PLANNING COMMISSION RESOLUTION

MOTION: BURGESS  February 7, 2007
SECOND: FRY  Regular Meeting
RE: PUBLIC FACILITY REVIEW #PLN2007-00079, 11TH HIGH SCHOOL, BRENTSVILLE MAGISTERIAL DISTRICT
ACTION: FOUND TO BE CONSISTENT WITH THE COMPREHENSIVE PLAN

WHEREAS, pursuant to Section 15.2-2232 of Code of Virginia, Ann., the Planning Commission was to determine the consistency with the 1998 Comprehensive Plan for construction of a new high school and elementary school; and

WHEREAS, the site is identified as GPINs 7494-59-5117, 7494-46-4904, 7494-46-5851, & 7494-57-0192, and is zoned A-1, Agricultural; and

WHEREAS, the site is designated AE, Agricultural and Estate, in the Comprehensive Plan; and

WHEREAS, the Prince William County Planning Commission duly ordered, advertised, and held a public hearing on February 7, 2007, at which time public testimony was received and the merits of the above-referenced public facility were considered;

NOW, THEREFORE, BE IT RESOLVED, that the Prince William County Planning Commission does hereby find that the location, character, and extent of the proposed Public Facility Review, to be substantially consistent with the adopted Comprehensive Plan.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Prince William County Planning Commission does hereby find PFR #PLN2007-00079, 11th High School consistent with the Comprehensive Plan with a letter of commitment dated February 6, 2007 and additionally request a 30 foot buffer in addition to the buffer around the existing gas line property easement.

Votes:
Ayes: Bryant, Friedman, Fry, Hendley, Holley, Burgess
Nays: None
Absent from Vote: None
Absent from Meeting: Gonzales, Hosen
MOTION CARRIED

CERTIFIED COPY  
M. Christie Thompson  
Clerk to the Commission
January 31, 2007

Staff Report

Public Facility Review #PLN2007-00079,
The 11th High School and Elementary School
(Brentsville Magisterial District)

Staff Recommendation: Consistent

I. Background:

A. Request – This is a request for a public facility review (PFR) for a proposed high school, which will serve approximately 2,053 students, and an elementary school which will serve approximately 850 students. The applicant is the Prince William County School Board.

B. Location – The 93-acre proposed site is located on Kettle Run Road, near its intersection with Vint Hill Road (see Attachment A - Area Maps). The property is identified on County maps as GPINs 7494-59-5117 and 7494-57-0192.

C. Comprehensive Plan – The site is designated AE, Agricultural and Estate, on the Long-Range Land Use Map.

D. Schools Plan – The Schools Chapter of the Comprehensive Plan indicates that there is a need for 9 new elementary schools and 3 new high schools in the county by 2010.

E. Zoning/Acreage – The site is zoned A-1, Agricultural, and is approximately 93 acres.

F. Proffers – There are no proffers governing this property.

G. Use Compatibility - Public facilities are appropriate in all zoning districts.
II. **Current Situation:**

A. **Office of Planning Recommendation** – The Office of Planning recommends a finding of consistency of PFR #2007-00079, 11th High School and Elementary School (see Attachment B - Staff Analysis).

B. **Planning Commission Public Hearing** – A Planning Commission public hearing has been advertised for February 7, 2007.

III. **Issues:**

A. **Comprehensive Plan**

1. **Long-Range Land Use Map** – Is the proposed public facility consistent with those uses intended by the AE designation?

2. **Level of Service** – How does the proposal address the Policy Guide for Monetary Contributions (effective July 1, 2006)?

B. **Community Input** – Have members of the community raised any issues?

C. **Legal Uses of the Property** – What uses are allowed on the property? How are legal issues resulting from Planning Commission action to be addressed?

D. **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**

   a. **Long Range Land Use** – The requested public facility is consistent with the AE designation of the site. Public schools are appropriate land uses in all parts of the County.

   b. **Level of Service** – LOS contributions are not applicable for public facilities.

2. **Community Input** – The application has been transmitted to adjacent property owners within 200 feet of the proposed use. No comments have been received by the Office of Planning as of the date of this staff report.
3. **Legal Use of the Property** – The proposed public facility could be constructed on the site. Legal issues resulting from Planning Commission action are appropriately addressed by the County Attorney’s office.

4. **Timing** – A finding of consistency of this application on February 7, 2007 would meet the 60-day requirement established for Public Facility Reviews by state law. The 60 days are measured from the date of receipt of the application by the Planning Commission action. The case was transmitted to the Planning Commission on January 31, 2007. The Planning Commission must take action on this case on or before March 27, 2006.

**B. Find the PFR inconsistent with the Comprehensive Plan.**

1. **Comprehensive Plan**
   
   a. **Long-Range Land Use** – The land will continue to be designated AE.

   b. **Level of Service** – No implications.

2. **Community Input** – The application has been transmitted to adjacent property owners within 200 feet of the proposed use. No comments have been received by the Office of Planning as of the date of this staff report.

3. **Legal Uses of the Property** – The proposed public facility could not be built as presently constituted. Legal issues are appropriately addressed by the County Attorney’s Office.

4. **Timing** – A finding of inconsistency of this application on February 7, 2007 would meet the 60-day requirement established for Public Facility Reviews by state law. The 60 days are measured from the date of receipt of the application by the Planning Commission action. The case was transmitted to the Planning Commission on January 31, 2007. The Planning Commission must take action on this case on or before March 27, 2006.
V. **Recommendation** is that the Planning Commission accepts Alternative A, which finds the proposed location for the 11th High School and Elementary School to be substantially consistent with the Comprehensive Plan.

Staff: David J. McGettigan, AICP, 703-792-7189

Attachments
A. Area Maps
B. Staff Analysis
C. Applicant’s Submission
D. Environmental Constraints Analysis
I. Summary of Comprehensive Plan Consistency

**Staff Recommendation:** Determination of consistency with the Comprehensive Plan

The following is a summary of staff’s analysis of this public facility permit request. This analysis is based on the relevant Comprehensive Plan goals, policies, and action strategies. A complete analysis is provided in Part II of this report.

<table>
<thead>
<tr>
<th>Element</th>
<th>Consistency</th>
<th>Reasons</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land Use</td>
<td>Yes</td>
<td>The proposed public facility is consistent with the Long-Range Land Use Plan.</td>
</tr>
<tr>
<td>Community Design</td>
<td>Yes</td>
<td>Perimeter buffers have been provided to screen parking lots and sports fields.</td>
</tr>
<tr>
<td>Cultural Resources</td>
<td>Yes</td>
<td>There are no cultural resources suspected or found on the site; however, the applicant has committed to a military artifacts survey of the site.</td>
</tr>
<tr>
<td>Environment</td>
<td>Yes</td>
<td>The applicant has provided an Environmental Constraints Analysis and is preserving a farm pond on the site and limiting disturbance of two swales traversing the southern portion of the site. Opportunities for SWM/BMP are identified on the plan.</td>
</tr>
<tr>
<td>Fire &amp; Rescue</td>
<td>Yes</td>
<td>This site is within the desired response time of the Linton Hall station, which is the first due response station. This station is within capacity to serve the proposed site.</td>
</tr>
<tr>
<td>Parks &amp; Open Space</td>
<td>Yes</td>
<td>School ballfields will be available to be programmed by the Park Authority for team activities. Gyms are designed to allow access when the school is closed and restroom facilities are provided in the concession building for team use when the school is closed.</td>
</tr>
<tr>
<td>Police</td>
<td>Yes</td>
<td>No issues have been identified regarding the Police Plan.</td>
</tr>
<tr>
<td>Potable Water</td>
<td>Yes</td>
<td>The public facility will be connected to public water extended at the expense of the applicant.</td>
</tr>
</tbody>
</table>
### Schools

**Yes**

The proposed school will help meet the Prince William County Schools needs for 11 high schools and 56 elementary schools by 2010. The School meets the LOS standards in the Schools Chapter of the Comprehensive Plan.

### Sewer

**Yes**

The public facility will be connected to public sewer extended at the expense of the applicant.

### Telecommunications

**Yes**

The School Board has agreed to install wireless infrastructure within the school which enhances the operation of the County’s 800 MHz emergency communication system.

### Transportation

**No**

The School Board has agreed to construct transportation improvements including improvements and turn lanes on Kettle Run Road, installation of a traffic light at the intersection of Vint Hill Road and Kettle Run Road if warranted by VDOT, and a warrant analysis for the intersection of Sudley Manor Drive and Vint Hill Road. However, the revised TIA is still being reviewed by Transportation regarding the adequacy of Vint Hill Road.
II. Comprehensive Plan Consistency Analysis

Proposal

The application is a proposal by the Prince William County School Board to construct a high school and an elementary school.

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

<table>
<thead>
<tr>
<th>Direction</th>
<th>Land Use</th>
<th>Long-Range Land Use Plan Map Designation</th>
<th>Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Agricultural use</td>
<td>AE</td>
<td>A-1</td>
</tr>
<tr>
<td>South</td>
<td>Agricultural use</td>
<td>AE</td>
<td>A-1</td>
</tr>
<tr>
<td>East</td>
<td>Agricultural and residential uses and Kettle Run Road</td>
<td>AE</td>
<td>A-1</td>
</tr>
<tr>
<td>West</td>
<td>Agricultural use</td>
<td>AE</td>
<td>A-1</td>
</tr>
</tbody>
</table>

Procedural Information/Background

Public facility reviews have a different standard of review than applications for rezonings or special use permits. Va. Code Section 15.2-2232 requires that the Planning Commission review the general location, character, and extent of all public facilities, including school sites, when the proposed facility is not already clearly shown on the Comprehensive Plan map. The purpose of the Planning Commission review is to determine whether the proposed public facility is substantially consistent with the adopted Comprehensive Plan.
Long-Range Land Use Plan Analysis

The site is located in the Rural Area of Prince William County, as defined and discussed in the Long-Range Land Use Plan. Under this plan, the site is designated AE, Agriculture or Estate. The Comprehensive Plan defines these classifications as follows:

<table>
<thead>
<tr>
<th>Long-Range Land Use Plan Classifications</th>
<th>Land Uses Intended</th>
</tr>
</thead>
<tbody>
<tr>
<td>AE, Agricultural or Estate</td>
<td>The purpose of the Agricultural or Estate classification is to protect existing agricultural lands and open space, as well as other important rural environmental resources, and to provide areas within the County where large lot residential development is appropriate. The maximum density is one dwelling per 10 gross acres.</td>
</tr>
</tbody>
</table>

Proposal’s Strengths

- Comprehensive Plan Consistency – Public Facilities, in this case public schools, are consistent in all parts of the County.

Proposal’s Weaknesses

- None identified.

On balance, this application is found to be consistent with the relevant components of the Land Use 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.
Historic Map research by the County Archaeologist shows that the site was a headquarters for General Ewell and his soldiers after the Battle of Bristoe Station on October 14, 1863, during the American Civil War. The applicant submitted a Phase I archaeological study, which found artifacts, but no archaeological sites.

**Proposal’s Strengths**

- **No Existing Cultural Resources Identified** – The Phase I archaeological study showed that there were no archaeological sites identified on the site.

- **Commitment to Military Artifact Survey** – The applicant has committed to consult with the County Archaeologist at the time of final site plan review about the need to perform a survey of the property for military artifacts.

**Proposal’s Weaknesses**

- None identified.

On balance, this application is found to be consistent with the relevant components of the Cultural Resources Plan.

**Community Design Plan Analysis**

The Community Design Plan recommends that site, architectural, signage, and landscape designs are of a high-quality and are compatible with the overall design character of the proposed development and any adjacent development; to provide a quality visual environment throughout Prince William County for residents, businesses, and visitors. This compatibility is to be addressed in generalized development plans submitted by applicants for rezoning, special use permit, and public facilities reviews. Good community design is also an objective for public and private spaces, corridors, roadways, “gateways,” and other built and natural features. The Community Design Plan also addresses appropriate designs for Rural Area and Development Area sites.

**Proposal’s Strengths**

- **Significant Buffer Provided along the periphery** – The applicant has committed to provide a 30-foot landscape buffer around the perimeter of the school site, and adjacent to all parking lots.

**Proposal’s Weaknesses**

- None identified.
**Attachment B – Staff Analysis**

**On balance,** this application is found to be consistent with the relevant components of the Community Design 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.

This site contains a limited amount of steeply sloping areas only at the northwestern portion of the site. There are 3 types of soils mapped on the site: 53B, Sycoline-Kelly complex, which is considered generally unsuitable for building development due to a seasonal high water table and low strength; 56A, Waxpool silt loam, which is considered very poorly suited to building site development or onsite waste disposal with wetness and low strength limits being the main problems; and 32A, Kelly silt loam, which is considered poorly suited to building site development due to the seasonal high water table and low strength limit.

The northern two thirds of the site are located in Subwatershed # 268 which drains into Broad Run; the southern third of the site is located in Subwatershed # 270 which drains into Kettle Run, which is in the Broad Run watershed.

A Perennial Flow Determination (#06-00559), conducted in May, 2006, has been approved. It found that there is one intermittent stream that runs through the southern portion of the site, as well as an open water pond also in the southern portion of the site. An ECA was prepared for this application, and found that there is no RPA on the site.

**Proposal’s Strengths**

- **Water Quality Monitoring** – The applicant has committed to contribute $75.00 per acre for water quality monitoring.

- **Impact on the Gas Line Easement** – There is a gas line easement that traverses the northwestern portion of the site. The applicant has shown on the PFR Plan that they will not locate any structures within the easement.

- **Impact on Existing Streams and Wetlands** – The applicant has shown on the PFR Plan that no proposed facilities will impact the existing Farm Pond, and that the location of proposed facilities will minimally impact the intermittent stream that is on the site.
• **SWM/BMP Facilities On-Site** – The applicant has shown on the PFR plan that there will be two on-site Stormwater/Best Management Facilities.

**Proposal’s Weaknesses**

• None identified.

**On balance**, this application is found to be consistent with the relevant components of the Environment Plan.

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**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 providing timely response to fire, medical, hazardous material and natural disaster emergencies. The plan includes recommendations relating to equipment and facility needs to meet desired levels of service and encouraging the use of fire and safety features beyond the minimum required by the Virginia Uniform Statewide Building Code.

The Fire and Rescue Plan encourages maintaining an acceptable LOS for emergency response vehicles. These standards are not to be considered as actual requirements to be met by all proposals, or the County, on all occasions. These standards represent desired levels of service and should not be interpreted as being one hundred percent attainable with every particular incident.

The Fire & Rescue station nearest the proposed site is the Linton Hall Fire and Rescue station #25. This station is modeled at 3.8 minutes from the proposed site, which is within the LOS travel time standard. The station’s capacity is 3,000 incidents/year. Currently, the station is serving 2,820 incidents/year.

**Proposal’s Strengths**

• **Response Time** – The school site falls within the required 4.5 minute response time. It is modeled at 3.8 minutes from the Linton Hall Fire & Rescue Station.

• **Station Capacity** – The nearest station to the site is within capacity to serve the proposed development.

**Proposal’s Weaknesses**

• None identified.
On balance, this application is found to be consistent with the relevant components of the Fire and Rescue Plan.

**Parks and Open Space Plan Analysis**

Parks provide needed recreational outlets for County residents and visitors and preserve trees and green space, making the County more attractive to those who live, work and play here. The Parks and Open Space Plan sets out policies and action strategies that further the County’s goal of providing a recreation system with sufficient quantity, quality and variety for our citizens, and maintaining the facilities within that system to the degree required for its effectiveness. The plan includes recommendations relating to the size, type and number of parks, trails and greenways, and siting criteria.

**Proposal’s Strengths**

- **Joint School Use Agreement on Ball Fields** – School ballfields will be available to be programmed by the Park Authority for team activities.

- **Community Use of Gymnasiums** – The high school and elementary school gyms are designed to allow access from a second entrance that is to be utilized by the public when the schools are closed.

- **Rest Rooms in Concession Building** – The proposed concession building, adjacent to the competition ball fields, will contain restrooms and will be open for team use once the school is closed.

**Proposal’s Weaknesses**

- None identified.

On balance, this application is found to be consistent with the relevant components of the Parks and Open Space 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 methodology for determining equitable monetary contributions for new development is currently under development and will be incorporated into staff analysis upon approval by the Board of County Supervisors.

Proposal’s Strengths

- None Identified.

Proposal’s Weaknesses

- None identified.

On balance, this application is found to be consistent with the relevant components of the Police Plan.

Potable Water Plan Analysis

The Potable Water Plan recommends that all development in Prince William County be connected to public water service within the Development Area, and that developers incur all financial responsibilities for making such connections. The subject parcel is within the Rural Area of the County and, as a government/public facility is permitted to utilize public water.

Public water exists along Vint Hill Road at the junction with the Sudley Manor Extension as a 12-inch main.
**Proposal's Strengths**

- Water Connection – The public facility will be connected to public water, and the School Board will be responsible for the design and construction of all on-site and off-site public water facilities needed to serve the use. Additional water main construction may be required in order to provide required fire protection hydrant coverage and fire flows.

**Proposal’s Weaknesses**

- None identified.

On balance, this application is found to be consistent with the relevant components of the Potable Water Plan.

**Schools Plan Analysis**

One of the most important services that Prince William County can provide to its citizens is a countywide education system that meets the highest educational standards. An inventory of school sites and facilities that meet established level of service (LOS) standards is a major factor in providing this high-quality education. Such an inventory is also valuable in attracting quality economic development and employers who seek the best public facilities available for their employees. It is the intent of the Schools Plan to acquire sufficient and appropriate educational facilities to serve current residents as well as new populations generated by new residential development, and in locations that best serve County school children.

The proposed site meets most of the LOS standards for school sites as shown by the table below. The two schools are combined into one site and as such the acreage of the site is slightly less than the combined LOS standard for elementary schools and high schools. This is mitigated by the fact that certain facilities can be shared between the two schools.
The site is located on Kettle Run Road, which is characterized as a collector road.

<table>
<thead>
<tr>
<th>LOS Standards</th>
<th>Elementary School Standard</th>
<th>High School Standard</th>
<th>Combined Elementary and High School Standards</th>
<th>11th Proposal</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Size Site</td>
<td>20 acres</td>
<td>80 acres</td>
<td>100 acres</td>
<td>93 acres</td>
</tr>
<tr>
<td>Optimum Shape</td>
<td>Rectangular</td>
<td>Rectangular</td>
<td>n/a</td>
<td>Rectangular</td>
</tr>
<tr>
<td>Student Capacity</td>
<td>850 students</td>
<td>2,150 students</td>
<td>3,000 students</td>
<td>2,903 students</td>
</tr>
</tbody>
</table>

**Proposal’s Strengths**

- **Need for Additional Facility** – The Schools Chapter of the Comprehensive Plan shows that 9 new elementary schools and three new high schools are needed by 2010. This proposed site will provide one new high elementary school and one new high school.

**Proposal’s Weaknesses**

- None identified.

On balance, this application is found to be consistent with the relevant components of the Schools Plan.

**Sewer Plan Analysis**

The Sewer Plan recommends that all development in the “Development Area” be connected to public sewer service and that developers incur all financial responsibilities for making such connections. The subject parcel is within the Rural Area of the County and, as a government/public facility is permitted to utilize public sewer.

**Proposal’s Strengths**

- **Sewer Connection** – The applicant has committed to plan, design and construct all on-site and off-site and sanitary sewer utility improvements necessary to develop the subject property in accordance with applicable Service Authority, 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. The applicant has committed that a sewer extension, if required, will be designed to accommodate only the needs of the proposed site.
Proposal’s Weaknesses

- None identified.

On balance, this application is found to be consistent with the relevant components of the Sewer Plan.

Transportation Plan Analysis

The Transportation Plan establishes levels of service (LOS) standards for roads countywide, based on volume-to-capacity ratios (LOS “A” to LOS “F”). The Transportation Plan recommends that proposed developments offset impacts on transportation systems by one or more of the following measures: maintain an acceptable capacity of the adjacent and nearby road network to manage projected traffic (i.e., LOS “D” or better); through providing needed right(s)-of-way or construction of roadways and/or providing monetary contributions for off-site transportation improvements.

This proposed site is located on Kettle Run Road, near its intersection with Vint Hill Road. Kettle Run Road is a two-lane road classified as a minor collector with a posted speed limit of 35 mph. This portion of Kettle Run Road is currently operating at LOS C. The school is proposed to have two entrances, which will be accessed from Kettle Run Road. The addition of the traffic generated by this proposed school will deteriorate the LOS on this section of Kettle Run Road if no appropriate mitigation measures are taken.

The Prince William County School Division has agreed to construct/implement the following mitigation measures:

- Signalize Kettle Run Road at Vint Hill Road if warranted.
- Provide a Signal Warrant Analysis for the signal being installed by the Braemar HOA at Sudly Manor Drive.
- Install left and right hand turn lanes at the intersection of Kettle Run and Vint Hill Roads.
- Install left and right hand turn lanes at the entrances on Kettle Run Road.

Proposal’s Strengths

- Transportation Improvements – The applicant has proposed improvements/mitigation measures which maintain the LOS at acceptable levels.

- Pedestrian Access – The applicant has committed to install a pedestrian trail and a ditch section along the site’s frontage on Kettle Run Road.
Proposal’s Weaknesses

- Vint Hill Road - Vint Hill Road may not be adequate for the additional traffic that will be placed on it by the new schools.

On balance, this application is found to be inconsistent 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:

- None identified.

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 development record. Such issues are more appropriately addressed during the subdivision plan review.

- Geotechnical Study – The applicant will need to provide a geotechnical report at the time of final site plan.

Agency Comments

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

- Prince William County Transportation Planning Division
- Prince William County Archaeologist
- Prince William County Service Authority
- Prince William County Public Library System
- Prince William County Department of Health
- Prince William County Watershed Management Branch
- Prince William County Park Authority
- Virginia Department of Transportation
LETTER OF COMMITMENT

January 12, 2007

Matthew Pfeiffer
Planning Technician II
PWC Planning
5 County Complex Court
Prince William, VA 22192

RE: PFR #PLN2007-00079, Kettle Run Schools

Dear Mr. Pfeiffer:

Accompanying this letter are 15 copies of the revised PFR plan for the proposed 11th High School and Elementary School at Kettle Run as well as 15 copies of the Environmental Constraints Analysis. As noted on the Determination Request of October 10, 2006, the proposal includes approximately 93 acres to allow for the construction of a high school and elementary school on Kettle Run Road, to open in September 2010. The high school will serve approximately 2053 students and the elementary school approximately 850 students. (The School Division confirms student capacity of 2053 students.) The proposed schools will be located at 10504 Kettle Run Road (GPIN 7494-59-5117) and 10590 Kettle Run Road (GPIN 7494-57-0192) in the Brentsville Magisterial District.

The proposed schools will be built in substantial conformance with the Public Facility Review plan revised 01/11/07. The site is zoned A-1 and designated agricultural. The proposed school facilities are consistent with the Long-Range Land Use Plan and compatible with the surrounding residential areas.

The following summarizes the commitments made by the Prince William School Division.

Environmental Health - An environmental constraints analysis was provided. Also completed were the Endangered and Threatened Species Habitat Evaluation, the Perennial Flow Determination and the RPA Analysis.
The revised PFR plan shows the ball fields located outside the gas line easement.

Cultural Resources - No cultural resources are suspected from the submitted ECA report.
The two parcels purchased by the School Board, GPIN 7494-59-5117 and GPIN 7494-57-0192, total 93 acres and will be consolidated at site plan. The PFR area has been reduced since identifying and purchasing the necessary property. The School Division commits to consult with the County Archaeologist about the military site survey at the time of final subdivision review.

**Library System** - No comment

**Park Authority** - The fields at the elementary school will be available for Park Authority use per the Joint School Use Agreement. The separate concession building has its own restrooms. The high school and elementary school gymnasiums provide a separate entrance for community use. A trail around the perimeter of the property is not possible due to the varying grades and environmental constraints. The site design will provide internal pedestrian access to all facilities and along Kettle Run Road. Landscaping around the perimeter is buffering from the adjacent parcels.

**Service Authority** - The School Division commits to plan, design and construct all on-site and off-site and sanitary sewer utility improvements necessary to develop the subject property in accordance with applicable Service Authority, 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. If necessary to extend sewer down Kettle Run Rd, it will be designed to just serve the two schools.

**Watershed Management** - The School Division cannot retain wooded slopes at ball fields because the fields had to be relocated outside gas line easement. The School Division commits to replant with native or mature landscape material. The School Division shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of $75.00 per acre of the property for Water Quality Monitoring. Said contributions shall be paid prior to and as a condition of final site plan approval and shall be based on the disturbed acreage reflected on final plan. Slopes information has been added to ECA and identified on revised plan.

**Fire & Rescue Access** - Per the Comprehensive Plan, the Level of Service Standards for Fire and Rescue Facilities in Travel Time for Semi-rural and Suburban areas is 4.5 minutes. The school site falls within the required 4.5 minute response time. It is modeled at 3.8 minutes from the Linton Hall Fire and Rescue station.

**Community Design** - A 30-foot landscape buffer is provided around the perimeter of the school site.
PWC Transportation - The School Division has revised the Transportation Impact Analysis (TIA) provided with the application. Access is along the west side of Kettle Run Road with two site entrances for the high school and elementary school. The School Division understands road improvements will be necessary along Kettle Run Road and at the Vint Hill Road intersection and commits to the following traffic improvements required as recommended in TIA:

* Braemar development is proffered to install a signal at Sudley Manor Drive and the School Division is committed to providing a signal warrant analysis.
* Signalize Kettle Run Road at Vint Hill Road if warranted.
* Install left and right turn lanes at intersection of Kettle Run Road and Vint Hill Road.
* Install left and right turn lanes at the entrances on Kettle Run Road.

All traffic mitigation measures are shown on revised plan.

PWC Transportation - A ditch section will run along Kettle Run Road and pedestrian trail will be provided.

Improvements are shown on revised plan.
Braemar development is proffered to install a signal at Sudley Manor Drive. The School Division is committed to providing a signal warrant analysis.

The intersection at Vint Hill Road and Kettle Run Road is shown on plan.
The Kinsale project across Vint Hill Road from Kettle Run Road provides for the necessary right-of-way along Vint Hill Road.
The additional parking spaces are consistent with the number of spaces needed at the existing high schools.

VPD shown on revised plan.
Mitigation measures are shown on revised plan. The School Division commits to mitigation measures.
The School Division commits to right/left turn at existing entrance off Vint Hill Road.

Enough spacing exists between Sudley Manor Drive and Kettle Run Road.
At post submission conference, it was agreed that the entrance on the curve on Kettle Run Road provides ideal sight distance.
The traffic count has been revised.
The School Division is committed to acquiring all necessary right-of-way as recommended in TIA.

As previously mentioned, Braemar development is proffered to install the signal at Sudley Manor Drive and the School Division is committed to providing a signal warrant analysis.
The revised plan shows 12-foot minimum through lanes.
A pedestrian trail will be provided.

VDOT - Left and right turns on Vint Hill Road and frontage improvement along Kettle Run Road will be provided at the site plan submission.
The School Division is committed to providing all recommended mitigation measures as noted in TIA.

Buses affecting proposed study intersections are currently transporting students to Brentsville High School and Battlefield High School. Route 28 is estimated to be the boundary of the new high school.

To include Sudley Manor Drive at Linton Hall Road and Vint Hill Road at Route 28 provides too many unknowns. Vint Hill Road at Route 28 is proposed for realignment by the high school opening and Sudley Manor Drive traffic patterns have just recently been revised with the new section open. We can study the intersection at a later time when the new section has been open a minimum 60 days.

Growth rate has been reduced to 2% in the revised TIA.
The High School ITE code of 530 has been correctly used in the revised TIA.
As agreed at the TIA scoping meeting, a 0.95 PHF was correctly used in the TIA.
All background developments, as identified by County staff, have been provided in the revised TIA.

Separate trip distributions for the 2 schools have been shown in the revised TIA.
Mitigations for the site entrances will be provided for LOS’s beyond LOS=D.
LOS and delays for all lane groups have been provided in the revised TIA.
HCS 95% BOQ lengths have been provided in the revised TIA.
The revised plan shows all mitigation measures at intersections impacted by site traffic.
Length of existing and proposed turn lanes are shown on revised plan.

Braemar development is proffered to install a signal at Sudley Manor Drive and the School Division is committed to providing a signal warrant analysis at the intersection of Sudley Manor Drive and Vint Hill Road and intersection of Kettle Run Road and Vint Hill Road.

Please accept the above important items as a complete application. I look forward to the Public Facilities Review public hearing before the Planning Commission.

Sincerely,

Maureen Hannan
Supervisor, Land Acquisition & CIP Planning