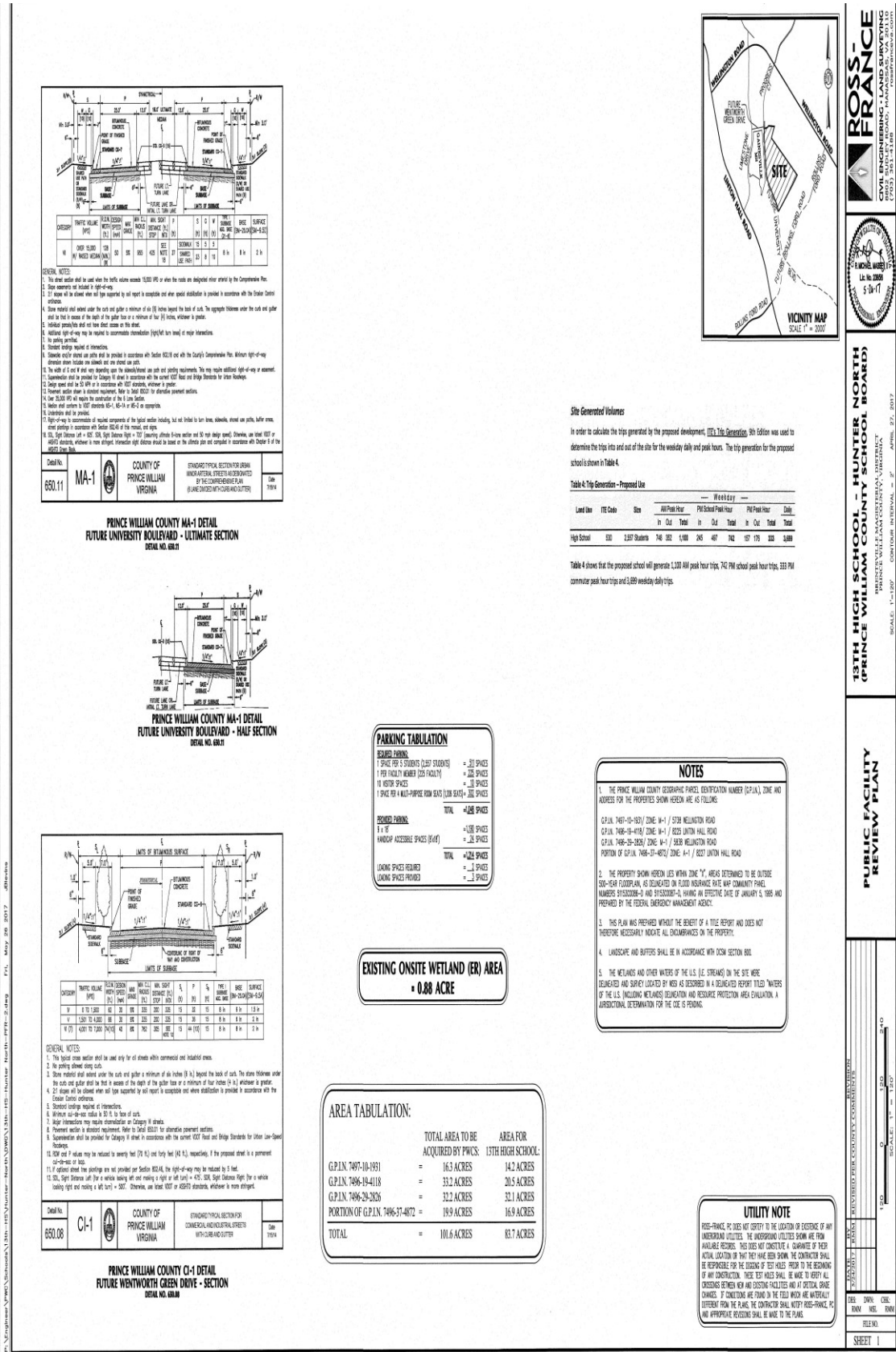
### **Agency Comments**

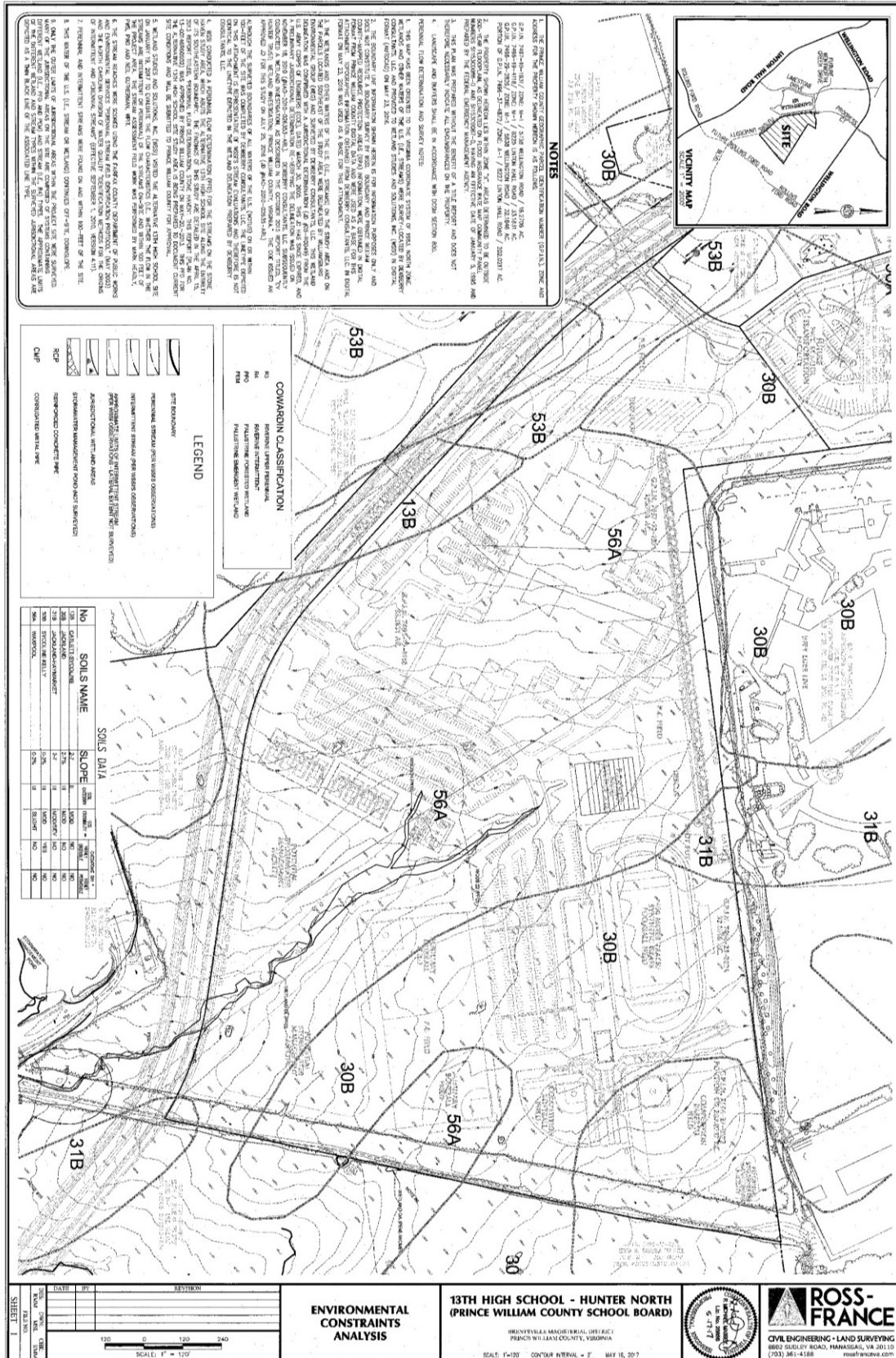
The following agencies have reviewed the proposal and their comments have been summarized in relevant Comprehensive Plan chapters of this report. Individual comments are in the case file in the Office of Planning:

City of Manassas Regional Airport  
County Archaeologist  
Fire and Rescue  
Public Works – Watershed/Environmental Services  
Planning Office, Case Manager  
Planning Office, Long Range Planning  
Police, Crime Prevention  
PWC Service Authority  
PWC Transportation  
VDOT











Prince William County

PUBLIC SCHOOLS

*Providing A World-Class Education*

June 06, 2017

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

RE: PFR2017-00017, 13th High School  
Letter of Commitment

Dear Jasmin:

This letter of commitment is submitted in response to agency comments discussed at the post-submission meeting with you and agency representatives on May 22, 2017. Included with this letter are 25 copies of the revised PFR Plan.

This Public Facility Review (PFR) proposes utilizing approximately 83.7 acres to allow for the construction of the 13<sup>th</sup> High School located east of Limestone Drive and south of the Progress Court cul-de-sac. The total land purchase consists of approximately 101.5 acres, identified as GPIN 7497-10-1931, (16.27 acres); GPIN 7496-29-2826, (32.17 acres); GPIN 7496-19-4118, (33.20 acres); and portion of GPIN 7496-37-4872, (19.93 acres), which includes additional land not part of this PFR including land for dedication of right-of-way. The school will be located in the Brentsville Magisterial District.

The school is proposed to open in the fall of 2021, consistent with the School Division's 2018-2027 Capital Improvement Plan (CIP). The property is under contract with final settlement contingent upon an approved PFR, but the School Division must determine whether to close no later than June 30, 2017.

The high school will accommodate 2,557 students and relieve overcrowding at Battlefield High School (141.2% capacity), Patriot High School (133.8% capacity), and Stonewall Jackson High School (106.3% capacity). The proposed high school is a critical need for this area.

The proposed 348,000 square foot 13<sup>th</sup> high school will serve 2,557 students and includes a 2-story classroom section with approximately 125 classrooms, administrative offices, auditorium, gymnasium, media center, career and technical education (CTE) space, and outside courtyard space for eating and education purposes. Double cafeteria/kitchen spaces at the entrances to the gym and auditorium provide serving, gathering and overflow for events in those spaces. Supporting all outside sports is a full complement of practice and competition fields, concessions, press boxes, and equipment storage. A security apartment for a full time on-site security resident is included.

## Attachment E – Letter of Commitment

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Public Notice - A community meeting was held for this proposed location March 9, 2017 to share plans with the local community. The School Divisions' website also publicized the high school plans. The website continues to maintain information on the proposed high school.

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

Archeology - The School Division commits to a Phase II evaluation to be conducted on archaeology site 44PW1599 if the site is proposed to be disturbed by school construction. If the Phase II evaluation determines 44PW1599 significant and the site cannot be avoided, Phase III data recovery excavations will be conducted. Artifacts recovered from Phase II and, if warranted, Phase III data recovery excavations shall be curated with the County.

If archaeology site 44PW1599 will be avoided by land disturbance for the school, the School Division shall permit the County Archaeologist, or his designee, to conduct archaeological research on archaeological site 44PW1599. The County Archaeologist shall coordinate with the school's principal on the time, location and extent of the excavations to arrange access to the site at least one month prior to such activity. Any research data and artifacts recovered from the site shall become the property of the County.

Crime Prevention Police - The nearest police station is the Western District Station located at 8900 Freedom Center Blvd.

The revised PFR Plan shows only one fence along the school property, removing the fence located within the Jiffy Lube Live property, thereby eliminating the vacant area between fences about which the Police Department expressed security concerns. The new fence will be a combination of a 10-foot-high solid metal panel privacy fence, extending down tight to the ground and a 10-foot-high chain link fence, as shown on the PFR Plan. The fence will be installed on the school property, approximately 1 foot from property line.

Risk Management and other School Division staff met with management staff from Live Nation (Jiffy Lube Live venue), to discuss security at the venue and the high school and to understand and share needs and concerns. Jiffy Lube Live submits a security plan with the County police every year.

The School Division commits to developing and submitting a Security and Traffic Management Plan that complements that of Jiffy Lube Live, at the site plan stage. The plan will be prepared in consultation with the Prince William County Police Department, the Prince William County Department of Fire & Rescue, and Jiffy Lube Live.

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Elements of a proposed security/traffic management plan are outlined below:

- Physical security - design elements (including, but not limited to, fencing, buffers, landscaping, vegetation, signage, lighting, locked vehicular gates, etc.) to reduce and mitigate security issues for the school and the adjacent Jiffy Lube Live property.
- Soft security - program and or labor elements will be implemented to reduce and mitigate security issues for the school and the adjacent Jiffy Lube Live property. Examples discussed during the post-submission meeting on May 22, 2017 included, but are not limited to, staffed building security, possible increased roving security, and possible use of tow trucks to deter illegal parking during Jiffy Lube Live events.
- Traffic Management - to control traffic flow during special events, school events, simultaneous school and Jiffy Lube Live events, and emergency event evacuation.

#### Fire and Rescue

1.01 - Controlled fire department access will be maintained for the Northwest corner area of the facility and the sports fields and will be addressed at site plan submission. Emergency access is provided throughout the site.

1.02 - Fire lanes will be provided for the high school and will be addressed at site plan submission.

1.03 - The PFR Plan provides for ingress/egress to the school that avoids the Wellington Road/Progress Court intersection. The School Division has committed to include the Fire Marshalls Office in developing a Traffic Management Plan to address emergency evacuation plans.

1.04 - Fire/Rescue Station 4 is the first-due Fire/Rescue Station.

1.05- The proposed school facility is within the eight-minute travel time criteria for advance life support.

1.06 - Fire/Rescue Station 4 responded to 2,250 incidents in FY16.

1.07 - The workload for Fire/Rescue Station 4 is a maximum 2,200 incidents per year.

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.

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Long Range Planning - The site is zoned M-1, Heavy Industrial with Comprehensive Plan, Long-Range Land Use designation of EI, Industrial Employment and FEC, Flexible Employment Center. Schools are appropriate land uses in all zoning districts of the County, subject to the public facility review process.

There is a critical need for the 13<sup>th</sup> High School to relieve severe overcrowding at the high schools in western Prince William County. The property identified for this proposed high school is available for purchase by Prince William County Schools.

The high school will employ approximately 225 people, providing a diverse work force of teachers, administrators, custodians, office staff, guidance, and health care professionals.

A 50' landscape buffer exists on the Jiffy Lube Live site adjacent to the school site. A minimum 50' landscape buffer is also provided on the school site. A fence is proposed between the Jiffy Lube Live venue and the school to address security and privacy concerns voiced by Jiffy Lube Live representatives.

Noise - The speakers at the high school stadium will be directed away from the Jiffy Lube Live venue. The speaker system will be designed with varying degrees of volume.

Sidewalk/Shared-Use Path - A 5-foot-wide sidewalk will be constructed on the north side of future Wentworth Green Drive and a 10-foot-wide shared-use path will be constructed on the south side of Wentworth Green Drive, as shown on the revised PFR Plan. Sidewalks provide connectivity throughout the school facility site.

A 10-foot wide shared-use path will be provided along University Boulevard along the school frontage, providing pedestrian and bike access from the shared-use path along the south side of future Wentworth Green Drive, as shown on the revised PFR Plan. Both entrances to the school facility will be lit, providing lighting to the shared-use path. The School Division commits to work with PWC Transportation on lighting options for the shared-use path along the University Boulevard frontage.

The existing power line easement along the eastern boundary has been labeled.

Security lighting on site will be directed downward.

The proposed school facility is compatible with the nearby middle school, the future School Division transportation facility, the nearby residential neighborhoods, the future Lifetime Fitness center, and the Jiffy Lube Live entertainment venue. The school will be built in general conformance with the revised PFR Plan (dated April 27, 2017, revised May 24, 2017).

Easements, buffers, sidewalks, and shared-use paths have been identified on the revised PFR Plan.



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Pedestrian connectivity from Gainesville Middle School to the proposed high school has been identified on the revised PFR Plan. The proposed asphalt trail will connect to existing trail at Gainesville Middle School and will extend to the second entrance at the high school.

A fence along a portion of the trail will restrict pedestrian traffic to the trail so as to direct pedestrians to the cross walk and pedestrian access at the main entrance and prevent jay walking across University Boulevard. The final design of the trail and fence will be determined at site plan.

The school entrance will be lit. The power can be extended across University Boulevard to light the entrance to the middle school trail, to be determined with final design of trail at site plan.

Planning Case Planner - The total acreage of the proposed high school site has been identified on the revised PFR Plan. All buffers, and easements have also been identified on the revised PFR Plan.

The School Division commits to provide a shared-use path along the University Boulevard frontage of the school site. The shared-use path is identified on the revised PFR Plan.

A 5-foot-wide sidewalk on the north side of Wentworth Green Drive and a 10-foot-wide shared-use path on the south side of Wentworth Green Drive have been identified on the revised PFR Plan.

The School Division commits to work with PWC Transportation on lighting options for the shared-use path along the University Boulevard frontage.

The School Division commits to provide painted crosswalks and pedestrian-activated traffic signal controls at signalized intersections if signals are warranted at:

- Limestone Drive and the future Wentworth Green Drive
- Future University Boulevard and the future Wentworth Green Drive

Parking lot landscaping will be in accordance with standards of section 800 of the DCSM.

Service Authority - The School Division commits to the following Service Authority requests.

1. No oils, fuels, anti-freeze, solvents or other pollutants or flammable substances will be discharged into the public sewer system.
2. The School Division shall size, design, and install a Service Authority (or PWC) approved grease trap on-site, if required by the Service Authority and properly maintain the grease trap to prevent grease build-up in the force main or gravity sewer.

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3. Fire sprinkler systems will incorporate a County approved backflow prevention device and will be designed to eliminate water hammer.
4. The School Division commits to install grinder pumps in the sanitary sewer system if required.
5. A County approved, adequately sized backflow prevention device will be installed on the water service line. This device will be on the school facility side of the water meter and before any point of use fixture of the on-site plumbing system.
6. The School Division will demonstrate to the Service Authority that there is no detrimental effect on the Service Authority's water distribution system and service pressure to the community from installed landscape irrigation system.
7. The School Division commits to be responsible for all on-site and off-site water system improvements required to provide the water service demand generated by the proposed high school.
8. Public water is available to the site from an existing 16-inch transmission main located north of the site on the Live Nation property and from an existing 24-inch transmission main located northwest of the site along the proposed extension of Wentworth Green Drive.
9. Public sewer is not available to the site. The proposed facility will be serviced with public water and sanitary sewer, available on adjacent properties for connection.
10. 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.

County Transportation - Access to the school will be provided by two full access entrances along University Boulevard extended. This extension will intersect with the terminus of the Wentworth Green Drive extension.

As explained below, the School Division will be responsible for constructing a half-section (two lanes) of University Boulevard extension as a two-lane roadway to the southern site entrance. The extension of Wentworth Green Drive will be connected to University Boulevard.



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The following addresses County Transportation comments:

1.01 - The high school traffic is not proposed to add any traffic using the westbound left turn on Wellington to Limestone, therefore no improvements are proposed at this intersection.

1.02 - The School Division commits to dedicate right-of-way of 128 feet along the school site frontage.

1.03 - A 10-foot wide shared-use path along University Boulevard has been shown on the revised PFR Plan.

1.04 - The school site land purchase includes the area required to dedicate right-of-way to extend Wentworth Green Drive to University Boulevard. The future Lifetime Fitness is proffered to construct Wentworth Green Drive from Limestone Drive to the Lifetime Fitness site entrance.

The School Division plans to construct Wentworth Green Drive as four lane undivided from the future Lifetime Fitness entrance to University Boulevard, thereby connecting Limestone Drive to University Boulevard.

The School Division also commits to construct a half section (two lanes) of the planned four lane divided University Boulevard along the school site frontage, connecting with the existing cul-de-sac for University Boulevard (Progress Court).

1.05 - A 5-foot-wide sidewalk on the north side of Wentworth Green Drive and a 10-foot-wide shared-use path on the south side of Wentworth Green Drive have been identified on the revised PFR Plan.

1.06 - The School Board commits to mitigation measure to increase the maximum green time for the southbound approach of Limestone Drive at Linton Hall by 3 seconds as determined by VDOT.

1.07 - The Parking Tabulation has been added to the revised PFR Plan.

1.08 - The School Division commits to providing bike racks capable of holding at least twenty (20) bikes to support the use of non-motorized network.

1.09 - Cross sections from Wentworth Green Drive and University Boulevard have been added to the PFR Plan.

1.10 - Site generated volumes chart added to revised PFR Plan.

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1.11 - The distance of entrances to the nearest intersections are identified on the revised PFR Plan.

1.12 - The site distances for all horizontal curves and at all intersections will be noted at site plan.

Future University Boulevard road section is identified as MA-1 on the revised PFR Plan. The MA-1 detail is also included on the plan.

The Traffic Impact Analysis (TIA) was included with the application for County Transportation and VDOT review.

The School Division commits to the proposed mitigation measures as follows:

- Construct the University Boulevard extension as a 2-lane roadway to the southern site access;
- Restripe the westbound approach on Wellington Road at Progress Court to allow a 300 foot bay with 200 foot taper;
- Construct the eastbound Wentworth Green Drive right turn as a free flow turn into a dedicated lane that merges into one southbound lane at the intersection with University Boulevard;
- Signalize the intersection of Wentworth Green Drive with Limestone Drive, if warranted. Commitment will include a signal warrant study and signal design if warranted; and
- Increase the maximum green time for the southbound approach of Limestone Drive at Linton Hall Road by 3 seconds, as determined by VDOT.

In addition to above the mitigation measures, the School Division commits to the following mitigation measures also:

- Extend the eastbound left turn bay along Linton Hall Road at Limestone Drive approximately 240 feet to allow for a total storage length of approximately 490 feet with a 100 foot taper; and
- Restripe the northbound approach on Progress Court to Wellington Road as far back as possible to accommodate the projected school traffic.

VDOT - The TIA has been reviewed by VDOT. Comments are included on the attached VDOT comment sheet.

Turn lane warrants will be addressed during the final site plan process.

The PFR Plan has been revised to better show the road improvements.

Page 9  
13<sup>th</sup> High School PFR  
June 06, 2017

REZ PLN2010-00309  
10. University Boulevard

Contemporaneously with this PFR request, the School Division will submit a Proffer Amendment request to amend Proffer 10(d) to allow the School Division to construct a half section of University Boulevard instead of a 4-lane divided roadway. The Proffer Amendment is based on the TIA that shows the traffic impact on Wentworth Green Drive and Limestone Drive. The proffer condition amendment will be processed contemporaneously with this PFR application.

Watershed Management - The Perennial Flow Determination (PFD) report has been completed by Wetlands Studies and Solutions and submitted to Prince William County March 10, 2017.

The Preservation Area Site Assessment (PASA) was submitted to Prince William County and approved April 25, 2017.

The Waters of US Delineation and Resource Protection Area Evaluation, dated February 3, 2017, was provided with the application. It has been submitted to the U.S. Army Corps of Engineers with request for site review. Jurisdictional resources on and within 100 feet of the area were evaluated to determine the extent of the Resource Protection Area (RPA).

The Environmental Constraints Analysis (ECA) (25 copies) was provided.

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.

Stormwater Management (SWM) and Best Management Practices (BMP) will be accommodated on-site in accordance with current County regulations.

1.01 - Per Proffer #18 of PLN2010-00309, a 20' wide landscape strip is shown along University Boulevard. This landscape strip is adjacent to a 15' wide utility easement.

1.02 - The dashed lines in question are thought to be old trails previously plotted through the woods and have been removed from the PFR Plan.

1.03 - Per Proffer #22 of PLN2010-00309, a 50' wide buffer is shown on the revised PFR Plan on both sides of the intermittent stream as identified on the proffered GDP. The rezoning GDP plan identifying the intermittent stream is included with this commitment letter.

The School Division commits to increase the planting density to provide a minimum of 130 plant units per 100 linear feet within the landscape strip.

Page 10  
13<sup>th</sup> High School PFR  
June 06, 2017

1.04 - The two specimen trees mentioned in Proffer #21 have been identified on the revised PFR Plan, one of which is on the school site. The School Division commits to preserve the one specimen tree on the school site as shown on the revised PFR Plan.

1.05 - The School Division commits to a 50' wide buffer on the northern property line as identified on the revised PFR Plan.

1.06 - The School Division commits to a 50' wide buffer on the eastern property line as identified on the revised PFR Plan.

Airport Authority

The proposed high school site is located within the Transitional Surface of the Airport Safety Overlay District. Therefore, the School Division commits to meet the requirements of the overlay district as part of the site plan review and work with City of Manassas Regional Airport to meet all the requirements of the Federal Aviation Administration (FAA) no less than 45 days prior to construction.

We look forward to the public hearing before the Prince William County Planning Commission.

Sincerely,



Maureen Hannan  
Supervisor, Land Acquisition & CIP Planning

**MOTION: COVINGTON**

**January 11, 2011  
Regular Meeting  
Ord. No. 11-04**

**SECOND: NOHE**

**RE: REZONING #PLN2010-00309, HUNTER PROPERTY – BRENTSVILLE  
MAGISTERIAL DISTRICT**

**ACTION: APPROVED**

**WHEREAS**, this is a request to rezone +/-102.80 acres from A-1, Agricultural and M-1, Heavy Industrial to M-1, Heavy Industrial. The site is located on the south side of Wellington Rd., at the southern terminus of Progress Ct. and is identified as GPIN(s) 7497-11-9149, 7497-11-6921, 7497-11-3702, 7496-19-4118 pt., 7496-29-2826, 7497-10-2628, 7496-37-4872 pt. & 7497-11-0867. There is a companion Comprehensive Plan Amendment (CPA #PLN2010-00413) which seeks to redesignate +/-91.61 ac. of this property from Flexible Use Employment Center to Industrial Employment; and

**WHEREAS**, staff has reviewed the subject application and recommends approval, as stated in the staff report; and

**WHEREAS**, the Planning Commission, at its public hearing on December 1, 2010, recommended approval, as stated in Planning Commission Res. No. 10-190; and

**WHEREAS**, a Board of County Supervisors' public hearing, duly advertised in a local newspaper for a period of two weeks, was held on January 11, 2011, and interested citizens were heard; and

**WHEREAS**, general welfare and good zoning practice are served by the approval of the application;

**NOW, THEREFORE, BE IT ORDAINED** that the Prince William Board of County Supervisors does hereby approve REZ #PLN2010-00309, Hunter Property, subject to the conditions dated November 19, 2010;

**BE IT FURTHER ORDAINED** that the Board of County Supervisors' approval and adoption of any proffers does not relieve the applicant and/or subsequent owners from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

**Attachment F – Proffer Statement**

**January 11, 2011**  
**Regular Meeting**  
**Ord. No. 11-04**  
**Page Two**

**Votes:**

**Ayes:** Caddigan, Covington, Jenkins, May, Nohe, Principi, Stewart, Stirrup

**Nays:** None

**Absent from Vote:** None

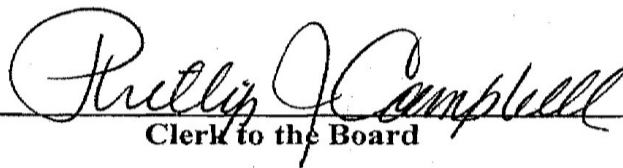
**Absent from Meeting:** None

**For Information:**

Planning Director

Michael D. Lubeley  
Walsh, Colucci, Lubeley, Emrich and Walsh P.C.  
4310 Prince William Parkway, Suite #300  
Prince William, VA 22192

ATTEST: \_\_\_\_\_

  
Clerk to the Board

**PROFFER STATEMENT**

RE: REZ #PLN2010-00309, Hunter Property  
Applicant/Record Owner: Edith H. Rameika ("Hunter"), Trustee  
and Vipema, Inc. ("Vipema")  
Property: GPINs 7497-11-9149; 7497-11-6921; 7497-11-3702; part of 7496-19-4118;  
7496-29-2826; 7497-10-2628; part of 7496-37-4872; and 7497-11-0867  
92.75 Acres A-1, Agricultural, to M-1, Heavy Industrial  
10.03 Acres M-1, Heavy Industrial, to M-1, Heavy Industrial  
Brentsville Magisterial District

Date: November 19, 2010

The undersigned hereby proffers that the use and development of the Property shall be in strict conformance with the following conditions and shall supersede all other proffers made prior hereto. In the event the above-referenced rezoning is not granted as applied for by Applicant, these proffers shall be withdrawn and are null and void.

For purposes of interpreting and applying the proffers to the Property as set forth herein, the Property shall be further defined and identified as Parcel 1, Parcel 2 and Parcel 3 as more particularly set forth on the exhibit prepared by Bowman Consulting Group, Inc. entitled "Proffer Allocation Exhibit" and dated February 2010, last revised June 3, 2010, attached hereto as Exhibit A and incorporated herein by reference. The proffers have been created and formatted to apply to Parcels 1 and 2 combined and Parcel 3 separately and independently, as said Parcels are identified on Exhibit A, and a violation of a proffer applicable to Parcels 1 and 2 or Parcel 3 shall not affect the status of the other said Parcel(s) or its ability to develop otherwise, provided said Parcel(s) remains in compliance with the proffers applicable to it.

The headings of the proffers as set forth below for each of Parcels 1 and 2 and Parcel 3 have been prepared for convenience or reference only and shall not control or affect the meaning or be taken as an interpretation of any provision of the proffers. Any improvements proffered herein below shall be provided at the time of development of the portion of the site served by the improvement, unless otherwise specified. The terms "Applicant" shall include all future owners and successors in interest of the respective properties.

For purposes of reference in this Proffer Statement, the General Development Plan (GDP) shall be the plan prepared by Bowman Consulting Group, Inc., entitled "General Development Plan" and dated February 2010, last revised October 5, 2010.

**APPROVED**  
**PROFFER/DEVELOPMENT PLAN**  
*Francis Burmynski*  
\_\_\_\_\_  
11/11/2011  
Signed  
Bate  
**OFFICE OF PLANNING**

**THE FOLLOWING PROFFERS SHALL APPLY SOLELY**  
**TO PARCELS 1 and 2**

**TRANSPORTATION**

- 1/11/2011  
Date  
OFFICE OF PLANNING
1. The Applicant shall reserve and dedicate, at no cost to Prince William County ("County") or the Virginia Department of Transportation (VDOT), right of way across Parcel 1 and Parcel 2 up to a maximum of one hundred twenty-eight feet (128') in width, plus additional right of way as necessary for turn lanes, in the location substantially as shown on the GDP. The Applicant shall also dedicate, at no cost to the County or VDOT, easements as necessary for the construction of University Boulevard, including but not limited to drainage, grading, slope and temporary construction. Said dedication shall be made at the time of and in connection with the first final site plan for Parcel 1 or Parcel 2 or earlier at the request of the County provided that final engineering plans for the construction of said road improvements have been approved by all applicable governmental authorities. In the event said dedication is requested prior to the processing of the site/subdivision plan, the Applicant shall not be responsible for the preparation or processing of plans, plats, deeds and related documents necessary for said dedication.
  2. If requested by the County at the time a final subdivision plan is submitted for any portion of Parcel 2 that abuts Parcel 3, the Applicant shall provide for an interparcel connection from the internal street/travelway network to the common property boundary with Parcel 3 in the location to be determined by the Applicant.

**COMMUNITY DESIGN**

3. The faqade of any building located on Parcel 1 or Parcel 2 that is facing and visible from University Blvd, shall be constructed of brick, stone, architectural concrete masonry unit (e.g., regal stone, split face, precision, ground face), precast concrete panels or architectural metal panels, but not plain concrete block. EIFS (Exterior Insulation and Finish Systems) may be used as a secondary building material on said facades. Other materials may be used if approved by the Planning Director, or his designee. In no event shall such building facades be predominately constructed of channel/ridged metal panels or metal siding (vertical or horizontal).
4. All building walls facing and visible from University Blvd. that have expanses of building faqade in excess of 150 linear feet shall contain window openings, faux windows or utilize other architectural treatments and design techniques to break up the massing. Examples of such architectural treatments include vertical features such as entrances, pilasters, columns, steps, modulations in the faqade, color and material breaks along said walls.
5. Loading and/or outdoor storage areas generally shall be located behind buildings and oriented away from the University Boulevard right of way. In the event loading and



## Attachment F – Proffer Statement

outdoor storage areas are located on the side or front of buildings, said areas shall be screened from view **from** University Blvd. by landscaping, walls, berms, changes in elevation, **and/or** fencing.

6. Trash areas and dumpsters shall be screened **from** University Blvd. using materials that are architecturally compatible with associated building.
7. The Applicant shall provide a minimum 20' wide landscape strip along the University Drive frontage of Parcel 1 and Parcel 2 and said landscape area shall be planted at a rate of 80 plant units per 100 linear feet.
8. The Applicant shall remove any **graffiti** from Parcel 1 and Parcel 2. Graffiti shall be deemed any inscription or marking on walls, buildings or structures not permitted by the sign regulations in Section 32-250.20 *et seq* of the Zoning Ordinance. Any graffiti is to be reported to the Prince William County Police Department before removal.

### WATER AND SANITARY SEWER

9. All development on Parcels 1 and 2 shall be connected to public water and sewer service and Applicant shall be responsible for the costs and construction of those on and off-site improvements required in order to provide such service for the demand generated by the development on Parcels 1 and 2 as determined in consultation with the Prince William County Service Authority.

### THE FOLLOWING PROFFERS SHALL APPLY SOLELY TO PARCEL 3

### TRANSPORTATION

10. University Boulevard

*Vanessa Burren*  
1/11/2011  
Signed

to  
OFFICE OF PLANNING

- a. The Applicant shall design University Boulevard as a 4-lane divided roadway from approximately the southern boundary of Parcel 2 to the southeast boundary of Parcel 3, as shown on Exhibit A (the intent being to continue the road design from where the County's design obligation for University Boulevard ends pursuant to the Agreement Concerning Road Construction dated February 22, 2009 and incorporated herein by reference ("County Agreement")) and to include the adjacent land owned by Hunter and identified on the GDP as "7496-19-4118 Zoned M-1 Not Part of Rezoning". The location of University Boulevard shall be in the corridor location as generally shown on Exhibit A and on the GDP as "Alternative University Blvd. Corridor", with the final location to be determined by the Applicant in consultation with the County at the time a plan for the road is submitted to the County for review.

## Attachment F – Proffer Statement

- b. The Applicant shall reserve and dedicate, at no cost to the County or the Virginia Department of Transportation (VDOT), right of way up to a maximum of one hundred twenty-eight feet (128') in width, plus additional right of way as necessary for turn lanes, and temporary and permanent construction, grading and slope maintenance easements, through Parcel 3 in the "Alternative University Blvd. Corridor" as generally shown on the GDP for University Boulevard. The final location of said right of way **dedication/roadway** shall be determined by Hunter in consultation with the County. Said right of way dedication shall be made at the time of and in connection with each final site plan for Parcel 3 that includes land abutting the roadway, as said roadway is shown on the GDP. In the event the roadway is designed by others and the right of way dedication is requested prior to the processing of a **site/subdivision** plan for Parcel 3, the Applicant shall dedicate said right of way at the request of Prince William County but shall not be responsible for the preparation or processing of plans, plats, deeds and related documents necessary for said dedication.
- c. The Applicant shall be responsible for the acquisition of right of way up to a maximum of one hundred twenty-eight feet (128') in width, plus additional right of way as necessary for turn lanes, and temporary and permanent construction, grading and slope maintenance easements, from the property located adjacent to Parcel 3 and identified on the GDP as "7496-19-4118 Zoned M-1 Not Part of Rezoning" in the corridor location as generally shown on the GDP for University Boulevard. Said right of way shall be acquired as necessary to allow for the construction of University Boulevard as set forth in proffer #10.d below.
- d. Provided that all necessary VDOT and County approvals are obtained, the Applicant shall construct, within right of way to be dedicated and acquired pursuant to proffers #1, #10.b and #10.c above, an ultimate 4-lane divided roadway from the **southernmost** entrance to Parcel 2, being the point where the County's construction obligation for University boulevard ends pursuant to the County Agreement, to the southeastern boundary of Parcel 3, with turn lanes as required in accordance with applicable standards or as modified by the County and/or VDOT. Said construction shall be provided in connection with each site plan that includes a section of the roadway. The Applicant shall have the right to phase the construction of said road improvements to allow for the construction of a half section of University Boulevard until such time that the daily **traffic** on University Boulevard dictates construction of a full section pursuant to the standards set forth in the Prince William County Design and Construction Standards Manual (DCSM).
- e. Signalization. In connection with the improvements referenced in Proffer #10.d above and at the request of the County **and/or** VDOT, the Applicant shall conduct a **traffic** signal warrant study for each of the three (3) intersections on University Boulevard along the frontage of Parcel 3 and shall submit said study to the County and VDOT for review and approval. In the event the warrant study concludes that a **traffic** signal is warranted at any of the said intersections, and if

Date  
O FICE PLANNING

so requested by the County and VDOT, the Applicant shall be responsible for the provision and installation of said signal, including pedestrian activated crossing and pre-emption capability, at no cost to the County or VDOT. In the event that other funds have been proffered or paid by others, except the County or VDOT, for any of the said traffic signals prior to the construction of the signal by the Applicant, said funds shall be used and credited toward the cost of the traffic signal(s). Upon installation of the signal, the Applicant's obligation shall be satisfied in full and the Applicant shall have no further responsibility to provide signalization at the said intersection. In the event said signal is not warranted during development of Parcel 3 (prior to the issuance of the last building permit as shown on the approved final site plans), the Applicant shall have no further obligation with reference to said signalization.

- f. The Applicant shall construct, within right of way to be dedicated and acquired pursuant to proffer #10.b and #10.c above, a Class I Shared Use Path, a minimum of ten feet (10') in width, along the southern and western side of University Boulevard at the time and as a part of each site plan that results in the construction of the applicable section of University Boulevard as set forth in proffer #10.d above.

Wellington Road

- Dea. OFFICE OF PLANNING
- a. The Applicant shall reserve and dedicate, at no cost to the County or VDOT, right of way required up to a maximum of sixty-four feet (64') in width from the existing centerline plus temporary and permanent construction, grading and slope maintenance easements along the frontage of Parcel 3. Said dedication shall be made at the time of final **site/subdivision** plan for that portion of Parcel 3 located adjacent to said right of way. In the event the dedication is requested prior to the processing of a **site/subdivision** plan for that portion of Parcel 3 located adjacent to Wellington Road, the Applicant shall not be responsible for the preparation or processing of plans, plats, deeds and related documents necessary for said dedication.
- b. In the event a site plan is submitted for Parcel 3 that includes an access from Wellington Road, at the request of the County **and/or** VDOT, the Applicant shall submit a traffic impact analysis for said entrance. In the event said access is approved, within existing right of way or right of way to be dedicated pursuant to Proffer #11.a above, the Applicant shall construct a turn lane into said entrance to Parcel 3 on Wellington Road in accordance with applicable ordinances, or as otherwise approved by the County or VDOT.
- c. The Applicant shall construct, within existing right of way or right of way to be dedicated pursuant to proffer #11.a above, a Class I Shared Use Path, a minimum of ten feet (10') in width, along the frontage of Parcel 3 at the time and as a part of a site plan submitted for the portion of Parcel 3 that abuts Wellington Road. In

## Attachment F – Proffer Statement

lieu of constructing said trail, the Applicant shall be allowed to escrow funds for the cost of construction of the trail, in which case said funds shall be escrowed at the time construction of said trail is otherwise required as set forth above.

12. If requested by the County at the time a final subdivision plan is submitted for any portion of Parcel **3** that abuts Parcel 2, the Applicant shall provide for an interparcel connection from the internal **street/travelway** network to the common property boundary with Parcel 2 in the location to be determined by the Applicant.
13. In the event the Applicant is not able to acquire off-site right of way and easements required in order to provide the improvements identified in proffer #10.d above, the Applicant shall request the County to acquire the right of way and easements by means of its condemnation powers at Applicant's expense. Applicant's request shall be in writing and shall comply in all respects with the County's Eminent Domain Policy. Said request shall be made to the appropriate County agency and shall be accompanied by the following:
  - a. The names of the record owners, the property addresses, tax map parcel numbers and GPTN numbers for each landowner from whom such right of way and/or easements are sought.
  - b. Plats, plans and profiles showing the necessary right of way **and/or** easements to be acquired and showing the details of the proposed transportation improvements to be located on each such property.
  - c. **An** independent appraisal of the value of the right of way and easements to be acquired, and any and all damages to the residue of the involved property, said appraisal to be performed by an appraiser licensed in Virginia and approved by the County.
  - d. A 60 year title search of each involved property.
  - e. Documentation demonstrating to the County's satisfaction Applicant's good faith, best efforts to acquire the right of way **and/or** easements, at a cost of at least the appraised value of the involved property interests.
  - f. A letter of credit acceptable to the County, cash or equivalent (**from** a financial institution acceptable to the County) in an amount equal to the appraised value of the property to be acquired, and all damages to the residue, together with an amount representing the County's estimate of its cost of condemnation proceedings, in a form permitting the County to draw upon the same as necessary to effectuate the purposes hereof

**An** Agreement signed by Applicant's representative and approved by the County Attorney whereby Applicant agrees to pay all costs of the condemnation,

Signed  
Date  
11/11/2011  
OFFICE OF PLANNING

## Attachment F – Proffer Statement

including expert witness fees, court costs, exhibit costs, court reporter fees, attorney fees for the Office of the County Attorney, and all other costs associated with the litigation, including appeals. The Agreement shall specifically provide that in the event the property owner is awarded in the condemnation suit more than the appraised value estimated by Applicant's appraiser, Applicant shall pay to the County the amount of the award in excess of the amount represented by the letter of credit or cash deposit within 15 **days** of the award.

### COMMUNITY DESIGN

14. The **façade** of any building located on the Parcel 3 that is facing and visible from University Blvd. shall be constructed of brick, stone, architectural concrete masonry **unit** (e.g., regal stone, split face, precision, ground face), precast concrete panels or **architectural** metal panels, but not plain concrete block. EIFS (Exterior Insulation and Finish Systems) may be used as a secondary building material on said facades. Other materials may be used if approved by the Planning Director, or his designee. In no event shall such building facades be predominately constructed of **channel/ridged** metal panels or metal siding (vertical or horizontal).
15. All building walls facing and visible **from** University Blvd. that have expanses of building façade in excess of 150 linear feet shall contain window openings, faux windows or utilize other architectural treatments and design techniques to break up the massing. Examples of such architectural treatments include vertical features such as entrances, pilasters, columns, steps, modulations in the façade, color and **material** breaks along said walls.
16. Loading and/or outdoor storage areas generally shall be located behind buildings and oriented away **from** the University Boulevard right of way. In the event loading and outdoor storage areas are located on the side or **front** of buildings, said areas shall be screened **from** view from University Blvd. by landscaping, walls, berms, changes in elevation, and/or fencing.
17. Trash areas and dumpsters shall be screened from University Blvd. using materials that are architecturally compatible with associated building.
18. The Applicant shall provide a minimum 20' wide landscape strip along the University Drive frontage of the Parcel 3 and said landscape area shall be planted at a rate of 80 plant units per 100 linear feet.
19. The Applicant shall remove any graffiti from Parcel 3. Graffiti shall be deemed any inscription or **marking** on walls, buildings or structures not permitted by the sign regulations in Section 32-250.20 *et seq* of the Zoning Ordinance. **Any** graffiti is to be reported to the Prince William County Police Department before removal.



**ENVIRONMENT**

20. The Applicant shall 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. Said **contribution** shall be made prior to and as a condition of final site plan approval with the amount to be based on the acreage reflected on the site plan.
21. In consultation with the County **Arborist** to **confirm** that the health and quality of the trees warrant preservation, the Applicant shall preserve, to the greatest extent feasible, the four (4) specimen trees located on the Parcel 3 and identified as **ST#10, ST#12, ST#13,** and **ST#16** on the GDP provided, however, that the Applicant shall not be required to preserve the trees if the exposed face of a retaining wall higher than 4 feet is required. The Applicant shall take appropriate protective measures during development of Parcel 3 to help ensure preservation of said trees. By way of example and not limitation, such protective measures may include the services of a professional arborist, installation of protective fencing at the drip line of the tree and **trimming/pruning** of the tree. Said trees and associated save area shall be incorporated into the open space area. This proffer shall not prohibit the removal of any of the said trees if they should die or become damaged or hazardous or threaten surrounding structures. Details of applicable tree preservation measures shall be shown on the final **site/subdivision** plan for, that portion of Parcel 3 where the said specimen trees are located,
22. The Applicant shall provide a **fifty foot (50')** wide buffer on both sides of the intermittent stream located in the southwest corner of **Landbay F**, to the extent said intermittent **stream/buffer** is identified on the GDP. Said intermittent stream and adjacent buffer shall be retained substantially in its existing natural condition except for drainage **outfalls** required in connection with the stormwater management **and** clearing, grading and other land disturbing activity required for the installation and maintenance of utility crossings (water, sanitary sewer, drainage, electric, cable, telephone, etc.). No more than one perpendicular crossing shall be permitted, which crossing shall be a maximum of 50' in width, may contain multiple utility lines and **shall** be designed in a manner to restore the hydrology of the stream to the extent reasonably possible. Said crossing shall be in addition to the existing 50' wide Prince William Cooperative Easement located along the southeastern boundary of **Landbay F** and the rights created therein. In addition, the property owner shall have the right to prune and remove objectionable vegetation, such as poison ivy, poison oak, etc. as well as damaged **and/or** diseased vegetation.

**FIRE AND RESCUE**

23. The Applicant shall 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 Parcel 3. Said contribution shall be used for fire and rescue purposes and shall be paid prior to and **as** a condition of the issuance of a building permit for each building constructed on Parcel 3, excluding parking garages.

**WATER AND SANITARY SEWER**

24. All development on Parcel 3 shall be connected to public water and sewer service and the Applicant shall be responsible for the costs and construction of those on and off-site improvements required in order to provide such service for the demand generated by the development on Parcel 3 as determined in consultation with the Prince William County Service Authority.

**CULTURAL RESOURCES**

25. Based on the findings and **recommendations** set forth in the Phase I cultural resource investigation entitled "A Phase I Cultural Resource Survey of the Hunter Tract Prince William County, Virginia", prepared by Cultural Resources, Inc. and dated Revised February 21, 2006 ("Phase I Study"), in the event any site located on Parcel 3, which is recommended in the Phase I Study as **potentially** eligible for the National Register of Historic Places and recommended for further evaluation if disturbed during construction, is proposed to be disturbed with the development, the Applicant shall retain a qualified professional archeologist to conduct a Phase II evaluation on such site. The qualified professional, the archaeological testing and the report shall meet the standards set forth in the current version of the *Virginia Department of Historic Resources (VDHR) Guidelines For Conducting Cultural Resource Survey in Virginia*. Three (3) copies of the report documenting the results of the Phase II evaluation shall be submitted to the County archaeologist prior to preliminary subdivision/site plan approval for that portion of Parcel 3 on which any such site is located.
26. In the event the Phase II evaluation finds a site to be eligible for the National Register of Historic Places and the site will be disturbed by construction, the Applicant will either initiate mitigation of the archaeology site through Section 106 of the *National Historic Preservation Act (NHPA)*, with the County as a consulting party; or, if Section 106 review is not required, the Applicant shall prepare a mitigation plan in consultation with the **Planning** Director, or his designee. If a County mitigation plan is required, such plan shall be completed prior to final site plan approval for the portion of Parcel 3 on which the site is located. The mitigation plan shall meet the standards set forth in the current version of the *Virginia Department of Historic Resources (VDHR) Guidelines For Conducting Cultural Resource Survey In Virginia* and also the *Advisory Council on Historic Preservation's (ACHP) Recommended Approach for Consultation on Recovery of Significant Information from Archeological Sites* (<http://www.achp.gov/archguide.html#supp>). Three (3) copies of the final report, bound and on acid-free paper, an electronic copy of the final report in .pdf and MS-Word formats and a copy of the artifact database in a form readable by MS-ACCESS shall be provided to the County.
27. Within three (3) months of acceptance of the final report, the Applicant shall curate with the County all artifacts, field records, laboratory records, photographic records, and other records recovered and produced as a result of the above excavations. All artifacts and records submitted for **curation** shall meet current professional standards and *The*

Date  
OFFICE OF PLANNING

## Attachment F – Proffer Statement

*Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation.* A **curation** fee identical to VDHR's **curation** fee will be paid by the Applicant at the time of delivery to the County. Ownership of all records submitted for **curation** shall be transferred to the County with a letter of gift.

### MISCELLANEOUS

28. In the event the monetary contributions set forth in the Proffer Statement are paid to the Prince William Board of County Supervisors ("Board") within eighteen (18) months of the approval of this rezoning, as applied for by Hunter, said contributions shall be in the amounts as stated herein. Any monetary contributions set forth in this Proffer Statement which are paid to the Board after eighteen (18) months following the approval of this rezoning shall be adjusted in accordance with the Urban Consumer Price Index ("CPI-U") published by the United States Department of Labor, such that at the time contributions are paid they shall be adjusted by the percentage change in the CPI-U from that date eighteen (18) months after the approval of this rezoning to the most recently available CPI-U to the date the contributions are paid, subject to a cap of 6 percent (**6%**) per year, non-compounded.

{P0181136.DOC / 1 Proffers.005 006386 000006}  
11/19/10

**APPROVED**  
PROFFER/DEVELOPMENT PLAN  
Francis Burnagynski  
Signed  
11/11/2011  
Date  
**OFFICE OF PLANNING**



## Attachment F – Proffer Statement

### REZ #PLN2010-00309, HUNTER PROPERTY SIGNATURE PAGE


  
Edith H. Rameika, Trustee

**APPROVED**  
PROFFER/DEVELOPMENT PLAN  
  
Signed  
11/11/2011  
Date  
**OFFICE OF PLANNING**

## Attachment F – Proffer Statement

### REZ #PLN2010-00309, HUNTER PROPERTY SIGNATURE PAGE

VIPEMA, INC., a Virginia corporation

By:   
Title: S2C

**APPROVED**  
PROFFER/DEVELOPMENT PLAN  
  
1/11/2011 Signed  
Date  
OFFICE OF PLANNING

## Attachment F – Proffer Statement

