



COUNTY OF PRINCE WILLIAM

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PLANNING
OFFICE

Steve K. Griffin, AICP

Director of Planning

July 7, 2006
Revised July 12, 2006

Staff Report

**Public Facility Review #PLN2006-00858,
Brightwood Elementary School
(Neabsco Magisterial District)**

**Planning Commission Public Hearing: July 19, 2006
Staff Recommendation: Consistent**

I. Background:

- A. Request – This is a request for a public facility review (PFR) for a proposed ±80,000 square-foot elementary school that will serve approximately 850 students. The applicant is the Prince William County School Board.
- B. Location – The 11.5-acre proposed site is located on Benita Fitzgerald Drive, near its intersection with Cardinal Drive (see Attachment A - Area Maps). The property is identified on County maps as portions of GPINs No. 8290-49-3580 and 8290-39-1853.
- C. Comprehensive Plan – The site is designated RPC, Residential Planned Community, and SRL, Suburban Residential Low 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 in the county by 2010.
- E. Zoning/Acreage – The site is zoned RPC, Residential Planned Community and R-4, Suburban Residential, and is approximately 11.5 acres.
- F. Proffers – Both parcels are subject to approved proffers that run with the land. GPIN #8290-49-3580 is part of the Dale City RPC, and its master plan designates this parcel for commercial uses. The Prince William County Zoning Administrator has determined that a school is an allowed use. In addition, there is another nearby site planned for a school within the Dale City RPC. The second parcel, identified as GPIN #8290-39-1853, is part of the assemblage constituting Republic Properties, which is a residential development approved by the BOCS

with proffers in REZ# PLN2001-0175. This project proposed a possible school in Land Bay B.

- 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 #2006-00858, Brightwood Elementary School (see Attachment B - Staff Analysis).
- B. Planning Commission Public Hearing – A Planning Commission public hearing has been advertised for July 19, 2006.

III. Issues:

- A. Comprehensive Plan
1. Long-Range Land Use Map – Is the proposed public facility consistent with those uses intended by the RPC and SRL designations?
 2. Level of Service – How does the proposal address the Policy Guide for Monetary Contributions (effective July 1, 2006)?
 3. Transportation – Are there any impacts from the proposed use on the existing road and the surrounding transportation network?
- 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 RPC and SRL designations of the site. A school site in fact is proposed as one of the uses in the portion of the parcel

zoned R-4, which was part of the proposed Republic Properties development. Although this RPC site is designated for commercial uses, there is also a nearby parcel planned for a school site within the Dale City RPC. Public schools are compatible uses with the adjacent residential uses planned RPC and SRL.

- b. Level of Service – LOS contributions are not applicable for public facilities.
 - c. Transportation – The PWC Public Schools has provided written commitments (shown in Attachment D) to provide transportation improvements, in order to defray level of service impacts. These improvements include commitments to construct a right turn lane into the site, as well as a traffic signal at the site entrance on Benita Fitzgerald Drive, if warranted by VDOT.
- 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 July 19, 2006 would meet the 60-day requirement established for Public Facility Reviews by state law. The 60 days are measured from the date of receipt & acceptance of the application to the date of Planning Commission action. The case was received and accepted on June 1, 2006. The Planning Commission must take action on this case on or before July 19, 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 RPC and SRL.
 - b. Level of Service – No implications.
 - c. Transportation – 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 site will remain zoned RPC and R-4, Suburban Residential. The proposed public facility could not be built as presently constituted. However, a public school could be built on property within Land Bay B of Republic Properties, which includes the portion of this site that is zoned R-4. Legal issues are appropriately addressed by the County Attorney's Office.
4. Timing – A finding of inconsistency of this application on July 19, 2006 would meet the 60-day requirement established for Public Facility Reviews by state law. The 60 days are measured from the date of receipt & acceptance of the application to the date of Planning Commission action. The case was received and accepted on June 1, 2006. The Planning Commission must take action on this case on or before July 19, 2006.

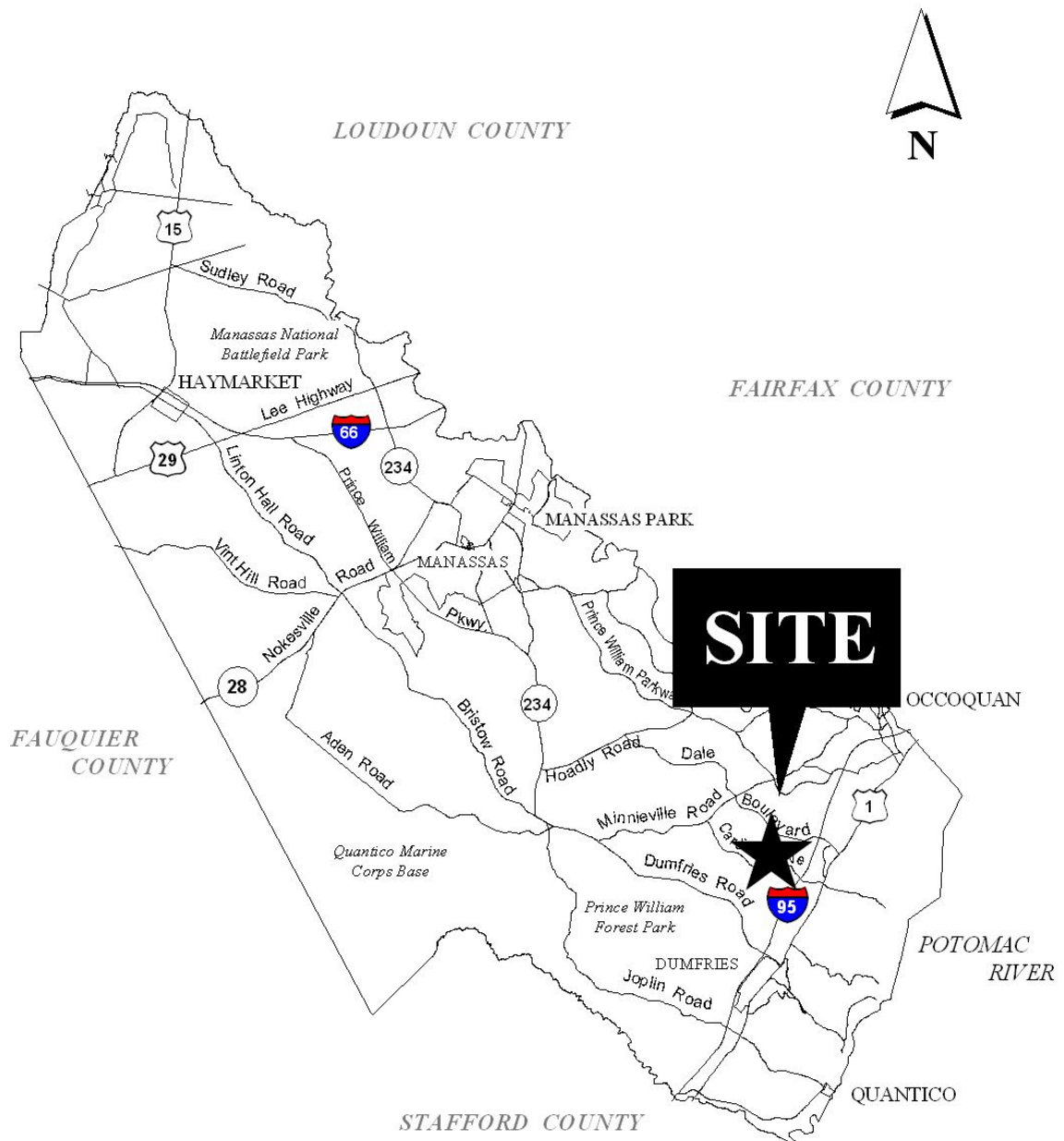
- V. **Recommendation** is that the Planning Commission accepts Alternative A, which finds the proposed location for the Brightwood Elementary School to be substantially consistent with the Comprehensive Plan.

Staff: Debrarae Karnes, 703-792-7373

Attachments

- A. Area Maps
- B. Staff Analysis
- C. Applicant's Letter Committing to Improvements
- D. Public Facility Review Plan
- E. Architectural Rendering of Proposed School
- F. Environmental Constraints Analysis

Attachment A – Maps
VICINITY MAP

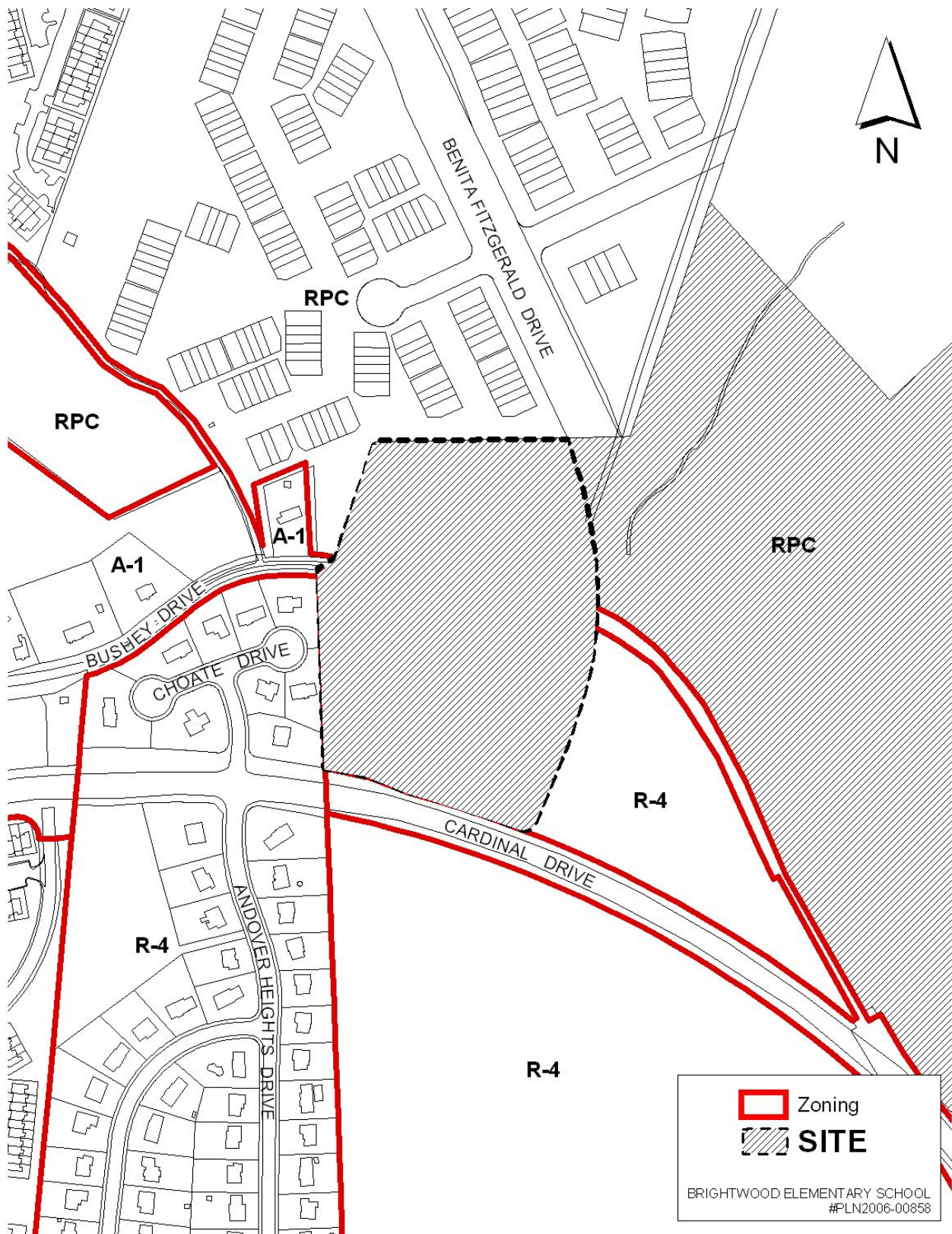


BRIGHTWOOD ELEMENTARY SCHOOL #PLN2006-00858

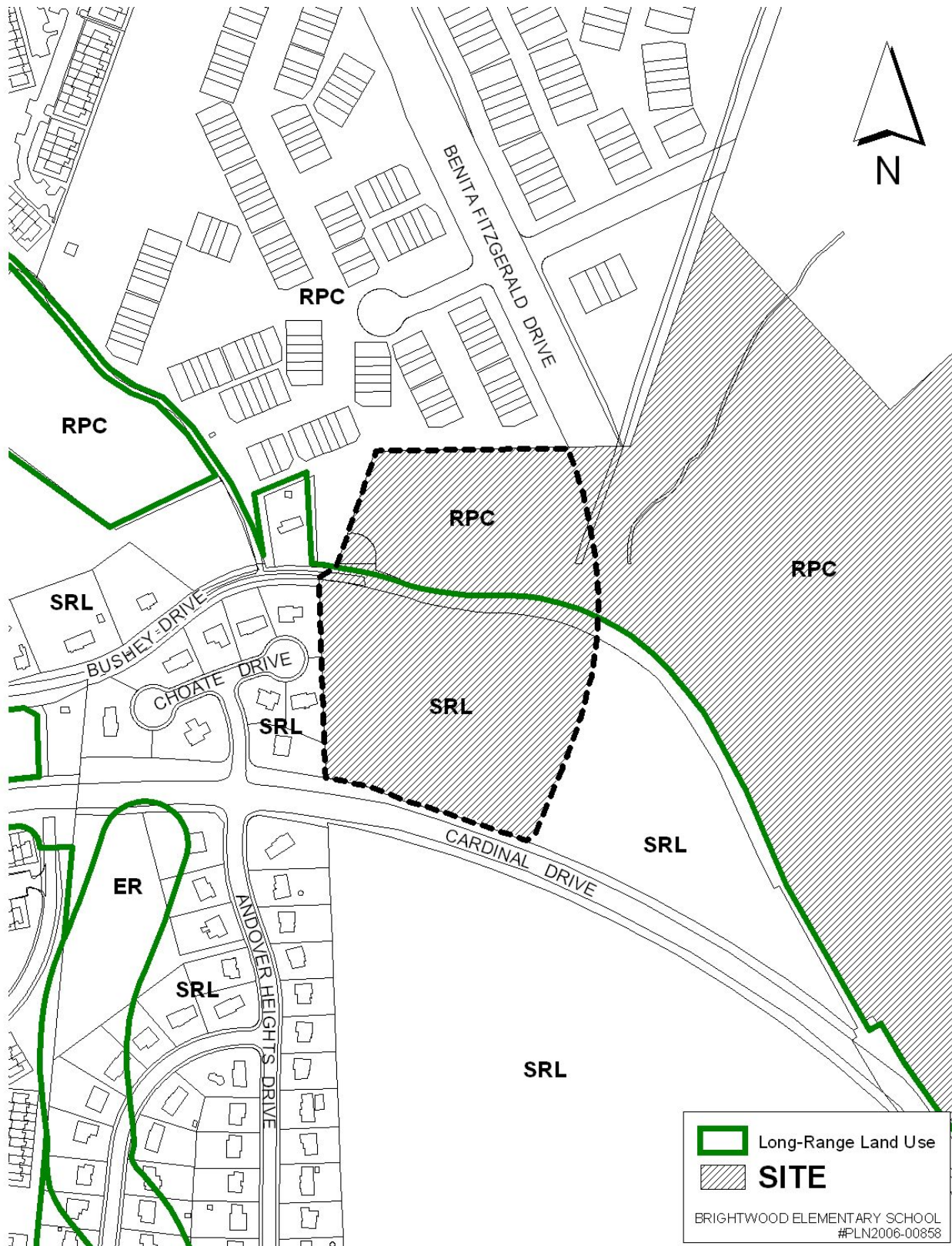
Attachment A – Maps
AERIAL MAP



Attachment A – Maps
EXISTING LAND USE AND ZONING MAP



Attachment A – Maps
LONG-RANGE LAND USE PLAN MAP



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.

<u>Element</u>	<u>Consistency</u>	<u>Reasons</u>
Land Use	Yes	The proposed public facility is consistent with the Long-Range Land Use Plan.
Community Design	No	Only minimum perimeter buffers have been provided and so parking lots and sports fields are not adequately shielded from Benita Fitzgerald Drive and Cardinal Drive.
Cultural Resources	Yes	There are no cultural resources suspected or found on the site.
Environment	No	The applicant has not provided an Environmental Constraints Analysis, preventing assessment of environmental impact.
Fire & Rescue	Yes	This site is within the desired response time of the Montclair station, which is the first due response station.
Parks & Open Space	Yes	School ballfields will be available to be programmed by the Park Authority for team activities.
Potable Water	Yes	The public facility will be connected to public water extended at the expense of the applicant.
Schools	Yes	The proposed school will help meet the Prince William County Schools needs for 9 new elementary schools by 2010. The School meets most of the LOS standards in the Schools Chapter of the Comprehensive Plan.

Attachment B – Staff Analysis

<u>Element</u>	<u>Consistency</u>	<u>Reasons</u>
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	Yes	The School Board has agreed to construct transportation improvements including construction of a right turn lane, and install a traffic signal at its site entrance if warranted by VDOT.

II. Comprehensive Plan Consistency Analysis

Proposal

The application is a proposal by the Prince William County School Board to construct a ±80,000-square-foot elementary school.

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

Direction	Land Use	Long-Range Land Use Plan Map Designation	Zoning
North	Dale City(Brightwood Forest) & Benita Fitzgerald Drive	RPC	RPC
South	Cardinal Drive, Cardinal Forest and vacant land (approved as Republic Properties residential)	SRL	R-4
East	Interstate 95 and Dale City RPC (vacant)	RPC	RPC
West	Brightwood Forest & Cardinal Forest	RPC and SRL	RPC, R-4, and A-1

Procedural Information/Background

Public facility reviews have a somewhat 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 Development Area of Prince William County, as defined and discussed in the Long-Range Land Use Plan. Under this plan, the site is designated RPC, Residential Planned Community, and SRL, Suburban Residential Low. The Comprehensive Plan defines these classifications as follows:

Attachment B – Staff Analysis

Long-Range Land Use Plan Classifications	Land Uses Intended
RPC, Residential Planned Community	The purpose of the RPC designation is to provide for planned developments of not less than five hundred (500) contiguous acres under one ownership or control in those areas of the county where provisions for sanitary sewers, sewage disposal facilities, adequate highway access and public water supply are assured. Within such planned communities, the location of all residential, commercial, industrial and government uses, school sites, parks, playgrounds, recreational areas, commuter parking areas and other open spaces shall be controlled in such a manner as to permit a variety of housing accommodations and land uses in orderly relationship to one another.
SRL, Suburban Residential Low	The purpose of the Suburban Residential Low classification is to provide for housing opportunities at a low suburban density. The housing type in this classification is single-family detached, but up to 25 percent of the total land area may be single-family attached. The density range in SRL projects is 1-4 units per gross acre, less the ER-, Environmental Resource-designated portion of a property. Cluster housing and the use of the planned unit development concept may occur, provided that such clustering and planned district development furthers valuable environmental objectives as stated in EN-Policy 1 and EN-Policy 4 of the Environment Plan.

Proposal's Strengths

- Comprehensive Plan Consistency – Public Facilities are consistent in all parts of the County. School sites are specifically compatible in all residential areas.

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

Attachment B – Staff Analysis

further the County's goal of identifying and protecting our historical, archaeological, architectural and cultural resources, including those significant to our minority community, for the benefit of citizens and visitors. The plan includes recommendations relating to the identification of assets, preservation through the use of federal, state, local and private initiatives, mitigation of negative impacts, and public education/awareness programs. Land use applications should include appropriate records review for prehistoric and historic resources, as well as Phase I, II, and III level archaeological studies as appropriate. The applicant submitted a Phase I archaeological study for this site.

Proposal's Strengths

- No Existing Cultural Resources Identified – The Phase I archaeological study showed that there were no cemeteries or cultural resources are suspected to exist on the site.

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 Adjoining the Brightwood Forest Community – Although the applicant is providing minimum 15' perimeter buffers, the buffer on the northern portion of the site benefits from the larger 50 foot buffer owned by the Dale City Homeowners Association.
- Architectural Compatibility – The applicant has provided architectural elevations that illustrate the design of the proposed school, although no information has been received on materials to be used.

Proposal's Weaknesses

- Sportsfields Located at Top of Slope – The PE field is located at the top of the slope, abutting Benita Fitzgerald Drive and Cardinal Drive. The sports field will be highly visible and exposed from both roads, and is not adequately buffered by the proposed 15 foot wide buffer.
- Inadequate streetscape plan – The PFR plan for the proposed school shows no landscaping along the entrance road into the site.
- Inadequate Landscaping & Buffering Along Benita Fitzgerald Drive - The applicant does not provide 30' landscaping and buffering along the road frontage that was recommended by the Urban Designer, which would serve to buffer the view of the parking area and the PE field from the street. The landscaping will use the existing trees on the site, and does not provide supplemental landscaping, which will create uneven landscaping.
- No Entrance Feature – The PFR plan does not show an entrance design for the school, which would include the signage, lighting, and landscaping proposed at the Benita Fitzgerald Drive entrance.

On balance, this application is found to be inconsistent 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 significant amount of steeply sloping areas. Approximately 34% of this site (3.9 acres) contains slopes greater than 25%. Very steep slopes along Cardinal Drive appear to have originated with the construction of the roadway. The P.E. Field area and the perimeter of the site is steeply sloped and will require significant grading.

There are 2 types of soils mapped on the site: 47B, Quantico Sandy Loam, which is suitable for building development although it does not have sufficient strength and stability to maintain vehicular traffic, and 18E, Dumfries Sandy Loam, which is considered generally unsuitable for building site development due to steep slopes. This latter soil is mapped on the northern and southern portions of the site.

Attachment B – Staff Analysis

The northern half of this site is located in Subwatershed #830, which drains into Neabsco Creek in the Neabsco Creek Watershed. The southern half of this site is located in Subwatershed #725 which drains into Powells Creek in the Powells Creek River watershed.

An environmental constraints analysis (ECA) was submitted by the applicant on July 11, 2006, after the original staff report had been dispatched. It did not address how stormwater management would be addressed on the site. It also did not contain information on the presence of endangered species.

A Perennial Flow Determination (#06-00608) has been approved for this site, and it found no streams or wetlands on the site.

Proposal's Strengths

- No wetlands on site – The applicant submitted a study which shows that no wetlands exist on site.

Proposal's Weaknesses

- Watershed Management Not Addressed – The applicant has not addressed whether stormwater management ponds or stormwater management facilities will be proposed for this development. Issues concerning watershed management on the site will be addressed at site plan.
- Incomplete environmental constraints analysis submitted – The applicant submitted an incomplete environmental constraints analysis on July 11, 2006. This ECA was not reviewed by Public Works, Stormwater Management. Mitigation of environmental issues, if any, will be addressed at site plan.

On balance, this application is found to be inconsistent 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 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 proposed development is closest to the Montclair Fire and Rescue Station #17, which is currently serving below but close to its capacity. Emergency vehicle travel time from the station to the site is 4 minutes, which meets the recommended time standard of 4 minutes for RPC areas and 4.5 minutes for SRL areas.

Attachment B – Staff Analysis

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 plan also recommends that proposed developments offset impacts on fire and rescue work loads by providing one or more of the following: fire suppression systems (sprinklers), land for future fire stations, road connections to improve emergency vehicle travel time, and/or monetary contributions for the construction and/or maintenance of existing fire stations.

Proposal's Strengths

- Response Time – The first unit travel time for the Montclair Fire and Rescue Station 17 is 4 minutes, which meets the recommended LOS standard for new facilities.

Proposal's Weaknesses

- None identified.

On balance, this application is found to be consistent with the relevant components of the Fire and Rescue 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 Service Authority has a 16-inch water main crossing through the proposed site that must be relocated to facilitate construction of the school building, which is consistent with the Water Plan Map in the Comprehensive Plan.

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.

Attachment B – Staff Analysis

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.

Proposal's Strengths

- **Need for Additional Facility** – The Schools Chapter of the Comprehensive Plan shows that 9 new elementary schools are needed by 2010. This proposed site will provide one new site.
- **Meets Most Schools Chapter LOS Standards for School Facilities** -- The proposed site meets most of the LOS standards for school sites as shown by the table below. Although the size of the site is smaller, this is acceptable because there is no on-site stormwater management provided. However, the site is located on Benita Fitzgerald Drive, which is not characterized as a local street.

LOS Standards	Elementary School Standard	Brightwood Proposal
Minimum Size Site (Including on-site stormwater management)	20 acres	11 acres* (No stormwater management provided)
Frontage Minimums & Access	750 feet, preferably on local street	1,600 feet on collector road
Optimum Shape	Rectangular	Rectangular
Student Capacity	850 students	850 students

Proposal's Weaknesses

- **Alternative Locations** – A school site was proposed as one potential use in Land Bay B of the approved Republic Properties development. This would have been located on or near the subject R-4 parcel that makes up the southern portion of this school site. Locating the school totally on the R-4 parcel may have resulted in a design that oriented the school toward a neighborhood and a local street, and have been more consistent with the standards in the Schools Chapter. As Republic Properties has not yet been built, this location would not have met the School's timeframe. Furthermore, there is another site designated for a school north of the site within the Dale City RPC.

Attachment B – Staff Analysis

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.

Proposal’s Strengths

- **Sewer Connection** – Public sewer is available to the site, which is within the service areas of both the Prince William County Service Authority and the Dale Service Corporation. Both utilities have sewer mains adjacent to the site, and have agreed to serve the school by the most convenient, practical method available to the school regardless of technical service area boundary. The School Board will be required to connect to public sewer, and the applicant will be responsible for the design and construction of all on-site and off-site public facilities needed to serve this use.

Proposal’s Weaknesses

- None identified.

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

Telecommunications Plan Analysis

The Telecommunications Plan is intended to ensure the adequate provision of telecommunications infrastructure that will support economic growth and public safety, and provide other essential communications services in a manner that is compatible with adjacent and nearby land uses. This plan encourages the following: sharing of new telecommunications facilities by several providers, setbacks from roads and dwellings, the use of public land for telecommunications facilities, and removal of telecommunications facilities when they are no longer needed.

Proposal’s Strengths

- **Wireless Infrastructure to be Installed** – The Prince William County School System has committed to install wireless infrastructure that will enhance the County’s 800 MHz communication system within the large school building. Specifically, the School System has agreed to include 2-inch vertical conduits electrically bonded to ground in the central part of the building between all floors and emergency through the roof of the building. Also, the Schools have committed to plan a Bi-Directional (Radio Frequency – “RF”) Amplifier (BDA) system to relay RF signals in and out of the building using exclusively the

aforementioned conduits, which will be powered with a backed-up electrical AC power source, to be tailored to work on Prince William County’s specific 800 MHz frequency.

Proposal’s Weaknesses

- None Identified.

On balance, this application, subject to the conditions, is found to be consistent with the relevant components of the Telecommunications 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 Benita Fitzgerald Drive, near its intersection with Cardinal Drive. Benita Fitzgerald Drive is a four-lane road classified as a minor arterial with a posted speed limit of 25 mph. This portion of Benita Fitzgerald Drive is currently operating at LOS A, although the extension of Benita Fitzgerald Drive has not been modeled. The school is proposed to have one entrance, which will be accessed from Benita Fitzgerald Drive, near its intersection with Blizzard Drive (not yet constructed). The addition of the traffic generated by this proposed school will deteriorate the LOS on this section of Benita Fitzgerald Drive if no appropriate mitigation measures are taken. The TIA submitted with this application showed that the LOS of the intersections of Benita Fitzgerald/Bouquet and Benita Fitzgerald/Cardinal would operate at acceptable LOS levels. However, the TIA also showed that the intersection of Benita Fitzgerald/Blizzard Drive would operate at LOS F during peak am and pm periods.

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

- Construction of a dedicated right turn lane;
- Dedication and/or acquisition of necessary rights of way for the road construction,
- Provision of a traffic signal, if warranted by VDOT, at the site entrance (intersection of Benita Fitzgerald Drive and Blizzard Drive)

Proposal’s Strengths

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

Attachment B – Staff Analysis

- Pedestrian Access – The applicant has committed to relocate 8’ shared use path on its Benita Fitzgerald frontage from the site entrance to Cardinal Drive. The path connects to a 5” sidewalk currently being built on Benita Fitzgerald Drive.

Proposal’s Weaknesses

- VDOT Has Not Approval Traffic Signal – VDOT must issue a warrant for the traffic signal before it can be erected. In the event that VDOT does not warrant the signal, the applicant will have to provide other ways to mitigate the impact on the Benita Fitzgerald Drive/Blizzard Drive intersection at site plan.
- Excess Parking – The PFR plan shows a larger number of parking spaces for the school than provided for in the DCSM.

On balance, 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:

- Security Concerns – The Prince William County Police Department should be consulted prior to site design to determine what measures should be taken to ensure the safety of all school users.

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 Department of Public Works, Transportation Division
- Prince William County Historical Commission
- Prince William County Archaeologist
- Prince William County Urban Designer
- Prince William County Service Authority
- Prince William County Office of Information Technology – OIT Infrastructure Management
- Prince William County Police Department
- Prince William County Department of Fire & Rescue

Attachment C - Applicant's Letter of Commitment



Prince William County
PUBLIC SCHOOLS
Providing A World-Class Education

June 28, 2006

Mr. Matt Pfeiffer
Prince William County Planning Office
Department of Public Works
4379 Ridgewood Center Drive
Prince William, Virginia 22192-5308

Re: PFR PLN #2006-00858 - Brightwood Elementary School

Dear Matt,

Accompanying this letter are 15 copies of the revised PFR plan for the proposed Brightwood Elementary School. As noted on the Determination Request of December 16, 2005, this proposal includes approximately 11.2 acres from a 152.82 acre site to allow for the construction of an elementary school on Benita Fitzgerald Drive at Cardinal Drive. The school will consist of 80,805 square feet and is expected to serve 850 students. The School will be located along the newly constructed Benita Fitzgerald Drive in the Neabsco Magisterial District.

The following addresses comments from County and State agencies pertaining to the proposed Brightwood Elementary School.

TRANSPORTATION:

1. **Comment:** The applicant will need to state who is responsible for the construction of the 8-foot shared use path noted on their plan.

Response: Prince William County Schools shall be responsible for the relocation of the 8-foot shared use path necessary for the construction of the right-turn lane. The 8-foot shared use path is being installed with the current Benita Fitzgerald Drive project.

2. **Comment:** In order to facilitate safe ingress and egress movements, the applicant will need to revise their TIA showing a signal at the site entrance.

Response: The TIA has been revised considering a signal at the site entrance as requested.

Construction and Planning Services

P.O. BOX 389, MANASSAS, VA 20108 · 703.791.7313 · FAX 703.791.8018

Attachment C – Applicant's Letter of Commitment

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3. **Comment:** The applicant will be required to provide turn lanes into the site to facilitate safe access.

Response: Prince William County Schools shall be responsible for the construction of a right-turn lane for the site as shown on the PFR Plan. A left-turn lane is being constructed with the current road project.

School representatives have met with the Boards of several homeowner associations near the school. The adjacent homeowner association, Brightwood V, has agreed to dedicate the necessary right-of-way for the right-turn lane.

4. **Comment:** The applicant will need to include the distance to the nearest intersections on their plan.

Response: The distance to the nearest intersections has been added to the PFR Plan.

5. **Comment:** The applicant has not provided any mitigation measures towards the intersection of Benita Fitzgerald Drive and Blizzard Drive. Although the intersection performs at LOS F under background conditions, the applicant's development adds an additional 74 second delay at this intersection.

Response: Prince William County Schools has committed to providing a traffic signal at the entrance to the school. The School Division also commits to pedestrian crossing at the light.

Wink-o-matics will be installed with a proposed speed limit of 35 mph due to Benita Fitzgerald being a 4-lane divided highway.

6. **Comment:** The applicant will need to state whom is responsible for the construction and maintenance of the internal roadways.

Response: Prince William County Schools shall be responsible for the construction and maintenance of the internal travel ways located onsite.

7. **Comment:** The applicant will need to show the location designated for employee related parking. This can be handled at site plan.

Response: Other than Key Staff Members, Handicap Parking and Police/Security designated spaces, Prince William County Schools does not designate employee parking at Elementary School Sites.

Attachment C - Applicant's Letter of Commitment

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8. **Comment:** The applicant's plan shows additional parking spaces that are not needed. The applicant will need to remove any unnecessary parking.

Response: Based on the parking history of Elementary Schools in the County it is necessary to provide the number of spaces shown. There are no unnecessary parking spaces.

9. **Comment:** The applicant will need to show the projected VPD on Benita Fitzgerald Dr., Cardinal Drive and at all site entrances.

Response: The projected VPD's have been shown, as requested, on the PFR Plan.

VDOT COMMENTS:

1. **Comment:** Please explain what happens to the existing old Cardinal Dr. A turnaround should be provided at the terminus of state maintenance of that road.

Response: A hammer head turn around will be provided by the developer of Brightwood Forest at the terminus of Cardinal Drive west of the school site. The remainder of the existing Cardinal Drive right of way through the site shall be vacated.

2. **Comment:** Provide right-turn lane on Benita Fitzgerald to enhance safety and preserve the capacity of the road.

Response: Prince William County Schools shall be responsible for constructing a right-turn lane on Benita Fitzgerald Drive as shown on the PFR Plan.

3. **Comment:** Additional comments related to TIA will be provided upon completion of that review.

Response: Comment noted.

POLICE DEPARTMENT COMMENTS:

Comment: The Police Department recommends that the School Division incorporate the guidelines included in the CPTED Strategies, especially Institutions; Parks, Trails, Open Space; and Lighting and Landscaping.

Response: Comment noted.

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URBAN DESIGN COMMENTS:

1. **Comment:** Streetscape Buffer - Provide a 30-foot buffer of landscaping along Cardinal Drive.

Response: The PFR design provides the minimum required buffer along Cardinal Drive. The School Division will consider increasing buffer landscaping if space and funding permits.

2. **Comment:** Provide a 30-foot buffer or streetscape of landscaping along Benita Fitzgerald Drive with trees and shrubs to buffer the view of the parking areas from the street. Shift the parking spaces to the north of the entrance farther away from Benita Fitzgerald Drive to accommodate the 30-foot landscaping buffer.

Response: The PFR design provides the minimum required buffer along Benita Fitzgerald Drive. The School Division will consider increasing buffer landscaping if space and funding permits.

3. **Comment:** Provide the full 30-foot buffer along all of the adjacent perimeter property lines.

Response: A 50-foot buffer exists on the adjacent homeowner association property. The plan identifies an additional 15-foot buffer on school property, providing a 65-foot buffer between the residential community and the elementary school.

4. **Comment:** Provide a landscaping design along the entrance road into the school site and for the other areas of the site.

Response: The landscaping design along the perimeter of the property is shown on the PFR plan.

5. **Comment:** Provide colored elevations showing the design, colors and building materials proposed and labeled for all the facades and the roof of the building. Label the number of stories proposed on the plan.

Response: The design features are not finalized yet and will be resolved with final site plan. Elevations will be provided if available prior to the public hearing. The building is designed as a 1 and 2-story elementary school.

6. **Comment:** Show the coordinated building materials proposed for the retaining walls.

Response: No retaining walls will be constructed on the school site.

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7. **Comment:** Provide elevations showing the design, colors, materials, landscaping, and lighting of the entrance feature and related signage for the school. Show the location of the proposed entrance feature on the plan.

Response: The entrance features are not finalized yet and will be resolved with final site plan.

OIT INTRASTRUCTURE MANAGEMENT COMMENTS:

Comment: It is very important that the County's 800 MHz radio system works dependably inside of the school building.

Response: The conduits requested will be provided as part of the school construction. The design and provision of the Bi-Directional Amplifier (BDA) system will be coordinated with Prince William County Schools Risk Management Department.

Thank you for your assistance. We look forward to receiving the finalized staff report and to the public hearing before the Planning Commission on July 19, 2006.

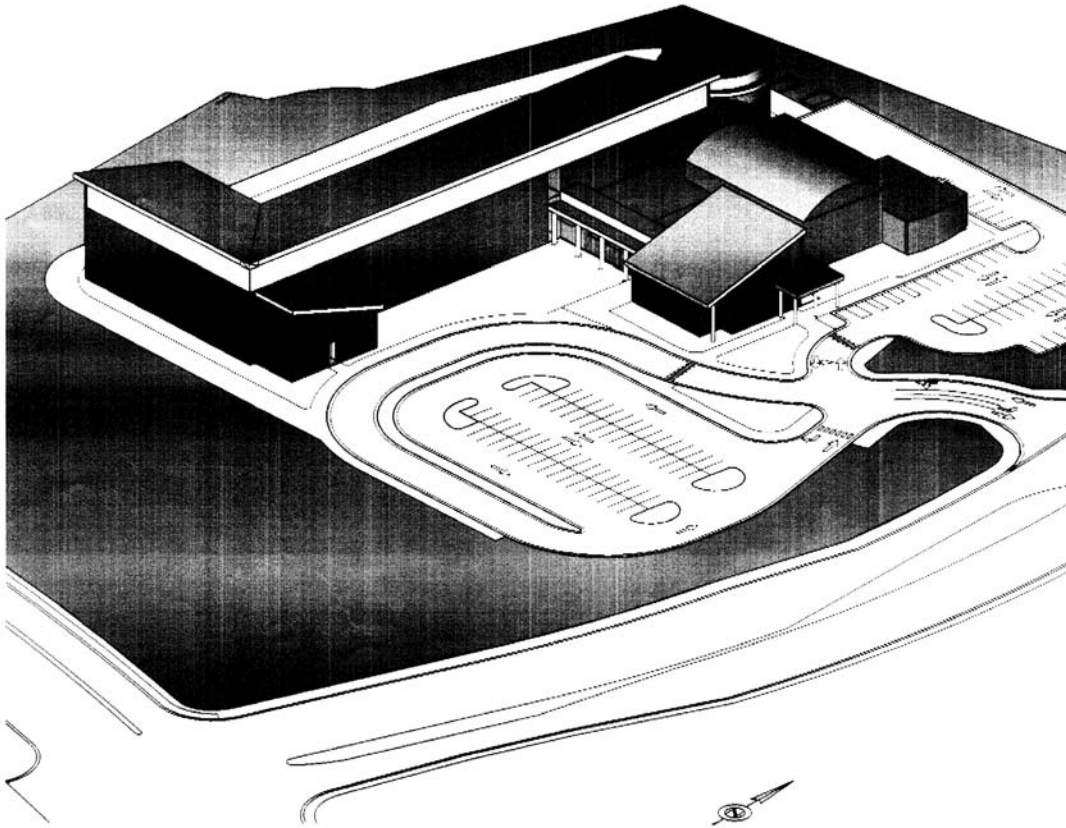
Sincerely,



Maureen Hannan
Supervisor, Land Acquisition & CIP Planning

[illegible]

Attachment E – Applicant’s Submission
SCHOOL ELEVATION



Attachment F – Applicant’s Submission
ENVIRONMENTAL CONSTRAINTS ANALYSIS