

December 6, 2019

TO: Planning Commission

FROM: Bryce Barrett
Planning Office

RE: Public Facility Review #PFR2018-00023, Charlie Boone Memorial Park
Occoquan Magisterial District

I. Background:

- A. Request: This is a request for a Public Facility Review (PFR) under §15.2-2232 Code of Virginia to construct a public bike and skate park including a cement structure, a pump track and compact dirt ramps. The ± 5.59-acre parcel is owned by the Board of County Supervisors and is being developed through a joint agreement between Prince William County and the Charlie Boone Trails Memorial Foundation. After construction is completed, it is planned to be incorporated into the Prince William County park system as a neighborhood park adding new recreation opportunities to residents of the county.

PFR Request: Bike and Skate Park	Permitted / Required	Proposed
Access	N/A	The site will be accessed from Smoketown Road via a right-in/right-out turn lane. Secondary/overflow parking will be provided through a joint agreement with the Occoquan Bible Church for shared use of the back of their existing parking lot.
Peripheral Landscaping	North: 30' Type B Landscape Buffer South: 15' Type D Landscape Buffer East: 30' Type B Landscape Buffer West: 15' Type D Landscape Buffer	North: 30' Type B Landscape Buffer South: 15' Type D Landscape Buffer East: 30' Type B Landscape Buffer West: 15' Type D Landscape Buffer

- B. Location: The site is located at 12490 Everest Peak Lane, immediately northwest of the intersection of Smoketown Road and Old Bridge Road. The site is identified on County maps as GPINs 8193-93-1664.
- C. Comprehensive Plan: The subject site is designated POS, Parks and Open Space, in the Comprehensive Plan.

- D. Zoning: The site is zoned R-6, Suburban Residential, and is within the Highway Corridor Overlay District.
- E. Surrounding Uses: The surrounding area is predominantly residential and commercial with residential uses to the north, the Occoquan Bible Church to the west, a veterinary hospital and gas station to the south, and a gas station and self-storage facility on the opposite side of Smoketown Road to the east.
- F. Public Facility Review Determination: The Planning Office reviewed the determination request submitted on March 30, 2018, and determined on April 24, 2018, that the application required a Public Facility Review to determine whether the proposed facility is consistent with the Comprehensive Plan.
- G. Memorandum of Understanding: The Board of County Supervisors authorized the Memorandum of Understanding with the Charlie Boone Trails Memorial Foundation on November 19, 2019 on the consent agenda.

II. Current Situation:

- A. Planning Office Recommendation: The Planning Office recommends the Planning Commission find #PFR2018-00023, Charlie Boone Memorial Park, consistent with the Comprehensive Plan, in regards to location, character, and extent of the facility with the letter of commitment dated September 13, 2019, for the following reasons:
 - 1. Location: The proposed bike and skate park is currently designated POS, Parks and Open Space, in the Comprehensive Plan. The purpose of the POS designation is to designate existing and projected parks and recreation areas of the County. Once completed, the proposed park will be adopted into the Prince William County park system as a neighborhood park and is considered consistent with the POS designation. Additionally, neighborhood parks should be located to serve local residential neighborhoods, broader residential communities and/or urban employment or mixed-use centers. The proposed park is located to serve a number of residential communities and commercial centers in close proximity.
 - 2. Character: Neighborhood parks primarily provide facilities for active and/or passive recreation and are generally sized at between five and twenty acres. The proposed ±5.59-acre park will provide primarily active recreation with a passive walking trail located on the periphery of the site. Typical neighborhood parks should accommodate a wide variety of recreational needs and ages with typical facilities including open play areas, playgrounds, courts, athletic fields, game areas, trails, trail connections, natural areas, picnic facilities and facility lighting. In addition to the bike and skate facilities the proposed park includes a tot lot, walking trail, and is sited and designed to maintain the natural character of the area integrating the bicycle park into existing topography and preserving the existing tree cover where possible.

3. Extent: The service area for neighborhood parks is between a 2-3 mile radius and is intended to serve as recreational and social links within residential communities. The proposed park provides pedestrian and vehicular connections to a number of residential communities in the area including Lake Ridge. Additionally, the proposed park will be the only bike and skate park in the area.
- B. Planning Commission Public Hearing: A Planning Commission public hearing has been advertised for December 18, 2019.

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 #PFR2018-00023, Charlie Boone Memorial Park, consistent with the Comprehensive Plan, in regards to location, character, and extent of the facility with the letter of commitment dated September 13, 2019.
 1. Comprehensive Plan: The subject site is designated POS, Parks and Open Space, in the Comprehensive Plan. The proposed bike and skate park is consistent with the POS designation.
 2. Community Input: Notice of the application has been transmitted to adjacent property owners within 500' of the proposed site. 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: The site is not located within the required notification area for any adjacent jurisdictions.
 4. Legal Uses of the Property: The proposed park 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 February 4, 2019, to meet the 60-day deadline. Failure of the commission to act within that time frame will be deemed a finding of consistency.

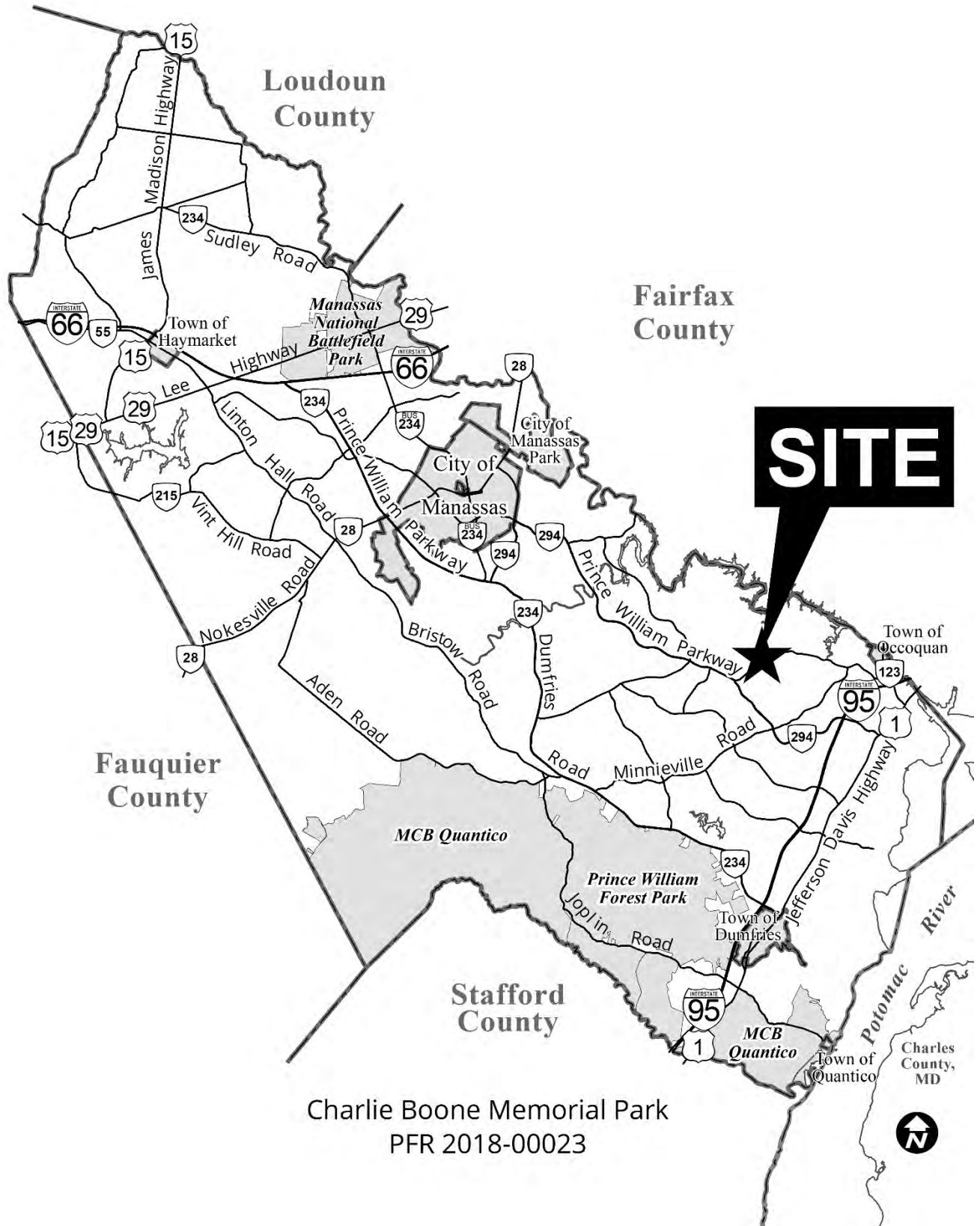
- B. Find #PFR2018-00023, Charlie Boone Memorial Park, inconsistent with the Comprehensive Plan, in regards to location, character, and extent of the facility.
1. Comprehensive Plan: If the Planning Commission finds the application for the park inconsistent with the Long Range Land Use Plan then the applicant would not be able to construct the proposed facility.
 2. Community Input: Notice of the application has been transmitted to adjacent property owners within 500' of the proposed site. 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: The site is not located within the required notification area for any adjacent 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 February 4, 2019, 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 accept Alternative A and determine that, #PFR2018-00023, Charlie Boone Memorial Park, is consistent with the Comprehensive Plan in terms of the general or approximate location, character, and extent of the facility subject to Letter of Commitment dated September 13, 2019.

Staff: Bryce Barrett, 703-792-8007

Attachments:

Area Maps
Staff Analysis
PFR Plan
Letter of Commitment
Historical Commission Resolution

VICINITY MAP

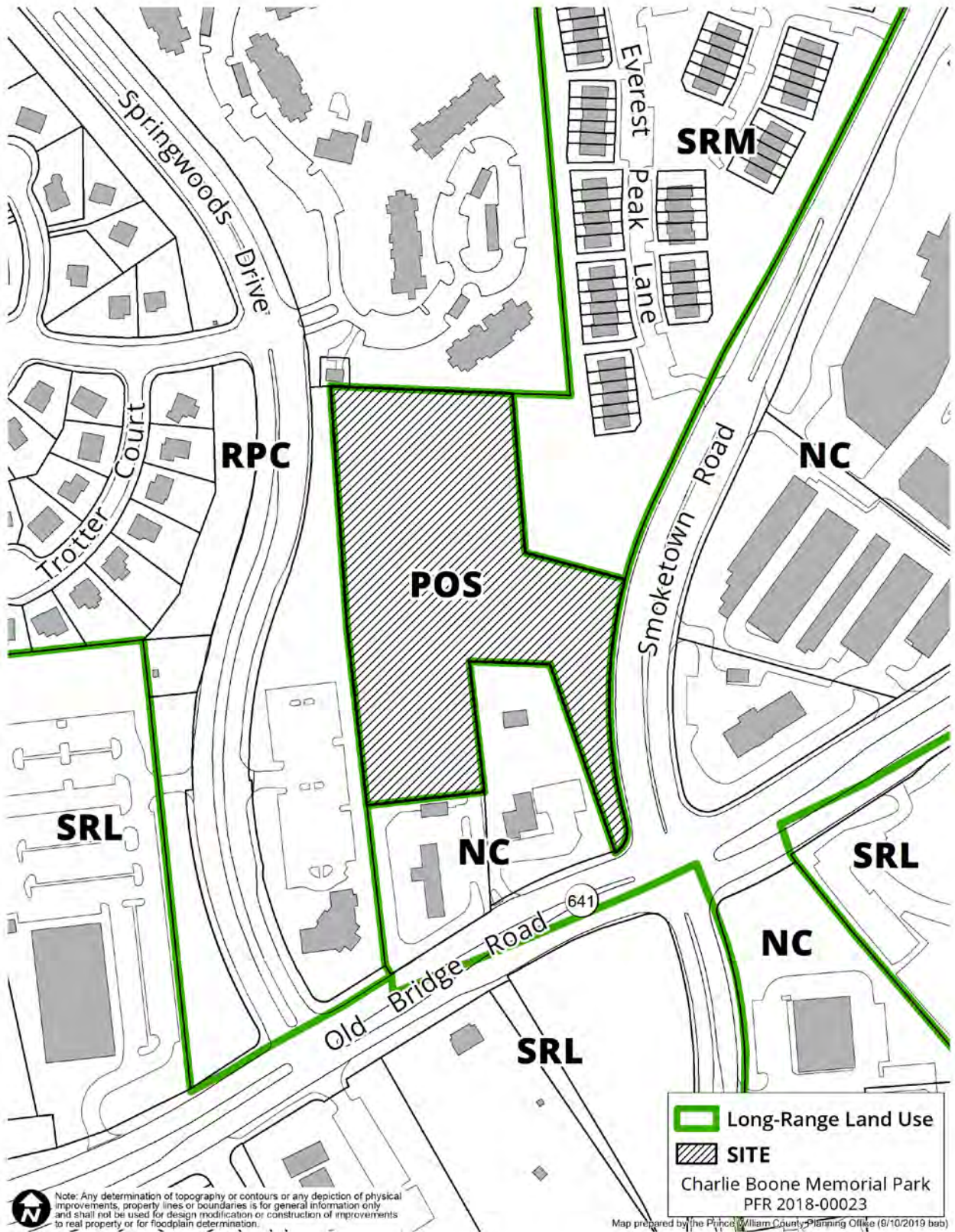


Charlie Boone Memorial Park
PFR 2018-00023



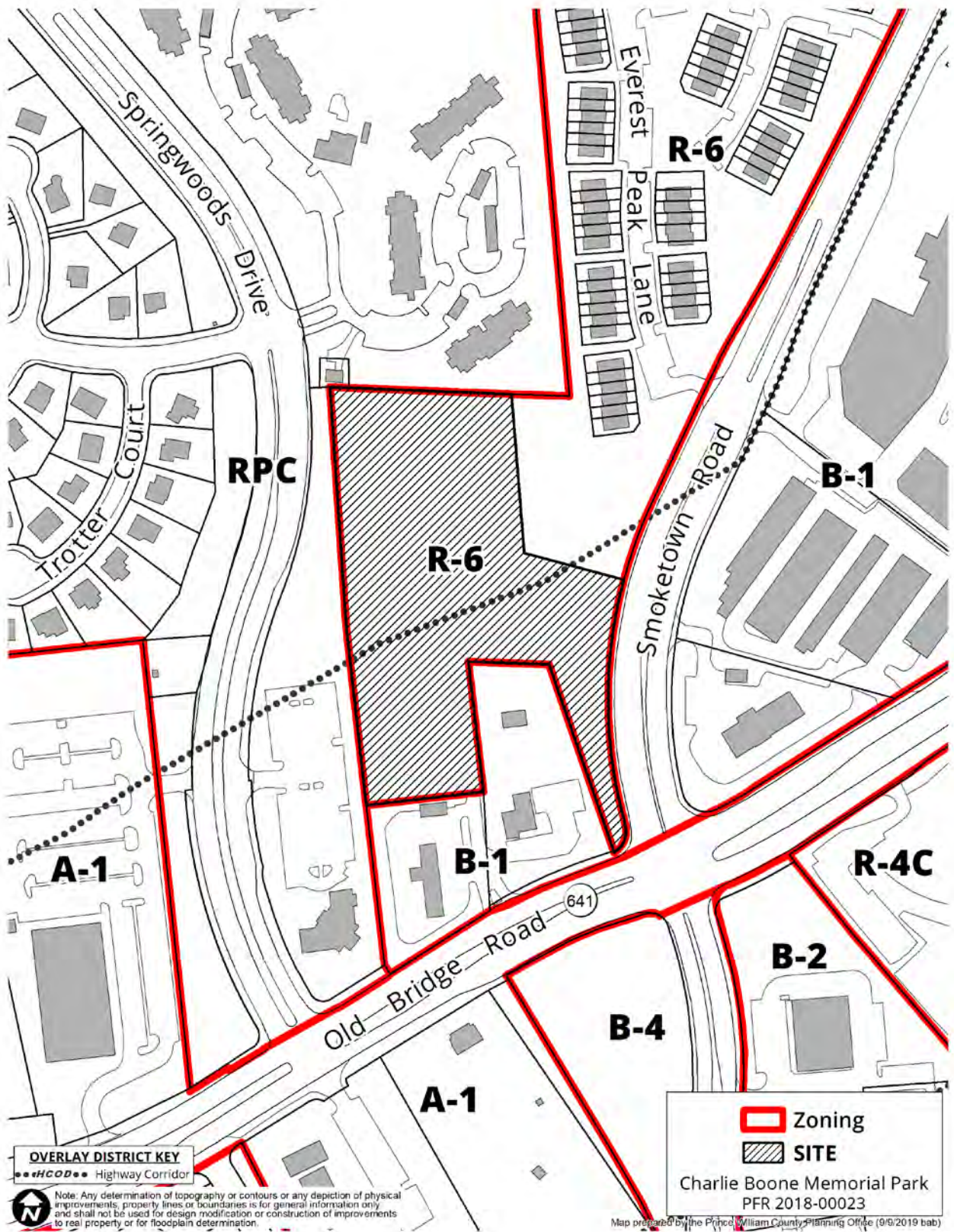


LONG RANGE LAND USE MAP



Note: Any determination of topography or contours or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for design modification or construction of improvements to real property or for floodplain determination.

Map prepared by the Prince William County Planning Office (9/10/2019 bas)



I. Summary of Comprehensive Plan Consistency

Staff Recommendation: Approval

The application is a proposal by the Charlie Boone Trails Memorial Foundation for a Public Facility Review (PFR) to determine consistency with the Comprehensive Plan a public bike and skate park including a cement structure, a pump track and compact dirt ramps. The ± 5.59 acre parcel is owned by the Board of County Supervisors and is being developed through a joint agreement between Prince William County and the Charlie Boone Trails Memorial Foundation. After construction completed it is planned to be incorporated into the Prince William County park system as a neighborhood park adding new recreation opportunities to residents of the county. The park is planned to include separated Bicycle and Skate areas as well as a peripheral walking trail and tot lot. Possible expansions to the site include lighting and a public restroom.

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
Portable Water	Yes
Sanitary Sewer	Yes
Police	Yes
Transportation	Yes

II. Comprehensive Plan Consistency Analysis

The following table summarizes the area characteristics:

Direction	Land Use	Long Range Future Land Use Map Designation	Zoning
North	Residential	RPC and SRM	RPC and R-6
South	Veterinary Hospital and Gas Station	SRL and ER	B-1
East	Self-Storage and Gas Station	NC	B1
West	Religious Institution	RPC	RPC

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 POS, Parks and Open Space, in the Comprehensive Plan. The following table summarizes the uses and densities intended within the SRL designation:

Long-Range Land Use Plan Classification	Land Uses Intended
Parks and Open Space (POS)	The purpose of this classification is to designate existing and projected parks and recreational areas of the County. The Parks, Open Space, and Trails Plan contains a complete inventory of existing federal, state, and local parks, and of planned parks within the County.

The current proposal is to determine, via the Public Facility Review (PFR) process, consistency with the Comprehensive Plan to construct a public bike and skate park. Public facility reviews have a different standard of review than applications for rezoning 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, 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 gas regulator station is substantially in accord with the Comprehensive Plan.

Proposal’s Strengths

- Comprehensive Plan Consistency: Public facilities, in this case a park, are consistent and permissible in all parts of the County, subject to the Public Facility Review (PFR) process.
- Location: The proposed bike and skate park is currently designated POS, Parks and Open Space, in the Comprehensive Plan. The purpose of the POS designation is to designate existing and projected parks and recreation areas of the County. Once completed the proposed park will be adopted into the Prince William County Parks, Recreation, and Tourism park system as a neighborhood park and is considered consistent with the POS

designation. Additionally, neighborhood parks should be located to serve local residential neighborhoods, broader residential communities and/or urban employment or mixed-use centers. The proposed park is located to serve a number of residential communities and commercial centers in close proximity.

- **Character:** Neighborhood parks primarily provide facilities for active and/or passive recreation and are generally sized at between five and twenty acres. The proposed ±5.59 acre park will provide primarily active recreation with a passive walking trail located on the peripheral of the site. Typical neighborhood parks should accommodate a wide variety of recreational needs and ages with typical facilities including open play areas, playgrounds, courts, athletic fields, game areas, trails, trail connections, natural areas, picnic facilities and facility lighting. In addition to the bike and skate facilities the proposed park includes a tot lot, walking trail, and is sited and designed to maintain the natural character of the area integrating the bicycle park into existing topography and preserving the existing tree cover where possible.
- **Extent:** The service area for neighborhood parks is between a 2-3 mile radius and is intended to serve as recreational and social links within residential communities. The proposed park provides pedestrian and vehicle connections to a number of residential communities in the area including the Lake Ridge RPC. Additionally, the proposed park will be the only bike and skate park in the area.

Proposal's Weaknesses

- None identified.

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

The proposed bike and skate park is located within walking distance of a number of residential communities and will provide a new recreational activity to help strengthen the quality of living for County residents.

Proposal's Strengths

- Pedestrian Connectivity / Access – The Applicant has committed to provide a walking trail along the peripheral of the site with pedestrian access from Smoketown Road and the Occoquan Bible Church's existing parking lot.
- Existing Sidewalks: An existing sidewalk runs along the frontage of Smoketown Road.

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 with the commitment letter and PFR 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.

Proposal's Strengths

- No Cultural Resource Study Required: This property was reviewed by the Historical Commission and the County Archaeologist with a recommendation that the the proximity of the Fairfax Cemetery be noted on the plan at their regularly scheduled meeting on May 14, 2019. The Applicant revised the plan to show the general location of the cemetery on the Plan. The proposal does anticipate any impacts to the adjacent cemetery.

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 with the commitment letter.

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 proposed bike and skate park is sited and designed to limit environmental disturbance to the site. The Applicant has committed to retain as much of the existing tree coverage and topography as possible to maintain the natural character of the site.

Proposal's Strengths

- Preserve Existing Tree Coverage: The Applicant has committed to maintain the existing tree coverage as much as possible including in the bicycle park and skate park where possible. In addition, the Applicant has committed to consult with the County Arborist in preserving specimen trees on-site.

Proposal's Weaknesses

- Waiver of Required Buffer: The applicant is seeking a waiver of the of the 15' buffer along the western property line of GPIN: 8193-93-2526 due to existing parallel storm water and sewer easements.

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 with the commitment letter and PFR 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 Fire & Rescue Station #14 (Lakeridge). The site does fall within the 4.0-minute response time for fire suppression and basic life support and also within

the 8.0-minute response time for advanced life support services. Station #7 responded to 3,293 incidents in FY 18 and has a workload capacity of 2,200 incidents. The proposed park does not generate any substantial impacts to the Fire and Rescue Level of Service.

Proposal's Strengths

- None identified.

Proposal's Weaknesses

- Station Capacity: Station #7 is currently over capacity.

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 with the commitment letter and PFR 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 is the Central District station located at 5000 Davis Ford Road, Woodbridge, Virginia 22192. The proposed park does not generate any substantial impacts to the Police Level of Service.

Proposal's Strengths

- Crime Prevention Through Environmental Design (CEPTED): The Applicant has committed to incorporating CEPTED recommendations. In to the design of the park.

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 and with the commitment letter and PFR 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 12-inch water main located in Smoketown Road. The Plan currently does not utilize a water connection but a future expansion to include a permanent bathroom could warrant such a connection.

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

Proposal's Strengths

- None identified.

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 and with the commitment letter.

Sanitary Sewer Plan Analysis

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

The subject property is within the Prince William County Service Authority area. Public sewer is available to the site. The closest available sewer main is an existing 8-inch diameter gravity sewer main routed through the middle of the property in the north-south direction. The Plan currently does not utilize a sewer connection but a future expansion to include a permanent bathroom could warrant such a connection.

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

- None identified.

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 with the commitment letter.

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.

The proposed park will be accessed off Smoketown Road via a right turn in/right turn out setup with a "no left turn: sign at the Smoketown Road median break. The applicant is proposing 2 paved ADA spaces and 14 regular parking spaces. Due to the character and use of the site the majority of users are anticipated to walk/bike to the facility, or be dropped off. It is anticipated the 14 parking spaces will be adequate for the proposed use.

Proposal's Strengths

- Joint Parking agreement: The Applicant has provided a letter indicating a shared parking agreement with the Occoquan Bible Church. Signs will be posted at the site to indicate the specific times and days permitted in the agreement.

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 Transportation Plan with the commitment letter and the PFR 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:

- As previously stated, since this is a Public Facility Review, the analysis is limited based on the general or approximate 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, The Applicant is offering a letter of commitment, dated September 13, 2019, which is attached to this report. This is serving as the Applicant's 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. If the waiver of the 15' buffer along the western property line is not granted the applicant will be required to provide the full buffer in accordance with DCSM standards.
- All site plan requirements will pertain, where engineering/design details are to be addressed.

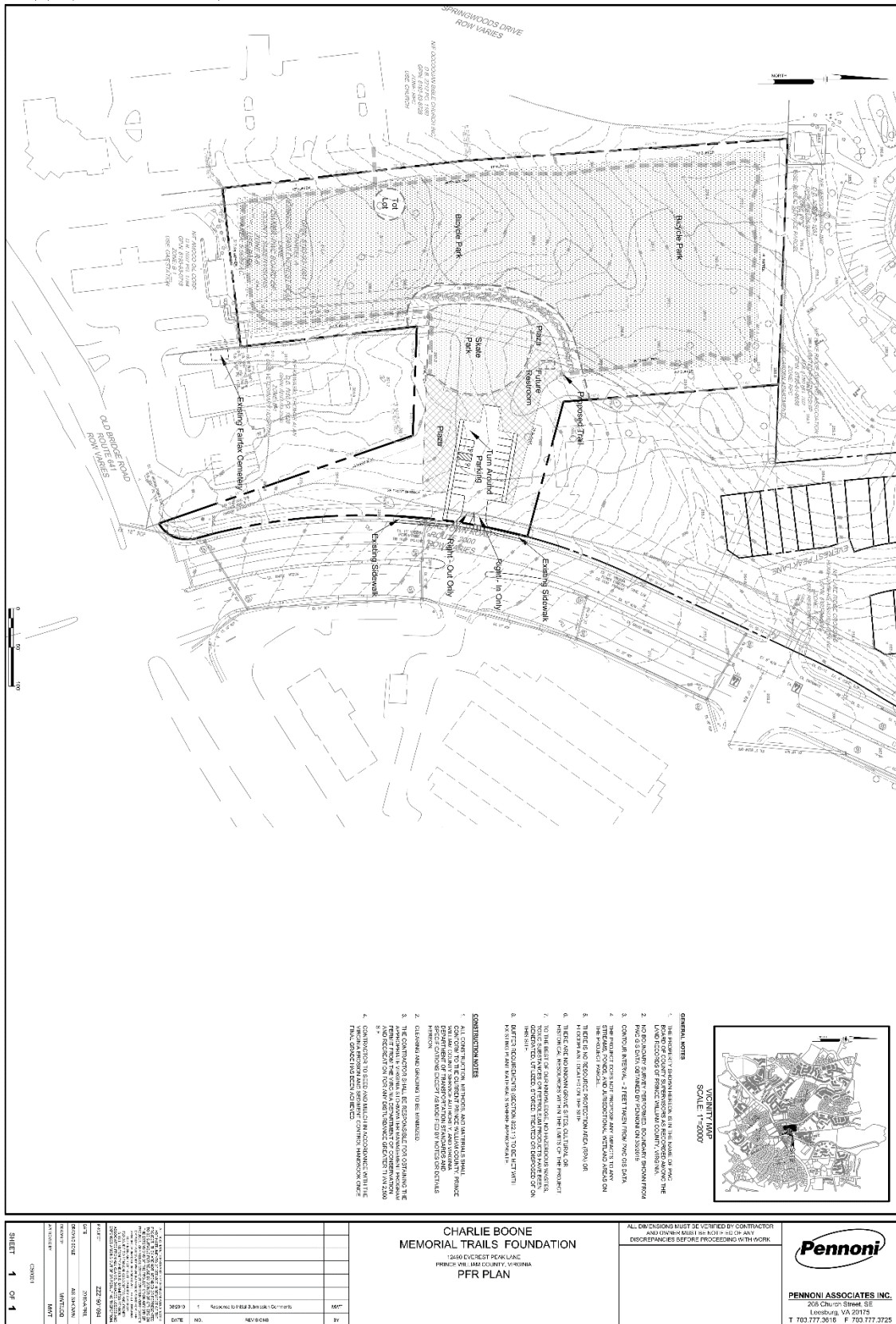
Agency Comments

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

County Archaeologist
Fire and Rescue
Historical Commission

Staff Analysis

Public Works – Watershed/Environmental Services
Planning Office, Case Manager
Police, Crime Prevention
PWC Transportation
VDOT



- GENERAL NOTES**
1. THE PROJECT IS BEING HELD IN THE NAME OF MDC LIMITED LIABILITY COMPANY, A VIRGINIA LIMITED LIABILITY COMPANY.
 2. NO PORTION SHALL BE CONSIDERED SEPARATE FROM THE ENTIRE PROJECT.
 3. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND CONDITIONS OF THE CONTRACT.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES.
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES.
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 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES.
 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES.
- CONSTRUCTION NOTES**
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND CONDITIONS OF THE CONTRACT.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES.
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<p>CHARLIE BOONE MEMORIAL TRAILS FOUNDATION 12450 EVICEST PARK LANE PINEHURST VA 22653 PFR PLAN</p>		<p>ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER FIRST AS FOLLOWS BY ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK.</p>
<p>Pennoni</p> <p>PENNONI ASSOCIATES INC. 203 Church Street SE Leesburg, VA 22115 T. 703.777.3016 F. 703.777.3725</p>		<p>NO. REV. DATE</p> <p>1 1 2018</p>
<p>DATE: 2/27/2018</p> <p>PROJECT: CHARLIE BOONE MEMORIAL TRAILS FOUNDATION</p> <p>DESIGNER: [Name]</p> <p>CHECKER: [Name]</p> <p>SCALE: AS SHOWN</p> <p>SHEET: 1 OF 1</p>	<p>1"=50'</p>	

The Charlie Boone Trails



Memorial Foundation, Inc.



TO: Bryce Barrett, Planner
Department of Planning

September 13, 2019

FROM: Wendy Boone
Charlie Boone Trails Memorial Foundation

RE: Public Facility Review #PFR2018-00023 - Charlie Boone Trails Memorial Park
LETTER of COMMITMENT

The Charlie Boone Trails Memorial Foundation is requesting a Public Facility Review (PFR) under *15.2-2232 Code of Virginia to construct a public Bike and Skate Park including a cement structure, a pump track and compact dirt ramps. The property address is 12490 Everest Peak Lane, Woodbridge, VA 22192. Everest Peak Lane begins at the intersection of Old Bridge Road and Smoketown Roads and extends northward.

The parcel is identified as GPIN: 8193-93-1664 on the County Mapper, is zoned R-6 Suburban Residential and is designated P&OS, Parks and Open Space in the Comprehensive Plan. The parcel is within the Highway Corridor Overlay District.

The following commitments are intended to clarify and explain our intentions and to generally render the application more consistent with the Comprehensive Plan.

- 1) Charlie Boone Trails Memorial Foundation (CBTMF) will develop the site in general compliance with the plan entitled "PFR Plan," dated August 2019 and prepared by Pennoni Associates Inc. (the "Plan")
- 2) The limits of disturbance will generally include the Bicycle Park, Skate Park, Plaza and Parking area shown on the Plan.
- 3) CBTMF commits to incorporating Crime Prevention through Environmental Design (CEPTED) strategies throughout the development process. We hope to work closely with the police department to make it easy for them to have good visibility throughout the park.

www.cboonetrailsmemorialfoundation.org

Wendy Boone, President 571-334-7665 * Lynda Lee, Vice President 703-209-2035 * Lisa Bell, Community Advocate 703-599-7921

[www.facebook.com/Charlie Boone Trails Memorial](https://www.facebook.com/CharlieBooneTrailsMemorial)

P.O.Box 849, Occoquan, VA 22115-0849

Letter of Commitment

- 4) CBTMF will seek a waiver of the of the 15' buffer along the western property line of GPIN: 8193-93-2526 (behind the Veterinary Hospital) due to existing parallel storm water and sewer easements.
- 5) CBTMF commits to preserving the natural topography and tree coverage within the bicycle park as much as possible and commit to consulting the County Arborist to show existing tree coverage and specimen trees to be preserved on the 1st submission of Site Plan review. We want to keep the site as natural as possible and design around what is there if necessary.
- 6) The peripheral landscape buffer will preserve the existing vegetation and be supplemented with additional plantings to meet DCSM Standards.
- 7) Emergency access will be provided from the Smoketown Road entrance and the Occoquan Bible Church. Signs will be provided at both entrances showing access entrance and exits.

The members of the Charlie Boone Trails Memorial Foundation would like to explain further our commitment to making this park more than just a park. Article 1, Section 2 of our Bylaws reads:

Purpose. To own, manage and promote a public nonprofit park dedicated to skateboarding, skating and biking in Prince William County, including offering a location to support charitable and educational outreach focusing primarily on children and families in the Greater Prince William Community, as well as providing a safe and positive recreational environment for teens and young adults coping with the difficulties of depression/anxiety and to help prevent the rise of teenage suicide and self-harm.



Occoquan Bible Church

3700 Old Bridge Road, Woodbridge, VA 22192 | 703.878.4673 | bpurves@obc.org

May 29, 2019

Re: Sharing of Parking Lot

To Whom it May Concern:

Throughout the week our parking lot often has space to accommodate guests, and we are glad to serve as overflow parking for guests of the proposed bicycle and skate park.

The only times we would ask for our parking lot not to be used would be during Sunday morning worship services and occasional church events. Some means would need to be established in order to communicate this as special church events occur.

Tuesday evenings is another time when we might need to reserve our parking lot for church use only, but that might be a non-issue depending on the park's operating hours.

Should you have any questions, please contact me and I would be glad to answer them.

Sincerely yours,

A handwritten signature in black ink that reads "Ben Purves". The signature is written in a cursive, slightly slanted style.

Ben Purves

Pastor of Community & Member Care

Occoquan Bible Church

Historical Commission Resolution

HISTORICAL COMMISSION RESOLUTION

MOTION: VAN DERLASKE **May 14, 2019**
SECOND: SMITH **Regular Meeting**
Res. No. 19-029
RE: LAND DEVELOPMENT RECOMMENDATIONS
ACTION: APPROVED

WHEREAS, the Prince William County Historical Commission seeks to identify, preserve and protect historic sites and structures in Prince William County; and

WHEREAS, the Prince William County Historical Commission’s review of pending land development applications assists in determining the necessity for cultural resource surveys and other research and evaluations; and

WHEREAS, the Prince William County Historical Commission believes that the identification, preservation and protection of historic sites and structures throughout Prince William County is well served by this action;

NOW, THEREFORE, BE IT RESOLVED, that the Prince William County Historical Commission does hereby recommend to the Prince William County Planning Commission the action(s) noted for the following properties:

<u>Case Number</u>	<u>Name</u>	<u>Recommendation</u>
SUP2019-00041	Gainesville Associates Data Center FAR	Report provided requires significant revision and resubmittal. If Phase III data recovery study is warranted by the new report; artifacts to be donated to and curated with the County.
REZ2019-00025	Westview 66 Proffer Amendment - 2nd Submission	No Further Work
REZ2019-00014	Shops at Wiser Village Proffer Amendment - 2nd Submission	Request applicant fabricate and install an historical marker at the property with text to be provided by the Historical Commission. Marker to be donated to the Historical Commission for inclusion in the Historical Marker program.

Historical Resolution

May 14, 2019
 Regular Meeting
 Res. No. 19-029
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<u>Case Number</u>	<u>Name</u>	<u>Recommendation</u>
SUP2019-00024	Shops at Wiser Village 7-Eleven - 2nd Submission	No Further Work
PFR2018-00023	Lake Ridge Skate Park Charlie Boone Memorial Park	Request proximity to Fairfax Cemetery be noted on the plan.
PFR2019-00015	Columbia Gas – First African Episcopal Church	No Further Work
REZ2019-00023	Wellington Road Wi-Not Stop	No Further Work
REZ2019-00033	Saratoga Hunt – Parcel O Proffer Amendment	No Further Work
REZ2019-00035	Occoquan View Court Proffer Amendment	No Further Work
REZ2019-00036	Bayshore Moving & Storage	No Further Work
SUP2019-00044	Haymarket Motor Vehicle Fuel Station	Table

Votes:

Ayes: by acclamation

Nays: none

Abstain: Johns

Absent from Vote: None

Absent from Meeting: Burgess, Cunard, Davis, Duley, Johnson

MOTION CARRIED

ATTEST: 
 Secretary to the Commission